

Hadley Park Homeowners Association, Inc.
Collection Policy for Delinquent Accounts
December 10, 2011

A) Board Resolution

- The Board of Directors of the Association deems it to be in the best interests of the Association to adopt a uniform and systematic procedure for dealing with delinquent accounts in a timely manner and to refer these accounts promptly to the Association's attorney to pursue collections approved by the Board, acting through IPM Corporation ("IPM"), so as to minimize the Association's loss of revenue
- The Board shall levy certain charges against property owners in accordance with the provisions of Article VII of the By-Laws and Article VII of the Declaration of Covenants, Conditions and Restrictions.
- The Board reserves the right to waive or alter the following collection policy and procedure if exigent circumstances exist and upon resolution of the Board.
- A copy of this Resolution shall be sent to all owners at their last known address.

B) Due Date

Monthly assessments are due on the first day of each month.

C) Consequences

1. Courtesy Letter

A Courtesy Letter will be sent to any owner whose account has not been paid in full by the 15th day of the month, reminding the owner that their payment is past due.

2. First Notice plus Late Fee (\$20.00)

A First Notice will be sent to any owner that is 45 days delinquent requesting immediate payment and detailing a late fee of twenty (\$20.00) dollars plus interest and other charges due. The First Notice shall also state that unless the owner disputes the validity of the debt within thirty (30) days after receipt of the notice, the debt will be assumed valid.

3. Second Notice and 15 Day Demand

A second notice (15 day demand) will be sent to any owner that is 75 days delinquent. If the account is not paid in full within fifteen (15) days, a Notice of Claim of Lien will be recorded and a copy will be forwarded to any lender with a mortgage against the unit. The Second Notice shall state that any request for special consideration of hardship circumstances must be submitted in writing to the Board BEFORE the assessment becomes one hundred five (105) days delinquent, and if not so submitted, then such request shall be deemed waived.

4. Collection Turned Over To Attorney

IPM is directed to refer any account which remains delinquent fifteen (15) days after the Second Notice to the Attorney for all legal remedies available.

5. Membership Privileges Suspended

The membership privileges of any owner whose account is thirty (30) days past due may be suspended at any time at the discretion of the Board.

D) Contact with Delinquent Owner, Legal Fees and Costs

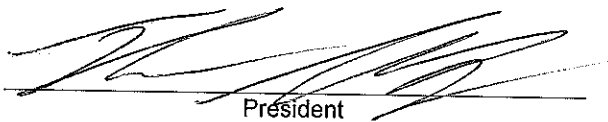
1. Once a delinquent account has been turned over to the Association's attorney, neither IPM or Board Members shall have contact with the owner.
2. All legal fees and costs incurred in the collection of a delinquent account shall be assessed against the delinquent owner to the extent allowed by the North Carolina Planned Community Act and shall be collectible as an assessment as provided in the By-Laws and Declaration of Covenants, Conditions and Restrictions.

E) Additional Enforcement Remedies

If after the expiration of the period specified in the Association's Second Notice and 15 Day Demand, an account remains delinquent, the Association's attorney is authorized to take such further action as he/she, in consultation with the Board, believes to be in the best interest of the Association, including, but not limited to:

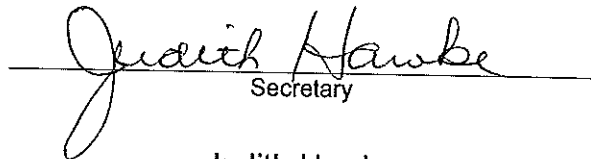
1. Filing suit against delinquent owner.
2. Filing claim of lien and, if necessary, instituting a non-judicial foreclosure of the Association's lien. No lien can be foreclosed on unless the assessment remains unpaid for 90 days or more and the Board of Directors votes to commence the proceeding against a specific unit/lot.
3. Filing a proof of claim in a bankruptcy.
4. Instituting a judicial action for foreclosure of the Association's lien.

THIS RESOLUTION was adopted by the Board of Directors on December 10, 2011, and shall be effective January 1, 2012.



President

Thomas Amburgey
(Print Name)



Secretary

Judith Hawke
(Print Name)