

THE MEADOWS CONDOMINIUM ASSOCIATION
AWNING USAGE RESOLUTION
Rules and Regulations

Article II, Sec 1(i) of the Amended and Restated Articles of Incorporation, Article VI Sec 15 and Article X Sec 3(I) of the Amended and Restated Bylaws grants to the Board the authority to make and enforce Rules and Regulations concerning The Meadows Condominiums. Shown below are standards established by the Board to assure consistency in the **installation, placement, and use of awnings on individual units.**

Additional Citations

Article VI, Section 3 A 1, 2, 3, 4, 5, of the Amended and Restated Bylaws of The Meadows Condominium Bylaws

Citations

- I. The co-owner must obtain an approved modification request from the Board, detailing the work to be done, before any work can commence.
- II. Awnings are only permitted over rear decks and patios of individual units. Only one awning is permitted per unit and must be retracted and closed when not in use.
- III. The maintenance, repair and any structural damage done to the individual or adjacent units or limited common elements is the responsibility of the co-owner.
- IV. The removal and re-installation of the awning by the co-owner may be required by the Association to accommodate necessary exterior maintenance.
- V. The Association reserves the right to have any work completed on awnings at the co-owner's expense, if necessary, maintenance, repair or requested removal is not performed.

Originally effective July 1, 2004

Revised August 28, 2012

Reviewed and approved October 4, 2024

THE MEADOWS CONDOMINIUM ASSOCIATION
CHIMINEA AND FIRE PIT RESOLUTION
Rules And Regulations

Article VI, Section 3A, 12, 13 of the Meadows Condominium Bylaws grants the Board the authority to administer the affairs of the Association. Shown below are standards established by the Board to assure consistency throughout the community **relating to the following**;

Chimineas, fire pits, or similar devices using wood or charcoal are not allowed to be used in the common elements or limited common elements in the Meadows. The following Rules and Regulations pertain to standard gas fire pits, built-in fire pits, fire pit tables, gas fire bowls, and any similar fire devices.

Gas Fire pits are allowed to be used in The Meadows if meeting the following conditions:

1. Fire pits may not be used within the confines of the residence or garage.
2. Fire pits are not allowed on Common Elements of The Meadows.
3. Fire pits must be free standing with a spark cover.
4. No hand dug, permanent, or built-in fire pits are allowed in the Common or Limited Common Elements of The Meadows.
5. No wood, brush, leaves, trash, and/or debris may be burned in the fire pit.
6. The only fuel allowed for portable fire pits is propane. Any other fuels would require a Modification approval.
7. Fuels that produce smoke and/or odors may not be used in a fire pit
8. Fire pits must be no closer then 6 feet to any building and must be 25 feet from combustible materials.
9. Fire pits must be set on top of a non-combustible material.
10. An adult must be in attendance during all times fire is operating.
11. While operating fire pit a fire extinguisher must always be readily accessible.
12. Co-owner will be liable for any injury or damage related to gas fire pit.

These Rules and Regulation are in addition to those stated in the Amended and Restated Bylaws of The Meadows Condominium Association, Article VI, Section 16. If necessary, the Board reserves the right to notify the co-owner of any violations of the standards mentioned herein. It may also charge co-owners for any damage to limited or common elements, and fine co-owners if they are in violation of this Resolution.

Effective September 16, 2016
Reviewed and Approved October 4, 2024
Revised November 6, 2025

Meadows Condominium Association
DECK MAINTENANCE RESOLUTION
Rules and Regulations

Article II, Sec 1(i) of the Amended and Restated Articles of Incorporation, Article VI Sec 15 and Article X Sec 3(I) of the Amended and Restated Bylaws grants to the Board the authority to make and enforce Rules and Regulations concerning The Meadows Condominiums. Shown below are standards established by the Board to assure consistency in the **modification, expansion, and maintenance of the decks throughout the community.**

Additional Citations:

Article IV Sec 1B(2), 2A(d) of the Amended and Restated Master Deed.
Article VI Sec 3A 1, 2, 3, 4, 5 of the Amended and Restated Bylaws.

Treated Wood Decks:

1. All unit's wood decks must be stained every 3 years or as needed. Staining must be completed by September 30.
2. Maintenance and repair by the association to wood decks will only be completed with comparable wood products.
3. The approved stain and composite colors are earth tones that compliment and coordinate with trim and siding colors.
4. Any deviations from the above choices must be first approved by the Board of the Association.
5. Unit co-owner must take necessary precautions to prevent damage to the unit and surrounding units and landscaping.
6. Unit co-owner is responsible for all damages to the unit and /or Common Element resulting from the deck staining.

