



ROBERT M. STILLINGS, III

Cascades of Northville
Homeowners Association
Northville, Michigan 48168

May 29, 2015

Re: Rules and Regulations for the Cascades of Northville

Dear Co-owner(s),

Please review the enclosed Rules and Regulations for the Cascades of Northville as adopted by the Board of Directors. Some of the rules and regulations are simply a restatement of existing guidelines as put forth in the Master Deed and Bylaws. Other rules and regulations are new and have been put in place for the betterment of the community. Please review these rules and regulations carefully and contact me at your convenience with any questions or concerns.

Sincerely,

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Associate Broker
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**RULES AND REGULATIONS
FOR THE
CASCADES OF NORTHVILLE**

These Rules and Regulations were unanimously adopted by the Cascades of Northville Homeowners Association's Board of Directors, pursuant to Article VI, Section 10 of the Association Bylaws, on May 27, 2015, with effect from and after June 1, 2015, subject only to any future amendments. Copies of these Rules and Regulations shall be promptly mailed to all Owners.

Section I – Introduction

1.1 These Rules and Regulations are designed to make living at Cascades of Northville pleasant and comfortable for each member of the Association. The requirements contained herein are for the mutual benefit of all members (Owners). The cooperation and consideration of each member is vital.

1.2 These Rules and Regulations are intended to supplement the Master Deed, Bylaws, Articles of Incorporation and any other instruments which regulate the use and operation of the Association, as any or all of the same may be amended from time to time (collectively, the "Condominium Documents"). The Rules and Regulations are intended to supplement the Condominium Documents and are not intended as a substitute for or to replace the Condominium Documents. All Owners must comply with all provisions of the Condominium Documents and should read the Condominium Documents carefully for a full understanding of all requirements set forth therein. To the extent that provisions of these Rules and Regulations conflict with applicable law (federal, state, or local) or the Condominium Documents, applicable law shall control first, followed by the Condominium Documents.

1.3 Capitalized terms not defined herein shall have the same meaning ascribed to them as in the Condominium Documents.

1.4 The Board of Directors of the Association shall have the authority to determine conclusively whether Owners are in compliance with these Rules and Regulations and any exercise of discretion required shall be the sole decision of the Board of Directors.

Section 2 – Exterior Maintenance

2.1 Each Owner shall maintain his/her Site's lawn, garden, landscaping and any structures on the property in good and attractive condition so that it presents an excellent appearance from the road, other Sites and the water.

2.2 All yards must be landscaped with natural materials; however, plain dirt is unacceptable.

2.3 All yards shall be maintained free of litter, trash, construction materials, weeds, and all non-ornamental vegetation exceeding 12 inches in height. Dead plants, shrubs, trees, and other vegetation must be removed promptly. Lawns shall be cut regularly. Dead lawn shall be promptly replaced.

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2.4 House exteriors shall be maintained in good repair. Broken windows, peeling or fading paint, damaged or unpainted siding, including garage doors, are some examples of disrepair.

2.5 All garbage cans and recycling bins shall be placed at the curbside for pickup no earlier than the night before the scheduled pickup and thereafter shall be promptly removed from the curbside and stored in the garage unobtrusively from sight.

2.6 No mobile home, trailer, house or camping trailer, tent, shack, tool storage shed, barn, dog house or other similar structure shall be placed on any Site at any time.

2.7 Patio areas must be kept neat and clean at all times and are not allowed to be used for storage.

2.8 All driveways must be paved with asphalt, concrete or brick pavers.

2.9 No fence or privacy wall of any kind shall be erected or maintained on any Site without the prior approval of the Board of Directors.

2.10 No external air conditioning unit shall be placed in or attached to a window or wall of any structure or building. To the extent reasonably possible, external components of an air conditioning system, heat pump, or like system shall be located so as to minimize any disruption or negative impact on adjoining Sites in terms of noise or view.

2.11 Each Owner shall be responsible for prompt leaf pick up in the fall and for prompt spring cleaning in the spring.

2.12 Each Owner of a Site shall prevent the development of any unclean, unsightly, or unkept conditions of buildings or grounds on such Site. The Board of Directors shall have the authority to require an Owner to remediate any such condition it deems to be unclean, unsightly, or unkept at any time.

2.13 Satellite dishes may not exceed one foot in diameter and shall be placed in an inconspicuous position on the rear roof or rear yard of a home so as to minimize any impact on adjoining Sites and visibility from the street.

2.14 Toys, tools, mulch piles, dirt piles or home or Site improvement materials shall not be left on driveways or elsewhere on the Site grounds for an unreasonable length of time.

Section 3 – Pets

3.1 No animals or fowl (except household pets) shall be kept or maintained on any Site.

3.2 Household pets shall be kept on a leash. No pet may be permitted to run loose at any time.

3.3 Pets causing a nuisance or destruction shall be restrained, or removed from the Condominium. The Board of Directors shall have the authority to determine whether a pet has caused a nuisance or destruction, and whether the pet must be restrained and/or removed.

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3.4 Owners must promptly clean up after their pets including any and all pet droppings.

3.5 Any inconvenience, damage, or unpleasantness (including excessive barking) caused by any pet shall be the sole responsibility of its owner.

Section 4 – Vehicles and Garages

4.1 No motorcycle, trailer, truck, boat, boat trailer, commercial vehicle, camper or other recreational vehicle, except passenger cars, pickup trucks, SUVs and mini-vans, shall be parked or maintained on any Site unless in a suitable private garage.

