

TAOS PINES RANCH PROPERTY OWNERS ASSOCIATION

BOARD OF DIRECTORS

POLICIES

I. ENFORCEMENT OF POLICIES

A. GENERAL RULES

When a violation of the Covenants and Restrictions is noted, the Board shall send a warning notice by US Mail and/or E-Mail to the offending property owner. Such notice shall identify the violation and include a deadline date for compliance after which fines will be assessed. If the violation is not corrected by the published deadline, a notice of violation with fines shall be sent.

The time period for compliance following a warning notice is normally 30 days. Following that 30 days a late fee of \$100 will be imposed and an additional late fee of \$25 per day will accumulate until the violation is brought into compliance. However, the Board may modify the time for compliance on a case by case basis.

For repeat violations, no warning notice shall be sent. A notice of violation with fines shall be sent instead.

A property owner in violation may not claim he/she has not received notification of violation if they do not supply the Board with up to date contact information.

Fees and assessments may be adjusted by the Board in order to reflect changes in costs of dues collections.

B. PROCEDURES FOR THE COLLECTION OF MEMBERSHIP DUES

The following procedures will automatically occur unless the property owner has reached a documented agreement with the Board to do otherwise. Such notification must be made within the time frames designated below before the next fine or penalty occurs to avoid further fines, penalties, liens or legal actions.

1. 30 days - Dues will be due & payable 30 days from the date of the invoice
2. 30 days past due - Notice that dues are late will be sent and owner(s) will be assessed late fees of \$25 per month if payment is not received within the following 30 days.

3. 60 days past due - Notice requesting payment of dues + \$25 late fee as soon as possible to avoid additional late fees.
4. 90 days past due – Notice that dues and late fees will be turned over to a collection agency and/or a lien will be filed against owner(s)' property if fees and late fees are not paid.
5. 120 days past due – Notice that dues and late fees will be turned over to a collection agency and/or a lien will be filed against owner(s)' property when delinquent dues and late fees accumulate to \$500.
6. 30 days prior to when dues and late fees equal \$500 – Notice confirming that a collection agency will be hired and/or a lien filing date
7. At lien filing date – Notice that a lien has been filed against owner(s)' property and that late fees will accrue until all dues, late fees, and legal fees are paid.

See attached excerpts from Declaration of Protective Covenants for Taos Pines Ranch

Excerpts from

DECLARATION OF PROTECTIVE COVENANTS

TAOS PINES RANCH

Revised October 2008

(Recorded at Colfax County 12/16/08)

XII PROPERTY OWNERS ASSOCIATION

Every person acquiring legal or equitable title to any tract in Taos Pines Ranch covered by these Covenants will automatically become a member of the Taos Pines Ranch Property Owners Association, here referred to as "Association", and with such ownership every such person becomes subject to the Bylaws and the Policies and Procedures of the Association. The purpose of the Association is to protect and enforce the rights and limitations as described in these Covenants.....

XIV ENFORCEMENT

Enforcement shall be by proceedings at law or in equity against any person or persons violating or attempting to violate any covenant. A person violating or attempting to violate a covenant shall be liable for the cost and expenses including reasonable attorney's fees incurred in an enforcement action by the Board seeking enforcement.