

Tobey Court Homeowner Association

Fine Schedule for Noncompliance with Rules and Regulations

(Adopted by the Board of Directors on December 14, 2023 in Accordance with Article IX of the By-Laws)

In addition to the specific powers to enforce the rules and regulations as otherwise stated in the By-Laws, the Board of Directors has adopted the following schedule of fines to enforce compliance with the rules and regulations established for the Homeowner Association.

1. Unit Owners who are not in compliance with any given rule or regulation will be notified in writing by letter sent by U.S. mail and/or email. This notification will serve as 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 extended 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 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 Suite1, Pittsford, NY 14534, within the 30-day period.
4. If the Unit Owner 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 Directors reserves the right to levy stiffer penalties to non-compliant Unit Owners. Unit Owners will be notified in writing by letter sent by U.S. mail and/or email 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.