

RESOLUTION ADOPTING A DELINQUENT ASSESSMENT POLICY
Of the Board of Trustees
Of the
Palmer Ranch Master Property Owners Association, Inc.

Adopted September 25, 2001

The following resolution has been adopted by the Board at a regular meeting of the Board of Trustees:

RECITALS

1. The Association is charged with certain responsibilities regarding the care, maintenance, and service of certain portions of the common areas, the expenses for which are more fully described in Article 11, OPERATING EXPENSES; CERTAIN ASSESSMENT CLASSIFICATIONS of the Declaration of Protective Covenants, Conditions and Restrictions for Palmer Ranch.
2. The Master Association must have the financial ability to carry out its duties and responsibilities.
3. The Declaration of Protective Covenants, Conditions and Restrictions for Palmer Ranch contains, within Article 9. thereof, an affirmative covenant and obligation to pay all Assessments.
4. The Board of Trustees is required to pursue collection of assessments and other charges from delinquent Owners.
5. The Board of Trustees of the Master Association desires to adopt a uniform and systematic procedure to collect assessments and other charges of the Association.

NOW, THEREFORE, BE IT RESOLVED that the Master Association does hereby adopt the following procedures and policies for the collection of assessments and other charges of the Association:

1. Due Dates.

The annual assessment as determined by the Master Association and as allowed for in the Declaration of Protective Covenants, Conditions and Restrictions for Palmer Ranch, Articles of Incorporation and By-Laws shall be due and payable on the 1st day of each calendar year. Assessments or other charges not paid to the Association by the 15th day of the month, in which they are due as provided by the Declaration shall be considered past due and delinquent.

2. Interest.

Any delinquent installment shall accrue interest at the rate provided in the Declaration and said interest shall be due and payable immediately with the delinquent assessment.

3. Costs of Collection.

A Twenty-five Dollar (\$25.00) administrative collection fee will be charged all delinquent accounts. This charge reflects the administrative cost of pursuing the collection of accounts which are not paid as a result of the initial billing, and may include Staff time, postage, and printing and photocopying charges.

4. Acceleration of Assessment.

Pursuant to the provisions of the Declaration, if an Owner or Subassociation continues in default for a period of three (3) months beyond the due date, the Master Association, at its option, may accelerate the entire amount of any Assessment which may become due during the following twelve (12) month period, based on the then current Assessment amount: provided that in the event of an increase in the Assessment amount in the next year's budget, such Owner or Subassociation shall be liable for the increase at such time as the increased Assessment is determined.

5. Return Check Charges.

In addition to any and all charges imposed under the Declaration, Articles of Incorporation and By-Laws or this RESOLUTION, a Twenty-five Dollar (\$25.00) shall be assessed against an Owner or Subassociation in the event any check or other instrument attributable to or payable for the benefit of such Owner or Subassociation is not honored by the bank or is returned by the bank for any reason whatsoever, including but not limited to insufficient funds.

6. Collection costs on Delinquent Accounts.

As an additional expense permitted under the Declaration, Articles of Incorporation, and By-Laws, the Master Association shall be entitled to recover its reasonable collection costs, including attorney's fees incurred in the collection of Assessments or other charges due the Association from a delinquent Owner or Subassociation. The reasonable collection costs incurred by the Master Association shall be due and payable immediately when incurred, upon demand.

7. Application for payments made to the Master Association.

Payments received from an Owner or Subassociation will be credited in the following order:

- (a) Return check charges
- (b) Administrative collection fee
- (c) Other collection costs and fees
- (d) Interest on the past due assessment(s)
- (e) Past due assessment(s)

8. Collection Letters.

- (a) After an Assessment or other charge due the Master Association becomes one (1) month past due a "late notice" with a statement of the account will be mailed to the Owner or Subassociation who is delinquent in payment.
- (b) After an Assessment or other charge due the Master Association becomes two (2) months past due a "Notice of Intention to Refer Account to the Attorney" with a statement of the account will be mailed to the Owner or Subassociation.

9. Claim of Lien.

The Master Association may record a Claim of Lien against the property of any delinquent Owner or Subassociation in accordance with the terms and provisions of the Declaration and Florida Statutes.

10. Referral of Delinquent Accounts to Attorneys.

The Master Association may, but shall not be required to refer delinquent accounts to its attorneys for collection. Upon referral to the attorneys, the attorneys shall take all appropriate action to collect the accounts referred.

11. Collection Procedures and Time Frame.

The following time frame shall be used in collection of installments of the annual assessment and other charges:

Due date (date payment is due)	1 st day of each Calendar Year
Past due date (date payment is late)	16 th day of each Calendar Year
Administrative Collection fee imposed	16 th day of each Calendar Year
Monthly interest imposed	16 days following the due date. Thereafter, on the 1 st day of each month on the outstanding Assessment balance.
1 st Notice	on or about 20 days following the due date with statement showing late charges
2 nd Notice	on or about 1 st day of the 2 nd month following due date with statement showing late charges
3 rd Notice -Notice of Intention to Refer Account to Attorney	on or about 1 st day of the 3 rd month following due date with statement showing late charges
Account referred to attorney for Claim of Lien and/or legal action	on or about 1 st day of the 4 th month following due date
Attorney sends demand letter for payment Including acceleration notice if applicable	on or about 1 st day of the 4 th month following due date
Owner fails to respond to the attorney, a lawsuit is considered, and if appropriate, is commenced	on or about 1 st day of the 6 th month following due date

Once the account is referred to attorney for legal action all payments, correspondence and communications concerning collection of the delinquent account should be referred to the attorney.

12. The Master Association may grant a waiver of any provision herein upon petition in writing by an Owner or Subassociation for good cause shown.

Such relief granted an Owner or Subassociation shall be appropriately documented in the files with the name of the person or persons representing the Master Association granting the relief and the conditions of the relief. In addition, the Master Association is hereby authorized to extend the time for the filing of lawsuits and liens, or to otherwise modify the procedures contained herein, as the Association shall determine appropriate under such circumstances.

13. Notification to Owners.

The Master Association shall cause all Owners and Subassociations to be notified of this Resolution and the late charges, administrative collection charge, returned check charge, and attorney's fees to be imposed after the effective date of those provisions of this Resolution. All other policies and procedures set forth in this Resolution shall be effective immediately.

14. Ongoing Evaluation.

Nothing in this Resolution shall require the Master Association to take specific actions other than to notify Owners and Subassociations of the adoption of these policies and procedures. The Master Association has the option and right to continue to evaluate each delinquency on a case by case basis.