

COLONIAL CONDOMINIUM RULES

Owners, Renters and Guests must conform to these Rules (in addition to the Master Deed). Violation of any Rule will result in a fine levied against an Owner. Notice of a violation and fine amount will be emailed to the Owner. Violation of Rules will result in the following: First notice is a warning letter with no fine. Second notice is a fine of \$100. Third notice is a fine of \$250. Every incident thereafter will be charged \$500. In addition, if an Owner, Renter or Guest causes damage to the Premises and the management or cleaning company is contacted, the Owner will be back-charged for the full amount of the work. This is the only warning that Owners, Renters and Guests will receive. Fines will start over with a new renter and/or violation and will be collected on a per unit basis unless otherwise stated.

MINIMUM RENTAL PERIOD – Units shall not be rented for less than seven (7) consecutive days – No Exceptions.

DECK RULES

1. Children 12 and under must have adult supervision on the deck.
2. No loud radio playing aloud.
3. Do not remove furniture from the deck area.
4. Umbrellas – Put down when not in use. Don't use when extremely windy.
5. No smoking.

GENERAL RULES

1. NO MORE THAN ASSIGNED NUMBER OF PEOPLE PER UNIT MAY OCCUPY A UNIT. Four persons in a one bedroom, six persons in a two bedroom.
2. Personal property shall be kept in the designated storage areas in the basement. These items may not be left on sidewalks, in entryways, stairways, corridors or the lobby. Bicycles may be stored in the bike rack located by the deck.
3. Barbeque grills can only be used a minimum of ten feet from the deck, building, or any vehicle, in accordance with the Michigan Fire Code. Barbecue grills may be stored below the deck and/or in the owner's storage unit after they are cooled down and emptied. Grills must not be emptied into the garbage containers on the deck.
4. Outdoor fireplaces cannot be used on the premises.
5. No animals, including household pets (limited to dogs, cats and caged birds), shall be kept without written consent from the association.
6. No washing of vehicles in the parking lot in front of building.

PARKING - No house trailers, commercial vehicles, boat trailers, boats, personal watercraft, camping trailers, snowmobiles or snowmobile trailers without prior Association approval. Vehicles not registered with the Assoc. board will be towed at the owner's expense.

Parking is limited to designated areas only. Parking spaces limited to 2 spaces per unit in the Conger Street lot.

TRASH AND GARBAGE DISPOSAL - Trash must be deposited in the dumpster provided, located at the northwest corner next to the bridge. All garbage must be bagged in plastic bags and tied. **Do not** put household garbage in the cans on and around the deck.

FIREWORKS – Fireworks are not allowed anywhere on the premises.

QUIET HOURS - Quiet hours are 9:00 p.m. to 9:00 a.m. on weekdays and 11:00 p.m. to 9:00 a.m. on weekends. At all times, however, residents are expected to exercise care to minimize noise, including that, created by the use of radios, TV's, musical instruments, etc.

UNIT ACCESS – All owners are required to provide the Association Board and its agents with a unit key or key code combination for an electronic door lock. These keys and/or key codes may be used by an Association Board member and its agents at the request of the unit's owner or to gain access to a unit in case of an emergency. Failure to provide the Association Board and its agents with a unit key or key code will result in rules violation fine as stated above that will be incurred on a monthly basis.

TENANTS: Please be aware that an Owner concerning a rule violation may approach you. It will be at their discretion as to whether the incident is reported to the Association Board.

THIS IS THE ONLY WARNING THAT OWNERS, THE GUESTS OF OWNERS, RENTERS, AND GUESTS OF RENTERS WILL RECEIVE.

Posted: OCTOBER 25, 2019