



149 Sunrise Dr. | Rockport, TX 78382 | [www.sunsetbaypoa.org](http://www.sunsetbaypoa.org)

## **Sunset Bay in Rockport Late Fee, Finance Charge and Violation Fees**

We're excited that you're a Property Owner at Sunset Bay and to insure that we maintain the administration, desirability, aesthetics, and values of the community, we rely on the timely payment of the Annual Maintenance Fees and adherence of the Bylaws, CCR's and Policies of the community.

Annual Maintenance Fees are due by March 1<sup>st</sup> of each year.

Payments received after March 1<sup>st</sup> will incur a \$50.00 late fee.

Payments received after April 1st will be subject to an 18% finance charge (1 ½% per month) in addition to the late fee.

Delinquencies of the Annual Maintenance Fees that result in expenses incurred for legal action taken will be the property owner's responsibility. This includes attorney fees, filing fees and any other associated fees, along with all outstanding balances. Delinquent property owners forfeit their right to use community amenities including the pier.

Violations or non-compliance of the CCR's and/or Policies may result in a Violation Fee up to \$1,000 for each violation, along with expenses, charges, or fees to remedy or engage legal action.

### *First Notification*

A property owner will receive emailed, personally delivered, or USPS mail of the violation with a time frame to cure.

### *Second Notification*

A second notice may result in a Violation Fee up to \$1,000 for each violation.

Failure to cure the violation(s) within the stated time frame will result in a violation fee up to a maximum of \$1,000 per violation.

### *Third Notification*

Failure to comply upon the third notification and stated time frame will result in legal action or a Board sanctioned remedy. The property owner will be responsible for all expenses, charges and fees for legal actions/remedies, along with any outstanding POA charges or fees.

Sunset Bay is a growing community and as such policies have been adapted for community benefit, long term desirability and property value. From time to time new policies and or fees may be implemented as needed.