

**Delinquent Condominium Fees  
Administrative Resolution 06**

The duly elected Board of Directors of The Woods at Polaris Condominium Association establishes the following policy for the collection of delinquent condominium fees:

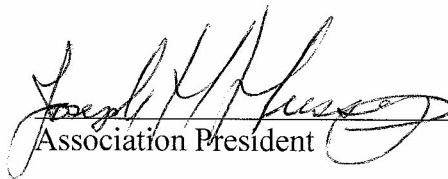
1. All assessments, including maintenance fees, are due on the first (1st) day of the month and are considered late if not received by the tenth (10<sup>th</sup>) of the month.
2. An administrative late charge of \$10.00 per month shall be incurred for any late payment and on any unpaid balance. (Subject to increase upon further notice.)
3. Any payments made shall be applied in the following order:
  - a. Interest and/or administrative late fees owed to the Association
  - b. Collection costs, attorney's fees incurred by the Association
  - c. Principal amounts owed on the account for common expenses and assessments.
4. Any past due assessments may cause a lien and foreclosure to be filed against the Unit.
5. Any costs, including attorneys' fees, recording costs, title reports and/or court costs, incurred by the Association in the collection of delinquent assessments shall be added to the amount owed by the delinquent Owner.
6. If any Owner (either by his or her conduct or by the conduct of any occupant) fails to perform any act that he/she is requested to perform by the Declaration, the Bylaws or the Resolutions (Rules and Regulations), the Association may, but shall not be obligated to, undertake such performance or cure such violation and shall charge and collect from said Owner the entire cost and expense, including reasonable attorney fees, of such performing or cure incurred by the Association. Any such amount shall be deemed to be an additional assessment and shall be due and payable immediately following notification of such charge, and the Association may obtain a lien for said amount in the same manner and to the same extent as if it were a lien for common expenses.
7. If any Owner is delinquent in the payment of any fees for more than thirty (30) days, the Board may suspend the privileges of the Owner to vote and/or use any of the amenities.

Condominium maintenance fees are due on the first of each month. Partial payments will be assessed a late charge.

THE WOOD AT POLARIS CONDOMINIUM  
ASSOCIATION

This resolution, Administrative Resolution 06, was revised at a meeting of the Board held on June 23, 2010 with the directors voting as indicated below:

<b>Director</b>	<b>Yes</b>	<b>No</b>	<b>Abstain</b>	<b>Absent</b>
Joe Hussey	<input checked="" type="checkbox"/>	___	___	___
Tom Pritchard	<input checked="" type="checkbox"/>	___	___	___
Tara Logan	<input checked="" type="checkbox"/>	___	___	___
Pat Davis	<input checked="" type="checkbox"/>	___	___	___
Don Cavote	<input checked="" type="checkbox"/>	___	___	___
Dick Bollinger	<input checked="" type="checkbox"/>	___	___	___

  
\_\_\_\_\_  
Association President

  
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Association Secretary