

Wheatfield Lakes Homeowners Association Ltd.

52 So. Union Rd. Williamsville, N.Y. 14221

Jeffrey@realityperformancegroup.com

Fines & Penalties (Violations)

Monetary fines and penalties may be assessed by the current property management company and or the Board of Directors for a violation of the Association's Declaration, Bylaws, G C&R (General Covenants & Restrictions) or Rules and Regulations as set forth herein.

General Fine Schedule

Unless otherwise defined below a violation will generally be based on the following fine schedule.

- 1) If an Owner receives a letter from the current property manager/Board of Directors requesting the Owner cease an action or take corrective action, the Owner will have ten (10) days from the date of the letter to appeal in writing or request a hearing through the Board of Directors or their authorized representative or comply with the request. If there is no written appeal or request for a hearing, and the violation remains out of compliance after said ten (10) days, a fine of fifty U.S. dollars (\$50) will be assessed against the property daily at 7:00AM until compliance is achieved.
- 2) For any subsequent offense of a similar nature, a one hundred fifty U.S. dollars (\$150) fine will be immediately assessed, against the property and an additional two hundred U.S. dollars (\$200) fine will be assessed every seven (7) days from the date of the violation at 7:00AM.
- 3) At the discretion of the Board, failure to comply with the request and pay any fines assessed will result in a lien being filed against the property. All legal fees accrued from placement of the lien will be passed on to the Owner. Communication is the best way to resolve problems.

Description	Ref	Grace	1 st Fine	Thereafter	2 nd Offense	Thereafter
Non- working lamp post	7.07	3 days	\$25	\$25/day	\$25	\$25/day
Non-compliant shed	VI. M.	30 days	\$500	\$50/day	\$1000	\$50/day
Non-compliant fence	VI. N.	30 days	\$500	\$50/day	\$1000	\$50/day

Each violation will be reviewed by the current property management company/Board of Directors. The Board reserves the right to deem that it is not a violation of the rules or may extend the time to remedy said violation due to specific circumstances. The property management company/ Board of Directors may deem any egregious violation to be acted upon immediately to rectify the situation for the good of the community.

Note: Fine structure was presented, discussed and approved at the Board of Directors meeting held 6/7/26

~FINES WILL BE STRICTLY ENFORCED~