

**RESOLUTION 100B**

**RESOLUTION  
OF THE  
SOUTHPARK HOMEOWNERS ASSOCIATION NUMBER 2  
REGARDING AMENDMENT OF RESOLUTION 100 AND 100A**

**SUBJECT:** Adoption of an amendment to Resolution 100 dated November 15, 1994 and Resolution 100A dated January 21, 2014.

**PURPOSE:** To delete any conflicting resolutions.

**AUTHORITY:** The Declaration of Covenants, Articles, Bylaws of the Association and the Colorado Revised Statutes.

**EFFECTIVE DATE:** August 1, 2014.

The Board of Directors of the Southpark Homeowners Association Number 2, at its regular meeting held August 19, 2014 adopts the following Resolution:

It is in the best interests of the Association and all of the owners within the Association for there to be a uniform policy regarding the payment of delinquent accounts. Resolution #100 effective November 15, 1994 is hereby reaffirmed in all aspects except Section 8 C. "Collection Process" which is deleted in full and replaced with the following:

*"After an installment of an annual assessment or other charges due to the Association becomes more than 70 days delinquent and the total delinquency is equal to or greater than the equivalent of three- twelfths (3/12) of the then current annual assessment, the Association's agent shall turn the account over to the Association's attorney for collection. Upon receiving the delinquent account, the Association's attorney shall file a lien and send a letter to the delinquent Owner demanding immediate payment for past due assessments or other charges due. Upon further review, the Association's attorney may file a lawsuit. If a judgment or decree is obtained, including without limitation a foreclosure action, such judgment or decree shall include reasonable attorney's fees together with the cost of the action and any applicable interest and late fees."*

Any Resolutions, Rules or Regulations that conflict with Resolution #100 are hereby vacated to the extent of the conflict. The terms of Resolution #100 supersede any and all other Resolutions, Rules or Regulations regarding the collection of delinquent accounts and the matters covered in Resolution

#100. Resolution 11A is hereby reaffirmed in all aspects except as it relates to Resolution 100 Section 8 C. "Collection Process" which is deleted in full and replaced with the following,

*"After an installment of an annual assessment or other charges due to the Association becomes more than 70 days delinquent and the total delinquency is equal to or greater than the equivalent of three-twelfths (3/12) of the then current annual assessment, the Association's agent shall turn the account over to the Association's attorney for collection. Upon receiving the delinquent account, the Association's attorney shall file a lien and send a letter to the delinquent Owner demanding immediate payment for past due assessments or other charges due. Upon further review, the Association's attorney may file a lawsuit. If a judgment or decree is obtained, including without limitation a foreclosure action, such judgment or decree shall include reasonable attorney's fees together with the cost of the action and any applicable interest and late fees."*

**Approved this date:** August 19, 2014 .  
SOUTHPARK HOMEOWNERS ASSOCIATION, Number 2.

\_\_\_\_\_/S/\_\_\_\_\_  
President

Attest:

\_\_\_\_\_/S/\_\_\_\_\_  
Secretary