

ORCHARD LAKE VILLAS CONDOMINIUM ASSOCIATION

Revised: October 29, 2018

C/O The Highlander Group
3080 Orchard Lake Rd. Suite J
Keego Harbor, MI 48320
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RULES AND REGULATIONS

So we may maintain an attractive and neighborly community, we need to work in harmony and make every attempt to abide by the following Rules and Regulations. Many of these rules are the result of previous problems and the failure of neighbors to act in neighborly ways. Please remember how closely we live together. Your Board of Directors cannot answer questions or run interference for you. If you need information, have questions, or help with repairs call The Highlander Group at (248) 681-7883.

ALTERATIONS AND MODIFICATIONS

All exterior changes to any unit or common elements, limited or general, must be approved in writing by the Board of Directors prior to any work taking place. Examples of modifications that would require Board approval include replacing windows, doors, and changes to landscaping. This is not an exhaustive list of items requiring approval by the

Board of Directors. All such alterations are made at co-owner's expense. If you have questions about changes you might want to make, you may obtain an alteration/modification agreement by contacting The Highlander Group at (248) 681-7883 or visiting www.highlandergroup.net. Installation of all satellite dishes must be approved in writing by the Board of Directors prior to installation.

VEHICLES AND PARKING ARRANGEMENTS

All automobiles, non-commercial pick-up trucks, passenger vans, and motorcycles parked at Orchard Lake Villas must have current license plates and be operational. No commercial vehicles, house trailers, boat trailers, boats, camping vehicles, camping trailers, snowmobiles, snowmobile trailers, motorcycles (unless they are ridden regularly and are then to be parked in one of your assigned spaces), off-road vehicles, or all-terrain vehicles may be parked or stored on the premises. Motorcycles not ridden in winter must be stored off the premises.

Only two vehicles per unit may be parked in the rear of the community, one vehicle in the carport and one in the assigned space outside the carport. Outside spaces are assigned by number; look for the last two digits of your house number painted on the fence to tell you which space is yours. Carport spaces go in order by unit. Do not park in another unit's assigned carport space. There are no unassigned parking spaces available. Extra vehicles must be

parked in front on Summers Road on the gravel area only. DO NOT PARK ON THE LAWN OR THE GRASS. Carports are for the parking of vehicles only, not for storing personal property. Parking is **not** allowed along the curb in back - this is a fire route. You may leave your vehicle standing long enough to load and unload it. Your guests should park on Summers Road.

The driveway behind Orchard Lake Villas is **ONE WAY ONLY**. Enter at Willow Beach and exit onto Summers Road at the west end of the community. The speed limit is 5 miles per hour.

TRASH

All trash must be placed in appropriate trash bags and placed in one of the dumpsters in the rear of the community. No trash or throw-away items shall be left on the ground outside the dumpsters. If you wish to dispose of an item you think someone might want, take it to the nearby Salvation Army store. Close the dumpster door or lid to keep stray animals out. Please place trash bags as far back in the dumpster as possible and break up boxes before putting them in the dumpster.

If you need to dispose of an oversized item, you may contact Advanced Disposal direct at (888) 443-1717 (OLV Account #: V2012295) to arrange a special pickup. The Co-owner is responsible for any charges associated with the additional pickup.

PETS

Co-Owners may keep no more than two cats and two domesticated caged birds in their unit. All pets must conform to all rules listed in the rules and regulations and the bylaws. This includes:

- Pets must be registered with the Association.
- Pets must be current with all inoculations and have written proof provided to the Association upon request.
- No savage or dangerous pets shall be allowed.
- No unregistered pets, including those of guests, shall be allowed on the premises.
- Pets may not be left tethered or permitted to roam free on the sidewalk, driveway, grassy areas or any common area.

BIRD FEEDERS & ANIMAL FEEDING

No bird feeders are permitted on the condominium association grounds. The bird seed can attract a multitude of critters to the association. In addition, any feeding of wild animals, including stray cats, is strictly prohibited.

STORM DOORS

All Storm Doors must be approved in writing before installation. The approved association colors are white and oxford brown by Maxum. The only approved storm door style is full view. That is one pain of glass/screen.

