

**Palmetto Village HOA at Palmetto Greens, Inc.
f/k/a Palmetto Greens**

Delinquent Assessment & Collection Policy

I. DEFINITIONS

Unless specified below, all capitalized terms have the meaning given in the Declaration of Covenants, Conditions, Restrictions, Easements, Charges and Liens for Palmetto Greens, recorded Oct. 10, 2008.

ASSESSMENTS: a mandatory financial obligation that members pay to their Homeowner's Association to cover shared costs for maintaining, repairing and operating Common Areas, Common Property, and amenities within the community.

ADMINISTRATIVE FEE: to mean charges to offset the costs of processing, managing or maintaining service.

LATE CHARGE: has the meaning to include fees imposed when a payment is not received by the agreed-upon due date.

MANAGEMENT COMPANY: The Property Management contracted by Palmetto Village HOA at Palmetto Greens, Inc. f/k/a Palmetto Greens, to handle its business affairs.

II. DELINQUENT ASSESSMENTS

All Owners are required to pay the annual/monthly assessments. The monthly Assessments include the bundled/bulk services Owners receive at a discounted rate (e.g. internet, trash disposal and pool access). Each Owner is obligated to pay these assessments in full each month by the due date specified in the Assessment notice. If an Owner fails to pay their monthly Assessments, the Association has the authority to impose Late Charges and interest as set forth in the Declaration of Covenants, Conditions, Restrictions, Easements, Charges and Liens for Palmetto Greens, recorded Oct. 10, 2008:

An assessment not paid within ten (10) days after the due date shall incur such late charge as the Board of Directors may from time to time establish, and, if not paid within thirty (30) days after the due date, shall also bear interest from the due date at a rate established by the Board of Directors"No Owner may waive or otherwise escape liability for the assessments provided for herein by non-use of the Common Property or by abandonment of his Lot. Art. 5, §8.

In addition to Late Charges and interest charges, failure to pay the delinquent Assessments may result in the Owners right to use certain Common Property amenities such as the bundled services for internet and trash removal and community pool amenities. These services may be suspended until the account is brought current. Any disconnect or re-connect fees incurred by the internet provider and any fees from waste management services will be the responsibility of the Owner.

The Association via its management company will send a series of written notices via mail (and certified mail for formal demands) to the Owner's address of record, clearly outlining the past due balance, accrued charges, and the final payment deadline.

III. CHARGES

A. Authority

The authority for Palmetto Village HOA at Palmetto Greens, Inc. f/k/a Palmetto Greens to assess Late Charges and penalties for late payment of assessments is granted under Article V of the Declaration of Covenants, Conditions, Restrictions, Easements, Charges and Liens for Palmetto Greens, recorded Oct. 10, 2008.

B. Late Charge

1. Any Assessment not paid within ten (10) days of its due date will incur a Late Charge of ten (\$10) payable to Palmetto Village HOA at Palmetto Greens, Inc., plus an Administrative Fee, payable to the Management Company, is charged on any amount not paid within ten (10) days of the due date.

C. Interest

1. Interest, which shall be paid to Palmetto Village HOA at Palmetto Greens, Inc., beginning thirty (30) days after the due date at a rate of 8.75% percent per annum, compounded monthly, on the principal amount, including Late Charges.
2. Palmetto Village HOA at Palmetto Greens, Inc., Board of Directors, at its discretion and upon receipt of a written request from the Lot Owner, may waive the Late Charge and Interest. The fee will be waived only after the Board has received confirmation that the past due amount has been paid in full. The Late Charge will only be waived one time for any Lot Owner; any subsequent Late Charges incurred by that Lot Owner will not be waived. Waiver of the Administrative Fee is left to the discretion of the Management Company.

