

Forest Hills Condominium Association Rules & Regulations

The Rules & Regulations herein are supplement to the Condominium Bylaws and related documents of the Forest Hills Condominium Association.

These Rules & Regulations have been promulgated and approved by the Board of Directors for Forest Hills Condominium Association in accordance with Article VI, Section 9 of the Bylaws.

PETS

No animal may be permitted to run loose without a leash and must be attended by some responsible person while on the Condominium Premises. The animal must be under reasonable control of the homeowner at all times. Owners may have electronic fences or tethers for their pet on their own lot.

PARKING

Motor homes, campers, boats, boat trailers, camping vehicles, camping trailers or any other recreational personal property may be temporarily parked in the driveway of the Co-owners house for up to a 24 hour period for loading/unloading.

MANDATORY PRE-APPROVAL

In accordance with Article IV, Section 3 of the Forest Hills Master Deed and Article VI, Section 3 and Section 15 of the Forest Hills Bylaws; all decks, patios, structural retaining walls, fencing, driveway additions and modifications, play structures with footings, or structures of any kind must be approved before the start of construction and/or modification. Any modification and/or construction not pre-approved must be approved even in retrospect. If any modification and/or construction is deemed unapproved/approved in retrospect by the Forest Hills Board of Directors, the modification and/or construction area (site) must be respired to its original state at the homeowner's expense.

DRIVEWAYS

In accordance with Article IV, Section 3 of the Master Deed, and Article VI, Sections 3 and 15 of the Bylaws, all construction and/or modification to driveways must be pre-approved by the FHCA Board of Directors. Additionally, no driveways may extend around the side of the front outside wall of the adjacent garage without prior approval of the Board.

DECKS/PATIOS

All decks must be constructed in accordance with, and approved by the Orion Township Building Department and the Forest Hills Board of Directors, and any other governmental authority pertaining to deck construction. No part of the deck structure shall protrude beyond the building envelope (45' x 50') and/or must be in conformance with the Forest Hills Condominium Master Deed, which provides for rear decks at Forest Hills. All visible deck materials, including privacy fencing, must be uniform in appearance and made of similar materials. Privacy fences that are approved by the Orion Township Building Dept. may be installed on decks and around patios, provided they don't exceed 6 feet in height.

POOLS

Above ground pools are not allowed. Any in-ground pool installation must be approved by the appropriate governing body and located in the accessory use area (up to half the distance to the rear lot line and within the boundaries of the side-walls of the corresponding house). Any pool structure must be completely fenced in accordance with the Bylaws and maintained by the corresponding owner. Any liability associated with a pool shall be exclusively held by the unit owner of the said pool. And all applicable insurance must be maintained by the unit owner.

HOT TUBS

Hot tubs, spas, Jacuzzis and similar items may be installed on an approved deck or patio of each condominium unit within the building envelope. Hot Tubs and similar items must be maintained in a manner consistent with applicable laws and/or municipal codes, including any provision for covering the device or installing a fence around the perimeter of the said device. Prior approval must be obtained from the Board.

LANDSCAPING

Typical landscaping may be installed around the perimeter of individual homes, provided that the existing grade is not altered. Typical landscaping may consist of metal, stone, plastic edging, mulch, plant materials, and landscape lighting around the perimeter of the home. Any deviations from this standard must be approved by the Forest Hills Condominium Association Board of Directors.

COLOR SCHEMES

Certain color combinations were approved by the Developer of Forest Hills in an effort to maintain uniformity throughout the community. Any modifications to the original color scheme require the prior approval of the Board of Directors.

SOLICITATION

Solicitation and distribution of any kind, within Forest Hills Condominium site are prohibited for all non-residents of Forest Hills. Any non-resident soliciting or distributing will be considered violators whether or not they were invited or given permission by a co-owner.

SPEED LIMIT

The maximum speed allowed on all roadways within Forest Hills Condominium site is 15 mph.

COLLECTION POLICY

Any Co-owner that becomes delinquent in an amount equal or greater than three months Association Fees shall be subject to a lien, and all applicable legal fees for the placement of a lien and the subsequent collection of the delinquency will be assessed to the corresponding Co-owner Account. Any account that remains delinquent and exceed an amount equal to or greater than six months Association fees shall be subject to foreclosure action, and all applicable fees shall be charged to the Co-owner Account as defined in the Condominium Documents.