Deck Modifications:

1. Alterations to a deck including but not limited to size increase, additional structures, and changes from wood to composite materials requires an approved Modification Form.
2. The association will not pay a wood replacement value to co-owners who elect to alter their decks.
3. Modifications to decks, places all maintenance, repair and cost responsibility onto the co-owner.
4. The following standards shall be adhered to when installing, modifying, or replacing a deck. All standards must be included and represented with the modification form.
 - Maximum square feet of the deck may not exceed 193 sq. ft. measured on horizontal surface including stairs and landings if included.
 - Rectangular or square decks are the only shapes allowed.
 - Only single level decks are allowed
 - Any deck extending more than 12' from the unit must include a written letter from all residents in the building stating they do not object to the additional length.
 - Decks may not exceed 16' length from the unit.
 - Decks may not extend beyond the physical sidewalls of the unit.
 - Decks may not be closer than 5' to a neighboring, units windows and 10" to a neighboring bedroom window.
 - Decks may not be built over existing drains eavestrough discharges, sprinkler heads and lines, or utilities. If owner wishes to have utilities relocated it would be at their expense and would require a separate approved Modification Form prior to deck construction. Co-owner is responsible for any damage to underground systems and utilities.
 - Utility marking must be completed prior to start of construction.
 - Co-owner will be responsible for maintaining the area under the modified deck to keep it free from weeds, plants, insects, and trash. This also applies to ground level decks.
 - The underside of the deck may not be enclosed.
 - Storage of any kind under the deck is not permitted.
 - Permits required are the responsibility of the co-owners.
 - No enclosed or roofed decks are allowed.

- Privacy screen is allowed if original construction by original developer or if decks are side by side. This must be stated in the Modification Form.
- No deck may be attached to a neighboring deck.
- Decks may not share a stairway and/ or landing.
- Owners of decks that have modifications and/ or additions will be responsible for all future maintenance and repairs to the entire deck including any original components. The owner is responsible to advise any future buyer of the unit that this will apply to all future owners.
- If deck modifications result in increased property maintenance for the association the co-owner may be required to have maintenance free landscaping installed.
- Co-owner is responsible for any damages to the Common or Limited-Common Elements of the Meadows related to the deck construction.

Originally effective April 25, 2005

First revision July 16, 2010

Second revision August 28, 2012

Third revision June 10, 2013

Fourth revision July 25, 2016

Reviewed and approved October 4, 2024

THE MEADOWS CONDOMINIUM ASSOCIATION
LAWN ORNAMENTS AND HOLIDAY DECORATIONS
Rules and Regulations

Article II, Sec 1(i) of the Amended and Restated Articles of Incorporation, Article VI Sec 15 and Article X Sec 3(l) of the Amended and Restated Bylaws grants to the Board the authority to make and enforce Rules and Regulations concerning The Meadows Condominiums. Shown below are standards established by the Board to assure consistency in the **in the display and use of lawn ornaments and holiday decorations throughout the community.**

Additional Citations:

Article VI, Sections 4 of the Amended and Restated Bylaws.

- Holiday decorations and lawn ornaments may only be displayed in or on limited common elements including unit landscape beds. Holiday decorations may only be displayed during the appropriate season. They must be removed within two weeks of the passing holiday,
- Any decorations or lights if attached to the building must not result in any damage to siding, bricks, trim or structure of the unit.
- Any seasonal decorations placed on the common element must not interfere with lawn maintenance or snow removal.
- The following are the only lawn ornaments permissible: shepherd-style plant hooks, bird baths, flags, flower pots with flowers, and small statuary. Plant hooks that require drilling into siding, brick work, wood trim or fascia are not permitted.
- Co-owners are responsible for any damages caused by seasonal decorations.

Originally effective April 25, 2005
First revision June 10, 2009
Second revision August 28, 2012
Third revision September 16, 2016
Reviewed and approved October 4, 2024

THE MEADOWS CONDOMINIUM ASSOCIATION
TRASH DUMPSTER, BAGS AND MOVING CONTAINERS
Rules and Regulations

Article II, Sec 1(i) of the Amended and Restated Articles of Incorporation, Article VI Sec 15 and Article X Sec 3(l) of the Amended and Restated Bylaws grants to the Board the authority to make and enforce Rules and Regulations concerning The Meadows Condominiums. Shown below are standards established by the Board to assure consistency in the **TRASH DUMPSTER, BAGS AND STORAGE CONTAINERS.**

Additional Citations

Article VI, Section 7, 8, of the Amended and Restated Bylaws.

