

## **Chesapeake Ponds Homeowners Association Fine Schedule**

### **• Section 10.01 Advertising and Signs**

- Except for signs erected by or with the permission of the Sponsor in connection with the initial development, lease or sale of Lots, no additional sign or other advertising device of any nature shall be placed for display to the public view on any Lot or other portion of Property, including but not limited to temporary signs advertising property for sale or rent, except in compliance with zoning code requirements.

□ Advertising or Sign present on Property

**Resolution Steps:** Remove the Sign from the property

**Days to Cure:** 8

**Fine:** \$25

### **• Section 10.02 Garbage and Refuse Disposal**

- Except for building materials during the course of construction or repair of any approved improvements, no lumber, metals, bulk materials, rubbish, refuse, garbage, trash or other waste material (referred to hereinafter as "Trash") shall be kept, stored, or allowed to accumulate outdoors on any portion of the Property, except in sanitary containers and screened from adjacent and surrounding property. Such containers may be placed in the open within 24 hours of a scheduled pick-up, at such place on the Lot or other portion of the Property so as to provide access to persons making such pick-up. The Association may, in its discretion, adopt and promulgate reasonable rules and regulations relating to the size, shape, color and type of containers permitted and the manner of storage of the same on any portion of the Property.

□ Garbage or other refuse materials on the property

**Resolution Steps:** Please remove any materials in violation from the property

**Days to Cure:** 8

**Fine:** \$25

□ **Garbage container(s) visible**

**Resolution Steps:** Please move your Garbage container(s) out of sight or screen them from the road and adjacent and surrounding properties.

**Days to Cure:** 8

**Fine:** \$25

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### **Section 10.03 No Above Surface Utilities Without Approval**

- No facilities, including without limitation, poles, antennas, dishes or wires for the transmission of electricity, electronic or telephone messages, and water, gas, sanitary and storm sewer drainage pipes and conduits shall be placed or maintained above the surface of the ground on any portion of the Property without the prior written approval of the Association.

□ No Above Surface Utilities Without Approval

**Resolution Steps:** Remove the violation described from your property

**Days to Cure:** 23

**Fine:** \$500

### **• Section 10.04 Noxious or Offensive Activities**

- No noxious or offensive activity shall be carried out upon any portion of the Property, nor shall anything be done thereon that may be or become a nuisance or annoyance to the area or to the residents or Owners thereof. The emission of smoke, soot, fly ash, dust, fumes, herbicides, insecticides, and other types of air pollution or radioactive emissions or electro-magnetic radiation disturbances, shall be controlled so as not to be detrimental to or endanger the public health, safety, comfort or welfare, be injurious to property, vegetation or animals, adversely affect property values or otherwise produce a public nuisance or hazard or violate any applicable zoning regulations or governmental law, ordinance or code.

□ Noxious or Offensive Activities

**Resolution Steps:** Remove the violation described from your property

**Days to Cure:** 8

**Fine:** \$25

### **• Section 10.05 Oil and Mining Operations**

- No portion of the Property shall be used for the purpose of boring, drilling, refining, mining, quarrying, exploring for or removing oil or other hydrocarbons, minerals, gravel or earth, except soil borings in connection with the improvement of said portion of the Property, and no derrick or other structure designed for use in boring for oil, natural gas or any other mineral shall be erected, maintained or permitted on any portion of the Property, except with the consent of the Association.

□ Oil and Mining Operations

**Resolution Steps:** Remove the violation described from your property

**Days to Cure:** 23

**Fine:** \$500

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## Section 10.06 Dwelling in Other Than Residential Unit

- No temporary building, trailer, basement, tent, shack, barn, outbuilding, shed, garage, or building in the course of construction or other temporary structure shall be used, temporarily or permanently, as a dwelling on any Lot or other portion of the Property, except with the consent of the Association.

□ Dwelling in Other Than Residential Unit

**Resolution Steps:** Mitigate the violation described

**Days to Cure:** 8

**Fine:** \$500

## • Section 10.08 Trees and Other Natural Features

- After the transfer of title by the Sponsor to any Lot or other portion of the Property, no trees shall be removed from any Lot or portion of the Property, except with the permission of the Association. The Association, in its discretion, may adopt and promulgate rules and regulations regarding the preservation of trees and other natural resources and wildlife upon the Property. The Association may designate certain trees, regardless of size, as not removable without written authorization.

□ Removal of Trees from HOA Property

**Resolution Steps:** Property must be returned to its original state

**Days to Cure:** 23

**Fine:** \$250

## • Section 10.10 Snowmobiles

- No snowmobile or similar motor vehicle shall be operated on any portion of the Property except with the consent of the Association, subject, however, to the Town of Henrietta Zoning Code and the Parks and Recreation Law of the State of New York.

