

## Summary of Restrictions found in Article VI of the Bylaws: Pg. 1

The following summary is provided as a quick reference guide to the Cedar Ridge Condominium Association Bylaws. It is in an interpretation of the full copy of the bylaws and is not intended to replace them as the ultimate source material for determining decisions on what a rule or regulation ultimately means. The official bylaws are the ultimate source material for that. Some sections of the bylaws have been omitted in this summary in an effort to present a summary of the most pertinent items and those that are questioned most commonly. The omitted sections are listed at the end of this document and you should refer to the official bylaws for any information on them.

### **Sec. 1 - Residential Use:**

- a- single family only.
- b- no commercial or business offices.

### **Sec 3- Architectural Control, Alterations and Modifications of Units and Common Elements:**

#### *A- Licensed Builder-*

- a- a licensed builder must be used.
- b- all plans and specification for dwellings and their appurtenances, improvements, or modifications in exterior appearance shall be submitted for approval to the Architectural Committee.

#### *B- Plan and Specification Approval-*

- a- any changes or improvements to a Condominium Unit (including color and other exterior appearance) require prior approval of the Architectural Committee.
- b- repair and maintenance of said changes shall be the responsibility of the Co-owner.
- c- failure of Co-owner to repair and maintain in satisfaction to the Association shall result in assessments to the Co-owner.

#### *C- Landscaping-*

- a- all hedges, trees or substantial planting or landscaping modification shall be pre-approved by the Architectural Committee as per process defined in bylaws.
- b- Co-owner shall have the right to install plantings and/or landscaping around the foundation of the residence without Association approval.

#### *D- Standards for Construction and Landscape Plan Approval-*

- a- construction must be approved where necessary by local public authority.
- b- the architectural committee refuse to approve any such plan or specifications, or grading, or landscaping plans if they deem it unsuitable.

*E- Special Maintenance-* special assessments may be required of a Co-owner if such proposed dwellings and appurtenances and related improvements require extra expense by the Association in carrying out its responsibilities.

F thru G- (Refer to Bylaws)

**Sec 9 Garages/ Outbuildings:** no outbuildings shall be constructed *except* on lots 32-38.

### **Sec 12 Construction Materials:**

- a- no used materials\
- b- no aluminum siding

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- c- (refer to bylaws for brick/stone requirements)
- d- only vinyl siding approved by the Architectural Committee can be used.
- e- no mobile home or modular homes.

### Sec 16 Antenna:

- a- no antennae or aerials permitted on exterior of house or on a separate pole/tower.
- b- mini-DSS satellite dishes may be installed on a residence.

### Sec 18 Pools, Jacuzzis, and Hot Tubs:

- a- all underground pool, Jacuzzis, and hot tubs subject to Green Oak Township and Association Architectural Committee approval.
- b- No above ground or free-standing Pools, period!

**Sec 19 Patio Decks and Walls:** permissible subject to Architectural Committee approval.

### Sec 20 Fences:

- a- no fence or wall except when required by ordinance or other govt. regulation.
- b- solid hedges allowed up to 60 inches in height and if reasonably maintained at all times.

**Sec 23 Outdoor Court:** no basketball backboard or basket shall be installed other than in the rear or side yard of a Unit, whether attached to a dwelling, garage or other structure.

### Sec 25 Activities:

- a- no immoral, improper, unlawful or offensive activity allowed in any Unit or upon the Common Elements, (limited or general).
- b- no annoying or nuisance creating activity allowed.
- c- no unreasonable noisy activity shall occur in or among the Common Elements and any disputes that arise between Co-owners as a result that cannot be resolved amicably between parties shall be resolved by the arbitration of the Association
- d- no activity or items shall be permitted that will increase the rate of insurance on the Condominium without the express written approval of the Association. Each Co-owner shall pay to the Association for such increased costs even if approved.
- e- offensive activities not limited to the following are prohibited (firearms, air rifles, pellet guns, b-b guns, bow and arrows, or other similar dangerous weapons, projectiles of devices.

### Sec 26 Pets:

- a- commonly household domesticated pets only.
- b- no breeding for commercial purpose.
- c- care and restraint shall be as such to prevent any animal from becoming obnoxious due to noise, odor or unsanitary conditions.
- d- no animal may be permitted to run loose upon the Common Elements.
- e- animals shall be leashed and attended by responsible person while on the Common Elements.
- f- invisible fences permitted in *rear* yards only.
- g- no savage or dangerous animals allowed, and the owner of such animal shall hold Association harmless for any loss, damage or liability that may result from such animal.
- h- each Co-owner responsible for collection and disposition of all fecal matter.
- i- no dogs that bark frequently or continuously shall be kept.

