

LAUREL VALLEY CONDOMINIUM ASSOCIATION

RULES AND REGULATIONS

COMMON AREAS

This includes: sidewalks, yards, landscaped areas, driveways, roads, parking areas, outside steps.

Any changes to the above must be submitted in writing to your Board for approval.

- Flowerpots should not be placed where they have to be moved to mow or trim.
- All patios and areas at the rear of your unit are your responsibility: do not use them for storage, please keep it picked up. Furniture, grills, plants are acceptable.

CARS/PARKING

- Please obey posted 10 miles per hour speed limit!
- Please keep your parking space free of oil/radiator spills.
- Units with more than 2 cars will be assessed \$20/month for each additional vehicle. No semi trucks, large commercial vehicles, tow trucks, boats or RVs. Other commercial vehicles may be asked to park in a designated area.
- **DO NOT PARK YOUR VEHICLE DIRECTLY AGAINST THE CURB.** The curb is not a stopping point for your tires. The sidewalks are common elements and should be kept open for all to use. In the wintertime the walks cannot be cleaned properly if your vehicle is hanging over them.
- Vehicles may be towed at owner's expense if regulations are not followed.
- No maintenance in complex except for emergencies.
- All cars must have up to date plates.

SNOW/ICE REMOVAL

You have to move your vehicle in order for your parking space to be cleaned. It is not possible to keep sidewalks and roads completely free of ice and snow. Ice and snow make for slippery conditions. Use caution when walking and driving in complex.

FEES

All maintenance fees are due on the 1st of the month. After the 15th of the month, a \$25 late fee will be assessed. There is a \$27 fee for checks returned NSF.

GARBAGE

Please package all garbage in plastic bags and deposit directly into dumpster. Break down cardboard boxes. Please remember to close the lid in order to keep animals out. Contact the property manager on disposal of large items: appliances, furniture, beds, etc. *This will be an added expense to the homeowner.*

MAINTENANCE REQUEST

All maintenance requests or services must be submitted in writing to the property manager. All requests, except for emergencies, need to be approved by your Board. The property manager has request forms. Renters must contact their landlord if they have maintenance issues.

GRINDER PUMPS

Because we have grinder pumps in the community, **TOILET PAPER** is the only item that is flushable! No feminine hygiene products, diapers, wipes, etc., even the products that say flushable on the package **ARE NOT** flushable in the complex.

NOISE

Please consider your neighbors and moderate **ALL** noise including your car and home stereos, musical instruments and TV, especially at night.

OCCUPANCY RULES

- Two (2) persons may occupy a one-bedroom unit, not more than four (4) persons in a two-bedroom unit and no more than five (5) persons in a three-bedroom unit.
- The sale of a unit is between the buyer and the seller as a sale "AS IS". Any repairs on the outside of the unit at the time of the purchase should be taken up with the seller (caveat emptor).

PEST CONTROL

Areas may be sprayed for pests on the outside of the units. You are responsible for the inside of your unit.

PETS

- One dog or one cat is allowed per unit.
- Dogs must be on a leash and attended at all times.
- Pets cannot be tethered to Association property: trees, light poles, porch dividers, meters, fences, etc.
- Pet cleanup is mandatory.
- Do not let your dog bark excessively.
- Owners of aggressive animals may be asked to remove them from the complex.
- All dog owners must submit proof of up-to-date vaccinations to the property manager every year.

WATER REPAIRS

Except for emergencies, if you have plumbing repairs that require the complex water to be turned off, please contact the property manager so that the rest of the residents can be given a minimum of 48 hours notice.

NO LOITERING

There is no loitering permitted within the Association at any time.

VISITORS

Please make sure your visitors park in the designated areas. Visitors are expected to obey the speed limit as well as keep the noise level down.

CONTACT INFORMATION

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BOARD OF DIRECTORS

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