

**CASTLE CREEK HOMEOWNERS ASSOCIATION**  
**FEES CHARGED FOR DELINQUENT ASSESSMENTS/ACCOUNTS**

WHEREAS, The PENNSYLVANIA CONSOLIDATED STATUTES; TITLE 68 REAL AND PERSONAL PROPERTY; SUBPART D. PLANNED COMMUNITIES authorizes the BOARD OF DIRECTORS to impose certain fees and charges upon delinquent member accounts;

WHEREAS, The Association, as a business entity, requires funds to operate;

WHEREAS, Section 6.5 (a) of the Declaration assigns the Board the responsibility to establish fines, interest, and collection procedures;

Therefore, BE IT RESOLVED that the following is the late fee policy for units in the Castle Creek Homeowners Association:

1. Assessments are due on the first day of the first month of each quarter (January 1<sup>st</sup>, April 1<sup>st</sup>, July 1<sup>st</sup>, and October 1<sup>st</sup>). If payment is not received by the last day of that month, the account will be considered late and a fee of \$50.00 will be applied to the account. For each additional 30 days the account remains delinquent, a \$50.00 penalty will be assessed to the account.
2. Accounts aged 180 days, will be submitted to an attorney for collection through Magistrate or County Court or submitted to a collection agency at the Executive Board's discretion.

This resolution is effective for all units as of February 1, 2021. The policy was approved by unanimous consent of the Board at the January 20, 2021 Board Meeting and is noted in the meeting minutes.