

Brookside of Superior Township **Condominium Association**

Community Standards for Fencing

Fences are not permitted in the community unless approved, in writing, by the Board of Directors before the installation of the fence is contracted (by a third party) or installed (by a homeowner). A copy of the insurance certificate from the contractor is also required prior to any approvals.

A Modification/Alteration Permit must be filed with the Association to obtain the Association's written approval. Modification/Alteration forms are available at any time from Kramer-Triad Management, Group, Inc.

Attached to the Modification/Alteration Permit must be a copy of the mortgage survey map of your lot and home with the location of all fencing drawn upon it.

The only approved fencing material is vinyl coated chain link fencing. The color of the vinyl coating must be green or black. No other fence material or colors are permitted. An exception to the Community Standards for Fencing is permitted for homeowners who install swimming pools.

The configuration of any fence must adhere to the following guidelines:

- 1) The height of any and all Board approved fencing shall be four (4) foot in height.
- 2) The fence may not extend forward of the front set back of your home (in the back and the side yard only).
- 3) If you reside on a corner lot, the fence may not extend past the side set back of your home on the side of your home that faces the abutting street.
- 4) Fences may not be installed on any other homeowner's lot or on any general common element of the Association.

The Board of Directors reserves the right to review, modify and otherwise amend the above community standard guidelines as it determined appropriate and in the best interest of maintain community esthetics.

Questions regarding the Community Standards for Fencing should be directed, in writing, to:

Kramer-Triad Management Group, L.L.C.
1100 Victors Way, Suite 50.
Ann Arbor, MI