

TUSCANY VILLAGE COMMUNITY ASSOCIATION, INC. COLLECTION POLICY

Annual assessment(s) are due and payable each fiscal year on January 1st according to the governing documents established for the HOA. Dues may be collected in a single annual payment. Payment plans shall be offered on an as needed basis by the HOA Management Company and the Association. Payments shall be considered delinquent if not received thirty days after the due date as invoiced. The following procedures shall be followed for delinquent accounts.

COLLECTION PROCEDURES APPLICABLE TO DELINQUENT ACCOUNTS

1. A delinquency notice shall be sent **30** days after the due date. Late fees & interest (if applicable) shall be charged according to the Declaration of Covenants, Conditions, and Restrictions.
2. Assessment(s) not paid **60** days after the due date, a Demand Letter shall be mailed, and the owner will be charged a \$25.00 Demand Letter fee plus additional late fees and interest (if applicable).
3. If payment is not received within **90** days after the due date, the account shall be sent to collection, and the homeowner shall be responsible for all related fees.

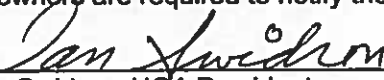
The Association may choose to foreclose the lien, file for a receivership, or file a complaint for personal judgment for all assessments, cost, interest and legal fees. Prior to release of any lien all assessments, late charges interest and related costs must be paid in full to the Association by certified check or money order. All related costs are the responsibility of the owner. **Current assessments are paid last with all other charges & fees paid first.** Those may include:

- (a) Collection Costs & Expenses
- (b) Post-judgment attorney's fees, costs and expenses
- (c) Costs and attorney's fees not reduced to a judgment
- (d) Interest
- (e) Late charges
- (f) Fines and other charges permitted under the governing documents of this association
- (g) Delinquent assessments
- (h) Other applicable charges

The delinquent owner's voting rights shall be denied after six (6) months delinquency and until all monies owed are paid in full.

Let us help you avoid collection action. If there is any reason that you should need assistance with making payment arrangements, please contact Main Street Management at (765) 742-6390.

All owners are required to notify the association of mailing address changes immediately.

 Date: 11-17-16
Dan Swidron; HOA President

 Date: 11/17/16
Alan Coppinger, HOA Secretary

 Date: 11/17/2016
Ashok Vaja; HOA Treasurer