

RAFT ISLAND HOMEOWNERS ASSOCIATION RESOLUTION – ASSESSMENT COLLECTIONS

WHEREAS Article IV.1 of the Declaration states that each owner is deemed to covenant and pay the association an annual assessment, and

WHEREAS Article II.3 of the Bylaws states that the members of R.I.I.A. shall be liable for the payment of such annual or special assessments, and

WHEREAS Article II.3 of the Bylaws states that all special assessments are delinquent if not paid by September 1st of each year, and

WHEREAS Article II.3 of the Bylaws states that any assessment which is delinquent shall be subject to interest charged at 12% per annum, and

WHEREAS Article IV.1 of the Declaration states the assessment is a lien against each lot and together with interest, costs, and reasonable attorneys' fees and collection costs, shall also be the personal obligation of the person who is the owner of the lot at the time the assessment was levied, and

WHEREAS Article IV.1 of the Declaration states the owner is responsible for the payment of all costs including attorney's fees and costs of collection incurred by the association in collecting past due assessments.

WHEREAS a clear and concise outline of the steps to be used to collect assessments (in the form of the policy below) will aid homeowners in understanding the collection procedures and provide consistent procedures for the board to follow,

NOW, THEREFORE, BE IT RESOLVED, that the Raft Island Improvement Association's board of directors has established a collection policy which clearly outlines the steps for collection of delinquent assessments.


This resolution is adopted and made a part of the minutes of the meeting of the Raft Island Improvement Association's Board of Directors.

RIIA – COLLECTION POLICY

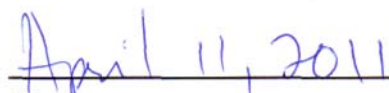
1. Annual assessments become due on July 1st of each year.
2. Assessments are considered delinquent if not paid by September 1st of each year.
3. Interest shall be charged on all delinquent accounts at a rate of 12% per annum.
4. A late fee of \$10.00 per month shall also be charged on delinquent accounts.

5. If on November 1st, (ninety days delinquency), the assessment remains unpaid and the owner makes no attempt at arranging payments, the Association will send Notice of Intent to Lien to the owner(s)' last known address via certified mail.
6. If no payment is received within thirty days of the mailing of the Notice of Intent to Lien, a lien will be recorded against the property and the owner(s) thereof. All fees and costs associated with recording the lien will be added to the total delinquent amount secured by the lien and are at the homeowner's expense. The lien shall have perpetual existence until the assessments are paid and will include late fees and interest that continue to accrue.
7. The association may proceed to take any and all additional enforcement remedies including: turning the account over to collections or taking legal action to collect the assessment.
8. The Association may recover all reasonable costs incurred in collecting any delinquent assessment, including reasonable attorney's fees. Any costs and attorney's fees arising will be at the homeowner's expense.
9. The Association may, for good cause and at its sole discretion, agree to a payment plan, which permits payment of the delinquent assessments(s), late charges, interest and other related collection costs.
10. All payments received by the Association, regardless of the amount paid, will be directed to the oldest assessment balances first, until such time as all the assessment balances are paid, and then to late charges, interest and costs of collection unless otherwise specified by written agreement.
11. There will be a \$25.00 NSF charge for bounced checks or Automated Clearing House (ACH) debits that are returned for insufficient funds.
12. All notices will be mailed to the owner(s) at the last mailing address provided in writing to the Association by such owner(s).
13. The mailing address for payment of assessments is: Raft Island Improvement Association, c/o HOA Community Solutions, 5500 Olympic Drive, D-105 PMB #234 - Gig Harbor WA 98335

Adopted by the RIIA Board of Directors at the meeting of directors held April 4, 2011.



President



Date