

Forest Ridge Association

Rules & Regulations

The Rules & Regulations listed herein are a supplement to the Forest Ridge Association Bylaws and related documents of the Forest Ridge Association. We hope you will recognize the following Rules & Regulations as additional tools to keep Forest Ridge 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 the Forest Ridge Association in accordance with the Bylaws.

Insurance Coverage

Adopted – Effective Immediately

Each Owner shall be responsible for obtaining fire and extended coverage and vandalism and malicious mischief insurance with respect to the dwelling and all other improvements constructed or to be constructed within the perimeter of his Unit, any Limited Common Elements appurtenant thereto and for his personal property located therein or thereon or elsewhere in the Condominium Project. The Association shall have no responsibility whatsoever to insure any such improvements or personal property. In addition, each Owner shall be obligated to obtain insurance coverage for personal liability for occurrences within the perimeter of his Unit and any appurtenant Limited Common Elements, naming the Association and the Developer as additional insureds, and also for any other personal insurance coverage that the Owner wishes to carry. Each Owner shall deliver certificates of insurance to the Association from time to time to evidence the continued existence of all insurance required to be maintained by the Owner under Section 4.3 of the Bylaws. If an Owner fails to obtain such insurance or to provide evidence of such insurance to the Association, the Association may, but is not obligated to, obtain such insurance on behalf of the Owner and the premiums for such insurance shall constitute a lien against the Owner's Unit which may be collected in the same manner that assessments may be collected under Article II of the Bylaws.

Animals or Pets

Adopted-Effective Immediately

No chickens or other fowl or livestock shall be kept or harbored on any Unit. No animals or birds shall be maintained on any Unit, except customary domestic house pets. All animal life maintained on any Unit shall have such provisions and care so as not to become offensive to neighbors or to the community on account of noise, odor, unsightliness and no household pets shall be bred, kept or maintained for any commercial purposes whatsoever. An animal shall at all times be accompanied by a responsible

person while on the General Common Elements. Each Owner shall be responsible for collection and disposition of all fecal matter deposited by any pet maintained by such Owner. No dog which barks and can be heard on a frequent or continuing basis shall be kept in any Unit or on the Common Elements. Any person who causes or permits an animal to be brought or kept on the Condominium shall indemnify the Association and hold it harmless for any loss, damage or liability which the Association may sustain as a result of the presence of such animal on the Condominium.

Landscaping

Adopted – Effective Immediately

Upon completion of a residential dwelling on any Unit, the Owner shall cause such Unit to be finish graded, sodded, or seeded, provided the Owner uses a hydro-seed grass mix acceptable to the Developer and the Architectural Review Committee, and suitably landscaped as soon after such completion as weather permits, and in any event within ninety (90) days from the date of completion. Prior to commencing any landscaping on the Owner's Unit, the Owner shall submit to the Developer a proposed landscape plan, which plan shall be subject to the Developer's prior approval. When weeds or grass located on any Unit exceed six (6") inches in height, the Owner of said Unit shall mow or cut said weeds and grass over the entire Unit, except in wooded areas. If the Owner fails to mow or cut weeds or grass within ten (10) days after being notified in writing, the Developer or the Association may perform such work and the cost of such work shall become a lien upon the Unit(s) involved, until paid. If the later of the closing on the Unit and Township approval of the final grade of the Unit is received between October 1st in any year and April 15th of the next succeeding year, the obligations as set forth shall be completed no later than May 15th of the succeeding year.

Weapons

Adopted – Effective Immediately

No Owner shall use, or permit the use by any occupant, agent, employee, invitee, guest or member of his or her family of any firearms, air rifles, pellet guns, B-B guns, bows and arrows, sling shots or other similar weapons, projectiles or devices anywhere on or about Forest Ridge.

Collection Policy

Adopted – Effective Immediately

The payment of annual assessments are payable in quarterly installments. The payment of an assessment will be deemed in default if such assessment, or any part thereof, is not paid to the Association in full on or before the due date. Each installment in default for 10 or more days will be charged a late fee on a monthly basis until all fees, including late charges, are paid in full.

Any Association account that becomes delinquent in an amount equal to or greater than three months Association 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 homeowner 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 homeowner account as defined in the Association Documents. The Association may also discontinue the furnishing of any utilities or other services upon seven (7) days' written notice. An Owner while in default of payment will not be entitled to vote at any meeting of the Association.

Rule Enforcement and Violation

Adopted – Effective Immediately

Article XIX, Section 19 of the Association's Bylaws provide for monetary fines when there is a violation of Bylaws, the Master Deed, and the Michigan Condominium Act, and existing Rules and Regulations of the Association. The process for notification of violations and the fining of these violations is as follows:

1. **NOTICE**-Notice of the violation must be delivered personally to the Owners or mailed via First Class and/or Certified Mail. The notice shall contain the provision violated, together with a factual description of the alleged offense.
2. **OPPORTUNITY TO DEFEND**-The offending Owner shall have an opportunity to appear before the Board or submit a written response to the Notice of Violation and offer evidence in defense of the alleged violation. The appearance before the Board shall be at its next scheduled meeting, or at a special meeting called for such purpose, but in no event shall the Owner be required to appear less than 10 days from the date of the notice.
3. **DEFAULT**-Failure to respond to the Notice of Violation shall constitute a default.
4. **HEARING AND DECISION**-Upon appearance by the Owner before the Board and presentation of evidence of defense, or in the event of the Owner's default, the Board shall, by majority vote of a quorum of the Board, decide whether a violation has occurred. The Board's decision is final.
5. **AMOUNTS**-After default of the Owner, or upon "4" above, the following fines shall be levied:
 - FIRST VIOLATION-No fine shall be levied.**
 - SECOND VIOLATION-Seventy-five (\$75.00) Dollar Fine.**
 - THIRD VIOLATION-One Hundred (\$100.00) Dollar Fine.**
 - FOURTH VIOLATION AND SUBSEQUENT VIOLATIONS-One Hundred Fifty (\$150.00) Dollar Fine.**
6. **COLLECTION**-The fines levied shall be assessed against the Owner and shall be due and payable together with the regular Forest Ridge assessment next falling due. Failure to pay the fine will subject the Owner to all liabilities set forth in the Forest Ridge Association Documents.