

VERSAILLES GARDENS I CONDOMINIUM ASSOCIATION, INC.

March 23, 2021

Dear Unit Owners:

Your Board of Directors approved a Special Assessment at a meeting held **Monday, March 22nd, 2021.**

The following indicates how the payments need to be made **starting April 1st, 2021.**

| <u>If your Maintenance</u> | <u>From April to July 2021</u> <u>You will need to pay:</u> | <u>On August 1st, 2021</u> <u>You will need to make</u> <u>A one time payment:</u> | <u>September to March 2022</u> <u>you will need to pay:</u> |
|-----------------------------------|--|--|--|
| \$206.95 | \$178.69 x 4 (Check #1 \$103.68 and Check#2 \$75.01) | \$196.62 x 1 | \$145.45 x 7 |
| \$344.48 | \$297.42 x 4 (Check#1 \$172.59 and Check#2 \$124.83) | \$327.28 x 1 | \$242.11 x 7 |
| \$294.82 | \$254.55 x 4 (Check#1 \$147.70 and Check#2 \$106.85) | \$280.10 x 1 | \$207.20 x 7 |
| \$270.84 | \$233.85 x 4 (Check#1 \$135.69 and Check#2 \$98.16) | \$257.32 x 1 | \$190.35 x 7 |

FROM APRIL TO JULY 2021 YOU HAVE TO ISSUE THREE (3) CHECKS (ONE FOR MAINTENANCE AND THE OTHER TWO FOR THE SPECIAL ASSESSMENT AMOUNT AS SHOWN ABOVE).

FROM AUGUST 2021 TO MARCH 2022, YOU MUST SEND TWO (2) CHECKS (ONE FOR MAINTENANCE AND ONE FOR THE SPECIAL ASSESSMENT AMOUNT AS SHOWN ABOVE).

ALL CHECKS MUST BE MADE PAYABLE TO VERSAILLES GARDENS I CONDO. ANY CHECKS PAYABLE TO J&M WILL BE SENT BACK.

IF YOU SEND ONE CHECK PAYING ALL FEES TOGETHER; IT WILL BE SENT BACK.

ANY ACCOUNT THAT DOES NOT PAY THE MAINTENANCE OR SPECIAL ASSESSMENT ON TIME; WILL BE SENT TO THE ATTORNEY FOR COLLECTION AND WILL BE RESPONSIBLE FOR ALL LEGAL FEES.

YOU HAVE TO PAY WITHIN THE FIRST TEN (10) DAYS OF THE MONTH TO AVOID A LATE FEE PENALTY. NO EXCEPTIONS.

The Association must make timely payments on the Settlement case regarding Vigil. If the Association fails to make the payment on time; the settlement amount increases to \$175,000 plus attorney's fees and interest; which means, you will have to pay more money.

Sincerely,

Your Board of Directors,
Versailles Gardens I Condominium Association, Inc.

VERSAILLES GARDENS I CONDOMINIUM ASSOCIATION, INC.

Marzo 23, 2021

Estimados Propietarios:

Su Junta de Directores aprobo una Cuota Especial en la Reunion celebrada el **Lunes, Marzo 22, 2021.**

A continuacion les mostramos como se tendran que hacer los pagos **comenzando Abril 1, 2021.**

| <u>Si Su Mantenimiento es:</u> | <u>De Abril a Julio 2021</u> <u>Tienen que pagar:</u> | <u>En Agosto 1, 2021</u> <u>tienen que hacer un solo</u> <u>Pago de:</u> | <u>De Septiembre a Marzo 2022</u> <u>tienen que pagar:</u> |
|---------------------------------------|--|---|---|
| \$206.95 | \$178.69 x 4 (Cheque#1 \$103.68 y Cheque#2 \$75.01) | \$196.62 x 1 | \$145.45 x 7 |
| \$344.48 | \$297.42 x 4 (Cheque#1 \$172.59 y Cheque#2 \$124.83) | \$327.28 x 1 | \$242.11 x 7 |
| \$294.82 | \$254.55 x 4 (Cheque#1 \$147.70 y Cheque#2 \$106.85) | \$280.10 x 1 | \$207.20 x 7 |
| \$270.84 | \$233.85 x 4 (Cheque#1 \$135.69 y Cheque#2 \$98.16) | \$257.32 x 1 | \$190.35 x 7 |

DE ABRIL A JULIO 2021 TIENE QUE ENVIAR TRES (3) CHEQUES (UNO PARA EL MANTENIMIENTO Y DOS PARA LAS CUOTAS ESPECIAL POR LAS CANTIDADES MENCIONADAS ARRIBA).

DE AGOSTO 2021 A MARZO 2022 TIENEN QUE ENVIAR DOS (2) CHEQUES (UNO PARA EL MANTENIMIENTO Y EL OTRO POR LA CANTIDAD QUE SE MENCIONA ARRIBA).

TODOS LOS CHEQUES SON PAGADEROS A *VERSAILLES GARDENS I CONDO.* SI HACE ALGUN CHEQUE A NOMBRE DE J&M, SERA DEVUELTO.

SI ENVIA UN SOLO CHEQUE PARA PAGAR TODO JUNTO; SERA DEVUELTO TAMBIEN.

TODA CUENTA QUE ESTE ATRASADO EN SU MANTENIMIENTO O CUOTA ESPECIAL SERA ENVIADO AL ABOGADO Y TENDRA QUE PAGAR GASTOS LEGALES.

TIENEN QUE PAGAR LOS PRIMEROS DIEZ (10) DIAS DE CADA MES, DE NO SER ASI, RECIBIRAN UN RECARGO POR PAGAR TARDE. NO HABRAN EXCEPCIONES.

La Asociacion tiene que cumplir con el acuerdo firmado en el caso de Vigil. De no cumplir como se acuerdo; la demanda entonces aumenta a \$175,000, mas gastos de abogados e intereses, lo cual significa que todos tendremos que pagar mas.

Atentamente,

La Junta de Directores,
Versailles Gardens I Condominium Association, Inc.