



# Herriman & Associates, Inc.

COMMUNITY ASSOCIATION MANAGERS

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To: Members of St. Lawrence Estates Condominium Association

From: Herriman & Associates, Inc.  
Management Agent

Date: July 26, 2016

Re: **Rules and Regulations of St. Lawrence Estates**

Rules and Regulations are established, pursuant to the Condominium Bylaws, to protect the value of our property and provide a safe and pleasant environment.

The Board of Directors has recently revised the enclosed document on vehicle parking and dumpster use. This replaces the document you currently have and you can also find it on the St. Lawrence website if you cannot find your hard copy.

## Rules And Regulations Of St. Lawrence Estates Condominium

These rules were updated by the Board of Directors of St. Lawrence Estates Condominium Association, as of the 20 day of July, 2016.

### RECITALS

A. The St. Lawrence Estates Condominium Association ("the Association") is responsible for governance and maintenance of the St. Lawrence Estates Condominium ("the Community"); and

B. The Association exists pursuant to applicable Michigan Law, including the Michigan Condominium Act and the Michigan Nonprofit Corporation Act, as well as the Condominium Documents for St. Lawrence Estates Condominium; and

C. The Association is authorized to adopt and enforce reasonable rules and regulations in the interests of the Community, pursuant to the Michigan Condominium Act and the Condominium Documents for St. Lawrence Estates Condominium, and in the past has done so; and

D. The Association desires and intends to adopt reasonable restrictions governing various aspects of life in the Condominium and the use and alteration of the Common Elements of the Condominium, in the best interests of the Community and consistent with the Condominium Documents and the Michigan Condominium Act.

NOW THEREFORE, the Association adopts the following policies, restrictions and regulations for the Community, hereinafter referred to as the "Rules," which shall be binding upon all Co-owners and their grantees, lessees, tenants, occupants, successors, heirs, and assigns who currently or in the future may possess an interest in the Community, and which shall supersede any previously adopted rules on the same subject matter.

### **LANDSCAPING:**

**Landscaping Season Defined:** The Landscaping Season shall be defined as April 15th thru November 15<sup>th</sup>.

**Mulch:** Mulching material will be provided only by the Association. Co-owners have the responsibility for mulching the beds adjacent to the front and sides of their units using only Association supplied mulch.

**Potted Plants:** Potted plants may be placed on porches and decks during the Landscaping Season, in accordance with this rule. On front porches, a maximum of four (4) planters may be displayed and they must not exceed 24" height and 24" diameter, and must be of clay or resin material and neutral (not white), concrete or terra cotta in color. Dead plants in any pot or planter are to be removed/replaced immediately. All containers for such potted plants must be

removed and stored during the non-Landscaping Season. The only exception to this is potted evergreens on porches or decks which may be displayed year-round. Potted plants are prohibited on walkways. Three planters (same as size/color description above) may be placed in beds adjacent to the unit only during the Landscaping Season and must be removed and stored during the remainder of the year.

**Trellises:** Temporary trellises may be used as support for climbing type ornamental plants in the season of April 15th to Nov 15th. Out of season they must be removed and discarded or placed in storage. They cannot be attached to the building in any manner, but may be attached to the Co-owner's deck in a temporary manner. They must be SLE taupe or an earth tone in color. The building shall not be used in any manner for the support of climbing plants.

**Annual Flowers:** Annual flowers may be planted in the beds adjacent to each unit. Annuals shall not exceed 48" in height and must be removed by the Co-owner no later than November 15. Dead plants must be removed/replaced immediately. Flowers may not be planted around single trees in the General Common Elements.

**Perennials:** Perennials of any type MAY NOT be planted by Co-owners, including any ground covers or hostas. Personal gardens of perennials existing as of June 1, 2012 will be allowed to remain, but personal gardens are prohibited from being created going forward. The Association maintains the right to plant perennial material in the landscaping of SLE. With respect to personal gardens of perennials existing as of June 1, 2012, no ground cover is allowed, (examples ivy, myrtle, etc), perennials shall not exceed 48" in height and all perennials must be properly maintained, with dead plants removed immediately.

**Hanging Baskets:** Hanging baskets may be displayed in accordance with the following provisions:

1. Limit 4 baskets per unit
2. Baskets may only be hung from a "Shepherd's Hook" (in adjacent beds) and may not be hung from any portion of the units or buildings, including gutters
3. Baskets and shepherd's hooks must be black, verde green or clay in color
4. Baskets of wire construction must have a coca mat liner
5. White baskets are prohibited
6. Dead or wilted plants in hanging baskets should be removed/replaced immediately.
7. Shepherd's hooks to be removed during non-Landscaping Season and stored.

**Artificial Flowers or Greenery:** Artificial flowers or greenery of any type shall not be displayed or affixed to the exterior of the building, unit or front door. Exception; holiday season decorations.

