

**GOLF RIDGE VILLA HOMES ASSOCIATION  
RESOLUTIONS, RULES & REGULATIONS**

*MISC 7617*

I, Judith A. Prodin, President of Golf Ridge Villa Homes Association, a Michigan non-profit corporation, on behalf of the Association, hereby states the following:

The Resolutions, Rules & Regulations in Exhibit "A" (consisting of 6 pages) attached hereto and made part hereof, covering the real estate described in Exhibit "B" (consisting of 1 page) attached hereto and made part hereof, have been adopted by the Board of Directors under the authority granted by Article IV, Section 3(a)(ii) of the Master Deed and Article VI, Section 16 of the By-Laws.

**IN WITNESS WHEREOF**, the Board of Directors has caused the attached Resolutions, Rules & Regulations of the Golf Ridge Villa Homes Association to be executed on its behalf on this 12th day of March, 2014.

**GOLF RIDGE VILLA HOMES  
ASSOCIATION,**  
a Michigan non-profit corporation

By:

*Judith A. Prodin*  
Judith A. Prodin

Its: President

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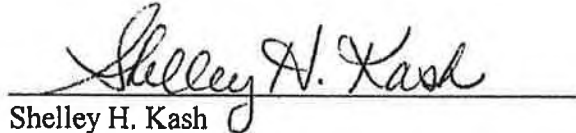
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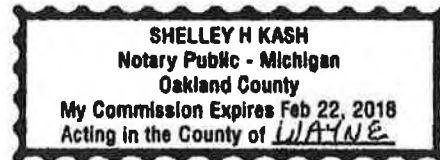
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STATE OF MICHIGAN )  
 ) SS.  
COUNTY OF WAYNE )

On this 12<sup>th</sup> day of March, 2014, in Wayne County, Michigan, the foregoing Resolutions, Rules & Regulations was acknowledged before me by Judith A. Prodin, President of Golf Ridge Villa Homes Association, a Michigan non-profit corporation, on behalf of the Association.



Shelley H. Kash  
Notary Public, State of Michigan, County of  
Oakland  
My commission expires: February 22, 2018  
Acting in Wayne County, Michigan



Drafted by and when recorded to:

Ronald A. Schwartz  
6020 West Maple Road  
Suite 503  
West Bloomfield, Michigan 48322



**EXHIBIT "A"**  
**TO**  
**GOLF RIDGE VILLA HOMES ASSOCIATION**  
**RESOLUTIONS, RULES & REGULATIONS**

The following Resolutions, Rules & Regulations have been adopted by the Board of Directors of the Golf Ridge Villa Homes Association under the authority granted by Article IV, Section 3(a)(ii) of the Master Deed and Article VI, Section 16 of the By-Laws.

**RESOLUTIONS**

Board of Director's Resolution adopted March 2, 2012

*The Master Deed of Golf Ridge Villa Homes provides for responsibilities for the maintenance, repair and replacement of the Units and Common Elements. The Association has always maintained driveways and contracted for the snow and ice removal when the accumulation reaches two inches. The current Board of Directors, with the input of the Advisory Committee previously, has been engaged in discussion regarding the repair and replacement of driveways. Each Unit Owner is responsible for the maintenance, repair and replacement of their home, including roof, decks, wood trim, window and doors. As originally drafted, the Master Deed treated driveways and sidewalks differently than other parts of the Unit although limited in use to each respective Co-Owner. The Board of Directors determined that a driveway and sidewalk limited in use to a Co-owner should be treated consistently with other Limited Common Elements with respect to repair and replacement. Consequently, in accordance with the provisions of the Master Deed that the Board by its action may reduce the level of services provided by the Association and require that some services become the responsibility of the individual Co-Owners, the Board of Directors adopted a Resolution at its regular meeting on March 2, 2012 providing that the Association would continue to maintain all driveways and walkways for snow and ice removal, however, any repairs or replacements of driveways and sidewalks will be the responsibility of the individual Co-Owner using said Limited Common Element.*

**RESOLVED**, pursuant to Section 3(a) (ii) of the Master Deed the Association shall be responsible to maintain all driveways and walkways for snow and ice removal, however, any repairs or replacements of driveways and sidewalks will be the responsibility of the individual Co-Owner using said Limited Common Element.

