



Camden Court Rules and Regulations – Community Governance & Guidelines

May 30, 2007

Dear Camden Court Homeowners,

Enclosed you will find the final copy of the Rules and Regulations previously voted on by approximately 75% of all homeowners. Article VI, Section 12 of the By-laws requires a 50% or greater homeowner approval for a rule to be passed and adopted. If you remember a proposed rule and cannot find it within the attached information, that means it was not approved by the required number of homeowners and, per the By-laws, will not be an enforceable rule.

As a site condominium neighborhood, we are unique from standard sub-divisions and attached condominium homes. It is the intention of the Committees and Board to provide a balance where individual preferences are respected and the overall beauty of the neighborhood is maintained. As such, it is important for all of us to adhere to a set of standards that serve to beautify, protect, avoid nuisance and enhance the property values of Camden Court. To that end, the Board of Directors will be issuing a set of guidelines followed by the Architectural Control Committee when receiving your modification/alteration requests. These guidelines are enforceable and do not require a community vote, per the By-laws.

As you read through the enclosed reference manual it may become apparent that some of us are not in compliance with the Rules and Regulations. These Rules and Regulations take effect July 1, 2007, so please take a moment and acquaint yourself with these rules. If you find that you are not compliant with any of the rules enclosed, we respectfully ask that you make changes accordingly.

We sincerely hope that all co-owners will embrace the Rules and Regulations in a spirit of respect for one another and for the enhancement of our neighborhood. If there are any questions or concerns about this document that you want the Board to address, please put it in writing and send it to Kramer-Triad at the address or fax number below or feel free to contact any of the individuals below.

Thank you for your support,

Camden Court Board of Directors:

Bill Bear, Jeff Duneske, Frank Ellias, Meg Lindsey, Laurel Rachiele



**Rules and Regulations Part 1
Community Governance and Guidelines
Effective July 1, 2007**

Landscaping & Gardens

- All dead trees, shrubs and flowers on any property must be removed or replaced within 90 days of the beginning of the growing season by the property owner.
- All trees, shrubs and flowers must have dead material removed, including dead branches and overgrowth. They must be trimmed as not to grow against any home or interfere with sidewalks or driveways.
- All seasonal flowers, including hanging baskets must be removed by the end of the growing season.
- All properties shall have defined beds (i.e. edging and or mulch) which separate shrubs, flowers and beds from the lawn to provide clear distinction between the beds and lawn.
- Vegetable gardens may only be planted long the rear of a home or deck. Front and side yard vegetable gardens are not permitted.
- All flowers, trees, shrubs, and property beds shall be kept free of unsightly weeds. If they are large enough to be seen from the street, alley or your neighbor's back door, they are unsightly.

Lawn Sprinkler Systems

- The sprinkler system should not be set to run the day before the lawn is cut, the day of lawn cutting nor the morning or afternoon of the day after the regular lawn cutting day.

Play & Recreational Equipment

- Permanent children's play equipment is allowed in the rear yard only.
- Permanent play equipment will be maintained in a safe condition and an appearance consistent with the standards of the condominium.
- Portable sports play equipment is permitted (basketball hoops, hockey nets, trampolines, etc.).



Lawn Art & Exterior

- Exterior holiday decoration installation and removal timelines are:
Christmas & Hanukah from November 15th – January 31st
Other holiday decorations displayed 14 days before and after the holiday

Patio & Deck Conditions

- Nothing may be stored under a deck unless aesthetically concealed from view.
- BBQ grills and/or chimeneas may not be placed on front porches at any time due to the potential fire hazard.

Exterior Storage

- Nothing, except garden hoses, may be stored on the side of any home.
- Hoses need to be rolled or reeled, or removed from the yard when not in use.
- Temporary storage containers may be permitted if the homeowner is in the process of moving from Camden Court. Storage containers may be placed on the driveway and cannot block the public sidewalk. Storage containers may remain in the driveway for a maximum of three days. If additional time is needed, a written request must be submitted to the management company for Board approval.
- Temporary open construction trash containers are permitted with the approval of the Board. The management company is to be notified with a reasonable estimate of time that the container is to remain in the homeowner's driveway. Such trash containers are to be located on the owner's driveway only. Temporary trash containers of any kind may not be placed in the street adjacent to the curb. Doing so is a violation of the Novi City Ordinance and subject to a fine by the City of Novi Police Department.

Tents

- Small event tents which may be installed in a back yard must be removed within 48 hours after the event.
- Camping tents are permitted for occasional overnight use only.

Flags

- No more than two (3'x5') flags may be displayed at the same time from flag brackets attached to the front of the home.
- Flags may not be torn or faded.