

**WINDERMERE HOA
DELINQUENCY PROCEDURES POLICY
EFFECTIVE JANUARY 1, 2018
Exhibit A**

- 01/01/2023** Assessment fee due and payable
- 02/01/2023** **“REMINDER NOTICE”** is sent to homeowner requiring full payment. A \$50.00 late fee is added to the account at this time.
- 03/01/2023** **“OVERDUE NOTICE”** is sent to homeowner requiring payment in full.
- 04/01/2023** **“FINAL NOTICE”** is sent to homeowner requesting payment in full within 15 days. If payment is not received within the allotted 15 days, the account is turned over to the Association Attorney for immediate legal action and filing suit, and a \$75 property management company collection cost will be added to the homeowner’s account.
This notice to be sent by certified mail.
- 04/15/2023** Delinquent account is turned over to the Association’s attorney to begin pursuing collection at the owner’s expense.

**HOMEOWNERS WILL BE RESPONSIBLE FOR ALL
ATTORNEY FEES, COLLECTION FEES AND COURT COSTS.**

NOTE: Legal action may result in the Association filing suit to seek a judgement, attachment of assets, garnishment of wages, a lien upon the property and foreclosure. If the Association has to send a homeowner’s account to the Attorney for collection: all of the Association fees remaining for the fiscal year may be accelerated if provided in your documents. The owner will be responsible to pay all HOA fees, late fees, court costs, attorney fees, the company collection cost administrative fee, and all other fees/costs billed by the management company, such as hourly billing for court appearances, as outlined in exhibit A of the management contract.

Payments received will be applied to the oldest amounts due first.