

EXHIBIT A
BEAR VALLEY SPRINGS ASSOCIATION
2019-2020 STATEMENT OF POLICIES AND PRACTICES FOR COLLECTION OF DELINQUENT ASSESSMENTS AND ENFORCEMENT OF LIENS

PLEASE READ THIS CAREFULLY

A regular annual assessment, levied as prescribed by Paragraph 12(b) of the Bear Valley Springs Association (BVSA) Covenants and Restrictions, is payable on July 1 of each year. The amount of the assessment is determined by the budget needs of the coming year as established by the Board of Directors. Notification of the amount is announced in the spring of each year and mailed to the designated owner(s) of record. The lifeblood of the association is the assessment.

Statements are sent to the designated owner(s) of record only in June of each year. **It is the owner's responsibility to notify the BVSA office in writing of any address or ownership changes.** Ownership changes must be evidenced in the form of a recorded deed or a currently effective policy of title insurance.

Payments may be made by VISA, Discover, MasterCard or American Express online at www.bvsa.org. If you pay by check **PLEASE WRITE YOUR TRACT AND LOT NUMBER ON THE CHECK.** Should you wish to hand deliver your check payment, please bring your payment into the BVSA office or drop it in the mail slot by the front door. Once any delinquent account has been turned over to the Association's collection attorney, all payments must be made directly to the collection attorney, not the Association. **Please note: The Association Office will no longer be accepting assessment payments, made by VISA, Discover, MasterCard, American Express or in cash but all such credit card payments may be made online at www.bvsa.org.**

*****NEW REQUIREMENT*** NEW REQUIREMENT***NEW REQUIREMENT***NEW REQUIREMENT***NEW REQUIREMENT*****

If you would like to pay your assessment by way of the 2-pay or 4-pay plan, your choice will be so indicated by payment of the applicable amount of \$850 for the 2-pay plan or \$430 for the 4-pay plan by no later than July 31, 2019. **IF YOU HAVE NOT REMITTED PAYMENT FOR THE 2-PAY PLAN OR THE 4-PAY PLAN ON OR BEFORE JULY 31, 2019, YOU WILL BE DEEMED TO HAVE SELECTED THE ONE LUMP-SUM PAYMENT OPTION OF \$1,600.00.**

The following calendar of proceedings and charges will be in effect for the 2019-2020 fiscal year:

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| July 1st | \$1,600.00 Annual Assessment levied.* Payable as \$1,600.00 or \$850.00 is payable per each payment under the two-payment plan which includes a \$50.00 service charge per payment. \$430.00 is payable per each payment under the four-payment plan which includes a \$30.00 service charge per payment. |
| July 31st | Deadline for receipt of assessment, either \$1,600.00 as single payment, or \$850.00 under the two payment plan, or \$430.00 under the four payment plan. Any assessment not paid by this date is delinquent. |
| August 1st | \$1,760.00 includes late fee. Late fee of ten percent (10%) \$160.00 will be added on all accounts. Interest at the rate of 9% per year will commence on all accounts not having made either the full payment or the first payment of your chosen payment plan. |

* Full disclosure of BVSA Collection Policy has been set forth in the supplemental edition of the Bear Tracks.

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- August 31st** **\$430.00** second payment is due under the four payment plan which includes a \$30.00 service charge.
All second payments not received by this date are delinquent.
- September 1st** **\$470.00** includes late fee. Late fee of ten percent (10%) \$40.00 will be added on all accounts and interest at the rate of 9% per year will commence on all accounts not having made either the full payment or the first payment of your chosen payment plan.
- September 30th** **\$430.00** third payment is due under the four payment plan which includes a \$30.00 service charge.
All third payments not received by this date are delinquent.
- October 1st** **\$470.00** includes late fee. Late fee of ten percent (10%) \$40.00 will be added on all accounts and interest at the rate of 9% per year will commence on all accounts not having made either the full payment or the first payment of your chosen payment plan.
- October 31st** **\$430.00** fourth payment is due under the four payment plan which includes a \$30.00 service charge.
\$850.00 second payment is due under the two payment plan which includes a \$50.00 service charge.
 This is the deadline for receipt of all final payments under both payment plans.
All final payments not paid by this date are delinquent.
- November 1st** **\$470.00** includes late fee. Late fee of ten percent (10%) \$40.00 will be added on all accounts.
\$930.00 includes late fee. Late fee of ten percent (10%) \$80.00 will be added on all accounts.
 Interest at the rate of 9% per year will commence on all accounts not having made either the full payment or the final payment of your chosen payment plan.

Members should be aware that once a lien is recorded with Kern County, the sale, transfer or refinance of the property is subject to the lien under the BVSA governing documents. Under Section 4525 of the Civil Code, owners are also required to advise prospective purchasers of assessments levied against the owner's lot which remain unpaid prior to any transfer of the lot.

PLEASE NOTE: As all property owners should be aware, the Association's general assessment is levied on an annual basis on the first day of each fiscal year (July 1). Lot line adjustments, parcel maps, lot or parcel mergers, or any other type of lot combination or consolidation accomplished after the beginning of a fiscal year shall not entitle the owner(s) to any refunds of the assessments levied on such lots.