

Monthly Maintenance Fee and Assessment Policy for Georgetown East HOA

The following policy and procedures have been adopted by the Board of Directors of Georgetown East HOA pursuant to Florida State Statute 720 and the Association documents, authorizing the Association to charge interest and late fees on monthly maintenance fees and/or assessments not paid when due.

Section 7. Effect of Non-payment of Assessments; Remedies of the Association. Any assessment not paid within ten (10) days after the due date shall bear interest from the due date at the rate of fourteen (14%) percent per annum, together with a ten (10%) percent late fee administration charge. The Association may, at its election, bring an action at law against the Owner personally obligated to pay the same, or foreclose the lien against the Lot, or both. An election hereunder, shall not be a waiver of any right or other rights the Association may have either in law or equity. No Owner may waive or

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otherwise escape liability for the assessments provided for herein by non-use of the Common Area or abandonment of his Lot.

Due Dates. Monthly HOA owner maintenance fees are due on the first day of each month. Special assessments are due on the date specified in the Notice of Special Assessment.

Late Fees and Interest. All amounts due for monthly fees or special assessments shall be considered delinquent if unpaid 10 days after the due date. All past due amounts shall have a 10% late fee per month. In addition to the late fee all past due amounts shall bear interest of 14% per annum starting on the due date.

Notification. HOA fees are due on the first day of each month. Special Assessments are due on the date specified in the Notice of Special Assessment.

After 10 days, the Association will send a notice informing the owner that their account is delinquent. The notice will inform the owners that late fees and interest starting with the original due date will be charged. Assessments or other charges not paid in full to the Association within 30 days of the due date shall incur late fees and interest.

After 60 days, the owner will be notified that their account will be turned over to the attorney to begin the lien process. The owners will be notified that:

- The Association shall be entitled to recover its reasonable attorney fees and collection costs incurred in the collection of assessments or other charges due the Association from a delinquent Owner.
- If the delinquency is not cured, the owner's voting privilege will be suspended.
- If the account remains delinquent following response times as required by statute, the Association's attorney shall be authorized to commence foreclosure proceedings.

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The Board reserves the right to enter into a payment plan with a delinquent owner on a case-by-case basis at its absolute discretion. Such a plan will include but not be limited to the principal amount of the delinquency; all attorney's fees and cost related to the collection process; any interest or late fees that may come due while the payment plan is in effect. The payment plan will require the delinquent owner to pay off past-due amounts in equal installments over a period of no longer than six months. All ongoing monthly owner's fees must be paid when due in addition to the payment plan installments. If the delinquent owner does not make payments in accordance with the payment plan, the entire amount of the delinquency will be due and payable.