

Fourth Amendment to amend Article V, Section 6 of the Declaration of Covenants and Restrictions of Bal.ventura Lakes Subdivision, Unit 4, Mararisa Villas to give the Association the same power with regard to its rights to levy and enforce fines as the Association already has with regard to assessments, charges and expenses.

Article V, Section 6 of the Declaration of Covenants and Restrictions is hereby amended in part as follows:

ARTICLE V - COVENANT FOR MAINTENANCE ASSESSMENTS:

REMEDIES OF THE ASSOCIATION

Section 6: Effect of Nonpayment of Assessments and/or Fines; Remedies of the Association. Any fine or assessment not paid within ten (10) days after the due date shall be delinquent, and the Owner owing said assessment or fine shall pay to the Association a late charge of FIVE DOLLARS (\$5.00) per month on each such delinquent assessment or fine. The Association may bring an action at law against the Owner personally obligated to pay the assessment or fine or foreclose the lien as described in Section 1 of this Article against the Living Unit. No Owner may waive or otherwise avoid liability for the assessments or fine provided for herein by non-use of the Common Area or abandonment of the Living Unit. In addition, should the Association find it necessary to employ an attorney or institute legal action against any Owner in order to collect unpaid assessments or fines, the Owner shall be obligated for the payment of all of the Association's cost in connection with said action, including, but not limited to, court costs and reasonable attorney's fees, including trial and appellate levels.

CODING: Words in ~~struck through~~ type are deletions from existing law;  
Words in underlined type are additions.