



PARADISE GREENS HOME OWNER'S ASSOCIATION

PO Box 66018, ALBUQUERQUE, NM 87193

PLAN OF OPERATION

MAINTENANCE ASSESSMENT (DUES)

Paradise Greens Home Owners Association maintenance assessments (dues) per lot are \$125.00 per year. Statements are mailed to arrive on or before January 15th. Maintenance assessments are due February 1st. If the maintenance assessment proves inadequate for any reason, the Association will levy a further maintenance assessment in the amount of such actual or estimated inadequacy.

First warning letter will be sent immediately upon failure to pay by February 1st by First Class Certified Mail.

Second warning letter at ten (10) days overdue will be sent on February 11th by First Class Certified Mail. A late fee of \$20.00 will be assessed at this time in addition to the maintenance assessment which was not paid within ten (10) days of the due date of February 1st.

Third & Final Warning letter at thirty (30) days overdue will be sent on March 1st by First Class Certified Mail. In addition to the late fee of \$20.00, the maintenance assessment shall bear interest from the date of delinquency February 1st, at a rate of 20% per annum (0.0548% per day) per Section 6.07 of Subdivision Restrictions. Interest charges will continue to accrue until paid.

Notice of Claim of Lien at six (6) months overdue will be sent on August 1st to the lot owner by First Class Certified Mail. Notice of Claim of Lien will be recorded in the Office of the Bernalillo County Clerk. Sections 6.07 and 6.08 of the Restrictive Covenants make it clear that all assessments, including late charges, interest, attorney's fees, and any and all cost incurred, and will be the personal obligation of the homeowner.

Foreclosure Lien will be filed thirty (30) days after notice of lien served. In the event a judgment is obtained, such judgment will include all assessments, including late charges, interest, attorney's fees, court costs, and any and all costs incurred, and will be the personal obligation of the homeowner.

ADOPTED: November 8, 2004



PARADISE GREENS HOME OWNER'S ASSOCIATION

PO Box 66018, ALBUQUERQUE, NM 87193

FIRST CLASS CERTIFIED MAIL

February 1, 200_

Re: **MAINTENANCE ASSESSMENT FEE PAST DUE**
FIRST WARNING LETTER

Dear Paradise Greens Home Owner,

Paradise Greens Home Owner's Association maintenance assessments (dues) per lot are \$125.00 per year. Maintenance assessments are due February 1st. **Currently your maintenance assessment fee is past due.**

Please remit your Home Owner's Association dues now. A late fee of \$20.00 will be charged if not paid within ten (10) days of maintenance assessment due date of February 1st. In addition to the late fee of \$20.00, the maintenance assessment shall bear interest from the date of delinquency February 1st, at a rate of 20% per annum per Section 6.07 of Subdivision Restrictions. Interest charges will continue to accrue until paid.

At six (6) months overdue a Notice of Claim of Lien will be sent to the lot owner. Notice of Claim of Lien will be recorded in the Office of the Bernalillo County Clerk. Sections 6.07 and 6.08 of the Restrictive Covenants make it clear that all assessments, including late charges, interest, attorney's fees, and any and all cost incurred, and will be the personal obligation of the homeowner.

Foreclosure Lien will be filed thirty (30) days after Notice of Claim of Lien served. In the event a judgment is obtained, such judgment will include all assessments, including late charges, interest, attorney's fees, court costs, and any and all costs incurred, and will be the personal obligation of the homeowner.

If the maintenance assessment proves inadequate for any reason, the Association will levy a further maintenance assessment in the amount of such actual or estimated inadequacy.

Sincerely,

Board of Directors
Paradise Greens Home Owner's Association

ADOPTED: November 8, 2004



PARADISE GREENS HOME OWNER'S ASSOCIATION

PO Box 66018, ALBUQUERQUE, NM 87193

FIRST CLASS CERTIFIED MAIL

February 11, 200_

Re: **MAINTENANCE ASSESSMENT FEE PAST DUE**
SECOND WARNING LETTER

Dear Paradise Greens Home Owner,

Paradise Greens Home Owner's Association maintenance assessments (dues) per lot are \$125.00 per year. Maintenance assessments are due February 1st. **Currently your maintenance assessment fee is past due. Please remit your Home Owners Association dues of \$125.00 plus late fee charges of \$20.00, for a total of \$145.00 immediately.**

In addition to the late fee of \$20.00, the maintenance assessment shall bear interest from the date of delinquency February 1st, at a rate of 20% per annum per Section 6.07 of Subdivision Restrictions. Interest charges will continue to accrue until paid.