1. An approved Modification form must be obtained prior to placement.
2. Dumpsters and bags are limited to 10 yards capacity. Moving storage container may not exceed 16 feet.
3. Nothing may be stored on the driveway, or any other Common Element everything must be contained within the container or placed in the garage.
4. Containers may only be placed in the driveway.
5. Any points of contact other than rubber wheels must be adequately blocked to prevent rolling, and damage to driveway.
6. Containers may not block sidewalks or extend into roadway.
7. Containers will be allowed for a maximum of 14 days including day of placement and removal.
8. No vehicle parking restrictions for the Meadows are waived.
9. Co-owner will be responsible for any damages to the property.
10. Residents who have sold their property will have to place a \$ 500.00 deposit which will be refunded after inspection for damage. Repairs to damage will come out of the deposit and if greater than deposit the Meadows reserves the right to seek reimbursement of cost including administrative cost.

Originally effective July 1, 2004

Revised August 28, 2012

Reviewed and approved October 4, 2024

THE MEADOWS CONDOMINIUM ASSOCIATION
FIRE LANE/ NO PARKING
Rules and Regulations

Article II, Sec 1(i) of the Amended and Restated Articles of Incorporation, Article VI Sec 15 and Article X Sec 3(l) of the Amended and Restated Bylaws grants to the Board the authority to make and enforce Rules and Regulations concerning The Meadows Condominiums. Shown below are standards established by the Board to assure consistency in the **Fire Lane/ No Parking**.

Additional Citations

Article VI, Section 11 E, F of the Amended and Restated Bylaws.

1. One side of the roadways in the Meadows is designated Fire Lane/ No Parking to allow safe rapid passage of emergency vehicles. The no parking side is marked with signage and is the same side as fire hydrants.
2. Vehicles parked in the Fire Lane/ No Parking side of roadway may be stickered and/or towed.
3. Co-owner may be responsible for any injury or damage related to blocking of emergency vehicles.

Originally effective July 1, 2004
Revised August 28, 2012
Reviewed and approved October 4, 2024

THE MEADOWS CONDOMINIUM ASSOCIATION
Permanent Flagpole Installation
Rules and Regulations

Article II, Sec 1(i) of the Amended and Restated Articles of Incorporation, Article VI Sec 15 and Article X Sec 3(l) of the Amended and Restated Bylaws grants to the Board the authority to make and enforce Rules and Regulations concerning The Meadows Condominiums. Shown below are standards established by the Board to assure consistency in the **PERMANENT FLAGPOLES INSTALLATION.**

Additional Citations:

Article VI, Section 3, and 17 of the Amended and Restated Bylaws.

1. A modification form must be submitted and approved before placement of a flagpole on the common/ limited common elements of the Meadows.
2. Flag lighting may not be attached to the unit.
3. Flags are not to be attached to any building or deck unless the deck is the responsibility of the co-owner due to modifications.
4. Flagpoles may only be placed in the front landscape area.
5. Flagpole may not extend beyond front line of garage.
6. Flagpoles that are placed in the center of landscape bed between two units must have the written permission of both unit co-owners. Installing co-owner will sign as responsible for maintaining flagpole.
7. Flagpole may not be attached to the building including any support wires.
8. Flagpole must be painted and/or corrosion free metal, fiberglass, or composite material, not more than 20' in height, set in a way to provide stability in high winds.
9. Flagpole may only be installed by a licensed insured contractor and contract must be included with modification form. The co-owner is responsible for any damage to buildings or underground utility related to the installation.
10. Flagpole must be maintained, painted, and kept rust free by the installing co-owner. Anytime the flagpole is deemed in disrepair or a hazardous condition it may be removed following notification to the co-owner. Removal will be at co-owner's expense.
11. Upon sale of the unit the seller must obtain and provide to the board a written agreement with the purchaser to continue maintenance of the flag pole. If the buyer does not agree then the flagpole must be removed prior to closing.
12. All flags must be maintained and if faded, discolored, and/or torn must be removed and or replaced.
13. Flagpoles that are no longer used must be removed at co-owner's expense.
14. Flags permitted to be flown are covered under Article VI, Section 17 of the Meadows Bylaws.
15. Co-owners will be responsible for any damages to the Common Elements, other units or property relate to their flagpole.

