

**Timber Creek Homeowners Association**  
**Collection Procedures**  
**October 21, 2006**

All owners shall pay assessments imposed by the Association to meet the Association's general common expenses. Assessments shall be payable on a periodic basis as determined by the Board of Directors.

Assessments are due within 30 days of the invoice date. In the event any assessments are not received when due, the Association may charge an administration fee of Fifty Dollars (\$50.00). Assessments which are 30 days past due shall bear interest at the rate of twelve percent (12%) per annum or maximum allowable by law. Owners shall reimburse the Association for all costs and attorney fees expended (including at trial and on appeal) incurred by the Association in collecting assessments.

Owners shall be obliged to pay reasonable fees and costs including, but not limited to, attorney fees incurred in connection with efforts to collect any delinquent unpaid assessments. In addition to the regular assessments for operating expenses and the funding of reserves, such assessments may include fees, late charges, fines, charges and interest imposed pursuant to Oregon law.

In the event suit or action is commenced by the Association for the collection of any amounts due pursuant to these Bylaws or for the enforcement of any provisions of the Declarations, Bylaws, Rules of the Oregon Planned Community Act, the Owners or Owners, jointly and severally, will in addition to all other obligations, pay the costs of such suit or action, including reasonable attorney fees to be fixed by the trial court and, in the event of an appeal, the cost of the appeal, together with reasonable attorney fees in the appellate court to be fixed by such court.

Any assessments not paid within 30 days of the due date are delinquent. No earlier than 30 days after said assessment becomes due, the Secretary of the Association is authorized to file in the office of the County Clerk or appropriate recorder of conveyances of Deschutes County, State of Oregon, a statement of the amount of any such charges or assessments, including interest and costs.

The aggregate of such assessment, together with interest, costs, and expenses and a reasonable attorney's fee for the filing and enforcement thereof, shall constitute a lien on the Lot, with respect to which it is fixed from the date the notice of delinquency thereof is file in the office of the Deschutes County Clerk, or other appropriate recording office, until the same has been paid or released as herein provided. Such lien may be enforced by said Association in the manner provided by law with respect to liens upon real property.