

Bradshaw Ridge Property Owners Association Collection Policy

Adopted by the Board of Directors, December 2009, revised March 2010

1. The Bradshaw Ridge Property Owners Association assessments are **due and payable semi-annually on January 1 and July 1 of each year.**
2. If an Assessment remains unpaid after **thirty (30) days** or more after the due date, on or about February 1 and August 1, the **Assessment will be deemed to be delinquent, and a delinquency notice will be mailed.**
3. If an Assessment remains unpaid after **sixty (60) days** or more after the due date, on or about March 1 and September 1, **a lien will be filed with no further notice required** and your account will be assessed a charge of a reasonable fee to cover the costs associated with processing the lien, filing the lien, as well as costs of collection, releasing the lien, etc.
4. If an Assessment remains unpaid **ninety (90) days** or more after the due date, on or about April 1 and October 1, **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 or disapproved by the Board.

In summary:

January Semi-Annual Assessment Installment

- **January 1- Due and payable.**
- February 1- Delinquent (reminder notice mailed).
- March 1- Lien filed, your account will be assessed a charge of a reasonable fee to cover the costs associated with processing the lien and filing the lien.
- April 1- Court action filed for collection.

July Semi-Annual Assessment Installment

- **July 1- Due and payable.**
- August 1- Delinquent (reminder notice mailed).
- September 1- Lien filed, your account will be assessed a charge of a reasonable fee to cover the costs associated with processing the lien and filing the lien.
- October 1- Court action filed for collection