



FLINT CREEK RANCH RANCH CLUSTER

OWNER'S ASSOCIATION
INC

COLLECTION POLICY

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1. All annual association fee assessments are due on the first (1st) day of January and are considered late if not received by the 15th day of February of that same year.
2. An administrative late charge of \$25.00 shall be incurred for any payment not received by the due date listed above. Additionally, the delinquent balance shall be charged an interest rate of 10% per annum.
3. Any payments made by the homeowner shall be applied in the following order according to the laws of the State of Montana:
 - A. Administrative late fees and/or penalty assessments owed to the Association.
 - B. Collection costs, including attorney's fees incurred by the Association.
 - C. Principal amounts owed on the account for common expenses and assessments.
4. Any past due assessments may cause a lien, small claims action, and/or foreclosure to be filed against the owner of the lot/home.
5. Any costs, including attorney's fees, recording costs, title reports and/or court costs incurred by the Association in the collection of delinquent assessments shall be added to the amount owed by the delinquent owner per the laws of the State of Montana.
6. If any owner fails to perform any act that he/she is requested to perform by the Declaration, the Bylaws or the Rules and Regulations, the Association may, but shall not be obligated to, undertake such performance or cure such violation and shall charge and collect from said homeowner the entire cost and expense, including reasonable attorney fees, of such performing or cure incurred by the Association. Any such amount shall be deemed to be an additional Assessment upon such unit owner and shall be due and payable immediately following notification of such charge, and the Association may obtain a lien for said amount in the same manner and to the same extent as if it were a lien for common expenses.
7. If any owner is delinquent in the payment of any fees for more than thirty (30) days, the Board may suspend the privileges of the owner to vote.

Adopted: Nov 08, 2022

Enacted: Dec 08, 2022