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j- the Association may impose any reasonable restriction it may deem necessary at any time.

### **Sec 27 Aesthetics:**

a- common areas not to be used for storage of supplies, materials, personal property or trash.

b- garage doors to be kept closed except when reasonably necessary to gain access to and from.

c- no unsightly condition shall be maintained on any patio or deck and furniture and equipment appropriate for the season of use can be permitted there.

d- no storage of non-seasonal appropriate furniture or equipment on patio or deck.

e- no outside hanging of laundry.

f- trash receptacles to be located at the curb only for short intervals required for periodic collection.

g- no activity or condition shall occur in the Unit or common areas that is detrimental to the appearance of the Condominium.

### **Sec 28 Common Area Maintenance:**

a- yards, landscaped areas, driveways, roads, and porches are not to be obstructed in any way not used in any way not consistent with their intended use.

b- no bicycles, vehicles, chairs, or benches shall be left unattended in common areas.

c- Association may make reasonable restrictions on any amenities as necessary.

### **Sec 29 Vehicles, Trailers and Boats:**

a- No house trailers, trucks over 6500 lbs., recreational vehicles, vans or like vehicles such as club wagons, commercial vehicles, boat trailers, boats, camping vehicle, camping trailers, mobile homes, dune buggies, motor homes, all-terrain vehicles, snowmobiles, snowmobile trailers or vehicles other than automobiles may be parked or stored upon the premises, unless parked in garages or approved in writing by the Association.

b- the association is not responsible for any damages, cost or other liability for such vehicles.

c- no more than (3) vehicles allowed unless approved in writing by Association.

d- vehicles must be parked in garage or driveway overnight.

e- vehicles with expired plates shall be parked or stored on the Condominium premises.

f- Association may remove at the owner's expense any vehicles stored or parked in violation.

g- Association may institute reasonable rules and regulations governing vehicular parking/storage.

h- all outside storage shall be in accordance with Township Ordinance.

**Sec 30 Advertising and Signs:** No signs or advertising shall be visible from the outside of any Unit unless approved in writing by Association.

**Sec 32 Landscaping:** No Co-owner shall landscape or plant trees, shrubs, or flowers or place any ornamental materials upon the common area without written Association approval.

### **Sec 34: Co-owner Maintenance:**

a- each Co-owner is responsible for keeping his Unit and any Limited Common Elements in a clean and sanitary condition.

b- each Co-owner is responsible for any damage done to any Common Elements due to negligent use or misuse of any of the Common Elements.

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**Sec 37 Assessment of Costs of Enforcement:** Any and all costs, damages, expense and/or attorney fees incurred by the Association in enforcing any of the restrictions may be assessed to and collected from the responsible Co-owner.

**Special Note:** Please pay special attention to Sec 29 item d. Vehicles are *not* to be parked overnight on the street. This is for safety, (kids and adults can be hidden by a vehicle), aesthetics, and to allow safe passage of the roads for traffic, and maintenance, for example the snow plow.

**Insurance Note:**

a- each Co-owner is required to carry no less than \$1,000,000.00 (one million dollars) of personal liability coverage as part of their homeowner's insurance.

b- each Co-owner shall provide evidence of such coverage to Association upon request.

Any sections omitted from this summary are admitted due to a judgement that they are either not commonly referred to in the normal business of the Association or are more related to the original development of the Condominium.

**Sections missing from Summary:**

Sec. 2- Leases and Rental: (Refer to Bylaws)

Sec 4- Residential Building Setbacks: (Refer to Bylaws)

Sec 5- Minimum Floor Space and Size: (Refer to Bylaws)

Sec 6- Driveways: (Refer to Bylaws)

Sec 7- Health Dept. Restrictions: (Refer to Bylaws)

Sec 8 Foundations: (Refer to Bylaws)

Sec 10 Chimney: (Refer to Bylaws)

Sec 11 Roof Pitch:(Refer to Bylaws)

Sec 13 Occupancy: (Refer to Bylaws)

Sec 14 Construction Site Appearance: (Refer to Bylaws)

Sec 15 Residences - not Substantially Similar in Exterior Design and Appearance: (Refer to Bylaws)

Sec 17 Lighting: (Refer to Bylaws)

Sec 21 Mailboxes: (Refer to Bylaws)

Sec 22 Unfinished and Temporary Structures: (Refer to Bylaws)

Sec 24 Unit Grade: (Refer to Bylaws)

Sec 31 Regulations: (Refer to Bylaws)

Sec 33 Disposition of Interest in Unit by Sale or Lease: (Refer to Bylaws)

Sec 35: Developer's Rights to Furtherance of Development and Sale: (Refer to Bylaws).

Sec 36 Enforcement of Bylaws. (Refer to Bylaws).