

WELCOME TO FOX CHASE

2022 / 2023

FOX CHASE ASSOCIATION

Pat Kincaid, Community Liaison

586-463-9270

Fax: 586-477-0905

Email: www.foxchaseoffice@timmonsmgt.com

BOARD OF DIRECTORS

President Sue Diliberti Phone:

Vice President... Kathleen Simons

Treasurer Sandra Yosin

Secretary... Barbara Vanderhagen

Director .. Anthony Flores

Director ... Denise Lynch

Director Paul Bums

MAINTENANCE

Don DeBurghraeve

Keith Dublin

Mon. thru Fri - 7:00 - 4:30

(586) 463-6341

POLICE, FIRE, AMBULANCE ---DIAL 911

FOX CHASE EMERGENCY NUMBER ----(313)917-8503

WEB PAGE--- timmonsmanagement.com

EMERGENCY POLICE & FIRE -911

NON-EMERGENCY POLICE - 586-

493-7800 NON-EMERGENCY FIRE -

586-263-8444 POISON CONTROL

CENTER - 800-222-1222

CONSUMER ENERGY (GAS LEAKS) - 800-477-

5050 DTE (EDISON) POWER OUTAGE - 800-

477-4747 FOX CHASE MAINTENANCE - 586-

463-6341 TIMMONS MANAGEMENT -

(313)871-1124

AFTER HOURS EMERGENCY -

(313)917-8503 MISS DIG – 811

BOARD APPROVED POLICY OF 2012 Prohibition of Fireworks and related material in the Fox Chase Community

No Co-owner shall use, or permit the use by an occupant, agent, employee, invitee, guest or member of his or her family of any firearms, air rifles, pellet guns, B-B guns, bows and arrows, slingshots, fireworks, or other similar dangerous weapons, projectiles, or devices anywhere on or about the Condominium premises which includes all common elements, limited common elements, and parking bays. Nor shall any co-owner use or permit to be brought into the building in the condominium any flammable oils, or fluids such as gasoline, kerosene, naphtha, benzene, or other explosives or articles deemed to be extra-hazardous to life, limb or property.

Motion by Flores supported by Rolf to prohibit the use of all fireworks, firearms, and other related dangerous weapons projectiles or devices and all related articles deemed to be extra hazardous to life, limb, or property anywhere on the Fox Chase Condominium Premises including all common elements, limited common elements and parking bays

Flores -yes, Glass - yes, Grant -yes, Rolf -yes, .Pierzinski -yes,
Westlake -yes, Whitmire -yes

Motion carried on 7/11/12

PLEASE PLACE THIS ADDITION WITH YOUR
CONDOMINIUM DOCUMENTS.

Fox Chase

*A Condominium Community
In Clinton Township, Michigan*

Phone 586 463-9270

www.foxchasecommunity.com

July 24, 2015

BOARD APPROVED REGULATION

SEASONAL DECORATIONS

1. Christmas decorations including but not limited to lights, bulbs, etc. are not to be hung/installed before November 1st and are not to be illuminated before Thanksgiving Day.
2. Decorations can be hung on porches etc. but no part of the siding, brick etc. can be pierced. Any damage caused by the hanging of decorations will be repaired by the Association and will be charged back to the unit owner.
3. All Christmas decorations must be removed by January 14TH
4. Other holiday decorations (Easter, Halloween, Thanksgiving, etc.) may be put in place two (2) weeks prior to the holiday and then must be removed no later than one week following the holiday.
5. Failure to abide by these regulations can lead to a violation, fine, or both.

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July 29, 2016

Important Information

On May 29, 2016 the Fox Chase Board of Directors passed a rule as brought forth by its attorney on the possession and or use of marijuana in Fox Chase. The rule takes effect on August 28, 2016. Please keep this with all other important condominium documents. Co-owners with tenants please make sure that a copy is given to them. The rule reads as follows.

Fox Chase Association Marijuana Rule

All co-owners shall ensure that if they or their unit occupants, family or household members, tenants, licensees, invitees or guests smoke (whether for medical purposes or not) that such activity shall not be allowed or permitted to occur in the clubhouse facilities, or pool area.

All co-owners shall ensure that if they or their unit occupants, family or household members, tenants, licensees, invitees or guest smoke (whether for medical, recreational or other purposes) such activity shall not be allowed or permitted to permeate other units or their Limited Common Elements. An air purifier or home smoke eater must be purchased and installed for any individual described above who is growing or using marijuana through a current medical marijuana card which must be supplied to the Fox Chase Association.

