

Chadwick Farms Condominium Homeowners Association
Request for Waiver of Restrictions or Approval of Architectural Control Committee

Co-owner(s): _____

Address: _____

Work phone: _____ Home phone: _____ e-mail: _____

Preferred contact time and method: _____

Description of Request:

Diagram or Plan of Modification (attach additional pages if necessary):

Co-owner Signature

Date

Co-owner Signature

Date

Please Note: The approval of this request does not constitute a legal approval of any building code issues, and Chadwick Farms Homeowners Association can not be held liable for any action by local municipalities, Livingston County or the State of Michigan.

Return to: Chadwick Farms Condominium Homeowners Association
PO Box 2152 Brighton, MI 48116 Or Board@chadwickfarms.org

Chadwick Farms Condominium Homeowners Association

Request for Waiver of Restrictions or Approval of Architectural Control Committee

Agreement between Chadwick Farms Condominium Homeowners Association and:

Co-Owners Name _____

Co-Owners Address _____

- A. It is agreed that the Association will permit only modifications noted in this agreement.

- B. In Consideration for same, Co-owner agrees:
 - 1. The expense of performing said modifications will be borne entirely by Co-owner(s).
 - 2. Any maintenance and upkeep of said modification are the responsibility of the Co-owner(s)
 - 3. If additional insurance is necessary, the Co-owner(s) agrees to acquire and keep in effect said insurance.

- C. The following apply if the Co-owner(s) is responsible for the complete maintenance and upkeep of said modification, as determined by the current regulation and procedures.
 - 1. In the event that the Association finds maintenance or upkeep of modification lacking, or after having been so notified in writing by the Association, required maintenance or upkeep may be performed by the Association at the Co-owner(s) expense. No such expense will be incurred without allowing the Co-owner(s) specified time to perform the maintenance or upkeep first.
 - 2. Should continued neglect of maintenance or upkeep of modification occur, the Association may order Return of the property to its original state at the Co-owner(s) expense. This action will not be taken, under any circumstance, without written notification to the Co-owner(s) from the Association.
 - 3. In the event that the unit to which said modifications are made is sold, the current Co-owner(s) agree to notify any new Co-owner(s) of the existence of this approved modification agreement, and that any new Co-owner(s) assume responsibility for maintenance and upkeep of the approved modification.
 - 4. In the event that the modification is damaged due to repair, replacement, or removal of any common element (including, but not limited to, utility lines, pipes, wires, gas lines, etc) , that removal , repair, and/or replacement of the said modification will be performed by the Co-owner(s), or at the Co-owner(s) expense.
 - 5. Co-owner(s) agree to pay for any landscaping or maintenance services performed to correct any violations that should occur as a result of the said modification. In the event that the Co-owner(s) fail to promptly pay for such services upon billing by the Association, said expenses shall constitute a lien on the Co-owner(s) unit. It is further acknowledged that in the event such assessment is levied, the Association shall have the right to record said lien on the Co-owners unit with the Register of Deeds for Livingston County, Michigan.
 - 6. If the actual modifications differ from the proposal, the approval is automatically and immediately withdrawn until a new request is submitted and approved by the Board. If such differences are not approved, the Co-owner may be required to modify or remove the modification at the Co-owner(s)' expense.

The attached description of the modification on page 1 is made part of this agreement.

Co-owner _____ Co-owner _____

Date _____ Date _____

APPROVED _____ NOT APPROVED _____

President _____ Signature _____ Date _____

Board Member _____ Signature _____ Date _____