

# Fox Ridge Condensed Version of Bylaws (Not all inclusive)

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## Permitted Uses/ Activities:

1. No unit shall be used for other than a single family dwelling other than reasonable amount of short term guest.
2. No unit shall be used as a place of business including daycare for pets or children.
3. No noxious or offensive activity shall be performed within any unit or upon any common elements, nor shall anything be done thereon that tends to cause embarrassment, discomfort, annoyance, or nuisance to the occupants or Co-owners of units within the condominium.

## Pool Rules:

1. No food, smoking, glass bottles in the pool area.
2. No children under the age of 16 without a guardian.
3. No guest allowed without an owner present at the pool.
4. Pool hours are from 9 a.m. to 9 p.m.
5. Number of guests allowed are 6 per unit. More than 6 guests require prior approval from the Board of Directors.

## Leasing and renting:

1. A co-owner may lease or sell their unit for the same purposes set forth in section: Permitted Uses. Provided that a written disclosure of such lease transaction is submitted to the Board of Directors.
2. No co-owner shall lease less than an entire unit, and not less than 6 months

## Animals or Pets:

1. All pets must be registered with Highlander Group or said Management Company prior to being brought on to the association's premises.
2. No animals except for two dogs or two cats or one dog and one cat shall be maintained in any one unit. Constantly caged or confined small animals such as small fish, caged birds shall be precluded from this section.
3. Any pets kept or maintained in any unit shall have such care and restraint as to not be obnoxious on account of noise, odor, or unsanitary conditions.
4. No savage or dangerous animals shall be kept.
5. No animal shall run loose at any time or be unattended and leashed. Leashes shall not be longer than 8ft.
6. Co-owners shall be responsible for all feces deposited by their pet or a pet brought on to the property by their guest. This shall be picked up immediately.
7. No animal shall be kept for or bred for commercial purposes.
8. Each co-owner shall be responsible to walk their pet away from the buildings to their business.
9. Stray animals or wild animals shall not be fed or housed by any co-owner.

## Architectural/Aesthetic control rules and regulations:

1. All windows shall have white backed draperies or white backed window treatments.
2. All garage doors must be kept closed except when necessary for ingress or egress.

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3. No commercial signs of any kind, including for sale signs, shall be placed or maintained on the common elements.
4. Each co-owner shall maintain their unit and any limited common element of their unit in a safe, clean, and sanitary manner. Clear of all debris, litter and trash.
5. Each co-owner shall be responsible for damages or cost from neglect or misuse of any common element.
6. The common elements shall not be obstructed in any way nor shall they be used for purposes other than for which they were intended.
7. No co-owner shall leave personal property of any description unattended on or about the common elements.
8. No co-owner shall modify or decorate the exterior of any building.
9. No satellite dishes shall be installed without the permission of the board.
10. No co-owner shall make changes to any of the common elements, limited or general. This includes additions or subtraction of any trees, shrubs, flowers, mulch or vegetables without the express written consent of the board of directors.
11. No charcoal grills or similar devices are permitted only grills that use propane.
12. Holiday lights and decorations may only be displayed with in the direction of the active Board of Directors. Lights should not be left on the exterior portion on any unit outside of prescribed times.

### Vehicles:

1. No trailers, boats, aircraft, commercial vehicles, boat trailers, camping vehicles, snowmobiles and trailers, jet skis and trailers shall be parked or maintained within the condominium complex.
2. No vehicles that promote a commercial enterprise shall be parked in the condominium complex unless parked in a garage.
3. No vehicle shall be parked on a roadway overnight or for an extended period of time.

### Uses of shared recreational area:

1. Each co-owner and their guest, tenants and invites shall comply with all rules set forth for that common area by the association.

The above rules are an abbreviated copy of the Bylaws and not intended to replace the actual bylaws associated with the Condominiums of Fox Ridge of Hartland. All owners/potential owners/lessee are responsible to comply with all bylaws. The complete bylaws can be viewed at Highlander Group under the section: communities followed by selecting Fox Ridge 1 of Hartland/Fox Ridge 2 of Hartland.