

## **CODE OF CONDUCT – BROOK ASSOCIATION**

This Code of Conduct addresses expectations of personal behavior by rental guests, owners, and owners' guests while visiting Brook Association. This Code of Conduct is in part based upon already established Association Bylaws and Condominium Bylaws of the Association. Owners are committed to this Code of Conduct by virtue of their purchase and duty to comply with the Association Bylaws and Condominium Bylaws of the Association. Renters are committed to this code of conduct by virtue of their rental agreement(s) with owners and/or rental agents.

### **➤ PERSONAL BEHAVIOR:**

- Quiet Hours are from 11:00 p.m. to 8: a.m.
- Offensive language, profanity, unlawful or offensive activity is strictly prohibited and will not be tolerated.
- Nothing, including cigarette butts, bottles, cans or other debris may be tossed over balconies or onto the lawns for other common elements.
- No discharge of firearms is allowed on premises, nor are aerial fireworks.
- Extinguishing fires in the provided fire pit is the responsibility of those who start them, as is the cleaning (i.e., removal of ashes once fully out) of the charcoal grill. Firewood in the secured area next to the carport is not to be used for firepit. No additional fire rings are allowed on Brook property.

### **➤ TRASH:**

- A trash container for **bagged garbage only** is located in the parking lot and to be used only by Brook Association owners and their renters/guests. Cardboard and other recyclables may be taken to the one of two recycle centers, one in Bellaire and one in Mancelona (each on M-88).

### **➤ TRAILERS/RVs:**

- Parking of trailers is not allowed overnight, and parking of RVs is not permitted in Brook Association lot. Boat parking is available to Brook Association owners at the Beach Club with permit.

### **➤ PARKING:**

- Parking is limited to 2 vehicles per unit for any/all parties using a condo unit. Parking on grass is prohibited.

### **➤ PETS:**

- Pets must be leashed at all times.
- Pet waste is the responsibility of the pet owner and must be picked up promptly.

### **➤ INCIDENTS OF UNACCEPTABLE CONDUCT**

- Unit owners who rent have a bond posted (\$120.00) with the Association to cover the cost of management's response to any incident(s) -- defined as any event of misconduct described above, and/or which require management's time to resolve. Guests and/or renters responsible for an incident will be responsible to the unit owner when their bond is expended at a rate based on the property manager's time required to resolve the incident(s).