



Association Policy 220

Commercial Assessment Procedures

This Policy supersedes all other Policy 200s effective 11/27/2023

Total Regular HOA Commercial Assessment w/o amenities (as of January 1, 2024): \$1180.00 annually per lot / \$295.00 per quarter.

Total Regular HOA Commercial Assessment w/amenities (as of January 1, 2024): \$1372.00 annually per lot / \$343.00 per quarter.

Total Commercial Sewer Assessment (as of January 1, 2024):

Commercial Fee - \$18.00 per fixture unit plus \$10.00 administrative fee per quarter

Motel Suite/Apartment – \$82.00 per unit per quarter

Due Date: Quarterly assessments are due on the first day of each quarter (Jan 1, April 1, July 1, Oct 1)

Standard Payment Reminders: Quarterly in advance (Dec 1, Mar 1, June 1, Sept 1)

HOA Assessment Payment Options:

- Mail your payment and check to Hidden Springs Town Association c/o Association Management, Inc., P.O. Box 52360, Phoenix, AZ 85072-2360 or to Hidden Springs Town Association c/o Association Management Inc., 3140 W. Belltower Drive, Meridian, ID 83646.
- Drop your check off at the Town Office, 5876 W Hidden Springs Drive.
- Make Your Payment Online – Visit propertypay.cit.com to set up recurring payments or make a one-time payment. You will need your account number, Management ID# (2320) and your HOA ID# HSTA (0102).

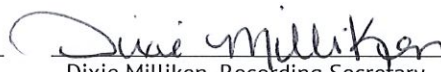
Other Charges on HOA Account: Any additional charges accrued to a Homeowner will be added to the HOA account.

Effects of a Delinquent Payment

- If a quarterly assessment is not received on or before the 10th day of the quarter (Jan 10, April 10, July 10, Oct 10), a late charge equal to ten percent (10%) of the delinquent assessment. In addition, assessments delinquent for 20 days or more are subject to 18% annual interest applied to the unpaid balance(s) pursuant to Master Declaration and CC&R paragraph 4.1.6.
- Lot owners are personally liable for assessment and subject to personal collection lawsuits as well as property liens pursuant to Master Declaration and CC&R paragraphs 4.1.1.1 & 4.1.1.2.
- Any property owners whose check payment or autopay withdrawal (if established) is denied by their financial institution will be subject to a \$35 accounting fee.
- The Town Manager is authorized to waive up to one billing cycle's balance of interest and fees at their discretion under appropriate circumstances. The Town Council will take up and make a decision on a denial of any such request and all other issues arising under these policies at its regular meetings.

DATED this 27 day of November, 2023.


Garry Stanislaw, President,
Hidden Springs Town Council


Dixie Milliken, Recording Secretary,
Hidden Springs Town Council