FIELDSTONE OWNERS' ASSOCIATION
Delinquent Assessment Collection Policy
Adopted August 26, 2026

1. Regular assessments are due in monthly installments, in advance, on the first (1st) day of each month and delinquent if not received, in full, by the Association within ten (10) days after the due date thereof. Special assessments are due on the date(s) specified upon imposition and each installment thereof shall be delinquent if not received, in full,by the Association within ten (10) days after the due date thereof. A late charge of ten dollars ($10.00) or ten(10%), whichever is greater, of the delinquent assessment shall be due on any such delinquent assessment.

2. The Association may also recover interest on all such amounts commencing thirty (30) days after the assessment becomes due at the rate of ten percent (10%) per annum

3. If any portion of any such assessment, late charge, interest or cost of collection remains unpaid thirty (30) days after the original due date, a Notice of Intent to Lien will be prepared and sent to the owner(s) pursuant to Civil Civil Code Section 5660. The notice will, among other things, state current charges owed by the owner(s), and any additional information required by Civil Code Sections 5740, 5650, 5673 or comparable superseding statutes.

4. If all such amounts have not been received sixty (60) days after the original due date thereof, or thirty (30) days after the mailing of the Notice of Intent to Lien, whichever is later, a Notice of Delinquent Assessment (Lien) will be
prepared and recorded as to the delinquent property and the owner(s) thereof, and all resulting collection fees and costs will be added to the total delinquent amount secured by the lien.

5. If all such amounts have not been received, in full, within thirty (30) days after the recordation of such lien, the Association may, without further advance notice to the owner(s), proceed to take any and all additional enforcement remedies as the Association, in its sole discretion, deems appropriate, including, without limitation, non-judicial foreclosure of such lien, judicial foreclosure, or suit for money damages, all at the expense of the property owner(s).

6. The Association may recover all reasonable costs incurred in collecting any delinquent assessment, including reasonable attorney's fees.

7. The Board may, for good cause based upon the Board's sole discretion, agree to a payment plan which permits payment of delinquent assessment(s), late charges, and interest and collection costs.

8. All payments received by the Association, regardless of the amount paid, will be directed to the oldest outstanding assessment first, until such time as all assessment balances are paid, and then to late charges, interest and costs of collection unless otherwise specified by written agreement.

9. The Association shall charge a "returned check charge" of twenty-five dollars ($25.00) for all checks returned as "non-negotiable", "insufficient funds" or any other reason.

10. All above referenced notices will be mailed to the owner(s) at the last mailing address provided in writing to the Association by such owner(s).

11. The mailing address for payment of assessments is: Fieldstone Owners Association, 344 Fieldstone Drive, Murphys,CA 95247. A different address for delivery of assessments and related payments may be designated by the Board or its agent from time-to-time.

12. The Board of Directors of the Association may revise this policy if it finds good cause to do so.

Approved by the Board 8/26/2026