



Rules and Regulations

Island Lake Orchards Association

TRASH/RUBBISH REMOVAL:

Standard trash collection is every Thursday. For your convenience, and at your expense, the company under contract provides special pick-up service for large items. Please contact the Management Company for further information. The following rules apply for trash/rubbish removal:

- Trash must be in tightly sealed containers and/or trash bags and put out to the curb **NOT BEFORE 6:00 PM** or one hour before sundown, whichever comes first on the evening prior to pickup.
- Trash containers must be taken in at the end of the pickup day.
- Co-owners are responsible for cleaning up remaining debris after pickup.
- Storage of garbage containers on the exterior of the condominium is strictly prohibited.

SNOW REMOVAL:

- The company under contract will remove snow from the streets and common area walks unless they are obstructed by an automobile or personal property of any nature. (co-owners may request, at their expense, additional snow removal)

PETS:

- Pets SHALL NOT be left unattended, and SHALL be under control of the co-owner at all times.
- Co-owners are responsible for any damage caused by their pet and SHALL immediately remove all excrement caused by their pet, from the common elements, limited or general.

ALTERATIONS/MODIFICATIONS:

- An Alteration Request (*see Alteration/Modification Request form*) shall be completed and submitted to the Management Company for any changes to exterior of home or lot.
- Within 20 days of receipt of an Alteration Request, the Management Company will send the requesting co-owner, and co-owners residing in the requestor's building, a written response advising of approval or rejection of proposed alteration.
- NO construction shall begin without the EXPRESS WRITTEN APPROVAL OF THE BOARD.
- The Board of Directors ("The Board") reserves the right to use any of the authorities granted to it under the Master Deed, Condominium Bylaws and/or the Condominium Act, as well as any other rights available to it, to enforce these policies and the related procedures, including the immediate removal of unauthorized/unapproved alteration(s) at the co-owner expense.
- Co-owners are prohibited from attaching solar panels to the roof of their Unit.

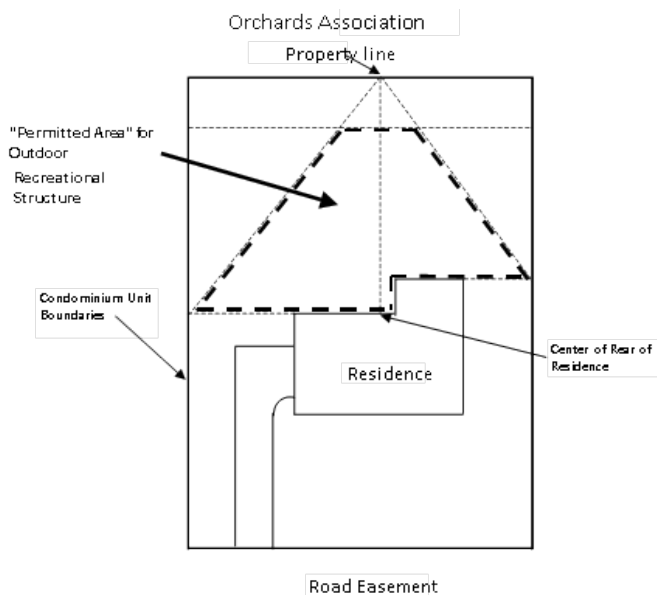
NOTE: All City of Novi Ordinances and Master Deed provisions supersede any Association rule or regulation.



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- Landscape plans - All landscape plans to be signed off by the HOA Board. There are no signs for landscape contractor allowed on property during or after landscape installation. There are no materials/vehicles allowed to be left in street overnight. There will be no deviations on final approved plans. Street and yard must be broom clean after landscape installation completion. All landscape plans are to be reviewed by the Architectural Committee with the final approval from the HOA Board prior to any installation. All homeowner landscape to be installed at homeowner's sole expense.
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- **Playscapes and Trampolines** – Playscapes and trampolines are considered part of the landscape plan and must be submitted for approval prior to installation. A picture of the item should be included with the application and its intended location denoted on a landscape plan. Playscapes and trampolines must be in the rear yard and within the beautification triangle as defined in section 1.1 of the Novi Ordinances. Views of surrounding neighbors must be considered in any final choice.



- **Yard Maintenance** – You are required to maintain the appearance of your yard throughout the entire year. This includes, without limitation: (i) promptly removing snow and ice from all sidewalks; (ii) fertilizing lawn and plants; (iii) applying weed and insect control; (iv) irrigating landscaping to maintain the health of lawn and plants; (v) pruning and trimming plants; (vi) pulling weeds from your yard; (vi) applying fresh mulch or other approved ground cover; and (vii) mowing and edging.
- All mail boxes shall be of uniform size, color, and same design in compliance with the standards set forth by the CCR'S in accordance with post office requirements. It is the homeowner's responsibility for all repairs.

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