Board of Directors

Confirmed approval on 5/26/2016 mailed out on 7/29/16 effective 8/28/16

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December 1, 2017

November 27, 2017

BOARD APPROVED RULES AND POLICY CHANGE OF 2017

Prohibition of Hot Tubs and Jacuzzis

Effective 30 days from the original date of this notice (November 27, 2017), please be advised of the following:

The Fox Chase Board of Directors has approved the following with regard to the installation of hot tubs, Jacuzzis, or other exterior tub or pool devices. The decision to change the rule is based on concerns of safety, privacy, and noise levels as well as the configuration of the units not being conducive to exterior tub or pool devices.

The exterior installation of any hot tub, Jacuzzi, tub or pool device within the Association is prohibited. Any and all modifications to the interior common elements within a unit require prior approval before permission for the modification may be granted. Any *previously* approved hot tub, Jacuzzi, tub or pool devices currently installed on the exterior common element must be removed prior to the sale or transfer of ownership of the unit to which it is appurtenant. Violations will be subject to all remedies offered the Association through its bylaws.

**PLEASE PLACE THIS *UPDATED* ADDITION WITH
YOUR CONDOMINIUM DOCUMENTS.**

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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

November 16, 2018

To all Fox Chase Co-Owners,

Please see the policy that was approved in 2017 below.

BOARD APPROVED RULES AND POLICY CHANGE OF 2017

Open Window and Door Policy

ENTRY DOORS, WINDOWS AND DOORWALLS SHALL REMAIN SECURELY CLOSED DURING INCLEMENT WEATHER, WHICH INCLUDES FOR EXAMPLE, RAIN. STORMS AND OTHER HAZARDOUS EVENTS AS BLIZZARDS, TORNADOES, HEAVY SNOW FALLS, ICE ACCUMULATIONS, AND COLD FRONTS. THE REQUIREMENT THAT THEY REMAIN CLOSED IS SUBJECT TO BRIEF INTERVALS WHEN THEY ARE NECESSARILY IN USE FOR ENTERING OR EXITING THE UNIT. THE FAILURE TO COMPLY WITH THIS RULE MAY RESULT IN FINES AND ENFORCEMENT ACTION. ALL COSTS SO INCURRED SHALL BE CHARGEABLE TO THE ASSESSMENT ACCOUNT OF THE NONCOMPLIANT UNIT.

Sincerely,

Board of Directors

Fox Chase Condominium Association

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June 25, 2020

Fox Chase Co-owner's Obligation Article VIII, Section 3

Fox Chase is a community of 75 buildings consisting each of from 5 to 8 units in each building. Each individual unit has its own water shut-off valve, and one unit in each building also has a shut-off valve that controls water flow for the entire building. This building shut-off enables the water to be shut-off in the event of an emergency or when the water shut-off in any one unit in the building fails. The Fox Chase Condominium By-laws at Article ID, section 3, provide that in an emergency situation, the Association's agent has the authority to enter a unit to address an emergency. Co-owners are advised to provide contact information by telephone or email, or in the co-owner's absence, with the assistance from the co-owner's emergency contact, so that the Association's agent can provide advance notice of the need for entry. *H* advance notice is not possible because such information has not been provided or updated as to changes, then the Association has the authority to contact a locksmith to obtain entry to the unit to resolve the emergency. All such entry expenses will be charged back to the unit assessment account. Please provide the Association with the necessary information or the means to gain entry through your provision of a key to a friend to avoid such charge backs.

cc: Board of Directors

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June 25, 2020

Fox Chase Association / Obligations of Co-owners Article VIII, Section 4

A co-owner who receives written approval for any alterations or modifications shall be responsible for maintenance, reconstruction, replacement, or repair of any and all such modifications or alterations. All structural modifications or alterations must comply with local codes and be kept free of rodent and vermin infestation. Where evidence of rodents and other vermin is found, prompt extermination using lawful processes shall be performed by the unit owner, and proper precautions undertaken to prevent future infestation. In the event that the co-owner fails to perform any one or all of the obligations stated above, the Association or its duly authorized agent may perform any and all such maintenance, reconstruction, repair, extermination and preventative obligations at its sole discretion and assess to the co-owner the costs and expenses for same, to be collected in the same manner as assessments.

