

NOTICE OF PAST DUE PAYMENT

Owner: _____

DATE: _____

Address: _____

Longmont, CO 80504

Dear Neighbor:

This is to notify you that you are more than 30 days past due with your annual Homeowner's Association Dues or other Assessment. The amount of \$ _____ was due on _____. If not received by then, an additional late fee of \$ _____ is assessed and interest begins to accrue at the rate of 21% per annum.

The Board of Directors would like to point out that, by your not paying your dues, you are causing a hardship to the entire Homeowner's Association. The Board of Directors is working extremely hard to keep HOA dues down to the minimum necessary to meet the HOA's annual operating budget. For every homeowner who does not pay their dues, the rest of the Association must make up the difference.

Please submit your payment of dues as soon as possible in order to prevent further costs for collection.

The Board of Directors hopes you understand that is the responsibility of all Homeowners to keep their accounts current, and it is the responsibility of the Board of Directors to ensure proper collection. If you have any questions, please feel free to contact the Board of Directors or attend one of the monthly BOD Meetings. The BOD meets on the 2nd Tuesday of every month at the Longmont Senior Center at 7:00 PM.

Sincerely,

President,

The Reserve at Ute Creek Homeowner's Association