

PINNACLE PEAK ESTATES UNIT THREE HOMEOWNERS' ASSOCIATION

COLLECTIONS POLICY

RECITALS

A. Pinnacle Peak Estates Unit Three Homeowners' Association ("Association") is governed by the Declaration of Covenants, Conditions and Restrictions for Pinnacle Peak Estates Unit Three, dated October 25, 1979, recorded January 7, 1980 in Docket 14140, pages 278-288, in the Office of the Maricopa County Recorder and all amendments recorded thereafter (collectively "Declaration"). The Association is also governed by By-laws of Pinnacle Peak Estates Unit Three Homeowners' Association dated November 23, 1987 ("By-laws").

B. The Board of Directors of the Association is charged with the responsibility to establish, assess and collect assessments.

C. Paragraph 18 of the Declaration provides that all owners in the Association are personally responsible for the payment of an annual assessment. Further, the annual assessment together with interest, costs of collection, and reasonable attorneys' fees in collecting delinquent assessments shall be a charge and continuing lien upon the owner's lot.

D. The Board of Directors deems it in the best interest of the Association and the owners to adopt a uniform and systematic procedure for the collection of unpaid assessments that assures that unpaid assessments are timely and efficiently collected to minimize the loss of assessment revenue.

NOW, THEREFORE, IT IS RESOLVED that:

1. Annual assessments are collected on an annual basis on the 10th of every January pursuant Paragraph 18 of the Declaration and Article VI of the By-laws.
2. Under the Arizona Planned Communities Act, A.R.S. § 33-1803 payment by an owner is deemed late if unpaid after fifteen (15) or more days after its due date.
3. A late charge for the nonpayment of the annual assessment is limited to \$15.00 pursuant to the Arizona Planned Communities Act, A.R.S. § 33-1803.
4. If an assessment or other related charge remains unpaid after April 1st of the same year, the Association may send the delinquent file to its attorneys for further collection efforts.
5. Pursuant to an agreement between the Association and its attorney, attorneys' fees and collection costs will be incurred by the Association during the collection process. All fees and costs incurred on a file are assessed against the delinquent owner(s) pursuant to the Article Paragraph 18 of the Declaration and Article VI of the By-laws.

6. Interest at the highest rate permitted by law and the attorneys' fees and collection costs incurred by the Association are the responsibility of the delinquent owner(s) to pay and may be collected by the Association's attorneys directly from said owner(s) pursuant to the fee agreement by and between the Association and its attorneys.

7. A copy of this Collections Policy shall be sent to all owners at their address as shown in the records of the Association.

CERTIFICATION

I HEREBY CERTIFY that the foregoing is true and correct and was regularly presented to and adopted by Pinnacle Peak Estates Unit Three Homeowners' Association at a meeting duly called and held on the 28th day of March, 2017, at which a quorum of the Board was present and voted.

Pinnacle Peak Estates Unit Three Homeowners' Association,
an Arizona Non-Profit Corporation



By:
Its: President



By:
Its: Secretary