

**UNANIMOUS CONSENT TO ACTION
BY THE BOARD OF DIRECTORS
PINE VISTA CONDOMINIUM ASSOCIATION**

c/o AAM, LLC
One Heritage Place Suite 120
Southgate, MI 48180

The undersigned, constituting all members of the Board of Directors of *Pine Vista Condominium Association*, a Michigan nonprofit corporation, hereby take the following actions in writing and without a meeting, which actions shall have the same force and effect as if taken by the Board at a duly called meeting of the Board.

RESOLVED that pursuant to article VI of the Bylaws, the Board of Directors hereby adopts the attached architectural Design Guidelines dated Jan 19, 2024.

IN WITNESS WHEREOF, the undersigned have executed this consent as of the date of signing.

DocuSigned by:

RODNEY CAMPBELL

C71A77BB6B314E1
Rodney Campbell
President

DocuSigned by:

Susan Bane

359D4F479138486
Susan Bane
Secretary

DocuSigned by:

Kimberlee Fraser

80150911D674497
Kimberlee Fraser
Treasurer

PINE VISTA

DESIGN GUIDELINES

AND

RULES & REGULATIONS

REVISED November 16, 2023

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INTRODUCTION

To promote the aesthetic harmony and continuing attractiveness of Pine Vista Condominium Association and to facilitate the beneficial operation of the residential areas thereof, the Pine Vista Condominium Association Board has adopted the following Architectural Control Policies and Procedures, also known as Design Guidelines & Rules and Regulations. These policies provide for community appearance standards and coordinated administration of those items related to community appearance throughout the community.

The Design Guidelines provide an overall framework to allow the Community to develop and progress in an orderly, cohesive, and attractive manner, implementing planning concepts and philosophy which are required by regulatory agencies and desirable to residents.

The Board of Directors or the Architectural Control Committee is responsible for the approval of alterations and modifications. The Condominium By-Laws contain the general requirements. They are:

Section 6.28 Architectural Controls; Design Guidelines. *The purpose of architectural controls is to promote an attractive, harmonious residential development having continuing appeal. Accordingly, unless and until the construction plans and specification are submitted to, and approved in writing by, the Board of Directors or Architectural Control Committee in accordance with the provisions of the Bylaws Section 6.30, (i) no building, fence, wall, deck or other structure shall be constructed, erected or maintained, and (ii) no addition, change or alteration shall be made to any existing building, fence, wall, deck or other structure except interior alterations.*

ARCHITECTURAL CONTROL COMMITTEE

This section of the Design Guidelines & Rules and Regulations sets forth provisions with respect to the establishment of an Architectural Control Committee, the review process, and requirements for Unit Co-Owners.

Article 6, Section 6.30 of the Bylaws sets forth the establishment of an Architectural Control Committee, consisting of qualified Unit Co-Owners and provisions with respect to the review process, including delegation of certain review functions to the Architectural Control Committee or the Association, and ultimate transfer of the review function to that committee at the end of the Declarant Control Period. Until such transfer, any and all approval or denial rights rest with Declarant and each such approval or denial will be in writing. In the event certain review functions are delegated to the Architectural Control Committee, Declarant reserves the right during the Declarant Control Period to withhold approval even if granted by the Architectural Control Committee.

The Board of Directors may appoint representatives to the Architectural Control Committee to align the requests to adherence of architectural polices and review applications for alterations and modifications.

PROCESS OVERVIEW

The architectural review process has been established to maintain the integrity of the architectural and design character of Pine Vista. No exterior alteration or renovation shall be allowed on any Unit unless application to, and written approval has been received from, the Board of Directors or the Architectural Control Committee. To this end, the Board of Directors or the Architectural Control Committee will review all proposed additions, improvements, or alterations on Units for conformity with the Design Guidelines & Rules and Regulations. Requests/applications must be in writing and be submitted using the current form on file with the property management company prior to work commencing.

FAQs

Where can I find a submittal form?

Submittal forms can be obtained from the following sources:

1. Forms may be requested by contacting AAM at:
AAM, LLC
One Heritage Place, Suite 200
Southgate, MI 48195
Phone: (734) 456-7714
[Email: Michigan@AssociatedAsset.com](mailto:Michigan@AssociatedAsset.com)
2. See also Appendix A of these Design Guidelines.
3. Both printable and e-fillable Architectural Request forms are available on your community website at www.pinevista.org. Select “Forms” in the Documents page after you log into the website with your username and password.

Where do I submit my application?

Completed applications may be submitted as follows:

1. To expedite the processing and ensure prompt delivery, please send the completed request form along with the required supporting documents and photos via email [to Michigan@AssociatedAsset.com](mailto:Michigan@AssociatedAsset.com). This method ensures the fastest and most efficient handling of your submission. In the event that you don't have access to email, we offer alternative options for submission as noted below. However, please be aware that utilizing these options may result in a slight delay of a few extra days before your request reaches our team.
2. Submit electronically via your community website by selecting Contacts then E-Forms OR via www.homeownerresources.com by selecting Forms then Architectural Submittal.
3. If you do not have access to email, Mail or Fax to:
Pine Vista
c/o AAM, LLC
One Heritage Place, Suite 200
Southgate, MI 48195
Fax: (248) 382-8734

What do I need to include with my submittal form?

The following items must be included with each submittal:

- A. List ALL of the proposed changes (i.e., Patio, deck, driveway extensions, landscaping, retaining wall, play equipment, etc.) on the submittal form.
- B. Your Surveyed Plot Plan with all proposed changes sketched on the plot plan to show the location(s) on your lot, including dimensions. If you do not have a plot plan, you can obtain one from the Township/City Clerk's office. You may be required to fill out a Freedom of Information Act Request.
- C. Specifications – Detailed description and/or drawing of the proposed changes including all measurements, a list of materials to be used and color samples.
- D. Color photographs –
 1. Color sample photos from a website or brochure of the products and/or materials.
 2. Survey Plot Plan and/or current photo of the area of your home where the changes are proposed.

How long does it take for the Committee to make a decision?

Every effort shall be made to respond within thirty (30) days of receipt of complete plans, specifications, and related materials by the applicant. Pursuant to Article 6, Section 6.29.2 of the Bylaws, if the Board of Directors or the Architectural Control Committee fails to give written notice of approval within 30 days from the date of submission, the Board of Directors or Architectural Control Committee shall be deemed to have rejected the plans and specifications.

How do I know if my request has been approved?

Upon completion of review, the property management company will notify the unit owner in writing. The letter shall be rendered indicating the Committee's decision in one of three ways as follows:

- a.) "Approved" – The entire request is approved in total as submitted.
- b.) "Approved With Stipulations" – The document submitted is approved subject to certain stipulations. The approval letter will include these stipulations. A Unit Owner may proceed with the work to be performed but must comply with any and all stipulations noted in the approval letter.
- c.) "Denied" – The entire request is not approved, and no work may commence.

The Board of Directors or the Architectural Control Committee shall review, considering whatever factors it deems relevant, such submittals without a hearing and make its determination based solely on the information contained within each submittal.

