

**OAKHURST PROPERTY OWNERS ASSOCIATION
ASSESSMENT COLLECTION POLICY
EFFECTIVE JUNE 1, 2012**

1. Oakhurst Property Owners Association assessments are due and payable semi-annually on January 1 and July 1 of each year.

2. Assessments remaining unpaid after thirty (30) days, or more, (on or about February 1 and August 1; respectively, in the case of regularly scheduled assessments) will be deemed to be delinquent and the owners pool card will be deactivated. To reactivate the card, a delinquent owner must pay the **total** sum due including a **\$50 pool card reactivation fee.**

3. If an annual installment remains unpaid after sixty (60) days, or more, (on or about March 1 and September 1; respectively, in the case of regularly scheduled assessments), a lien will be filed **with no further notice required,** and a **\$300.00 lien filing charge** will be added to the delinquent account.

4. Should a semi-annual installment remain unpaid ninety (90) days, or more, after the due date (on or about April 1 or October 1; respectively, in the case of regularly scheduled assessments) legal action will be filed in a court of competent jurisdiction for collection of all sums due, including the delinquent assessment, lien charges, legal costs, and any and all other charges associated with the collection.

5. Hardship cases will be judged on a "case by case" basis, and approved/disapproved by the Board upon presentation by the Finance Committee - the Board has the authority to negotiate payment plans, but not to forgive assessments owed.

6. In summary:

January Semi-Annual Assessment Installment

January 1--Due and payable;

February 1--Delinquent; **Pool Card Deactivated \$50 Charged**

March 1--Lien filed;

April 1--Court action filed

July Semi-Annual Assessment Installment

July 1--Due and payable;

August 1--Delinquent; **Pool Card Deactivated \$50 Charged**

September 1--Lien filed;

October 1--Court action filed