

# **Brookside Condominium Association**

## **Community Rules and Regulations**

In accordance with the terms and conditions of the Master Deed and Bylaws, the Association reserves the right to create certain Rules and Regulations that will enhance the purpose of the community for the benefit of all its owners. The Association Board of Directors has elected to enact certain rules and regulations to serve this purpose and are hereby promulgated below. These Community Rules and Regulations become effective immediately and we look forward to your cooperation and compliance therewith.

### **Household Pets**

The Master Deed and Bylaws provide for the maintaining of no more than two domesticated pets per unit. The privilege to own a pet is conditioned upon the unit owner(s) to maintain pets that are not vicious, objectionable or offensive in their behavior. The owner(s) agree to keep the limited common area of their lot sanitary at all times and not allow their pets to run loose in the common areas. Each owner shall be responsible for the immediate collection and proper disposal of all pet fecal matter. All owners are responsible for the activity, including damages, of their pets. When walking pets in the community, it is required that the pet be restrained with a leash no longer than 8 feet in length. All pets must be in the control of a responsible adult at all times while out of doors.

### **Common Areas**

The common areas of the community belong to everyone collectively. Even though these areas are collectively owned, it doesn't mean owners, their family members, or guests have the right to monopolize, occupy, damage, alter, modify or otherwise assume any rights over such areas. The common areas of the community are developed for the general use and enjoyment for all community residents.

The common areas of the community shall be generally accessible to the residents from dawn to dusk each day. There shall be no organized, sporting events, social events or other such gatherings without first obtaining the written approval of the Association through its Board of Directors. Children under the age of 10 years should be accompanied by a responsible adult while accessing the common areas, particularly the play areas, if any. The use of any motorized, electrical or other such transportation vehicle or device is strictly prohibited on any common areas.

Some of the common areas of the community may be protected by governmental agencies, such as the Department of Environmental Quality. Alteration or destruction of any protected areas shall be immediately reported to the controlling governmental agency.

### **Weapons**

The use, discharge or transportation of any weapon, firearm, gun, pellet gun, air gun, paint ball gun, bow and arrow or such device that emits a projectile object from a chamber or from its use shall not be permitted in the common areas of the community. All owners shall take any and all steps to prohibit their family members, guests or public invitees from violating this Community Rule and Regulation.

## **Vehicular Traffic and Recreational Vehicles**

All vehicular traffic shall be restricted to the existing roadways and driveways. It is not permissible to operate, park or otherwise located any vehicle onto the common areas of the community. Recreational vehicles, campers, motor homes and the like are not permitted to be parked in the community, either on the roadways or driveways located on an owners lot. Access to recreational vehicles is permitted on an owners driveway for loading and unloading before and after the intended use of the vehicle and is typically restricted to two or three hours in time.

## **Community Meeting Decorum**

All owners attending community meetings as provided by the Master Deed and Bylaws shall conduct themselves in an appropriate fashion at all times and shall so follow the instructions of the chairperson as it relates to order, protocol and decorum. At no time shall any person use profanity, direct hostilities towards any other person or otherwise be out of order. Persons who do not follow the Community Meeting Decorum will be removed from the meeting immediately by the chairperson, sergeant of arms or other such person(s).

## **Collection of Assessments**

The Association's budget is determined on an annual basis and the Association requires that the owners remit their portion of the budget's income stream in a timely fashion. All payments are made payable to the Association and are deposited into an insured bank account owned and controlled by the Association, rather than any individual. The Association will provide each owner with an annual statement of budgeted operations and invoice for their prorated share of such budget plan. Payments shall be due within ten (10) days of the due date before a late fee is assessed for a late payment. The current late fee is \$25.00 and may be increased by the affirmative vote of the majority of the members of the Association's Board of Directors. All other remedies and collection actions as prescribed by the Master Deed and Bylaws may be employed by the Association as it sees fit.

Owners that are delinquent in their assessment payments will not be permitted to vote during any Community Meeting so long as their delinquency exists. Payment of such delinquencies must be made to the appropriate business office. Delinquent payments will not be accepted during any Community Meeting.

## **Enforcement and Remedies for Rule Violations**

In compliance with the provisions of the Master Deed, Bylaws and Michigan Condominium Act, persons to violate the terms and conditions of the Master Deed, Bylaws, or these Community Rules and Regulations shall have an opportunity to be heard on the alleged violation. The following sequence of events shall govern the processes related to dealing with owner violations:

First Alleged Violation	Written notice stating violation No fine assessed
Second Alleged Violation	Written notice stating violation Hearing to validate Assessment of \$75.00 fine if validated
Third Alleged Violation	Written notice stating violation Assessment of \$100.00 fine if validated
Fourth & After Alleged Violations	Written notice stating violation Assessment of \$150.00 fine if validated

The collection of all fines shall be processed in accordance with the provisions of the Master Deed and shall be subject to the placement of liens and foreclosure on the legal title of any lot.