

Pine Knob Manor Homes III

Rules and Regulations

10th Revision

February 5, 2014

February 2, 2014

PINE KNOB MANOR HOMES III
Oakland County Condominium Subdivision Plan No. 517
Condominium Project

BOARD OF DIRECTORS

AMENDED RULES AND REGULATIONS

Pursuant to Article VI, Section 10 and Article XI, Section 4 of the Pine Knob Manor Homes III Bylaws the Board of Directors elects to amend the Pine Knob Manor Homes III Association Rules and Regulations to read as follows:

Section I. - Architectural Design Controls

The following design controls are intended to assure a continuity and compatibility of the built environment within the Pine Knob residential zones, more specifically, the development of property within Pine Knob Manor Homes III.

The unusual and unique style of architecture existing within the Pine Knob residential zones, together with the beautiful setting, identifies this area as an exclusive residential experience. The existing Country French homes nestled in the rolling terrain and clustered around the golf course demand compatible companionship with the new homes to be constructed within Pine Knob Manor Homes III.

In order to insure long lasting benefits to all residents, it is felt that the Country French style should be continued. In order to encourage as well as facilitate the continuing utilization of the style, a series of design elements have been adopted by the Association for application to all homes in Pine Knob Manor Homes III.

It is the intent of these design controls to promote design freedom and flexibility while at same time containing the major exterior design elements within a similar and compatible design framework.

Section 2 - Architectural Design Review

The Design Architect of each Co-owner is responsible for architectural design and conformance to all required standards. The Architectural Control Committee will undertake design review, for compliance with Association rules and regulations, for all new homes, future additions and exterior remodeling.

The builder or Co-owner must submit three (3) sets of construction plans, drawings and specifications and any modifications thereto "construction drawings", of the building clearly indicating, at a scale no less than 1/8" = 1'0", all exterior surfaces of the building. The nature and specifications of all exterior materials must be stated on the documents. Color specifications of all exterior walls must conform to the specifications approved by the Association and approved prior to application.

The Architectural Committee will perform a review of the construction drawings in a timely manner with a timely response no later than ten (10) working days from the time of receipt of submission. If review can not be completed within 10 days, the Co-owner will be notified and given a new date for review completion. The following drawings will be submitted for approval prior to start of construction or installation.

- Site Plan
- Construction Drawings to include all Elevations, Roof and Floor Plans
- Driveway and Landscape Plans

If preliminary plans are being submitted for pre-approval or for comment only, then only ONE (1) copy need be submitted for review, mark-up and comment. Once completed construction plans are prepared, then THREE (3) sets will be submitted to the Architectural Committee for approval. After approval, one set will be returned to the Co-owner for their records and the Association will retain two sets.

Section 3. - Architectural Design Requirements

(a) Roofs. Roof pitch must be at a minimum of 9/12 in proportion. Roofing material must be natural cedar shake shingles or **Ludowici Ludo Shake Clay Tile** except, where in the sole judgment of the Architectural Committee, a Bay Window “Roofette” or “Roof Structure” by design, may be required to be finished in copper in lieu of cedar shake shingles.

(b) Exterior Walls. Exterior walls of the homes, garages, and other appurtenant buildings must be either stucco or EIFS. Exterior walls, quoins and window trim colors must be approved by the Architectural Committee prior to application.

Existing homes – If any existing home needs to be painted/repainted for any reason, then it must be painted/repainted in the same original color. This includes walls, quoins and window trim. A possible option to the original wall color might be “Functional Grey” by Sherwin Williams.

A WORD OF WARNING/DISCLAIMER IS NEEDED ON THE TYPE OF PAINT THAT IS SUITABLE FOR THE EXTERIOR FINISH OF A HOUSE. CERTAIN PAINTS MIGHT NOT BE COMPATIBLE WITH EITHER A STUCCO OR EIFS SYSTEM. SOME CHEMICALS IN PAINTS MAY BE HARMFUL AND ACTUALLY BREAKDOWN THE FOAM STRUCTURE OF AN EIFS SYSTEM. EACH HOUSEHOLD NEEDS TO DETERMINE AND IDENTIFY WHAT SYSTEM IS ON THE OUTSIDE OF THEIR HOMES AND THEN DISCUSS WITH THE MANUFACTURER OF THE STUCCO OR EIFS SYSTEM WHAT THE CORRECT PAINT TYPE THAT IS NEEDED IN EACH APPLICATION.

Additional Grey colors can be approved by the Architectural Committee following successful completion of a two-step color approval process.

