



Lake Limerick Country Club, Inc.

Timely payment of fees is essential to maintaining the financial stability of our community and protecting property values. The Board of Directors is committed to ensuring all members meet their payment obligations in accordance with our governing documents and Washington State law. This policy remains in effect until replaced by a future revision.

1. Payment Responsibilities

Homeowners are responsible for paying all regular and special assessments, late fees, and collection-related costs, including attorney's fees. Payments must be made in full, regardless of whether reminders or payment coupons/statements are received. Charges may not be withheld for any reason, including disputes with the Association.

2. Association Liens

If an account becomes delinquent, a lien automatically attaches to the property under Washington law. The Association may record the lien at any time to protect its interest.

3. Initial Late Fee and Delinquency Notice

Regular monthly HOA fees are assessed on the 3rd of the month. Regular monthly Water fees and excess water fees (if applicable) are assessed on the 8th of the month. If payment is not received in full by the 10th of the following month—or if a special assessment becomes past due—the account is considered delinquent. A late fee of \$20 will be assessed.

Within 30 days of the missed payment, the Association will send a notice detailing the balance owed, the late fee, and potential consequences of continued non-payment, including legal action involving the property lien.

4. Second Late Fee and Reminder Notice

If the balance remains unpaid after the first notice, an additional \$20 late fee will be charged on the 10th of the next month. A second written notice will be issued, explaining the outstanding balance, previous notices, and the requirement to pay in full within 90 days of the original due date. Failure to do so may result in referral to the Association's attorney, lien recording, and responsibility for all associated costs.



5. Third Late Fee and 90-Day Delinquency Notice

If the account remains unpaid into the next billing cycle, another \$20 late fee will be added on the 10th. A final notice will be provided with an updated balance and a reminder of the risk of additional fees and legal action.

If you have questions or need assistance, please contact the Association promptly.

EXAMPLE TIMELINE WITH DATES

- March 3 – HOA Assessments billed
- March 8 – Water Assessments billed
- April 10 – Payment not received – Account becomes delinquent
 - \$20 Late Fee Added
- April 10 – First delinquent notice sent
- May 10 – Payment still not received
 - Second Delinquent Notice sent
 - \$20 Late Fee Added
- June 10 – Still unpaid
 - 90-Day delinquency notice issued
 - \$20 Late Fee Added
- July 10 – Lien Filed and/or foreclosure initiated