

## **BRUSH PARK VILLAGE NORTH RULES RELATED TO FLAG STANDARDS**

The Board of Directors of Brush Park Village North Association (the Association") adopts these rules on March 5, 2024, effective date April 1, 2024.

### **BACKGROUND**

- A. The Association is responsible for governance, maintenance and administration of Brush Park Village North.
- B. The Association exists pursuant to the Michigan Condominium Act and the Michigan Nonprofit Corporation Act, as well as the Articles of Incorporation for the Association, the Master Deed and the Condominium Bylaws (collectively, the "Condominium Documents").
- C. The Michigan Condominium Act and Article VI, Section 2(b) of the Condominium Bylaws authorize the Association's Board of Directors to adopt and enforce reasonable rules and regulations in the interest of the Condominium.
- D. The Association's Board of Directors adopts the following rules and regulations for the Condominium (the "Rules"), which are binding upon all Co-owners and their tenants, occupants, successors, and assigns, and which supersede any previously adopted rules on the same subject matter:

### **COMMUNITY FLAG BEARING STANDARD**

- 1. In accordance with Michigan Compiled Law, (MCL 559.156a), a single United States Flag, not greater than 3 feet by 5 feet, is permitted to be flown from the exterior of the co-owner's condominium unit.
- 2. In lieu of the United States Flag, a single official flag of the State of Michigan, Wayne County, or the City of Detroit may be flown, subject to the same constraints as outlined in provision 1.
- 3. Alternatively, in place of the aforementioned official government flags, the official flag of a single professional sports team, a college sports team, or a university flag may be flown, adhering to the same constraints as in provision 1.
- 4. The flying of all other flags is prohibited.

**A. Location and Installation**

1. Co-owners may install a flag post solely in the Co-owner's Unit Limited Common Element of their balcony railing, roof top railing, wood trim or near front door attached to wood trim only. Co-owners shall not place or attach any flag post to any building brick or siding of the building or roof or any other General Common Elements without the Board's prior written approval.

**B. Maintenance, Repair, Replacement and Removal**

1. Co-owners that install a flag post and flag are responsible for all maintenance, repair and replacement costs associated with the flag and flag post including, without limitation, the following: costs to replace, move or remove; costs to repair damage to any property caused by the existence of the flag or flag post.

2. Co-owners shall not permit their flag or flag post to fall into disrepair or to become a safety hazard.


**C. Notification Process**

1. If the installation is routine (i.e. it conforms to all of the above provisions), the installation may begin immediately.


2. If the installation is other than routine for any reason (including the need to penetrate the building wall), the Co-owner and the Board of Directors must establish a mutually convenient time to discuss installation locations.

Respectfully submitted,  
Board of Directors, Brush Park Village North Condominium

Witness:

DocuSigned by:  
  
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Secretary of the Association  
Alex McGillis

Signed:

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President of the Association  
Jerriid Mooney