



**Rules and
Regulations
Handbook
of Select
Subdivision
Policies and
Guidelines**

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The Crossings of Oakland Rules and Regulations Handbook of Select Subdivision Policies and Guidelines



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1. **INTRODUCTION AND OVERVIEW**

This document has been developed by The Crossings of Oakland Board of Directors (BOD) and was adopted by the BOD on March 1, 2017. The purpose of this document is to acquaint the Home Owners Association (HOA) members and residents in our community with many of the rules and regulations that have been in place since the communities' inception, agreed to by members of the HOA when purchasing their home and refined over time by the HOA to protect and preserve the nature of the community and the property values of its homeowners. It is intended as a highlight of *some* of the Bylaws and Covenants, Conditions, and Restrictions (CC&R's). This elaboration of the rules and regulations was adopted in accordance with provisions of the Association Governing Documents. These Rules and Regulations will take effect on March 1, 2017, and remain in effect until such time as they are properly altered, amended, augmented or revoked, and notice of any such change is given to the homeowners/members.

As a member of the HOA, you are responsible for the general upkeep and appearance of your unit, compliance with the Governing Documents, including the Articles of Incorporation, the Bylaws of The Crossings of Oakland, the CC&R's) of The Crossings, these rules and regulations, and the codes and ordinances of Oakland Township. Instances of neglect and/or violation of any of the HOA documents will result in penalties established by the Board of Directors.

The Rules and Regulations listed below are both a reminder of some key points of, and intended as a "supplement" or "clarification" to, the CC&R'S (hereinafter referred to as The Declaration) for The Crossings of Oakland subdivision as is recorded in the office of the Oakland County Register of Deeds and the Bylaws of The Crossings of Oakland Homeowner's Association (hereafter referred to as "Bylaws") as adopted by the Association October 10, 1994. As provided in the Articles of Incorporation and Article I of the Bylaws of The Crossings of Oakland Property Owners Association, all homeowners are or should be aware that in addition to the stated portions of each document, rules and regulations may be created and published to the Association homeowners/members. Such "Rules and Regulations" can relate to the common areas and facilities. The Association also has the right and obligation to enforce the provisions of both the Declaration and the Bylaws. This document will outline rules of behavior pertaining to maintenance and upkeep of the individual homeowner's property as may affect the Association's rights and obligations under the Declaration and Bylaws. This document will also define enforcement/penalties established by these Rules and Regulations which are in accordance with the Bylaws.

These governing documents are designed to preserve the values of the properties and integrity of the neighborhoods. Purchasing a home in a community association like The Crossings of Oakland offers many advantages to the homeowner, not the least of which are aesthetic standards. At the same time these rules impose some restrictions on the homes and the residents. These restrictions are not meant as an inconvenience or invasion of your freedom, but rather as a means of maintaining harmony in your community. We hope all homeowners will recognize that the information contained in this document is important in keeping our community a desirable, pleasant place to share with family and friends, while also necessary for maintaining high property values.

2. COMITY AND CIVILITY

COMMON SENSE, COURTESY, AND CONSIDERATION SHOULD GOVERN THE ACTIONS OF ALL RESIDENTS.

HOA members are reminded that as a member of the Association, each resident has a responsibility to respect the rights and desires of your neighbors and fellow Association members in the use of the common elements. Members are also encouraged to be involved in the community. The Crossings of Oakland Board of Directors (BOD) has the duty to protect and preserve the community, its assets and aesthetics. The Board exercises this duty through its actions and decisions. HOA members are also reminded that they have a responsibility to act in a civil and considerate manner toward their neighbors. How loud we play our music, how we park our cars, whether we slam doors, the pride we take in our homes, etc., are just a few examples of things that can make or break the harmony that exists in our community.

The HOA Board does not serve as an adjudicating body when it comes to resolving disputes between neighbors.

3. COMMON AREAS

We appreciate that each resident shows pride in their surroundings. Likewise, we encourage everyone to help keep the community clean and safe.

4. WASTE RECEPTICLES AND RECYCLING BINS

Waste receptacles, large bulk items and recycle bins are to be stored out of sight. Failure to do so will result in a reminder letter, followed by action outlined in the Enforcement and Consequences section of this document, including the possibility of a suit at law for inaction.

5. VEHICLES, RECREATIONAL VEHICLES, BOATS, PARKING, ETC. (Article VII, Section 5)

A. RECREATIONAL VEHICLES AND TRAILERS

- Without prior written consent of the HOA Board, no trailers, boats, boat trailers, utility trailers, campers, RVs, motorcycles, motor homes, snowmobiles, snowmobile trailers, recreational vehicles, ATVs, jet skis, other recreational vehicles of any kind, or trailer used for any other kind of vehicle, may be parked in a driveway, or on any community street, for no more than 48 hours for loading/unloading purposes,
- Such items are likewise not allowed to be parked on lawns, but may be stored either in the garage, or offsite..