Patio decks, concrete slabs, pavers

It is the sole responsibility of the co-owner to maintain, repair, replace and, where necessary, exterminate approved modifications. As these modifications alter the areas where they are installed and present extra care to maintain them, the co-owner is responsible for any and all costs to do so. Therefore, all decks, concrete slabs, and pavers where evidence (burrowing) of vermin consisting of, but not limited to, racoons, possums, rats, etc. will be treated by the Association if the co-owner fails to promptly do so, and all costs incurred in such remediation added to the unit account. The responsibility passes from co-owner to co-owner when there is a transfer of title to the unit.

cc: Board of Directors

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June 25, 2020

Fox Chase Common Courtesies and Behavior

In all interactions with Fox Chase staff, property managers, Management Company and contractors, co-owners, their tenants, family and acquaintances are required to display common courtesies and refrain from vulgar, profane or intimidating behavior. Noncompliance will result with termination of the communication with all future communication through USPS or in writing dropped in the maintenance drop box or where appropriate access to law enforcement officers.

cc: Board of Directors

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Fox Chase Entry and Storm Door Replacement Guidelines Rule

Front Entry Doors:

1. Must be solid core steel or fiberglass.
2. Must be Black or White finish.
3. Some styles permitted: Fan light with brick mold, 6 lite clear with brick mold, 6 panel door etc.
4. Picture of replacement door must be included with a modification request for approval

Storm Doors:

1. Must be metal.
2. Must be black or white finish.
3. No "muntin" bars.
4. Glass cannot be frosted, smoked, or have a distorted look.
5. Some styles permitted: full view, YZ or % view etc.
6. Picture of replacement storm door must be included with a modification request for approval.

Co-owners who install unapproved entry or storm doors will be required to replace the door with one that conforms to the guidelines and all at the crowner's cost. These additions clarify and supplement the rule already in place. Please place with other important documents.

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RULES REMINDER *

August 19, 2020

Signs

There are NO signs allowed on the exterior or the interior in the Fox Chase Community. Some examples of signs not allowed are: contractors, scholastic, support, advertising, security, graduation, or political. A For Sale sign posted in the interior window of the available unit as well as a realtor's directional signs not exceeding a total of (3) three signs may be placed on the Condominium Common grounds on weekends only and must be removed after the "Open House" is over, are permitted. Decorative painting, papering or decoupageing the doors and windows is also *not* allowed.

Flags

There are NO flags allowed posted/hung other than the American Flag and only at the front of the unit. The size of the flag may not exceed four (4) feet by six (6) feet. A garden flag marking the seasons or holiday is welcomed at the front of the unit but must be removed within a reasonable time after the occasion.

Lights

No lights of any kind are allowed to be strung in the patio, on the patio fence or on the balcony to mention a few. Seasonal lights in the front of the unit are permitted but cannot be mounted on any exterior part of the unit to cause any damage and must be removed in a timely manner after the occasion/holiday. See Seasonal Holiday Decorations for more information.

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Fox Chase Open Flame Rules

Chimineas, fire pits, tiki torches, charcoal grills, hibachis and any other similar items using an open flame are deemed to be a safety hazard and are prohibited throughout the community. Only propane and natural gas fueled barbeque grills are permitted with "natural gas fueled grills;" requiring both an approved modification form from the Fox Chase Association along with any other necessary approvals and/or permits from the Clinton Township Building Department. Approved grills can only be placed within the unit's patio grounds and must be at least ten (10) feet from the unit walls and all patio fences. They are not permitted on front, patio porches or balconies. When not in use, the equipment must be covered. Placement on the grass, sidewalks, roadways or in parking bays may result in removal and disposal by the Association's agent, without prior written approval notice or any liability to the owner.

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October 1, 2021

NEW TRASH VIOLATION AND FINE TRASH/DUMPSTER RULES -REMINDERS AND SUPPLEMENTS

Waste containers (dumpsters) are in all parking areas of the Fox Chase Community and are located close enough to each other that trash can be easily taken to another dumpster if one dumpster is full. Trash left on the ground next to the dumpster is a violation and a finable offense. Leaving trash on the ground can attract rodents and other varmints and is unsightly.

All trash must be placed inside a plastic bag and secured properly before placing inside the dumpster. Boxes must be flattened before placed in the dumpster to maximize dumpster capacity.

Large items are picked up on Tuesdays and should be placed next to a dumpster (not in front of the dumpster) the night before. Large items are, but not limited to, refrigerators, mattresses, stoves, sofas, furniture, etc.

If making ANY home improvements, the contractor should remove offsite, any discarded materials. Construction waste shall not be placed in any dumpster as space is limited for trash.

The yard waste container is located to the right of the entrance of Bay N. This container can only be used to dispose of the following: grass clippings, weeds, shrubs (or trimmings from same), tree branches, sod, bushes (or trimmings from same). ABSOLUTELY nothing else may be placed in the dumpster.

Starting 30 days from the date on this letter, October 31, 2021, notice of violations for any trash rule offenses will be issued, which will be subject to a hearing before the Board to determine whether these violations occurred. Hearings are scheduled during the monthly Board meetings which are held on the 4th Thursday of each month at 6:00 p.m. at the clubhouse. If a violation is established at the hearing, a \$100 fine shall be assessed for both the first and any subsequent trash violations and notice of the same shall be provided.

