

OLDE VINEYARD HOMEOWNERS ASSOCIATION
ASSESSMENT COLLECTION POLICY
EFFECTIVE: OCTOBER 1, 2025

1. Olde Vineyard Homeowners Association assessments are due and payable annually October 1st of each year.
2. Assessments remaining unpaid after October 31st will incur a late fee equal to 10% of the amount owed on October 1st to be added for each month until the assessment is paid in full.
3. If assessments and fines remain unpaid for 180 days or more, a lien will be filed with no further notice required, and a \$300 lien filing charge will be added to the delinquent account.
4. If an account balance remains unpaid for 270 days, or more, legal action may be filed in a court of competent jurisdiction for collection of all sums due, including the assessment and late fees, the costs of preparing and filing the Complaint, attorney fees, other costs, judgment interest and any and all other fines and charges associated with collection of the homeowner account.
5. Non-payment may result in the reporting of the lack of payment by the resident to the holder of the deed of trust/mortgage.
6. Selling of the home by the resident does not relieve the owner or the property of past due balances not collected at property closing.

SUMMARY

Annual Assessment Due Date: October 1

Late Payment Fines Begin: November 1

Fines Accrue at the Rate of 10% per Month of Unpaid Account Balance

Lack of Payment for 180 Days or More Will Result in a Lien Placed Against the Property

Court Action May Be Taken After 270 Days or More of a Past Due Account Balance

Non-payment May Be Reported to Deed of Trust/Mortgage Holder

Fees and Fines are Assessed Against Both the Owner and the Property

Fees and Fines Remain Due and Payable in Cases Where the Owner Sells the Home and Moves