

**Resolution  
of  
Sand Creek Villas Community Association, Inc.**

**Collection Policy**

The undersigned being all of the Directors of Sand Creek Villas Community Association, Inc. a Colorado non-profit corporation (the "Association") hereby consent to, vote in favor or, and adopt the following resolution:

**WHEREAS**, the Board of directors is empowered to govern the affairs of the Association pursuant to Article VII, Section 1(a) of the Bylaws;

**WHEREAS**, Senate Bill 05-100, approved June 6, 2005, amending the Colorado Common Interest Ownership Act §§3S-33.3-101 et seq, requires the Association to establish a procedure for collection of money from all sources owed to the Association; and

**WHEREAS**, the Board of Directors, in an effort to comply with this statute, desires to adopt and accept a policy for collection procedures;

**IT IS THEREFORE RESOLVED** that the policy attached hereto as Exhibit A (hereafter referred to as "The Collection Policy ") shall be adopted and hereby established as the policy of this Association;

**IT IS FURTHER RESOLVED** that this policy shall remain in effect until amended or hereby terminated by a majority vote of the Board of Directors, and

**IT IS FURTHER RESOLVED** that this policy shall take effect January 1, 2006. EXECUTED this 17<sup>th</sup> day of February 2006.

Signature on file

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**President**

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**Secretary**

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**Treasurer**

## **EXHIBIT A**

### **Collection Policy**

**ASSESSMENTS:** Any assessment, which is not received by the 10<sup>th</sup> day of the month, shall be subject to a \$20.00 per month late fee. Any assessment not paid within thirty (30) days after the due date thereof may bear interest from the due date at the rate of twenty-one percent (21%) per annum. Any fees associated with the collection of a delinquent account shall be paid the unit owner. The Association may bring an action at law against the Owner personally obligated to pay the same, or foreclose the lien against such Owner's Lot as provided in the declaration.

#### **Notification of Delinquent Accounts:**

- 1. First Notification:** A statement of account will be sent on the 11<sup>th</sup> day of the month following the non-payment of the account.
- 2. Second Notification:** A statement of account will be sent on the 11<sup>th</sup> day of the month following the non-payment of the account.
- 3. Third Notification:** If unit becomes three months delinquent a statement of account will be sent by Certified Return Receipt mail.
- 4. Attorney's First Notification:** Approximately 15-30 days after the third notification the property manager may engage legal services to send owner of unit a request for payment. The legal cost will be added to the unit owners' statement at that time.
- 5. Lien:** Thirty (30) days after the first attorney's letter a lien will be placed on the property may be subjected to an association assessment lien. All cost of investigation, legal fees, demand letters and costs of other remedial measures shall be added to the amount of the lien. The Association may suspend voting rights and exercise other rights and remedies, as well as taking legal action, including recovery of costs, expenses and reasonable attorney fees and may file a lien against the unit which may be foreclosed as provided by the Declaration.