

CASOLEIL HOMEOWNERS ASSOCIATION

ASSESSMENT AND FINE COLLECTION POLICY

1. Owner shall be responsible to pay all assessments and special assessments. If Owner becomes delinquent with respect to regular assessments or special assessments, then Owner shall be responsible to pay all assessments plus any collection related costs allowed by law. If Owner fails to pay assessments in a timely manner, the Association shall have the right to record a notice of delinquent assessment against the property, record a notice of default against the property, record a notice of sale against the property, and foreclose on the property pursuant to Nevada Revised Statutes Chapter 116, as described in more detail below. In addition, Owner shall be responsible to pay reasonable collection fees related to the collection of delinquent assessments. Attached is an approximate schedule of fees Owner shall be responsible to pay. The attached schedule of collection fees will be superseded by any regulations adopted by the Nevada Real Estate Division on the date such regulations become effective.

2. Owner shall be responsible to pay all fines. A schedule of fines is attached to this Collection Policy. If Owner fails to pay any fine, then Association may lien Owner's property and Association has the right to charge any amount allowed by law to collect unpaid fines from Owner. The Association does not have the right to foreclose on a lien for fines. Please be aware that fines are treated differently than assessments. The Association cannot foreclose on a lien for fines. However, the Association can foreclose on a property is Owner fails to pay regular or special assessments in a timely manner.

3. Regular Assessments shall be due on the 1st day of each month.

4. Regular and special assessments shall be delinquent if not paid within fifteen (15) days of the due date.

5. There shall be a late charge of 25.00 for any assessment that becomes delinquent.

6. The Association may charge interest at the rate allowed by law on any assessments more than sixty days past due.

7. A notice of intent to lien may be sent to any Owner who becomes delinquent in the payment of any assessment.

8. If an Owner becomes delinquent, a lien (notice of delinquent assessment) shall be recorded and mailed to the unit Owner and shall be recorded with the Washoe County Recorder.

9. A Notice of Default and Election to Sell shall be recorded and mailed to an Owner that fails to pay in full all assessments due to the Association within the time required by the lien (notice of delinquent assessment).

10. The Association shall record and mail a Notice of Sale setting forth the date for the sale of the unit of any Owner who fails to pay in full all assessments due to the Association within the time required by the Notice of Default and Election to Sell.

11. An Owner shall be responsible for all reasonable collection fees, legal fees and costs the Association incurs in attempting to collect any delinquent assessments. The legal fees and collection costs associated with collecting unpaid assessments are significant. The more steps to collect delinquent assessments, the more legal fees and collection costs will be added to the delinquent Owner's account. Thus, the Association strongly advises that all Owners ensure assessments are paid when due.

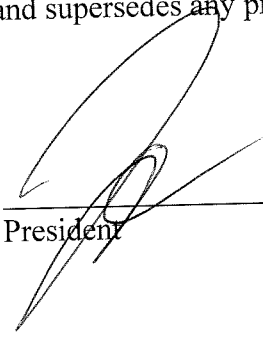
12. The Association may enter into good faith agreements with Owners to set up a payment plan for delinquent assessments. However, if an Owner refuses to enter into a payment plan acceptable to the Association or if an Owner fails to comply with the terms of a payment plan, the Association shall proceed to collect the delinquent assessments as set forth herein.

13. The Board must approve all write-offs of debt.

14. The community manager shall provide ^{monthly} timely updates and reports as necessary.

15. The Association has the right to collect any delinquent assessments in any manner allowed by Nevada law.

16. This Assessment and Fine Collection Policy was approved by the Board and was adopted on November 17th 2009, 2009 and supersedes any previous Collection Policy.



President

COLLECTION POLICY EXHIBIT 1

Homeowner Demand letters - (\$225)
Lender Demand letters - .(\$275)
Follow-up Demand letters - (\$125)
Payoff demands - (\$125)
Foreclosure requests - (\$123.75)
Check letters - (\$60)
Notice of Delinquent Assessment - (\$225)
Release of Lien - \$185.00
Ch. 7 - Notices of Perfection of Assessment Liens - (\$225)
Ch. 7 - Proofs of Claim - .(\$185)
Ch. 13 - Proofs of Claim & Notices of Perfection of Assessment Liens - (\$250)
Objection to Plan - (\$250)
Hourly rate for legal fees - (\$225)

All other Advanced Costs (i.e., certified copies, recording fees, special errands) are still billable, except for recording fees for Release of Lien.

This list is subject to change.

If Account is referred to Foreclosure:

Claim of Lien =	Agent fee	\$150.00
	Document Prep	\$100.00
	Postage	\$5.98 (per person/per address)
	Recording fee	\$50.00
	Total:	\$305.98
Notice of Default =	Agent fee	\$100.00
	Document Prep	\$100.00
	Litigation Guarantee	\$350.00
	Postage	\$5.98 (per person/per address)
	Recording fee	\$50.00
Total:	\$605.98	
Notice of HOA Sale =	Agent fee	\$100.00
	Prepare NOS	\$50.00
	Post NOS	\$100.00 (per township)
	Prepare Bid statement	\$50.00
	Datedowns 2 @ \$25 each	\$50.00
	Cry the sale	\$50.00
	Personally serve/Post property	\$100.00
	Recording fee	\$25.00
	Postage	\$5.98 (per person/per address)
	Publication cost for NOS	\$ _____
	Total:	\$

Please note: these fees may be increased

Compliance Violation Fine Schedule

Per NRS 116.31031 section 1 (b) If the violation does not pose an imminent threat of causing a substantial adverse effect on the health, safety or welfare of the units' owners or residents of the common-interest community, the amount of the fine must commensurate with the severity of the violation and must be determined by the Executive board in accordance with the governing documents, but the amount of the fine must **not exceed \$100** for each violation or a total amount of \$1,000, whichever is less. The limitations on the amount of the fine do not apply to any interest, charges or costs that may be collected by the association pursuant to this section if the fine becomes past due.