

**SECOND SUPPLEMENT TO THE HEDGEROW HOMEOWNERS
ASSOCIATION, INC.
RULES AND GUIDELINES**

**THIS SECOND SUPPLEMENT TO THE HEDGEROW HOMEOWNERS
ASSOCIATION, INC. RULES AND GUIDELINES** is made this 8 day
of August 2026 by the Members of the Hedgerow Homeowners
Association, Inc. Executive Board.

W I T N E S S E T H:

WHEREAS, the Declaration defined "Rules and Regulations" to be adopted by the Executive Board from time to time, and specifically authorized, pursuant to Bylaws Article X, Section 1(d) the authority of the Executive Board to adopt and publish rules and regulations governing the use of the Common Areas and the personal conduct of the Members and their guests thereon, and establish penalties for violations thereof; and

WHEREAS, the Executive Board has heretofore adopted the "Hedgerow Homeowners Association, Inc. Rules and Guidelines" as the rules and regulations for Hedgerow Homeowners Association, Inc., a Planned Community and a Second Supplement thereto; and

WHEREAS, the "Period of Declarant Control" as defined in the Uniform Planned Communities Act has been terminated; and

WHEREAS, the current members of the Executive Board of the Community Association are Kimberly Bobik, Charles Russell, Trevor Tucker, Mike Mize; and

WHEREAS, it is the purpose of this Second Supplement to make certain revisions to the Rules and Guidelines, as more fully set forth herein below.

NOW THEREFORE, the Executive Board of the Hedgerow Homeowners Association, Inc. hereby amend the Rules and Guidelines.

- A.** Pursuant to the authority set forth in Bylaws Article X, Section 1(d) the authority of the Executive Board to adopt and publish rules and regulations governing the use of the Common Areas and the personal conduct of the Members and their guests thereon, and establish penalties for violations thereof; the following supplement is hereby adopted into the Hedgerow Homeowners Association, Inc. Rules and Guidelines regarding **Delinquent Accounts** are as follows:

Delinquent Accounts & Enforcement

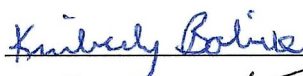
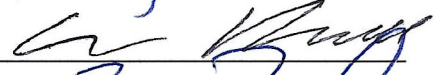
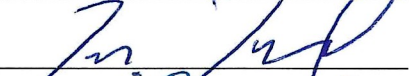
Dues:

- Dues are due on the 1st of each month.
- A penalty grace period until the 8th of each month shall be granted to each unit owner.
- Payment must be paid on time and in full each month by midnight on the 8th of each month to avoid late fees.

Enforcement:

- The assessment shall bear a late fee of \$15.00 per month, for all unpaid balances, until the account reflects a zero balance.
- The Association's collection procedure is as follows:
 - A homeowner who is 30+ days past due will receive a past due reminder in the mail and must remit payment within 10 days.
 - A homeowners who is 60+ days past due will receive a "demand letter" and shall have 30 days to pay the entirety of the past due balance in full or enter into a payment plan.
 - A homeowner who is 90+ days past due will be sent to the collections attorney as long as they were sent a "demand letter" previously.
 - Once a homeowner is sent to collections, the Homeowner(s) are responsible for repayment of any legal fees associated with collection costs, court cost, etc.
- In the event of 30+ days delinquency, a homeowner will no longer be eligible for use of any common area amenities (i.e. the pool, playground, tennis court, basketball court, etc.)
- In the event that a Homeowner becomes delinquent during the pool season after pool passes have already been issued, the Board & Management will immediately notify the homeowner(s) that their passes have been suspended pending payment. If a homeowner is caught using the pool after they have been notified, they will lose their pool pass privileges for the remainder of the season and be issued a \$250.00 fine.

Signed by the members of the Hedgerow Homeowners Association, Inc. Executive Board:

Kimberly Bobik:		Date:	<u>8/11/2026</u>
Charles Russell:		Date:	<u>8/11/2026</u>
Trevor Tucker:		Date:	<u>8/11/26</u>
Mike Mize:		Date:	<u>8/11/2026</u>