

**BRUSH PARK VILLAGE NORTH  
RULES RELATED TO UNIT 200 WATER USAGE & BILLING**



The Board of Directors of Brush Park Village North Association (the Association") adopts these rules on July 17, 2025, effective August 17, 2025.

**BACKGROUND**

- A. The Association is responsible for governance, maintenance and administration of Brush Park Village North (the "Condominium").
- 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:

**RESOLUTION CONCERNING SHARED IRRIGATION METER AND UNIT 200 WATER USAGE**

The Association hereby adopts the following resolution regarding water usage monitoring and billing for Unit 200 Erskine, in light of its unique plumbing and utility configuration within Brush Park Village North:

Unit 200 Erskine contains the Association's shared irrigation system and exterior spigot access, which services all five buildings. Per requirements from the Detroit Water and Sewerage Department (DWSD), both the irrigation system and the unit's residential water supply are connected to a single DWSD meter. To fairly isolate the unit's personal usage, a sub-meter was installed. The Board has determined that recording this sub-meter annually, during the existing fire suppression system inspection, is the most cost-effective and efficient method for tracking residential water usage. This resolution establishes the associated procedures for monitoring and billing.

- 1. **Annual Sub-Meter Reading:** The Association shall record the sub-meter reading for Unit 200 Erskine once per year during the fire suppression system inspection. This process provides accurate usage data with minimal cost and administrative burden.
- 2. **Annual Usage Allowance:** Unit 200 Erskine shall be granted an annual allowance of thirty-six (36) units of water, equivalent to an average of three (3) units per month.

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3. **Annual Reconciliation:** The sub-meter reading from the following year's inspection shall be compared to the prior year's reading to determine total water consumption for the preceding 12-month period.
4. **Overage Charges:** If actual usage exceeds the thirty-six (36) unit annual allowance, the Co-owner of Unit 200 Erskine shall be assessed for the excess at the prevailing Detroit Water and Sewerage Department (DWSD) residential water rate.
  - This shall be treated as an individual assessment under Article II of the Condominium Bylaws and may be collected via regular billing or a separate invoice, at the Board's discretion.
5. **Billing and Payment Procedure:** The DWSD bill for meter number **795 000 53**, which services both Unit 200 and the Association's irrigation system, shall be paid by the Association through its property management firm. Any excess residential usage shall be reimbursed by the Co-owner as outlined in Section 4.
6. **Amendment:** This resolution shall remain in effect unless amended or repealed by the Board of Directors.

**SIGNATURE**

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Witness:

Signed:

Signed by:  
  
7/18/2025  
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Secretary of the Association

Signed by:  
  
7/18/2025  
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President of the Association