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RESOLUTION
OF THE
RIDGE CREST HOMEOWNERS ASSOCIATION, INC.
REGARDING POLICY AND PROCEDURES FOR COLLECTION OF
UNPAID ASSESSMENTS

SUBJECT: Adoption of a policy and procedure regarding the collection of unpaid assessments.

PURPOSE: To provide notice of the Association's adoption of a uniform and systematic procedure to collect assessments and other charges of the Association. To amend the Collection Policy signed into effect February 13, 2006, section number 7, with regard to number of days until turned over to Attorneys.

AUTHORITY: The Declaration, Articles of Incorporation and Bylaws of the Association and Colorado law, including but not limited to C.R.S. 38-33.3-209.5.

EFFECTIVE DATE: April 24, 2006 date signed

RESOLUTION: It is in the best interest of the Association to refer delinquent account promptly to an attorney for collection so as to minimize the Association's loss of assessment revenue. The Board of Directors has retained an attorney with experience in representing homeowner associations I collections and other matters. The Association hereby gives notice of its adoption of the following policies and procedures for the collection of assessments and other charges of the Association:

Collection Process.

- (a) After an installment of an assessment or other charges due to the Association becomes more than 15 days delinquent, the management company, on behalf of the Association, shall send a written notice of non-payment, amount past due, notice that interest and late fees will accrue, request for immediate payment, intent to file a lien and threat of legal action.

- (b) After an installment of an assessment or other charges due to the Association becomes 60 days delinquent and another installment is due, the management company, on behalf of the Association, shall file a lien and advise the Owner of the same, demand immediate payment and shall turn the account over to the Association's attorney for collection. Upon receiving the delinquent account, the Association's attorneys shall send a letter to the delinquent Owner demanding immediate payment for past due assessments and/or other charges due. Upon further review, the Association's attorney may file a lawsuit. If a judgment or decree is obtained, including without limitation a foreclosure action, such judgment or decree shall include reasonable attorney's fees together with the cost of the action and any applicable interest and late fees.
- (c) In addition to the step outlined above, the Association may elect to suspend the voting rights of any Owner whose account is past due at the time of such voting.

PRESIDENT'S CERTIFICATION:

The undersigned, being the President of the Ridge Crest Homeowners Association, Inc., a Colorado nonprofit corporation, certifies that the foregoing Resolution was adopted by the Board of Directors of the Association, at a duly called and held meeting of the Board of Directors and in witness thereof, the undersigned has subscribed his/her name.

Ridge Crest Homeowners
Association, Inc.
A Colorado nonprofit corporation

By: Wendy Sue Johnson
President