4.2 No abandoned, inoperable or seldom used passenger vehicle shall be parked or maintained on the driveway of any Site for an extended period of time.

4.3 There shall be no parking in fire zones and street parking shall be minimized to the extent reasonably possible.

4.4 No off-road or all terrain motorcycles, snowmobiles, dune buggies or similar vehicles shall be used or operated in the Condominium.

4.5 Owners shall make reasonable attempts to keep garage doors closed when not necessary to keep the doors open.

4.6 No garage sale, moving sale, rummage sale, or other similar activity is permitted without prior approval from Northville Township.

4.7 No garage may be used as a living area.

4.8 No vehicle shall be constructed or repaired upon any Site, driveway, or road within the Condominium. However, this provision shall not apply to emergency vehicle repairs taking less than 24 hours to complete.

4.9 Vehicles shall be kept in proper repair to avoid excessive oil or other liquid spillage on the roads, sidewalks and other parking areas.

Section 5 – Common Elements

5.1 No bicycles, scooters, skateboards, toys, or other personal items shall be left in the Common Elements or in the way of grounds maintenance. Owners are not allowed to use the Common Elements for storage. No boats, kayaks, canoes or watercraft of any type shall be stored or left in Common Elements, including adjacent to or on ponds, lakes or rivers.

5.2 No garbage or refuse shall be left in the Common Elements except in appropriate containers, if any, provided by the Association.

5.3 The Association assumes no liability for any loss or damage to items left or stored in the Common Elements, nor will it be responsible for personal or bodily injury sustained on any Common Elements or within the Condominium. By purchasing a Unit at Cascades of Northville,

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Documents or these Rules and Regulations shall be grounds for assessment by the Association, acting through its Board of Directors, of monetary fines against the involved Owner. Such Owner shall be deemed responsible for such violations whether they occur as a result of his or her personal actions or the actions of his or her guests, tenants, family members, occupants, invitees or any other person admitted through such Owner to the Condominium.

8.2 Procedures. Upon any such violation being alleged by the Association (through its Board of Directors), the following procedures will be followed:

- (a) **Notice.** Notice of the violation, including the provision of the Condominium Documents and/or Rules and Regulations violated, together with a description of the factual nature of the alleged offense set forth with such reasonable specificity as will place the owner on notice as to the violation(s), shall be sent by first class mail or personally delivered to the representative of said Owner at the address as shown in the notice required to be filed with the Association pursuant to Article VIII, Section 3 of the Bylaws.
- (b) **Opportunity to Defend.** The offending Owner shall have an opportunity to appear before the Board of Directors and offer evidence in defense of the alleged violation. The appearance before the Board of Directors shall be at its next scheduled meeting, but in no event shall the Owner be required to appear less than ten days from the date of the notice.
- (c) **Default.** Failure to respond to the notice of violation constitutes a default.
- (d) **Hearing and Decision.** Upon appearance by the Owner before the Board of Directors and presentation of evidence of defense, or in the event of the Owner's default, the Board of Directors shall, by majority vote of a quorum of the Board of Directors, decide whether a violation has occurred. The Board of Directors' decision is final and binding.

8.3. Amounts. Upon violation of any of the provisions of the Condominium Documents and/or these Rules and Regulations and after default of the offending Owner, or upon the decision of the Board of Directors as recited above, the following fines shall be levied:

- (a) **First Violation.** Twenty-Five Dollar (\$25.00) fine.
- (b) **Second Violation.** Fifty Dollar (\$50.00) fine.
- (c) **Third Violation.** Seventy-Five Dollar (\$75.00) fine.
- (d) **Fourth Violation and Subsequent Violations.** One Hundred Dollar (\$100.00) fine.

For purposes of this Section 8.3, the number of the violation (i.e. first, second, etc.) is determined with respect to the number of times that an Owner violates the same provision of the Condominium Documents and/or these Rules and Regulations, and is not based upon time or violations of entirely different provisions. In the case of continuing violations, a new violation will be deemed to occur each successive week during which a violation continues, provided however, the procedures set forth in Section 8.2 need not be repeated for the successive weeks

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during which a violation continues. Nothing in this Section 8 shall be construed as to prevent the Association from pursuing any other rights or remedies under the Condominium Documents and/or the Michigan Condominium Act for such violations, or from combining a fine with any other rights or remedies under the Condominium Documents and the Michigan Condominium Act to redress such violations.

8.4 Collection. The fines levied pursuant to Section 8.3 above shall be assessed against the Owner (regardless of whether the violation was committed by the Owner, his/her occupants, invitees, guests, family members, tenants, or other admittees) and shall be due and payable together with the regular Condominium dues/assessments on the first of the next following quarter. Failure to pay the fine will subject the Owner to all liabilities set forth in the Condominium Documents, including, without limitation, those described in Article II and Article XVIII of the Bylaws. All unpaid amounts shall further constitute a lien on the Owner's Unit, enforceable as set forth in Article II of the Association Bylaws.

ISSUED AND ADOPTED ON MAY 27, 2015 BY THE BOARD OF DIRECTORS OF THE CASCADES OF NORTHVILLE HOMEOWNERS ASSOCIATION.

EFFECTIVE DATE: JUNE 1, 2015