Effective July 1, 2020
Reviewed and approved October 4, 2024

THE MEADOWS CONDOMINIUM ASSOCIATION
GARAGE SALE RESOLUTION
Rules and Regulations

Article II, Sec 1(i) of the Amended and Restated Articles of Incorporation, Article VI Sec 15 and Article X Sec 3(l) of the Amended and Restated Bylaws grants to the Board the authority to make and enforce Rules and Regulations concerning The Meadows Condominiums. Shown below are standards established by the Board to assure consistency in **garage and estate sales**.

Additional Citations:

Article IV, Section 19 of the Amended and Restated Bylaws

- A. The Meadows will sponsor two annual Community Wide Garage Sales per year. These sales will be on the third Thursday, Friday and Saturday of June and September. Sales can be open between the hours of 8 am and 4 pm. All items must be contained on the driveway and in the garage only. The association will provide street advertising signs and the advertisement in the local paper.
- B. Estate and moving sales will be allowed only with advance approval by the Board. All such sales will be limited to one 48-hour period, sale must be only within the unit and garage. No displays will be allowed outside the unit, parking rules for the Meadows must be observed.
- C. Signage will be limited to, two directional signs only. Any violation of these rules will be subject to immediate cancellation of the event.
- D. The Board reserves the right to:
 - a. Increase or decrease the number of garage sales per year.
 - b. Change the dates of the garage sale.

Originally effective June 16, 2009

Revised August 28, 2012

Reviewed and approved October 4, 2024

THE MEADOWS CONDOMINIUM ASSOCIATION
WHOLE HOUSE GENERATOR
Rules and Regulations

Article II, Sec 1(i) of the Amended and Restated Articles of Incorporation, Article VI Sec 15 and Article X Sec 3(I) of the Amended and Restated Bylaws grants to the Board the authority to make and enforce Rules and Regulations concerning The Meadows Condominiums. Shown below are standards established by the Board to assure consistency in the use of **permanently installed whole house generators**.

Additional Citations:

Article VI Sec 23 of the Amended and Restated Bylaws

This Resolution pertains to a permanently mounted generator that is placed in the common element at the rear of a condo unit.

- There must be an approved and signed home Modification Agreement request prior to installation.
- **Co-owners should not make installation appointments prior to obtaining the approved modification form.**
- Installation must be completed by a licensed contractor. Contractor must be listed on modification agreement.
- All electrical and mechanical permits must be obtained prior to installation.
- Generator must be installed according to manufacturer's recommendations.
- Whole house generators installed in a common area must be fueled by natural gas only.
- Detailed drawing of placement to include all measurements from structure and deck, running of gas and electrical connections, and all underground systems **must be submitted by the licensed contractor.**
- Extension to gas and electrical connections must be ran within the unit, underground or mounted on stakes if extended beyond entry point.
- Any changes to the original plan require approval of the board.
- No electrical and/or gas lines, conduit may be attached to any part of the exterior building/ unit structure other than at point of entry.
- Any utilities that are to be run underground or within the unit must be shown on contractor drawing.
- All underground systems that are disrupted by installation must be returned to a workable condition by licensed contractor.
- Cannot be placed beyond the deck of the unit it is to service.
- Must be placed within the boundary of the sidewalls of the unit it is to service.
- Cannot be placed next to or under the bedroom window of a neighboring unit.
- Under full load the generator cannot exceed 70 dB (decibels).
- Test runs for the generator must be limited to between 12:00 PM and 5:00 PM, to not disturb neighbors.
- If it appears extra lawn trimming expense could result, generator must be landscaped with non-combustible materials in a manner approved by the board. This may include landscaping around deck and air conditioner unit. Landscape Modification is required.
- If the unit with a generator is sold the co-owner is responsible to obtain in writing an agreement with the buyer to maintain the generator following the purchase of the unit. If the buyer is not willing to operate and maintain the generator it must be removed at the seller or buyer's expense. and the area restored or re-landscaped.