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## RULES AND REGULATIONS

### A. PETS

The By-Laws welcome household pets, however, there are certain restrictions regarding pets. Residents owning pets should recognize that their pets can become a nuisance to their neighbors if not properly controlled. No pets may be permitted to run loose at any time upon the Common Elements. Additionally, it is a rule that each Co-Owner shall be responsible for the immediate collection and appropriate disposal of all fecal matter deposited by any pet. Other matters, including, but not limited to, barking dogs are addressed in the By-Laws for the quiet enjoyment of all residents of Golf Ridge.

#### **Excerpted from the Golf Ridge Villa Homes By-Laws:**

#### **Article VI, Section 6:**

*Pets and Other Animals. No animal other than those commonly regarded as household pets may be maintained within the Condominium and no animal may be kept or bred for any commercial purpose and shall have such care and restraint so as not to be obnoxious or offensive on account of noise, odor or unsanitary conditions. No animal may be permitted to run loose at any time upon the Common Elements and any animal shall at all times be leashed and attended by some responsible person while on the Common Elements. No savage or dangerous animal shall be kept and any Owner who causes any animal to be brought or kept upon the premises of the Condominium shall indemnify and hold harmless the Association for any loss, damage or liability which the Association may sustain as the result of the presence of such animal on the premises, whether or not the Association has given its permission therefor. Each Owner shall be responsible for collection and disposition of all fecal matter deposited by any pet maintained by such Owner. No dog whose barks can be heard on any frequent or continuing basis shall be kept in any Unit or on the Common Elements even if permission was previously granted to maintain the pet on the Premises. The Association may charge all Owners maintaining animals a reasonable additional assessment to be collected in the manner provided in Article II of these By-Laws in the event that the Association determines such assessment necessary to defray the maintenance cost to the Association of accommodating animals within the Condominium. The Association may, without liability to the owner thereof, remove or cause to be removed any animal from the Condominium which it determines to be in violation of the restrictions imposed by this Section. The Association shall have the right to require that any pets be registered with it and may adopt such additional reasonable rules and regulations with respect to animals as it may deem proper. In the event of any violation of this Section, the Board of Directors of the Association may assess fines for such violation in accordance with these By-Laws and in accordance with duly adopted rules and regulations of the Association and/or revoke the privilege of an Owner to maintain a pet in the Condominium.*



**B. VEHICLE PARKING**

The Association By-Law currently governing Vehicles is as follows:

**Section 8. Vehicles.** *No house trailers, commercial vehicles, boat trailers, boats, camping vehicles, camping trailers, motorcycles, all-terrain vehicles, snowmobiles, snowmobile trailers or vehicles other than automobiles or vehicles used primarily for general personal transportation purposes, may be parked or stored in any area which is visible from any portion of the Condominium Premises except as hereinafter provided or as provided in duly adopted rules and regulations. All vehicles shall be parked in garages to the extent possible. Garage doors shall be kept closed when not in use. Commercial vehicles and trucks shall not be parked in or about the Condominium (except as above provided) unless while making deliveries or pickups in the normal course of business. The Board of Directors of the Association may promulgate such other rules with respect to parking on the Common Elements, including prohibitions, as it may deem appropriate. In that regard, there shall be no parking on the Condominium roads or in the General Common Element parking spaces from 3:00 a.m. until 6:00 a.m. and persons who violate this restriction shall be subject to fines, towing and other sanctions as the Board may adopt. Owners shall, if the Board shall require, register with the Association all vehicles maintained on the Condominium Premises*

After discussion at the annual meeting on December 12, 2012 and seeking input from a cross section of Association members, the Board of Directors adopted the following Rules and Regulations by a consent resolution.

1. The General Common element parking spaces are intended for visitor parking and not for overnight resident parking.
2. A visitor of a Golf Ridge resident shall be permitted to park in these spaces overnight for no more than 7 consecutive nights while visiting a resident.
3. No resident shall park any vehicle in the General Common element parking spaces overnight. All resident vehicles shall be parked in the attached two or three car garage of each Unit or in the Limited Common element driveway adjacent to each Unit.
4. The Board encourages all residents to utilize the parking spaces in their garages before parking vehicles in the driveway.
5. Garage doors shall be kept closed when not in use.
6. There shall be no parking on the Condominium roads from 3:00 a.m. until 6:00 a.m. or at any time when a snow emergency has been declared by the City of Livonia.
7. Commercial vehicles and trucks shall not be parked in or about the Condominium except while making deliveries or pickups in the normal course of business.

8. No house trailers, commercial vehicles, boat trailers, boats, camping vehicles, camping trailers, motorcycles, all-terrain vehicles, snowmobiles, snowmobile trailers or vehicles other than automobiles or vehicles used primarily for general personal transportation purposes, may be parked or stored in any area which is visible from any portion of the Condominium Premises. An exception may be permitted by request for a period not to exceed 48 hours when a resident is leaving or returning from a vacation.