B. COMMERCIAL VEHICLES

- Commercial vehicles, work trucks and trucks shall not be parked in or about the community unless parking is while performing a service (making deliveries or pickups, etc.), in the normal course of business, and for no more than 48 hours for loading/unloading purposes, without prior written consent of the HOA Board.

C. RESIDENTS AND GUESTS VEHICLES

- Residents and their guests are to abide by the traffic laws of The State of Michigan, Oakland County and Oakland Township.
- The speed limit in the community is 25 miles per hour.
- Residents should avoid on-street parking. But when necessary, resident and guest on-street parking should be confined to one side of the street only, whenever possible.
- Parking on both sides of a street should be strictly avoided as it contributes to unsafe driving conditions and may inhibit access by official vehicles in the case of an emergency.
- Vehicles are not allowed to be parked on lawns.
- No overnight parking is permitted in common areas.
- When snowfall exceeds two inches (the trigger for snow removal), residents are not to park in the street. This will facilitate safe and effective snow removal (and provide safe driving conditions thereafter).

6. AMENITIES

A. POOL

The Crossings of Oakland community pool is one of the greatest assets of the neighborhood. It is also the greatest expense. It is open to residents in good standing and their guests, subject to the rules below. These rules can also be found on the community web site and in the community directory.

1. Homeowner's dues must be current in order to use the pool facilities.
2. Pool access card is required for entry to the pool. The Pool attendant has the right to restrict access if card is not presented.
3. All homeowners must register and activate an access card for admittance to the pool area. No more than two cards will be issued per household. There will be a \$20.00 charge for replacing a lost access card which will be billed to you through the In Rhodes management company.
4. Children under the age of 14 must be accompanied by a Member 18 or older.
5. The pool hours are 10:00am-9:00pm, unless otherwise indicated.
6. Any person who is incontinent or not fully potty-trained must wear appropriate waterproof clothing or swim diapers when entering or being carried into the pool. This is for the health and safety of all.
7. Members may bring up to 6 guests (per household). Please use common courtesy, if the pool is busy, do not bring a large number of guests.
8. The HOA reserves the right to restrict access to the pool to members-only when the number of bathers exceeds the posted capacity.
9. Except for HOA-sponsored social events no glass or alcoholic beverages are allowed in the Pool area. Food is restricted to small portions of snack foods. Other foods (Pizza, Sandwiches, etc.) may only be eaten outside of the pool area; there are picnic tables in the common area for this purpose. All trash is to be disposed of in the trash receptacles.

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10. If the trash receptacle is full, please take your trash home with you and notify the attendant.
11. No running, jumping, diving, offensive language, smoking, pets, or horseplay.
12. Bathing suits required.
13. Members and guests should shower before entering the pool.
14. The pool attendant has full authority to enforce all rules and to use their own discretion in matters relating to safety and enjoyment of the pool facilities by the members. Attendants may ask anyone to sit out or leave the facility if they deem it appropriate.
15. The first and last hour of pool operation each day (10am – 11am, 8pm – 9pm), the last swim lane will be designated for lap swim only.
16. No Lifeguard is on duty. While the attendants have been asked to watch over the pool the association assumes no liability. Swim at your own risk.
17. Any person using the pool must have their pool ID pass and/or proof of residency and must be willing to produce the same if necessary; this specific restriction is to avoid any trespassing at or in the pool by non-residents. If you have a question about whether someone is a resident, please notify the pool attendant so that they might verify residency/guest status. Please do not take it upon yourself.
18. Individuals trespassing in the pool area after hours will be asked to leave and will be subject to civil prosecution for trespassing.
19. Pets are not allowed in the pool or clubhouse.
20. Do not admit strangers in to the pool area.

Failure to comply with these rules may result in the suspension of your pool privileges.

B. SPORTS FIELDS

The Crossings sports fields consist of a baseball diamond, soccer pitch and sand volleyball court. These are available for pick-up games, and also can be reserved by residents of The Crossings. Please check the community web site to make a reservation.

C. WALKING TRAILS

The Crossings offers sidewalks and nature trails throughout the community for residents use. Motorized vehicles are prohibited on the sidewalks and trails.

D. TENNIS COURTS AND BASKETBALL COURT

The Crossings of Oakland tennis courts and basketball court are for the exclusive use of Crossings residents in good standing, and their guests.

