

Madisonville on the Lake Landowners Association, Inc.
P.O. Box 967
Madisonville, LA 70447

December 5, 2016

Re: Madisonville on the Lake Homeowners Association

Dear Homeowner/Lot owner:

The Board of Directors convened during the month of November to discuss important matters regarding MOTILLA. Below is a summary of decisions made:

Statements will be mailed to all HOA members monthly including any pertinent, important information. Please ensure that we have your current email address, mailing address, and phone number.

Beginning January, 2017, dues will be increased by \$30 per month in order to pay for the resurfacing/repairs of our roads. Your statement will reflect this increase.

Monthly payments should include your name and lot number to allow for easier accounting and should be mailed to Madisonville on the Lake Landowners Association, P.O. Box 967, Madisonville, LA 70447.

Two documents will be enclosed in this month's mailing: HOA dues and collection policy; and guidelines regarding enforcement of covenants, deed restrictions, and obligations. Please take the time to read these documents.

NOTE: *Last month's delinquencies were over \$25,000.*

Please remember that if any homeowner/landowner decides to alter their homes/lots in any manner (changing the exterior color of your home, landscaping, outdoor kitchens, buildings, bulkheads, boat houses, etc.), a plan must be submitted to the architectural committee for approval and proper permits must be obtained from St. Tammany Parish.

Thank you for your attention to the above matters.

I wish everyone a safe and Happy Holiday Season.

Sincerely,

Vince Panepinto
President
MOTILLA

Madisonville on the Lake Landowners' Association
P.O. Box 967
Madisonville, La 70447

November 11, 2016

Dear Motilla Landowner/Homeowner:

On behalf of the Board of Directors of Motilla, the time has come to address covenants and by-laws which in the past, have blatantly been violated due to their lack of enforcement. The activities prohibited within our development listed in our covenants, deed restrictions and obligations that are continuously being violated are:

- 1) No trailer, campers, house trailer or equipment of any kind will be left on the lot prior to receipt of an approval from the architectural committee.
- 2) No accumulation of building materials, scrap or any other loose material shall be allowed on the open area of a lot, except during periods of construction or renovation. Said period of construction shall not exceed 12 months and the period of renovation, 6 months, without a time extension granted by the architectural committee.
- 3) No garbage or rubbish receptacles shall be visible from the street, except in a period 4 hours prior to pick-up.
- 4) Portable boats and their trailers must be housed in a covered storage under the house or in the garage. No boats or trailers shall be stored in the open yard.
- 5) The area between the ground and the first floor of buildings shall be covered with breakaway walls, doors, and windows on the front and sides of the house. The rear of the house may be open, screened, or walled.

NOTE: NO WAIVER – *Failure to enforce any provision of this Act shall not operate as a waiver of any such provision or any other provisions of this Act.*

Moving forward, the following enforcements will occur in the event of any violation previously mentioned: A written notice of any violation will be mailed to the offender. The offender has 14 days from the date of the notice to resolve the offense. If the violation is not corrected, a fine of \$100 will be assessed to your monthly dues. For every day past the 14th day of your notice that the violation has not been corrected, you will be assessed \$10 per day until corrected. If within a 12 month period from your first violation, another violation occurs, a \$200 fine will occur along with a \$10 per day assessment past the 14th day the notice. Within this 12 month period, your fines will increase in \$100 increments with each new violation. If the fines go unpaid, the issue will be turned over to a collection agency and a lien placed on said property and all expenses incurred will be the responsibility of the landowner/homeowner.

Board of Directors, Madisonville on the Lake

Madisonville on the Lake Landowners' Association
P.O. Box 967
Madisonville, La 70447

November 11, 2016

To Madisonville Homeowners/lot owners:

Please see below.

HOA Dues and Collection Policy

The Board of Directors has taken a firm stance on collection of late assessments. This policy is not intended to punish homeowners, but to be fair to all homeowners who pay their assessments on time. If late assessments were allowed to accrue, homeowners who paid on time and in good faith would be forced to subsidize those who do not pay.

The Association as a whole would suffer financially because of the irresponsibility of a few. Either assessments would have to be raised, or reserves would dwindle. No owner may, for any reason, exempt himself from liability for such assessments. The invoiced annual homeowner's Association dues must be paid as indicated and on time.

If for any reason, you are unable to pay assessments by the due date, please contact the Association in writing. We would prefer to amicably work out a payment plan than begin legal proceedings. Any owner who is unable to pay assessments is entitled to make a written request for a payment plan to be considered by the Board of Directors. The Board will consider payment plan requests on a case-by-case basis and is under no obligation to grant payment plan requests.

The Association intends to enforce collection of all amounts due by any and all methods available for enforcement of contractual obligations or liens, including judicial and non-judicial foreclosure of lien and legal action in court against the person or persons responsible for the amounts owed. The Board reserves the right to use any other lawful means which may now or hereafter be available for the collection of amounts due the Association.

Schedule of Action

Please review the below schedule regarding payment of dues and approximate dates of collection actions:

- 1) Monthly HOA dues assessment is due on or before the 1st of every month, and considered late/past due on or after the 30th day of every month.
- 2) When the balance becomes 30 days past due, a delinquent charge of \$15 will be assessed with a 1.5% interest charge to the assessment amount.
- 3) When the balance becomes 60 days past due a delinquent charge of \$25 will be assessed with a 1.5% interest charge to the assessed amount.
- 4) Once the balance becomes 90 days past due, a 90 day past due letter will be sent certified/registered mail return receipt to those owners who still have an outstanding balance. A delinquent charge of \$25 will be assessed with a 1.5% interest charge to the assessment amount. If the balance is not paid in 15 business days, then the matter will be turned over to the Association's Attorney for advisement on taking further collection measures. Any and all costs incurred by MOTILLA for legal expenses or other expenses to collect the debt will be applied to those landowner's accounts. A copy of the legal document will be sent to the homeowner.

This process is designed to collect the monthly assessment at numerous steps. The homeowner is afforded the opportunity to bring their account into balance.

In lieu of direct collection by the Association, the Association may authorize and contract to use any legal collection agency to execute these collections.

Board of Directors, Madisonville on the Lake