

**RULES AND REGULATIONS  
OF  
CARRIAGE HOUSE CONDOMINIUMS**

1. Unless the context clearly indicates otherwise, as used in these Rules and Regulations the term "Unit Owner" shall be deemed to include not only Unit Owners, but also their families, employees, agents, renters, lessees, visitors and licensees.

2. The units and common areas and facilities shall be used and occupied as hereinafter set forth:

Each of the units shall be occupied as a residence and for no other purpose. Each unit shall be used as accommodations for a single family, not to exceed 4 people in a studio unit and two people in a kitchenette unit. No business shall be operated in or from any unit itself other than the rental of the unit itself, subject to applicable zoning and business regulation laws and ordinances. An exception is made for any unit rented by the on-site property management company that is used as an office for the property management company. No unit may be used as a break room for employees of the property management company.

The common areas and facilities shall be used only for the purposes for which they are intended.

3. Each unit owner shall be obligated to maintain and keep in good order and repair his own unit and the attached limited common areas in accordance with the provisions of the Declaration and Bylaws.

4. Nothing shall be done or kept in any unit or in the common areas and facilities which will increase the rate of insurance on the building or contents thereof beyond that customarily applicable to residential use, or will result in the cancellation of insurance on the building, or the contents thereof, without the prior written consent of the Management Committee. No unit owner shall permit anything to be done or kept in his unit or in the common areas and facilities which is in violation of any law or regulation of any governmental authority.

5. No unit owner shall cause or permit anything (including, without limitation, an awning, canopy, radio or television antenna, shutter, storm door or screen door) to hang, be displayed, be visible or otherwise be placed on the exterior walls or roof of any building or any part thereof, or on the outside of window or doors, without the prior written consent of the Management Committee. No sign of any kind shall be displayed to the public view on or from any unit or the common areas and facilities without the prior written consent of the Management Committee. Any shutter, curtain, shade, drape or anything visible from the outside through the windows of any unit must be of good condition and have white material showing to the outside so that all windows look presentable and uniform in color. Christmas lights may be displayed from November 15 to January 31<sup>st</sup> of the following year.

6. No noxious or offensive activity shall be carried on in any unit or in the common areas and facilities, nor shall anything be done therein, either willfully or negligently, which may be or become an annoyance or nuisance to the other unit owners or occupants. The Carriage House Condominiums is a NON SMOKING facility.

7. Nothing shall be done in any unit or in, on or to the common areas and facilities which will impair the structural integrity of the building or any part thereof except as is otherwise provided herein.

8. No pets or animals of any kind shall be allowed any unit or on any of the common areas and facilities in the project, except for animals labeled as work animals for the disabled by government agencies.

9. The common areas and facilities shall be kept free and clear of all rubbish, debris and other unsightly materials. Each unit owner is responsible to remove their trash, rubbish, debris or any other unsightly materials to approved containers located in the common area parking facility.

10. No obstructing personal property shall be placed in the halls or on the staircase landings, nor shall anything be hung from the windows, terraces, balconies, patios or placed upon the window sills. No clothes, sheets, blankets, laundry or any other kind of articles shall be hung out of a unit or exposed to the common areas and facilities or limited common areas and facilities. No storage of any matter shall be permitted on the balconies, terraces or patios excepting two patio chairs and one small table.


11. No unit owner shall at any time bring into or keep in the unit any flammable, combustible or explosive fluid, material, chemical or substance, including but not limited to barbecues or similar open fire devices.

12. All entrance and exit doors excepting the main front entrance are to remain locked at all times for the security of owners and tenants.

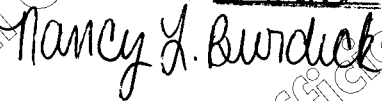
13. Wood burning in the fireplaces is allowed, for the safety of all owners and tenants the burning of fire logs is recommended in place of wood.

14. Homeowners dues are payable quarterly throughout the year beginning January 1<sup>st</sup> of each year. Statements will be mailed on or about the 20<sup>th</sup> of the month preceding a new quarter with payment due on or before the first day of the new quarter. If payment is not received within thirty days (30) of the due date, a late fee of \$50.00 will be assessed. Interest at an annual rate of 18% will be assessed from the due date until collected. Ninety (90) days after the due date a lien may be filed on any unit with an amount past due and the cost of the lien preparation, filing, and release will be added to the account.

Adopted by Board Action January 15, 2006

  
Lori McConnell, President

NANCY L. BURDICK  
NOTARY PUBLIC, STATE OF MI  
COUNTY OF OAKLAND  
MY COMMISSION EXPIRES Nov 21, 2011  
ACTING IN COUNTY OF Oakland



**CARRIAGE HOUSE CONDOMINIUMS OWNERS ASSOCIATION, INC.  
A UTAH NONPROFIT CORPORATION**

**Legal Description**

Units 101 through 432.

**Tax Serial Numbers**

CHC-101	CHC-206	CHC-313	CHC-418
CHC-102	CHC-207	CHC-314	CHC-419
CHC-103	CHC-208	CHC-315	CHC-420
CHC-104	CHC-210	CHC-316	CHC-421
CHC-105	CHC-211	CHC-317	CHC-422
CHC-106	CHC-212	CHC-318	CHC-423
CHC-107	CHC-213	CHC-319	CHC-424
CHC-108	CHC-214	CHC-320	CHC-425
CHC-109	CHC-215	CHC-321	CHC-426
CHC-110	CHC-216	CHC-322	CHC-427
CHC-111	CHC-217	CHC-323	CHC-428
CHC-112	CHC-218	CHC-324	CHC-429
CHC-113	CHC-220	CHC-325	CHC-430
CHC-114	CHC-221	CHC-326	CHC-431
CHC-115	CHC-222	CHC-327	CHC-423
CHC-116	CHC-223	CHC-328	
CHC-117	CHC-224	CHC-329	
CHC-118	CHC-225	CHC-330	
CHC-119	CHC-226	CHC-331	
CHC-120	CHC-227	CHC-401	
CHC-121	CHC-228	CHC-402	
CHC-122	CHC-229	CHC-403	
CHC-123	CHC-230	CHC-404	
CHC-124	CHC-231	CHC-405	
CHC-125	CHC-301	CHC-406	
CHC-126	CHC-302	CHC-407	
CHC-127	CHC-303	CHC-408	
CHC-128	CHC-304	CHC-409	
CHC-129	CHC-305	CHC-410	
CHC-130	CHC-306	CHC-411	
CHC-131	CHC-307	CHC-412	
CHC-201	CHC-308	CHC-413	
CHC-202	CHC-309	CHC-414	
CHC-203	CHC-310	CHC-415	
CHC-204	CHC-311	CHC-416	
CHC-205	CHC-312	CHC-417	

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