

NORTH SHORE AT LAKE HART HOMEOWNERS ASSOCIATION, INC.

POLICY FOR DELINQUENT ACCOUNTS

- SUBJECT:** Adoption of Policy for Delinquent Accounts
- PURPOSE:** To implement a policy for North Shore at Lake Hart Homeowners Association, Inc.'s delinquent accounts.
- AUTHORITY:** Declaration of Covenants, Conditions and Restrictions for North Shore at Lake Hart, Bylaws and Article of Incorporation of the Association and pursuant to Florida Statutes governing Homeowners' Associations.
- EFFECTIVE DATE:** **February 16, 2022**
- RESOLUTION:** The Association hereby adopts the following Policy for Delinquent Accounts

This policy applies to all North Shore at Lake Hart Homeowners Association, Inc. members, herein referred to as "Member(s)," and North Shore at Lake Hart Homeowners Association, Inc., herein referred to as the "**Association**". **The Association** is committed to encouraging Members to submit Association's monthly maintenance assessments in a timely manner.

APPLICATION OF POLICY

This policy applies to all Members and Homeowners with homeowner association accounts 90 days past due and the Member's tenant, guest, or invitee until the fee, fine, or other monetary obligation is paid in full. (Policy not applicable to Homeowners with a pending Bankruptcy.)

DELINQUENT ACCOUNTS 90 DAYS PAST DUE

1. Access to amenities will be suspended when a Member's account becomes 90 days past due and will remain suspended until that account is brought up to the current status.
2. Suspension includes disabling of the access card and gate remotes for property address.
3. Access to all Association amenities, including but not limited to the fitness center, tennis courts, swimming pool, basketball court, clubhouse, playground, dock, and softball field.
4. Delinquent homeowners cannot serve on the Association's board of directors or on any committee or vote at meetings held pursuant to Florida Statutes.

Amendment. This Policy may be amended at any time by the Board of Directors.