At six (6) months overdue a Notice of Claim of Lien will be sent to the lot owner. Notice of Claim of Lien will be recorded in the Office of the Bernalillo County Clerk. Sections 6.07 and 6.08 of the Restrictive Covenants make it clear that all assessments, including late charges, interest, attorney's fees, and any and all cost incurred, and will be the personal obligation of the homeowner.

Foreclosure Lien will be filed thirty (30) days after Notice of Claim of Lien served. In the event a judgment is obtained, such judgment will include all assessments, including late charges, interest, attorney's fees, court costs, and any and all costs incurred, and will be the personal obligation of the homeowner.

If the maintenance assessment proves inadequate for any reason, the Association will levy a further maintenance assessment in the amount of such actual or estimated inadequacy.

Sincerely,

Board of Directors
Paradise Greens Home Owner's Association

ADOPTED: November 8, 2004



PARADISE GREENS HOME OWNER'S ASSOCIATION

PO Box 66018, ALBUQUERQUE, NM 87193

FIRST CLASS CERTIFIED MAIL

March 1, 200_

Re: **MAINTENANCE ASSESSMENT FEE PAST DUE
THIRD & FINAL WARNING LETTER**

Dear Paradise Greens Home Owner,

Paradise Greens Home Owner's Association maintenance assessments (dues) per lot are \$125.00 per year. Maintenance assessments are due February 1st. **Currently your maintenance assessment fee is past due. Please remit your Home Owners Association dues of \$125.00 plus late fee charges of \$20.00, plus interest charges of \$7.45, for a total of \$152.45 immediately.**

In addition to the late fee of \$20.00, the maintenance assessment shall bear interest from the date of delinquency February 1st, at a rate of 20% per annum per Section 6.07 of Subdivision Restrictions. Interest charges will continue to accrue until paid.

At six (6) months overdue a Notice of Claim of Lien will be sent to the lot owner. Notice of Claim of Lien will be recorded in the Office of the Bernalillo County Clerk. Sections 6.07 and 6.08 of the Restrictive Covenants make it clear that all assessments, including late charges, interest, attorney's fees, and any and all cost incurred, and will be the personal obligation of the homeowner.

Foreclosure Lien will be filed thirty (30) days after Notice of Claim of Lien served. In the event a judgment is obtained, such judgment will include all assessments, including late charges, interest, attorney's fees, court costs, and any and all costs incurred, and will be the personal obligation of the homeowner.

If the maintenance assessment proves inadequate for any reason, the Association will levy a further maintenance assessment in the amount of such actual or estimated inadequacy.

Sincerely,

Board of Directors
Paradise Greens Home Owner's Association

ADOPTED: November 8, 2004



PARADISE GREENS HOME OWNER'S ASSOCIATION

PO Box 66018, ALBUQUERQUE, NM 87193

FIRST CLASS CERTIFIED MAIL

August 1, 200_

NOTICE OF CLAIM OF LIEN

To:

Notice is hereby given that the Paradise Greens Home Owner's Association, Inc. has a lien of your property, which is Lot _____ Subdivision as shown on the Plat thereof, filed in the Office of the Bernalillo County Clerk on the _____, 200_ in the Book____, Page____, and Document No.____. The lien on your property secures past due Home Owner's Association dues and past due charges, currently in the amount of _____ (\$____.00) plus attorney's fees associated with preparation of this Notice of Lien and other costs, fees and expenses that may be incurred by the Paradise Greens Home Owner's Association.

In witness whereof, I have signed this Notice of Claim of Lien on the __ day of _____, 2004. I declare that I am authorized to provide this Notice on behalf of Paradise Green Home Owner's Association.

By: _____

President, Paradise Greens
Home Owner's Association, Inc.

PROOF OF SERVICE BY MAIL

I declare that I served a copy of the above Notice of the Right to Claim a Lien, by certified mail, postage prepaid, addressed to the above named parties, at the address listed above, on _____, 200_.

By: _____

President, Paradise Greens
Home Owner's Association, Inc.

ACKNOWLEDGEMENT

STATE OF NEW MEXICO)
) ss.
COUNTY OF BERNALILLO)

The foregoing instrument was acknowledged before me
this _____ day of _____, 200_, by _____.

Notary Public

My Commission Expires:
