

COLLECTION POLICY
for
CEDAR HOLLOW ASSOCIATION, INC.

This collection policy shall be the Association's "standard collection policy" pursuant to Connecticut General Statutes § 47-258(m). The Board of Directors hereby authorizes the commencement of a foreclosure action by its counsel where a Unit Owner is in default in payment of their common expenses and the account has been turned over to counsel for collection by either the property manager or the Board of Directors. We hereby authorize Association counsel to commence foreclosures when the equivalent of at least three (3) months of common expenses are due and owing from a unit owner and to otherwise bring a small claims action when there is an arrearage of any lesser amount which is past due.

Due Date and Application of Payments:

Common Expenses shall be due on the first day of each month.

Payments received after the tenth (10th) of the month will cause the unit owner to be assessed late fees, collection costs, attorney's fees and interest as follows:

A \$25 per month late fee per unit for each month Common Expenses are outstanding until paid in full;

Interest at the rate of 12% percent per annum calculated from the first of the month for all payments made after the tenth (10th) of the month; and

Homeowners are expected to pay their monthly common expenses on the first of each month and to maintain a zero balance. If there is a balance due equal to three (3) months of common expenses it will be referred to counsel for foreclosure. If there is a balance less than three (3) months of common expenses it may be referred to counsel for a small claims action. In either event, homeowners will be responsible for any attorney's fees and collection costs incurred to collect or in attempting to collect outstanding Common Expenses.

Payment received shall be applied:

First, to the oldest monthly common expense balance due;

Second, to interest, if applicable;

Third, to late fees;


Fourth, to outstanding fines, if any;

Fifth, to any special assessments;

Sixth, to common expenses assessed in accordance with the Association's governing documents;

Seventh, to collection costs, attorney's fees and expenses incurred in the collection of any common expenses.

Effective: 3/21, 2012



Its
Duly Authorized