

A RESOLUTION BY THE BOARD OF ADMINISTRATION OF
AZALEA WOODS CONDOMINIUM ASSOCIATION, INC.

ESTABLISHING RULES GOVERNING THE COLLECTION OF DELINQUENCIES,
REGARDING MAINTENANCE FEES, SPECIAL ASSESSMENTS AND ALL OTHER
FINES AND COSTS OWED TO THE ASSOCIATION BY UNIT OWNERS.

WHEREAS, The Board of Administration administers the affairs of the Association, which includes the powers to manage, maintain and operate the condominium property, and as the entity responsible for the operation of the common elements, common element areas and recreation facilities, may adopt reasonable rules and regulations pertaining to the use of such facilities.

NOW THEREFORE BE IT RESOLVED by the Board of Administration of Azalea Woods Condominium Association, Inc., that under authority of the Association's Declaration and Bylaws, and as approved by the Board of Directors, the following collection policy shall be in effect for Azalea Woods Condominium Association, Inc.

1. If payment is not received within **ten, (10), days** of the due date, the Association's Management Company will issue a Late Notice to the owner. The notice will also indicate that the owner will be responsible for any interest, penalties and/or attorney fees resulting from failure to pay. This is the **only notice** before the account is turned over to the attorney.
2. If payment is not received within **thirty, (30), days** of the due date, an "Intent to Lien Notice", shall be issued by the Association's Attorney in accordance with Florida Statutes, and an interest shall be charged from the date of delinquency until paid.
3. If the entire balance due is not paid within **thirty, (30), days** of the "Intent to Lien Notice", the Association's Attorney shall cause a Claim of Lien to be recorded on the property and shall notify the owner of its intent to do so.
4. The Board of Directors shall be deemed, by virtue of this Policy, to have approved all action up to and including the filing of the Claim of Lien without such action requiring contemporaneous approval at a Board Meeting.
5. If the Claim of Lien is not satisfied within **sixty, (60), days** of the owner being notified of same, the account may be sent to the Association's Attorney to commence foreclosure action if approved by the majority of the Board of Directors.
6. Delinquent owners may submit in writing to the Board of Directors a proposed payment plan. If the proposed payment plan is accepted by the Board of Directors, foreclosure action will be avoided so long as the payments of the alternative plan are maintained per the agreements.

This collection policy supersedes any previous collection policy both past and present.

ADOPTED by the Board of Administration this 30th day of January, 2024

By: _____

