

MULBERRY SQUARE APARTMENTS CONDOMINIUM ASSOCIATION  
2459 Mulberry Road  
Bloomfield Hills, Michigan 48013

RULES AND REGULATIONS

The Board of Directors and all co-owners extend a hearty "Welcome" to Mulberry Square. We know that you will enjoy the gracious living afforded by our small adult complex in a very beautiful park-like setting with its clubhouse and heated pool. The grounds are further enhanced by the use of underground utilities. We can never become overcrowded as we have a maximum of only 80 units. The following information should be invaluable in promoting harmonious living within our complex.

1. You will find that there are two sets of By-laws attached to the Master Deed. One set is recorded with the Deed, and the other was adopted by the Association and incorporated the first set by reference, so that both sets are in effect. We urge you to read and know the By-laws. There have been some amendments over the years which state:

- a. Basement areas may not be used as sleeping quarters.
- b. Residents must be at least sixteen (16) years of age.
- c. No pets are allowed except those in residence when the By-laws were amended. These pets may not be replaced.
- d. Carpeting must cover all second story floors. This includes kitchen, baths and walk-in closet.

2. Due to efficient self-management, our maintenance fees are considered lower than most other condominiums. The services provided include snow removal, lawn care and landscaping, water, insurance on buildings, in-resident caretaker services, rubbish removal, maintenance and repair of buildings, and well-lighted

areas. Place your monthly maintenance fee checks and other correspondence in the Association mailbox #2459 (located on the north end of mailbox rack at the west entrance.) Monthly maintenance fee is due the first day of the month. After the 10th of the month, payment is considered overdue.

3. The Board of Directors is elected at the annual meeting in July. Each co-owner is given a form for nominating Board Members. We encourage each co-owner to take an active part in the management of the Condominium Association or to serve in volunteer committee work.

4. Any alterations or modifications that change the construction or exterior appearance of a unit or basement requires Board approval. This includes changes and additions to electrical wiring and plumbing. (Refer to Article VI, Sec.2 of the By-laws.)

5. All owners are welcome to attend Board meetings which are held in the Clubhouse on the third Tuesday evening of each month. If you wish to speak at the meeting, notify the President or Secretary at least twenty-four (24) hours in advance. In addition to the Board meetings, there are three (3) general membership meetings each year.

6. Only owners may rent the Clubhouse for personal use. The rental fee is \$50.00. The income is used for Clubhouse maintenance and improvements. The Clubhouse is not available for outside rentals, business, or commercial purposes, nor on dates when it is being used for Association activities. Owners may not lend their support or sponsorship for its use by any non-owner group. (The pool is not rented or included with the Clubhouse rental.)

Clubhouse equipment is not to be removed, loaned or borrowed.  
Contact the Social Chairperson or Caretaker for clubhouse rentals.

7. The landscaping and maintenance of the grounds is under the exclusive jurisdiction of the Landscape Coordinator. Flowers may be planted around the buildings and patios by mutual agreement among neighbors. However, planting of shrubbery, trees, or vegetables is not permitted. The green landscaped areas between the buildings are maintained as a park and are not to be used as a playground or a picnic area.

8. The Association insurance covers the buildings only. Each owner must arrange his/her own condominium content insurance.

9. Carports are for owners only. Guests may park in parking lots or open areas. The speed limit through the complex is 10 miles per hour; please comply. Cars may be washed only in the open parking area just north of the Clubhouse. A hose is provided; however, bring your own nozzle.

10. Complaints must be directed to the proper committee head not to the Resident Caretaker. The caretaker will accept parcel deliveries upon request, for you to pick up at your convenience. The Association does not allow duplicate keys to be given to any non-residents.

11. A pool regulation bulletin is delivered to each owner at the beginning of each pool season.

12. Place rubbish in the containers provided in the basement area of each building. Bags are taken to curb-side for pick-up

twice weekly. For safety reasons, wrap all broken glass and other sharp objects separately. Raw garbage must be bagged separately in plastic containers and secured against dripping. Put newspapers (not magazines) in grocery bags and pile the bags on the shelf provided.

13. If you intend to sell or rent your unit, notify the Board of Directors of your intention, as stated in Article VI, Sec. 10 (a) and (b) of the By-laws, which in substance, requires Board approval for any transaction. Because of this, any listing agreement should state that the sale, or lease, is subject to Board approval. If listed with a realtor, submit a copy of the listing agreement to the Board. The prospective buyer, or renter, must be interviewed and approved by the Board, as no agreements are final without this approval. At closing, it is the seller's responsibility to turn over the Master Deed and By-laws to the new purchaser.

Because we are all living in close proximity, the Board of Directors would like to remind everyone that we have to be considerate of our neighbors, and must limit our activities to the extent necessary to avoid disturbing others. There should be no loud playing of TV's, radios, stereo's, nor taking baths at unreasonable hours, day or night. These activities can be very annoying to your neighbors. Be considerate and respectful of others!

The Board of Directors

June, 1987