

**RESOLUTION
OF
FIELDVIEW HOME OWNERS ASSOCIATION INC.
COLLECTION POLICY**

FILED/RECORDED
January 8, 2019
DORCHESTER COUNTY
REGISTER OF DEEDS

WHEREAS, the Board of Directors is charged with the responsibility for collection of all assessments of the Members in a fair and uniform manner, and...

WHEREAS, The Bylaws of the Association directs this responsibility to the Board of Directors for such collection and...

WHEREAS, the Association has contracted with a professional management company to provide management service and supervision over certain contract services to the Association:

NOW THEREFORE, be it resolved that the Board of Directors has elected to authorize the managing agent to carry out the following policy with respect to all delinquent accounts, reserving to itself the right to modify or intervene in certain cases, as the Board may see fit.

1. The payment of any assessment or installment thereof due the Association shall be in default if such assessment, or any installment thereof, is not paid unto the Association on or before the due dates for such installment.
(Section 6.4 of the Association's Covenants, Conditions, and Restrictions)
2. Assessments may be paid in full or in two installments:
 - a. Member may pay the annual assessment in full by January 31st. If not paid in full, a minimum of one-half of the annual assessment is due January 1st and considered past due on January 31.
 - b. If at least one-half of the annual assessment is not received by January 31 the member's account will be considered in default, and the collection policy in Paragraph 3 shall be in effect.
 - c. If the full assessment is not paid by January 31, the remainder of the assessment is due in full April 1st and past due if not paid by April 30. If member elects to pay the annual assessment in installments a \$10.00 fee will be added to the final installment. If the annual assessment is not paid in full by April 30th, the member's account will be considered in default, and the following collection policy in Paragraph 3 shall be in effect:

Return to: S Hanson
122 Turner Field Way
Summerville SC 29485

3. Collection Fees:

Member Assessments that are not received within thirty (30) days of the first day of the month in which they are due shall be charged interest at the rate of twelve (12%) per annum as well as a late fee of \$10.00, each assessed monthly, together with all administrative and collection fees, including reasonable attorney charges and fees. A \$15.00 administrative fee shall also be paid monthly to the contracted management agent to offset their collection costs. A "First Letter of Collection" shall be mailed to the Member at the Member's address of record.

4. Member assessments that remain unpaid for sixty (60) days from the due date will be sent a "Second Letter of Collection" demanding immediate payment. Further, interest shall be charged at a rate of twelve percent (12%) per annum as well as a late fee of \$10.00, each assessed monthly, together with a \$15.00 administrative fee paid monthly to the contracted management agent to offset their collection costs.
5. Member assessments that remain unpaid for ninety (90) days from the due date will be sent a "demand Lien Letter" via Certified Mail Return Receipt. Interest shall be charged at a rate of twelve percent (12%) per annum as well as a late fee of \$10.00, each assessed monthly, together with a \$15.00 administrative fee paid monthly to the contracted management agent to offset their collection costs.
6. Member assessments that remain unpaid for one hundred (100) days from the due date will be referred to Association legal counsel who will be directed to serve Certified notice that a lien will be recorded against their property in favor of the Association, and pending further non-payment of their account the unit may be foreclosed upon by the Association. A \$165.00 administrative fee will be charged when the foreclosure process begins. Further, all collection costs and fees including reasonable attorney fees along with interest computed at the highest legal rate and acceleration of the annual Association assessment levied against such unit will be added to the account.
7. Further collection efforts to secure Association assessments on those accounts which have not responded to prior efforts at the conclusion of one hundred twenty (120) days from the due date, may be by legal counsel, at the written direction of the Board of Directors. All legal remedies provided by law including foreclosure and referral to a collection agency shall be employed at the direction of the Board of Directors.

This is to certify that the foregoing resolution was adopted by the Board of Directors and is to become effective as of Dec. 21,, 2018 until such date as it may be modified, rescinded or revoked.

Fieldview Homeowners Association

Sarah Hanson, President

Brian E. Harvey, Vice President

Kimberly A. Collins, Treasurer

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REGISTER OF DEEDS

MARGARET L BAILEY
DORCHESTER COUNTY
REGISTER OF DEEDS

201 Johnston Street ~ Saint George, SC 29477 (843) 563-0181

*** THIS PAGE IS PART OF THE INSTRUMENT - DO NOT REMOVE ***



Instrument #:	2019000552		
Receipt Number:	57822	Return To:	S HANSON
Recorded As:	MISCELLANOUS		
Recorded On:	January 08, 2019		
Recorded At:	02:48:27 PM	Received From:	S HANSON
Recorded By:	NW	Parties:	
Book/Page:	RB 11700: 1 - 4		Direct- FIELDVIEW HOMEOWNERS ASSOCIATION
Total Pages:	4		Indirect- FIELDVIEW HOMEOWNERS ASSOCIATION

*** EXAMINED AND CHARGED AS FOLLOWS ***

Recording Fee: \$10.00
Tax Charge: \$0.00



Margaret Bailey

Margaret Bailey - Register of Deeds