

MEADOW LAKES HOMEOWNER'S ASSOCIATION, INC.

RESOLUTION OF THE BOARD OF TRUSTEES
REGARDING THE COLLECTION POLICY

WHEREAS, Article VI, of the Code of Regulations and Article VII of the Declaration, create an assessment obligation for the owners at Meadow Lakes Homeowner's Association, Inc. (hereinafter "Association"), which is a continuing lien on the ownership interest of the delinquent owner and a personal obligation of the owner; and

WHEREAS, the Board of Trustees has the authority to enforce payment of assessments by means of, among other things, foreclosing upon the ownership interest for which assessments are not paid, or bringing an action of law against the owner obligated to pay said obligation; and

WHEREAS, there is a need to establish orderly procedures for the billing and collection of said assessments; and

WHEREAS, the Board of Trustees desires to establish these procedures and policies in conformity with the Declaration and the Code of Regulations.

NOW, THEREFORE,

BE IT RESOLVED that Board of Trustees on behalf of Meadow Lakes Homeowner's Association, Inc., duly adopts the attached collection policies and collection procedures.

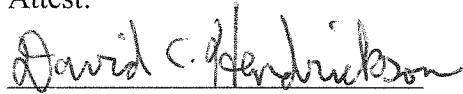

President, Chris Teater

6-17-2010
Date

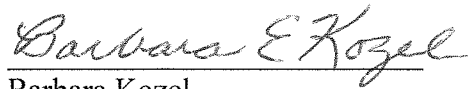
I hereby certify this collection policy was duly adopted by the Board of Trustees on the 7th day of June, 2010, and that I cause this Resolution to be mailed or hand delivered to the owners in Meadow Lakes Homeowner's Association on the _____ day of _____, 2010.

This policy Resolution shall become effective on the 1st day of August, 2010.

Attest:


Dave Hendrickson

6-17-2010
Date


Barbara Kozel

6-17-2010
Date

MEADOW LAKES HOMEOWNERS ASSOCIATION, INC.

COLLECTION POLICY

The Board of Trustees discussed the collection of delinquent assessments for Meadow Lakes Homeowners Association, Inc. during their June 7, 2010 Board of Trustee Meeting. The Board voted to approve and to implement the following collection policy, effective August 1, 2010.

1. All annual assessments are due on the fifth (5th) day of January and are considered late if not received by the tenth (10th) day of the month.
2. An administrative late charge of \$30.00 per month shall be incurred for any late payment and on any unpaid balance.
3. Any payments made to the Association shall be applied in the following order:
 - a. Interest and/or administrative late fees owed to the Association.
 - b. Collection costs, attorney's fees, paralegal fees and court costs incurred by the Association in connection with the collection.
 - c. Principal amounts owed on the account for common expenses, special assessments or penalty assessments.
4. If a unit owner is delinquent for a period of thirty (30) days, a notification letter will be sent to the Unit owner from the property manager or the Association.
5. If a unit owner is delinquent for a period of sixty (60) days, a collection letter will be sent to the Unit owner from the Association's Attorney.
6. If a unit owner is does not pay the balance in full within ninety (90) days, the Association's attorney shall place a lien upon the Unit.
7. At any time after the filing of a lien, the Board of Directors may authorize a foreclosure action to be filed against the Unit Owner.
8. Any cost, including attorney's fees, recording costs, title reports and/or court costs incurred by the Association in the collection of delinquent assessments shall be added to the amount owed by the delinquent owner.
9. The Board of Trustees may revoke the Owner's voting privileges by sending a separate letter to the Owner notifying the owner that the privileges have been revoked due to failure to remain in good standing.
10. The Board of Trustees may also withhold approval of any application presented to the Association for approval with regard to architectural design requests for any owner that is not in good standing with the Association.
11. If any owner (either by his conduct or by the conduct of any occupant) fails to perform any act that he/she is requested to perform by the Declaration, Bylaws, or the Rules and Regulations, the Association may, but shall not be obligated to, undertake such performance or cure such violation and shall charge and collect from said owner the entire cost and expense, including reasonable attorney fees of such performing or cure incurred by the Association. Any such amount shall be deemed to be an additional assessment and shall be due and payable immediately following notification of such charge, and the Association may obtain a lien for said amount in the same manner and to the same extent as if it were a lien for common expenses.

MEADOW LAKES LIFESTYLE LOT OWNER'S ASSOCIATION, INC.

RESOLUTION OF THE BOARD OF TRUSTEES
REGARDING THE COLLECTION POLICY

WHEREAS, Article V of the Supplemental Declaration for the Lifestyle Lot Section and Article VI of the Code of Regulations create an assessment obligation for the owners at Meadow Lakes Lifestyle Lot Owners Association, Inc. (hereinafter "Association"), which is a continuing lien on the ownership interest of the delinquent owner and a personal obligation of the owner; and

WHEREAS, the Board of Trustees has the authority to enforce payment of assessments by means of, among other things, foreclosing upon the ownership interest for which assessments are not paid, or bringing an action of law against the owner obligated to pay said obligation; and

WHEREAS, there is a need to establish orderly procedures for the billing and collection of said assessments; and

WHEREAS, the Board of Trustees desires to establish these procedures and policies in conformity with the Declaration and the Code of Regulations.

