

ROTONDA WEST ASSOCIATION, INC.

BOARD RESOLUTION

Violations Procedure/Fine Structure Adopted: Sept 11, 2025.

WHEREAS, Rotonda West Association, Inc. ("Association") is the corporation charged with the operation, maintenance, and management of Rotonda West pursuant to the Governing Documents, as defined in the Amended Restatement of Restrictions for Rotonda West ("Restrictions"), as amended from time to time, recorded on November 10, 2020, at Official Records Book 4659, Page 1394, *et seq.*, in the public records of Charlotte County, Florida; and

WHEREAS, the Board of Directors and its Officers are responsible for carrying out the day-to-day affairs of the Association, and the enforcement of the Governing Documents; and

WHEREAS, Section 35(a) of the Restrictions provides that the Board of Directors may levy fines and/or suspensions against a Lot/Tract Owner, or the Lot/Tract Owner's tenants, guests, or invitees, or both, who commit violations of Chapter 720, Florida Statutes, and/or the provisions of the Governing Documents, as amended from time to time; and

WHEREAS, the Board of Directors adopted a Resolution establishing a fining structure and management of reporting on Deed Restriction Violations, at a meeting held on July 11, 2012, at which a quorum of Directors were present and seven (7) Directors voted in favor of the Resolution and no Directors voted against the Resolution, and which Resolution was amended on November 18, 2015, and which Resolution is further amended as of this 11th day of September, 2025; and

WHEREAS, the Board of Directors is desirous of further amending the Resolution establishing a fining structure to encourage compliance with the Governing Documents, and establish reporting by management to ensure Board awareness of Governing Documents Violations, Status of Violations, and Fines levied;

NOW, THEREFORE, it is hereby resolved as follows:

1. The above recitations are true and correct and are hereby incorporated into this Resolution.
2. The President, as ratified by the Board of Directors, resolves that the attached fine structure as approved by the Board of Directors and as subsequently amended is effective.
3. The Rotonda West Association, Inc. is authorized to assess fines in accordance with the Amended Restatement of Restrictions recorded on November 10, 2020, and as may be further amended from time to time.

THIS RESOLUTION was considered at a meeting held the 11th day of September, 2025, at which a quorum of Directors was present. 6 Directors voted in favor of this Resolution and _____ Directors voted against this Resolution.

Date: 9-11-25

ROTONDA WEST ASSOCIATION, INC.

By: [Signature]

Print Name: ANDREW VAN SCYK President

FINE STRUCTURE

Governing Documents Violations Procedure —
Unless otherwise provided, this procedure applies to
all Violations of the Governing Documents even if a
particular violation is not mentioned in this Fine
Structure

See Board Resolution regarding Fining/Suspension
Procedures adopted on _____,
2025

First Instance of Section Violation

1) Notice of Violation by Regular Mail or Email*

\$50 fine, or \$50 per day for continuing violation

7-day deadline to fix violation

2) Board Meeting to Levy Fine after day 7. Fine levied starting on day 7 of violation until date of Board Meeting.

3) Notice of Hearing by Regular Mail or Email* sent at least 14 days before date of hearing.

4) Hearing Held. Compliance Committee confirms or rejects fine levied by Board.

5) Within 7 days after Hearing, Notice of Imposition of Fine sent by Regular Mail or Email*. Fine due 30 days after delivery of Notice of Imposition of Fine. If Notice of Imposition of Fine is sent by Regular Mail, the Notice is deemed delivered 5 days after the date of mailing. If Notice of Imposition of Fine is sent by Email, the Notice is deemed delivered on the day after the Email is sent.

6) If fine not paid, send Notice of Late Assessment ("NOLA") per 720.3085

7) If fine exceeds is \$1000 or more, send Notice of Intent ("NOI") to Lien per 720.2085 (30 days after NOLA)

8) 45 days after NOI to Lien, Claim of Lien recorded against property;

9) Send Intent to Foreclose per 720.3085 and 45 days after, foreclosure case can be filed.