The above proposed Rules and Regulations are issued to protect the aesthetics of the Golf Ridge community. The spirit of the originally adopted By-Laws clearly restrict parking and the proposed changes relax this restriction with respect to visitor parking in response to the request of members. The changes also seek to clarify the policy and interpretation of the By-Laws with respect to resident parking in the General Common Elements.

#### **C. PATIO AND DECK FURNITURE AND EQUIPMENT**

No unsightly conditions shall be maintained upon or under any patio or deck, and only furniture and equipment consistent with ordinary patio or deck use shall be permitted to be maintained there during seasons when reasonably in use, and no furniture or equipment of any kind shall be stored on or under patios or decks during seasons when patios or decks are not reasonably in use, with the exception of attached furniture, permanently installed barbecue grills or planters.

#### **D. RUBBISH REMOVAL**

1. Rubbish and recycling are usually collected on Friday. Co-Owners are not to place rubbish containers or recycling containers for collection before 6:00 p.m. the evening prior to collection.
2. In the event of a weekday holiday, collection will be made on Saturday.
3. Rubbish and recycling materials should be packaged, tied securely, and conform to City of Livonia trash policies. The Board of Directors strongly encourages the use of wheeled covered trash receptacles in lieu of plastic bags for trash disposal.

#### **E. DECKS, PATIOS AND LANDSCAPING MODIFICATIONS**

Golf Ridge Villa Homes is a residential building site condominium. The Association maintains the landscaping around your home and the common areas enjoyed by all residents. The Board receives requests for landscaping changes and alterations from individual Co-Owners, including, but not limited to decks and patios (hereinafter collectively referred to as "landscaping"). In establishing the regulatory framework, the Association Board of Directors tries to be as accommodating as possible to the creative desires of the Co-Owners. However, other members

of the association should not be expected to maintain repair or replace this additional landscaping.

Rules and Regulations have been adopted which set standards, maintain the appearance and character of the Condominium Premises, and enhance the value of the Golf Ridge Villa Homes community.

1. No homeowner is permitted to change the landscaping around an individual unit without written permission from the Association.
2. Any request to change or enhance your landscaping, including additional decks, patios, retaining walls, trees and plantings shall be submitted to the Association Board in writing with a detailed and scaled drawing of the proposed scope of work.
3. Your request should be accompanied by a \$500.00 damage deposit payable to the Golf Ridge Villa Homes Condominium Association that will be refunded upon completion of the proposed work if there is no damage to any adjoining homeowner or Association property.
4. You shall allow a minimum of 2-weeks for review and a written response to your request.
5. If approved, the Association will assume no responsibility for the maintenance, repair or replacement of any landscaping or other improvements installed by a homeowner currently or at any time in the future. A future homeowner shall be on notice and is responsible to make reasonable written inquiry if uncertain as to the association's responsibility prior to purchasing a unit at Golf Ridge Villa Homes.
6. Any contractor hired by you to work outside of your Unit must be licensed and present to the Golf Ridge Villa Homes Condominium Association a Certificate of Insurance with general liability and worker's compensation coverage prior to starting any work.
7. If you are building a deck or other structure that requires a permit, you are required to obtain any necessary permits from the City of Livonia.
8. Before proceeding, either the Co-Owner or the contractor shall take the necessary steps to prevent damage to any utility lines within the Condominium Premises. This generally entails informing the utilities (Miss Dig) so that they can mark the line locations. Any damage that may be caused to the Condominium Premises as a result of landscaping installation must be promptly repaired at the Co-Owner's expense.
9. Any landscaping changes may also require changes or cause damage to the condominium's irrigation system. Any damage, alteration or repairs required must be completed by the association's contractor and done at the requesting Co-Owner's expense.
10. The planting of annuals is permitted, however, it is expected that they will be properly maintained by you, including weeding.

These procedures are intended to benefit everyone and ensure that no homeowner is burdened with any financial obligation, currently or in the future, because of work done by another association member. The community has and will benefit greatly by many of the landscaping enhancements in the past and future. It is the intention of the Association Board to be fair, liberal and permit any reasonable requests, provided they do not adversely impact anyone else in the Golf Ridge community.