Board of Directors

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IMPORTANT CHANGES TO SNOW REMOVAL POLICY PLEASE READ TO AVOID FINES AND/OR TOWING

October 1, 2021

Dear Fox Chase Co-owner or Tenant Resident,

As permitted by the Fox Chase Condominium Association Bylaws, the Board of Directors has voted to adopt the following rule regarding parking in the community parking lots during a snow event accumulating to a depth of 2 inches or greater as follows:

The process of snow removal begins with every contiguous snowfall of a depth of 2 inches or greater. After the accumulation of 2" of snow, the Association's snow removal vendor should begin snow removal and will first sound the vehicle horn to announce that snow removal in the parking area will commence. Sounding of the horn is a courtesy only, not a requirement. Co-owners must be aware of when snowfall is predicted. While it has always been a requirement for every resident to move their vehicles from the parking areas to allow the snow removal crew access to the area, this is often overlooked or ignored.

Please Note: Snow removal during the hours of 8 p.m. through 8 a.m. will only include the center roadways of the parking areas. Vehicles will **NOT** be required to move from the parking areas for snow plowing during this time frame. The snow removal process will resume after 8 a.m. at which time all vehicles must move from the parking areas to allow the snow removal contractor uninterrupted access to these areas. This will be in effect from 8 a.m. to 8:00 p.m. Keep in mind that once the entire parking area has been completely cleared, your vehicle(s) must be moved back to that cleared area to allow the contractor to clear all the parking areas from curb to curb.

The Maintenance Department oversees the process which includes clearing all the sidewalks, having the crews hand shovel the porches, walkways and the having the snow removal contractor plow the parking areas. Fox Chase is a community of 496 units with sidewalks, porches, driveways, and over 25 parking bays to service. After a regular snow fall it takes approximately 6 hours to complete all areas, with heavier snowfall requiring even more time. Please be patient.

If you are going to be away for an extended period, make sure to move any vehicles off-site where they will not interfere with snow removal or make arrangements with a relative, friend or neighbor to move the vehicle/vehicles. Due to liability, neither the

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FOX CHASE CONDOMINIUM RULES RELATING TO FINES

The Board of Directors of Fox Chase Condominium Association (the "Association") adopts these rules on July 28, 2022, effective October 1, 2022.

BACKGROUND

A. The Association is responsible for governance, maintenance, and administration of Fox Chase Condominium (the "Condominium").

B. The Association exists pursuant to the Michigan Condominium Act and the Michigan Nonprofit Corporation Act, as well as the Association's Articles of Incorporation, the Master Deed, and the Condominium Bylaws (collectively, the "Condominium Documents").

C. The Michigan Condominium Act authorizes and Article 1, Section 5(a)(7) and Article VIII, Section 20 of the Condominium Bylaws authorize the Association's Board of Directors to adopt and enforce reasonable rules and regulations in the interest of the Condominium.

D. The Association's Board of Directors desires to adopt rules with respect to the imposition on fines for violations of the Condominium Documents.

The Association's Board of Directors adopts the following Condominium rules (the "Rules"), which are binding upon all Co-owners and their tenants, occupants, successors, and assigns, and which supersede any previously adopted rules on the same subject matter:

1. Procedures. The violation by any Co-owner or their occupants or guests of any provision of the Condominium Documents shall be grounds for the Association to assess monetary fines against the involved Co-owner. The Co-owner will be deemed responsible for such violations whether they occur because of their personal actions or the actions of their occupants, guests or any other person admitted to the Condominium through such Co-owner. Prior to assessing any monetary fine, the Board will adhere to the following procedures:

A. Notice of Alleged Violation. Notice of the violation, including the Condominium Document provision violated, together with a description of the factual nature of the alleged offense set forth with such reasonable specificity as will place the Co-owner on notice as to the violation, shall be sent by first class mail, electronic transmission, or personal delivery to the Co-owner at the Unit address or, if designated, at such other address as the Co-owner designates in writing to the Association.

B. Hearing. The offending Co-owner shall be provided a scheduled hearing before the Board at which the Co-owner may offer evidence in defense of the alleged violation. The hearing before the Board may be at its next scheduled meeting, but in no event shall the Co-owner be required to appear less than 10 days from the date of the notice. Upon appearance by the Co-owner before the Board and presentation of evidence of defense, or in the event the Co-owner fails to appear at the scheduled hearing, the Board shall, by majority vote of a quorum of the Board, decide whether a violation has occurred. The Board's decision is final.

