



February 24, 2024

Carefree Sentinel Rock Estate

Home/Lot Owners:

RE: Annual HOA Dues Policies and Procedures

Dues Payment Deadline: Our CC&R's state that the dues will be for a calendar year, January 1st to December 31st. Invoices for the upcoming year will be sent via email during the months of October and November. Payment will be due on January 1st of each year. Payment will be considered in arrears if not received by January 15th.

Dues in Arrears: Dues not paid by January 15th shall be considered "in arrears" and there will be a late fee applied to the lot owner's account equal to one years dues. Currently that late fee would be \$150. Late fees will be applied to the lot owner's account each subsequent year that dues are in arrears.

Lot owners in arrears will not be eligible to vote on issues at the annual meeting.

Liens on Property: When a property owner's account is two years in arrears, we will proceed to place a lien on that property. Our CC&R's state that if it is necessary to place a lien on a property, the owner shall be responsible for all costs associated with placement of that lien. This would include payments to bring dues current, payment of late fees, payment to an outside service for placing the lien, costs of attorney fees and any taxes or fees imposed by a governmental agency.