

YORKSHIRE SQUARE CONDOMINIUM ASSOCIATION ADMENDMENTS

BY-LAWS FIRST AMENDMENT: The convertible areas are:

1. Convertible areas extend off the rear of certain units to permit construction of decks and patios as approved by the Board.
2. The patios are convertible areas where such alteration may include the enclosure of the open space occupied by the limited common element patio and its conversion into part of the appurtenant condo unit.

Board of Directors Amendments

Re: Yorkshire Square Grounds, Common and Limited areas:

Please be aware that our Lawn Service is not responsible if they accidentally cut off some of your favorite plant life. If your plants (hang over) onto the Common Elements, it could happen. Any plant life that you plant is your responsibility. Please keep them pruned back as not to hinder lawn service.

- You may have (1) plant container on your front porch at a time. **Container size may not be larger than a 12" diameter container. The plant shall not be more than covering 2 square feet of the porch and may not exceed the height of the window on the units.** Please remember to remove flowerpots from your front porch during the winter.
- You may plant live plants in your front flowerbed, and you are responsible to maintain them. Their heights may not be higher than the windowsill. The Board of Directors needs to approve the type of plantings.
- Porch ornaments are allowed subject to the board approval.

Re: Number of Board Members of the Yorkshire Square Condo Assoc.

It has been decided to revert the number of Board Members back to the 5 active members as originally written in the By-Laws.

NO ORNEMENTAL ITEMS OR DECORATIONS:

The following is policy on what you can do regarding personal decorations:

- *Items such as statues, plastic objects, wood objects, collectibles and artificial flowers may not be placed in your front window as well as your front flowerbed.
- *Plants in containers or pots may not be placed on the flowerbeds, they must be planted
- *Illuminated lights, solar or other may not be placed in or on the front common elements
- *You may place **a generic decoration of your choice for each season** on your front door
- *You may decorate your interior, as you desire with the following exceptions:

You may not place any ornamentation of any kind on the front exterior or interior of the front window of your unit which includes wind catchers, signs, stained glass, etc. All front curtains, shades, drapes and blinds must be white or off white.

No seasonal decorative lighting may be placed around your front windows or doors, inside or outside of your unit.

RE: Pets:

Incoming new owners that have pets will have the opportunity to live here pending the boards review. This would be allowing someone with multiple pets, pets 50# and less to move in but must revert to the original guidelines in the Yorkshire Condo Association by-laws. Anyone requiring a service dog will not be included in the 25# or less criteria. Additional Board of Directors approval may be required.

Re: Placing Food outside on Association Property:

Do not place food products on the grounds outside your unit. This also includes any type of composting. We would like to remind you that because of our location, there are wildlife including raccoons, fox, deer, etc. that frequent the property with one thing in mind, FOOD. By placing food outside, it encourages unwanted wildlife to visit us on a regular basis.

Re: Yorkshire Square posted speed limit

The posted speed limit as you enter the property is (5) mph. Please obey the posted speed limit as you enter off Platt Road, there may be seniors walking and/or children playing on the common element roadway.

Re: Yard Sales:

This notice is just to make everyone at Yorkshire Square aware of the opportunity to sell a few items. Due to the interest of our residents, we are allowing yard sales on Friday and Saturdays **only once a year per co-owner.**

We ask that you do not place sale items on the lawn or the roadway. Place sale items on your driveway or in your garage only.

Yard Sales will be the responsibility of those participating including the placement and remove of 1-yard sale sign on Platt Road. The sign must be removed by Saturday night.

Items not sold must be stored and not left out on the common elements after the sale.

Re: Alterations:

No exterior alterations are allowed without Board of Directors approval including when conforming to the guidelines of the ADA guidelines.

Yorkshire Square Condominium Association

Exterior Modifications:

Cameras

ALL, exterior modifications require Board approval. The Board of Directors approved restrictions for cameras.

- 1). You can install cameras on the inside of your unit without the boards approval Because it is inside your unit.
- 2). We allow small cameras on the outside of the unit with restrictions and only in specific locations. Example photos attached.

THE FOLLOWING RESTRICTIONS APPLY:

- The FRONT of the unit may have a **doorbell camera located by the front door where the current door bell is (hard wired with battery backup option).**

- IF the current doorbell location is not able to be used (small space), then the **inside frame of the garage that faces your front door may be used as a alternative location for a DOORBELL CAMERA (BATTERY OPERATED) ONLY.**
- **The camera is to be white in color on the front of the unit.**
- **REAR** of the unit. The light fixture on the **BACK** of the unit can have a **security/ camera combination fixture (hard wired with a battery option).** OR you may have a small camera that is **(BATTERY OPERATED)** preference is to be small and white in color.
- **Cameras on Rear of unit must be used to view only your units patio space and not violate the privacy of a neighboring unit.**



Summary updated 3/23/2026

Pod Containers

Can be in the in unit's driveway without interference to neighboring driveway, not on grass, allowed in front of the unit on roadway.Pod is allowed for two days onsite (One day for drop off/pickup)

Antennas & Satellite Internet Equipment:

Bylaw/Restriction: Article VI; Section 3

Antennas & Satellite Internet Equipment are not allowed under the ByLaws however, under the ByLaw the Board of Directors shall approve or deny any modification request that alters interior/exterior common elements.

