

## **BY Laws and Restrictive Covenants for Wild Pear Shores**

### **Regarding Payment of Dues:**

**By Laws: Dues and Assessments: Section 2.** All Owners shall be personally responsible for the payment of all annual dues. If the annual dues are not paid on the date when due, as determined by the Board, then such annual dues shall become delinquent and shall, together with such interest thereon and cost of collection thereof, including reasonable attorney's fees and court costs incurred, thereupon become a continuing lien upon the Lot of such Owner, which lien shall lie with the land and bind said Lot in the hands of the Owner, his/her/its heirs, devisees, personal representatives, successors, and assigns. ....after six months the Association, or the Board acting on its behalf, may bring an action at law against the Owner personally obligated to pay the same and/or enforce the lien upon the Lot.

**Restrictive Covenants for Wild Pear Shores: 17.** Homeowners Association: A homeowners Association shall be formed by the lot owners with membership to be compulsory and automatic. This Association shall have control of the entrance sign and the Lake access easement areas and any other common areas with each lot to pay an annual fee not to exceed \$150.00 for use by the Association for its legitimate expenses.