

NORTHVILLE HILLS GOLF CLUB HOMEOWNERS ASSOCIATION

RULES & REGULATIONS

The following Rules & Regulations have been adopted by the Board of Directors under the authority granted by Article 7, Section 7.23 and Article 12, Section 12.03 of the Declaration of Covenants, Conditions and Restrictions. Some items supplement provisions of the Covenants and Bylaws, others amplify existing sections. Should there be any conflict between these Rules & Regulations and the Covenants or Bylaws, the language of the Covenants or Bylaws prevails.

<u>Contents</u>	<u>Page</u>
A. Building and Grounds Restrictions	1
B. Signs	2
C. Leasing	2
D. Pets	2
E. Vehicles, Motorcycles & Snowmobiles	2
F. Garage Doors	3
G. Patio & Deck Furniture and Equipment	3
H. Rubbish Removal	4
I. Modification of Common Elements	4
J. Property Additions	5
K. Reporting Violations - Enforcement	6
L. Fines	6

Whenever any reference is made to one gender, the same shall include a reference to either or both genders where appropriate; similarly, whenever a reference is made herein to the singular, a reference shall also be included to the plural where appropriate.

A. BUILDING AND GROUNDS USE RESTRICTIONS

- (1)** No residence shall be used for other than residential purposes, and the Common Elements shall be used only for purposes consistent with such use.
- (2)** No immoral, improper, unlawful or offensive activity shall be carried on in any residence or upon the Common Elements, nor shall anything be done which may be or become an annoyance or nuisance to any Owner, nor shall any unreasonably noisy activities be carried on in any unit or Common Elements. No Owner shall do or permit anything to be done or keep or permit to be kept in his residence or Common Elements, anything that would increase the rate of insurance on the Complex.
- (3)** Each Owner shall maintain the site and residence owned and any Common Elements for which he has maintenance responsibility in a safe, clean, and sanitary condition including mowing grounds timely to provide a neat appearance. Each Owner shall also use due care to avoid damaging any of the Common Elements, including, but not limited to, the communication, water, gas, plumbing, electrical or other utility conduits and systems, and any other Common Elements in any residence which are appurtenant to or which may affect any other residence. Each Owner shall be responsible for damages or costs to the Association resulting from negligent damage to or misuse of any of the Common Elements by the Owner or his family, guests, agents or invitees, unless such damages are covered by insurance carried by the Association, in which case responsibility shall be limited to the extent of the deductible amount. Any costs or damages to the Association may be assessed to and collected from the responsible Owner as an additional assessment.
- (4)** No Owner shall use, or permit the use by any occupant, agent, employee, invitee, guest or member of his family of any firearms, darts, air rifles, pellet guns, BDB guns, bows and arrows, slingshots or other similar dangerous weapons, projectiles or devices anywhere within the Complex.
- (5)** Sidewalks, yards, landscaped areas, driveways, roads, parking areas, and porches shall not be obstructed in any way, nor shall they be used for purposes other than for which they are reasonably and obviously intended. No bicycles, portable game equipment, boats, chairs or benches may be left unattended on or about the General Common Elements. Use of any of the General Common Elements may be limited to such times and conditions as may be imposed by the Board of Directors, who shall determine such use by duly adopted regulations.
- (6)** The Common Elements (including Limited Commons) shall not be used for storage of supplies, materials, personal property, or trash or refuse of any kind, except as provided in the Association's Rules and Regulations. Trash receptacles shall be maintained by each Owner within his residence or within the areas designated by the Board of Directors, and shall not be permitted to remain elsewhere on the Common Elements, except for such periods as may be reasonably necessary to permit periodic collection of trash. In general, no activity shall be carried on, and no condition maintained by a Owner either in his residence or upon the Commons, which spoils or adversely affects the appearance and enjoyment of the Complex.

B. SIGNS (Sec. 7.06)

Signs or other advertising devices, which are visible from the exterior of any residence or on the Common Elements shall not be displayed, except as allowed by Northville Township ordinances. Subject to the Township ordinance, a limit of one "for sale" sign may be displayed, but only under the conditions detailed in Sec. 7.06 of the Declaration of Covenants, Conditions, and Restrictions.

C. LEASING (Sec. 11.02)

(1) An Owner may enter into a lease of his residence provided that such lease be for the entire residence and for an initial term of not less than one hundred eighty (180) days. Owners desiring to lease shall supply the Association with a copy of the lease at least ten (10) days prior to executing the lease.