NOW, THEREFORE,

BE IT RESOLVED that Board of Trustees on behalf of Meadow Lakes Lifestyle Lot Owner's Association, Inc., duly adopts the attached collection policies and collection procedures.

Barbara E Kozel
President, Barbara Kozel

JUNE 17, 2010
Date

I hereby certify this collection policy was duly adopted by the Board of Trustees on the 5th day of May, 2010, and that I cause this Resolution to be mailed or hand delivered to the owners in Meadow Lakes Lifestyle Lot Owner's Association on the _____ day of _____, 2010.

This policy Resolution shall become effective on the 1st day of August, 2010.

Attest:

David C Hendrickson
Dave Hendrickson

June 17, 2010
Date

Kathi Ondus
Kathi Ondus

JUNE 17, 2010
Date

MEADOW LAKES LIFESTYLE LOT OWNERS ASSOCIATION, INC.

COLLECTION POLICY

The Board of Trustees discussed the collection of delinquent assessments for Meadow Lakes Lifestyle Lot Owners Association, Inc. during their May 5, 2010 Board of Trustee Meeting. The Board voted to approve and to implement the following collection policy, effective August 1, 2010.

Lifestyle Lot Owners are responsible for two types of annual dues: one to the Meadow Lakes Homeowners Association and the other to the Lifestyle Lot Owners Association. They will receive separate bills and/or coupons for each.

1. All annual assessments due to Meadow Lakes Homeowners Association are due on the fifth (5th) day of January and are considered late if not received by the tenth (10th) day of the month.
2. All Lifestyle units have an annual assessment that is due to the Lifestyle Association on the fifth (5th) day of January, however, the assessment is paid in twelve equal monthly installments, each of which is due on the fifth (5th) day of the month and are considered late if not received by the tenth (10th) day of the month. If any owner of a Lifestyle unit becomes delinquent in the payments of these installments, the Board may accelerate payment and declare the entire balance due and payable.
3. An administrative late charge of \$25.00 per month shall be incurred for any late payment and on any unpaid balance.
4. Any payments made to the Association shall be applied in the following order:
 - a. Interest and/or administrative late fees owed to the Association.
 - b. Collection costs, attorney's fees, paralegal fees and court costs incurred by the Association in connection with the collection.
 - c. Principal amounts owed on the account for common expenses, special assessments or penalty assessments.
5. If a unit owner is delinquent for a period of thirty (30) days, a notification letter will be sent to the Unit owner from the property manager of the Association.
6. If a unit owner is delinquent for a period of sixty (60) days, a collection letter will be sent to the Unit owner from the Association's Attorney.
7. If a unit owner is does not pay the balance in full within ninety (90) days, the Association's attorney shall place a lien upon the Unit.
8. At any time after the filing of a lien, the Board of Directors may authorize a foreclosure action to be filed against the Unit Owner.
9. Any cost, including attorney's fees, recording costs, title reports and/or court costs incurred by the Association in the collection of delinquent assessments shall be added to the amount owed by the delinquent owner.
10. The Board of Trustees may revoke the Owner's voting privileges by sending a separate letter to the Owner notifying the owner that the privileges have been revoked due to failure to remain in good standing.
11. The Board of Trustees may also withhold approval of any application presented to the Association for approval with regard to architectural design requests for any owner that is not in good standing with the Association.
12. If any owner (either by his conduct or by the conduct of any occupant) fails to perform any act that he/she is requested to perform by the Declaration, Bylaws, or the Rules and Regulations, the Association may, but shall not be obligated to, undertake such performance or cure such violation and shall charge and collect from said owner the entire cost and expense, including reasonable attorney fees of such performing or cure incurred by the Association. Any such amount shall be deemed to be an additional assessment and shall be due and payable immediately following notification of such charge, and the Association may obtain a lien for said amount in the same manner and to the same extent as if it were a lien for common expenses.

Exterior Lighting. Homeowners are to replace burned-out exterior lighting within seven (7) days, weather permitting, including bulbs and photo eyes. Light posts and glass fixtures are also the responsibility of the homeowner.

Contact Sandusky Electric on Center Ridge Road at (440) 327-8000 for any replacement parts.

Exterior Siding. No wooden sheeting materials are to be used.

Fences. No fence of any sort (man-made, natural or living material) may be erected unless and until prior approval has been obtained. The Declarant reserves the right to prohibit fences on certain Lots and to consider the visual impact on surrounding lots per Guidelines Exhibit C.

- No chain link fences shall be permitted.
- No fence shall be erected in the front yard. For purposes of this section, the front yard shall run from the street right of way to the rear line of the Dwelling Unit.
- Welded wire fencing material may be attached to the inside of split rail fences to provide for additional enclosure.
- Fences are not allowed on pond lots except for the East side of Greenview Trail or for homes with in-ground pools.
- All fences are to be maintained as originally designed (no leaning, rusting or rotting).
- Lifestyle Section: No perimeter fences shall be permitted. Privacy fencing not to exceed six (6) feet in height shall be permitted around spas and hot tubs.

