

PARKDALE MANOR

CONDOMINIUM ASSOCIATION

RULES AND REGULATIONS

JANUARY 1, 2001

PARKDALE MANOR CONDOMINIUM ASSOCIATION
REVISION AND ADDITIONS TO
RULES AND REGULATIONS

THESE NEW AND MODIFIED "RULES & REGULATIONS" WERE ACTED UPON AND PASSED BY A QUORUM OF THE BOARD OF DIRECTORS ON JANUARY 8, 1998. THEY ARE MADE EFFECTIVE WITH A COPY OF THE SAME MAILED TO ALL CO-OWNERS OF RECORD. THESE NEW AND MODIFIED "RULES & REGULATIONS" WERE DEVELOPED TO FURTHER CLARIFY THE RESTRICTIONS PRIMARILY FOUND IN THE CONDOMINIUM BY-LAWS, SPECIFICALLY ARTICLE VI, SECTIONS 1-19.

THE BOARD OF DIRECTORS IS EMPOWERED TO ESTABLISH, CHANGE OR MODIFY SUCH "RULES & REGULATIONS UNDER ARTICLE VI, SECTION 11 OF THE RESTATED CONDOMINIUM BY-LAWS, PREVIOUSLY RECORDED IN LIBER 17155, PAGES 079-113 OAKLAND COUNTY RECORDS, AS AMENDED.

GENERAL AESTHETICS

A. SIGNS & FLAGS

NO SIGNS, ADVERTISEMENTS, NOTICES, PENNANTS OR FLAGS (EXCEPT USA FLAG NO LARGER THEN 3' X 5') ARE TO BE EXHIBITED BY ANY CO-OWNER OR RENTER ON ANY PART OF BUILDING OR CONDOMINIUM PROPERTY WITHOUT PREVIOUS WRITTEN CONSENT OF THE BOARD OF DIRECTORS.

B. HOLIDAY DECORATIONS

NO HOLIDAY DECORATIONS MAY BE PLACED ON THE EXTERIOR OF ANY UNIT OR ON THE COMMON ELEMENTS WHICH INCLUDES; FRONT & BACK PORCHES, BUSHES, PORCH POSTS.

C. PATIOS - PORCHES

NO UNSIGHTLY CONDITION MAY BE MAINTAINED ON ANY PATIO OR PORCH. ONLY FURNITURE AND EQUIPMENT CONSISTENT WITH THE PARTICULAR SEASON AND THEIR NORMAL USE DURING THAT SEASON MAY BE PERMITTED. SUMMER ITEMS MUST BE REMOVED BY NOVEMBER 1ST.

D. NO PLAY AREAS

CHILDREN AND ADULTS ARE **NOT** TO PLAY ON THE COMMON ELEMENT GROUNDS INCLUDING DRIVEWAYS, PARKING LOTS, FRONT & BACK LAWNS, CONDOMINIUM SIDEWALKS FRONT AND BACK.

ROLLERBLADING, BIKE RIDING, & SKATEBOARDING ARE NOT PERMITTED ON THE ABOVE MENTIONED AREAS. NOR IS THE AREA TO BE USED FOR PICNICS.

E. SPEED LIMIT

THE SPEED LIMIT IN ALL DRIVES AND PARKING LOTS IS 15 MPH. EACH CO-OWNER IS RESPONSIBLE FOR ENFORCING THIS RULE WITH RESPECT TO THE OCCUPANTS OF THEIR UNIT AS WELL AS ALL GUEST AND INVITES.

F. USE OF COMMON ELEMENTS

NO SWIMMING OR WADING POOLS SHALL BE ALLOWED ON THE COMMON ELEMENTS OF THE CONDOMINIUM.

HOSES AND SPRINKLERS ARE NOT TO BE USED BY CHILDREN OR ADULTS FOR PLAY.

NO GARAGE OR YARD SALES PERMITTED.

SUN BATHING SHALL BE PROHIBITED IN THE FRONT YARDS OF ANY BUILDING.

BARBECUES OR GRILLS ARE NOT ALLOWED IN THE FRONT OF ANY UNIT OR BUILDING, BUT SHOULD ONLY BE OUTDOORS WHEN IN USE, AND THEN ONLY IN THE REAR OF THE BUILDINGS IN LOCATIONS WHICH DO NOT BLOCK WALKWAYS OR ENTRY TO ANY UNIT OR BUILDING. BARBECUES AND GRILLS CANNOT BE USED WITHIN ONE FOOT OF ANY WOODEN STRUCTURE OR SURFACE, AND MUST BE ATTENDED BY A CO-OWNER AT ALL TIMES WHEN LIT OR IN USE. CO-OWNERS WHO OWN A BARBECUE OR GRILL CANNOT STORE THEM ON ANY OF THE COMMON ELEMENTS WHEN NOT IN USE.

