

Cherry Ridge Condominium Owners,

Listed below are some of the most common questions or concerns about our association bylaws. All of these can be found in our bylaws which are available online from our website: <https://www.cherryridgecondos.org>

Section 2. Architectural Control Committee Approval.

No lot owner shall remove any trees, modify any terrain, construct, alter, or maintain any improvements on a lot until all of the following have been completed:

(a) The lot owner has submitted to the Committee, for approval by the Committee:

(1) A site plan which includes a proposed survey on which buildings, roads, drives, utilities, easements, grading and drainage plans are located;

(d) Any building, structure or improvement shall be erected or constructed in substantial conformity with the plans, specifications and site plan approved by the Committee.

(a) No building shall be erected on any lot except a single, private dwelling to be occupied by not more than one (1) family, for residential purposes only, with an attached two (2) (or more) car garage. With the prior written approval of the Committee, no more than one (1) outbuilding may be erected within the back half of any lot.

(d) All roofing will be of high-quality roofing materials approved by the Committee.

(e) All garages and storage structures must be constructed of the same exterior materials permitted for the construction of residences and maintained, i.e. painted, stained, etc. in an attractive manner.

5.3. The Committee reserves the right of final approval of the placement or orientation of the structure on the lot. The location of all improvements on each lot must be staked and approved by the Committee before construction commences.

5.4 The location of all improvements shall be designed and located so as to

be compatible with the natural surroundings and with the other lots.

- 6.1. All garbage and refuse and tree and lawn cuttings shall be promptly disposed of so that it will not be objectionable to neighboring property owners of Cherry Ridge Condominium. No outside storage for refuse or garbage shall be maintained or used unless the same shall be properly concealed.
- 6.2 No lot shall be used or maintained as a dumping ground for rubbish. Trash, garbage, or other waste shall be kept only in sanitary containers not less than fifty (50) feet from the rear lot line and shall be kept out of view of the roadways; no trash, rubbish or garbage shall be burned outside. Garbage containers shall be wildlife proof and shall not be left at the road for more than 24 hours in any one week.
- 6.4 No outbuildings of any kind will be permitted except storage structures which meet all requirements herein stated.
- 6.8 The Committee shall have the right to waive or vary any of the restrictions contained herein in such cases as the Committee, in its sole judgment, shall deem to be in the best interest of those owning property in Cherry Ridge Condominium.

ARTICLE VII RESTRICTIONS

Section 4. No travel trailers, motor homes, commercial vehicles, boat trailers, boats, camping vehicles, all-terrain vehicles, camping trailers, snowmobiles, snowmobile trailers, or vehicles other than automobiles may be parked or stored upon the premises of the Project for extended periods of time (defined as more than thirty (30) days in any twelve (12) month period) except within a garage or permitted outbuilding.

Section 5. No Co-Owner shall use, or permit the use by any occupant, agent, employee, invitee, guest or member of his family of any firearms or other similar dangerous weapons, projectiles or devices anywhere on or about the Condominium Premises.

Section 7. Pets shall not be allowed to run free. All animals shall be subject to such rules and regulations as the Association shall from time to

time adopt.

Grand Traverse County animal control ordinance #27

No person shall intentionally, or by failure to exercise due care, allow a dog to run at large, stray, or otherwise be off the owner's premises unless held on a leash, subject to the exceptions found at capital MCL 287.262.

Section 10. Each Co-Owner shall maintain his lot and any limited common elements appurtenant thereto for which he has maintenance responsibility in a safe, clean and sanitary condition.