

Memo

To: Co-owners
From: Board of Directors
Date: July 30, 1998
Re: Rules & Regulations

Enclosed are additional duly adopted Rules & Regulations for Forest Hills Condominium Association. These documents serve as a replacement to the duly adopted Rules & Regulations of December 3, 1997.

Please keep these documents with your permanent records for reference when dealing with matters addressed in the Rules & Regulations.

Forest Hills Condominium Association

Rules & Regulations

The Rules & Regulations listed herein are supplement to the Condominium Bylaws and related documents of the Forest Hills Condominium Associations. Please recognize the following Rules & Regulations as additional tools to keep Forest Hills beautiful, and make the community a pleasant living environment for all its residents.

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.

VEHICLES

Adopted December 3, 1997—Effective February 15, 1998

Article VI, Section 7 of the Bylaws for Forest Hills provide that cars may be parked in the garage or Driveway apron of each home. These cars must comply with the description set forth in the Bylaws. Additionally, vans and pick-up trucks used for personal transportation must meet all of the following criteria:

1. The registration and title must describe the vehicle as a pick-up truck or van.
2. No ladder racks, toolboxes, or similar attachments to the vehicle are allowed.
3. No dump boxes, flat beds, tilt cabs, or other commercial modifications are allowed.
4. All vehicles are limited to two axles: one front and one back.
5. No commercial lettering, signage, or similar identification is permitted on vehicles.

Any trucks, trailers, motorcycles or other vehicles not specifically approved in Article VI, Section 7 of the Bylaws must be parked inside the garage of each unit at all times. Please note that all approved transportation vehicles must be parked within the garage or in the driveway unit of each home. No overnight curbside parking is allowed on the streets. No parking on roads during or after snow storms, so that plow can clear streets.

DECKS/PATIOS

Adopted July 23, 1998—Effective
Replaces DECK/PATIOS adopted December 3, 1997.

All decks must be constructed in accordance with, and approved by the Orion Township Building Official and Forest Hills Condominium Association 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 yard 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 Official may be installed on decks and around patios, provided that they do not exceed 6 ft. in height.

SATELLITE DISHES

Adopted December 3, 1997—Effective February 15, 1998

Personal satellite dishes for private home use may not exceed 24" (inches) in diameter, and must be installed on the building structure of each home. No wiring shall be visible on the front (façade) of the house. The color of the satellite dish should closely resemble the portion of the building structure that it is attached to, so as to avoid drawing undue attention to the device.

POOLS

Adopted December 3, 1997—Effective February 15, 1998

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

Adopted December 3, 1997—Effective February 15, 1998

Hot Tubs, spas, Jacuzzis and similar items may be installed on an approved deck or patio of each condominium unit. 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. No Hot Tub, spa, or Jacuzzi shall be visible from any road within the condominium (see privacy fence under Deck/Patio section for solution).

COLLECTION POLICY

Adopted December 3, 1997—Effective February 15, 1998

The policy for collection of delinquent accounts shall be as follows:

Any Association Account that becomes delinquent in an amount equal to or greater than three months Associations 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 exceeds 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.

LANSCAPING

Adopted December 3, 1997—Effective February 15, 1998

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 a home. Any deviations from this standard must be approved by the Forest Hills Condominium Association Board of Directors.

COLOR SCHEME

Adopted December 3, 1997—Effective February 15, 1998

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.

SPEED LIMIT

Adopted May 21, 1998—Effective August 31, 1998

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

MANDATORY PRE-APPROVAL

Adopted April 16, 1998—Effective August 31, 1998

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 modifications 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 restored to its original state at the homeowner's expense.

SOLICITATION

Adopted June 23, 1998—Effective August 31, 1998

Solicitation and distributions 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.

DRIVEWAYS

Adopted June 23, 1998—Effective August 31, 1998

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. Nor may a separate driveway or parking platform be constructed beyond the front outside wall of the unit's garage. Hence parking is prohibited in any area not considered to be approved driveway apron.