G. OBSTRUCTION OF COMMON ELEMENTS

SIDEWALKS, YARDS, LANDSCAPED AREAS, DRIVEWAYS, PARKING AREAS, AND PORCHES SHALL NOT BE OBSTRUCTED IN ANY WAY NOR SHALL THEY BE DEFACED, DRAWN UPON OR USED FOR PURPOSES OTHER THAN FOR WHICH THEY ARE REASONABLY AND OBVIOUSLY INTENDED.

NO GARDEN HOSES, DOG CHAINS, TOOLS, BICYCLES, VEHICLES, CHAIRS, BENCHES, TOYS, BABY CARRIAGES, OBSTRUCTIONS OR OTHER PERSONAL PROPERTY MAY BE LEFT UNATTENDED ON OR ABOUT THE COMMON ELEMENTS, OR STORED IN THE FRONT OR BACK OF ANY UNIT.

NO PERSONAL PROPERTY OF ANY KIND SHALL BE STORED IN COMMON HALLWAYS, THE LAUNDRY ROOMS, FURNACE ROOMS OR THE FLOOR AREA OF THE STORM SHELTER AREAS.

NO ORNAMENTS OR BIRD FEEDERS OR STATUES MAY BE PLACED UPON THE GENERAL OR LIMITED COMMON ELEMENTS.

H. CARPETING ON FLOORS OF UPPER UNITS

IN A COMMUNITY LIVING SITUATION, WE MUST BE CONSIDERATE OF OUR NEIGHBORS AND THEIR PEACEFUL ENJOYMENT OF THEIR UNITS. ACCORDINGLY, A MINIMUM OF 75% OF ALL SECOND FLOOR UNIT FLOOR SURFACES MUST BE COVERED BY CARPET, RUGS OR OTHER SOFT COVERING TO REDUCE NOISE.

I. NOISE

CONSIDERATION IS TO BE GIVEN TO THE QUIET ENJOYMENT OF EACH INDIVIDUAL RESIDENT. THEREFORE, NO RESIDENT SHALL CREATE OR PERMIT TO EXIST ANY NOISE OR SOUND OF SUCH LOUDNESS AND DURATION IN ANY UNIT, LIMITED COMMON ELEMENTS, OR GENERAL COMMON ELEMENTS WHICH MAY BECOME A NUISANCE OR ANNOYANCE TO OTHER RESIDENTS.

J. TRASH AND RECYCLING

ALL TRASH IS TO BE PLACED IN A SUITABLE CONTAINER, WRAPPED AND TIED. GARBAGE PICKUP IS USUALLY DELAYED ONE DAY AFTER A HOLIDAY. IF YOU ARE NOT SURE, CALL ROYAL OAK PUBLIC SERVICE CENTER - 248-544-9710.

THE CITY OF ROYAL OAK HAS A MANDATORY RECYCLING PROGRAM FOR ALL RESIDENTS WHICH SHALL BE ADHERED TO.

RECYCLING AND NEWSPAPER BINS ARE LOCATED AT:

- A. IN THE PARKING LOT BEHIND BUILDING # 1.
- B. IN THE GARAGE AREA BEHIND BUILDING # 10.
- C. IN THE PARKING LOT BEHIND BUILDING # 13.
(NEAR THE BENJAMIN STREET EXIT)

~~WASTE CONTAINERS ARE NOT TO BE SET OUT ON THE CURB PRIOR TO 5:00 P.M. OF THE DAY BEFORE COLLECTION, AND NO LATER THAN 7:00 A.M. ON COLLECTION DAY AND MUST BE REMOVED THE SAME DAY AS COLLECTION. (CITY ORDINANCE)~~

VEHICLES

A. PARKING

1. EACH UNIT IS PROVIDED ONE PARKING SPACE IN THE PARKING AREA. ADDITIONAL CARS MUST BE PARKED ON THE STREET. DO NOT PARK IN ANOTHER EMPTY SPACE UNLESS YOU HAVE WRITTEN PERMISSION FROM THE OWNER AND IT IS APPROVED BY THE BOARD OF DIRECTORS.
2. TRUCKS, TRAILERS, MOTOR HOMES, CAMPERS, BOATS, ETC. SHALL NOT BE PARKED FOR MORE THAN 48 HOURS ON THE CONDOMINIUM PREMISES.
3. LARGE TRUCKS OR MOVING VANS MUST PARK ON THE STREET (NOT IN THE DRIVEWAY) WHILE LOADING OR UNLOADING.

