

# Fox Chase

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A Condominium Community  
In Clinton Township, Michigan

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www.foxchasecommunity.com

August 24, 2018

## BOARD APPROVED CANOPY/GAZEBO SPECIFICATIONS AND GUIDELINES

1. The canopy/gazebo may not be taller than ten (10) feet high and must be a minimum of 12 inches away from the fence and the unit and must allow for access to the common elements. Upon notice of the Board, the structure may have to be removed by the owner to perform repairs and/or maintenance. No part of the structure may be attached to the fence, unit, or building.
2. The canopy/gazebo must be neutral in color, including brown, taupe, sand, etc. Side panels, if applicable, must match as closely as possible to canopy top color. All materials must be flame retardant.
3. The canopy/gazebo must be secured/anchored to the ground.
4. This may not be a permanent structure. The gazebo/canopy must be completely disassembled (including framing) and removed and stored off the premises or inside of the unit November 1st through April 1st annually.
5. The canopy/gazebo (including framing, fabric and side panels) must be maintained and in good condition. Upon notice from the Board, ragged, torn, or damaged structures must be repaired, replaced, or removed.
6. A copy of this document must be attached to a co-owner signed, modification agreement requesting permission to install a canopy/gazebo and returned to the Association for approval prior to installation. Please note: Not all locations may be suitable for this installation.
7. If the canopy/gazebo is expected to be used in the evening hours, type of lighting must be indicated on the modification form and must be of low wattage and comply with outdoor lighting standards.
8. No grills or open flames are allowed within or near enclosure.
9. Installation on a deck will still require decking maintenance, conversely, installation on a patio relieves the Association of its mowing obligations.
10. The Association is not responsible for injury to person or property.

cc **Board of Directors**

Approved by the Fox Chase Board of Directors on 8/13/18 mailed on 8/24/18 effective 9/23/18