

BELLE MEADE CONDOMINIUMS
LATE FEE AND COLLECTION POLICY
Effective Date: March 2026

The Belle Meade Condominiums are required under the Condominium Declarations to uniformly assess, collect, and enforce collection, of monthly assessments (dues) from each unit owner.

Dues are payable on the 1st of each month. Monthly statements will be provided to unit owners who have an unpaid balance.

The HOA Board has approved the following fee structure:

- 16% per annum late fee and \$25 monthly charge for each month dues are delinquent to begin at day 61 past due.
- \$575 lien filing fee and \$575 fee to release lien

The HOA Board will pursue delinquency collections on the following schedule:

Days Past Due	Action
30 Days	<ul style="list-style-type: none"> • The account is considered past due. • Monthly statement is sent to the unit owner.
61 Days	<ul style="list-style-type: none"> • The account is considered past due. • Late fees are assessed to the account. • Monthly statement is sent to the unit owner.
90 Days	<ul style="list-style-type: none"> • The account is considered past due. • Late fees are assessed to the account. • Monthly statement is sent to the unit owner. • Notice from the HOA attorney is sent to the unit owner stating a lien will be filed if arrangements are not immediately made to facilitate payment of the assessment.
120 Days	<ul style="list-style-type: none"> • The account is considered past due. • Late fees are assessed to the account. • Monthly statement is sent to the unit owner. • Foreclosure process can commence against the delinquent homeowner. • Late fees will continue to accrue monthly until the assessment is paid in full. • Payment of the full amount of the assessment including all dues, late fees, lien fees, and ancillary fees is required to release the lien.