2. Assessment of Fines. If there has been a violation of any of the provisions of the Condominium Documents, the following fines may be levied:

FIRST VIOLATION	No fine will be levied unless the Board determines that the nature of the violation is such as to be best deterred if a fine is imposed for a first violation, or unless the Board has already adopted via another rule an immediate fine for a violation of a particular nature.
SECOND VIOLATION	\$50.00 Fine
THIRD VIOLATION AND ALL SUBSEQUENT VIOLATIONS	\$100.00 Fine

For purposes of this Rule, the number of the violation (i.e., first, second, etc.) is determined with respect to the number of times that a Co-owner violates the same provision of the Condominium Documents, as long as that Co-owner may be a Co-owner of a Unit or occupant of the Condominium and is not based upon violations of entirely different provisions. In the case of continuing violations (i.e., a violation that has not been cured), a new violation will be deemed to occur each successive week during which a violation continues or in such intervals as may be set forth in supplements to this Rule; however, no hearings other than the first hearing shall be required for successive violations if a violation has been found to exist. Nothing in this Rule shall be construed as to prevent the Association from pursuing any other remedy under the Condominium Documents or the Condominium Act for such violations, or from combining a fine with any other remedy or requirement to address any violation.

3. Abatement. In addition to any fines that the Board levies pursuant to this Rule, the Association may exercise its right to summarily remove and abate, at the expense of the Co-owner in violation, any structure, thing, or condition existing or maintained contrary to the provisions of the Condominium Documents.

4. Collection of Fines. Any fines that the Board levies pursuant to this Rule shall be assessed against the Co-owner and shall be immediately due and payable. Failure to pay the fine will subject the Co-owner to all liabilities set forth in the Condominium Documents including, without limitations, those described in Article III of the Condominium Bylaws.

* * * * *

Respectfully submitted,
Board of Directors
Fox Chase Condominium Association

Maintenance Department nor the snow removal contractor will not move or PUSH, JUMP START, or start stalled vehicles. All vehicles must be operational and have current year license plates/tags or will be tagged and towed. Knowing and following local weather forecasts will provide an early warning that snow plowing is eminent.

The Board has deemed that snow falls requiring snow removal constitutes a Snow Emergency and has therefore adopted a process to have fines levied on any co-owner who does not cooperate by moving their vehicle(s) owned by them, their tenants, guests, or invitees upon the arrival of the snow removal contractor. Failure to provide the required access to remove snow completely from the area, in addition to other cumulative remedies permitted through the Bylaws, will result in a notice of violation being issued, which will be subject to a hearing before the Board to determine whether the violation occurrence Hearings are scheduled during the monthly Board meetings which are held on the 4th Thursday of each month at 6:00 p.m. at the clubhouse. If a violation is established at the hearing, a \$100 fine shall be assessed for both the first and all subsequent offenses and notice of the same will be provided.

The Association considers this a matter of safety and therefore intends to maintain strict adherence to the above requirements.

TOWING: There are a few residents (co-owners, tenants, visitors) who on a regular basis do not move their vehicles. Once this rule goes into effect, vehicles that are not moved for a snow emergency will be tagged for towing. The first offense resulting in a vehicle being tagged will be considered a warning. With every other subsequent offense, the vehicle(s) will be towed.

Pursuant to the Fox Chase Condominium Association Bylaws, this regulation shall become effective 30 days from the date of this notice and will be enforced beginning on October 31, 2021. This amended regulation supersedes all previous snow removal related regulations.

Sincerely,

Fox Chase Board of Directors

Fire Prevention Tips.....

Have a plan in place. Talk to your children about what they need to do in case of a fire. Show them at least two escape routes from each room. Conduct a few fire drills. Pick a spot outside where everyone will meet once outside.

- A. Protect everyone with smoke and carbon monoxide detectors. Smoke Detectors should be installed on every level of a home. Make sure the Batteries are changed at least twice yearly.
- b. Keep at least one fire extinguisher in a home and make sure, everyone knows how to use it.
- C. Stress the importance of safe cooking.
- d. Contact your insurance agent and make sure you have adequate coverage. Become familiar on what is covered by the Association. And what is your responsibility.
- e. Talk to your children about the responsibility of playing with matches. Make sure you do not leave any sitting around.
- f. Never operate a clothes dryer without a lint filter. Make sure the lint filter is cleaned before and after every use.

FOX CHASE RULES & REGULATIONS

When moving into a Condominium Community you should be aware of the by-laws and rules & regulations. Co-owners who lease their units must provide their tenants a set of the rules and regulations. Here is a sampling of some of those rules:

No baseball, football, hockey, etc. playing in the common grounds (open areas behind the units and parking bays). Algonquin Middle School playground is close by for these activities.

No skateboarding

Co-owners must keep flower beds in front of areas and patios weeded.

