

VISTA DE LA LUZ HOMEOWNERS' ASSOCIATION DELINQUENCY POLICY

The following policy is in place to present the possible late fee penalties and legal actions that may arise for the late and nonpayment of Vista de La Luz Homeowners' Association annual assessments, special assessments, and penalty in accordance with Article VII of the Covenants, Conditions, & Restrictions.

At any time you may contact Associa Canyon Gate at (505) - 342-2797 to set up a payment plan. If you do so and make timely payments in accordance with your plan, you will avoid additional late fee penalties and legal action.

1. **Sixty (60) days delinquent** an **Intent to Lien Letter** is issued to the delinquent owner, the cost of which is \$50.00 and is charged back to the delinquent owner's account. One copy of this notice to be mailed standard postage and a second to be mailed certified.

The purpose of this letter is to notify the owner of their responsibility for payment of the debt without further penalization of the lien filling.

2. **Ninety (90) days delinquent** if the payment is not received within 90 days of the due date, the association will file a **Notice of Lien** with the Bernalillo County Records. A copy of the Notice of Lien will be mailed to the delinquent owner. The Notice of Lien processing fee of \$185.00 will be charged to the delinquent owner's account. The Notice of Lien will not be released until the account is paid in full, including all Late Fee Penalties and Notice of the Lien processing fee.
3. **One hundred-twenty (120) days delinquent** If the account is not paid in full, the Association will issue a Final Demand Letter for payment, the cost of which is \$50.00 and is charged back to the delinquent owner's account.
4. **One hundred-fifty (150) days delinquent** This final attempt to obtain the debt will allow the owner 30 days to contact Associa Canyon Gate and/or make payment in full, prior to turning the account over to a lawyer/attorney at one hundred-fifty (150) days delinquent.

The delinquent owner shall be obligated to pay the Association, including the assessment due, any late fee penalties, filing fees, and collection cost. No owner may waive or otherwise avoid the liability for assessments by abandonment of their property.

Approved: 2/1/2013

