

Miraleste Shores Homeowners Association

P.O. Box 5426

Parker, AZ 85344

Dues Collection Policy

Revised: April 02, 2010

1. Monthly Dues

During the Homeowners Association meeting of November 13, 1999, it was decided by a majority vote that the dues would be collected quarterly rather than monthly. Dues are due and payable in advance on the first day of the quarter.

2. Delinquent Dues

Dues are considered delinquent fifteen (15) days after the payment is due.

3. Late Charges

A late charge of ten percent (10%) per month will be applied if payment in full is not received fifteen (15) days after the payment is due.

4. Interest

Any dues payment which is thirty (30) days delinquent will be subject to the imposition of interest on all sums due at an annual percentage rate of twelve (12%) percent.

5. Additional Charges

If any payment of regular dues is not made following the third notice, the Association will turn the matter over to its attorney for collection and the delinquent property owner shall be liable for any reasonable collection costs. Including attorney's fees, which are then incurred in collecting the delinquent sums. There will be no further discussion with the

Association until the matter has been resolved. ANY PAYMENTS TO THE ASSOCIATION MUST BE PAID THROUGH THE ATTORNEY. Attorney's fees will be included in the payment.

6. Application of Payments on Delinquent Dues

Payments received on delinquent dues will be applied to the late charges, interest, collection expenses, administrative fees, attorney's fees, reimbursement assessments, or any other amount due to the Association which result in continued delinquencies. The balance will be applied to the principle.

7. Pay or Lien Letter

Any owner that is thirty (30) days or more delinquent in the payment of his or her dues will receive by certified mail a pay or lien letter. The letter will set forth an itemized statement of the amounts owed and the Associations Collection Policy (a copy of this

Collection Policy). The delinquent owner will be given fifteen (15) day to bring his or her account current or the Association will file a Notice of Assessment Lien.

8. Assessment Lien

If the delinquent Owner does not bring his or her account current within fifteen (15) days as set forth in the pay or lien letter, the Association, through its attorney will record with the County Recorder's Office a notice of Assessment Lien for all the monies that are delinquent, including the delinquent assessment, late charges, costs, and reasonable attorney's fees. The recording of this Notice creates a lien on the owner's property which is subject to foreclosure.

9. Disputes

The owner has the right to dispute the action taken in conformity with Arizona Codes and laws.

10. Foreclosure

If an owner is delinquent sixty-five days after the Notice of Assessment Lien has been recorded and sent to the delinquent owner, non-judicial foreclosure proceedings will begin pursuant to the covenants, conditions, and restrictions of Arizona Civil Codes and Statutes. Note that this action may result in additional costs such as title report and additional attorney's fees to the owner.