BACK PATIO LIGHTS

For security purposes your back-patio light must be turned on at dusk every night and left on until dawn. Remember that your light protects your property and that of your neighbors', and that the parking lot is a very dark place without lights. Consider purchasing a light-sensor that will turn your light on and off for you, so you don't need to think about doing it. This rule will be enforced as it is a security measure.

SMOKE DETECTORS

All smoke detectors must be in working order at all times so remember to test them and change batteries regularly. Orchard Lake Villas is considered to be a Residential 2 or R2 development. Per Michigan building code 907.2.10.1.2 all units in an R2 development must have smoke detectors in the following locations:

- One detector on each floor (including the basement)
- In all hallways adjacent to a room used for sleeping (bedroom)
- One in every room used for sleeping (bedroom)
- It is also good to have a detector in the furnace room as well

SUMP PUMPS

Sump pumps shall be plugged in and operational at all times. Renters must contact their landlord immediately if their sump pump is not working. The water table in our area is high and the threat of flooding is ever present.

SNOW REMOVAL

Back walkways in winter are the responsibility of the resident to shovel and salt. If you need help with this, please call The Highlander Group (248) 681-7883, to set up a personal contract with the snow service to maintain your patio area at your cost.

BATHROOM WINDOW WATER LEAKS

All bathroom windows must have a plastic window curtain covering the window to prevent moisture from the shower leaking out on to the back of the unit. Considerable expense has been incurred from shower water leaking through bathroom windows and damaging the siding. If you do not have a waterproof curtain over your bathroom window, you will be held liable for the expense of any damage to the structure of the condominium, including the siding or brick.

PORTABLE FIRE PITS AND BARBEQUES

Per the Fire Marshall, all Barbeques must be 10 feet from any automobile, building, fence or other structure. Chimineas or other portable fireplaces are prohibited. No open fires are permitted on the grounds.

AESTHETICS

Personal property may not be stored outside. Bicycles and toys need to be taken in each night. Sheets, bedspreads, rags, or any other non-window coverings are not permitted. Only standard window treatments may be placed on the windows. No advertising signs, FOR SALE signs, or other advertising devices can be displayed in the windows of the unit without the permission of the board. No signs are permitted on the lawn with the exception of open house signs, which are only permitted to be placed on the grounds during the open house and then must be removed.

From November 30th through April 30th all summer seasonal items, such as patio furniture, planters, trellises, bicycles, gardening tools and supplies, etc., must be stored inside your unit. Christmas decorations shall not be put up before Halloween and must be taken down by January 31. All other holiday decorations shall not be put up until two weeks prior to the holiday and must be taken down within one week after the holiday. As of April 30th, snow shovels and winter paraphernalia must be stored inside your unit.

ACTIVITY ON THE CONDOMINIUM PREMISES

Washing cars is prohibited. Co-owners may not water the lawn or have running hoses. Children are prohibited from climbing on the carports, roofs, fences, or trees, or hanging from the mailboxes. Parents will be liable for any damage caused by their children.

Always keep in mind that this is communal living and noise easily passes between the units.

- Monitor the volume of conversations, televisions and stereos.
- Do not allow children to run, scream or rough house indoors.
- Do not stomp on the stairs or slam doors.

Unreasonable noise is to be addressed by calling the Keego Harbor police. Non-emergency, Monday-Friday, 8am – 5pm: 248-682-3030/ After-hours: 248-975-9200.

FINE POLICY

Any violation of the Orchard Lake Villas Condominium Bylaws and/or Rules and Regulations will result in the following fines:

1st violation - warning letter/ No fine

2nd violation - \$25.00 fine

3rd violation - \$50.00 fine

4th violation - \$75.00 fine

5th and all subsequent violations - \$100.00 fine

Repeated violations of the same rule can result in the Association taking legal action against the offending Co-owner.

It is the intent of these rules and regulations to keep Orchard Lake Villas Condominium Association a safe and desirable place to live and thereby maintain monetary property values. These rules and regulations are in addition to the provisions of the Orchard Lake Villas Condominium Master Deed & Bylaws.

Please put this document in a safe place for easy reference!