

RECREATION CENTERS OF SUN CITY WEST, INC.

POLICY STATEMENT – Fi13

Collection Policy

1.0 General:

Pursuant to the Arizona Planned Communities Act, ARS §33-1803, Section 2.6 and other applicable sections of the April 2, 2007, Amended and Restated Bylaws, and various Unit Declarations of Covenants, Conditions, and Restrictions (CC&Rs), the following Policy is established for the use of the Recreation Centers of Sun City West, Inc. ("the Association") with respect to the collection of homeowner fees (dues) and/or assessments.

2.0 Purpose:

This policy refers to the Association's collection of homeowner fees (dues) and/or assessments levied against Owner Members' properties which remain unpaid beyond the prescribed due dates.

3.0 Policy:

The Association shall establish procedures and fees for the notification, assessment, and collection of past due amounts, in accordance with the current Bylaws and CC&Rs.

3.1 Remedies:

3.1.1 The Association may sue the Owner Member personally for any delinquency, and may seek all late fees, interest, collection costs and attorneys' fees and costs. When a judgment is obtained, the Owner Member may be subject to garnishment, execution and sale of property, and other remedies.

3.1.2 The Association also has the right under Arizona law to foreclose judicially on the Owner Member's property.

3.1.3 The failure of the Association to follow any steps herein shall not be deemed a waiver of the Owner Member's obligation to pay.

3.2 Payments:

Payments made to the Association shall be applied to the Owner Member's account as follows in accordance with Arizona State Law:

3.2.1 Past due assessments and/or homeowner fees (dues)

3.2.2 Late Charges

3.2.3 Collection Fees (Demand Letter/Lien)

3.2.4 Attorney Fees/Costs

3.2.5 Fines

Payments may be applied differently if an attorney is utilized for collections.

3.3 Payment Plans:

The Association will consider reasonable payment plans.