Do I have to obtain a permit from the Township?

Owners are advised that the Township requires certain permits, depending on the proposed change, alteration, or addition. Prior to requesting a township issued permit, Unit owner will obtain the approval of the Architectural Control Committee for any plans, changes, alterations, or additions.

The initial approval granted by the Board or Architectural Control Committee shall constitute only as authority to construct. Any construction so approved shall be in accordance with the approved request, the municipality building code, and shall be subject to their permits and final inspections. It is the Owner’s responsibility to comply with permit requirements. The Owner shall provide the Architectural Control Committee with copies of any such required permits if so requested. Owners should contact the Township Building Department for further information.

If the plans submitted by an Owner require a building permit, the approval by the Architectural Control Committee is not a guarantee that such plans will be approved by the Township. If the Township requires modification to such plans, the modification must also be approved by the Architectural Control Committee for the Owner to remain in compliance with these guidelines. To the extent that any government ordinance, building code or regulation requires a more restrictive standard than that found in these Design Guidelines or the Bylaws, the government standards shall prevail. To the extent that the local ordinance is less restrictive than these Design Guidelines, and any standard contained therein, or the Bylaws, these Design Guidelines and the Bylaws shall prevail.

Any permit or approval issued by the Township shall in no manner whatsoever bind the Architectural Control Committee with respect to approval or denial of any application for items submitted for consideration; the Architectural Control Committee shall be fully independent and will have full authority for approval or denial of any such matters.

How long do I have to complete my project?

Alterations/Modifications once approved shall be completed within 6 months.

What happens when my project is complete?

Within 30 days of final completion of the project, unit owner shall grant access to inspect the project for adherence to the Design Guidelines and approval of submittal application. Unit owners will be notified by mail, only if there are project deficiencies or violations. Unit owner will be given 30 days to complete the correction.

The property management company will maintain all documentation in the unit owner's file.

REQUIREMENTS

- It is the Homeowner's responsibility to obtain any and all Township, City, County and/or State permits and to perform any and all work in accordance with all applicable local ordinances and state laws.
- All homeowners with a past due balance must bring their account current before the approval process can begin.
- All homeowners with an open violation must bring the violation into compliance before the approval process can begin; unless the submitted request is to resolve the open violation.
- The Association Board, its designated Architectural Control Committee, or a property management company shall act as receiving agent for all Architectural Committee Submittal forms, correspondence, problems and/or concerns.
- Alteration and modification requests will be considered only if submitted in accordance with procedures established by the Pine Vista Condominium Association.
- Approved alterations should not impair a reasonable expectation of the view, privacy and/or enjoyment of neighboring units. Approved alterations shall be in conformance with the architectural standards of the Association.
- Before the Owner may begin the proposed work, the application must be approved by the Architectural Control Committee in accordance with the procedures described.
- Prior to excavation, the unit owner is responsible for locating all underground utilities. Digging should not commence until underground utility locations are marked. Any damage to underground utility lines including the building's sump lines are the Owner's responsibility.

- Owners are responsible for all cleanup of any improvement project. All debris, sod, soil, etc. shall be removed from the lot and hauled to the proper waste sites. Dumping waste material of any kind in common areas or in any other area of the Community is prohibited.
- Once approved, alterations/modifications made by an Owner and/or contractor shall be done without expense or liability to the Association. If the project causes damage to any neighboring property, public or private, interior or exterior, the Owner is responsible for any necessary repairs.
- The property management company shall be contacted when existing irrigation lines or sprinkler heads on any common element are to be moved. The owner is responsible for moving heads and all costs related thereto.
- The installation of approved alterations shall not prevent the Association from performing normal maintenance and repair work.
- The Association reserves the right to periodically inspect alterations/modifications for adequate maintenance and if in the Association's opinion adequate maintenance has not been performed, request the same of owner. Should owner fail to comply, the Association reserves the right to arrange for needed maintenance and charge owner for same plus a 10% service charge for arrangements made.
- Review of applications may be subject to a nominal fee.
- Builder installed grade shall not be changed to result in impaired water drainage for the building or neighboring lots and common areas. Units have been designed and graded to provide positive drainage from the lot and to protect environmental resources. Any Owner or Occupant who changes the existing grading or drainages shall be liable for all costs and expenses of repairing such changes, or any costs, liabilities, damages or causes of action arising out of such changes.

ENFORCEMENT

Work performed without prior approval will be considered a violation and subject to the violation process.

Any construction, alteration or other work done in violation of these Design Guidelines shall be deemed to be non-conforming. Upon written request from the Declarant, the Committee, or the Board of Directors, Owners shall, at their own cost and expense and within such reasonable time frame as set forth in such written notice, cure such nonconformance to the satisfaction of the requester or restore the property, Dwelling and/or Unit to substantially the same condition as existed prior to the non-conforming work.

The Board reserves the right to use any authorities granted to it under the Master Deed and Condominium Bylaws as well as any other rights available to enforce these policies and related procedures.

DESIGN GUIDELINES & Rules and Regulations

Your Pathway to Maintaining a Beautiful Community

ADDITIONS / SUNROOMS / ENCLOSURES (Bylaws 6.7)

Exterior materials must match the existing structure. Sunroom roof must match existing roof color and material. Exterior building materials may be stone, brick, wood, vinyl siding or any other material blending with the architecture and natural landscape.

Storm water drainage must remain on Unit 's Co-Owners' lots and may not be directed to drain on any neighboring lot or General Common Element. Additions/Sunrooms/Enclosures requests must be submitted for Board of Directors or Architectural Committee approval.

ADVERTISING

See "SIGNS"

AIR CONDITIONERS (Bylaws 6.44)

No external air conditioning unit shall be placed in or attached to a window or wall of any Unit. No compressor or other component of a central air conditioning system, or similar system, shall be so located on any Unit as to be visible from the public street on which the Unit fronts. To the extent reasonably possible, all such external equipment shall be so located on any Unit so as to minimize the negative impact thereof on any adjoining Unit, in terms of noise and appearance. Air Conditioner requests must be submitted to the Board of Directors or the Architectural Committee for approval.

ANCILLARY EQUIPMENT (Bylaws 6.43 & 6.44)

Heating, ventilation, and air conditioning equipment, ancillary mechanical equipment, radio, television, computer signal transmitting and receiving antennas, and similar appurtenances (as approved by the Architectural Control Committee) shall be screened from general view from neighboring properties, all residential areas, pathways, General Common Elements, parks, and streets.

All additional ground mounted mechanical equipment must be screened from street view and neighboring property by plant material of adequate density. In no event shall a screening structure or planting exceed four feet (4') in height. Plant materials may not encroach or trespass on a neighboring property. Plant screening must be maintained by the Unit Co-Owners. Except for power vents for attic fans, solar tubes and approved lightning protection devices, roof-mounted and window-mounted equipment (including mechanical, air conditioning, solar heating equipment, and weather stations) will not be allowed. Ancillary Equipment requests must be submitted for Board of Directors or Architectural Committee approval.