(2) An Owner who leases his residence is responsible for informing the lessee of the applicable Declaration of Covenants, Bylaws, Rules & Regulations, and restrictions (parking, pets, etc.). The lease form must include a provision (available from the Managing Agent) stating that the lessee has read the Association's Declaration, Bylaws, and Rules and Regulations and agrees to abide by them. During the lease period the owner is still responsible to see that the property is maintained.

D. PETS (Sec. 7.07)

The subject of keeping pets is a highly emotional issue at many condominium communities. Residents owning pets should recognize that their pets can become a nuisance to their neighbors if not properly controlled.

No animal, other than normal house pets, shall be kept within any unit or on the Complex. No animal may be permitted to run loose at any time upon the Common Elements, and all animals shall be attended at all times by some responsible person while on the Common Elements. The following rules and regulations presently apply:

- (1) Pets must be walked on a leash.
- (2) Residents must not allow their pets to urinate on shrubs or lawns when walking. Care in avoiding damage to the landscape by pets will help minimize maintenance and replacement costs.
- (3) The resident is responsible for immediately cleaning up their pet's droppings while they are in the Complex.

E. VEHICLES, MOTORCYCLES & SNOWMOBILES (Sec. 7.09)

(1) Residents are to park their cars and private use trucks and vans in their garage whenever possible. If space in the garage is not available, residents are to park their automobiles in their own driveway only. Any damage to the common elements from Owner or guest vehicles shall be repaired at Owner expense.

(2) All other parking on the complex is reserved for guests

(3) Residents are not to park on streets within the Complex unless absolutely necessary, and then only for short periods of time. In the event of a large number of guests, it is understood that these streets may be used for overflow parking, but the resident must provide instructions to park on one side of the street only, and not directly opposite from any driveways where collisions could easily occur.

(4) Trucks, trailers, boats, campers, snowmobiles, jet skis, two-wheeled motorized vehicles or vehicles other than automobiles that are property of residents may only be parked or stored in the Owner's garage.

(5) Residents with motorized homes or campers who are preparing for departure or returning from an extended trip, may park in the driveway, but for a period not longer than 24 hours.

(6) Commercial vehicles and trucks may be parked in and about the Complex only while making deliveries or pickups in the normal course of business.

(7) Vehicles parked for purposes of selling are prohibited.

(8) Motorcycles are allowed on the condominium roads, but motorcycles, and all off-road motorized vehicles, including snow mobiles are prohibited on all General Common Elements.

F. GARAGE DOORS (Sec.7.10)

For both aesthetic and security reasons, garage doors are not permitted to be kept open if the Resident of the unit is not in attendance. If the Resident is actively engaged in gardening work, or other activity which requires frequent access to the garage, the garage door may be kept open during the period this work or activity is being performed. However, this exception must also be ruled by the concept of reasonableness (i.e.) a garage door kept open all day, when the outdoor activity requiring frequent garage access is only occasionally or intermittently being performed, would not meet the test of reasonableness. Garage doors are also not to be kept in a partially raised position for the previously cited aesthetic and security reasons.

G. PATIO AND DECK FURNITURE AND EQUIPMENT

(1) No unsightly conditions shall be maintained upon any patio or deck, and only furniture and equipment consistent with ordinary patio or deck use shall be permitted to be maintained there during seasons when reasonably in use, and no furniture or equipment of any kind shall be stored on patios, balconies or decks during seasons when patios or decks are not reasonably in use.

Specifically, the following are permitted:

- ⊖ Tables and chairs designed for patio or deck use
- ⊖ Umbrellas designed for patio/deck use
- barbecue grills

- Ⓓ Other items normally located on and designed for use on patios or decks, such as: planters, bird baths, garden benches, birdfeeders of a design that does not attract pigeons
- Ⓓ Gliders (similar to those for porches) or hammocks

The following are not allowed:

- Ⓓ Furniture not designed or intended for patio or deck use
- Ⓓ Recreational or exercise equipment such as slides, monkey bars, etc.
- Ⓓ Any equipment (other than umbrellas designed for patio/deck use) having a height greater than five feet as measured from the floor of the patio or deck. (Includes frames for seating of any kind.)

(2) Furniture and equipment which may be left on patios, or decks during all seasons include: barbecue grills (if permanently installed), planters, bird baths, bird feeders, and garden benches (such as those constructed of cast iron).