- Step 1 – Submit paint color/chip for initial color approval.
- Step 2 – After initial color approval, proceed to paint one complete front wall for approval prior to painting whole house.

If an existing home has wood windows, than four color options are available for painting/repainting the window frames:

- Option 1 - Same color as the walls.
- Option 2 - White
- Option 3 - Brown
- Option 4 - Sandstone

New Construction homes – House walls are to be in the Grey family color. Examples of this might be Suede (#105), Gulf Grey (#131) or Smoke Signal (#614) manufactured by “Dryvit”. Quoins and trim might be Bright White (#102), China White (#310) or Dover Sky (#104) also manufactured by “Dryvit”. There are numerous Grey colors and manufacturers for either a Stucco or EIFS system exterior wall finish. Different shades of Grey and White colors may be approved by the architectural committee following proper submission of such colors.

If a new construction home has wood windows, than four color options are available for painting the window frames:

- Option 1 - Same color as the walls.
- Option 2 - White
- Option 3 - Brown
- Option 4 - Sandstone

If a new construction home has clad windows, than three color options are available for the window frames:

- Option 1 - White
- Option 2 - Brown
- Option 3 - Sandstone

Wall details are to match those of the character of existing homes in the Pine Knob residential zone (see Appendix I-1, I-2, I-3, and I-4 for detail).

(c) Gutters and Downspouts. Gutters and Downspouts are required on all dwellings and shall be of copper material. Minimally, Gutters shall be 5” K style and Downspouts shall be 2”x 3” rectangular fluted style. At the Co-owners option or as required by the design of the structure, 6” K style Gutters and 3”x 4” rectangular fluted Downspouts may be used. As another option to the 3”x 4” rectangular fluted Downspout, a 4” round fluted Downspout may be used.

(d) Doors and Windows. All doors and windows shall match existing homes in character. All windows must have muntin bars (see Appendix I-3 for detail). In keeping with the architectural style of the homes in PK3, front doors must be in a traditional style that reflects the

nature of the neighborhood. Examples of front doors that will be considered for approval are: 1) Six-panel doors, 2) 15 light French doors or 3) 12 light French doors.

WHAT EVER STYLE IS CHOSEN FOR A FRONT DOOR, WHETHER IT IS FOR NEW CONSTRUCTION OR FOR REPLACEMENT, IT MUST BE APPROVED BY THE ARCHITECTURAL COMMITTEE PRIOR TO INSTALLATION.

(e) Garage Doors. The garage door approved by the Association is CLOPAY Premium Series, Model 4050/4051. At the builders/co-owner's option, CLOPAY Premium Series, Model 4300/4301 may be used. This door shall be used in all overhead door applications such as a typical garage or golf car storage facility, and any other situation where an oversized or overhead door might be used. This door shall be used also when all existing wood doors on a unit are being replaced.

The approved color for all CLOPAY doors shall be BROWN. The approved color for existing wood garage doors was SHERWIN WILLIAMS "Manual Cappuccino" which is no longer being manufactured. Below is the Sherwin Williams formula to achieve the correct color:

BAC Colorant	02	32	64	128
B1 – Black	6	54	-	-
R2 – Maroon	2	35	-	-
W1 – White	-	8	-	-
Y3 – Deep Yellow	2	1	-	-
One Gallon	Ultradeep			
A89T00054	64033397			

Sherwin Williams solid color exterior stain may be used, however, Sherwin Williams premium grade exterior house paint in a satin finish is recommended.

All garage doors on a given unit shall be identical and have electrically operated openers. Garage doors shall remain closed when not in use.

(f) Bay and Bow Windows. All glazed projections must match existing homes.

(g) Chimneys. All chimneys are to match existing style. Special attention must be paid to upper chimney detailing (corbels), as well as to the chimney pots.

(h) Privacy Walls. All Privacy walls shall be stucco or stucco over masonry (brick). The masonry may be partially exposed.

(i) Gates, Fences, Balcony Railings and Decorative Metal. All exposed decorative metal work shall be black wrought iron.

(j) Exterior Lighting. Exterior lighting at front entrance and garage doors shall operate on photo electric cells or timers that approximate dusk to dawn. A minimum of two (2) fixtures must be installed at the front entrance and a minimum of one (1) fixture at all other entrances. The location and size of fixtures must be shown on the construction drawings. All exterior fixtures on a residence must be of the same style. Information regarding approved fixtures is contained in Appendix II of this document.