- If all the above are not completed the board will deny the modification application.
- If installation of a generator results in increases cost for lawn maintenance, the additional cost for either lawn maintenance or landscaping will be assessed to the co-owner.
- If the approved modification is not completed as approved the co-owner will have thirty days to make correction including any needed repairs to the common and limited common elements.
- The association reserves the right to remove any generator that is not properly maintained, at the co-owner's expense. Co-owner will have thirty days to remove the generator following written notification.
- Co-owner will be responsible for maintaining all areas that are impacted by generator installation. This will include any damage to the structure such as but not limited to siding, downspouts, underground drainage systems and utilities, decks, and grounds.

Effective September 16, 2016

Revised 10/20/2023

Reviewed and approved October 4, 2024

THE MEADOWS CONDOMINIUM ASSOCIATION
HOT TUB RESOLUTION
Rule and Regulations

Article II, Sec 1(i) of the Amended and Restated Articles of Incorporation, Article VI Sec 15 and Article X Sec 3(l) of the Amended and Restated Bylaws grants to the Board the authority to make and enforce Rules and Regulations concerning The Meadows Condominiums. Shown below are standards established by the Board to assure consistency in the **installation of hot tubs throughout the community.**

Additional Citations:

Article VI, Section 3, 5, 6, and 16 of the Amended and Restated Bylaws

- Hot Tubs and/or sauna are not allowed to be installed in the common and/or limited common areas of the Meadows, which includes anywhere outside the living area of a unit including patios, decks, and garages.
- If a resident wants to install a hot tub and/or sauna inside their unit, they would be responsible for any damage to neighboring units or limited and common elements of the Meadows resulting from installation, use, or accident involving the hot tub.
- Residents who install a hot tub and/or sauna will be responsible for all damages to their unit including those elements commonly the responsibility on the association.

Effective September 16, 2016

Reviewed and approved October 4, 2024

THE MEADOWS CONDOMINIUM ASSOCIATION
LANDSCAPE
Rules and Regulations

Article II, Sec 1(i) of the Amended and Restated Articles of Incorporation, Article VI Sec 15 and Article X Sec 3(l) of the Amended and Restated Bylaws grants to the Board the authority to make and enforce Rules and Regulations concerning The Meadows Condominiums. Shown below are standards established by the Board to assure consistency in the **planting and maintenance of landscaping around individual units:**

Additional Citations:

Article VI, Section 4 of the Amended and Restated Bylaws

- I. The co-owner must obtain an approved modification request from the Board, detailing the work to be done, before any work can commence. The submitted modification request must indicate the following:
 - A. Modifications are required for all landscaping that is on the Common Elements of the Meadows.
 - B. The proposed location, name and growth characteristic of each item which is to be planted.
 - C. A list of additional landscaping requirements such as mulch, rocks, edging, etc.

- II. To maintain consistency within the community, any planting of trees or shrubs will adhere to these guidelines:
 - A. Trees will not be allowed in the front beds.
 - B. The maximum canopy of the species being planted must not be within two feet of any structure.
 - C. The co-owner must maintain all plantings in a manner consistent with the management of the rest of the community.
 - D. All necessary precautions will be taken to prevent damage to underground utilities and sprinklers systems.

- III. Seasonal plants, which do not require a modification request, may be added under the following guidelines:
 - A. Annual flowers may only be added within the co-owner's limited common elements, and are not permitted to extend to those adjacent units.
 - B. The maintenance and upkeep of flowers and beds is the responsibility of the co-owner in accordance with condominium documents, regulations, and procedures adopted by the Board.
 - C. In the event the Association finds maintenance and upkeep lacking, and the co-owner has been notified of same in writing by the Association, any required correction will be performed by the Association or its designate at the co-owner's expense. Before any corrective action is taken, the co-owner will be allowed to perform the necessary maintenance within a time specified by the Board.

Originally effective May 1, 2003

Revised August 28, 2012

Reviewed and approved October 4, 2024

THE MEADOWS CONDOMINIUM ASSOCIATION
PARKING RESOLUTION
Rules and Regulations

Article II, Sec 1(i) of the Amended and Restated Articles of Incorporation, Article VI Sec 15 and Article X Sec 3(l) of the Amended and Restated Bylaws grants to the Board the authority to make and enforce Rules and Regulations concerning The Meadows Condominiums. Shown below are standards established by the Board to assure consistency in the **use of parking areas throughout the community.**

Additional Citations:

