

**A RESOLUTION OF
CORNER LAKE ESTATES HOMEOWNERS ASSOCIATION, INC.
BOARD OF DIRECTORS**

WHEREAS, the Declaration of Covenants, Conditions and Restrictions for Corner Lake Estates was recorded on December 10, 2001, at OR Book 6409, Page 5399, *et seq.* in the Official Records of Orange County, Florida (together, the “Declarations”); and

WHEREAS, Article VI of the Declarations, Section 1 through 8 provide for the levying and collection of assessments; and

WHEREAS, Article VI of the Declarations, Section 1, provides for the charging of interest on any assessment not paid within thirty (30) days of the due date; and

WHEREAS, the Board of Directors has determined a published policy providing guidelines for collections will benefit the membership.

NOW, THEREFORE, BE IT HEREBY RESOLVED by Corner Lake Estates Homeowners Association, Inc. (herein after the “Association”), that the attached “Collections Policy,” incorporated herein as “Exhibit A” shall be the guidelines followed to collect past due assessments until such time as the Board of Directors adopts and records a new policy.

ADOPTED by Corner Lake Estates Homeowners Association, Inc., Board of Directors this 21 th day of June, 2023.

CORNER LAKE ESTATES
HOMEOWNERS ASSOCIATION, INC.

By: _____

Richard J. Andrade
President of the Association

DOC # 20230613304

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Rec Fee: \$18.50

Deed Doc Tax: \$0.00

Mortgage Doc Tax: \$0.00

Intangible Tax: \$0.00

Phil Diamond, Comptroller

Orange County, FL

Ret To: SIMPLIFILE LC

**STATE OF FLORIDA
COUNTY OF ORANGE**

The foregoing instrument was acknowledged before me this 21 th day of June, 2023, by Richard Andrade, as President of **CORNER LAKE ESTATES HOMEOWNERS’ ASSOCIATION, INC.**, a Florida not-for-profit corporation, on behalf of the Company, who (X) is personally known to me or () has produced driver’s license as identification, Florida Driver’s License No. _____.

(NOTARIAL SEAL)

JML

Notary Public State of Florida

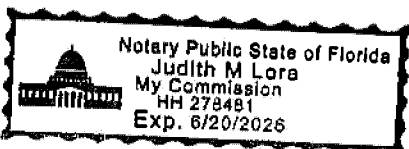


EXHIBIT A COLLECTIONS POLICY

- Assessments are due on the 1st day of each month in which an installment is imposed.
- Owner(s)' accounts which are past due in excess of thirty (30) days shall be receive a late notice (Notice of Late Assessment). Such notice shall demand the account must be paid full, including interest and late fees, within thirty (30) days.
- Owner(s)' accounts that are past due after the 30-day expiration of the Notice of Late Assessment shall be referred to the Association Attorney for collections. Owner(s) will then be liable for all of the legal fees and costs, as well as interest, late fees, administrative fees for collections, including, but not limited to, recording a lien against the property and foreclosing the lien. All legal fees and costs are added to the Owner(s)' account ledger.
- Any property which is occupied by a person other than the owner and is in collections with the Association Attorney will be served with a Demand for Rent on the resident(s). Such Demand for Rent requires the resident(s) to pay the rent, or the market rate for rent if no rent is charged, to Corner Lake Estates Homeowners' Association instead of making payment to the owner/landlord. The owner/landlord, pursuant to *Fla. Stat. §720.3085* cannot evict the resident for non-payment of rent. The Owner(s) is liable to the Association Attorney for all legal fees and costs for issuance of the Demand for Rent and any eviction proceedings should the tenant or occupant fail to tender the rent to Corner Lake Estates.
- Owner(s) may submit a written offer of a payment plan not to exceed 12 months to pay in full. The payment plan must include a minimum down payment of 10% of the balance due and owing. All current monthly assessments must be included in the payment plan. The Board of Directors reserves the right to approve or deny any payment plan. Owners who enter into an approved payment plan will receive a waiver of interest and late fees during the plan but no waiver will be given for interest and late fees incurred prior to entering into the plan.
- Owner(s) who default on a payment plan before completion of the plan will not be offered a second payment plan and the interest and late fees waived under the plan will then be due and payable. Plans may only be adjusted, before default, at the discretion of the Board of Directors.
- All accounts in collections with the Association Attorney are in collections status and no correspondence may take place between the Owner(s) and the management company or the Board of Directors concerning the account without the expressed permission of the Association Attorney.
- All payments for accounts in collections must be remitted directly to the Association Attorney to avoid additional legal fees and costs for processing payments.
- No assessments, administrative fees, legal fees or costs may be waived.