(k) Walks and Patios. All walks and patios shall be concrete, concrete pavers, brick, stone, or natural slate. No concrete patio blocks, composite material blocks, etc., shall be allowed.

(l) Driveways. Driveways shall be asphalt to match existing driveways. Each Co-owner is responsible to maintain their driveway in first class condition. Topcoat sealer is to be applied as required or when determined to be required by the Association.

(m) Mailboxes. All mailboxes must conform to existing mailboxes. The responsibility for installing and maintaining mailboxes is that of the individual Co-owner (see Appendix V for mailbox detail).

Section 4. - Construction Activities

(a) Surety Deposit. Prior to commencement of any construction activities relative to the building of a dwelling, the Co-owner or his Contractor shall post with Pine Knob Manor Homes III Association, a five thousand dollar (\$5,000) deposit to ensure that during and after construction, all streets located within the Pine Knob Community that may be used for access to the construction site, as well as the general common elements, and other Co-owners' properties are maintained in good and clean condition and free of any dirt, mud, or other debris or damage arising from the construction activities. The instructions for disposition of the deposit shall afford the Association with the discretion to determine whether or not the Co-owner or Contractor has complied with this Rule. The funds on deposit may be used to correct any defect created by the Co-owner or Contractor and not corrected.

(b) Co-owner Liability. During the construction, building, or renovation period of a Unit, the Co-owner assumes all liability for any damage done to the General Common Elements or Limited Common Elements of Pine Knob Manor Homes III or to the property of other Co-owners. This includes but is not limited to, damage to landscaping, driveways, sprinkler systems, television cables, roads, street lighting, etc.

(c) Construction Site Access. The contractor/builder shall be responsible to ensure all "heavy" construction traffic for units being built or serviced on Bristol Parke Drive use only the "construction/emergency" access from Pine Knob Road. All "heavy" construction traffic for units being built or serviced on Royal St. George shall use the "bridge bypass" from Waldron Road to Royal St. George Road. It is the Co-owners responsibility to insure all contractors/builders are aware of this Rule. State of Michigan and/or local municipal "frost laws" or such other statutes and ordinances, when in effect, shall be honored. Construction once started must be completed within twelve (12) months.

(d) Insurance. Prior to the start of any site or construction work, the contractor/builder selected by the Co-owner shall provide a Certificate of Insurance to Pine Knob Manor Homes III Association for General Liability Insurance that includes liability, product, completed operations, workman's compensation and automobile insurance coverage. At a minimum, insurance coverage should be in the amount of \$500,000 each for Bodily Injury and Property Damage and Pine Knob Manor Homes III shall be named as "additional insured". The cost of such insurance shall be the responsibility of the co-owner or his contractor/builder.

(e) Contractor or Builder Conduct. The conduct of contractors or builders while performing services for Pine Knob Manor Homes III Association, or any of its Co-owners, shall be governed by "Pine Knob Manor Homes III Residential Construction Code of Conduct" (see Appendix VI for content). Additionally, the builders must observe the following rules:

- 1) Please be aware and make provisions for your neighbors cable lines so that no interruption is made to their service.
- 2) Power generators, air compressors or similar equipment are to be located in the back of the house within a sound box during construction to minimize noise to surrounding neighbors.
- 3) Parking is allowed only on the same side of the street as construction.
- 4) Loud music will not be tolerated from the construction crews while the house is being built. Music cannot be heard at a distance of 35 feet max from the property or sound source (such as radios) or fines will be in force.
- 5) Port-A-John location is preferred to be at the back of the house or other accommodations made to conceal the Port-A-John.
- 6) Work hours on Monday thru Saturday will be 8:00am to 6:00pm.
- 7) No construction on Sundays or Holidays.

(f) Homeowner Requirements.

- 1) You must provide your own sprinkler system for the limited commons area and your building envelope.
- 2) Sodding of entire lot is expected at completion of the building process.
- 3) Homeowner is responsible for all damage related to construction activity including but not limited to: oil spills on the road, removing mud and debris from the road.

Section 5. - Landscaping

(a) Landscape Plan. A landscape plan will accompany the submission of documents and include the proposed layout of a sprinkler (irrigation) system. All grass areas within the Unit as well as the front yard area must be planted with sod. The use of ground covers is encouraged.

(b) Common Elements. No Co-owner shall perform any landscaping or plant any trees, shrubs or flowers or place ornamental materials upon the Common Elements without the prior written consent of the Architectural Committee.

