

**Resolution of the Board of Directors  
FALLSREACH HOMEOWNERS ASSOCIATION, INC.**

**COLLECTION POLICY RESOLUTION**

The Board of Directors of Fallsreach Homeowners' Association, Inc. (the "Corporation"), a corporation organized in the State of Maryland, duly approves a resolution by unanimous written consent as of the date of the last signature provided below, as follows:

WHEREAS, Article V, Section 1 of the Declaration permits the Board of Directors to establish the basis on which maintenance assessments shall be collected, and

WHEREAS, Article VI, Section 1 of the Declaration permits the Board of Directors to impose interest and late charges on assessments which are not paid within ten days after the due date,

BE IT THEREFORE RESOLVED, that

1. The following provisions, comprising the collection policies of the Fallsreach Homeowners Association, shall become effective immediately subject to any notice or waiting periods required by law.
2. Dues are invoiced twice a year, generally mailed at the end of December, and at the end of June..
3. Homeowner dues will be due and payable within ten days of the billing date.
4. Homeowners who have not paid their dues in full by within thirty days of the billing date will be assessed a late charge of \$20.00.
5. A second notice reminding delinquent homeowners of the past due balance, plus penalties, will be mailed sixty days following the due date.
6. A third notice for all assessments and late charges remaining unpaid by 90 days following the due date shall sent to delinquent homeowners advising them that their account may be referred to collection and/or legal action.
7. If the billed dues assessment is not paid in full by February 1st of the following year, the outstanding unpaid assessment, including late charges and penalties, shall bear interest at the annual rate of ten percent (10%).
8. In addition to the late charges and interest fees, homeowner shall be responsible for any legal fees and associated costs incurred by the Homeowners' Association in connection with its collection efforts.

Date: January 9, 2008