

**TAMARACK FAIRWAYS HOMEOWNERS ASSOCIATION**  
**RULES & REGULATIONS**  
**PROCEDURES for BILLING & COLLECTION of ASSESSMENTS**  
**Article II, Section 9 of the Declaration**

**January 1st of each year**

Invoice annual assessment with a due date of February 15th

**On or after March 15th of each year**

Mail statements to those who have not paid their annual assessment.

**On or after May 15th of each year**

Mail statements to those who have not paid their annual assessment that reflect an interest charge of 9%/year. (\$2.25/\$100/Qtr.) Include dunning message number one\*.

**On or after August 15th of each year**

Mail statements to those who have not paid their annual assessment that reflect additional interest at the rate of 9%/year. (i.e., \$2.25/\$100/Qtr.) Include dunning message number two\*.

**On or after November 15th of each year**

Mail statements to those who have not paid their annual assessment that reflect additional interest at the rate of 9%/year. (i.e., \$2.25/\$100/Qtr.) Include dunning message number three\*.

**On or after March 1st of subsequent year**

If a property owner is delinquent on the previous and current year's assessments, send a statement including dunning message number four.

**On or after March 15th of subsequent year**

If a property owner is delinquent on the previous and current year's assessments, turn the matter over to the Association's attorney. All costs of collection and, if necessary, costs for filing a lien on the property, will be added to the account.

\*See attachment A

**Attachment A**

**Dunning Message Number One**

Your 20XX Tamarack Fairways HOA assessment is past due. If you have any questions, please contact the current Treasurer found under Contacts on the TFHOA Website at [www.tamarackfairways.org](http://www.tamarackfairways.org). Please mail your check today.

**Dunning Message Number Two**

We are writing to inform you that we have yet to receive payment for your 20XX Tamarack Fairways HOA assessment. As you may recall, your assessment payment was due on February 15th. Interest at the annual rate of 9% has been applied to this statement. To avoid additional charges, please submit payment to us by August 31st.

**Dunning Message Number Three**

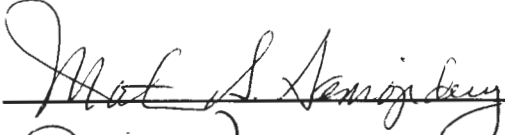
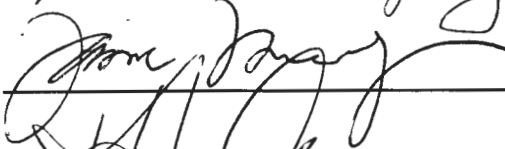

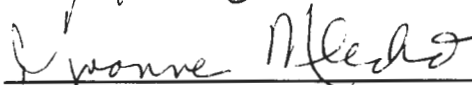
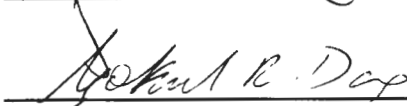
Interest at the annual rate of 9% has been applied to this statement and will continue to accrue until all fees are paid in full. Please note, according to Section 9, the Homeowners Association may bring an action against the Homeowner personally and such costs of preparing and filing the complaint and maintaining and concluding such action, including the cost of title reports, reasonable attorney's fees, together with all costs to collect delinquent dues, may also become due.


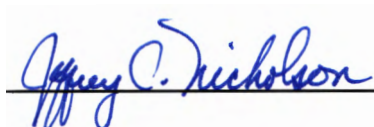
**Dunning Message Number Four**

If we have not received full payment of your account by March 15<sup>th</sup> of this year, your account will be turned over to our attorney for collection.

Please be advised: According to Article II, Section 9 of the Declaration, the Homeowners Association may bring an action against the Homeowner personally and such costs of preparing and filing the complaint and maintaining and concluding such action, including the cost of title reports, reasonable attorney's fees, together with all costs to collect delinquent dues, may also become due.

We the undersigned members of the Board of Directors of the Tamarack Fairways Homeowner Association consent to the above addition to the rules and regulations:

  
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Originally adopted this 30th day of October, 2014 and this second revision adopted this 1st day of March, 2016.