Flag Poles. All plans are to be submitted for approval using the Architectural/Design Change Application process.

Front Storage. No front porch shall be used for the storage of any items except normal porch furniture. No front yard shall be used for storage of any kind, including firewood or garbage cans.

Garages. A minimum two-car garage is required. No detached garages are permitted.

Garbage Cans. Trash containers shall not be permitted to remain in public view except on days of trash collection. Do not store garbage cans on the exterior of the home. Boxes are to be broken down and all items placed at the curb are to be secured so they will not be blown about the neighborhood.

Grills. No grills of any kind, chimeneas or fire pits are to be located in the front yard or front porch areas. Please use extreme caution since these fire sources are known to melt vinyl siding if used in close proximity. Declarations Article IX Restrictions, 9.1.2 Harmful Discharges applies.

Holiday Decorations. Please remove holiday lights and decorations no later than 30 days after the holiday, weather permitting. Remove all exterior Christmas lights no later than April 1.

Page Revised June 16, 2010

Delinquency (Detail)

Meadow Lakes Homeowners Assoc.
As Of Monday May 31, 2010

Address	Amount	Address	Amount
39150 Arlington Drive		38139 Pebble Lake Trail	
5495 Autumn Lane		38174 Pebble Lake Trail	
5496 Autumn Lane		38087 Pelican Lake Drive	
5511 Autumn Lane		38108 Pelican Lake Drive	
37572 Barres Road		38157 Pelican Lake Drive	
38433 Country Meadow Way		38204 Pelican Lake Drive	
38447 Country Meadow Way		38385 Raintree Circle	
38607 Country Meadow Way		38396 Raintree Circle	
		38408 Raintree Circle	
38625 Country Meadow Way		37478 Sandy Ridge Drive	
38670 Country Meadow Way		37555 Sandy Ridge Drive	
		37560 Sandy Ridge Drive	
38684 Country Meadow Way		37600 Sandy Ridge Drive	
		37612 Sandy Ridge Drive	
		37636 Sandy Ridge Drive	
38020 Edge Meadow Court		37637 Sandy Ridge Drive	
38068 Edge Meadow Court		37538 Soaring Court	
5402 Fountain Circle		37555 Stoney Lake Drive	
5497 Fountain Circle		37775 Stoney Lake Drive	
37300 Freedom Avenue		37570 Stoney Lake Drive	
37325 Freedom Avenue		37579 Stoney Lake Drive	
37349 Freedom Avenue		37591 Stoney Lake Drive	
37420 Freedom Avenue		37642 Stoney Lake Drive	
37421 Freedom Avenue		37666 Stoney Lake Drive	
37444 Freedom Avenue		37691 Stoney Lake Drive	
5987 Greenview Trail		37698 Stoney Lake Drive	
6095 Greenview Trail		37803 Stoney Lake Drive	
6155 Greenview Trail		37817 Stoney Lake Drive	
6191 Greenview Trail		37831 Stoney Lake Drive	
6203 Greenview Trail		37858 Stoney Lake Drive	
6280 Greenview Trail		37859 Stoney Lake Drive	
6287 Greenview Trail		37872 Stoney Lake Drive	
37626 Hunter Lake Drive		37887 Stoney Lake Drive	
5485 Lavender Court		37901 Stoney Lake Drive	
6616 Majestic Drive		37943 Stoney Lake Drive	
6700 Majestic Drive		37956 Stoney Lake Drive	
38225 Misty Meadow Trail		37971 Stoney Lake Drive	
38230 Misty Meadow Trail			
38242 Misty Meadow Trail		38157 Stoney Lake Drive	
38291 Misty Meadow Trail		38171 Stoney Lake Drive	
38374 Misty Meadow Trail			
38375 Misty Meadow Trail			
38398 Misty Meadow Trail		37331 Tail Feather Drive	
38435 Misty Meadow Trail		37342 Tail Feather Drive	
38495 Misty Meadow Trail		37387 Tail Feather Drive	
38578 Misty Meadow Trail		38040 Vista Lake Way	
38590 Misty Meadow Trail		38096 Vista Lake Way	
38603 Misty Meadow Trail			
5415 Otten Road			
5215 Otten Road		5889 West Breezeway Drive	
5264 Otten Road		5992 West Breezeway Drive	
		6100 West Breezeway Drive	
5376 Otten Road		6113 West Breezeway Drive	
5399 Otten Road		6141 West Breezeway Drive	
5416 Otten Road		6148 West Breezeway Drive	
5824 Overlook Way		6153 West Breezeway Drive	
37893 Pebble Lake Trail		6181 West Breezeway Drive	
37916 Pebble Lake Trail		6197 West Breezeway Drive	
37917 Pebble Lake Trail		6205 West Breezeway Drive	
37924 Pebble Lake Trail		6220 West Breezeway Drive	
37940 Pebble Lake Trail		6276 West Breezeway Drive	
38074 Pebble Lake Trail			

Accounts Past Due

\$105,813