

Wellington Semi-Annual Assessment Policy

Your board of directors has adopted a semi-annual assessment policy effective with the January 2015 billing. ACH charges to your checking account are discontinued however you will have the option to pay your assessment online.

Your board also adopted the following payment schedule. If you pay your assessment during the month it is billed, i.e.: January or July, there will be no additional charge. If not, the late fees and/or liens will apply.

Jan – June Billing

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| <i>Jan 1</i> | <i>Date of Billing- due upon receipt. Late after January 31.</i> |
| <i>If unpaid by Feb 1</i> | <i>Account becomes delinquent; 4% late fee charged. Second statement sent showing late charge with warning that if not paid by end of February, a lien will be filed against the property.</i> |
| <i>If not paid by March 1</i> | <i>Lien to be filed. Third statement sent showing lien and warning that if not paid by end of March account will be sent to attorney for collection with attorney fees added.</i> |
| <i>If not paid by April 1</i> | <i>Account turned over to attorney for legal steps to collect.</i> |

July – Dec Billing

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| <i>July 1</i> | <i>Date of Billing- due upon receipt. Late after July 31.</i> |
| <i>If unpaid by Aug 1</i> | <i>Account becomes delinquent; 4% late fee charged. Second statement sent showing late charge with warning that if not paid by end of August, a lien will be filed against the property.</i> |
| <i>If not paid by Sep 1</i> | <i>Lien to be filed. Third statement sent showing lien and warning that if not paid by end of September account will be sent to attorney for collection with attorney fees added.</i> |
| <i>If not paid by Oct 1</i> | <i>Account turned over to attorney for legal steps to collect.</i> |

**The delinquent homeowner will be responsible for the cost of filing any liens and any attorney fees.*

We appreciate your cooperation in paying your assessments promptly.