(c) Landscape Installation. Landscaping may be completed in stages as necessary. However, approved landscaping must be installed on the front of the Unit within ninety (90) days from the date of completion of construction or occupancy, whichever ever occurs first. If construction is completed in late fall or early winter making installation impractical, the co-owner of the Unit must provide the Architectural Committee a specific start date for the beginning installation. The sides and rear landscaping of the Unit must be completed within thirty (30) months of completion or occupancy.

(d) Individual Sprinkler (Irrigation) Systems. Individual sprinkler systems are required, and each system installed by a Co-owner to irrigate landscaped areas appurtenant to his Unit shall be a Limited Common Element (as applicable) limited in use to such Co-owner. Each Co-owner shall operate his irrigation system sufficiently to cause the landscaped areas lying within

his Unit and appurtenant Limited Common Elements (as applicable) areas to be maintained in good, healthy condition and in accordance with such standards as shall be determined by the Association.

(e) Trees. It is the intent to retain as many mature trees as possible. All trees over 5” caliper must be shown on the site plan. Any trees 5” caliper or larger that are to be removed must be noted on the site plan. (This is a pre-construction requirement) It is the Co-owners responsibility to maintain all trees and shrubbery in good condition and proportionately sized. The general Common Element trees are the property of and will be maintained by the Association. Removal of any tree planted by a Co-owner or that has grown in size to 3” caliper or larger must be approved by the Architectural Committee.

Section 6. - Lighting

(a) Exterior Flood Lighting. When flood lighting is installed for security reasons, and when attached to a Co-owners unit, light beams must be adjusted so as not to shine into or interfere with neighbors windows.

(b) Common Lighting. Fixtures for common lighting located within Limited Common Elements, front entrance and garage doors, shall operate on photo electric cells or timers which approximate dusk to dawn.

(c) Secondary Lighting. Secondary lighting for effect such as “malibu style” or other similar lighting for flower beds, patios, etc., must be compatible. It is required that a lighting plan showing style, quantity, voltage, wattage, placement and description of the lighting to be installed, be submitted to the Architectural Committee for approval prior to installation.

Section 7. - Automobiles/Motor Vehicles

(a) It is the desire of the residential community to maintain the magnificent setting and architectural beauty that each Unit contributes to Pine Knob Manor Homes III. Therefore, the Association has established the maximum number of motor vehicles allowed to be parked at each Unit be limited to the Units garage capacity plus two additional vehicles. Each Co-owner is to park one vehicle in each garage and may park a maximum of two additional vehicles in the driveway. Under no circumstances should more than two vehicles be parked in the driveway subject to exclusion “D” below.

(b) Garages are to be used for the sole purpose of storing vehicles only.

(c) Co-owners with more vehicles than specified in paragraph “a” above must make arrangements to store or park those vehicles off premises. Leaving more than two vehicles parked in a driveway **or any** parked on the road is not permitted.

(d) Co-owners who invite guests to their Unit may not have their guests vehicles parked in their driveway for more than fifteen consecutive days.

Section 8. - Miscellaneous

(a) Elements Specifically Excluded. The following elements will not be approved as

they are considered as not compatible with the overall environmental context:

- Treated or untreated lumber decks and patios
- Exposed wood fences
- Treated or untreated wood retaining walls and planters
- Above ground pools
- Sheds, cabanas, storage buildings

(b) For Sale Signs/Advertising. No signs, including “For Sale” signs or other advertising devices of any kind shall be displayed without written permission from the Association. Signs when approved shall be in strict accordance with Appendix III.

(c) Estate Sales and Garage Sales. Garage Sales and Estates Sales are not permitted with or without prior Board Approval.

(d) Courtesy Hours. In order to promote a courteous, peaceful environment, please limit noises related to entertaining, or from any sports related activity which includes but is not limited to outdoor parties, guests or music on patios and decks, all ball related sports, all motor sports, or person(s) congregating around the exterior of your home between 11:00 P.M. and 8:00 A.M. Additionally, all lawn maintenance or home maintenance related activities should not begin before 8:00 A.M. and should end no later than 7:00 P.M. All sporting equipment should be stored out of sight during courtesy hours or when not in use.

The foregoing Rules and Regulations document constitutes an update of the Pine Knob Manor Homes III Rules and Regulations previously approved by the Association’s board of directors on January 13, 1994. The foregoing amended Rules and Regulations, dated February 5, 2014, are hereby approved by the Pine Knob Manor Homes III Board of Directors and its Architectural Committee.