

INVERRARY CONDOMINIUM ASSOCIATION RULES AND REGULATIONS

The following rules and regulations have been duly adopted by the Board of Directors and are hereby promulgated in accordance with the Inverrary Condominium Documents:

ALTERATIONS/MODIFICATIONS

All exterior changes to any unit or common elements, limited or general, must be approved in writing by the Board of Directors prior to any work taking place. Examples of modifications that would require Board approval include changing windows, entrance doors, landscaping and the installation of a satellite dish. These are just examples and do not include all items that would require approval by the Board of Directors. You may obtain an alteration/modification agreement by contacting Community First Property Management at (248) 489-9859.

VEHICLES AND PARKING

All automobiles, non-commercial pick-up trucks and passenger vans must have current license plates and must be operational. No commercial vehicles, house trailers, boat trailers, boats, camping vehicles, camping trailers, snowmobiles, snowmobile trailers, motorcycles, off-the-road vehicles or all terrain vehicles may be parked or stored upon the premises.

Carports are for the parking of vehicles only, not for storage of personal property, with the exception of bicycles. Bicycles, however, must be placed against the back of the carport and must be standing parallel to the carport and upright at all times. Parking is not allowed along the curb – **THIS IS A FIRE ROUTE.**

SMOKE DETECTORS

All units must have smoke detectors. Your smoke detector is to be working at all times.

PETS

All pets must be approved by the Association. All pets must be registered with the Association. No more than two (2) common household pets may be maintained in a Unit. No dangerous or exotic pets will be approved. All pets must be cared for and restrained so as not to be obnoxious or offensive on account of noise, odor or unsanitary conditions. **All pets must be on a leash and attended by a responsible person at all times while on the common elements. No pet is permitted to run loose on the common elements and no pet is permitted to be tethered on the common areas.** Each co-owner is responsible for immediate collection and disposition of their pet's fecal matter.

Pets are prohibited in the courtyard, including behind the buildings, the pool and tennis court and the picnic table areas. This is to prevent pets from defecating and/or urinating in these areas.

PETS MAY ONLY BE WALKED IN THE AREA WHICH IS SHADED IN GREEN ON THE ENCLOSED MAP

Co-owners must have aquariums approved. Only aquariums which are 15 gallons or less will be approved.

COLLECTION POLICY

Monthly Assessments are due on the 1st of the month. A late fee of \$25.00 will be incurred if payment is not received by the 10th of the month in accordance with the Condominium Bylaws.

Pursuant to the Condominium Bylaws, any payment received from a co-owner in default will first be applied to outstanding costs then to outstanding legal fees then to outstanding late fees, then to outstanding assessments applying to the oldest assessment due first.

1st month a co-owner is delinquent the Association or managing agent may send the co-owner a late notice. As this is not a mandatory requirement, the absence of a late notice does not excuse the co-owner from payment. Likewise it does not prevent the Association from turning the account over to the attorney for collection.

Section 139 of the Michigan Condominium Act specifically states: "A co-owner may not assert in an answer, or set off to a complaint brought by the Association for non-payment of assessments the fact that the association of co-owners or its agents have not provided the services or management to a co-owner(s)." MCL 559.239.

Any account having an outstanding balance equivalent or greater than the total of two monthly assessments will be forwarded to the attorney for collection. After forwarding of the account, all inquiries and correspondence relative to the account shall be handled exclusively by the attorney and/or his/her employees.

BARBECUES

Only propane grills are allowed. **Barbecuing is permitted in the courtyard area only.** When barbecuing your grill must be a minimum of 8 feet away from the building. Once the barbeque is cooled it must be placed back on your property when not in use. No barbecuing is permitted after 9:00 p.m.

AESTHETICS

THERE IS ABSOLUTELY NO SMOKING PERMITTED IN THE COMMON HALLWAYS.

Co-owners are not allowed to prop the entry doors or fire doors open at anytime. The entry doors and fire doors are for the security and safety of all owners and must be kept closed. (This is especially true for those propping open doors with rocks/stones.)

With the exception of door mats/rugs immediately outside the the co-owner's entry door, and a wreath/welcome sign on the owner's entry door no personal property is permitted in the common hallways. In addition no wreath/welcome sign may be hung by placing a nail and/or screw into the door. Wreaths/welcome signs must be hung by using an over the door hook, or a tape hanger. Any personal property found in the hallways i.e. bicycles, toys, apparell, strollers, etc., will be removed and disposed of immediately.

Sun bathing is permitted in the Court yard only. Sun bathing is expressly prohibited in the front of the buildings.

Co-owners are prohibited from using the hallway plugs.

No lanterns, decorative flags, solicitation or decorative signs, lawn ornaments, or plantings are allowed on the common elements. Landscaping on the Limited Common elements that is not approved by the Association will be removed.

