

Covington Greens Condominium Association Rules Previously Adopted and Revised December, 2019

These rules are in addition to and a clarification of the Condominium Association by-laws as permitted by Article X, Section 3.

I. Pets:

- A. Pets must be on leashes at all times.
- B. All fecal matter must be picked up immediately.
- C. No more than two domestic pets are allowed per residence, unless approved in writing by the Board of Directors (Board).
- D. All pets must be registered with Mister Management via our Pet Registration Form.

II. Vehicles:

- A. No vehicles are allowed to be stored in driveways. A vehicle is considered stored if it is not registered/licensed or is non-operable.
- B. No recreational vehicles, commercial vehicles or sports equipment may be parked in driveways or streets over 48 hours. This includes RV's, boats, snow machines, ATVs etc. See Condominium Bylaws Article VI, Section 8 for additional examples.
- C. Car washing is allowed in owner's driveway
- D. No parking is allowed in the street overnight.
- E. **ADDITIONAL PARKING SPACES ARE FOR VISITOR PARKING ONLY.**

III. Clarification of Drain Line Responsibilities:

- A. The Association would like to clarify the issue of "DRAINS" that sometimes becomes confusing to our Co-Owners. The Association with its Legal Advisor have simplified the following language.
 - 1. Any drain(s) located within the Co-Owners walls, floors and below the concrete floor within the unit are the responsibility of the Co-Owner which also includes the sanitary sewer line.
 - 2. Any drain outside the walls of the unit is the responsibility of the Association up to the main sanitary sewer line which is Genoa Township's responsibility.
 - 3. In regards to the sump pump line, the Association is responsible for the line from the air break outside the wall of the unit and into the drain field.

IV. Seasonal Decorations:

- A. **Timing:**
 - 1. Christmas lights and decorations are allowed from November 15 through January 15.
 - 2. All other holiday decorations (Easter, 4th of July, Halloween etc.) are allowed from 2 weeks prior to 2 weeks following the holiday.
- B. Decorations/lights are allowed on front door and/or on garage and back patio lights. They are also allowed on porch/patio areas (Limited Common Elements) as well as garden areas adjacent to unit but outside patios (General Common Elements). No decorations are allowed in driveway or common areas other than those specified.
- C. No hangers, hooks or nails that deface the structure are allowed. Gutter hooks are allowed for lights but must be removed when the lights are removed.
- D. If you have any questions regarding whether or not an item is permitted please contact Mister Management PRIOR to displaying. The Board wishes to support co-owner's individual choices in a community of diversity within these guidelines. The Board has the right to require condo owner to remove any decoration upon written notification to the co-owner.

V. Landscaping:

- A. Limited Common Elements (courtyards/privacy areas, narrow strip between garage and sidewalk, rear patio, patio bedding) are each co-owner's responsibility. Areas should be kept neat and tidy. Ivy on sides of garages must be kept below windows/shutters. Flowers and miniature shrubs should not

exceed 24" in height.

- B. The Association is responsible for General Common Elements adjacent to the condo units (bedding areas in front of unit or in front of privacy areas (depending on unit design) as well as larger bedding areas on end units) and will plant or remove shrubbery/trees as it sees fit. Co-owners are free to plant flowers and/or display potted plants. The use of shepherd's hooks or free standing, removable stands are also allowed. Board approval is required if other than flowers are to be planted. Additionally, co-owners are free to install solar garden lights and/or display a reasonable number of small decorative items including small water features as long as these items are removable. As with seasonal decorations, the Board wishes to support co-owner's individual choices in a community of diversity within these guidelines. However, the Board reserves the right to require condo owner to remove any decorations they deem inappropriate upon written notification to the co-owner.
- C. All mulch in the general common element areas is installed by the association and is black bark. All limited common element areas visible from the street must have black mulch (bark, lava rocks etc.).
- D. Absolutely no planting or decorations of any kind are allowed around or in trees in the general common element areas that do not adjoin the co-owners unit.
- E. Absolutely no pots or other displays are allowed on driveways.

ANY CHANGES TO THE GENERAL COMMON ELEMENT AREAS NOT DESCRIBED IN "B." ABOVE MUST BE APPROVED BY THE BOARD OF DIRECTORS PRIOR TO THE CHANGE.

VI. Awnings:

- A. Awnings must be approved by the BOD via the Awning modification request form. All awnings must be no larger than the patio and must conform to BOD approved color/pattern. (Heather Beige Classic # 4954 or Island Brown # 4951, framework to match condo fascia.)

VII. Patio Winter Storage:

- A. Grills and patio furniture may be left on the patio over the winter if they are properly covered and secured. Other large items such as storage benches or flower pots cleared of vegetation and debris may also be left on patios. Anything at risk of being blown around by winter winds must be secured and covered.

VIII. Signs:

- A. No advertising signs of any kind may be posted in common areas. Appropriately sized signs may be placed in windows. In the case of a real estate open house, signs and flags may be placed in the yard during hours of the open house.

IX. General:

- A. All screen / storm doors at front entry doors must be approved in writing by the Association before installation.
- B. Garage doors shall be kept closed at all times except as may be reasonably necessary to gain access to or from any garage.
- C. Water testing is at the discretion of the individual condo co-owner. Any expense is the responsibility of the condo co-owner.

Any violator of these adopted Rules and Regulations are subject to the violation process and fines outlined in the Covington Greens Bylaws. Any questions or concerns regarding rules and regulations, please contact **Mister Management, LLC** at (810) 225-3244.

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