E. PLAYGROUND

The Crossings of Oakland playground is for the exclusive use of Crossings residents and their guests. The playground closes at dusk. Please use the equipment in the manner for which it was intended.

7. PETS AND OTHER ANIMALS (Article VII, Section 6)

A. PETS

- Only common domesticated household pets are to be kept, and must conform to all rules listed in the Rules and Regulations, Bylaws and Township ordinances.
- Pets must be registered with Oakland Township, kept current with all inoculations, and have written proof provided to the Association upon request.
- Pet owners wishing to allow their pets access to their lawns unaccompanied, must install an “invisible fence”, and insure that the fence is working properly at all times.
- When not within the boundaries of their owner’s property, pets are to be leashed and accompanied by a responsible person at all times.
- No animal shall be permitted to roam free on the sidewalks, trails, or any common area.
- Unreasonable pet noise is not acceptable. No dog, which barks and can be frequently heard on a continued basis, shall be kept in any unit or on the common areas.

B. PET WASTE

- OWNERS ARE RESPONSIBLE FOR PICKING UP THEIR PET DROPPINGS AND DISPOSING PROPERLY OF THESE DROPPINGS. Pet waste, whether deposited on the owner’s property, Common Areas or your neighbor’s lawn must be picked up immediately and disposed of properly in a sealed container, for the health and safety of the community and so as not to cause unpleasant conditions to neighbors or guests. Failure to do so will result in a reminder letter followed by actions outlined in the Enforcement and Consequences section of this document, and possibly a suit at law to have the animal removed from the community.

C. OTHER ANIMALS

- No dangerous pets shall be allowed.
- No farm animals are permitted.
- No keeping of wild animals as pets is allowed. This includes, but is not limited to skunks, chickens and raccoons.

8. DUMPING

Township Ordinance’s prohibit dumping, which may include (but is not limited to) items such as lawn waste, furniture and household goods, appliances, tires, building materials, masonry, cars and car parts. The common areas of your subdivision contain many protected wetlands and nature preserves where dumping is a Federal crime. Dumping will result in actions outlined in the Enforcement and Consequences section of this document, but may also end in local or Federal prosecution.

9. REVISIONS TO RULES AND REGULATIONS

The Board of Directors may make updates and revisions to the Rules and Regulations from time to time. If you have any suggestions or concerns, please address them to the Board in care of In Rhodes Management or via the suggestions link on the community web site. The Board will review them for future updates.

10. ENFORCEMENT AND CONSEQUENCES (Article XIII)

Any violation of the Bylaws and the Association Rules and Regulations is grounds for assessment by the BOD. The table below explains the fines that can be levied.

Failure to comply with these Rules and Regulations outlined above will first result in a "warning" letter notifying the homeowner/member of the specific violation. This letter will allow the homeowner a time period of 14 days to correct the problem, or respond in writing within that same time period, why the problem doesn't exist or doesn't need to be corrected, and to request a hearing with the Association Board of Directors. Failure to respond to the notice of violation constitutes a default.

Should the homeowner choose to appear before the Board and present evidence of defense, or if the homeowner fails to respond, the Board will (by majority vote of a quorum of the Board), decide if a violation has occurred. The Board's decision is final.

If the homeowner does not respond or does not otherwise correct the problem within the allotted time period, the BOD, shall have the right to take one, or more, of the following actions:

A. Following a violation of any of the provisions of the HOA documents including the Rules and Regulations, and after either default of the offending homeowner, or decision of the Board as outlined above, the following fines will be levied:

- Initial violation - warning letter notice, no fine (14 days to remedy)
- Second notice; inaction - \$100 fine (two weeks)
- Third notice; inaction - \$150 additional fine (two weeks)
- Fourth notice; inaction - \$200 additional fine (two weeks)
- Self-help and/or legal action – Billed-at-cost, plus inaction fines –

The fines, legal fees and any cost of correction during "self-help" will be assessed to the registered homeowner. Payment is due upon receipt.

B. Dependent upon the violation at issue and if legally permitted on site, the HOA BOD may initiate "self-help" to correct the condition itself or through contracted services and charge such cost of correction to the homeowner. Charges shall be paid within 30 days of the billing date. In such event, the Association shall not be liable to the violating homeowner/member for such Association "self-help" acts if such action is both legal and performed in an appropriate manner after reasonable notice to the homeowner/member.

11. APPENDIX

<http://www.crossingsofoakland.com>

<https://www.sherwin-williams.com/homeowners/color/find-and-explore-colors/hoa>