

Dear Lowry Village II Homeowner:

To properly resolve various delinquency problems that arise from time to time, Westwind Management Group, Inc. proposed and adopted a **REVISED** "Delinquency Policy" with Board approval.

Your Lowry Village II monthly maintenance fee is due on the **FIRST** of each month. Lowry Village II allows a grace period until the **TENTH** of the month. If your payment is not postmarked by the **TENTH** of the month, a \$10.00 late charge will be assessed to your account. If the maintenance fee continues to remain unpaid, Westwind Management charges you collection fees to cover their additional collection work. **THE ASSOCIATION CHARGES INTEREST ON UNPAID DELINQUENT BALANCE AT A RATE OF 15% PER ANNUM.**

The following are Board-approved collection charges that will be added to your account if a maintenance fee becomes delinquent **PLEASE REMEMBER MAINTENANCE FEES ARE DUE BY THE 1ST OF EACH MONTH.**

- A.** If no payment is received by the **10th** of the month a friendly reminder is sent
\$10.00 LATE CHARGE ASSESSED BY LOWRY VILLAGE II .
- B.** Thirty- (30) days delinquent, a second notice will be sent with a collection charge of **\$30.00**, which is added to your account. -- **\$30.00 CHARGE BY WESTWIND.**
- C.** Forty-five days delinquent, a final notice will be sent with a collection charge of **\$30.00**, which is added to your account. -- **\$30.00 CHARGE BY WESTWIND**
- D.** If the delinquency problem is not resolved within fifty-five (55) days after it is due, your home will be liened with a **\$100.00** charge and will be turned over to the Association's attorney for prompt legal action. -- **\$100.00 CHARGE PLUS ATTORNEY FEES**

Delinquent monthly maintenance fees are a very critical problem and Westwind Management takes collection of those fees very seriously. Please help us, and especially yourself, by keeping your monthly maintenance fees current.

THIS COLLECTION AND LATE CHARGE POLICY WILL TAKE EFFECT MARCH 1, 2004.