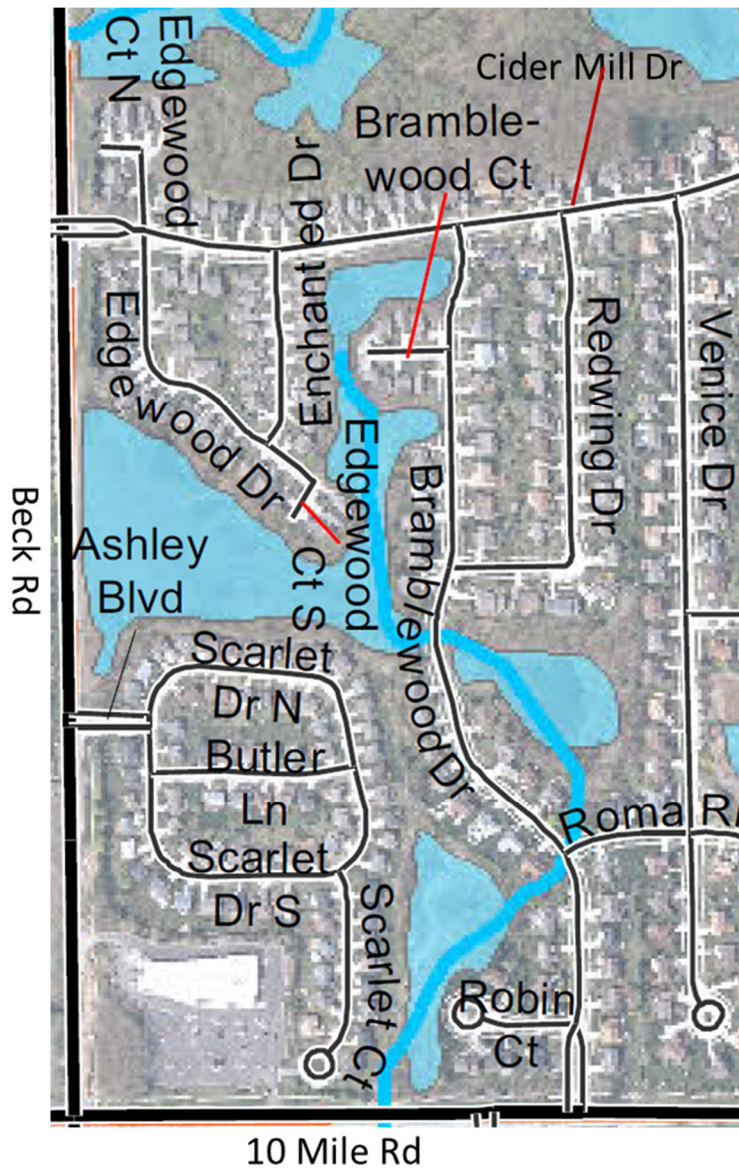


Briarwood of Novi Maintenance Association

BNMA, PO Box 193 Novi MI 48376

What is the Briarwood of Novi Maintenance Association?



The Briarwood of Novi Maintenance Association (BNMA short form) is the name of the non-profit corporation formed to own and maintain the *Briarwood Conservancy*. The Conservancy is land that is part of the *Briarwood Development*. It is the natural land bordering many of properties of the development and is owned collectively by all of the property owners in the development.

Briarwood Development refers to any of three distinct groupings of properties and owners. First, there are the 77 site condos known as the Briarwood Village. This area is accessed off of Beck Road from Ashley Blvd. Second are 68 detached condos that constitute the Briarwood Condominiums of Novi. These are immediately accessible off of Beck Road from Cider Mill Dr. Finally, there are the 73 single family homes of the Briarwood of Novi Subdivision. These homes are accessible via Cider Mill and also easily accessible from Bramblewood Drive off of 10 Mile Rd.

From a property owner perspective and ignoring for a moment the roads in the development, the Conservancy is the land that doesn't belong within the lot lines of the property owners. The Conservancy includes protected woodlands and wetlands. The wetlands portion of the Conservancy is shown in blue on the map to the left.

Some of the Conservancy's areas are marked by signs: "Natural Conservancy Area." Regardless of whether marked or not, any protected woodlands and wetlands are regulated by City of Novi, Oakland County, and the State of Michigan Department of Environmental Quality and cannot be altered without a permit.