□ Operation of Snowmobile or similar motor vehicle

**Resolution Steps:** Refrain from this activity on HOA or HOA member property

**Days to Cure:** 8

**Fine:** \$250

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## Section 10.11 Commercial and Professional Activity on Property

- No wholesale or retail business, service occupation or home business in conflict with applicable municipal laws and ordinances shall be conducted in or on any Lot or other portion of the Property without the consent of the Association, excepting acts of the Sponsor in conjunction with the initial construction, development, lease and sale of Lots.
  - Business Activity on property

**Resolution Steps:** Stop all business-related activity on your property

**Days to Cure:** 23

**Fine:** \$100

## • Section 10.12 Outside Storage

- Outside storage or parking for more than one 72 consecutive hour period per month of commercial or recreational vehicle, unlicensed vehicle, camper, boat, truck or trailer shall be prohibited. Additional Description: The vehicles specified in the rule (above) are only allowed a single time per month and only for a maximum of 72 consecutive hours.
  - commercial or recreational vehicle, unlicensed vehicle, camper, boat, truck or trailer

**Resolution Steps:** Remove the vehicle in violation from the premises

**Days to Cure:** 8

**Fine:** \$100

## • Section 10.13 Outdoor Repair Work

- With respect to a Lot or other portion of the Property to which title has been transferred by the Sponsor, no work on any motor vehicles, boats or machines of any kind, other than minor servicing and maintenance, shall be permitted outdoors on such Lot or portion thereof, except with the consent of the Association.
  - work on any motor vehicles, boats or machines of any kind

**Resolution Steps:** Refrain from performing work on any motor vehicles, boats or machines of any kind, other than minor servicing and maintenance.

**Days to Cure:** 8

**Fine:** \$50

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## **Section 10.14 Oversized, Commercial and Unlicensed Vehicles**

- No commercially registered vehicles, -R.V.'s, etc., except pickup trucks, shall be parked on the roads, property or driveways. In addition, the following shall not be permitted to remain overnight on the Property for more than 72 hours within any month: a) any vehicle which cannot fit into a garage of the size constructed by the Sponsor with the Units with the overhead garage door closed; b) commercial vehicles of a weight of two (2) tons or more, unless garaged; c) unlicensed motor vehicles of any type, unless garaged.

□ oversized vehicle, commercial vehicle (2 tons or more), unlicensed motor vehicle

**Resolution Steps:** Remove the vehicle from your premises

**Days to Cure:** 8

**Fine:** \$100

## **• Section 10.15 Clotheslines**

- No outdoor drying or airing of any clothing or bedding shall be permitted on the Property unless authorized by the Association.

□ Clotheslines

**Resolution Steps:** Remove the Clotheslines in violation

**Days to Cure:** 8

**Fine:** \$25

## **• Section 10.16 Chain Link Fences**

- Unless otherwise consented to by the Association, no chain link fence shall be erected anywhere on the Property.

□ Chain link fence

**Resolution Steps:** Remove the chain link fence in violation

**Days to Cure:** 31

**Fine:** \$50

## **• C&R #1 Fence Location**

- No fences shall be erected closer to any street or right of way than the location of the house on the lot.

□ Fence Location

**Resolution Steps:** Please correct the location of the Fence.

**Days to Cure:** 44

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**Fine:** \$50

## **C&R #2 Outside Storage**

- All commercially registered vehicles, unregistered vehicles, vans, campers, tractors, garden tractors, trailers, motorcycles, or off-road vehicles must be stored within the confines of any garage and the garage door must be kept closed if any of the above are located therein.
  - commercially registered vehicles, unregistered vehicles, vans, campers, tractors, garden tractors, trailers, motorcycles, or off-road vehicles

**Resolution Steps:** Remove the vehicle or store it in the garage

**Days to Cure:** 8

**Fine:** \$100

## **• C&R #3 Maintenance of Structures and Grounds**

- The structures and grounds on each lot shall be maintained at all times in a neat and attractive manner.
  - Maintenance of Structures and Grounds ( also per Town Code 205-5e)

**Resolution Steps:** Grass and weed height must be kept below 6" and in keeping with look of neighborhood. Additionally, gardens should be maintained in a neat and attractive manner.

**Days to Cure:** 8

**Fine:** \$25

## **• C&R #4 Outside Storage/Parking**

- No commercially registered vehicles, -R.V.'s, etc., except pickup trucks, shall be parked on the roads, property or driveways.
  - commercially registered vehicles, -R.V.'s, etc. (commercially registered vehicles, unregistered vehicles, vans, campers, tractors, garden tractors, trailers, motorcycles, or off-road vehicles), except pickup trucks

**Resolution Steps:** Please remove the vehicle from the premises

**Days to Cure:** 8

**Fine:** \$100

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## • C&R #6 Motorized off-road vehicles

- No motorized off-road vehicles shall be operated on any lot or land, including, but not limited to snowmobiles, trail bikes, motorcycles and any and all other all terrain vehicles.

□ snowmobiles, trail bikes, motorcycles and any and all other all terrain vehicles

**Resolution Steps:** Please refrain from operating any of these vehicles on your property **Days**

**to Cure:** 9

**Fine:** \$250

## • HOA Property Maintenance

- Property owned by the HOA is being maintained by the HOAs hired contractor and should not be maintained or altered by any homeowner directly unless prior written permissions is provided by the HOA Board. This includes but is not limited to: a) Lawn mowing b) Clearing of brush c) Dumping of debris on HOA land or in the water

□ Dumping of debris on HOA property

**Resolution Steps:** Remove the debris that was dumped on HOA property

**Days to Cure:** 8 **Fine:**

250

□ Mowing or Clearing HOA Property / Altering HOA Property

**Resolution Steps:** Refrain from altering HOA property

**Days to Cure:** 9

**Fine:** 250