H. RUBBISH REMOVAL

(1) Residents are not to place rubbish for collection before 6:00 p.m. prior to collection day.

(2) Rubbish should be packaged, tied securely, and conform to Township trash policies.

I. MODIFICATIONS OF THE COMMON ELEMENTS

Rules and Regulations have been adopted which set standards, maintain the appearance and character of the Complex, and enhance the value of the entire community property. In establishing the regulatory framework, the Board tries to be as accommodating as possible to the creative desires of the Owners.

(1) Approvals

All requests for additions or modifications to buildings and grounds should be submitted to the Managing Agent. When appropriate, the Architectural Control Committee shall review requested projects with adjoining or opposite Owners should there be any question in their judgment regarding the infringement of view, access or when other neighborhood problems could be created.

(2) Codes and Permits

The Owner is responsible for obtaining the necessary building permits from the Township if planning plumbing, heating, electrical, or building revisions. Before beginning any remodeling, it is advisable to check with the Board of Directors, as approval may be needed before a permit is issued.

J. PROPERTY ADDITIONS - THE FOLLOWING ITEMS REQUIRE APPROVAL OF THE ARCHITECTURAL CONTROL COMMITTEE.

(1) Basketball Hoops and Play Structures

_____ Movable basketball hoops may only be used on the Owner's driveway and must be stored in the garage when not in use. Play structures, if approved by the Committee, may only be placed in the rear yard.

(2) Television Antennas (Sec. 7.15)

_____ The only television antenna, aerial, saucer, dish, or receiving device permitted is a "mini-dish" not exceeding 18 inches in diameter. However, such device, if approved, may not be located in the front of the home.

(3) Dog Kennels

Dog kennels or runs or other enclosed shelters for permitted animals shall not exceed 150 square feet in size, shall be located in the rear of the residence only and shall extend no more than 12 feet from the residence.

(4) Outbuildings

_____ No temporary structures, accessory buildings, mobile home, trailer, tent, shack, tool shed, barn, tree house, or similar structure shall be placed on any site at any time.

(5) Decks

a. Approval.

Generally, a township permit must be obtained. This will require a site plan showing where the deck will set, structural layout of the deck, two elevations of the deck (front and side) and a list of material content.

b. Precautions

Before proceeding, either the Owner or contractor should take the necessary steps to prevent damage to the utility and cable television lines. This generally entails informing the utilities (Miss Dig) so that they can mark the line locations. Any damage that might be caused to the Complex as a result of the installation must be promptly repaired at Owner expense.

(6) Swimming Pools & Spas

Applications for swimming pools shall include size, location, materials, type of construction, including design of fencing required by the Township. Above ground pools are not allowed.

Permitted spas shall be located in the rear of the residence, be fully screened with evergreen landscaping and shall extend no more than 12 feet from the residence. Spas must include a cover that can be locked when the hot tub is not in use.

(7) Fences, Walls & Hedges (Sec.7.12)

Approvals for fences or walls of any kind or hedges will consider view obstruction from neighbors or common grounds.

(8) Birdfeeders

Residents may not install a birdfeeder anywhere on General or Limited Common Areas which attract or allow pigeons to feed from it.

(9) Flagpoles

Flagpoles may be installed if they are attached to the building by angular flag holder brackets. Free standing poles require Committee approval.

K. REPORTING VIOLATIONS - ENFORCEMENT PROCEDURES

When a Homeowner or resident wants to report a violation of the Covenants, Bylaws or Rules and Regulations, a description of the infraction must be submitted in writing (mail, fax or email) to the Managing Agent's office. The name of the person reporting the complaint must be indicated or it will be ignored. The Managing Agent will then have the matter reviewed by the Board of Directors and processed for appropriate action. ____

The Board has adopted the following policy relative to notification of violations. Up to three notices may be sent when a violation occurs. The First Notice will request compliance. If necessary, a Second Notice will indicate failure to comply and if the infraction continues, the matter may result in a fine being assessed against the Homeowner's unit. If accord does not result, then the Third Notice will specify that a hearing will be held to allow offending Homeowners the opportunity to present evidence in defense of the alleged violation before fines are assessed.

L FINES - \$25.00 PER DAY

The amount of fines adopted by the Board of Directors is currently \$25.00 per day, effective June 1, 2003.

