

Rosewood Villas Homeowners Association, Inc.

Fine Schedule for Noncompliance with *Rules and Regulations*

In addition to the specific powers to enforce these ***Rules and Regulations*** as otherwise stated herein, the Board of Directors 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 US mail, as well as by email. 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. If the violation is a planting of any kind such as vegetables, fruits or herbs, including raised beds, the notification will be considered a 15-day notice to correct the violation.
2. The Unit Owner will be given 30 calendar days to correct the violation described in the written notice and 15 days for any plantings.
3. The Unit Owner has a right to request a meeting with the Board of Directors to discuss the infraction and possible solutions. This meeting must be requested in writing and addressed to *Property Management, Crofton Perdue Associates, Inc., 111 Marsh Road, Suite 1, Pittsford, NY 14534*, or by email to *info@CroftonInc.com*, within the 15 or 30-day period.
4. If the Unit Owner and/or their tenant is still noncompliant at the end of the 15 or 30-day period, the following schedule of fines will be initiated:
 - \$25 after 15 days any plantings of original notice;
 - \$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 Directors 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 US mail of such fines, as well as by email. 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.