

SHORELINE HOMEOWNERS ASSOCIATION

LATE PAYMENT FINES

This policy is intended to encourage homeowners to pay the Associations fees in a timely manner in accordance with the Covenants in force. The Association has no staff, no overdraft facilities and does not currently budget for a surplus so the timely payment of fees by homeowners is necessary to ensure the Associations costs are paid as and when due so as to ensure services are not withdrawn from all homeowners as a result of the delinquency of a few.

Approved Policy

With effect from the Q3 2009 Association fees due on 1st July 2009 the following late payment fines will be applied in respect of overdue amounts in accordance with clause 7.7(i) of the Covenants in force.

1) The Association will circulate to homeowners, by email, each quarter a schedule of the amounts due in respect of the next quarter on the 1st of the month preceding the due date i.e. 1st June for 1st July payment. This schedule will also reflect amounts unpaid from previous periods enabling the Homeowner to see the total amount due.

2) Homeowners will have 14 days grace from the due date after which a global reminder identifying all overdue amounts will be issued to those still with outstanding amounts.

The above gives homeowners at least 6 weeks to organise payment to the Association of the notified amounts due.

3) Regular payers, in the opinion of the Association, will be given one period of grace per annum when a penalty will not be applied in respect of that one payment. Persistent late payers (ie those who appear on the 14 day reminder list) will never be entitled to that gesture.

3) If payment has not been received by the Association as and when due, then subject to the above, a fine will become payable from the due date which will be added to the next quarters bill as follows:

i) Over 14 days late but less than a month	\$50
ii) Between one and two months late	\$100
iii) Over two months an additional	\$50 per month or part thereof

4) Partial payments-e.g. leaving out the CRF or a late/penalty fine will attract the same penalty even if the balance of HOA fees has been paid. That could amount to a fine of \$50 being applied to arrears of \$50.

5) The Association also has the right to suspend utility supplies to a lot with unpaid Association fees (Covenants Clause 7.7 (iii))

5) Where a property is let to tenants the Association reserves the right to contact the tenant directly to seek a solution.

6) Owners with outstanding amounts of whatever type at the time of the AGM will not be able to vote at such AGM (Covenants clause 7.7(ii))

Approved by the Board
May 2009