Second Instance/Repeat of Violation in one (1) year period (One-year clock resets from date of the last violation for that Deed Restriction)

Notice of Violation by Regular Mail or Email*

1) \$100 fine, or \$100 per day for continuing violation

	<p>7-day deadline to fix violation</p> <p>2) Board Meeting to Levy Fine after day 7. Fine levied starting on day 7 of violation until date of Board Meeting.</p> <p>3) Notice of Hearing by Regular Mail or Email* sent at least 14 days before date of hearing.</p> <p>4) Hearing Held. Compliance Committee confirms or rejects fine levied by Board.</p> <p>5) Within 7 days after Hearing, Notice of Imposition of Fine sent by Regular Mail or Email*. Fine due 30 days after delivery of Notice of Imposition of Fine. If Notice of Imposition of Fine is sent by Regular Mail, the Notice is deemed delivered 5 days after the date of mailing. If Notice of Imposition of Fine is sent by Email, the Notice is deemed delivered on the day after the Email is sent.</p> <p>6) If fine not paid when due, send Notice of Late Assessment per 720.3085</p> <p>7) If fine is \$1000 or more, send Notice of Intent to Lien per 720.2085 (30 days after Notice of Intent to Lien).</p> <p>8) 45 days after NOI to Lien, Lien recorded against property;</p> <p>10) After Lien recorded, send Notice of Intent to Foreclose per 720.3085;</p> <p>45 days after Notice of Intent to Foreclose, foreclosure case can be filed.</p> <p>* Fining notices may be sent by Email in lieu of Regular Mail if the Owner has consented to receive notices via Email. If sent by Regular Mail, a copy may also be sent by Email.</p>
RESTRICTIONS: Section 5. PLANS, SPECIFICATIONS, AND NEW CONSTRUCTION AND RESIDENTIAL MODIFICATION REVIEW	
<p>New construction must comply with Restrictions and New Construction Guidelines. Residential modifications must comply with Restrictions and Residential Modification Guidelines.</p>	<p>Subject to Deed Restriction Violations Procedure/Fining, <i>except</i> the fine shall be \$100 per violation or \$100 per day for a continuing violation for violations involving new construction.</p>

RESTRICTIONS: Section 8. EXTERIOR WING-WALLS/FENCES/SCREENING	
<p>Wing-wall must not exceed 4 feet in height</p> <p>Fence must not exceed 4 feet in height if between dwelling rear and rear lot line</p> <p>Fence must not exceed 6 feet in height</p> <p>Must conform to other restrictions</p> <p><i>*Excluded: Lots 1 through 9; and pre-July 31, 2003, fences and wing-walls</i></p>	<p>Subject to Deed Restriction Violations Procedure/Fining, <i>except</i> the Association may grant one (1) additional 15-day extension</p>
RESTRICTIONS: Section 9. SHEDS, TEMPORARY STORAGE UNITS AND ACCESSORY BUILDINGS	
<p>No new sheds, temporary storage units, or accessory buildings</p> <p>Existing sheds, temporary storage units, or accessory buildings must not be enlarged or moved, and must not be repaired if over 50% becomes destroyed</p> <p><i>*Excluded: Lots 1 through 9; pre-July 19, 1995, sheds or temporary storage units; and pre-November 30, 2012 accessory buildings</i></p>	<p>Subject to Deed Restriction Violations Procedure/Fining, <i>except</i> the Association may grant one (1) additional 15-day extension, after which the Association may seek a court injunction for compliance</p>
RESTRICTIONS: Section 10. ADDITIONS	
<p>All additions on single or multifamily residential dwellings must be approved by RMC</p> <p>Approved additions must conform to Residential Modification Guidelines, and conform to existing residential dwelling in roof pitch, roof height (except in cases of second- story additions), roofing materials, exterior finish, exterior color, and overall architectural compatibility</p>	<p>Subject to Deed Restriction Violations Procedure/Fining, <i>except</i> the Association may grant one (1) additional 15-day extension</p>
RESTRICTIONS: Section 14. PETS - ANIMALS	
<p>Only pets of a normal domesticated household type are permitted—i.e., cats, dogs, rabbits, fish, and birds</p> <p>No reptiles, amphibians, monkeys, rodents, poultry, horses, cows, swine, or livestock</p> <p>Pets must be licensed by appropriate State or local authorities</p> <p>Pets must be carried, leashed, or otherwise restrained at all times when outside dwelling or fully-enclosed Lot/Tract</p> <p>Pet owners must immediately remove feces from Lot/Tract and Common Areas</p>	<p>Warning Letter by Regular Mail for First Violation</p> <p>After First Warning, subject to Deed Restriction Violations Procedure/Fining</p>

