THE GRAND RESERVE COMMUNITY ASSOCIATION

Effective October 15, 2014

ASSESSMENT COLLECTION POLICY

The following Assessment Collection Policy shall be followed for The Grand Reserve Community Association:

LATE CHARGE: In compliance with Section 9.03.2 of the CC&Rs; a late charge of twenty-five ($25.00) Dollars per month shall be assessed automatically by the Association upon any assessments in default for ten (10) or more days until the assessment installment, together with the applicable late charges, are paid in full.

Assessment Collection Schedule:
- Written reminder to Owner on the eleventh (11th) day after assessment due date that account is outstanding and a late charge of $25.00 has been applied to account;
- Written demand letter mailed on the thirtieth (30th) day after assessment is due. All demand letter fees are the responsibility of the Owner;
- A lien is filed on every account that shows the assessment being at least ninety (90) days past due. The delinquent account is assessed a lien fee. The lien shall not be released until such time as the account is paid in full. All lien fees are the responsibility of the Owner.
- After a lien is filed on the property, should the account remain outstanding, the balance may be sent to an attorney or a collection agency at the discretion of the Board of Directors. All legal fees are the responsibility of the Owner.

Payments will be applied to an account as follows, in accordance with Article II Section 3 of the Bylaws within the Master Deed.

1. Costs of collection and enforcement of payment, including reasonable attorney’s fees
2. Any interest charges and fines for late payment on such assessment installments; and
3. Installments in default in order of their due dates.

The Board of Directors shall not consider waiver of late fees, lien fees, or attorney collection fees incurred on an account where the assessment was not paid in accordance with the Assessment Collection Policy through no fault of the Association or its Agent.
Payment Plans:
The Board of Directors authorizes Payment Plans for past due balances (including past due assessments and related fees) (the "Debt") with the following terms:

- Payment Plans shall be in writing and signed by the Owner. Payments made without benefit of a written Payment Plan signed by the Owner will not be treated as payments toward the Payment Plan and collection activity shall be initiated in accordance with this Assessment Collection Procedures outlined above.

- The Payment Plan length and the amount of the monthly installments owed will be determined by the amount of the Debt:
  - If the Debt is less than $500.00, a payment plan of six months (six equal monthly installments) will be offered.
  - If the Debt is $500.01 to $1,000.00, a payment plan of twelve months (12 equal monthly installments) will be offered.
  - If the Debt is $1,000.01 or more, a payment plan of eighteen months (18 equal monthly installments) will be offered.

- Late Charges as provided in this Assessment Collection Policy will not be charged on the Debt during the term of the Payment Plan so long as payments are received in accordance with the Payment Plan.

- The Owner will be responsible to pay additional assessments as they become due while a Payment Plan remains in effect. Future assessments cannot be included in the Payment Plan amount.

- All Payment Plans will be monitored by the managing agent.

- Upon default of Payment Plan, AAM will resume collection efforts with the next step of the Assessment Collection Procedures without further notice to the owner based on where in the process the account was at the time the Payment Plan commenced.

Waiver of Past Due Amounts:
The Board of Directors will generally not consider waiver of late fees, lien fees, attorneys' fees, or other collection costs incurred on an account where the assessments were not paid in accordance with the Assessment Collection Policy through no fault of the Association or its Agent(s). However, the Board of Directors retains full discretion to make business decisions concerning the collectability of accounts and their compromise or settlement.
UNANIMOUS CONSENT TO ACTION
BY THE BOARD OF DIRECTORS
THE GRAND RESERVE COMMUNITY ASSOCIATION
c/o AAM, LLC
1600 W. Broadway Rd., Ste 200
Tempe, AZ 85282
(602) 957-9191

ASSESSMENT COLLECTION POLICY

The undersigned, constituting all of the members of the Board of Directors of The Grand Reserve Community Association, a Michigan nonprofit corporation, hereby take the following actions in writing pursuant to Article 11.14 of the Master Deed which states "Any action required or permitted to be taken at a meeting of the Board of Directors may be taken without a meeting if all members of the Board of Directors consent in writing. The written consent shall be filed with the minutes of the proceedings of the Board of Directors. The consent has the same effect as a vote of the Board of Directors for all purposes.

RESOLVED, that the Board of Directors hereby approves the Assessment Collection Policy for The Grand Reserve Community Association attached to this resolution.

FURTHER RESOLVED, that the Board of Directors hereby instructs the managing agent to notify all Owners of the implementation of the Assessment Collection Policy effective as of October 15, 2014.

IN WITNESS WHEREOF, the undersigned have executed this consent as of this ___ day of ___ , 2014.

Paul Schyck
President and Director, Board of Directors

Kevin Christofferson
Treasurer and Director, Board of Directors

Adam Vanderpoel
Secretary and Director, Board of Directors