

Julian Estates Property Owner's Association

Assessment Payment and Collection Policy

The annual assessment is due on September 1st of each year

The annual meeting of the Julian Estates Property Owner's Association is held in July each year. After the July annual meeting but before September 1st, property owners will declare their intention to pay the annual assessment under one of the following three payment methods:

- (1) In a one-time lump sum,
- (2) over 10 months in equal payments, or
- (3) in four equal installment payments.

The details of each method are set forth below. Once a payment method is selected, it will remain in effect until the property owner requests a change as described above. If the property does not make a payment method election, the default election is to pay in full (one-time, lump sum) before September 1st.

Payment terms:

(1) The annual assessment can be paid in full (one-time, lump sum) on or before September 1st, which is preferred. If payment is not postmarked or received by October 10th, it will be considered late and a 5% penalty will be assessed. For example, if the assessment amount is \$1,000 a penalty of \$50 will be added to the assessment.

(2) The annual assessment can be paid monthly (over ten months) as follows:

September 1st
October 1st
November 1st
December 1st
January 1st
February 1st
March 1st
April 1st
May 1st
June 1st

As indicated, payment is due on the first of the month. If payment is not received by the 10th day of the following month, a 5% penalty will be assessed. For example, if the monthly payment is \$100, the penalty would be an additional \$5 added to the assessment.

(3) The annual payment can be paid in four installments as follows:

September 1st
December 1st
March 1st
June 1st

If payment is not received by the 10th day of the month in which the installment is due, a 5% penalty will be assessed.

If a penalty is assessed, the Treasurer will send a statement to the property owner within 10 days. The Board of Directors reserves the right to waive any or all penalties assessed based on their response to a written request for waiver by the property owner.

In any event, the annual assessment must be paid before the JEPOA annual meeting which will be held in ten+ months after the due date—July of the following year. If the assessment (and any late penalty) is not paid in full by this time, the property owner will be in arrears. At this

point, any and all penalties waived will be reinstated and interest will accrue at an annual rate of 5%. The property owner can attend the annual meeting but will not have voting rights. If the late assessment is not paid within thirty days after the annual meeting, the association will begin legal proceedings to lien the property.

If an assessment account remains delinquent following recordation of a lien, JEPOA or its designated agent will diligently proceed with foreclosure pursuant to California Civil Code Sections 1367.1 and 1367.4. Once foreclosure is commenced, no partial payments will be accepted on an assessment account. In lieu of foreclosure, or concurrently, a lawsuit may be filed against the owner personally if JEPOA concludes such action will enhance the prospect of recovering the delinquent assessments, or will otherwise be in the best interests of JEPOA.