**F. EXTERIOR BUILDING MAINTENANCE**

1. Every Co-Owner is responsible for the exterior appearance of their Unit. Maintenance of exterior materials, including without limitation, wood siding, exterior doors, storm or screen doors, roofs, shutters, etc. shall be done on a regular basis, as needed, so that the appearance of all Golf Ridge Villa Homes is attractive. The Board of Directors reserves the right to assess a penalty, with reasonable notice, on any Co-Owner who fails to properly maintain the exterior appearance of their Unit such that it is unattractive to neighboring properties.
2. All exterior garage lights have photo electric cells that control lighting from dusk to dawn. Each Co-Owner is responsible to ensure that said lighting is operative at all times and to replace any burned out light bulbs within a reasonable period of time, weather conditions permitting, and to use decorative lamps similar to original design.

**G. EXTERIOR BUILDING ALTERATIONS**

Any alterations or modifications to the exterior of any Unit in the Condominium Premises must first be approved by the Board of Directors. The Board has adopted the following Rules and Regulations to memorialize previous decisions made by the Board.

1. Residents may not install a birdfeeder anywhere on General or Limited Common Elements which attract or allow pigeons to feed from it.
2. Residents may not make any alteration or modifications, including feeding, that will attract geese on or about the Condominium Premises.
3. Flagpoles may be installed only if they are attached to the front elevation of a garage by angular flag holder brackets. No flag other than the United States flag may be displayed on the Condominium Premises and flag display shall be in accordance with any applicable laws and limited to national holidays.
4. Residents may not erect a weathervane or other decorative structure on the roof of a garage or home.



**EXHIBIT "B"**

**TO**

**GOLF RIDGE VILLA HOMES ASSOCIATION  
RESOLUTIONS, RULES & REGULATIONS**

**LEGAL DESCRIPTION**

Land in the City of Livonia, County of Wayne, State of Michigan and is described as follows:

Units 1 through 118 of GOLF RIDGE VILLA HOMES CONDOMINIUM, according to the Master Deed as recorded in Liber 41677, Pages 94 through 159 inclusive, and as amended by the First Amendment to the Master Deed as recorded in Liber 41978, Pages 95 through 110, both inclusive, and as amended by the Second Amendment to the Master Deed as recorded in Liber 43000, Pages 16 through 19, both inclusive, Wayne County Records, and as designated as Wayne County Condominium Subdivision Plan No. 812 together with rights in general common elements and limited common elements as set forth in the above described Master Deed and as described in Act 59 of the Public Acts of 1978, as amended.



