

**RESOLUTION OF THE BOARD OF DIRECTORS  
OF  
STRATFIELD PARK HOMEOWNER'S  
ASSOCIATION, INC.**

**REGARDING**

**LATE MAINTENANCE FEE PAYMENTS**

*Whereas* Article VI of the Association Bylaws authorizes the Board of Directors to “adopt and publish uniform rules and regulations governing and restricting the use and maintenance of the lots...as may be deemed necessary...”

*Whereas* this new rule is needed to effectively ensure timely collection of quarterly maintenance fees while keeping within the State allowances, the following procedures will be instituted:

1. Payment is due on the first day of each fiscal quarter – 4/1, 7/1, 10/1, 1/1. If payment is not received within the first 10 days after the quarterly due date, a Late Notice will be mailed giving 10 days to respond with payment. A late fee of 5 percent will be added and noted in the Late Notice.
2. If payment is not received within the 10 days of the First Late Notice, a Second and Final Notice will be mailed noting that the account will be turned over to the Association's attorney if payment is not received within 10 days of this Final Notice.
3. If payment is still not received, the account will be forwarded to the attorney to begin pre-lien procedures. Once the account has been forwarded to the attorney, the owner would then be responsible for all attorney fees, late fees, and interest.

Now, therefore, be it resolved that Late Maintenance Fee Procedures be added as a new rule for the understanding of all owners.

Dated this 20<sup>th</sup> day of September, 2011.

By Jackie Williams  
Jackie Williams, Board Secretary