Oil leaks in the parking bays from vehicles must be cleaned up.

If enclosing the patio, a modification request must be submitted and approved by the Board of Directors. ONLY white cedar is permitted to enclose the patio (fence).

All pets must be on a leash on the common grounds. Pet owners must pick-up and properly dispose of their pets' feces.

Disruptive activities and excessive noise in and around the unit. late at night or early morning is prohibited by Fox Chase by-laws and Clinton Township Ordinances.

Clinton Township Ordinances

Ordinance #664.05 – Assemblage of noisy or riotous persons. No person shall permit any noisy or riotous persons to assemble in any house owned, occupied or controlled by him or her to the annoyance or disturbance of the neighborhood and the public peace.

Ordinance #664.07 – Prohibited noise. No horns or signal devices, racing motors, loud radio, television phonograph or musical instruments in such a manner or with such volume between the hours of 11:00 p.m. and 7:00

a.m. Also, no unnecessary or reasonably loud shouting and whistling at any time or place in the Township.

Ordinance#664.08 – Prohibited Noise Civil Infraction. For a person to disturb the public peace and quiet by creating or allowing noise at any time or place so as to unreasonable annoy or disturb the quiet comfort and repose of any person in the vicinity.

Ordinance#610.01 - Dog Control.

Dogs Running Loose – No owner or other person having the possession, care, custody, or control of a dog shall permit such dog to run at large upon streets, walks, parks or public places within the Township unless such dog shall be attached to a leash of sufficient strength to retain such dog in such manner as to be kept under the control of the person accompanying it.

Dogs Running Loose on Property Other Than the Owner – No owner or other person having the possession, care, custody, or control of a dog shall permit such dog to stray beyond his or her premises unless such dog is under reasonable control of some person.

Barking or Howling Dogs – No person shall own, harbor, or keep any dog which shall cause annoyance or disturbance to persons by frequent and habitual barking, howling, or yelping.

Vicious Dogs – No person shall suffer or permit a vicious, fierce, or dangerous dog to go unconfined and unrestricted on such person's premises, or to run at large.

All new owners with ownership assume the responsibility, care, and maintenance of plants, trees, and or bushes located within their front and patio areas. The exception is if a planting (bush or tree) was part of the original construction of the complex, it would then be the responsibility of the Association to care for. If you have a question whether a planting is your responsibility or not, please call the Maintenance office (463-6341).

Example: trees located in patio areas must be trimmed periodically to not overhang into neighboring patio areas etc. The cost for this is the responsibility of the owner of the unit. If it becomes evident that a tree, because of size has become a problem structurally and/or due to its health must be removed, it is the express obligation of the owner of said patio/tree to contract and pay for its removal.

If you are looking to install a deck, patio stones, pavers in your patio area, you must fill out a Modification Request form and along with plans/drawings submit it to the Board of Directors for review and or approval. No work is to start prior to receiving approval. See the Community Guidelines for more detailed information.

If you are looking to enclose your patio area, you must first fill out a Modification Request and submit it to the Board of Directors for approval. There are specific regulations on the size and species of wood used to enclose the patio. See your Community Guidelines for in depth information or call the Maintenance office during normal business hours.

Adopted and Approved Rules -2009

Air Inflated Play Equipment

Air inflated play equipment, including for purposes of illustration but not in limitation, moonwalks, bounce houses, castles, slides are not permitted in, on, or about the Fox Chase Community/Common Elements, Limited or General. By this, if a violation of this guideline occurs, the Board of Directors or its agent is entitled to have the item removed from the Common elements without any liability and without prior notice. All costs incurred by the Association in the correction of this violation will be billed to the co-owner per Article III of the Fox Chase Condominium By-Laws.

Flags

#4. Flags & brackets may only be located/attached on the front of units and MUST be installed by the maintenance department. An approved modification request form must be on file with the Association prior to installation. The forms are available at the maintenance office.

Springtime Tips.....

Daylight Savings Time starts in March. Make sure you change the batteries in your smoke alarm. If you don't have one or more located throughout your home, this would be a good time to make a small investment to secure the safety of you and your family.

Planting of flowers, whether annual or perennial, are limited to the area directly in front of your unit and/or inside your patio area. All flowers and plants must be weeded periodically to maintain your area.

No flowers, bushes, trees etc. can be planted in the common areas of the complex without permission from the Board of Directors. A Modification request form must be submitted and approved prior to any plantings. The common area is defined as all area outside of the front of the unit and the patio area. See the Community Guidelines for more information.

No bushes or trees within the confines of the front or patio areas can be removed and/or replaced without express permission from the Board of Directors. A Modification Request form must be submitted and approved prior to any work. See the community guidelines for more information.

