

DAYBREAK COMMUNITY ASSOCIATION, INC
Collection Fee Resolution

WHEREAS, The Daybreak Community Association Board of Directors is empowered to conduct, manage, and control the affairs and activities of the Association, and has this authority pursuant to Chapter 3, C, Powers and Duties of the Bylaws of Daybreak Community Association;

WHEREAS, Daybreak has been established and is administered pursuant to various documents, described in Chapter 1 of the Community Charter for Daybreak, that have a legal and binding effect on all owners, which include the resolutions the Board adopts;

WHEREAS, The Board of Directors of the Association finds there is a need to adopt a Collection Fee Structure pursuant to Chapter 12.5 Authority to Assess Owners; Time of Payment and 12.6 Obligation for Assessment, of the Community Charter for Daybreak and the Daybreak Community Association Collection and Enforcement Policy;

NOW THEREFORE, IT IS RESOLVED that the following Daybreak Community Association Collection Fee Structure be adopted;


COLLECTION FEES (paid by Association and charged back to unit owners):

LATE NOTICE	\$15.00
NSF FEE	\$56.00
30 DAY INITIAL LATE LETTER	\$23.50
DEMAND LIEN LETTER	\$95.00
LIEN	\$175.00 (not including filing fees)
DEMAND COURT ACTION LETTER	\$75.00
DEED ORDER	\$15.00
PAYMENT AGREEMENT	\$45.00 plus \$10 per month for monitoring
LEGAL PREPARATION FEE	\$125.00
LIEN RELEASE LETTER	NO CHARGE


IT IS FURTHER RESOLVED THAT this Collection Fee Structure Resolution is effective upon adoption hereof, to remain in force and effect until revoked, modified, or amended.

IN WITNESS WHEREOF, the said Board of Directors has caused this Resolution to be signed by its President and Secretary, this 29th day of February, 2012, and directs its distribution to all Owners.

DAYBREAK COMMUNITY ASSOCIATION, INC

By: 

Ty McCutcheon, President

By: 

Cameron Jackson, Secretary