

SK MAINTENANCE FEE COLLECTION PROCEDURES 2018-2019

Per the Court Order and Final Judgment of 1985, Article 6 states:

In addition to the previously mentioned initial maintenance fee and special assessment(s) for BET purchase herein, each owner of a lot shall pay the Swann Keys Civic Association annual assessments or charges and special assessments for capital improvements and operating, repair and replacement reserve funds. The annual and special assessments, together with interest, costs and reasonable attorneys fees, shall be a charge on the land of each lot owner and shall be a continuing lien upon the property against which such assessment is made, provided however, that it shall be subordinate to mortgage liens of record against said property. The sale or transfer of any lot shall not affect the assessment lien except by foreclosure of a first mortgage lien.

Each such assessment; together with interest, costs, and reasonable attorneys' fees for the collection thereof, shall also be the personal obligation of the person who is the owner of such property at the time when the assessment fell due.

The Swann Keys Maintenance Fees are mailed out mid May.

- **June 1st**: SK Maintenance Fees are **due**.
 - **July 1st**: SK Maintenance Fees are **late**.
-
- **July 1st**: A statement with all fees owed will be sent to the lot owner with a **\$50.00 Swann Keys Administrative fee**.
 - **On August 30th, your account and all charges will be forwarded to the attorney for collection with the exception of the lot owners who have made other payment arrangements.**
 - **All delinquencies turned over to the attorney will incur a minimum charge of \$200, in addition to our Swann Keys administrative charges, plus court fees if required.**