NO YARD WASTE can be disposed of in the regular dumpsters. It is against State law to do so. A yard waste dumpster for the disposal of yard waste is/will be provided from spring through fall. It will be located in a centralized area of the community (Bay N).

RECYCLING

Recyclables can only be deposited in the "blue" dumpsters clearly marked "Recycling Only". There are no blue recycling dumpsters in the Fox Chase Condo. They are located at each end of the complex. One is located in the clubhouse parking lot and the other is just inside the entrance to Bay five. There is a list of accepted materials on the dumpsters. Please utilize this service that is provided to the Fox Chase residents & A list of acceptable items is located on the back. Thank you for recycling.

THE BOARD OF DIRECTORS

Fox Chase Cable TV & Satellite Policy

Cable TV Installation

The service (cable wiring) must be brought in through the basement wall. Cable wiring cannot be strung/attached or pierce the siding or roof. All wiring for additional outlets (2nd floor) must be strung through the interior walls. The cable contractor is responsible to bury cable strung from the unit to the cable box in the common grounds. Cable must be buried within two weeks of installation. It is the sole responsibility of the resident to make sure that the cable contractor buries the cable. If not, the Association will have it buried and all costs will be added to the residents account.

Satellite Dish Installation

Satellite dish installations are limited to within the immediate patio area. They (dish) cannot be installed in the front, side, or attached to the roof. The size of the dish is limited to one meter in diameter or less. It can be attached to the railing of a 2nd floor balcony, or on its independent pedestal in the patio. It cannot be attached to the siding, patio fence, or roof and cannot be higher than the height of the patio fence. Cable wiring cannot be attached to and or pierce the siding and or roof. Dish service (cable wiring) for any outlets in the unit must be run through the interior walls. For additional dish satellite policy, please see the Fox Chase satellite policy of March 16, 2008 located on the Fox Chase website www.foxchasecommunity.com or obtain a copy at the maintenance department.

If you have any questions, please contact Fox Chase Community Manager at 463-9270 or the Maintenance Department at 463-6341.

IMPORTANT INFORMATION

Re: PLUMBING / WHO IS RESPONSIBLE FOR WHAT

For all residents current and new. The following lists comprise what the Association is responsible for and what the resident is. Please place this information with your unit documents.

FOX CHASE ASSOCIATION RESPONSIBILITY

Snake/unclog the **MAIN** sewer line in the basement. Water supply lines (hot & cold) to the shut-off valves in the kitchen, bathroom, toilet, bathtub, laundry tub. In an **EMERGENCY** such as: flood, fire, burst pipe, downed tree blocking driveway or roads, sump pump failure, sewer back- up, blown out windows, **PLEASE CALL 800-821-8800** after normal business hours. Otherwise, call the maintenance department at 586-463-6341 during normal business hours Monday thru Friday 7:30 a.m. to 4:30 p.m.

CO-OWNER RESIDENT RESPONSIBILITY

Snake/unclog kitchen drain, bathroom sink drain, bathtub drain and toilet.

Kitchen faucet (fixtures) trap/drain and **ALL** leaks stemming from them (all plumbing leading to the main sewer)

Bathroom faucet (fixtures) and trap/drain and **ALL** leaks stemming from them (all plumbing leading to the main drain)

Bathtub faucets (fixtures) trap/drain and **ALL** leaks stemming from them (all plumbing leading to the main stack).

Replace Toilet.

Replace laundry tub.

Winter Tip

Here are some ideas that can help you and your home.

1. November marks the end of daylight savings time. Make sure, that you change the battery in your smoke and carbon monoxide detector. One just as important as the other. Spending a few initial dollars can safeguard your entire family.
2. Think about having your furnace checked/tuned-up. Carbon monoxide is a silent killer. Don't become one of its statistics.
3. Change your furnace filters frequently. A clogged filter impedes air flow and efficiency of your furnace. Furnace filters are inexpensive.
4. Check your entry door for energy efficiency. There is a simple test. During the daylight hours stand in your house and look at your door. If you see light or feel a draft coming from around the frame of the door you might need to replace the weather stripping. Have a look and if it does need to be replaced take a piece of the old weather stripping with you to your neighborhood hardware store so you can replace like with like.

Community Watch

Community Watch works because people want to assume a more active role in making their community safe. It would be impractical to place a law enforcement officer into each neighborhood and very practical to utilize those who live there. Residents within a neighborhood know who belongs there and who doesn't and what activity is suspicious. The most important reason neighborhood watch works, is that citizens began working with, instead of relying on, law enforcement to combat crime in their community.