<u>Unit</u>	<u>Address</u>	<u>Tax ID No.</u>	<u>Unit</u>	<u>Address</u>	<u>Tax ID No.</u>
1	20601 Golf Ridge Circle	017 01 0001 000	60	36323 Fairway Drive	017 02 0060 000
2	20605 Golf Ridge Circle	017 01 0002 000	61	36325 Fairway Drive	017 02 0061 000
3	20609 Golf Ridge Circle	017 01 0003 000	62	36307 Fairway Drive	017 02 0062 000
4	20613 Golf Ridge Circle	017 01 0004 000	63	36212 Fairway Drive	017 02 0063 000
5	20617 Golf Ridge Circle	017 01 0005 000	64	36208 Fairway Drive	017 02 0064 000
6	20621 Golf Ridge Circle	017 01 0006 000	65	36204 Fairway Drive	017 02 0065 000
7	20625 Golf Ridge Circle	017 01 0007 000	66	36200 Fairway Drive	017 02 0066 000
8	20629 Golf Ridge Circle	017 01 0008 000	67	36196 Fairway Drive	017 02 0067 000
9	20633 Golf Ridge Circle	017 01 0009 000	68	36192 Fairway Drive	017 02 0068 000
10	20637 Golf Ridge Circle	017 01 0010 000	69	36188 Fairway Drive	017 02 0069 000
11	20641 Golf Ridge Circle	017 01 0011 000	70	36184 Fairway Drive	017 02 0070 000
12	20645 Golf Ridge Circle	017 01 0012 000	71	36180 Fairway Drive	017 02 0071 000
13	20649 Golf Ridge Circle	017 01 0013 000	72	36176 Fairway Drive	017 02 0072 000
14	20653 Golf Ridge Circle	017 01 0014 000	73	36172 Fairway Drive	017 02 0073 000
15	20657 Golf Ridge Circle	017 01 0015 000	74	36168 Fairway Drive	017 02 0074 000
16	20652 Golf Ridge Circle	017 01 0016 000	75	36164 Fairway Drive	017 02 0075 000
17	20658 Golf Ridge Circle	017 01 0017 000	76	36160 Fairway Drive	017 02 0076 000
18	20622 Golf Ridge Circle	017 01 0018 000	77	36156 Fairway Drive	017 02 0077 000
19	20626 Golf Ridge Circle	017 01 0019 000	78	36152 Fairway Drive	017 02 0078 000
20	36221 Club Drive	017 02 0020 000	79	36148 Fairway Drive	017 02 0079 000
21	36225 Club Drive	017 02 0021 000	80	36144 Fairway Drive	017 02 0080 000
22	36229 Club Drive	017 02 0022 000	81	36140 Fairway Drive	017 02 0081 000
23	36233 Club Drive	017 02 0023 000	82	36136 Fairway Drive	017 02 0082 000
24	36237 Club Drive	017 02 0024 000	83	36132 Fairway Drive	017 02 0083 000
25	36241 Club Drive	017 02 0025 000	84	36128 Fairway Drive	017 02 0084 000
26	36245 Club Drive	017 02 0026 000	85	36124 Fairway Drive	017 02 0085 000
27	36249 Club Drive	017 02 0027 000	86	36120 Fairway Drive	017 02 0086 000
28	36253 Club Drive	017 02 0028 000	87	36116 Fairway Drive	017 02 0087 000
29	36257 Club Drive	017 02 0029 000	88	36112 Fairway Drive	017 02 0088 000
30	36261 Club Drive	017 02 0030 000	89	36108 Fairway Drive	017 02 0089 000
31	36265 Club Drive	017 02 0031 000	90	36104 Fairway Drive	017 02 0090 000
32	36269 Club Drive	017 02 0032 000	91	36100 Fairway Drive	017 02 0091 000
33	36273 Club Drive	017 02 0033 000	92	36220 Club Drive	017 02 0092 000
34	36277 Club Drive	017 02 0034 000	93	36224 Club Drive	017 02 0093 000
35	36211 Fairway Drive	017 02 0035 000	94	36232 Club Drive	017 02 0094 000
36	36392 Fairway Drive	017 02 0036 000	95	36238 Club Drive	017 02 0095 000
37	36388 Fairway Drive	017 02 0037 000	96	36242 Club Drive	017 02 0096 000
38	36384 Fairway Drive	017 02 0038 000	97	36246 Club Drive	017 02 0097 000
39	36380 Fairway Drive	017 02 0039 000	98	36250 Club Drive	017 02 0098 000
40	36376 Fairway Drive	017 02 0040 000	99	36252 Club Drive	017 02 0099 000
41	36372 Fairway Drive	017 02 0041 000	100	36258 Club Drive	017 02 0100 000
42	36368 Fairway Drive	017 02 0042 000	101	36264 Club Drive	017 02 0101 000
43	36364 Fairway Drive	017 02 0043 000	102	36268 Club Drive	017 02 0102 000
44	36360 Fairway Drive	017 02 0044 000	103	36272 Club Drive	017 02 0103 000
45	36356 Fairway Drive	017 02 0045 000	104	36276 Club Drive	017 02 0104 000
46	36352 Fairway Drive	017 02 0046 000	105	36333 St. Andrews Drive	017 02 0105 000
47	36348 Fairway Drive	017 02 0047 000	106	36329 St. Andrews Drive	017 02 0106 000
48	36344 Fairway Drive	017 02 0048 000	107	36325 St. Andrews Drive	017 02 0107 000
49	36340 Fairway Drive	017 02 0049 000	108	36321 St. Andrews Drive	017 02 0108 000
50	36336 Fairway Drive	017 02 0050 000	109	36317 St. Andrews Drive	017 02 0109 000
51	36332 Fairway Drive	017 02 0051 000	110	36313 St. Andrews Drive	017 02 0110 000
52	36328 Fairway Drive	017 02 0052 000	111	36309 St. Andrews Drive	017 02 0111 000
53	36324 Fairway Drive	017 02 0053 000	112	36305 St. Andrews Drive	017 02 0112 000
54	36320 Fairway Drive	017 02 0054 000	113	36301 St. Andrews Drive	017 02 0113 000
55	36316 Fairway Drive	017 02 0055 000	114	36330 St. Andrews Drive	017 02 0114 000
56	36312 Fairway Drive	017 02 0056 000	115	36324 St. Andrews Drive	017 02 0115 000
57	36308 Fairway Drive	017 02 0057 000	116	36320 St. Andrews Drive	017 02 0116 000
58	36304 Fairway Drive	017 02 0058 000	117	36316 St. Andrews Drive	017 02 0117 000
59	36300 Fairway Drive	017 02 0059 000	118	36310 St. Andrews Drive	017 02 0118 000