RESTRICTIONS: Section 15. NUISANCE	
No illegal, noxious, obnoxious, unpleasant, offensive, dangerous, violent, or disorderly conduct or activities which are or may become an unreasonable annoyance No excessive noise between 10:00 p.m. and 8:30 a.m.	Warning Letter by Regular Mail for First Violation After First Warning, subject to Deed Restriction Violations Procedure/Fining
RESTRICTIONS: Section 16. DWELLING MAINTENANCE, LANDSCAPING AND LOT CARE	
Landscape and sprinkler systems must be kept safe, clean, orderly, and attractive Lawn must not exceed 8 inches in height No underbrush or unsightly growth No invasive species, including without limitation Brazilian Pepper and Melaleuca	Subject to Deed Restriction Violations Procedure/Fining, <i>except</i> the Association may grant one (1) additional 15-day extension The Association reserves the right to clear vegetation if necessary and charge the property owner for reimbursement of all associated expenses and costs
RESTRICTIONS: Section 21. BOATS AND OTHER WATERCRAFT	
All watercraft must observe "NO WAKE" restrictions Anchoring must not be offshore or impede navigation, and should be as closely adjacent and parallel as possible to the bank Boats and watercraft stored on trailer must not be stored on Lot/Tract, and must be fully enclosed in garage ★ <i>Excluded: Boats or watercraft on trailers and parked in accordance with Sections 24 and 25</i>	Subject to Deed Restriction Violations Procedure/Fining
Any boat or watercraft that has sunk, is partially submerged, or is otherwise inoperable is subject to immediate removal	Notice of Violation by Regular Mail 7-day deadline to fix violation at property owner's expense, after which the Association may seek a court injunction for compliance
RESTRICTIONS: Section 22. SIGNS	
All signs for residential or commercial areas must be approved Approved residential signs must conform to additional requirements, including but not limited to that they are temporary in nature, legible and maintained in good order, must not obstruct traffic, must be placed at front of Lot/Tract, and must not face any lake, pond, canal, or golf course	Notice of Violation by Regular Mail 7-day deadline to fix violation, after which the Association may remove the sign and return to property owner; any sign not picked up within 30 days from removal is deemed abandoned and may be discarded
RESTRICTIONS: Section 23. GARAGE OR LAWN SALES AND AUCTIONS	
Require permit from Association Must not exceed 3 consecutive days duration Must not be held more than twice each calendar year	Subject to Deed Restriction Violations Procedure/Fining

RESTRICTIONS: Section 25. OVERNIGHT VEHICLE PASS

Boats and other watercraft, motor homes, campers and camper trailers, etc. may obtain no more than two (2) 4-day passes within a calendar month to park in driveway overnight

Subject to Deed Restriction Violations
Procedure/Fining

Repeated violations under this section may result in suspension of property owner's right to obtain any pass

RESTRICTIONS: Section 26. OWNERS' RESPONSIBILITIES

House number must be visible from street. Mailboxes must be in good working order.

Subject to Deed Restriction Violations
Procedure/Fining