Article VI, Section 14 A, B, C, D, E, F of the Amended and Restated Bylaws

1. Co-owners and guest may park vehicles overnight in their unit's driveway, up to the capacity of the garage, i.e. two vehicles. If circumstances warrant the occasional need for overnight driveway parking of more than two vehicles, the co-owner must notify the Association's Management Company via phone or e-mail **if vehicle will be there more than 72 hours.**
2. Overnight street parking is prohibited, including any paved roadways and the egress to/from Peavy Road.
3. Written approval from the Board must be obtained to park the following for more than 24 hours on the condominium property: ATVs, snowmobiles, recreational vehicles, boats, personal watercraft, trailers, and commercial vehicles. No approval is necessary if parked in a unit's garage. Commercial vehicles as described in Article VI, Section 14 C are prohibited from overnight parking in the Meadows without written permission from the Management Company or Association Board. These vehicles are not allowed for more than 72 hours.
4. Guests may park in designated visitor parking areas. Due to the limited number of visitor parking areas, no guest may utilize visitor parking for any overnight period exceeding 3 consecutive nights without prior approval of the Association's Management Company for each occurrence.
5. No vehicle shall park with the wheels on the sidewalk.
6. No vehicle may park in such away as to block and driveway.
7. Co-owners shall be deemed responsible for any violation of this Resolution whether it occurs as a result of their personal actions or the actions of their family, guests, tenants or any other persons admitted by the co-owners to the Condominium premises. If any such violation results in any increased costs to the Association, it will be charged to the co-owner deemed responsible for such violation.
8. For accessibility of fire-fighting apparatus parking is prohibited on the side of all streets within the Meadows with signage for fire lanes or with fire hydrants.
9. Any parked vehicle blocking access to a street, or causing health and safety hazards may be towed immediately at the discretion of the Board of Directors.

Towing Procedure

1. The board of directors are the only ones authorized to have a vehicle towed.
2. Notify co-owners, if ownership is known, at any time should they be in violation of the guidelines mentioned herein.
3. Following owner notification, vehicle must be properly parked as soon as reasonably possible.
4. Vehicles that are parked and creating a hazardous condition may be towed immediately.
5. Towing of vehicle and storage of vehicles will be completed by Corrigan Towing of Brighton, MI
6. Prior to towing a vehicle contact will be attempted via emails and/ or One Call.
7. Vehicle will be towed and stored according to the rules of Corrigan Towing
8. The owner will assume all cost of towing and recovery related to the vehicle.
9. Neither the Association, nor the members of the Board shall have any liability whatsoever for any costs or damages sustained in exercising this remedy.

Originally effective June 30, 2008

First revision June 16, 2009

Second revision August 28, 2012

Reviewed and approved October 4, 2024

THE MEADOWS CONDOMINIUM ASSOCIATION
MOTOR HOMES, TRAVEL TRAILERS, AND RECREATIONAL VEHICLES
Rules and Regulations

Article II, Sec 1(i) of the Amended and Restated Articles of Incorporation, Article VI Sec 15 and Article X Sec 3(l) of the Amended and Restated Bylaws grants to the Board the authority to make and enforce Rules and Regulations concerning The Meadows Condominiums. Shown below are standards established by the Board to assure consistency in the **Motor Home, Trailers, and Recreational Vehicles Parking.**

Additional Citations:

Article VI, Section 7, 8, 12 of the Amended and Restated Bylaws

1. Management company must be notified of vehicles parking, purpose for parking, and duration of stay.
2. The unit may be parked in the driveway provided it does not block sidewalk or extend into roadway.
3. If parked on street all parking restrictions apply. Vehicle may not block driveways or fire hydrants.
4. May not be parked in visitor lots at any time.
5. Vehicle may be kept in Meadows a maximum of 3 days.
6. Vehicle may not be occupied overnight.
7. Vehicle must be blocked as needed to prevent movement.
8. Blocking must be used for all non-rubber contact with driveway or roadway.
9. Any electrical connection to vehicle must be adequate to provide safety. Vehicle may not be plugged in at night.
10. Maintenance shall only consist of cleaning and washing activities.
11. Mechanical maintenance and repair are not permitted.
12. With approval vehicle may be parked in the stub off Spirea for no more than three days.
13. Portable generators on the vehicle may not be operated in the Meadows.
14. Extra days (greater than 3) and/or waiving of restrictions requires approval of the Board of Directors.