ANIMALS OR PETS (Bylaws 6.39)

No animals or fowl (except household pets) shall be kept or maintained on any Unit. Any pets kept in the Association or property in the Association shall have such care and restraint as not to be obnoxious on account of noise, odor, or unsanitary conditions. All pets in the Pine Vista Community shall be restrained by means of leash, invisible fence, or a wireless control mechanism at all times. (Invisible fencing type devices may, with the prior approval of the Board of Directors or Architectural Control Committee, be installed within individual Units (Limited Common Element), provided such installation shall be located within the rear portion and side yard of the Unit only, with no portion extending beyond the front wall of the residential dwelling structure, and provided there is a five (5) foot setback from any community sidewalks.) No savage or dangerous animal shall be kept. No animal may be permitted to run loose upon the General Common Elements, and any animal shall at all times attended by a responsible person while on the General Common Elements. Any person who causes or permits an animal to be brought or kept on the Association shall indemnify and hold harmless the Association for any loss, damage, or liability which the Association, respectively, may sustain as a result of the presence of such animal on the Association. Pet waste from all must be removed from all areas within the community and disposed of in a sanitary manner.

ANTENNAS / SATELLITE DISHES (Bylaws 6.43)

No outside television antenna or other antenna, or aerial, saucer, dish, receiving device, signal capture and distribution devise or similar device shall be placed, constructed, altered or maintained on any Unit, unless the device is a so called "mini dish" (not to exceed 18 inches in diameter) located in a location that is fully screened from view and approved by the Board of Directors or the Architectural Control Committee of the Association. The provisions of this subsection shall not apply to those devices covered by 47 C.F .R. § 1.4000, 24 promulgated pursuant to the Telecommunications Act of 1996, Pub. L. No. 104. 110, § 207 Stat. 56 (1996), as amended.

ARTIFICIAL VEGETATION

Artificial vegetation shall be prohibited from use in all landscape beds. Artificial vegetation is allowed in seasonal planters on porches and flower boxes only. The Association reserves the right to require all faded or worn artificial plant material be removed or replaced. Approval for such by the Board of Directors or the Architectural Control Committee is not required.

AWNINGS

Retractable awnings/shade devices shall be installed on the back of the Unit only over patios and decks. Awnings/shade devices must appear as an integral part of the building and must be made of materials that are consistent with the design, style, details, and materials of the Unit and the Community. Color of awning/shade device must match the color of the Unit, siding, or trim. No portion of the awning or supports may exceed the size of an approved deck or patio. Roof-mount installation is prohibited. No advertising or logos are allowed on awnings/shade devices. The Unit Co-Owners are responsible for maintenance and repair of awnings/shade devices. The Board of Directors or the Architectural Control Committee retains the right to determine when an awning/shade device must be repaired or replaced due to weathering, fading, tearing, or ripping. Awnings/shade device requests must be submitted for Board of Directors or Architectural Committee approval.

Permanent awning structures are not permitted.

BARBEQUES AND GRILLS

Propane, natural gas, electric or charcoal grills are allowed on rear decks and patios. Propane, electric and charcoal grills are allowed on driveways only while in use and must be stored inside and/or on deck or patio when not in use. Approval of such by the Board of Directors or Architectural Control Committee is not required.

BASKETBALL HOOPS (Bylaws 6.48)

Basketball hoops and play areas are permitted subject to strict compliance with the following restrictions:

1. All basketball hoops shall be on ground mounted posts located at least 30 feet from the curb of the road(s) adjacent to the Unit.
2. The ground mounted post for the basketball hoop shall be located at least 5 feet from the sideline of the Unit.
3. No florescent or bright colors shall be permitted for either the post or the backboard. The ground mounted post shall be painted black, and the backboard of the basketball hoop shall be clear.
4. The net must be kept in good condition and replaced when worn or faded.
5. Any lighting of basketball hoops and play areas shall be designed to shield light away from homes on other Units.
6. Portable/removeable hoops are not permitted. Basketball hoop requests must be submitted to the Board of Directors or the Architectural Committee for approval.

CLOTHESLINE/CLOTHES DRYING (Bylaws 6.22)

No laundry drying equipment shall be erected or used outdoors. No clothes lines or laundry shall be hung for drying outside of dwelling.

COACH LIGHTS (Bylaws 6.21)

See "LIGHTING"

COMMON ELEMENTS (Bylaws Section 6.31)

No Co-Owner shall make changes in any of the Common Elements, Limited or General, without the prior written approval of the Board of Directors or Architectural Control Committee.

The Open Space Areas (perimeter buffers and natural features) and natural preservation areas within the Open Space Areas as shown on the PUD Plans and on Exhibit B of the Master Deed shall be perpetually preserved in their natural state and remain unimproved (except as specifically indicated on the PUD Documents) as protected open space, drainage courses, and natural preserves, in accordance with the PUD Documents.

DECKS & PATIOS

Builder installed drainage pattern may not be altered. It is the expectation that sod, and underground irrigation system will be installed prior to or in conjunction with decks and patios.

Decks

All decks must be located in the buildable area of the rear yard of a Unit, may not encroach on any setback, and are subject to Township regulations and setback restrictions. Decks shall not extend beyond the side lines of the dwelling. Walkways that wrap around to a garage entry or a driveway are permissible and must be concrete, stamped, and stained concrete, concrete with aggregate finish, pavers or other suitable material. Walkway width is not to exceed 36 inches and can protrude no more than five (5) feet into a side yard, so long as such area is within the buildable area. Decks and any related walkways must comply with all other applicable rear or side yard setback requirements imposed by the Township and the Bylaws. Permitted materials for deck structures are cedar and/or treated and/or simulated wood. Permitted materials for rails are cedar and/or treated and/or simulated wood, metal, or cable. All building materials and colors must complement your home. All decks require submission of plans and written approval of the Board of Directors or the Architectural Control Committee prior to construction.

Patios

All patios must be located in the rear yard of a Unit and may not extend beyond the side lines of the dwelling. Patios may be laid with brick pavers, concrete, stamped and stained concrete, concrete with aggregate finish, or other suitable material. Matching walkways that wrap around to a garage entry or a driveway are permissible. Walkway width is not to exceed 36 inches and can protrude no more than five (5) feet into a side yard, so long as such area is within the buildable area. Patios are to be installed at builder installed grade level unless alternate level is needed for handicap accessibility. All patios require submission of plans and written approval of the Board of Directors or the Architectural Control Committee prior to construction and are subject to local ordinances and setback restrictions.

DOG KENNELS / RUNS (Bylaws 6.45)

Dog kennels, runs or other enclosed shelters for animals are prohibited.

DOORS

All storm door additions must be full glass or full glass self-store and must match the color of the doorframe trim, the color of the front door, or be white. Security doors and shutters are prohibited. Garage doors must be repainted the original color or be white. Storm door and Garage door requests must be submitted for Board of Directors or the Architectural Committee approval.

