

WHITNEY HIGHLANDS FINE SCHEDULE

Fine Schedule for Noncompliance with Rules and Regulations

(Adopted by the Board of Managers on 10/16/2018 in addition to, VII. COMPLAINTS/PENALTIES)

In addition to the specific powers to enforce these rules and regulations as otherwise stated herein, the Board of Managers has adopted the following schedule of fines to enforce compliance with the rules and regulations established for the Association.

1. Unit Owners and/or their tenants who are not in compliance with any given rule or regulation will be notified in writing by letter sent by registered or certified mail. This notification will be considered a 30-day notice to the Unit Owner to correct the violation and will include a specific description of the violation.
2. The Homeowner will be given 30 calendar days to correct the violation described in the written notice.
3. The Unit Owner has a right to request a meeting with the Board of Managers to discuss the infraction and possible solutions. This meeting must be requested in writing and addressed to Property Management, Crofton Associates, Inc., 111 Marsh Road, Pittsford, NY 14534, within the 30-day period.
4. If the Unit Owner and/or their tenant is still non-compliant at the end of the 30-day period, the following schedule of fines will be initiated:
 - \$50 after 30 days of original notice;
 - \$100 additional after 60 days;
 - \$200 additional after 90 days.

After 90 days the fine will be \$200 per month until compliance is rendered.

5. The Board of Managers reserves the right to levy stiffer penalties to non-compliant Unit Owners and/or their tenants. Unit Owners will be notified in writing by letter sent by registered or certified mail of such fines. Fines assessed will be immediate and irreversible.
6. Subsequent offenses, for the same violation, within a 90-day period of the date of the last violation, will be treated as a continuation of the original violation and fines will be doubled.