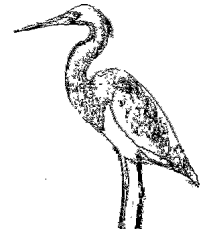


The Springs at Mariana Home Owners Association, Inc.

Wiltgen Property Management
970-663-2125



DUES PAYMENT PROCEDURES

1. Association Dues are payable on or before the first day of March each year.
2. Approximately thirty days after an account is determined delinquent, a *Notice of Delinquency* will be delivered to the home/lot owner. A service charge of \$25.00 will be charged.
3. Each subsequent monthly *Notice of Delinquency* will cost the homeowner an additional \$25.00.
4. All *Notices of Delinquency* will be sent Certified Mail, Return Receipt Requested, to insure that the homeowner receives the notice.
5. Nonpayment in excess of 90 days requires the Homeowners Association to file a lien against the property and all homeowner privileges will be suspended. An additional \$25.00 service charge plus filing fees will be added to the delinquent account. The Homeowners Association has the right to take other legal action as appropriate.

It is not the intent of the association or board to mandate hardships on the home/lot owners for required dues payments, but it is the recognition that for our organization to maintain the high standard required by all of our homeowners we must enforce these policies.

If timely payment by the homeowner is not possible, in order to avoid penalties, please contact the Property Manager at 970-663-2125 to arrange a schedule of payments.