DRIVEWAY EXTENSIONS AND SERVICE WALKS

Concrete, stamped and stained concrete, concrete with aggregate finish, or pavers may be added in the following areas:

1. Driveway extensions adjacent to the driveway, not more than two feet (2') on either side of builder installed driveway. Extensions may not extend beyond the sidelines of the dwelling and may not alter drainage pattern.
2. Service Walks - not to exceed 36 inches in width.
3. Walkway to Decks and Patios – See Decks and Patios

In all cases, shall have a base of compacted sand, gravel, crushed stone, or other approved base material.

Circular driveways are prohibited.

Driveway extension, walkway to deck or patio, and service walk requests must be submitted to the Board of Directors or the Architectural Committee for approval.

DRIVEWAY REPLACEMENT (Bylaws 6.5)

Driveways and other paved areas for vehicular or pedestrian use within a Unit shall have a base of compacted sand, gravel, crushed stone, or other approved base material and shall be concrete. Driveway replacement requests must be submitted to the Board of Directors or the Architectural Committee for approval.

EDGING

Front yard plant beds and street tree rings must have trench edging. Backyard plant beds and tree ring edging may consist of trench edging, bricks, stones, or other similar materials. Plastic edging and fence shaped edging is prohibited. Edging requests must be submitted to the Board of Directors or the Architectural Committee for approval.

ESTATE, GARAGE AND MOVING SALES

Individual garage sales are prohibited; however, the Association may schedule a two consecutive day a year community wide garage sale in which all residents may participate. Estate and moving sales will be permitted upon prior request to and approval by the Board of Directors or the Architectural Control Committee. Upon approval, the following conditions apply:

1. The Board of Directors must be notified in advance of the date(s) and time(s) the sale is to be held.
2. The sale must be advertised as an estate or moving sale.
3. All items for sale are to be displayed in the garage only and not on the driveway.
4. The estate or moving sale is to be limited to no more than a consecutive two-day period unless pre-approval for an extension is obtained from the Board of Directors or the Architectural Control Committee.
5. Signs are allowed to be put up the day of the sale only and must be removed at the end of the sale.

FENCES (Bylaws 6.45)

No fences, walls, evergreen hedges, or similar items shall be permitted on any Unit.

In the event the Association approves a swimming pool on a particular Unit, it shall be screened from any street lying entirely within the Condominium, by wall, solid fence, evergreen hedge or other visual barrier as approved in writing by the Association and in compliance with all laws and governmental regulations and ordinances. Wrought iron fences, consisting of a design and quality sufficient to satisfy local and state laws, may be permitted by the Association in order to enclose the swimming pool area, in lieu of or in addition to a visual barrier described above.

Invisible fence: Invisible fencing or electronic type devices may, with the prior approval of the Board of Directors or the Architectural Control Committee, be installed within individual Units, provided such installation shall be located within the rear portion and side yard of the Unit only, with no portion extending beyond the front wall of the residential dwelling structure, and provided there is a five (5) foot setback from any community sidewalks.

FIRE PITS

Outdoor wood burning is prohibited except in a fire pit. Outdoor wood burning fire pits must have a spark screen, be freestanding, be always attended when in use, and be kept in good working condition. Outdoor woodburning fire pits must be located in the rear yard of the Unit and contained within the setback. Fire pits must be no more than 3 feet from the exterior edge of a deck/patio. Location must be planned to minimize smoke or odors affecting neighboring properties. Outdoor wood burning fire pits must be at least ten (10) feet from any structure when in use. Only seasoned and dry firewood is permitted for use. Fire pit requests must be submitted to the Board of Directors or the Architectural Committee for approval.

Portable gas fire pits are allowed for use on driveways, patios, decks, and rear yards (contained within the setback). Portable gas firepits must be stored in a garage, on a deck or patio when not in use. Portable fire pits must always be attended while in use. Portable fire pits must be at least ten (10) feet from any structure when in use. Portable fire pits do not require the Board of Directors or the Architectural Control Committee approval.

Refer to township ordinances which must be followed.

FIREWOOD

The stockpiling and storage of firewood for use in a dwelling shall be permitted only in areas adjacent to the rear of the dwelling and stored on an appropriate raised storage rack. Firewood shall not be visible from any street and not exceed 3 feet in height.

FLAGS

United States flags, U.S. military flags, sport team flags, and decorative flags may be displayed anywhere on the exterior of a dwelling structure in a wall mounted flag holder or on a flagpole. No more than 2 flags may be displayed at any time on a Unit. Flags may not advertise a product or service for sale, contain political endorsements or obscene, defamatory, or foul language or images. Flags displayed must be maintained and worn flags be disposed of properly. Ground mounted flag poles are prohibited.

FLOWERS

Container plantings, including window boxes, are allowed on porches, patios/decks and mulch beds. Container plants are limited in number to five (5) in front of the home and ten (10) in the rear yard of a unit. All containers must complement your home. Window boxes count as a container planting. Planting of annuals is permitted in the mulched landscape beds of the Units. Vegetable/herb plantings are not to be incorporated into any planting beds in the front or rear of the Unit. The association reserves the right to require all dead, faded or worn plant material be removed or replaced. Flowers and planting containers do not require the Board of Directors or the Architectural Control Committee approval. Installation of window box requests must be submitted to the Board of Directors or the Architectural Committee for approval.

FOUNTAINS

Fountains and water features shall be permitted only within the rear of a Unit, must be located within the buildable area and contained within the setback. Fountains and water features shall be limited in height to four feet (4') above the builder installed grade of the lot. Any fountain shall be of natural material, color, and design, each of which is compatible with the overall architectural theme of the community. Self-contained, solar operated fountains are also permitted. Design of these features should discourage creation of stagnant pools of water. Fountains and water feature requests must be submitted to the Board of Directors or the Architectural Committee for approval.

FRONT PORCH RAILINGS

Front porch hand railings are permitted. The railing material must be metal and white, black, or dark brown in color. Front porch railing requests must be submitted to the Board of Directors or the Architectural Committee for approval.

FUEL TANKS (Bylaws 6.22)

No above or below ground fuel or other storage tanks shall be permitted.

FURNITURE (Outdoor)

No unsightly condition shall be maintained on any patio, porch or deck, and only outdoor furniture and equipment consistent with the normal and reasonable use of such area shall be permitted to remain. Furniture is prohibited in front yards. Portable outdoor furniture may be used in driveways as long as it is removed and stored in the garage at the end of each day. Furniture located outside of a Unit must be of high quality, not be in disrepair, and must be consistent with typical deck, porch and/or patio furniture. The use of indoor couches, car seats or other non-traditional outdoor furniture or equipment is prohibited. Outdoor furniture does not require the Board of Directors or the Architectural Control Committee approval.

GARDENS

Vegetable/herb garden plantings must be contained within pots or raised container gardens and must be located in the rear of Units on decks or patios only. All containers must complement your home. The combined number of pots/raised beds for flowers and vegetables/herbs must not exceed the 10 total limit. Vegetable/herb plantings are not to be incorporated into any planting beds in the front or rear of the Unit.

Garden containers must always be kept weed free. After the final harvest, subsequent to seasonal weather, the garden containers shall be cleared of all plant material for the winter season. Garden containers do not require the Board of Directors or the Architectural Control Committee approval.

