

Maintenance Fee Payment Policy

Maintenance Fees

The Parkview Hills Community Association (PHCA) is comprised of 420 apartments, 10 condominium associations and 74 single family homes located in the Oaks division. Each of these community entities are members of the PHCA and are entitled to the amenities offered by the PHCA. Historically, all members of the PHCA have been assessed an annual fee that supports the operations and management of the common amenities provided to the community. Recognizing the impact on cash flow for various members, the following payment policy for assessments applies:

Apartment owners	Monthly invoices, due by the 3rd
Condominium Associations	Quarterly invoices, due by the 10th
Single Family Homes	Annual invoice, due by the 20th

Lot Assessments

Article IV, Section 6 of the Declaration of General Covenants, Conditions and Restrictions for Parkview Hills Planned Unit Development (Declaration) provides that "Both annual and special assessments must be fixed at a uniform rate for all assessable lots or dwelling units." Pursuant to Article IV, Section 3 of the Declaration, the Board of Directors for the PHCA is obligated to make an assessment against each lot.

Enforcement

The fee payment schedule for assessments will be enforced as stated in Article IV, Section 8 of the Declaration. A penalty of 7% per annum will be assessed on each delinquent account until the fees have been paid in full.

The PHCA will suspend all voting privileges until the fees have been paid in full.

Approved September 2006
Amended April 2007