



111 Marsh Road
Pittsford, New York 14534

Date: October 27, 2004
To: All Woodhill Condominium Residents
From: Board of Managers
Re: Important information

The Board of Managers has adopted a fining schedule, for instances of violations of the Rules & Regulations. This fining schedule will be helpful in enforcing the existing guidelines of the Condominium. A copy of the fining schedule and the Rules & Regulations is enclosed. Please take a few moments to carefully review both these documents, and keep them with your permanent household records. If you sell your unit, they should be passed on to the new owners.

Please do your part to keep our neighborhood clean. The front of the units should be kept free of any personal items.

If you have large items to be thrown out, you should call Woodhill's trash contractor, Waste Management, at 254-3500 to make arrangements. If large items are left by the dumpster and no arrangements are made, the monthly fee will have to be raised to pay for special pick-ups, and no one wants that to happen. If you see someone leaving a large item by the dumpster, please call Crofton Associates, so that person can be billed for the cost of a special pick-up.

Please clean up after your pets on a daily basis. While this is a bother, it is part of the responsibility of owning a pet, and also of living in a community association.

Also, just a reminder that outside faucets should be turned off and drained when we start getting frosty weather. This will help prevent burst pipes!

When snow falls, please do your best to leave the parking lot clear, or move your cars, so the plow can do a good job. Each unit owner is responsible for shoveling his own sidewalk.

Thanks for helping to keep Woodhill a nice place to live!



Property Management Condominiums Townhouses Apartments Offices
ACCREDITED MANAGEMENT ORGANIZATION®

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Woodhill Condominium Fine Schedule for Noncompliance of Declaration Restrictions

The Board of Directors has adopted the following schedule of fines to enforce the compliance of the rules and regulations established for the Woodhill Community. Please refer to Woodhill Condominium Homeowner's Policy Manual, Page 6 for the list of rules.

1. Homeowners will be notified in writing when they are not in compliance with any given rule or regulation. This notification will include a specific description of the infraction and be considered a 30 day notice for the homeowner to rectify the situation.
2. The Homeowner will have 30 days to amend the problem stated in the written notice. The Homeowner has a right to request a meeting with the Board of Directors to discuss the infraction and possible solutions. This meeting must be requested within the 30-day period.
3. If the Homeowner is still in noncompliance after 30 days, the following schedule of fines will be enacted:

\$50.00 per occurrence after 30 days of original notice

\$75.00 per occurrence after 60 days

\$100.00 per occurrence after 90 days

\$150.00 per occurrence after 120 days

\$200.00 per occurrence after 150 days

\$250.00 per occurrence after 180 days

After 180 days, the fines will be \$250.00/occurrence

4. Subsequent offenses for the same violation within a 1-year time frame from the last violation will be treated as a continuance of the original violation.

Note: this schedule was voted on at the Board meeting held on October 12, 2004 and approved by a majority vote.

E X H I B I T A
OF
THE BY-LAWS
OF
WOODHILL CONDOMINIUM

RULES AND REGULATIONS OF THE CONDOMINIUM

1. Each unit owner shall keep his unit in a good state of preservation and cleanliness. He shall not allow anything whatever to fall from the windows or doors nor shall he sweep or throw any dirt or other substance upon the grounds. Refuse shall be placed in proper containers in such manner and at such times and places as the Board of Managers or its agent may direct.

2. The sidewalks and entrances must not be obstructed or encumbered or used for any purpose other than ingress and egress to and from the units in the buildings. Tthe driveways in front of units 94-116 on the east side of Woodhill Drive shall be used only for parking of private motor vehicles. All other driveways shall be used only for access to the parking areas. The parking areas shall be used only for parking of private motor vehicles. No organized sports activities, picnics, barbeques, or outdoor fires are allowed unless the Board of Managers designates specific areas for such activities, or any of them, or grants a special permit for a particular event. Unit owners shall not leave lawn furniture, picnic

tables, charcoal grills or the like, on the lawn areas. The Board of Managers, or the managing agent, or the employees of either, may remove and dispose of any such items so left without any liability to the owners thereof. No planting or gardening shall be done by any unit owner without the express written consent of the Board of Managers and then only in areas specifically designated by the Board for such purposes. No fences, hedges, or walls shall be erected or installed by any unit owner anywhere on the property.

3. Employees of the unit owners may not gather or lounge in the common elements or on the grounds.

4. Supplies, goods and packages of every kind are to be delivered in such manner as the Board of Managers or its agents may prescribe and the said Board is not responsible for the loss or damage of any such property, notwithstanding such loss or damage that may occur through the negligence of employees of the Board of Managers or managing agent.

5. Unit owners shall not cause or permit any disturbing noises or objectionable odors to be produced within or to emanate from their units.

6. Unit owners shall not permit or keep in their units any inflammable, combustible or explosive material, chemical, or substance.