GAZEBOS AND PERGOLAS

Gazebos and pergolas must be located within the deck or patio perimeter and must be anchored to the deck or patio. Construction material and finish must be the same as or similar to materials used for the deck. The maximum height of the roof peak is 10 feet as measured from the builder installed grade. The location must be included on the plot plan along with any drawings submitted for approval. Gazebo and Pergola requests must be submitted to the Board of Directors or the Architectural Committee for approval.

GENERATORS (Bylaws 6.44)

See also "ANCILLARY EQUIPMENT"

Auxiliary power generators must be installed so as not to be visible from the road. Generators shall also be appropriately screened from view by means of landscaping. They shall be located so as to cause minimal disturbance to residents of adjacent Units. The location should provide maximum ventilation and not interfere with ventilation of adjacent Units. Only natural piped in gas is allowed, subject to local ordinances. Generators are to be operated only during utility power outages except for brief periods of testing or maintenance. Generator installation requests must be submitted to the Board of Directors or the Architectural Committee for approval.

GRILLS

See "BARBEQUES AND GRILLS"

HOLIDAY DECORATIONS AND LIGHTING

Christmas and Hanukkah Specific Timeframes

Lights and decorations are permitted to be installed after November 1st and must be taken down before March 1st, weather permitting. See paragraph below. Holiday decorations may consist of lights and other decorations appropriate to the holiday being celebrated. Unit Co-Owners may not place holiday decorations on the General Common Elements, except for Christmas lights, which are permitted to be put on trees within the General Common Elements after November 1st and must be taken down before March 1st.

Halloween Decorations

Holiday decorations may consist of lights and other decorations appropriate to the holiday being celebrated. Lights and decorations are permitted to be installed after October 15th and must be taken down before November 7th, weather permitting. See paragraph below.

Weather Exception:

In the event of harsh weather, the Board of Directors may provide an extension to the date of removal of decorations and lights. If the lights can't be removed by March 1st due to inclement weather, the lights must be shut off and extension cords removed, in the general commons area. The community will be notified of this through an email communication.

HOT TUBS / SPAS

Hot tubs and spas may be installed if permitted by the Township and the Board of Directors or the Architectural Control Committee. Any Unit Co-Owners intending to construct or install a fabricated hot tub must submit a request to the Board of Directors or the Architectural Control Committee with a detailed description and proposed layout showing size, location, materials, shape, landscaping, screening, and the type of construction. All approved hot tubs/spas must be located on the rear deck or patio adjacent to the home and screened from any street or neighboring property laying entirely within the Association by evergreen hedge or other visual barrier as approved in writing by the Board of Directors or the Architectural Control Committee and in compliance with all laws and ordinances. Hot Tubs/Spas shall not extend beyond the sidelines of the dwelling. The Board of Directors or the Architectural Control Committee shall have absolute discretion to approve or disapprove any proposal and may attach any conditions, which it deems appropriate. Any approved hot tub must be maintained by the Unit Co-Owners in a safe and clean condition and must also be maintained in appearance consistent with the standards of the Community.

Spas/hot tubs cannot be drained onto General Common Elements or any neighboring property.

The installation process or transportation of hot tub cannot infringe on other Unit Co-Owners' property or General Common Elements without approval by all parties affected. Any damages incurred to lawns, sprinkler systems, etc. are the responsibility of the Unit Co-Owners having the hot tub installed. Hot tub/spa requests must be submitted to the Board of Directors or the Architectural Committee for approval.

LAWN AND LANDSCAPE (Bylaws 6.18 and 6.51)

Prior to commencing any landscaping on the Co-Owners' Units, the Co-Owners shall submit to the Board of Directors or the Architectural Control Committee a proposed landscape plan, which plan shall be subject to the Board of Directors' or the Architectural Control Committee's prior approval.

1. Irrigation and Maintenance of Landscaping and Grass. Each Co-Owner shall be responsible for maintenance of the portion of the lawn, grass and landscaping which is serviced by the irrigation and sprinkler system connected to each Co-Owner's Unit and is a Limited Common Element as described in Article 4 of the Master Deed. Further, each Co-Owner shall cause the irrigation and lawn sprinkler systems described in Article 4 of the Master Deed to be utilized not less than two (2) times per week for the duration of time necessary and appropriate for proper maintenance of the lawn, grass and landscaping covered by the specific Co-Owner's irrigation and lawn sprinkler system. In the event that use of the irrigation and sprinkler system two (2) times per week is not sufficient for the appropriate upkeep of the lawn, grass, trees and landscaping, each Co-Owner shall increase the frequency in which it utilizes the irrigation and sprinkler systems in order to upkeep proper maintenance and watering of the lawn, grass trees and landscaping. However, irrigation is not required if water use limits are imposed by the local municipality due to drought conditions or other events. The Board of Directors or the Architectural Control Committee reserves the right to require all dead, faded or worn plant material be removed or replaced.
2. All plants, shrubs, and decorative grasses must be contained within a mulched bed and located adjacent to the home. The mulch must be dark brown or black in color. Plants, shrubs, decorative grasses etc. may not be placed in the center of a yard. No plants, shrubs, decorative grass, or trees shall be planted within 5 feet of the property line and may not be installed in such a fashion as to be used in place of a fence or portions of a fence.
3. With the prior approval of the Board of Directors or the Architectural Control Committee, Co-Owners may at their own expense, replace existing plants, grasses, tree, and shrubs in the front planting beds under the following conditions:
 - a) Must compliment the neighborhood aesthetic.
 - b) The size and footprint of the current front beds cannot be altered in any way. There must be only one (1) tree in the large front bed. The front bed tree must remain in the current location within the bed. The total number of shrubs in the beds cannot be less in number than the original number planted in the beds during the construction phase.
 - c) Shrubs and plantings must be of a type and size and trimmed so as not be higher than the bottom of the front window or above the front porch floor, whichever applies.
 - d) Replacement trees must be a minimum of 1 1/2" caliper for ornamental or deciduous trees, and a minimum of seven (7) feet tall for spruce/pine. Plants and shrubs must be a minimum of three (3) gallon for potted plants, and a minimum size of 18" for shrubs. There are no minimum size requirements for ground cover, vines, and grasses.

