

# Bylaw Policy Clarification to be added to the Chadwick Farms Purchaser Information Booklet

November 27, 2006

Dear Chadwick Farms Homeowner,

The Board of Directors and the Architectural Control Advisory Committee (ACAC) have been working to clarify certain bylaws pertaining to Article VI, Restrictions in the Chadwick Farms Purchaser Information Booklet. This letter and the enclosures are to be placed in the Purchaser Information Booklet for reference.

This information will go into effect 30 days from the date of this letter.

New street signs will be purchased and installed in the spring, 2007. These signs will be basically maintenance free, and will replace the current wooden signs at the entrance of the sub on Saddlewood Drive, the corner of Saddlewood Drive and Saddlewood Circle, and the corner of Saddlewood Drive and Goldwin Drive. Each signpost will be set in concrete.

## Article VI, Section 17, Pools, Jacuzzis, and Hot Tubs

"No above-ground or free-standing swimming pools shall be permitted."

The Board of Directors has adopted the Green Oak Township definition of a swimming pool. Per Green Oak Township Code Section 3109.2, a swimming pool is any structure intended for swimming, recreational bathing, or wading that contains water over 24 inches deep. The Board would like to maintain that temporary, short-term use kiddie-type pools (24 inches and less) that are easily emptied can be placed in the rear yard directly behind the home for aesthetic reasons. The Green Oak Township Code is attached for clarification.

## Article VI, Section 22, Mailboxes

"The design, material, color and construction of all mailboxes and mailbox stands shall be as selected by the Architectural Control Committee."

Due to the overwhelming response to the survey question regarding mailboxes, the Board of Directors, which acts as the Architectural Control Committee, has decided not to adopt a standard mailbox for the subdivision.

## Article VI, Section 31, Vehicles, Trailers and Boats

"The storage of trailers, boats, and/or other recreational vehicles is prohibited outside of your dwelling."

We understand that this bylaw is unusually restrictive, as homeowners need time to prepare for a trip and then prepare to move the vehicle(s) back to storage when they return. Based on the provisions of Section 31, the Board of Directors has adopted a policy that will allow for a preparation period before invoking the restriction set forth in Section 31. The preparation period policy will be no more than 3 consecutive days within a 7-day period. This should provide the homeowner ample time to complete any preparations required.

Article VI, Section 36, Co-owner Maintenance

"Each Co-owner shall maintain their Unit and any Limited Common Elements appurtenant thereto for which they have maintenance responsibility in a safe, clean and sanitary condition."

The Board of Directors is asking that all outdoor structures be maintained in a clean and safe condition. This includes outdoor wooden play structures, decks and fences. The staining/painting/sealing of these items is to maintain the aesthetics of the community. When the use of an outdoor play structure is no longer required, please consider removing the structure.

Other beautification projects have been discussed as well as organizing other committees to help bring the community together as a whole. In addition, the Board of Directors has set up a Neighborhood Watch link on the [www.chadwickfarms.org](http://www.chadwickfarms.org) website. If you personally see or experience any type of crime or suspicious activity in the neighborhood, please respond to any of the Board members or to the Board email address, [board@chadwickfarms.org](mailto:board@chadwickfarms.org). All information received will be posted under this link for all homeowners to view.

Lastly, the Board of Directors would like to start an annual subdivision sale in which the Board will place ads in the local newspapers, and place signs at the entrance of the sub, as well as the local roads. We would like to start this in the spring, 2007. We are aiming for the second week of June each year. This will help bring more people into the sub to help sell your items, as well as cut down on the number of "garage" sales throughout the summer. If you would like to help with the arrangements of this activity, please contact the Board.

If you have any further questions on any of the information presented in this letter, please contact any Board member.

Respectfully,  
Your Chadwick Farms Board of Directors

Jason Martin  
President

Kevin Fernley  
Vice President

Rick Lenk  
Treasurer

Matthew Wade  
Secretary

Kristie Gruenwald  
Director