

*Residents,*

*It has been sometime since we sent out a summary of the rules to our residents. Please review and keep this for your records. **The safety and appearance of our neighborhood is important to our home values and quality of life.***

*Burned out garage coach lamps light bulbs* (See section 4.2.2 master deed)

You may replace them with a white florescent bulb. In fact, we have found they last much longer and are energy efficient. All bulbs must be white or clear 60-watt equivalent.

*Color lights in garage coach lamps, Christmas lights decorations or other holiday decorations need to be taken down.*

Christmas decorations and lights must be taken down by Martin Luther King's Birthday holiday.

Colored light bulbs will be allowed within 2 weeks of Easter, Halloween, or Christmas. Two weeks after the holiday, the white lights must be in the coach lamps.

Other holiday decorations must be taken down 2 weeks after a holiday.

*Basketball hoops must not be attached to your home.*

You may have a basketball hoop mounted on a pole next to your driveway. However, the back board, hoop & pole must be in harmony with the exterior of your home. (Please see section 6.24 of the bylaws. Also note rule established at board meeting on May 12, 2004)

*Trailer, Commercial Vehicle, or a recreational vehicle shall not be parked outside your unit.*

(Please see section 6.16 of the bylaws and Board and Regular Commercial Vehicles Policy 2006) We will allow trailers or boats to be parked in your driveway to be loaded/ unloaded for up to 2 hours. If you need to do some repairs to the trailer/boat, you may park it in your driveway for up to 8 hours provide you have e-mailed the board to let us know the date you are planning on this repair and time it will be removed and e-mail us if there is a change in plans.

*Lawns need be kept mowed, weed free and lawn debris must be properly disposed of.*

Lawns shall be kept cut and weeds to a minimum. Grass clipping shall be cleaned off road, sidewalk, and driveway. When mowing, clippings shall be bagged or discharged to the center of your yard (not in the road). Yard debris shall not be piled in your yard or on common areas. No dumping at any edges of the common areas or on road is allowed. Lawn debris shall be placed out to the curb no sooner than the day before garbage day.

*Secure trash from blowing around our subdivision. Trash shall be placed at the curb no sooner than the day before garbage day.*

Please set trash out no sooner than the night before or on garbage day. This will help to minimize the chance of the wind or animals scattering it through our subdivision. Garbage cans should have lids to prevent trash blowing out. If you have large boxes, break them down & weigh boxes down with your garbage cans. Help us keep our neighborhood clean.

*Only kiddie pools are permitted within the community.*

Kiddie pools are permitted only when they are properly supervised and on individual limited common elements. The kiddie pool must be put away daily. Home kiddie pools are considered home pools that can hold less than two feet of water with missing or minimal filtration per Michigan State.

*Window air conditioner units are only allowed in the back windows.*

Portable window air conditioners are not allowed in any front or side windows.

*Our roads are intended for two-way traffic flow except around the island cul-de-sacs.*

A resident should expect not have to slow down nor stop to allow oncoming traffic to pass because residents and visitors are parking on both sides of the Association roads. To ensure the maximum visitor parking and that the roads stay open for the 2-way traffic flow, the following parking rules shall be followed:

No vehicles shall be parked in the street unless all available space is used in the driveway. Day time temporary parking in the street will be allowed when constructive use of the driveway is being undertaken.

Residents or visitor shall not park a vehicle on the side of the road with a mailbox, along Edgewater Trail from Baldwin road to Meadow Crest Circle, along Scenic Ridge Blvd and Pond View Tail.

All visitors shall park in the resident's driveway when space is available. If space is not available, the owner shall help direct the visitor to park on the road accordingly to this policy.

Carpooling vehicles are not allowed to park on the roads. They are only allowed in a resident's driveway.

No resident or visitor shall park a vehicle in such a way as to interferes with access to driveways, mail delivery, garbage collection, snow removal process, reduces traffic to one-way traffic flow (parked across from one another creating a one-lane roadway), on any grassed area (yards or common ground), 20 ft from an intersection, 30 ft from a stop sign, or 15 ft from a fire hydrant.

On one-way streets around the islands of the cul-de-sacs: Edgewater Court, Pond View Court and Meadow Crest Court traffic shall be driven one way to the right of the island. No parking on either side of the road around the island of the cul-de-sac.

*All violations will be given a first violation letter. If the issue is not corrected within 10 days, then the standard fines will be accessed and invoiced the first of next month. The next drive around will be in the next 10 to 14 days. If a violation is not corrected by the next drive around, then the standard fines for not complying with the Preserve of Grand Blanc Master deed, Bylaws & Rules will be accessed to your lot:*

*At least 10 days after violation is noticed the fine is \$25*

*If issue is not corrected &*

*At least 20 days after violation is noticed the fine is an additional \$25 for a sum of \$50*

*If issue is not corrected &*

*At least 30 days after violation the fine is an additional \$50 for a total sum of \$100.*

The Board of Directors,  
The Preserve of Grand Blanc Condominium Association