- e) Appendix B to the Design Guidelines & Rules and Regulations lists plants, trees and shrubs that are prohibited.
 - f) A detailed drawing including a list of plants, shrubs and the front bed tree proposed for installation must be submitted for prior approval to the Board of Directors or the Architectural Control Committee. The street tree must be replaced with the same variety of tree that was installed during the construction phase. If the same variety is not available, the replacement tree must be approved by the Board of Directors or the Architectural Control Committee.
 - g) Replacement of plants, shrubs, decorative grasses, or front bed tree that were installed during the construction phase that have died and will be replaced with the same plant, tree, or shrub variety and meeting the above size requirements, do not require the Board of Directors or the Architectural Control Committee approval.
4. Drainage patterns cannot be altered.
 5. The Township may regulate the type of fertilizers that may be used on any Unit.
 6. The stockpiling and storage of building and landscape materials and/or equipment are not permitted on any Unit, except for materials and/or equipment which are used within a reasonable length of time. In no event shall building or landscaping materials be stored for a period of more than thirty (30) days.
 7. The Co-Owners' responsibility for maintenance shall include, but shall not be limited to, watering and the replacing of sod, plants, shrubs, decorative grass, trees, and street trees. Street trees shall be mulched; no other materials are permitted. The mulch must be dark brown or black in color.
 8. Co-Owner of each Unit shall keep the area free of trash and debris and take such actions as may be necessary to eliminate or minimize surface erosion. The Co-Owner of each Unit shall be liable for any damage to any improvements which are located in, on, over, and/or under the subject easement, including, but not limited to, damage to the Storm Water Drainage Facilities, electric, gas, telephone and other utility and communication distribution lines and facilities, which damage arises as a consequence of any act or omission of the owner, his agents, contractors, invitees and/or licensees.
 9. No structures of any kind may be placed within any easements within the Project without (i) the prior written approval of the Board of Directors or the Architectural Control Committee thereafter and (ii) any necessary Township approvals.

LEASING (Bylaws 6.27)

A Co-Owner may lease Co-Owner's Unit provided that written disclosure of such lease is submitted to the Board of Directors in accordance with the procedures listed below.

1. Initial term of lease shall be at least six (6) months.
2. No Co-Owner shall lease less than an entire Unit.
3. The terms of all leases shall incorporate all of the provisions of the Condominium Documents.

Leasing Procedures

The leasing of Units shall conform to the following provisions:

- a) A Co-Owner desiring to lease a Unit shall disclose that fact in writing to the Association at least ten (10) days before granting such lease to a potential lessee.
 - b) The Co-Owner shall supply the Association with a copy of the exact lease form for its review for compliance with the Condominium Documents. If no lease form is to be used, then the Co-Owner shall supply the Association with the name and address of the potential lessee along with the rental amount and the due dates under the proposed agreement.
 - c) Tenants or non-owner occupants shall comply with all of the conditions of the Condominium Documents of the Condominium Project and all leases and rental agreements shall so state.
 - d) If the Association determines that the tenant or non-owner occupant has failed to comply with the conditions of the Condominium Documents, the Association shall take the following actions:
 - I. The Association shall notify the Co-Owner by Certified Mail advising of the alleged violation by the tenant.
 - II. The Co-Owner shall have fifteen (15) days after receipt of such notice to investigate and correct the alleged breach by the tenant or advise the Association that a violation has not occurred.
 - III. If after fifteen (15) days the Association believes the breach is not cured or may be repeated, it may institute an action for eviction against the tenant or non-owner occupant and simultaneously for money damages against the Co-Owner and tenant.
 - IV. The Association may hold both the tenant and the Co-Owner liable for any damages to the Common Elements caused by the Co-Owner or tenant.
 - e) When a Co-Owner is in arrears to the Association for assessments, the Association may give written notice of the arrearage to the tenant and the tenant shall deduct from rental payments due the Co-Owner the arrearage and further assessments as they fall due and pay them to the Association.
4. No more than 5% (4) of the Units within the Community may be leased at any time.

LIGHTING (Bylaws 6.21)

No additional exterior illumination of any kind shall be placed or allowed on any portion of Co-Owners' Units unless first approved by Board of Directors or the Architectural Control Committee. The Board of Directors or the Architectural Control Committee shall approve such illumination only if the type, intensity, and style thereof are compatible with the style and character of the Community.

1. Low voltage and solar landscape light fixtures must be installed a minimum of four feet (4') apart and may not exceed twenty-four inches (24") in height.
2. Tree mounted lights and line strung lighting are not allowed.
3. All spotlights, flood lights or other high intensity lighting used as security lighting must be on an active motion sensor and positioned so that the light is not directed toward any common area or neighboring unit. No lighting shall be permitted that constitutes a nuisance or hazard to any Co-Owners or neighboring residents.
4. All other lighting installed on a Unit should be low level and recessed to shield the source of the light.

Coach Lights/Lamps

Coach lamps must be always maintained in good operating condition. All exterior coach lights on a Co- Owner's Unit should match in color and style. The maximum height of the coach light fixture is twenty-four inches (24") and must coordinate in color finish and style with the unit.

All residents are encouraged to install dusk to dawn photocells or timers for their garage coach lights. Lighting requests must be submitted to the Board of Directors or the Architectural Committee for approval.

MAINTENANCE (Bylaws 6.23)

The Co-Owner of each Unit and the occupants of any portion of the Unit shall keep all buildings and grounds in good condition and repair.

PAINTING

Repainting of a Unit exterior must use original color or a complimentary color in neutral tones. Any color changes require prior approval of the Board of Directors or the Architectural Control Committee.

PATIOS

See "DECKS & PATIOS"

PERGOLAS

See "GAZEBOS AND PERGOLAS"

PILLARS

Landscaping and/or decorative pillars are permitted around the perimeter of a rear patio or contained within and as part of a rear yard landscaped bed. Pillars can be no more than 3 feet tall and 2 feet wide on each side, unless specifically approved by the Board of Directors or the Architectural Control Committee. Pillar requests must be submitted to the Board of Directors or the Architectural Committee for approval.

PLANT DISEASES OR NOXIOUS INSECTS (Bylaws 6.9)

No plants, seeds or other material harboring or breeding infectious plant diseases or noxious insects shall be introduced or maintained upon any part of a Unit or any appurtenant Limited Common elements. The Co-Owner shall, at its cost, immediately remove any shrub, tree or other plant that is diseased, dying, or dead. If the Co-Owner fails to remove such shrub(s), tree(s) or other plant(s), the Association may perform such work and the cost of such work shall become a lien upon the Unit(s) involved, until paid.

PLAY STRUCTURES (Bylaws 6.49)

Play structures and trampolines may only be constructed on a Unit with the prior written approval of the Association. Play structure, slide, or swing set must be constructed of cedar/treated/simulated wood, rust free metal or durable plastic materials. Permitted play structures shall be screened from all streets by wall, solid fence, evergreen hedge, or other visual barrier as approved in writing by the Association. All materials must be kept well maintained. No play structures of any kind shall be placed in front or side yards. No more than one (1) play structures of any kind are allowed on any unit.

RELIGIOUS ARTIFACTS

Religious artifacts or religious items of display are permitted in the back of the Unit so long as they are placed on a deck, patio or in a rear planting bed and not readily visible from the street. Each religious artifact or religious item shall be limited in size to 3'X3' and limited in quantity to a total of two (2) religious artifacts and/or religious items. Approval for such by the Board of Directors or the Architectural Control Committee is not required.

RETAINING WALL

Landscape retaining walls can be installed in the rear of the home to enhance the landscape design so long as they are located within the buildable area. Color must match the exterior of the Unit. Builder installed grade and drainage pattern may not be altered. Retaining wall requests must be submitted to the Board of Directors or the Architectural Committee for approval.

SATELLITE DISHES (Bylaws 6.43)

See "ANTENNAS / SATELLITE DISHES"

SERVICE WALKS

See "DRIVEWAY EXTENSIONS AND SERVICE WALKS"

SHEDS (Bylaws 6.38)

Storage sheds of any design are expressly prohibited within the Association.