B. STORAGE

NO VEHICLE OTHER THAN THE AUTOMOBILE USED FOR GENERAL PERSONAL TRANSPORTATION MAY BE PARKED OR STORED ON THE PREMISES OF THE CONDOMINIUM. NO INOPERABLE VEHICLE OF ANY TYPE MAY BE BROUGHT TO OR STORED ON THE CONDOMINIUM PREMISES EITHER TEMPORARILY OR PERMANENTLY.

C. CAR WASHING

1. CO-OWNERS AND RESIDENTS SHALL BE RESTRICTED TO WASHING THEIR CARS ONCE A WEEK ON THE CONDOMINIUM PREMISES.
2. ONLY CARS BELONGING TO A CO-OWNER OR RESIDENT MAY BE WASHED ON THE CONDOMINIUM PREMISES.

D. CAR REPAIR

NO CAR, TRUCK OR OTHER MOTORIZED VEHICLES MAY BE REPAIRED ON THE LIMITED OR COMMON ELEMENTS.

E. VEHICULAR SALES

NO VEHICLE MAY BE PARKED OR STORED ON CONDOMINIUM PROPERTY FOR THE PURPOSE OF SELLING IT.

F. REMOVAL FROM CONDOMINIUM PROPERTY

VEHICLES SUCH AS CARS, TRUCKS, VANS, MOTORCYCLES, ALL TERRAIN, RECREATIONAL, SNOWMOBILES, TRAILERS, AND VEHICLES WITH NONE OR EXPIRED LICENSE PLATES WHICH HAVE BEEN PARKED OR STORED UPON THE CONDOMINIUM PROPERTY FOR 7 DAYS OR MORE SHALL BE REMOVED.

IF POSSIBLE, THE OWNER OF THE VEHICLE WILL BE IDENTIFIED AND THAN SENT A NOTICE TO REMOVE THE VEHICLE FROM THE CONDOMINIUM PREMISES WITHIN 10 DAYS FROM THE RECEIPT OF SUCH NOTICE. IF THE VEHICLE IS NOT REMOVED, THE BOARD OF DIRECTORS WILL THEN MAKE ARRANGEMENTS TO HAVE IT REMOVED, THE COST OF WHICH SHALL BE CHARGED TO THE OWNER.

WHEN OWNER IDENTIFICATION CANNOT BE MADE, THE BOARD SHALL MAKE ARRANGEMENTS TO REMOVE THE VEHICLE IMMEDIATELY, TOWING CHARGES SHALL BE PAID BY THE OWNER WHEN IDENTIFIED BY THE ROYAL OAK POLICE DEPARTMENT.

PETS

- A.** ALL DOGS MUST BE LICENSED WITH THE CITY OF ROYAL OAK.
- B.** CO-OWNERS OF UNLICENSED DOGS WILL HAVE SEVEN DAYS AFTER NOTIFICATION TO COMPLETE THIS PROCESS OR BE ASKED TO REMOVE THEIR PET FROM THE PREMISES UNTIL SUCH LICENSING HAS BEEN COMPLETED.
- C.** EACH PET OWNER WILL BE RESPONSIBLE FOR CLEANING UP THE FECAL MATTER DEPOSITED BY THEIR PET, ON ANY PART OF THE LIMITED AND GENERAL COMMON ELEMENTS. (IMMEDIATELY AFTER SUCH A DEPOSIT IS MADE).

CITY OF ROYAL OAK ORDINANCE NO. 73-4 SECTION 15 STATES:
~~PENALTIES; ANY PERSON OR PERSONS VIOLATING ANY OF THE~~
PROVISIONS OF THIS ORDINANCE SHALL UPON CONVICTION THEREOF, BE SUBJECT TO A FINE OF NOT TO EXCEED FIVE HUNDRED (\$500.00) DOLLARS OR IMPRISONMENT OF NOT TO EXCEED NINETY (90) DAYS, OR BOTH SUCH FINE AND IMPRISONMENT IN THE DISCRETION OF THE COURT.