IV. COLLECTION POLICY

A. General Provisions

1. All assessments shall be received by or before the due date. Payments received more than ten (10) days after the due date will be assessed a Late Charge and Interest as described above.
2. A Lot Owner may stop the collection process at any time by paying his/her delinquent balance in full or upon an approved payment plan. The Lot Owner may contact the Management Company but the collection process will only stop with payment in full or by an approved payment plan.
3. Payment plans will be permitted only in cases of hardship, such as loss of employment, or if otherwise permitted by the Board. The periodic payments on a

plan will be made by bank draft only. Lot Owners paying according to a payment schedule will not be assessed penalties or Late Charges by Palmetto Village HOA at Palmetto Greens, Inc. or the Management Company. A non-refundable Administrative Fee will also be charged for all approved payment plans.

4. All Payments received will be applied to any Late Charges, fines and/or fees owed on the account, before being posted toward any assessment balance. Collections and Late Charges will begin once the balance is greater than fifty (\$50).

B. Step 1: Reminder Notice

If the account is delinquent ten (10) days after the due date, the Management Company will send a reminder letter by electronic mail and postal service (1) to the Lot Owner charging the Lot Owner's account an Administrative Fee in addition to applicable Late Charges.

C. Step 2: Certified Letter

The Management Company will send a Certified Letter thirty (30) days after the reminder notice to a Lot Owner, charging the Lot Owner's account an Administrative Fee in addition to applicable Late Charges and interest charges and notifying the Owner of the Association's intent to suspend internet or other services.

D. Step 3: Pre-Lien Notice

Fifteen (15) days after the mailing of a Certified Letter to a Lot Owner, the Management Company will send a pre-lien notice to the Lot Owner. The pre-lien letter will inform the Lot Owner that they have fifteen (15) days to remit payment in full before incurring any attorney fees and/or costs and charging the Lot Owner's account an Administrative Fee for the cost of collection in addition to applicable Late Charges. In addition to the foregoing the Association may suspend the right of such Lot Owner to vote, suspend the right of such Lot Owner to use and enjoy the Common Property (e.g. bulk services, including internet, trash and pool access) and suspend any services which may be provided to Lots in the community.

E. Step 4: Lien Request

1. If the outstanding balance of a delinquent account is not paid by the date specified in the certified letter (as described in Step 2), a lien request is made to the attorney. There is an Administrative Fee for the cost of collection charged to the Lot Owner's account in addition to applicable Late Charges.
2. Once the account is turned over to the attorney, the Management Company can no longer have contact with the Lot Owner. The Lot Owner must contact the attorney directly.

F. Step 5: Lien Filing

The attorney files a lien on the property and writes a demand letter and copy of the lien to the Lot Owner, demanding payment in full within thirty (30) business days and advising that if payment is not made within the specified thirty (30) day period, foreclosure proceedings may begin. All costs incurred are the responsibility of the delinquent Lot Owner.

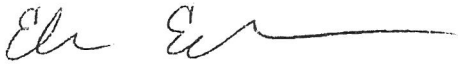
Step 6: Foreclosure

Thirty (30) days after the lien is filed the Board of Directors can approve to begin proceedings to foreclose the lien. All costs incurred, including but not limited to the cost of collection, are the responsibility of the Lot Owner. There is a Administrative Fee for the cost of collection charged to the Lot Owner's account in addition to applicable Late Charges.

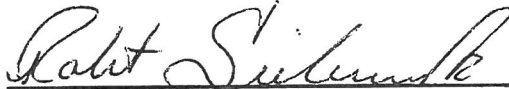
This Delinquent Assessment and Collection Policy dated March 16, 2026, supersedes all previous
Delinquent Assessment and Collection Policies and becomes effective fifteen (15) days from the date
recorded with Horry County, South Carolina.

Approved by the Board of Directors for Palmetto Village HOA at Palmetto Greens, Inc.

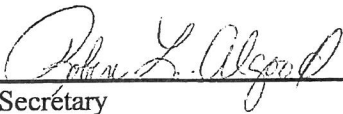
Board of Directors Signatures:



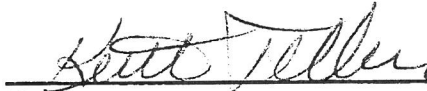
President



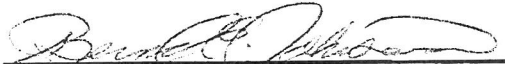
Vice President



Secretary



Treasurer



Director at Large

Dated: March 16, 2026