

Meadowbrook Condominium Bylaw Highlights**

- Association dues are set annually by the Board and can be paid annually, by January 1st, or in quarterly installments due January 1st, April 1st, July 1st, and October 1st. All payments over ten days late are subject to a late fee and interest. Checks to be made out to “Meadowbrook Condo Homeowners Association” or “MCOA”, and mailed to PO. Box 471, Haslett, MI 48840.
- No animal (pet) may be permitted to run loose at any time upon the common elements. Pets must be on a leash at all times if off the owner’s property. **Owner is responsible to pick up all pet waste!** No animals may be kept or bred for any commercial purpose within the condominium project. Also, per Bath Township, it is unlawful to keep or have charge of a pet, which by loud and frequent barking, howling, or yelping becomes a nuisance. No outdoor kennels, runs, or housing shall be maintained for any animal or pet.
- No homeowner shall construct any fence on any unit side yard or rear yard unless same shall comply with the then-applicable codes of Bath Township. All such fences shall be built primarily of natural materials and **subject to the prior written approval of the Association**. Fences are not to exceed 5 feet in height per Bath Township code.
- Landscaping plans (including fencing) must be submitted to the board for approval prior to any new landscaping. All submitted plans must include scaled drawings of the unit footprint and property boundaries in relation to proposed landscaping. Plans must comply with the then-applicable codes of Bath Township, comply with acceptable wetland buffer strips where applicable, and shall not encroach on or contain any common area. Please see bylaws for complete specifications.
- Utility sheds and out buildings are prohibited, unless attached to the residence and constructed of similar materials as the residence.
- Television/communication satellite dish location is limited to the back of the house, and high enough to not present a hazard.
- **Speed limit is 20mph on all neighborhood roads.** No overnight parking on any street from 2:00 am thru 6:00 am especially during snow plow season. Fines may be levied. No parking within 10 feet of a fire hydrant or stop sign. Avoid parking in front of mailboxes. No parking on empty lots or common areas.
- No garbage or trash shall be stored upon any unit except in enclosed receptacles designed for that purpose. Trash containers must be screened from view from the street, and from view of adjacent neighbor’s normal front entrance, except solely and only to facilitate trash pickup that day.
- No house trailers, commercial vehicles, boat trailers, boats, motor homes, camping vehicles, camping trailers, recreational vehicles, snowmobiles, snowmobile trailers, or vehicles other than automobiles or vehicles used primarily for general personal transportation purposes, may be parked or stored upon the condominium premises, unless parked in a garage with the door closed.
- No inoperable vehicle of any type may be brought or stored upon the Condominium premises on any permanent basis, except to perform minor maintenance and repairs on within the confines of closed garage.
- The Common Elements shall not be used for storage of supplies, materials, personal property or trash refuge of any kind. No accumulated waste plant materials will be permitted on any unit unless contained in specific mulching receptacles or screened mulching area. Open burning of accumulated waste is NOT allowed.
- Political campaign signs are limited to 3 in a unit’s front yard beginning 30 days prior to the election and removed the day after the election.
- Homeowners are responsible for clearing sidewalks adjacent to their unit within 24 hrs of any snowfall greater than 3 inches. Board will review non-compliance and if sidewalk is not cleared will have the sidewalk cleared and billed to the owner at \$50 per occurrence. Non-payment will follow the same rules as delinquent dues payment. Please try to avoid NaCl, as it kills grass and is damaging to our wetlands.

**For a complete set of association bylaws, go to www.meadowbrookhaslett.org .