NEWINGTON COMMUNITY ASSOCIATION
POLICY ON DUES ASSESSMENT

Article VI, Section 7 of the Declaration of Covenants, Conditions and Restrictions of the Newington Community Association (NCA) requires the Board of Directors to establish the due date of the annual assessment. Article VI, Sections 1 and 8, of the aforesaid Declaration specifies that if the annual assessment is not paid within 30 days after the due date, then the Association may bring an action at law to recover the entire annual assessment and the cost of the collection incurred by the association.

The Association incurs a cost of at least $15.00 every time a formal demand must be made of a unit owner to pay the annual assessment. Therefore, the NCA Board of Directors, resolves as follows:

1. The annual assessment shall be due and payable on January 1st of each year. However, unit owner(s) may pay the annual assessment in four equal installments, due on the first day of January, April, July and October, respectively. If any quarterly installment of the annual assessment is not received within 15 days of the date set forth above for such payment, the unit owner(s) may be notified of this fact by letter.
2. If any quarterly installment is not received within 30 days of the date set forth for such payment, then the unpaid balance of the annual assessment shall be declared delinquent and payable and have added to it a $25.00 charge to compensate the Newington Community Association for its costs incurred in collecting the annual assessment. If the assessment is not received within another 15 days (a total of 45 days after the original due date), the account is turned over to NCA's attorneys for collection. Unit owner(s) will be responsible for paying the attorney fees incurred as a result of collecting the amounts due.
3. In accordance with Article V, Section 1 (d) of the Declaration, a unit owner(s) voting rights and rights to use of the Association's recreational facilities will be suspended for any period during which the annual assessment remains unpaid.