

GREENFIELD HARBOUR PROPERTY OWNERS ASSOCIATION

POLICY RESOLUTION 23-01 ANNUAL DUES

Policy required under Articles of Incorporation and Declaration of Covenants, Restrictions and Reservations for Greenfield Harbour Subdivision, concerning payment of the annual assessment.

WHEREAS, Section B of the Articles of Incorporation of Greenfield Harbour Property Owners Association, Inc. states: No. 3. “To improve and maintain recreational or common areas, roads, parking areas and any facilities of any kind dedicated to community use and other ornamental features of Greenfield Harbour, which now exist or which may hereafter be installed or constructed,” and No. 5. In general, but in connection with the foregoing, to do any and all things necessary to promote the general welfare of the residents and owners of any portions of Greenfield Harbour and their property interests therein,” and

WHEREAS, No. 11 of the Declaration of Covenants, Restrictions and Reservations for Greenfield Harbour Subdivision, Northumberland County, Virginia, states: “Each lot owner shall be responsible for his pro rata share of maintaining the common areas. The Declarants, their successors or assigns, may assess each property owner or owners of a lot or lots... the sum of \$50.00 per year.”

NOW, **THEREFORE**, the Board of Directors adopts the following policy:

1. The GHPOA Treasurer shall send out annually invoices for the payment of the annual assessment, due and payable on or before June 30 of each year; and

2. If the assessment is not paid by June 30, the Treasurer will add a late fee of \$5 each month until paid, and

3. If the annual assessment has not been paid within 3 months of the due date, the Treasurer of the GHPOA shall inform the Board of Directors of such non-payment, and

4. When notified of such non-payment, the Board shall send a letter via certified mail reminding the lot owner of his obligation to pay the assessment. If it is not paid within 10 days of the date of the letter, then the Board will, at its discretion, file a Warrant in Debt with the Northumberland County Circuit Court. (Note: A Warrant in Debt will include court costs, attorney’s fees and 6% interest **in addition to the amount of the assessment.**)

The effective date of this Resolution shall be July 1, 2023.

Greenfield Harbour Property Owners Association

By: _____
President, Board of Directors