

RESOLUTION OF THE BOARD OF DIRECTORS  
FLINTS GROVE HOMEOWNERS ASSOCIATION, INC.

LATE CHARGES AND INTEREST  
TO BE ASSESSED AGAINST DELINQUENT ACCOUNTS

# 37  
CHECK MS CRT 50.0  
7L 50.0

The Board of Directors of Flints Grove Homeowners Association, Inc. (the "Corporation"), a corporation organized in the State of Maryland, on this 26<sup>th</sup> day of February, 1994, duly approved a resolution as follows:

WHEREAS, Article VII, Section 1 of the Declaration authorizes the Board of Directors to impose interest on assessments not paid within ten (10) days after they are due; and

WHEREAS, Article VII, Section 1 of the Declaration authorizes the Board of Directors to subject a delinquent member to a late charge,

BE IT RESOLVED, that

1. Any assessment, which is not paid within ten (10) days after it is due, shall bear interest from January 1 of the year it is assessed, at the maximum legal rate permitted in the State of Maryland; and

2. Any assessment, which is not paid by January 31 of the year it is assessed, shall result in a late charge to the member of Ten Dollars (\$10) per month for each month the assessment remains unpaid.

**FILED**

APR 25 1994

Clerk of the Circuit Court  
Montgomery County, MD.

I, Phillip Asbury, President, certify under the penalties of perjury that to the best of my knowledge, information and belief, the foregoing resolution is true in all material respects.

FLINTS GROVE HOMEOWNERS  
ASSOCIATION, INC.

BY: Phillip Asbury  
Phillip Asbury, President

Date: February 26, 1994

Date forwarded to Depository for Land Records of Montgomery  
County, Maryland

\_\_\_\_\_  
Patricia Hancock  
Secretary

I, Patricia Hancock, Secretary, do hereby certify  
that on the 26th day of February, 1994, a copy was  
filed with the Depository.

FLINTS GROVE HOMEOWNERS ASSOCIATION, INC.

April 1994

STATEMENT ON ASSOCIATION FEES AND ASSESSMENTS

Flints Grove Homeowners Association, Inc. addresses these issues in its Declaration, recorded at Liber 5844, Folio 26 on March 18, 1982, its Bylaws and its Resolution on Interest and Late Charges which are included in this filing.

1. When assessments will be levied against owners of lots:

As soon as a party becomes an owner of a lot, that party becomes responsible for maintenance assessments. Any party who is an owner of a townhouse lot shall be assessed townhouse maintenance assessments. See Declaration, Articles V and VI.

2. The procedure for increasing or decreasing assessments:

The amount of the assessments is set by the Board of Directors after an annual operating budget is prepared for the Association. See Declaration, Articles V and VI.

3. How delinquent fees will be collected:

Assessments will be paid annually and be due on January 1 of each year. Owners are notified by mail before the due date.

4. Personal obligation for unpaid assessments:

Unpaid assessments shall be the personal obligation of the parties that own the lot. See Declaration Article VII.

5. Interest on unpaid assessments:

Assessments which are not paid within 10 days of the date due shall bear interest at the maximum legal rate. See Declaration, Article VII, Resolution of the Board of Directors on Late Charges and Interest.

6. Imposing liens on the property:

A lien in the amount of the delinquent assessments, interest, costs and reasonable attorneys fees of not less than 20% of the sum claimed may be imposed on the property by the Association. See Declaration, Article VII, Resolution of the Board of Directors on Late Charges and Interest.

FILED

APR 25 1994

Clerk of the Circuit Court  
Montgomery County, Md.

7. Assessing late charges, attorneys fees and costs of collection:

A suit in the amount of the delinquent assessments, interest, costs and reasonable attorneys fees of not less than 20% of the sum claimed may be brought against the owner(s) of the property by the Association. See Declaration, Article VII, Resolution of the Board of Directors on Late Charges and Interest.

Submitted by: 

Cathryn M. Martin  
Kass, Skalet, Segan,  
Spevack & Van Grack  
9210 Corporate Blvd.  
Suite 360  
Rockville, Maryland 20850