



As stated in the 2016 Amended and Restated Adams Landing Condominium Association Bylaws (Article VI, Section 11, page 22), the Board of Directors may create and apply...Rules & Regulations concerning the Rights and Responsibilities of the Association Co-owners. This list of rules is not intended to be all-inclusive. Refer to the 2016 Amended Master Deed and Bylaws for a full understanding and description of these topics.

Boat Docks

- Gas cans cannot be left anywhere in the Marina.
- Personal property may not be left on the dock. Unattended items may be removed.
- Docks and slips can only be used by Co-Owners and/or renters who live at Adams Landing.

Common Hallways & Building Safety

- Dryer vents must be professionally cleaned every two years to prevent possible fires. Provide a copy of your receipt to Metro Group Management for proper documentation.
- Personal items may not be stored in common hallways to avoid obstructing traffic, especially for potential medical emergencies.
- ALCA shall have access to each unit at all times without notice to make emergency repairs. See: Amended & Restated Adams Landing By-Laws – Article VI – Section 12

Common Area Decoration & Landscaping

- Grounds extending past your patio is General Common Area and cannot be adorned with Co-owner items.

Construction & Renovations

- Construction/Remodeling/Renovations can be done Monday – Saturday between the hours of 8:00 am and 6:00 pm. No work is to be done on Sundays or holidays – no exceptions.
- Construction debris is not allowed in ALCA dumpsters. Co-owners are responsible for construction debris being collected and hauled away at their own expense.

Decks

- Water toys, kayaks, etc. – may be stored, on your deck during the summer. Items should be removed by November 1st to prevent damage from cold weather. Household item storage is not allowed in any Limited or Common Areas.
- Grills – Wood, Propane and Charcoal, may not be stored or used on any deck, balcony, or patio per the International Fire Code 308.1.4 which has been adopted by Waterford Twp. Grills may be used at least ten' from your garage, deck or patio and then stored in your garage after cooling down. Garden level units may use grills on the grass, if placed 10 ft. from their decks or patios.
- Flower or vegetable pots are permitted on decks but should be removed by November 1st.



RULES WE LIVE BY
To Help Build a Stronger and Safer
Community

Dumpsters

- Thursday morning is trash pick-up day.
- No trash may be left next to dumpsters.
- All boxes must be broken down before disposal.
- GFL Environmental Recycling Center located at 888 Baldwin Ave, Pontiac, MI 48340 will take broken down boxes and other recyclable items – open from 7am to 4pm.

Garages, Roadways & Vehicles

- All garage doors should be closed when unattended.
- Co-owner vehicles require registration. A Vehicle Registration Form was included in your Welcome Package and is also available from the Metro Group Administrative Manager.
- Park personal vehicles in your garage or driveway. An extra vehicle may be parked in a single common element space.
- Parking in traffic lanes or along the curb is only allowed for loading or unloading.
- Work trailers, commercial vehicles, motorcycles, boat trailers and recreational vehicles may not be parked or stored anywhere in Adams Landing.
- Vehicles with expired plates or are non-operational are not allowed and will be towed at the owner's expense.
- Adams Landing speed limit is 15 mph.

Leasing

- Board approval is required to lease Co-owners units.
- An executed lease agreements and lease addendum are required.

Pets

- Pets are required to be registered. A Pet Registration form was included in your Welcome Package and is also available from your Metro Group Administrative Manager.
- Dogs are mandated to be licensed by Oakland County.
- Control of Animals is required – do not leave pets unattended.
 - Pets must be on a leash no longer than 6' long, retractable leashes are banned.
 - Co-owners are also responsible for their guest's pets.
 - Animals must be kept at a safe distance from other co-owners.
 - When in outdoors, tether your pet to ensure they stay exclusively in your own area.
 - Beach, Clubhouse and Pool Deck are off limits for all pets.
- Clean-up from Animals is required
 - Pick up after your pet immediately after defecation.
 - Co-owners are also responsible for the defecation of their guest's pets.



Pool and Clubhouse

- No smoking allowed in the pool or clubhouse areas.
- No glass allowed in the pool area.
- An adult resident from your unit must be present any time your guests are at the pool.
- Co-owners are responsible for their guests in the Pool or Clubhouse at all times.
- Clubhouse rules can be obtained from Metro Group Management Corp. and are also available to be downloaded from the ALCA website.
- To rent the Clubhouse for special occasions, please contact Metro Group Management Corp.

Grounds

- Bird feeders are not allowed in Adams Landing. Bird feeders attract geese and ducks, and their feces are a health hazard and a mess on our beach and boardwalk.
- Bonfires are allowed in Adams Landing but only on the beach with a permit assigned to Adams Landing Condominium Association. Co-Owners are responsible for all clean-ups.
- Air rifles, pellet guns, BB guns or any projectile devices are prohibited by Waterford Township ordinance.

Waterfront

- Beach items may not be left on the beach overnight or they may be removed.
- Tents for special occasions may be erected with written approval from the Board along with a \$500 refundable deposit.
- Use of any Common area for longer than one day requires Board approval.
- Games like volleyball may have nets erected for the day, in front of building B and between the Clubhouse and Loon Lake if the Clubhouse has not been rented to another resident.
- Hoists for personal watercraft are not allowed at Adams Landing.

Warnings and Fines

- First Violation: Reminder Letter
- Second Violation: \$50 fine
- Third Violation: \$100 fine
- Forth and all subsequent Violations: \$250 fine

Adams Landing Condominium Property Manager

Metro Group Management Corporation
2804 Orchard Lake Rd. Suite 201, Keego Harbor MI 48320