

**RESOLUTION #2 OF THE BOARD OF DIRECTORS OF THE
SUNSET RIDGE @ EVERGREEN HOMEOWNERS ASSOCIATION**

WHEREAS, the Board of Directors of Sunset Ridge @ Evergreen Homeowners Association (“The Board”) deems it advisable at this time to state clearly the consequences of a homeowner’s failure to pay assessments, and failure to pay assessments in a timely manner; and

WHEREAS, it is necessary to impose late charges for delinquent assessments, and to provide a clear statement of same to the homeowners; and

WHEREAS, the Board requires reimbursement of its costs and attorney’s fees in cases where assessments or late charges, or both, are not paid and must be collected through legal actions, and the Board desires to provide homeowners with a clear statement of same;

NOW THEREFORE, BE IT RESOLVED BY THE BOARD OF DIRECTORS OF THE SUNSET RIDGE @ EVERGREEN HOMEOWNERS ASSOCIATION:

That the Board shall impose charges for the late payment of any assessment in the amount of ten (10) percent for any installment which is not received within thirty (30) days of the date that it is due and an additional 1.75% per month on the first (1st) day of each month thereafter until the account is current. In addition, any homeowner who is six (6) months delinquent (as calculated from the initial date due of the assessment) will be turned over to the Association’s attorney to begin collection proceedings.

That all payments received shall be credited as follows: First, to any outstanding balances, late fees, etc.; Second, to any current balance, late fees, etc.; Third, to any future dues.

That the Board shall recover any fees and costs incurred in the collection of assessments and late charges from homeowners, including but not limited to attorney’s fees, court filing fees, and service costs, and that incurred fees and costs shall be recovered by the Board regardless of whether a lawsuit is filed.

That these rules shall become effective as of January 1, 2007.

ATTESTED FOR ADOPTION this 20th day of September, 2006.

Signed

Neil Speer, President

Signed

Richard Rabito, Vice President

Signed

Ilka Marsh, Secretary/Treasurer