

WINDRUSH COVE COLLECTION POLICY Q & As.

1. Q: When is the Due Date for the payment?
A: The payment is due on the 1st of each month.
2. Q: I sent my payment through USPS on the 25th, but it was credited to my WRC account on the 5th. Do I owe any late fees/interest?
A: No. Regardless of when the payment was sent if credited before or on the 15th no penalties will be applied.
3. Q: I sent my payment through USPS on the 25th, but it was credited to my WRC account on the 20th. Do I owe any late fees/interest?
A: Unless you will have a proof that a Management Company received your payment before the 15th, the penalties will be applied. It's up to a member to decide what is the safest way to pay the dues.
4. Q: How can I pay my dues?
A: You can pay by:
 - Mailing your check
 - Setting up an automatic payment through ACH and Truist Bank
 - Setting up an automatic bill payment through your Bank
 - Pay in real time through a member's portal at Truist Bank with a CC (Fee applied) or withdrawal from Checking Account (No fee applied). Members need to know their own account number (supplied upon request).
5. Q: I sent/made my payment late and it's applied to my account on the 20th. What are the consequences?
A: Since the payment is credited after the 15th, the late payment of \$25 or 5%, whichever is greater, will be applied. Also, the fee with 10% /year interest will be applied for the days between the 1st and the day the payment was credited to the account.
6. Q: What happens if I didn't make a payment for a calendar month?
A: After the 1st of the following month the **30-day** Notice of Late Assessment will be sent by the Management Company. The late fee of \$25 or 5%, whichever is greater, will be added to the account. Also, the fee with 10% /year interest will be applied for the entire month.
7. Q: I received the 30-day Notice of Late Assessment, but still am not making regular or special assessment payments.
A: If payment is not received within **30 days** of the Notice of Late Assessment, the Association's attorney will mail an Intent to Lien Notice. At that point, the legal fees are also added to the account.
8. Q: I am still not making any payments. What happens next?
A: If the entire balance indicated in the Intent to Lien Notice is not paid within **45 days** of issuance, the Association's attorney will file a lien to be recorded on the property and will mail a Notice of Intent to Foreclose letter to the homeowner. More legal fees will be applied to the account.
9. Q: I am still not taking any of the earlier actions seriously and am not paying my dues, regular or special assessments. What will happen next?
A: If the lien is not completely satisfied with **45 days** of being recorded, the attorney will inform the WRC BOD of the fact, and the WRC BOD may vote to approve the foreclosure action.
10. Q: Besides the late fees and interest I will have to pay, what else can occur that might affect my life at WRC?
A: The WRC BOD may vote to remove owner's or it's renter the right to use the common elements such as a pool and clubhouse until all the delinquent payments are made.