



Bloomfield on Square Lake Condominium Association

September 29, 2016

Dear Co-Owner:

Enclosed is the Policy Resolution #2016-01 pertaining to the levying of fines for violation of the leasing provisions in the Bylaws. This policy will become effective on November 1, 2016.

Please be sure to read this document carefully.

This is an official document for your unit. Be sure to pass on this information to a new owner, should you sell your home.

Sincerely,

The Highlander Group, Inc.
On Behalf of the Board of Directors

Constance Toles, ACAM
Assistant Community Association Manager

**POLICY RESOLUTION REGARDING FINES FOR LEASING VIOLATION
#2016-01**

Policy Resolution 2016-01 of **Bloomfield on Square Lake Condominium Association**, located in Bloomfield Hills, Michigan. A Resolution pertaining to the levying of fines for violation of the leasing provisions in the Bylaws.

WHEREAS, the Condominium Bylaws, Article VI, Section 2 clearly define the restrictions of the leasing and rental of units.

WHEREAS; the Condominium Association, through it's duly elected Board of Directors and pursuant to the Condominium Bylaws, Articles IX and X, has the right to enforce the rules and regulations from time to time as the needs of the community rises. This authority is further confirmed by virtue of Section 106(C) of the Michigan Condominium Act.

NOW THEREFORE, BE IT RESOLVED:

- 1) A fine in the amount of \$250.00 per week will be assessed to the Co-Owner of any Unit of Bloomfield on Square Lake who violates the following provision in Article VI, Section 2 of the Condominium Bylaws:
Section 2. Leasing and Rental of Units.
Right to Lease. With the exception of a lender or mortgagee guarantor in possession of a Unit following a default of a first mortgage, foreclosure or deed or other arrangement in lieu of foreclosure, no Co-owner may lease any Unit within the Condominium, with the exception of those Units properly under an approved lease as of the effective date of the Amended and Restated Master Deed, except upon the written approval of the Association, which approval shall **not** be given if (i) the Unit has not been occupied as the Co-owner's residence for a minimum period of at least one (1) year immediately preceding the lease, or (ii) the leasing of such Unit would result in any one person or entity (including affiliates or commonly owned entities) leasing more than one Unit at any time.
- 2) The co-owner will be notified of the violation, and will have an opportunity to appear at a hearing at a meeting of the Board of Directors. The Board of Directors will advise the co-owner of the date, time and location of such meeting and co-owner will be afforded the opportunity to attend to provide evidence as to why he or she believes a violation has not occurred. There will be only one hearing on the matter. After the hearing, the fines shall automatically trigger in each of the successive weeks that the co-owner remains in violation.

THEREFORE, BE IT DECLARED that the foregoing Resolution is approved and enacted by the Board on September 27, 2016 and will become effective November 1, 2016.

**BLOOMFIELD ON SQUARE LAKE
CONDOMINIUM ASSOCIATION**

By: 
Leslie Anne Logan, President of the Association

I, the undersigned Liz Morehouse, do hereby certify that I am a duly elected member of the Board of Directors of the Bloomfield on Square Lake Condominium Association, its duly appointed Secretary and keeper of its records and that the foregoing is a true and correct copy of Resolution 2016-01 duly adopted at a meeting of the Board of Directors thereof, convened and held on September 27, 2016

WITNESS AND ATTEST:

By: 
Liz Morehouse, Secretary of the Association