

Whispering Hills Delinquency Policy

**Common charges and community assessments are due and payable on the first of each month
Payment is deemed made when received by the HOA office**

15 DAYS PAST DUE: A late fee of \$25.00 will be assessed to each unit failing to pay community assessments and/or common charges as of the 15th of the month in which due. **When late fee is assessed, the account will be listed as delinquent and all recreation privileges will be suspended (no written notice will be sent). A Delinquent List will be sent to Clubhouse and pool personnel.**

DELINQUENT ACCOUNTS: Accounts delinquent in excess of one (1) months Common Charges will be listed "Not in Good Standing" such accounts will be reviewed at the end of each month to determine continuation of status.

ACCOUNTS "NOT IN GOOD STANDING": Are subject to denial of Discretionary Services and may be required to sign a written payment agreement.

PAYMENTS: Payment by personal check is subject to a waiting period of (10) ten business days.
Payments received will be applied to your account's oldest balance.

FINANCE CHARGES: Will accrue at the rate of 2.0% per month on all balances over 30 days past due.

60 DAYS PAST DUE: A lien may be placed against your unit. Your account may be sent to a collection agency or small claims court. You will be responsible for all filing and court costs and any associated legal fees. Failure to address past due accounts can lead to foreclosure proceedings.

\$35.00 RETURNED CHECK FEE: A \$35.00 service charge will be made for each returned check. Checks will not be re-deposited. **Only cash, certified check or money order will be accepted if a check is returned.**

PROCEDURE TO HAVE LATE FEE WAIVED: Waiver of a late fee is available to any owner/resident who; (1) makes application to have the late fee waived and (2) Is not currently delinquent or under recreation suspension and (3) has not been late with common charges or assessment payments or been under recreation suspension during the previous 12 months. **The waiving of this late fee shall not be granted to any owner/resident more than once in any 24-month period.**