

**WYNLAKES RESIDENTIAL HOMEOWNERS' ASSOCIATION, INC.
BOARD OF DIRECTORS**

Resolution Number: 4

Resolution Title: Billing Dates

Date of Board Approval: January 15, 2002

Effective Date: January 15, 2002

Revision Date:

1. Amended December 13, 2005 by Resolution #15.
2. Amended April 15, 2010 by Resolution #19.
3. ***Rescinded April 14, 2010 by Resolution #20.***

Authority:

1. Bylaws of the Wynlakes Residential Homeowners Association Article III, Section C, Paragraph 3.15 (b): "the annual assessment against the proportionate shares of the Common Expenses shall be payable in equal quarterly installments, each such installment to be due and payable in advance on the first day of the month for such quarter unless otherwise provided by the Board."; and
2. Declaration of Covenants, Conditions and Restrictions Article X, Section 10.01.: All such assessments including Special Assessments, together with interest at the rate of ten percent (10%) per annum or highest legal rate, costs, and reasonable attorney's fees, including appellate attorney's fees and costs, shall be a charge on the land and shall be a continuing lien upon the Unit against which each assessment is made.

Statement of Resolution: The Association will send a series of 3 letters of notification to homeowners stating that their assessment payment is delinquent. The first letter will be sent to delinquent homeowners the 15th of the second month of the billing cycle (February/August) reminding the homeowner of the bill. The second letter will be sent to delinquent homeowners by certified mail the 15th of the third month of the billing cycle (March/September) threatening a law suit and lien. The final letter will be sent to delinquent homeowners the fourth month of the billing cycle (April/October) stating that the HOA is suing them for payment. Monthly statements will continue to be sent to delinquent homeowners whenever the delinquent balance is \$15 or greater. (Amended Dec 13, 2005 by Resolution #15 to include the following.) *The third, and final letter, will also include a \$25 assessment of our "cost of service."* (Amended April 15, 2010 by Resolution #19 to include the following.) *There will be a \$35.00 "cost of service" fee for all returned checks.*

APPROVED by the Board of Directors this 15th day of January, 2002.

ATTESTED: John P. Livings, President, Wynlakes HOA BOD

WITNESSED: Marti J. Washing, Secretary, Wynlakes HOA BOD

***THIS RESOLUTION WAS RESCINDED IN ITS ENTIRETY EFFECTIVE
MAY 14, 2010 BY RESOLUTION #20.***