

"CONTEMPORANEOUS COLLECTION POLICY"

WHEREAS, the Declaration of Covenants, Conditions and Restrictions for the Community of Harbor Bay Isle, Article IV, Section 4.9, empowers the Community Association to collect, enforce and otherwise administer the Project assessments; and

WHEREAS, such collection of Project Assessments shall be authorized by written resolution from the Project Board and shall continue until such time as the Community Board is presented with a written Resolution from the Project Board requesting discontinuance of such collection; and,

WHEREAS, it is the intent of the BRITTANY LANDING HARBOR BOARD OF DIRECTORS that contemporaneous action by the Community Association Board, in conformance with its Resolution #83-01, on behalf of itself and the BRITTANY LANDING HARBOR HOMEOWNERS' ASSOCIATION shall eliminate a duplication of effort, minimize the costs to the Associations and homeowners; and expedite the process of delinquency control; then,

LET IT THEREFORE BE RESOLVED, that the BRITTANY LANDING HARBOR BOARD OF DIRECTORS, by this writing, authorizes the Community of Harbor Bay Isle Owners' Association Board of Directors, upon notice to the BRITTANY LANDING HARBOR ASSOCIATION, to take any and all necessary legal action, including but not limited to, filing a claim of lien, at the direction of the BRITTANY LANDING HARBOR BOARD OF DIRECTORS, at such time as assessments are delinquent and owing and cannot be secured according to the general business practice and policies for collections; and,

RESOLVED FURTHER, that should it become necessary to take additional legal remedies for the collection of such delinquent assessments, including and not limited to a foreclosure sale or a suit of law, such action may be taken by the Community of Harbor Bay Isle Board of Directors on behalf of the BRITTANY LANDING HARBOR ASSOCIATION and the Community of Harbor Bay Isle Owners' Association by such person as is expressly authorized by the Community Association Board of Directors, and,

RESOLVED, that any costs associated with collection activity shall be shared equally by the Community of Harbor Bay Isle and the BRITTANY LANDING THE HARBOR HOMEOWNERS' ASSOCIATION.