- D.** PET OWNERS SHALL BE RESPONSIBLE FOR REPAIR AND/OR REPLACEMENT OF ANY COMMON ELEMENTS (GRASS, SHRUBS, BUSHES, TREES OR SOIL) DAMAGED BY THEIR PETS.
- E.** DOGS OR OTHER PETS MAY NOT BE LEFT UNATTENDED OUTSIDE.
- F.** DOGS WHICH BARK FREQUENTLY, WHETHER INSIDE THE UNIT OR ON THE COMMON ELEMENTS, MUST BE CONTROLLED.
- G.** COMPLAINTS RECEIVED FROM CO-OWNERS OR NEIGHBORS WILL BE REVIEWED BY THE BOARD OF DIRECTORS. IF IT IS DETERMINED THAT THE DOG OR PET IS AN ANNOYANCE OR A NUISANCE TO THE ASSOCIATION'S MEMBERS OR RESIDENTS, THE OWNER MAY BE REQUESTED TO REMOVE THE PET FROM THE CONDOMINIUM PROPERTIES.
- H.** THE ONLY DOG OR PET ALLOWED ON OR IN THE CONDOMINIUM PREMISES AT ANY TIME SHALL BE THAT DOG OR PET BELONGING TO THE CO-OWNERS OR RESIDENT.
- I.** PETS MUST BE ON A LEASH AND CONTROLLED BY A **RESPONSIBLE PERSON** WHEN TAKEN FOR A WALK.
- J.** **PETS** ARE NOT ALLOWED TO ROAM AROUND THE LIMITED OR GENERAL COMMON ELEMENTS, ESPECIALLY AT NIGHT, UNLESS ON A LEASH AND CONTROLLED BY A RESPONSIBLE PERSON.

RIGHTS TO ACCESS

A. ACCESS TO UNITS

THE ASSOCIATION OR ITS DULY AUTHORIZED AGENTS SHALL HAVE ACCESS TO EACH UNIT WITH OR WITHOUT NOTICE AS MAY BE NECESSARY TO MAKE EMERGENCY REPAIRS. (BY-LAWS PAGE 29, ARTICLE VI, SECTION 12).

IT IS THE RESPONSIBILITY OF THE CO-OWNERS TO PROVIDE THE MANAGEMENT COMPANY WITH THE NAME AND PHONE NUMBER OF THE PERSON OR PERSONS WHO CAN PROVIDE ACCESS TO THE CO-OWNERS UNIT IN THE EVENT THE CO-OWNER OR RESIDENT MAY NOT BE AVAILABLE.

LANDSCAPING

- A. NO LANDSCAPING AROUND A CO-OWNERS UNIT WILL BE PERMISSIBLE WITHOUT PRIOR WRITTEN APPROVAL FROM THE BOARD OF DIRECTORS.
- B. PRIOR WRITTEN APPROVAL MUST BE OBTAINED FROM THE BOARD BEFORE ANY TREE MAY BE PLANTED.
- C. ALL SUCH LANDSCAPING SHALL BE MAINTAINED BY THE CO-OWNER AND NOT THE ASSOCIATION. IN THE EVENT THAT THE ADDITIONAL LANDSCAPING IS NOT MAINTAINED, THE BOARD OF DIRECTORS WILL BE ENTITLED TO REMOVE IT OR MAINTAIN IT AT THE EXPENSE OF THE CO-OWNER.

LEASING AND/OR RENTING

- A. A CO-OWNER MAY LEASE OR RENT HIS OR HER UNIT, PROVIDED THAT A WRITTEN DISCLOSURE OF SUCH A TRANSACTION IS SUBMITTED TO THE BOARD OF DIRECTORS AT LEAST 10 DAYS PRIOR TO PRESENTING THE LEASE AGREEMENT TO A POTENTIAL LESSEE.

THE CO-OWNER MUST ALSO SUPPLY THE BOARD OF DIRECTORS WITH A COPY OF THE EXACT LEASE FORM FOR ITS REVIEW AND COMPLIANCE WITH THE CONDOMINIUM ASSOCIATION DOCUMENTS.

