

RESOLUTION 2023-4

A RESOLUTION OF PINEY-Z HOMEOWNERS ASSOCIATION, INC., (PZHOA)

AMENDING ITS BYLAWS TO PROVIDE FOR SPECIAL ASSESSMENT DUE DATES

WHEREAS, Article XIII of the PZHOA bylaws dated April 19, 2022, provides that the bylaws may be amended, altered, or rescinded by the board of directors; and

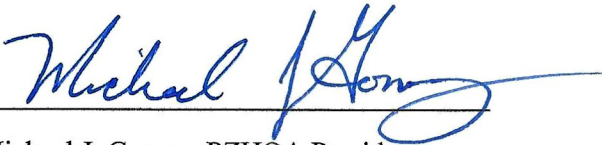
WHEREAS, the board desires to amend its bylaws to provide for special assessment due dates, as well as to make insignificant grammatical changes.

NOW, THEREFORE, BE IT RESOLVED BY THE PINEY-Z HOMEOWNERS ASSOCIATION, INC., AS FOLLOWS:

The board accepts this proposed substitution to ARTICLE X - ASSESSMENTS:

As more fully provided in the declaration of covenants, each member is obligated to pay to the association annual and special assessments, which are secured by a continuing lien on the property against which such assessments are made. The annual assessment on each property is due on October 1 of each year, and any special assessment (such as the assessment on certain properties in Phase 12 for road re-pavement) is due on the date designated by the board of directors. Any assessments that are not paid when due are considered delinquent. If an assessment is not paid within thirty (30) days after the due date, a late notice will be sent on November 15 for the annual assessment and, for any special assessment, the 15th day following the month of the special assessment (if the 15th falls on a weekend, it will be sent the following Monday) and the assessment bears interest from the date of delinquency at the rate of eighteen (18) percent per annum. The association may bring an action at law against the owner personally obligated to pay the same or may foreclose the lien against the property. Interest, costs, and reasonable attorney fees of any such action shall be added to the amount of any assessment due. No owner may waive or otherwise escape liability for assessments by non-use of the common area or abandonment of the lot.

APPROVED BY THE PINEY-Z HOMEOWNERS ASSOCIATION, INC., AT ITS APRIL 18, 2023, MEETING.


Michael J. Gomez, PZHOA President

ATTEST:


Russell Pfost, PZHOA Secretary