Antennas:

- Modification request is required to use the Attic space, it is a common element of the building structure.
- Shall be mounted in the attic space, shall be a type that is designed for specifically to use inside an attic space and connected to existing cable within the walls.

Satellite/Internet Equipment:

- Modification request is required to use the open Patio space as it is a common element of the Association Grounds.
- Modern technological advances have provided small “wireless” services that only require a power source for the device. A interior example is available through mobile phone service providers. An exterior example is Starlink Mini.
- **Interior Internet equipment** is determined by reception with in the unit and no modification request is required.
- **Exterior Satellite Internet equipment** is also determined by reception but should not be purchased unless the signal is viable and the Modification request has been approved for its location.
- The equipment shall be mounted by using a stand or non-conductive device that is located within the patio space without being attached to the association fencing or building exterior and shall not exceed the roofline.
- The equipment and its power supply must not interfere with normal lawn maintenance or encroach on adjoining units patio areas.
- No connections, cables or cords shall be allowed to penetrate the exterior roof or walls of the building unit.
- Any pole or stake installed deeper than 6” must have MISS DIG markings before install.

Two types of Patio enclosures are approved by the Board of Directors by Modification request only: Original amendment 1996, updated 2026.

Sunporch/sunroom an Enclosed space or Fencing an Open enclosure.

1. Sunporch or Sunroom:

All Modifications must be Estimated based on the following restrictions.

- Blue prints shall be submitted by the license builder to the Board of Directors for review, no permit to the City of Milan shall be submitted without Board approval.
- MISS DIG must be used before any construction is performed.
- The Sunporch/Sunroom is for the purpose of living space not storage space and shall be constructed as a 3 or 4 season enclosure.
- All expenses interior and exterior associated with the Building permit, insurance of the sunporch unit, the building & maintenance of the Sunporch enclosure are the responsibility of the co-owner. This includes using the Associations Roofing contractor to perform the "Tie in" of the sunporch to the units roof in order to maintain the warranty of the Association.
- Concrete footings must be provided for the structure to set on and approved by the City of Milan Building Dept.
- White single story consisting of solid or windowed sides, with windowed front.
- Window height to be at a height of 60 inches to match other units.
- Overall size of the enclosure is to be: 10' in depth, 10' to 16' in length.
- Shall not encroach or enclose any under or above ground utilities. Any underground irrigation that requires relocation shall be the co-owners responsibility to pay the associations contractor to move.
- Any common area that the building contractor or its subcontractors damage is the responsibility of the building contractor to repair to the satisfaction of the Yorkshire Square Condominium Association. The co-owner will be held responsible for any damages to building or grounds that the builder or subcontractor make.
- Occupancy of the enclosure will be upon approval of the City of Milan Building Department for any and all permits required for building, electrical, heating & cooling work.

2. Open patio space enclosures: Fencing:

All Modifications must be Estimated based on the following restrictions.

- Sketch submitted by the Fencing Company or Co-Owner to the Board of Directors for review, no permit to the City of Milan shall be submitted without Board approval.
- All expenses of additional sections; not already apart of the patio space; the building & maintenance of the enclosure and the space within it are the responsibility of the co-owner.
- Shall not encroach or enclose any under or above ground utilities. Any underground irrigation that requires relocation shall be the co-owners responsibility to pay the associations contractor to move.
- Must have an opening or gate for egress of the condo unit.

Types of Fencing acceptable are:

- **Vinyl wood grain/ natural wood** finish installed by a fencing contractor shall not be attached to building. A gate shall be of the same material as fencing. Any existing wood fencing shall also be replaced at the same time by the Association at the expense of the Association.
- Sketch of area to be submitted with modification request.
- MISS DIG must be used before any construction is performed.
- Overall size of the enclosure is to be: 10' in depth, 10' to 16' in length; pending utility access; not to exceed 6' in height.

- Any common area that the building contractor damages is the responsibility of the building contractor to repair to the satisfaction of the Yorkshire Square Condominium Association. The co-owner will be held responsible for any damages to building or grounds that the builder makes.
- **Black metal welded wire fence panels**, installed above ground without being attached to existing wood fencing or the unit (building). Sketch of area to be submitted with modification request.
- MISS DIG must be used before any stakes are installed over 6" in depth.
- Overall size of the enclosure is to be: 10' in depth, 10' to 16' in length not to exceed 5' in height.
- The co-owner will be held responsible for any damages to building or grounds that they make.