

**Beaulieu Gardens Homeowners Association**  
**Late Fees and Fines**  
**Approved 3/14/07**

It is the owner's responsibility to provide a copy of the condominium rules and regulations to all parties that live in their unit. The owner is responsible for all late fees and fines assessed, not the tenant.

Please note that all payments made on an account are applied to the oldest balance first.

The fees are summarized and then explained in more detail below the summarization.

**Summary of Late Fees and Fines**

- **Late Association Payment Penalty Fee** - \$15 on the 15<sup>th</sup> of the month
- **Cumulative Late Penalty Fee** – Late fee is increased by \$15 each month there is a balance due
- **Certified Letter Fee** \$50 on the 15<sup>th</sup> of the 2<sup>nd</sup> month of delinquency
- **Legal Filing Fee** –\$225 on the 15<sup>th</sup> of the 3<sup>rd</sup> month of delinquency
- **Additional Legal fees** – actual amounts charged to association.
- **Rules violation fine** –\$25

**Description of Late Fees**

**Associate Dues Late Fees** - Association dues payment is officially late if it is not received at the management office by the 15<sup>th</sup> of the month it is due in. A \$15 late fee is added to the balance.

For subsequent months there is a balance due the late fee itself is increased by \$15. For example on the 2<sup>nd</sup> month there is a balance due the late fee is \$30, for the 3<sup>rd</sup> month it is \$45 and so on. If you were late one month but did not pay the \$15 additional late fee, it could grow each month, therefore it is very important to pay all late fees and bring your balance to zero before another late fee is applied.

For example let's say you were late one month but paid your associate dues themselves on the 20<sup>th</sup>. You would still have a balance of \$15 for the late fee. If you ignored the late fee for 3 consecutive months, the balance would grow to \$90 which is \$15+\$30+\$45. Late fees are applied if there is ANY balance in your account whether it is unpaid association dues, assessment or just a late fee.

**Certified Letter Fee** – If a certified letter is sent to a homeowner there is a fee of \$50 fee added to the homeowners balance due. A certified letter is sent by the management company after the 15<sup>th</sup> of the 2<sup>nd</sup> month there is ANY balance on your account.

**Legal Filing Fee** – If a matter has to be referred to the attorney for collection there is an initial legal referral fee of \$225 added to the homeowner's balance due. The attorney referral is filed after the 15<sup>th</sup> of the 3<sup>rd</sup> month there is ANY balance on your account.

**All additional legal fees** for collection and foreclosure charged by the attorney and management company are also added to the homeowners balance due.

**Rules Violation Fine** – There is a \$25 fine for any rules violation by the person living in the unit.