

**UNANIMOUS CONSENT TO ACTION BY THE BOARD OF DIRECTORS OF
BUCKINGHAM VILLAGE HOMEOWNERS ASSOCIATION**

51194 Romeo Plank Rd. #314, Macomb, MI 48044

The undersigned, constituting all the members of the Board of Directors of BUCKINGHAM VILLAGE Homeowners Association, a Michigan non-profit corporation, here by take the following action in writing at a duly called meeting of the Board.

WHEREAS, Article 11 of the Declarations of Easements, Covenants and Restrictions for BUCKINGHAM VILLAGE Homeowners Association provides the Board of Directors with the authority to set forth collection policies. The board has adapted the rules below pertaining to the collection of assessments.

The Purpose of this rule is to ensure the timely and fair collection of assessments to ensure the Association has the funds necessary to provide for management, maintenance, and care of the areas of association responsibility.

The Scope and intent of this resolution is to apply uniformly to all members of the Association.

The actions of this policy regarding collection of assessments owed the community are as follows:

Rules and Regulations on Delinquent Assessments

- a) Assessments are delinquent when payment has not been received by the due date. A 15-day grace period is provided for receipt of payment after which the property is assessed a late charge of \$20.00 per month.
- b) Assessments may include, but are not limited to, the annual (regular) assessment, special assessments, late charges, interest, fees, fines, attorney fees, collection costs and court costs. All costs related to a delinquent account shall be assessed to the property and paid by the owner. The Declaration (Covenants) establishes that an assessment is a continuing lien upon the property and a personal obligation of the owner.
- c) The annual assessment is determined by the Board of Directors as part of the annual budget. The annual budget is ratified, or vetoed, by homeowners at the annual meeting. If the members veto the budget, then the prior budget, including the annual assessment, remains in effect until a new budget is approved.
- d) Statements will be provided by mail, and be made available on the association's website, as a reminder to homeowners of the amount and due date of the annual assessment. Nevertheless, it is the responsibility of the homeowner to remember to pay by the due date even if a statement is not received. An owner may request consideration by the Board of Directors to defer payment due to extenuating circumstances.
- e) An account delinquent over 15 days will be charged \$20.00 each month it maintains a balance over \$100.00. If a check is returned, the account becomes delinquent and a charge of \$35.00 for the returned check will apply.
- f) An account delinquent over 60 days shall be provided a warning that a lien will be recorded on the property if payment is not received within 30 days.

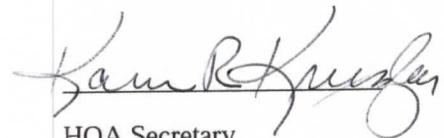
- g) An account delinquent over 100 days will have a lien filed with the Macomb County Clerk. The lien amount will include a filing charge of \$100.
- h) An account delinquent over 130 days shall be provided a warning that the account will be referred to an attorney for collection if not paid within 30 days.

RESOLVED, the BUCKINGHAM VILLAGE Homeowners Association Board of Directors shall make a good faith effort to resolve disputes first with the Owner. If resolution is not reached the Association stands ready to go to binding Arbitration under the Uniform Arbitration Act. The parties are herein forewarned that if court proceedings are necessary to resolve a dispute, the court shall award to the prevailing party reasonable collection costs, attorney fees, and other costs.

RESOLVED, that the BUCKINGHAM VILLAGE Homeowners Association Board of Directors shall retain the right to amend or repeal this resolution.

IN WITNESS WHEREOF, the undersigned have executed this consent as of this 24 day of APRIL 2021.

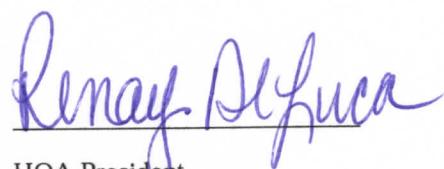
I hereby certify that the above resolution(s) were duly adopted by unanimous consent by the BUCKINGHAM VILLAGE Homeowners Association Board of Directors on the above date.



Karen R. Krueger
HOA Secretary

The undersigned officers hereby certify that the foregoing instrument has been signed by the Secretary of the HOA.

Attest:



Renay Alfalfa

HOA President



Racquel Ross

HOA Treasurer