

KENTWOOD CONDOMINIUMS

COLLECTION TURNOVER RESOLUTION

This resolution is made this on the date set forth below by the Management Committee for the Kentwood Condominiums a Utah Non-Profit Corporation.

RECITALS

A. Certain real property in Weber County, Utah, known as Kentwood Condominiums, was subjected to a certain Enabling Declaration (the "Declaration");

B. Pursuant to the Declaration the Association is authorized to levy and collect assessments to fund common expenses;

C. The Management Committee desires to set forth procedures for the turnover of assessment collections to an attorney;

D. This Resolution was properly adopted by the Management Committee as set forth in the Bylaws.

NOW, BE IT RESOLVED:

1. The Monthly Assessment is due on the first day of the month and is considered past due if not paid within thirty (30) days.
2. Interest at a rate of 12% per annum will also be assessed to any owner for any balance past due.
3. If any common expense remains unpaid by an Owner for more than thirty (30) days from the due date for its payment, the Management Committee or its agent shall send a notice to the Owner indicating the amount due, including notice of the late fees, and demand for immediate payment thereof.
4. Accounts past due for 60 days will be sent to collections and a lien will be placed.
5. If any assessment remains unpaid by an Owner for 90 days from the due date for its payment, the Management Committee or its agent may turn over collection to the Association's attorney ("Attorney").
6. Attorney shall send a written demand for payment and any notice as required by the federal Fair Debt Collection Practices Act, if applicable. Attorney, or its agent
7. If after 120 days from the due date for payment any assessment continues to remain unpaid by the Owner, Attorney shall file a lawsuit for money damages or initiate non-judicial foreclosure proceedings.
8. Once an Owner has been turned over to Attorney for collections, the Owner shall work directly with Attorney to resolve the collection and shall not contact the Management Committee or its agent.
9. Any and all attorney's fees and costs incurred to collect past due assessments shall be paid Owner.

ATTEST:



President

10/16/09

Effective Date