

Wyndham Homeowners Association, Inc.
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HOA Dues Collection, Late Fee and Lien Policy

Effective Date: 03/03/2026 (approved by the Wyndham HOA Board)

1. HOA Dues are paid on an annual basis.
2. Dues amount for the upcoming year set by the HOA board during the 4th quarter.
3. Dues Notice sent to homeowners in the HOA Annual Meeting packet for the upcoming year.
4. Dues are payable on January 1 of the year due with a 60 day grace period.
5. A Late Fee for unpaid dues (or an unpaid account balance) is applied to the homeowners' account balance after the 60 day grace period, on March 2 of the year due. The Late Fee is 10% of that year's dues amount.
6. An Assessment Lien for unpaid dues will be applied (or maintained if already in place) to the homeowners property during the fall of the following year if dues (or the homeowners' account balance) remain unpaid. Legal fees for the lien process will be added to the homeowners' unpaid account balance when a lien is established. The lien is not satisfied until the account is completely paid off: future charges added to the account must be paid in full to cancel the lien.