SIGNS (Bylaws 6.21)

No signs of any kind shall be displayed to the public view on any Unit (interior or exterior) excepting one (1) professional sign of not more than five (5) square feet advertising the property for sale or rent. Such signs as are allowed must be always maintained in good condition and removed on the termination of their use. All signs shall be in compliance with applicable ordinances.

SNOW REMOVAL

Plowing, shoveling, or using a snow blower to put snow in the streets is not permitted.

SOIL REMOVAL (Bylaws 6.11 and 6.25)

Soil removal from a Unit shall not be permitted, except as required for building construction and as permitted by the Board of Directors or the Architectural Control Committee. In addition, all construction shall be subject to the requirements of the Michigan Soil Erosion and Sedimentation Control Act, as amended, and all other applicable statutes, ordinances, rules and regulations of all governmental units having jurisdiction over such activities.

SOLAR PANELS (Bylaws 6.42)

No solar panel, solar collector or similar device shall be placed, constructed, altered, or maintained on any Unit.

SOLAR TUBES

Pre-approval is required for installation of Solar Tubes. The Board of Directors or the Architectural Control Committee reserves the right to limit the number and location of Solar Tubes. Solar tube requests must be submitted to the Board of Directors or the Architectural Committee for approval.

SPAS

See "HOT TUBS / SPAS"

STATUES / LAWN ORNAMENTS (Bylaws 6.37)

No lawn ornaments, sculptures, statues, objects of art or any similar objects shall be placed or permitted to remain on front or side of any Unit. Objects of art are permitted in the back of the Unit so long as they are placed on a deck, patio or in a rear planting bed and not readily visible from the street. Each lawn ornament, sculpture, statue, object of art or any similar object shall not be offensive in nature, be limited in size to 3'X3' and limited in quantity to a total of two (2) lawn ornaments, sculptures, statues, objects of art and/or any similar object. Bird baths, plastic statuary or plastic yard ornamentation of any kind are not permitted on any Unit. Limit of one (1) bird feeder per household shall be permitted in rear yard, decks, patios, or planting beds only. No bird feeders are permitted to be placed in the common elements, front, or side yards of any Unit, or hung from trees.

STORM DOOR

See "DOORS"

SURVEILLANCE EQUIPMENT

See "VIDEO CAMERAS / SURVEILLANCE EQUIPMENT"

SWING SETS

See "PLAY STRUCTURES"

SWIMMING POOLS (Bylaws 6.19)

No swimming pool or other recreational structure shall be constructed on any Unit unless approved by the Board of Directors or the Architectural Control Committee.

1. NO ABOVE-GROUND SWIMMING POOLS ARE PERMITTED ON ANY UNIT.
2. Swimming pools shall be screened from any street lying entirely within the Condominium, by wall, solid fence, evergreen hedge, or other visual barrier as approved in writing by the Board of Directors or the Architectural Control Committee and in compliance with all laws and governmental regulations and ordinances pertaining thereto.
3. In ground swimming pools may be constructed on a Unit in the rear yard with the prior written approval of the Board of Directors or the Architectural Control Committee, subject to any approvals and/or permits which may be required to be obtained from any public authority having jurisdiction.
4. The pool and all related mechanical equipment must be located in the rear yard and cannot extend past the side of the dwelling and will be fully concealed from view. Homeowner shall take into consideration all sound nuisances to neighboring property in the installation of equipment.
5. Pool and decking shall not exceed 40% of buildable rear lot area.
6. Pool accessories shall not exceed 10 feet in height from builder installed grade.
7. Underground Wiring: No permanent lines or wires shall be constructed, placed, or permitted to be placed anywhere above ground on the Unit.
8. Once the pool is complete, the grade and swale/drainage area need to be staked and recertified by a certified civil engineer. The cost of this staking and re-certification is the responsibility of the homeowner.

TEMPORARY STRUCTURES (Bylaws 6.38)

Trailers, tents, shacks, tool sheds, barns or any temporary buildings or structures of any design whatsoever are expressly prohibited within the Development. No temporary dwelling shall be permitted in an unfinished residential building.

TRASH AND RECYCLING (Bylaws 6.17)

Trash, garbage, or other waste shall be kept only in closed, sanitary containers and shall be promptly disposed of so as not to be objectionable to neighboring property Unit Co- Owners. No outside storage of trash bins, recycle bins, refuse or garbage is permitted. No trash, trash bins or recycle bins shall be put out earlier than the morning of the day designated for pick-up and all containers shall be removed by the end of such day and properly concealed from public view and stored inside of the garage. The burning or incineration of rubbish, trash, construction materials or other waste outside of any residential dwelling is prohibited.

TREE REMOVAL / MAINTENANCE (Bylaws 6.14 and Master Deed 4.3.2.4.)

Clear-cutting or removal of trees greater than six (6") inch caliper at breast height by any person is not permitted unless such clearcutting or tree removal is in compliance with all applicable municipal ordinances and approved by the Board of Directors or the Architectural Control Committee. Each Unit Co-Owner is responsible for maintaining and preserving all trees on the Co-Owner's Unit, including welling trees, if necessary.

Each Unit Co-Owner is responsible for maintaining the street trees on their Unit.

The Open Space Areas (perimeter buffers and natural features) and natural preservation areas within the Open Space Areas as shown on the PUD Plans and on Exhibit B shall be perpetually preserved in their natural state and remain unimproved (except as specifically indicated on the PUD Documents) as protected open space, drainage courses, and natural preserves, in accordance with the PUD Documents.

SEE ALSO APPENDIX B TO THE BYLAWS

VEHICLES (Bylaws 6.16)

No trailer, mobile home, bus, boat trailer, boat, camping vehicle, motorcycle, recreational vehicle, inoperative vehicle, or commercial vehicle (such as vehicles with commercial signage on their exteriors, vehicles primarily used for commercial purposes or vehicles with toolboxes or ladder racks visible, etc.) of any description shall at any time be parked, stored, or maintained on any Unit or General Common Element, unless stored fully enclosed within an attached garage. No commercial vehicle lawfully upon any Unit for business shall remain on such Unit, General Common Element, or street except in the ordinary course of business and in conformity with all applicable laws and/or ordinances. Recreational vehicles, boats, boat trailers, camping vehicles, or other similar vehicles are permitted to be parked on streets for not more than forty-eight (48) hours total during any consecutive seven (7) day period for loading and unloading or maintenance purposes only. The permitted vehicles must be parked in such a way so as not to impede normal traffic flow within the community, cause a hazard, or on or blocking the use of a sidewalk.

Vehicles of any description are prohibited from parking on curbs or sidewalks within the Community.

Purpose

The purpose of this policy is to establish guidelines for the installation and use of security cameras within the community, balancing the need for enhanced security with respect for the privacy of all residents.

Installation Guidelines

- All residents are allowed to install security cameras on their property for personal security purposes.
- Cameras should be positioned in a way that minimizes the intrusion into neighboring properties and public spaces.
- Installation must comply with local laws and regulations.

