

**Winter Haven Christian Center Town Meeting – January 5, 2026**

**Ballot #1 Monthly Assessments & Delinquent Payments**

\*revisions and proposed changes in bold/italics/underline -deletions struck through

**Covenant (CCR's) proposed amendment: (2. Definition, section 4) Page 4 of 11**

**2. Definitions**

4. Each owner shall be liable for an equal share of the common expenses which may be adjusted by the Board of Directors no more frequently than annually.

**a) The monthly assessment invoice is payable 30 days from invoice date.**

**b) Delinquent Payments. The monthly invoice is considered late when it goes unpaid 30 days from the invoice date. A late fee of \$20.00 is applied on the 31<sup>st</sup> day on any overdue amounts. This late fee will continue to be assessed monthly until all overdue amounts are paid.**

**c) Delinquent Actions. If an owner does not have a Board-approved payment plan, the Association/Board of Directors may/will bring action to place a Lien against any unit that is more than ninety (90) days overdue on monthly assessments. Attorney fees, court costs and administrative fees will be added as part of the lien and are the responsibility of the owner(s).**

**The Association reserves the right to terminate an owner's ability to make monthly payments and require payment of all of the remainder of the year's assessments from any owner who has a history of unpaid or overdue payment, is delinquent on a Board approved payment plan or who seeks a settlement of a substantial overdue balance.**

(\*May also be included in By-laws Article XVI. Legal firm of Clayton & McCullough will determine if wording and/or alternate placement needs to be made.)