

## HOMEOWNERS FEES, LIENS & CC&R VIOLATIONS

**Homeowners with Liens to the Shadow Brook Association Policy:** Homeowners who are delinquent in paying their homeowner's dues, and who have had a lien served against them, will have pool privileges revoked consistent with section 9B of the Amended CC&Rs (1983) at the time of the filing of the lien.

### **Homeowners Fees Collection Policy:**

1. Assessments are due May 1st of each year.
2. Assessments are considered delinquent after May 15th of that year.
3. A late charge of 10% of the delinquent assessment will be added to the balance.
4. Liens will be filed consistent with section 9B of the amended CC&Rs. Lien filing fees will be the higher of \$150 or the actual expenses associated with the filing and will be added to the delinquent amount.
5. Commencing after May 15th, a non-compounding interest will be assessed on all sums (including the delinquent assessment, late charges and lien fees) at an annual percentage rate of 12% interest.
6. Any sums remaining after a partial payment are still subject to collection. This includes payment of the base assessment where any or all of the late charge, lien fees and interest are still uncollected.
7. The postmark will serve as the sole indication of a delinquent payment.

This policy is consistent with section 1366 of the California Civil Code.

### **CC&R Violations Policy:**

When a homeowner is found to be in violation of the CC&Rs, the ACC will contact them with the intent to provide a friendly reminder of the covenants, conditions, and restrictions that we have for our subdivision. The homeowner has 30 days to respond to the ACC with a plan to correct the violation within 90 days from the original contact. If there is no response from the homeowner and the work to correct the violation has not begun within 30 days from the original contact, the ACC will issue a letter, by certified mail, stating that the work will need to be started within 10 days. If the work has not begun within 10 days from the receipt of the certified letter, or completed within 90 days from the receipt of the certified letter, the matter will be handed over to the Association's attorney.