

WINSLOW ESTATES CONDOMINIUM OWNERS ASSOCIATION

2026 Assessment Policy

- 1) **Maintenance Assessments for 2026 are \$200.00** (Two Hundred and xx/100 Dollars) per month. These assessments may be adjusted by the Board as needed to cover maintenance activities and reserves.
- 2) Maintenance Assessments will be billed at the beginning of each calendar quarter for a three-month period. Payments may be made monthly for the current month. Payments must be paid to the Association via the method noted on the invoice as approved by the Board of Directors.
- 3) All Assessments are due on receipt and are **considered late if not paid in full by the by the last day of the current quarter** (March 31st, June 30th, September 31st and December 31st). A ten (10) day grace period will be allowed following the last day of the current quarter. After the late date, an administrative late charge of \$50.00 will be added for any late payment or on any balance of unpaid assessments.

Collection Policy

- 4) The Association will apply any payments in the following order:
 - A. Interest owed to the Association
 - B. Administrative late fees owed to the Association
 - C. Collection costs, attorney's fees, and paralegal fees the Association incurred in collecting assessments: and, finally,
 - D. Oldest principal amounts owed for common expenses, enforcement or other assessments, and any other individual assessments charged to the account.
- 5) Payments marked with notations contradicting the above of order application, as referenced on number 4 (four) above, or disputing the amount owed, will not be applied to the account and will be returned to the titled owner and if the payment was electronic, the payment will be refunded.
- 6) Any unpaid assessment may result in collection action, including letters, liens, updated liens, suits for money judgement, and foreclosure. Once judgement is obtained, the Association may proceed with post-judgment action, including bank attachment and wage garnishment. Any costs the Association incurs in the collection of unpaid assessments, including non-sufficient bank fees, attorney's fees, recording costs, title reports, and court costs, will be charged back to the account.
- 7) While a foreclosure case is pending, partial payments will not be applied to the account and will be returned to the titled owner and if the payment was electronic, the payment will be refunded, unless, through a formalized payment plan or Receiver.
- 8) If any owner (either by their conduct or by the conduct of any occupant) fails to perform any other act required by the Declaration, the Bylaws, or by the rules and Regulations, the Association, after giving proper notice and an opportunity to request a hearing, may levy an enforcement assessment, undertake such performance, or cure such violation. Any costs the association incurs in taking such action will be charged back to the account.
- 9) If an account is more than 30 days past due, the Association may suspend privileges including the right to vote, or the ability to apply for architectural approval.

10) If an account is more than 30 days past due and the Association becomes aware that the unit is vacant or abandoned then, in accordance with the Declaration, The Association may take action to secure the property to protect the common elements with all costs charge back to the account.

Any deviation from the above policy must be approved in writing by the Board. Unit Owner's may request a hearing with the Board to address delinquent assessments until a collection letter is issued. Thereafter, payment in full is required and any further discussion shall be with representatives from Kaman & Cusimano LLC.

John A Stojak

John Stojak, President

Signature (on behalf of Board of Directors)