Originally effective July 1, 2004

Revised August 28, 2012

Reviewed and approved October 4, 2024

THE MEADOWS CONDOMINIUM ASSOCIATION
SATELLITE DISH AND ANTENNA
Rules and Regulations

Article II, Sec 1(i) of the Amended and Restated Articles of Incorporation, Article VI Sec 3A, B and Article X Sec 3(l) of the Amended and Restated Bylaws grants to the Board the authority to make and enforce Rules and Regulations concerning The Meadows Condominiums. Shown below are standards established by the Board to assure consistency in the **modification, expansion, and maintenance of satellite dishes and antennas throughout the community.**

Additional Citations:

Article VI, Sec 3A, B of the Amended and Restated Bylaws

- I. The co-owner must obtain an approved modification request from the Board, detailing the work to be done, before any work can commence.
- II. Before installing or having installed any satellite dish, the co-owner must follow these guidelines to determine the most appropriate placement of said device:
 - A. Prior to completing the modification form, the co-owner should contact the satellite service provider to ascertain the best placement for signal reception of the dish. The only dish placement which will be approved is on the ground at the rear or side of the unit.
 - B. Dish antenna may not be attached to the building.
 - C. A dish may not exceed 18" in diameter.
 - D. The co-owner is responsible for any interior or exterior damage resulting from installation. Likewise, necessary precautions should be taken to prevent damage to underground utilities or sprinkler systems.
 - E. Technological advances now allow for the sharing of a single satellite dish by adjacent residences. This option should be investigated by the co-owner.

Originally effective May 1, 2003.
First revision August 28, 2012.
Second revision September 16, 2016
Reviewed and approved October 4, 2024

The Meadows Condominium Association
Tethered/Leashed Pets/Pet Waste
Rules and Regulations

Article II, Sec 1(i) of the Amended and Restated Articles of Incorporation, Article VI Sec 15 and Article X Sec 3(l) of the Amended and Restated Bylaws grants to the Board the authority to make and enforce Rules and Regulations concerning The Meadows Condominiums. Shown below are standards established by the Board to assure consistency in for **any animal tethered outside.**

Additional Citations:

Article 4 Sec 1 A (1), (3), (10) and B (2), Sec 2 A 1 (d) (i), (4) of the Amended and Restated Master Deed, Article VI Section 3 A, Sec 13 A and B.

1. No pet is allowed on Meadows Common and Limited common elements without being securely leashed or tethered. Livingston County Animal Control will be notified to remove unrestrained animals in the Meadows.
2. Tether may not be attached to exterior of the building.
3. Tether anchors or screws only allowed to be installed in the front garden area. They are not allowed to be set in the ground in either the front, side or rear areas of the Common Element due to underground utilities, sprinkler lines, and roof drains. Any damage from improper placement is the responsibility of the co-owner.
4. Tether may not be permanently attached to any deck maintained by the association. Modified decks which are the co-owner's responsibility may have a tether attachment point
5. Co-owner or other responsible party must, be present when pet is tethered.
6. Tether must confine animal within the side boundary of the unit and must not allow animal to get within 10' of roads or sidewalks.
7. Pets tethered in the front of a unit may not be able to go more than five feet beyond the front of the building including the garage.
8. Tether shall be moved off the common elements any time it is not in use to prevent potential trip hazards or damage to maintenance equipment.
9. Electronic and/or wireless tethers and fencing are not allowed.
10. Electronic and/or wireless leashes are not allowed.
11. Electronic collars for training are not allowed unless pet is also on a leash.
12. Pet owners with retractable leashes must keep their pet on a short enough leash to maintain control. Leashes may not exceed 15 feet when fully let out.
13. Pet owners are responsible for picking up all waste left by their pet.
14. Co-Owner will be liable for any damage or injury related to a tether and/or pet.
15. Co-owner is responsible for cleaning up after tethered pet.
16. A container is permitted for pet waste outside as long as it meets the following conditions: must be an outdoor container, must be kept on the deck, cannot exceed 15 gallons in size, must have a tight-fitting lid, liners or bags must be used, and waste must be emptied at least weekly or more often if needed.
17. Container may be placed on ground under the following conditions. Modification form approved by board showing location of container. Container must meet all requirements of # 14, it must be set on a non-porous surface such as patio blocks, may not be set beyond the side boundary of the unit, may not be placed near neighbor's windows, complaints regarding odor or insects will require removal of container, containers may not be placed on the road side of a unit. Co-owner will be responsible for trimming grass around container surface.
18. Co-owner is responsible for all damage to Common and Limited Common elements related to their pet.

Originally effective October 4, 2024