

***** IMPORTANT NOTICE TO ALL RTW RESIDENTS *****

DELIQUENT RTW HOA DUES POLICY

Delinquent RTW HOA dues payments unfairly increase the burden on the majority of neighbors who pay timely to maintain the services that ALL residents enjoy.

In 2005, the RTW HOA board adopted the following policy concerning delinquent dues. This policy is still in effect, has been updated to reflect the monthly dues increase to \$65/month, and is being enforced. The policy is as follows:

A **LATE FEE** of \$10 (per month) will be charged for nonpayment of RTW HOA monthly dues by the end of the month due. These late charges are accumulative.

If a resident is **THREE MONTHS** or more delinquent in paying the \$65 monthly assessment, the bar codes will be deactivated on ALL vehicles owned by that household. Access to the neighborhood will be available through the VISITOR GATE ONLY on all vehicles. The bar codes will be re-activated only after ALL dues and late charges have been paid in full, as well as an additional \$50 charge for re-activating the bar codes and the processing of appropriate paperwork has been completed.

If a resident is **SIX MONTHS** or more delinquent in paying the \$65 monthly assessment, action will be taken to place a lien on the delinquent property. The lien will be cancelled only after ALL dues, late charges, re-activation fee, and legal fees to place and remove the lien have been paid in full.

The above policy was updated and re-approved by the current RTW HOA board and is effective as of March 1, 2009. If you have questions in regards to the above action, please attend the next monthly Raintree Woods Homeowners' Association meeting to be held on Tuesday, July 7, 2009 at 7 p.m. in the Board Room at the Fair Oaks Ranch Clubhouse.

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