

**VILLAS AT THE CROSSINGS HOMEOWNERS ASSOCIATION
DELINQUENT COLLECTION POLICY**

**HOA COMMUNITY DELINQUENT FEES ASSESSED FOR NON-PAYMENT
ALL ASSESSMENTS ARE DUE ON THE FIRST DAY OF EACH MONTH**

The Declaration of Covenants, Conditions and Restrictions of Villas at the Crossings states in Article IV, Section 8. that “Any assessment not paid within ten (10) days after the monthly due date shall pay a late charge fee of Twenty five (\$25.00) Dollars. The Association may bring an action at law against the Owner personally obligated to pay the same, or foreclose the lien against the Owner’s Lot.....If an Owner does not pay a monthly installment of the annual assessment by 5:00pm on the fifteenth (15th) day of the month after the month in which the installment was due, the Board may, at its option, declare any remaining balance of the annual assessment for the year to be due and payable and take any and all action necessary to collect the same.

Before taking such drastic action, the Villas at the Crossings Homeowners Association Board of Directors hereby adopts the following Collection Policy for any assessments which remain unpaid after the above (initial) \$25.00 late charge fee.

THIRTY DAYS AFTER DUE DATE

Notice of Intent to File Lien
\$25.00 NITFL Fee Assessed

SIXTY DAYS AFTER DUE DATE

Lien Filed
\$300.00 - Lien Fee Assessed

NINETY DAYS AFTER DUE DATE

Account sent to Attorney to File a Breach of Contract.
\$750.00 Minimum charged/payable to Attorney

Cheryl Michel

Cheryl Michel (Apr 22, 2024 19:39 CDT)

Cheryl Michel, President



Christina Groff (Apr 30, 2024 07:27 CDT)

Christine Groff, Vice President

Rosemaria Jorke

Rosemaria Jorke (Apr 30, 2024 07:36 CDT)

Rosemaria Jorke, Secretary/Treasurer

Being all of the Directors