

**RESOLUTION 2000-01
HAMMOCK DUNES OWNERS ASSOCIATION
(GRANADA ESTATES NEIGHBORHOOD
OCEAN ESTATES NEIGHBORHOOD)**

OFF REC 0710 PAGE 1246

**A RESOLUTION PROVIDING FOR THE COLLECTION OF
DELINQUENT MEMBER ASSESSMENT PAYMENTS AND THE
FILING OF A CONTINUOUS LIEN ENCUMBERING A MEMBER'S
PROPERTY.**

WHEREAS, the Hammock Dunes Owners Association, Inc., (Granada Estates Neighborhood and Ocean Estates Neighborhood) a Florida not-for-profit corporation, under Chapter 617 F.S., was formed February 15, 1989; and

WHEREAS, the purpose of the corporation is to provide for a unified effort in protecting the value of the property of the members of the corporation, in accordance with the Declaration of Protective Covenants, Conditions and Restrictions for Hammock Dunes, (Granada Estates Neighborhood and Ocean Estates Neighborhood); and

WHEREAS, the affairs of the Corporation shall be managed by a Board of Directors, who are members of the corporation; and

WHEREAS, Article 9 of the Declaration of Protective Covenants, Conditions and Restrictions for Hammock Dunes (Granada Estates Neighborhood and Ocean Estates Neighborhood) obligates each owner, by acceptance of a deed, to pay to the Association annual assessments for the improvement and maintenance of common elements; and

WHEREAS, the Declaration of Protective Covenants, Conditions and Restrictions for Hammock Dunes (Granada Estates Neighborhood and Ocean Estates Neighborhood) and the Board of Directors has established all assessments are due annually, in advance, in equal installments, payable on the first calendar day of each month of the year for Hammock Dunes (Granada Estates Neighborhood and Ocean Estates Neighborhood); and

WHEREAS, According to Article 9 of the Declaration of Protective Covenants, Conditions and Restrictions for Hammock Dunes (Granada Estates Neighborhood and Ocean Estates Neighborhood), any assessment not paid when due, shall become delinquent and after a period of more than 15 days, each delinquent assessment shall incur additional fees and costs for collection thereof, and thereupon may become a continuing lien on the member's parcel/condominium unit;

**NOW THEREFORE BE IT RESOLVED BY THE BOARD OF
DIRECTORS OF THE HAMMOCK DUNES OWNERS
ASSOCIATION, INC. (TO INCLUDE: GRANADA ESTATES AND
OCEAN ESTATES NEIGHBORHOOD ASSOCIATIONS)**

1. Member assessments are considered to be the full and complete responsibility of each Association Member. No action on the part of Association shall be required to advise any Member of their financial obligation to Association.

Resolution 2000- 01
Page Two

2. Member assessments shall be considered due to the Association on the first day of each calendar month, in advance, and late after the fifteenth calendar day following each due date. An additional maintenance fee (late fee) of \$10.00 is due with each late payment made 15 calendar days after any monthly due date.

3. Member assessments in excess of 90 days are considered seriously past due and the Association, through its agent, is directed to identify same and specifically advise the Board of Directors, at its next duly noticed meeting, of the amount and prevailing conditions of the delinquency, and, as specifically directed by formal action of the Board of Directors, shall, in its sole discretion, have the right to accelerate the entire amount of any assessments for twelve (12) months from the date of the last overdue assessment based on the then current assessment amount.

4. Member assessments in excess of 180 days are further considered seriously past due and the Association, through its agent, is directed to identify same and specifically advise the Board of Directors, at its next duly noticed meeting, of the amount and prevailing conditions of the delinquency, and, as specifically directed by formal action of the Board of Directors, shall commence the due process for the filing of a continuous lien, as outlined with the Clerk of the Circuit Court of Flagler County, encumbering the parcel/condominium unit of said delinquent member, his heirs, devisees, personal representatives and assigns.

5. The Association, through its agent, is authorized and directed to provide a copy of this Resolution to each Association member, by First Class, United States mail to the Address of Record as contained in the records of the Corporation.

ADOPTED this 18 day of September, 2000.

[Signature]

As President

[Signature]

As Secretary

STATE OF FLORIDA
COUNTY OF FLAGLER

BEFORE ME, personally appeared Terry Pendleton and Sterling Colee, to me known and known to me to be the individuals described in and who executed the foregoing Resolution as President and Secretary, respectively, of The Hammock Dunes Owner's Association, Inc. (Granada Estates Neighborhood and Ocean Estates Neighborhood), and acknowledged to and before me that they executed such instrument and that the seal affixed is the corporate seal of said corporation and that it was affixed to said instrument by due and regulatory authority.

WITNESS my hand and official seal in the county and state last aforesaid this 29 day of September 2000.

[Signature]

Notary Public



Fred Annon, Jr
MY COMMISSION # CC722844 EXPIRES
May 19, 2002
BONDED THRU TROY FAIN INSURANCE, INC