



Bien Venue Plantation

Bien Venue Plantation Property Owners Association, Inc.
bienvenueplantation.com

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Resolution No. 18002 Passed by the Board of Directors November 10, 2018

Rules and Guidelines for the Board of Directors to Address Delinquent Dues

Reference To: Article IV, Section 2, 2.1 through 2.4, of the Declaration and Article V, Section A. of the By Laws.

Whereas, as more fully provided in the Declaration, and except as provided in the Declaration, each Member is obligated to pay to the Association annual and special assessments, together with interest thereon and costs of collection thereof (including reasonable attorneys' fees), all of which shall be secured by a continuing lien upon the Lot against which the assessment is made.

Now, Therefore, the Board of Directors hereby adopts the following rules for addressing delinquent dues:


- Invoice for assessment shall constitute notice and time to comply with obligation.
- When the lot owner(s) is delinquent in assessment payments (Annual or Special) the Board shall be authorized to proceed with the following actions.
- Have a hearing on proposed actions against lot owner(s)
 - Owner(s) must be notified in writing, by hand delivery or certified mail, return receipt at least 14 days prior to a hearing date.
 - Owner(s) must be made aware that they are welcome at the hearing and may have counsel present at said hearing.
 - Owner(s) must be advised in the hearing notice the possible out come of the actions that may be taken:
 - Loss of owners' rights and privileges to the facilities, this shall be limited to use of all common area facilities, gate pass, hang tag, parking, docks, slips, ramps, trails, and all grounds under association's control. Use by a suspended member shall constitute trespass without prior approval.
 - A fine for violation of the declaration not to exceed \$50.00 or \$10.00 per day up to 90 days and a late fee for late payment not to exceed 5%.
 - All expenses, fees, costs and attorney fees.
 - The right to turn over account to attorney for collections and other legal filings.
 - The owner(s) shall be advised as to the actions to be taken within 7 Days of the hearing in writing by hand or Certified Mail Return Receipt.

- The enforcement of any judgment action shall not commence until after 60 days past the due date creating the delinquency, as per Code of Virginia. The hearing may be held within the 60-day window.

Date, Time and Location, for the hearing to be determined by the Board.
The Board may authorize the hearing to be heard by a Tribunal made up by at least 2 of the Board Members.

Should any provision set forth in this Resolution conflict with the terms of the Declaration, the terms of the Declaration shall govern. Also, should this Resolution conflict with the laws of the Commonwealth of Virginia, then Commonwealth of Virginia law shall govern.

BIEN VENUE PLANTATION PROPERTY OWNERS ASSOCIATION, INC.

By: 
Linnie Baker, President, Board of Directors

ATTEST:

I hereby certify that the foregoing resolution was duly adopted at a regular meeting of the Board of Directors of Bien Venue Plantation Property Owners Association, Inc. on November 10, 2018.

By: 