



Stonegate Community Association
Amended Collection and Compliance Policy
Policy effective November 2008, updated January 2012

Assessment Rate Effective January 1, 2012

The 2012 assessment is \$190.00 per month and is due on or before the first day of each month. A \$10.00 late charge is posted on all delinquent accounts on the 16th of the month.

A homeowner who is delinquent for any amount (i.e., assessments, assessment late charges, SOS charges and fines resulting from CC&R violations, architecture guidelines violations or rule violations) or who fails to communicate with the Association by submitting a written, agreed upon payment schedule per the second month, management is authorized to proceed with the approved collection procedures outlined below until the amount is current. Fines are subject to appeal procedures. Assessed fines require payment of monies due and compliance with any requirements relating to any outstanding violation.

Second Month: If a homeowner has not made a payment by the 15th of the second month, an additional \$10.00 charge will be posted on the 16th. (Total due \$200 + 190 + \$10 = \$400 + interest). A demand notice or invoice will be sent with a copy of the Stonegate Community Association Collection and Compliance policy. On the last day of the second delinquent month, access cards and clickers will be deactivated: the homeowner will have to enter through the visitor entrance until the homeowner's account is brought current and any cited violation to the CC&Rs, architectural guidelines and rules are brought into compliance.

Additional collection actions approved for use at this time include but are not limited to:

- A lien will be filed with the Maricopa County Recorder's Office
- A \$35.00 recording fee will be assessed
- Notice of suspension of common area usage, including: gate access devices and guest suspension and restrictions
- Acceleration of assessments due for the remainder of the year
- Notice of possible legal action

Any appropriate legal proceedings authorized by the Board, in accordance with Stonegate's legal documents, will be initiated. All expenses will be charged to the homeowner.