

Meadowbrook Rules

Article XII, Section 14, Rules and Regulations in the MCOA bylaws states: “Reasonable rules and regulations consistent with all laws, the Master Deed, these Bylaws, the Corporate Bylaws and Articles of Incorporation of the Association concerning the use of the Common Elements or the rights and responsibilities of the Co-Owners and the Association with respect to the Condominium or the manner of operation of the Association and of the Condominium may be made and amended from time to time by the Board of Directors.” The rules below have been added over the years by the MCOA Board, and they are in addition to the Meadowbrook Condominium Combined Condominium and Association Bylaws. The list below may not include all Meadowbrook rules.

- 1) In an exception to the “No Signs” bylaw, the following rules will apply during election season ONLY:
 - (a) Size- Small, normal yard size
 - (b) Max quantity 3
 - (c) Placement- Middle of front yard, midway between the road and the house
 - (d) Period- The month prior and up to the election, or no earlier than October 1st for any federal, state or local election. Signs must be removed the day after the election.

These rules were put in place by the MCOA Board in September 2004 and modified in November 2024 as exceptions to the MCOA bylaw Article XII, Section 9, Signs and Advertising, which states: “No signs or other advertising devices of any kind shall be displayed which are visible from the public roadways or another Unit or the Common Elements, without written permission from the Association...”

- 2) In exception to the “No Commercial vehicles” bylaw, the following rules will apply:
 - (a) The vehicle(s) may be parked outside in your paved driveway as long as:
 - It does not block the sidewalk
 - It doesn’t displace another vehicle that will block the sidewalk or will be parked in the road
 - It doesn’t contain any stored contents that may present a safety hazard to the neighbors or the neighborhood
 - It doesn’t present a visual obstruction to normal traffic
 - It doesn’t extend out beyond the end of your driveway
 - Written approval from the Meadowbrook Board of Directors for any deviations

These rules were put in place by the MCOA Board in September 2004 as exceptions to the MCOA bylaw Article XII, Section 8, Storage/Vehicles, which states: “Commercial vehicles and trucks shall not be parked on or about the Condominium unless while making deliveries or pickups in the normal course of business, or unless such commercial vehicle can be stored completely within a closed garage.”

- 3) Snow Removal Rules:
 - (a) Homeowners are responsible for clearing snow from driveways and from sidewalks adjacent to their Unit. Any snowfall of >2 inches must be cleared within 24 hours. Homeowners may be charged for snow removal and fined if they do not comply.

This rule was put into place by the MCOA Board in 2005. Homeowners are liable for any injury that may occur on the sidewalks adjacent to their home.

- 4) Harassment Rule:
 - (a) Co-owners and other residents shall not engage in any abusive or harassing behavior, written, verbal, or physical, or any form of intimidation or aggression directed at other co-owners, residents, guests, occupants, invitees, or directed at the MCOA Board of Directors, its agents, its employees, or vendors.

This rule was put into place by the MCOA Board in March 2024. Homeowners may not engage in abusive or harassing behavior.

5) In addition to the “Books and Records” bylaw, the following rules apply:

The MCOA Board abides by the requirements of its bylaws and rules, as well as the Michigan Condominium Act, MCL 559.157 and the Michigan Nonprofit Corporation Act MCL 450.2487.

In accordance with the above, the Board of Directors adopts the following rules for “Requests by Co-Owner for Inspection of Records:”

1. At any time, a co-owner may request in writing a copy of the balance sheet for the preceding fiscal year, statement of income, and any statement of source and application of funds for the fiscal year in writing, and the Association is obligated to mail a copy to that member.
2. If a co-owner is looking for a more in-depth review of the books and records of the association, they need to give written demand in writing to the association. The written demand must describe with reasonable particularity the purpose of the inspection and the records the member desires to inspect, and how those particular records are directly connected with the purpose. If the document inspection request is made by an attorney or agent or agent of the co-owner, the written demand for the document inspection must include a power of attorney or other writing that authorizes the attorney or agent to perform the inspection.
3. Following receipt of the information in #2 above, the Association will provide the records for inspection at a mutually convenient time within five business days.
4. Further, inspection of certain documents may be disallowed if they:
 - a. Impair the privacy rights of co-owners such as, but not limited to, their account, ledger, financial information or voting ballots
 - b. Impair the free association of the co-owners
 - c. Would impair the lawful purpose of the Association or is not in the best interest of the Association
 - d. Meeting minutes from an executive session of the Board, and
 - e. Other types of privileged information, such as attorney-client communication.

These rules were put into place by the MCOA Board in March 2024 and modified in November 2024 as additions to the MCOA bylaw Article I, Section 5, Books and Records which states: “The Board of Directors of the Association shall keep detailed books of account showing all expenditures and receipts of the Condominium and its administration which shall specify the maintenance and repair expenses of the Common Elements and any other expenses incurred by or on behalf of the Association. All books, records and contracts of the Association shall be available for examination by any of the Co-owners and their Mortgagees during convenient times.”

6) In addition to the “Restrictions and Other Permitted Use” bylaw, the following rules apply:

- a) No part of any of the Unit in the Condominium may or shall be used for other than private, single-family residential purposes. No lot shall be used except for residential purposes and no part or parcel of the premises shall be used for any commercial, industrial or business enterprises.
- b) “Residential purposes” shall not be interpreted to prevent a Co-owner from working temporarily or permanently as a “remote” employee, primarily accessing work duties through use of a computer or similar device.

These rules were put in place by the MCOA Board in November 2024 as additions to the MCOA bylaw Article XII, Section 1, Restrictions and Other Permitted Use, which states: “No Unit in the Condominium shall be used, except as may be provided herein, for other than single-family residential purposes, and the Common Elements shall be used only for purposes consistent with the use of single-family residences.”