**Plantings for Deck Screening.** Co-owners will be permitted to use plantings of shrubbery or evergreen material around a rear deck. Such plantings must be submitted to SLE for approval of the plant material and location. Such material must be maintained at a height of no more than 18 inches above the railing of the deck by the owner. If the Co-owner does not maintain the plant material at the specified height, the Association will do so and assess the Co-owner for the cost of doing so.

This height restriction does not apply to large trees and evergreens planted and maintained by the Association that are in proximity to a deck.

**Ornaments:** One (1) permanent ornament may be displayed in the established beds adjacent to the exterior of each unit. This ornament can be of one of the following types:

| <b>Material Type</b>     | <b>Color</b>                               | <b>Size Limitation</b>   |
|--------------------------|--|--------------------------|
| Poured concrete or resin | Concrete, black, or verde green            | 30" height, 20" diameter |
| Metal                    | Copper, bronze, patina, verde green, black | 60" height               |

### **ALTERATIONS AND USE OF THE COMMON ELEMENTS:**

**Pets:** At all times when pets are on the Common Elements, including, but not limited to patios, porches and decks, a responsible adult Co-owner must be present and attending the pet in question. If a pet is on a deck, the deck must have an approved gate in accordance with the DECK rules below. All dogs must be licensed by the City of Northville and all dogs and cats must be registered with SLE.

**Sprinkler Heads:** May be added at the Co-owners expense with Board approval. The Association contractor must be used.

**Trash:** Trash receptacles and rubbish shall not be placed on the Common Elements before 3 PM of the day prior to collection, and trash receptacles must be removed from the Common Elements and stored in the garage of the unit by 9 PM of the day of collection. All food refuse must be placed in a hard shell trash receptacle with a secure lid when placed outside for collection.

**Bird and Animal Feeding:** Bird feeders or animal feeders of any type are prohibited anywhere on the Common Elements, Limited or General, including decks. The use of grain/seed products, including corn and nuts, for the feeding of birds or animals is prohibited. Salt lick, vegetables or fruits, such as apples and carrots may be used to feed animals provided it is placed only in the natural areas around the periphery of the project (not on lawns), and further provided the area does not become unsightly or impede landscape operations.

**Security and For Sale Signs:** No signs may be placed on the Common Elements, either Limited or General including Security Service Signs except as provided in this Regulation (Flags are covered below). Security Service Decals/Signs may be placed on the inside of a window, (1) per each side of a unit. Such signs/decals may not exceed 6 inches x 6 inches in size.

A single, professionally made For Sale sign not exceeding 16 inches x 20 inches may be placed in the window of a Condominium Unit that is for sale. A maximum of two (2) Open House signs may be placed on the Common Elements between 12:00 and 5:00 PM on Sundays, with one being placed at the front entrance of SLE and the other in the lawn directly outside the Unit.

With the exception of the For Sale sign and Security Service decals/signs provided for in this Regulation, no decals, signs, stickers, advertisements, placards or other like items shall be affixed to the unit in a manner that they are visible from the Common Elements either Limited or General.

**Flags:** One (1) U.S. flag, of a size not to exceed 3 feet by 5 feet, may be displayed on the exterior of the unit. Flag holders must be affixed to the wood or brick of the unit and may not be mounted on a vertical stand on the porch or in the Common Elements, unless fully enclosed within a Limited Common Element, only. Team flags may be displayed on the exterior of the unit in same holder on game day only.

**Use of Decks, Porches, Patios and Other Common Elements:** Patios, porches, decks and/or other general or limited common elements of the Condominium shall not be used for bathing, swimming or any similar or related activity, and hot tubs, jacuzzis, swimming pools and wading pools shall be expressly prohibited. Patios, porches, decks and/or other general or limited common elements of the Condominium shall not be used, enclosed or modified as a dog or other pet run or pen.

**Winter Holiday Season:** The Winter Holiday Season shall be defined as being from November 15<sup>th</sup> thru January 15<sup>th</sup>. Winter holiday decorations may be placed adjacent to the unit starting on November 15<sup>th</sup>. All winter holiday decorations, must be removed by January 15<sup>th</sup> to permit winter pruning by our landscaping company. Lighted animals, trees, and other such decorative items must be removed by January 15<sup>th</sup>. Other holiday decorations (Examples; Halloween, Easter, July 4<sup>th</sup>) may be displayed for 2 weeks prior to the holiday and must be removed no later than one week after the holiday. (Please limit decoration to two or three items per unit.)

**Window Treatments:** All window treatments shall be a neutral color or have a neutral color backing. For reflective coating on windows, please see the SLE Product and Material Specification. If installing reflective coating, all windows on any side of a unit must have the same interior reflective coating.

**Front Porches:** No furniture, equipment or anything but approved pots and planters shall be placed on front porches (For Front Decks, see below).

**Furnace Maintenance and Inspections:** Each unit shall have the furnace(s) inspected at a minimal interval of 2 years. Such inspection shall be done by a licensed heating and cooling contractor or Consumers Energy. A copy of the inspection document shall be provided to Association. In the event that an owner does not comply with this Regulation the Association can contract with a licensed heating and cooling contractor or Consumers Energy and the Co-owner of the unit will be responsible for the cost of said inspection.

