

**CERTIFICATION OF AMENDMENT  
SAGEFIELD HOMEOWNERS ASSOCIATION**

**Effective Date: 01/01/2026**

We, the undersigned officers of the Sagefield Homeowners Association, hereby certify that the following amendment to the Bylaws was approved by a two-thirds vote of members in good standing, pursuant to the governing documents of the Association.

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**WHEREAS:**

- The residents of Sagefield recognize the importance of maintaining and improving shared community resources and ensuring a high quality of life within the neighborhood;
  - The residents find it necessary and in the best interest of the Association to implement and enforce mandatory dues for all parcel owners;
  - It is essential to establish clear guidelines for dues allocation, enforcement, dispute resolution, and communication to ensure fairness and transparency.
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**NOW, THEREFORE, BE IT RESOLVED, that the Bylaws of the Sagefield Homeowners Association shall be formally amended to reflect the following:**

**1. Mandatory Dues Requirement**

All property owners of the 163 parcels within the Sagefield community shall be required to pay annual HOA dues, effective [Insert Date], to support community operations and improvements.

**2. Amount of Dues**

The dues shall be **Fifty Dollars (\$50.00)** per parcel annually, unless otherwise amended by a future community vote or Board resolution.

**3. Allocation of Dues**

Collected dues will be allocated toward:

- Maintenance of shared spaces
- Community enhancements and beautification
- Administrative costs and operations
- Events and amenities
- Other necessary expenditures benefiting the neighborhood

## **Amendment to Sagefield Homeowners Association Bylaws**

### **Article IV, Section 1: Mandatory Dues Requirement**

1. **Effective 01/01/2026**, all property owners within the Sagefield subdivision shall be required to pay annual HOA dues, as determined by the Board of Directors, to support community operations and improvements.
2. **Allocation of Dues:** HOA dues will be used for the maintenance of shared spaces, community enhancements, administrative expenses, amenities, events, and any necessary expenditures that benefit the neighborhood.
3. **Member Standing:** Members who fail to pay dues by the established deadline shall be considered **not in good standing**, resulting in forfeiture of voting rights and HOA-funded privileges until all outstanding dues and associated charges are resolved.
4. **Late Payment Interest:** A **1% per month (12% annually) compounded interest** will be applied to overdue balances beginning **30 days** after the payment deadline. Interest will accrue monthly until the dues are paid in full.
5. **Enforcement & Collection Measures:**
  - The HOA may initiate enforcement actions, including:
    - **Filing a lien** against the property for unpaid dues, in compliance with Louisiana law.
    - **Engaging a collection agency** to recover outstanding amounts.
    - **Suspending HOA privileges**, including access to amenities, participation in events, and other member benefits.
  - The Board shall ensure that all enforcement actions are conducted **fairly and transparently, in accordance with state law**.
6. **Notice & Communication:** All members will receive a **30-day notice** before voting on this amendment, including details of the proposed changes, meeting date, time, and location. Notice may be delivered via mail, email, or posted publicly on the HOA website.
7. **Dispute Resolution:** Any disputes regarding dues, interest charges, or enforcement actions shall first be addressed through **mediation or arbitration** before formal legal proceedings, in accordance with HOA bylaws and Louisiana law.
8. **Annual Dues Review & Adjustment:** The Board of Directors shall review HOA financial requirements annually and may **adjust dues accordingly** to

#### **4. Member Standing and Privileges**

Owners who fail to pay dues by the established deadline shall be considered *not in good standing*, resulting in suspension of:

- Voting rights in HOA matters
- Access to HOA-funded amenities and events
- Other member privileges until all outstanding balances are resolved

#### **5. Late Payment Interest**

A **1% per month (12% annually)** compounded interest shall apply to overdue dues beginning **30 days after the payment deadline**. Interest will continue to accrue monthly until the full balance is paid.

#### **6. Enforcement and Collection**

The HOA may take the following actions to collect unpaid dues:

- File a lien against the delinquent property, in accordance with Louisiana law
- Employ a collection agency
- Suspend access to community amenities and HOA events

All enforcement actions shall be conducted fairly, transparently, and in compliance with state law and Association policies.

#### **7. Notice & Communication**

A **30-day notice** will be issued prior to any dues changes or related votes. Notices may be delivered by one of the following methods listed:

- Email
- Posting on the official HOA website or community bulletin boards

#### **8. Dispute Resolution**

Any disputes related to dues, interest, or enforcement shall first be resolved through **mediation or arbitration**, in accordance with HOA bylaws and Louisiana legal guidelines, prior to initiating legal action.

#### **9. Annual Review**

The Board of Directors shall review the financial status of the Association each year and may adjust the dues amount accordingly. All changes will be communicated to members prior to taking effect.

ensure they remain fair and proportional to the association's needs. All changes will be formally communicated to all members before implementation.

**Reason for Amendment:**

The mandatory dues requirement ensures equitable contributions from all members to sustain community growth and improvements. By clearly outlining notice requirements, interest charges, enforcement actions, and dispute resolution mechanisms, the amendment fosters transparency, compliance, and fairness within the Sagefield Homeowners Association.

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**FURTHER RESOLVED, that the Bylaws of the Association shall be updated accordingly, and notice of these amendments shall be issued to all parcel owners.**

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**IN WITNESS WHEREOF, the undersigned officers of the Sagefield Homeowners Association hereby certify that this amendment was approved by a two-thirds vote of members in good standing as of the date first written above.**

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[President's Full Name]  
President, Sagefield HOA  
Signature: *Roger T. Boyle*  
Date: 11/22/2025

[Secretary's Full Name]  
Secretary, Sagefield HOA  
Signature: *Michelle De*  
Date: 11/22/2025

Sworn & Subscribed before me the undersigned Notary Public.

*[Signature]*

*LEONIC UPSTON* La Bar No 22654