No signs or other advertising devices of any kind shall be displayed which are visible from the exterior of a Unit or on the common Elements, including "For Sale" signs are permitted on the common elements.

TRASH POLICY

All trash must be placed in a tied trash bag and placed into the dumpster. Co-owners must toss their trash to the back of the dumpster. No large items are to be placed into the dumpster until the evening prior to trash pick up. **All co-owners must pick up any trash that may fall from their trash bag to the ground. All cigarette butts must be properly disposed of, no co-owner shall throw their cigarette butt on the common elements, including the lawn.**

SATELLITE DISHES

All satellite dishes must be approved in writing by the Board of Directors prior to installation.

FINING POLICY

Any violation of the Inverrary Condominium Bylaws and/or Rules and Regulations will result in the following fines:

1 st violation	Warning letter no fine
2 nd violation	\$25.00 fine
3 rd violation	\$50.00 fine
4 th violation	\$75.00 fine
5 th violation and all subsequent violations	\$100.00 fine

Repeated violation of the same rule can result in the Association taking legal action against the offending co-owner.

It is the intent of these rules and regulations to keep Inverrary Condominium a safe and desirable community to live in thereby maintaining monetary values.

These rules and regulations are in addition to the provisions of the Inverrary Condominium Bylaws and any and all previously adopted and promulgated Rules and Regulations.

Dated: April 17, 2006.

Sincerely,
Inverrary Condominium Association
Board of Directors

Please put this document in a safe place with all of your other important documents.

COMPLIANCE WITH INVERRARY CONDOMINIUM DOCUMENTS:

- A. Tenant's right to use and occupy the Premises is subject and subordinate in all respects to the provisions of the Master Deed and Condominium Documents (and any other document referred to in the Master Deed or Condominium Bylaws which affects the rights and obligations of a co-owner) of Inverrary Condominium ("Condominium Documents") and to such other rules and regulations as the Board of Directors of the Inverrary Condominium Association may from time to time promulgate ("Rules and Regulations").
- B. Failure by Tenant or any person on the Premises of Inverrary Condominium as a result of Tenant's occupancy to comply with the provisions of the Inverrary Condominium Documents or the Rules and Regulations shall constitute a material breach of this Lease.
- C. Tenant shall indemnify Landlord and Inverrary Condominium Association against and hold them harmless from any damages, direct or indirect, incurred by Landlord as a result of the noncompliance by any of the aforesaid persons with the provisions of any of the Documents, Rules and Regulations, or any covenant of this Lease.
- D. Tenant shall reimburse Landlord for any fines or charges imposed by Inverrary Condominium Association or other authorities, due to any violation by Tenant, or the guests or licensees of Tenant.
- E. Landlord assumes all responsibility to provide tenant with current copies of Inverrary Condominium Association Rules/Regulations and Master Deed or Condominium Bylaws.

Landlord(s):

Tenant(s):

Inverrary Condominium Association

POOL POLICY AND RULES

MAXIMUM CAPACITY IS 50 PERSONS

THERE IS NO LIFEGUARD ON DUTY AT ANY TIME. RESIDENTS AND GUESTS SWIM AT THEIR OWN RISK. THE ASSOCIATION IS NOT RESPONSIBLE FOR ACCIDENTS OR INJURIES.

The pool will be open from 9:00 a.m. until 10:00 p.m. during the open season.

Safety equipment around the pool area is to be used for emergency purposes only... not as toys.

The Association, via its Board of Directors, reserves the right to deny use of the pool to anyone at any time.

Co-owners are **limited to two (2) guests only**.

Anyone under the age of 18 years of age **must be accompanied by an adult at all times**.

Training swim pants are not permitted. No child that is not potty trained is permitted in the pool. No infants are allowed in the pool at any time.

NO ALCOHOLIC BEVERAGES OR FOOD IS PERMITTED IN OR AROUND THE POOL.

NO GLASS ANYTHING is permitted in the pool or pool area. Drinking of any beverage is prohibited in the pool.

If you smoke in the pool area you MUST bring your own plastic ashtray. No smoking in the pool. Please do not throw butts on the ground and be careful to not burn the furniture material.

DIVING IS PROHIBITED.

NO RUNNING, HORSEPLAY, PUSHING OR ROWDINESS IS PERMITTED IN THE POOL AREA.

Proper swimming attire is required to use the pool. No street clothes are permitted in the pool.

NO PETS ARE ALLOWED IN THE POOL OR POOL AREA.

Rafts should not be used when the pool is crowded.

Any music played at the pool MUST BE kept at a minimum volume.

All Trash must be placed in the trash receptacle(s).

Any personal property left at the pool for more than 24 hours will be disposed of.

Violations of any of the pool policy and rules either listed here or posted at the pool are subject to the same fines and enforcement remedies as stated in the Condominium Documents, including but not limited to the Rules and Regulation