
COMMON AREA DAMAGE – LATE PAYMENT - ENFORCEMENT

COMMON AREAS AND COMPONENTS are a shared asset owned by the Association.

Therefore the following shall apply to any repair, tampering or damage, by a homeowner/resident or guest, to any common area or component without the knowledge and prior approval of the Board of Directors may result in the following

- A \$50 fine plus the cost of repair or replacement, of the damaged or tampered item, to the homeowner of the responsible resident or guest.
- The above fine and costs will be due in full within 15 days of the fee being assessed and subject to the Late Payment Policy.

LATE PAYMENTS

The Managing Agent will protect the financial interest of the association by following this Policy. All written correspondence between the Managing Agent and the Homeowner will be under letterhead.

All fees, including the monthly association fees and any special assessments are due on the first day of each month. A grace period of fifteen (15) days will be allowed to pay the amount in full with no penalty.

Fifteen Days: After fifteen (15) days a letter, including the balance due plus a \$25 late fee, will be sent to the homeowner notifying them the payment has not been received and if not paid in full by the last day of the month, another late fee will be charged at 5% for each month late, up to a maximum of 25% plus interest. Interest will be figured at an annual rate of 12% figured at a daily rate, e.g. (.12 divided by 365) or 0.000328 per day from the original due date.

Sixty Days: After sixty (60) days delinquent, in addition to the above late fees and interest, the common area privileges will be revoked for the owner/resident including deactivation of the owner/resident's key card.

Ninety Days: After ninety (90) days delinquent, a lien will be filed on the property. All charges the association incurs for this will be billed back to the homeowner in accordance with the Governing Documents. This additional fee will be subject to the above fees and common area restrictions.

One Hundred Twenty Days: After one-hundred twenty (120) days delinquent, a suit will be filed on behalf of the Association to collect the outstanding balance assessed above, plus all legal expenses resulting from this action.

ENFORCEMENT

It is not the desire of the Association to assess and collect fines. The Governing Documents, specifically the "**Covenant, Codes and Restrictions**" (CCRs) as well as the "**Kansas Uniform Common Interest Owners Bill of Rights Act**" (58-4608), gives specific authority to the Board of Directors regarding the imposing of sanctions or commencing of an enforcement action for a violation.