

*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. Homeowners 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, if applicable. This notification will be considered a 30-day notice to the Homeowner to correct the violation and will include a specific description of the violation.

2. The Homeowner has a right to request a meeting with the HOA Board 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](mailto:info@CroftonInc.com), within the 30-day period.

3. If the Homeowner and/or their tenant is still noncompliant 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.

4. The HOA Board reserves the right to levy stiffer penalties to non-compliant Homeowners and/or their tenants. Homeowners will be notified in writing sent by US mail of such fines, as well as by email. Fines assessed will be immediate and irreversible.

5. 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.