The Conservancy also functions as a detention basin in the City of Novi's and Oakland County's drainage plans. It retains water, manages runoff, prevents flooding, and improves water quality. This additional function carries additional responsibility and maintenance for its owners. The original, approved grade of the basin and the proper water retention must be maintained and over time is altered by its very function. In the future it may be quite costly to restore the grade and its proper and full function.

By owning property in the development, the Briarwood Development property owners are all collectively the owners of the Conservancy and are incorporated as the *Briarwood of Novi Maintenance Association* (BNMA) to properly care for and maintain the Conservancy.

BNMA is staffed by an elected board. The BNMA Board members are stewards of the Conservancy. The Board of Directors of the BNMA is responsible for insuring that the Conservancy area is maintained in its natural state and the rights of the owners protected. The Board, for example, pays insurance on the land to mitigate financial impact from accident claims; may pay for the removal of trees that may cause harm to property or persons; will monitor and may eventually need to restore the water retention/management system that is part of the conservancy function; paid for signs marking the Conservancy area and requesting owners to respect its function.

- Please understand that the Board acts on behalf of all residents and cares how you treat the Conservancy. The Board will work with the City of Novi to insure your compliance.
- The Board must approve of all maintenance activities in the Conservancy subject to the residential unit development agreement. The Board will always listen to your concerns in cases where you feel action is needed, but it may not be able satisfy your request due to its covenants and restrictions.
- The Board exercises judgment when applying the following principles:
 1. Trees posing an imminent danger to property or person will be felled and left in the Conservancy
 2. Trees or debris that obstruct the flow of water may be repositioned or removed
 3. Water retention areas will be monitored for proper drainage per plan
 4. Use of easements to access the Conservancy for maintenance activities



Please help the Board help you. Over time, there have been several instances where the City of Novi and the BNMA Board have been involved with investigating incursions into the Conservancy area. The Board monitors all lot lines abutting the Conservancy. It is the responsibility of the current property owner to be in compliance regardless of when the incursion may have occurred. With your own adherence, your attentiveness to the health of the Conservancy, and your active participation with the Board, the Conservancy will be consistently and responsibly maintained and remain in the state it was intended.

<i>Please...</i>	<i>Examples</i>
1. Do recognize the value that this land offers to the ecosystem of the development and appreciate the natural state of the Conservancy.	
2. Do not remove anything from the Conservancy	Do not cut down trees dead or alive, remove trees, or pull any plants out of the conservancy
3. Do not dump or spray anything in the Conservancy	Do not dump grass clippings, leaves, brush, garbage; do not spray or dump chemicals
4. Do not plant or extend into the Conservancy	Do not mow in the conservancy or actively allow your landscape to encroach into the Conservancy; know your lot line and stay within it
5. Do not build or modify the Conservancy	Do not build benches, bridges, or play structures; do not add dirt or change the grade of the Conservancy
6. Do not place waste into street drains	Do not blow grass clipping or dump chemicals into any street drain as these empty directly into the Conservancy

Additional information for your consideration:

<i>Site or Contact</i>	<i>Content</i>
See the BNMA website: http://cityofnovi.org/City-Services/Neighborhood-and-Business-Relations/Homeowner-Associations.aspx#Briarwood	Copies of legal documents of the BNMA <ul style="list-style-type: none"> • Residential Unit Development Agreement • Amended Residential Unit Development Agreement • Covenants and Restrictions for Common Areas • First Amendment to Covenants and Restriction for Common Areas • Second Amendment to Covenants and Restrictions for Common Areas • Articles of Incorporation • By-Laws • Active Board Members
See website: maps.cityofnovi.org	See your lot lines by going to the City of Novi's Internet Mapping Portal and checking out: <i>Land Records</i>
Visit the City of Novi Government Offices	You can review maps or visit the Community Development department
Contact any BNMA Board Member	Active board members are listed on the City of Novi's web site under City Services / Neighborhood and Business Relations / Homeowner Associations

On behalf of the BNMA Board, I hope this communication has been informative. Please contact anyone on the Board with questions or concerns about potential violations.

Email: BNMABoard@gmail.com