**Basketball Facilities:** Basketball poles, backboards and nets shall not be allowed to be attached to the buildings in the Condominium in any fashion. Portable basketball poles, backboards and nets may be used in the driveway of a Co-owner's Unit, provided, that; A) they may be placed in the driveway and used only between the hours of 9AM and 8PM, and B) during

all other hours when not in use, they must be fully stored in the garage appurtenant to the Co-owner's Unit.

**Lawn Repair:** The Association shall, on a monthly basis, restore all damaged General Common Element lawn areas located adjacent to all Limited Common Element driveways during the Landscaping Season. Winter damage to lawns adjacent to driveways shall be repaired by April 15, 2016, weather permitting. Damage obviously the result of winter snow removal operations shall be the responsibility of the snow removal contractor. Co-owners may, at their own cost, repair damage to the lawn adjacent to their driveways, but such repairs must meet the approval of the Board. The costs of lawn repairs made by the Association shall be assessed to Co-owners in accordance with Article VI, Section 14 of the Bylaws.

Notwithstanding anything to the contrary contained in Article XVI of the Bylaws, Co-owners who do not repair damaged lawn adjacent to their driveway shall be subject to a monetary fine in the amount of \$25.00 (or such other amount as may be established by the Board pursuant to duly adopted Rules and Regulations) to be assessed by the Association in accordance with the procedures set forth in Article XVI, Section 2 of the Bylaws.

**Construction Dumpsters:** Co-owner seeking to store a dumpster on their driveway for the purpose of collecting construction debris from re-modeling projects must submit a written request to the Association's management company. No dumpster will be allowed to be parked on a Unit's driveway or elsewhere without the written approval of the management company. Dumpsters may not be parked on a driveway for longer than five (5) consecutive days from Monday through Friday unless the Board of Directors has provided written approval for a longer time period. Dumpsters may not be parked at a Unit over a weekend. Dumpsters must have rubber tires and must be parked in a Unit's driveway on plywood or a similar wood sheathing material. A violation of these conditions will result in the management company removing the dumpster from the unit with the costs of removal being assessed against the unit in accordance with Article VI, Section 16 of the Bylaws.

## **DECKS:**

**Rear Decks:** Everything is to be removed from decks during the non-Landscaping Season with the exception of tables and barbeque grills. Potted evergreens can also remain year round. Plastic stack chairs/tables may be used, but must be removed from the deck when they are not in use. A floor covering, rug/carpeting, may be placed on the Co-owner's rear deck in the season of April 15th to Nov 15th. This rug/carpeting must be of a neutral earth tone color and must be removed and placed in storage in the "out of season" period. No carpeting or rugs shall be permitted on front decks or porches of a unit.

**Front Decks:** A small table and chairs, stowed in such a manner, as not to be visible from the streets when not in use may remain on the deck during the Landscaping Season. Everything must be removed and stored after November 15<sup>th</sup> because of snow removal, except potted evergreens. Plastic stack chairs/tables are not allowed on the front decks when not in use. No carpeting or rugs shall be permitted on front decks or porches of a unit.

**Decks and Privacy Wall Construction, Alteration and Maintenance:** Adding to existing decks or addition of a deck shall require Board approval. Construction must conform to existing decks within St. Lawrence Estates using wolmanized lumber. No existing deck can be enlarged to a size greater than 144 Square Feet. The maximum length of any enlargement shall be 14 feet and the maximum Depth (as measured from the deck's abutment to the Unit) shall be 12 feet. (If you are reconstructing a previously erected deck, it may be reconstructed to the size of the original, or the maximum size allowed under the Amended and Restated Master Deed; All new decks must conform to the maximum size allowed under the Amended and Restated Master Deed). Gates may be installed on a deck's entrance or exit to the Common Elements, provided that it swings inward toward the deck, is latched at all times, matches the design, architecture and materials of the deck in question, and has been approved in writing by the Association. Privacy Walls may be added to existing decks; Board approval is required. Such privacy walls may not exceed seven feet in height nor may they exceed six feet in length as measured from the deck's abutment to the unit. All decks and privacy walls must be stained with an approved product and color as provided for in the SLE Product and Material Specification. In order to preserve the decks and maintain an acceptable appearance level, all decks must be power washed and re-stained at a minimum 3-year interval. The mandatory date for compliance with the color requirement is May 20, 2005.

**Screening Or Barriers On Decks, Porches Or Patios:** No screening or other barrier, other than approved railings meeting municipal code, shall be installed on decks, porches or patios, nor shall there be any change in construction or appearance of these areas without written consent of the Association, except as provided herein.

The revisions to these Rules shall become effective thirty (30) days after mailing or delivery of these Rules to all Co-owners.

RESPECTFULLY SUBMITTED:  
BOARD OF DIRECTORS OF  
ST. LAWRENCE ESTATES CONDOMINIUM ASSOC.