Camera Placement

- Cameras should primarily be focused on the homeowner's property and immediate surroundings.
- Cameras should avoid capturing views into neighboring homes or private spaces.
- Cameras should not be directed toward public areas where there is a reasonable expectation of privacy.

WALL

See "RETAINING WALL"

WEATHER STATIONS

Weather stations are not permitted.

WETLANDS (Bylaws 6.18 and 6.25)

No wetland area, wetland buffers, conservation area or retention/detention area shall be used, modified, or occupied without the prior written approval of the Board of Directors, the Township, and applicable governmental authorities. No wetland area, wetland buffers, conservation area, or retention/detention area, if any, within or serving the Project shall be modified in any manner, including, but not limited to, altering the topography of, placing fill material in, dredging, removing or excavating any soil or minerals from, draining surface water from, constructing or placing any structure on, plowing, tilling, cultivating, or otherwise altering or developing the wetlands, unless a permit for such modification has been issued by Michigan Department of Environmental Quality and all other governmental units or agencies having jurisdiction over any wetlands within the project, including the Township and unless such modification is approved by Developer during the Construction and Sales period and by the Association thereafter.

WINDOWS

Window and door screens shall be the same color and style as originally installed on the units.

Security windows and security shutters are prohibited.

Neutral gray window tinting with a minimum light transmission of 50% allowed. Co-Owners must submit product details with Alteration/Modification request. Reflective tinting or mirror finishes on windows shall not be permitted. Window requests must be submitted to the Board of Directors or the Architectural Committee for approval.

Window treatments shall consist of drapery, blinds, shutters, or other window covering, (preferably white or neutral in color) and no newspaper, sheets or other temporary window treatments are permitted. The only exception would be for periods not exceeding two (2) weeks after a Co-Owner first moves into a Unit or when permanent window treatments are being cleaned or repaired.

APPENDIX A

ARCHITECTURAL SUBMITTAL FORM

Please submit to:

Michigan@AssociatedAsset.com

OR

AAM, LLC ~ Attention: ARCHITECTURAL
1 Heritage Pl, Suite 120
Southgate, MI. 48195

PLEASE CHECK APPROPRIATE BOX BELOW:

- ARE YOU SUBMITTING PRIOR TO LIVING IN THE COMMUNITY?
- I AM CURRENTLY LIVING IN THIS COMMUNITY.

Association Name: _____

Name: _____ Date: _____ Lot#: _____

E-mail address: _____

Property Address: _____ Phone#: _____

Current Mailing Address: _____

Submittal Type: List each and all changes being made to exterior of your home and/or property. Ex: Deck, Patio, Landscape

Type of Material to be used - (attach samples / pictures / brochures):

Color to be used – (attach samples / pictures / brochures):

MUST INCLUDE A COPY OF YOUR 'SURVEYED PLOT PLAN, SKETCHING ON IT, THE LOCATION OF YOUR REQUESTS, INCLUDING APPLICABLE MEASUREMENTS AND DIMENSIONS. ALSO, PLEASE INCLUDE YOUR 'CONTRACTOR'S DRAWINGS' IF APPLICABLE.

INCOMPLETE SUBMITTALS WILL BE DENIED

By signing below, homeowner agrees to comply with all applicable City and State laws, and to obtain all necessary permits. Approval by the Architectural Committee shall not be deemed a warranty or Representation as to the quality of such construction, installation, addition, alteration, repair, change or other work, or that work conforms to any applicable building codes or other Federal, State or local law, statute, ordinance, rule or regulation.

Architectural Design Committee requests will be reviewed within 30 days. Requests will either be approved or denied.

Homeowner Signature: _____ Date: _____

APPENDIX B TO PINE VISTA DESIGN GUIDELINE & RULES AND REGULATIONS

LANDSCAPE MATERIALS THAT ARE PLANTED BY THE HOMEOWNER SHALL MEET THE FOLLOWING MINIMUM SIZE REQUIREMENTS WHEN PLANTED: Replacement trees must be a minimum of 1 1/2" caliper for ornamental or deciduous trees, a minimum of seven (7) feet tall for spruce/pine. Plants and shrubs must be a minimum of three (3) gallon for potted plants, and a minimum size of 18" for shrubs. There are no minimum size requirements for ground cover, vines, and grasses.

Proper placement and maintenance of plants is important for the successful growth of the plant. Appropriate sun exposure, soil type, adequate drainage and spacing are required along with appropriate fertilization and pruning are necessary for a plant to thrive and should be considered when purchasing plants. Plants that are poorly spaced and maintained may result in plant death and the need for replacement.

Prohibited Trees and Ornamental

Common Name:	Botanic Name:
Apple	Malus pumila
Ash	Fraxinus Spp. (all varieties)
Black Locust	Juglans nigra
Black Walnut	Robinia pseudoacacia
Box Elder	Acer negundo
Catalpa	Catalpa speciosa
Common Buckthorn	Rhamnus cathartica
Cottonwood	Populus deltoides
Elms	Ulmus species
Female Ginkgo	Ginkgo biloba (female)
Glossy Buckthorn	Rhamnus frangula
London Plane Tree	Platanus acerifolia
Mulberry	Morus species
Osage Orange	Madura pomifera
Pin Oak	Quercus palustris
Poplar/Aspen	Populus species
Russian Olive	Elaeagnus angustifolia
Silver Maple	Acer saccharinum
Silver White Poplar	Populus alba nives
Tree-of-Heaven	Ailanthus altissima
Willows	Salix species
Soft Maples (Silver)	Acer saccharinum
Horse Chestnut (Nut Bearing) Honey	Aesculus hippocastanum
Locust (with Thorns))	Gleditsia triacanthos

Continued next page

**APPENDIX B TO
PINE VISTA DESIGN GUIDELINE & RULES AND REGULATIONS (Continued)**

Prohibited Shrubs, Vines, Groundcovers & Grasses

Common Name:	Botanic Name:
American Bittersweet	Celastrus scandens
Amur Honeysuckle	Lonicera maackii
Asiatic (Oriental)	Celastrus orbiculatus
Bittersweet Bishop's Goutweed	Aegopodium podagraria
Creeping Jenny	Lysimachia nummularia
Crown Vetch	Coronilla varia
Curly Pondweed	Potamogeton crispus
Japanese Honeysuckle	Lonicera japonica
Japanese Knotweed	Polygonum cuspidatum
Japanese Stilt Grass	Microstegium vimineum
Korean Barberry	Berberis koreana
Leafy Spurge (Wolf's Milk)	Euphorbia esula
Mile-A-Minute Vine	Polygonum perfoliatum
Multiflora	Rose Rosa multiflora
Porcelain Ivy	Ampelopsis brevipedunculata
Purple Loosestrife	Lythrum salicaria
Spotted Knapweed (Bachelors Buttons)	Centaurea maculosa
Tansy (Golden Buttons)	Tanacetum vulgare
Tatarian Honeysuckle	Lonicera tatarica
Variegated Yellow Archangel	Lamiastrum galeobdolon
Water Chestnut	Trapa ratans