

**LOS VERDES PARK UNIT ONE
HOMEOWNERS' ASSOCIATION INC.**

Assessment Collection Policy

The Association's policies and practices in enforcing lien rights or other legal remedies for default in payment of its assessments are as follows:

In accordance with Article IV of the First Restated Declaration of Covenants, Conditions and Restrictions, monthly installments of regular assessments levied by the Association pursuant to the Declaration shall be due and payable on the first day of each month and shall be delinquent 15 days thereafter; if not paid in full.

If an assessment installment is delinquent, the Association shall be entitled to recover the following sums from the responsible owner(s):

1. The amount of all assessment installments then delinquent and which become delinquent during the collection process.
2. Reasonable costs incurred by the Association in collecting the delinquent assessment installments. In order to assure equitable and uniform treatment of all Association members, the Board of Directors hereby determines that reasonable costs of collection shall include, without limitation:
 - A. any reasonable costs incurred by the Association in contracting with a third party such as an accounting firm or collection agency for collection services;
 - B. reasonable attorney's fees if, in the discretion of the Board of Directors, an attorney is retained to assist the Association in the collection of any delinquent assessment installment; and
 - C. the actual costs incurred by the Association in connection with any court action initiated to collect delinquent assessment installments.
3. A late charge of \$10.00 per delinquent assessment installment.
4. Interest on all sums specified above, including the delinquent assessment installment; reasonable costs of collection; and late charges; at the rate of 1-1/2 percent per month, said interest to commence 30 days after the assessment installment becomes due and to continue on any unpaid sums until payment is received in full.

The Association shall be entitled to administer and enforce this Assessment Collection Policy either directly or through utilization of the services of a collection agency, accounting firm and/or attorney firm.

The Association's Board of Directors shall be further authorized and empowered to apply the Association's collection costs and any late charges recovered from delinquent owners to the satisfaction of fees incurred with third party contractors retained to assist in the collection process.