SALE OF A UNIT

- A. A CO-OWNER MAY SELL HIS OR HER UNIT PROVIDED THAT A WRITTEN STATEMENT OF INTENT IS SUBMITTED TO THE BOARD OF DIRECTORS 10 DAYS PRIOR TO PLACING THE UNIT ON THE MARKET. THE CO-OWNER MUST ALSO INDICATE IN THE WRITTEN STATEMENT WHO IS HANDLING THE SALE OF THE PROPERTY. WHEN THE UNIT IS SOLD, THE CO-OWNER MUST PROVIDE THE BOARD OF DIRECTORS, IN WRITING, A DISCLOSURE STATEMENT WHICH WOULD INCLUDE, BUT NOT BE LIMITED TO THE FOLLOW ITEMS:

1. NAME OF THE NEW OWNERS.
2. NEW OWNERS WERE NOTIFIED OF THE MOVING VAN RULE.
3. NEW OWNERS WERE PROVIDED WITH THE ASSOCIATIONS MASTER DEED AND BY-LAWS.
4. NEW OWNERS WERE PROVIDED WITH THE ASSOCIATIONS RULES & REGULATIONS.

ASSESSMENT OF FINES

- A.** THE VIOLATION BY ANY CO-OWNER, OCCUPANT OR GUEST OF ANY OF THE PROVISIONS OF THE CONDOMINIUM DOCUMENTS SHALL BE GROUNDS FOR ASSESSMENT BY THE ASSOCIATION, ACTING THROUGH ITS DULY CONSTITUTED BOARD OF DIRECTORS, OF MONETARY FINES AGAINST THE INVOLVED CO-OWNER. SUCH CO-OWNER SHALL BE DEEMED RESPONSIBLE FOR SUCH VIOLATIONS WHETHER THEY OCCUR AS A RESULT OF HIS PERSONAL ACTIONS OR THE ACTIONS OF HIS FAMILY, GUESTS, TENANTS OR ANY OTHER PERSON ADMITTED THROUGH SUCH CO-OWNER TO THE CONDOMINIUM PREMISES. THE PROCEDURES FOR LEVYING OF FINES SHALL BE GOVERNED BY ARTICLE IX, SECTION 1 (D) OF THE RESTATED BY-LAWS.
- B.** UPON VIOLATION OF ANY OF THE PROVISIONS OF THE CONDOMINIUM DOCUMENTS AND AFTER DEFAULT OF THE OFFENDING CO-OWNER OR UPON THE DECISION OF THE BOARD AS RECITED ABOVE, THE FOLLOWING FINES SHALL BE LEVIED:
- A. FIRST VIOLATION \$25.00
 - B. SECOND VIOLATION \$50.00
 - C. THIRD VIOLATION \$75.00
 - D. FOURTH VIOLATION & EACH SUBSEQUENT VIOLATION \$100.00

MISCELLANEOUS

- A.** CO-OWNERS AND RENTERS ARE **NOT** TO TELL THE ASSOCIATION'S CONTRACTORS WHAT TO DO, OR INTERFERE IN ANY WAY WITH THE PERFORMANCE OF THEIR DUTIES. IF THERE IS A PROBLEM, THE CO-OWNER IS TO CONTACT THE BOARD OF DIRECTORS OR THE MANAGEMENT COMPANY TO RESOLVE IT.

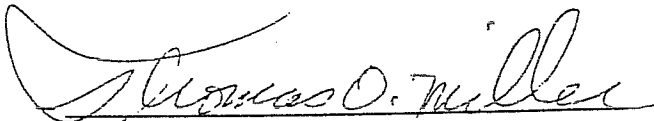
RENTERS ARE TO CONTACT THEIR LANDLORDS.

ANY VIOLATION OF THESE RULES AND REGULATIONS WILL FIRST RESULT IN A WARNING ISSUED BY THE ASSOCIATION AND MAILED TO THE CO-OWNER OR RESIDENT WHO IS IN VIOLATION OF THESE RULES.


THE ASSOCIATION MAY ALSO ASSESS FINES IN ACCORDANCE WITH ARTICLE IX, SECTION 1 (D) OF THE RESTATED BY-LAWS AND DULY ADOPTED RULES AND REGULATIONS OF THE PARKDALE MANOR CONDOMINIUM ASSOCIATION.

DATE: 1-8-98

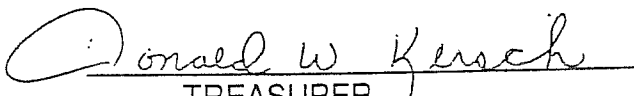
APPROVED:


PRESIDENT


DIRECTOR


VICE PRESIDENT


SECRETARY


TREASURER