

**AMENDED AND RESTATED
COLLECTION POLICY FOR PECOS PLACE CONDOMINIUM ASSOCIATION**

The following policies and procedures were adopted by resolution of the Board of Directors of Pecos Place Condominium Association, Inc. ("the Association") pursuant to Colorado law at a regular meeting of the Board.

Colorado Revised Statutes, section 38-33.3-209.5 requires the association to adopt a written policy regarding the collection of unpaid assessments.

RESOLVED the following policy shall apply to the Association's collection of sums alleged to be due from the Owner and supersedes prior Collection Policies adopted by the Association.

Policy 1. Assessment Collection

1.1 Monthly assessments (sometimes called dues or maintenance fees) are due and payable the first day of the month (the due date), are delinquent if not paid on the due date, and incur a late charge and bear interest from the date of delinquency if not paid on or before 10 days after the due date.

1.2 Special assessments are due on the date(s) specified in the special assessment.

1.3 The owner shall pay a late charge of \$15.00 per month for each assessment not paid when due.

1.4 In addition, the owner shall pay interest on each assessment after the due date of that assessment at the rate of 12 percent per annum.

1.5 The Association will charge the owner the Association's direct costs as a result of a returned or rejected check or other instrument, plus the Association's \$20.00 returned check charge.

1.6 After the assessment payment is delinquent, the Association or the Manager will send a **Reminder Notice** to the owner (at the address of the unit/lot unless owner has provided written notice to the Association of a different owner address) that the payment is delinquent and the owner must pay the assessment plus applicable charges and interest.

1.7 After the **Reminder Notice**, the Association or the Manager will send a **Notice of Delinquency** to the owner address described above in the form attached or form substantially similar to the attached. Said notice will contain:

- a) A statement of account indicating the total delinquency along with the manner in which the debt was calculated;
- b) The name and phone number of the contact person with whom the owner may contest the debt or enter into a payment plan;
- c) A list of all Association remedies that the Association may use to collect the debt;

- d) A statement as to whether or not the owner may enter into a payment plan and the terms of such plan;
- e) A statement indicating that the owner has a period of 30 days in which to address the situation prior to the Association turning the account over to an attorney or collection agency.

1.8 If the owner intends to satisfy the entire debt to the Association by restrictive endorsement on a check or money order for an amount less than the full balance then due on the owner's account, that check or money order must be delivered to the Association or its managing agent personally or by prepaid certified mail, return receipt requested.

1.9 An owner's payment of less than the full amount owed to the Association at any time shall be applied to pay the following (if applicable) in the order listed, from the oldest to most recent in each category:

- (a) Attorney fees and legal costs
- (b) Association costs and expenses
- (c) Late charges
- (d) Interest
- (e) Fines
- (f) Assessments

The Association, through its designated agent, shall have the discretion to return any partial payment that directs payment other than in the above priority.

1.10 Generally alleging a failure of the Association to maintain the Common Area or generally alleging a failure of the Association to comply with provisions of the Association's governing documents shall not constitute a defense or set-off of the lawfully imposed assessments.

1.11 If the debt to the Association becomes more than the equivalent of six months maintenance fees, the Association may commence foreclosure proceedings on its maintenance fee lien.

Adopted this ___ day of _____ 2013, by the Board of Directors of Pecos Place Condominium Association, Inc.

By Joshua C. Thompson
Its [Signature]

Effective Date: January 1, 2014

NOTICE OF DELINQUENCY

January 10, 2013

Dear Owner:

This is to inform you that you are currently delinquent on your monthly assessment as shown on the attached late notice ledger. According to the Associations Collection Policy, you now have three options available:

Option 1 - CURE: The delinquency must be cured on or before 30 days from the date on this Notice of Delinquency by remitting balance in full to our office.

Or

Option 2 - PAYMENT PLAN: Owner must enter into a written payment plan acceptable to the Association. The payment plan must permit the owner to pay off the deficiency, including a reasonable administrative fee, in equal installments over a period of at least six months, in addition to paying the regular assessments due over the period of the payment plan.

Or

Option 3 – Collection Action: If you do not pay the total amount due or enter into a payment plan acceptable to the Association on or before the Cure Date above, or, after having entered into a payment plan, you fail to pay installments under the payment plan or to remain current with regular assessments as they come due within the period of the payment plan, the Association will turn over your account to a law firm or collection agency for collection. The Association may file a lawsuit against you, the Association may foreclose on its Lien against your property if the assessments and charges equal or exceed six months of common expense assessments and the Board has votes by recorded vote to file the foreclosure action, and the Association may pursue other remedies available to it under Colorado law.

Please note: The Association is not obligated to negotiate a payment plan if:

1. If the owner has previously entered into a payment plan and has failed to comply.
2. If the owner does not occupy the unit.
3. If the owner acquired the unit as a result of a default of a security interest encumbering the unit or foreclosure of the Associations lien on the unit.

To enter into a payment plan, please contact Western States Property Services, Inc at 303-745-2220.

Thank you.