Here are some ideas:

1. Get to know your neighbors and their routines so that any out of place activity can be reported and investigated. Be suspicious of unfamiliar vehicles and persons in your immediate community, call the police when in doubt and give a good detailed description.
2. Set up a telephone tree/calling guide with your neighbors with name, address, and phone number_
3. Stress the importance of recognizing suspicious activity and how to report it. Place local police department's phone number and emergency service number by your phone.
4. Leave the porch light on at night. A well-lit area deters crime. Spending a few extra cents, a month in electricity is well worth it.
5. Let your neighbors know if you are going on vacation or for an extended period of time. Stop mail and newspaper deliveries, or have one of your neighbors push the mail through your slot and clear newspapers from the porch area. Have one of your neighbors park their vehicle in your numbered parking spot. Set some of your interior lights on a timer.

Fox Chase

A Condominium Community
Clinton Township, Michigan

Phone: 586-463-9270 Fax: 586-477-0905
www.foxchasecommunity.com

Community Pool Rules and Regulations

- 1) All Fox Chase Residents (co-owners, renters, and/or other residents of household 12 years and older) will be required to obtain a "PHOTO POOL PASS" to gain admittance to the pool area. Your "PHOTO POOL PASS" must be presented upon entry to the Pool Attendant. All persons entering the pool area must also sign in at the Pool Attendant desk. The "PHOTO POOL PASS" is renewable and is good as long as you are a resident of Fox Chase. Please DO NOT DISCARD. Adult co-owner/renter/other residents of household (18 years and older) with a "PHOTO POOL PASS" must accompany resident children under twelve (12) years of age at all times.
- 2) Co-owners/renters of Fox Chase with Association fees in arrears will not have use of the pool until they have paid all fees owed to the Association (Association fees, legal fees, NSF fees etc.). Renters whose Co-Owners are in arrears will not be allowed pool access until all accounts and fees are paid in full.
- 3) "PHOTO POOL PASSES" will be provided to Fox Chase Residents free of charge prior to the pool opening. The scheduled free photo pool sessions will be posted on the Fox Chase website www.foxchasecommunity.net, in The Fox Chase Gazette and on the Fox Chase Community signs, located at each end of the complex. Pool Passes will be handed out to co-owners/renters in good standing at the time photos are taken.
 - a. Any co-owner/renter who fails to have their pool pass taken during the assigned dates will have to pay a \$20 service/late fee (per person) to receive their Photo Pool Pass after the pool opening. The sessions for summer passes will be posted.
 - b. New co-owners/renters to the Fox Chase Community who move in after the start of the pool season should contact AMI at (800) 821-8800 to schedule a Photo Pool Pass picture session.
- 4) In order to receive a Fox Chase Season Pool, Pass the following requirements are required.
 - a. Co-Owners (18 years and older) must present photo ID of either a valid Michigan Driver's License or Michigan ID Card. The current Fox Chase address must appear on either form of State ID. No other forms of ID or proof of residency will be accepted.
 - b. Renters/tenants must have a signed rental agreement (acknowledging the right to use the pool by the co-owner) as well as a lease on file and a valid Michigan Driver's License or Michigan ID Card. The current Fox Chase address must appear on either form of State ID.
 - c. Other residents of the household (18 years and older) must have a valid Michigan Driver's License or Michigan ID Card with current Fox Chase address on either form of State ID.
 - d. Resident children/minors between 12 and 18 years of age must be accompanied by an adult living in Fox Chase (meeting requirements of either: 4a, 4b, or 4c).

- 5) Only a Fox Chase Photo Pool Pass will be accepted for entrance into the Fox Chase Pool and Pool Area. No other forms of ID will be accepted.
- 6) Photos for Pool Passes will not be taken at the pool. If co-owners/renters miss the scheduled photo opportunities, they will need to attend a scheduled photo session to have their picture taken for a pool pass (a service/late fee of \$20 per pass will apply).
- 7) If a **"PHOTO POOL PASS"** is lost, there will be a \$20.00 charge for replacement. **Photo Pool Passes cannot be obtained at the pool.** Co-Owners wishing to obtain a replacement Photo Pool Pass will need to make an appointment through AMI at (800) 821-8800.
- 8) Only co-owners/renters (18 years and older) with a valid pool pass may bring in a guest. Each guest will need to pay \$2.00 at the gate for admittance and must be always accompanied with a co-owner/renter. A hand stamp will be available for guests who leave and return later in the day. Funds collected from these charges will be used to defray pool and operating expenses.
- 9) Co-owners/renters are limited to four (4) guests at one time. Co-owners/renters must always remain at the pool area with their guests.
- 10) Co-owners/renters without a valid Fox Chase Pool Pass will not be permitted admittance to the pool or pool deck area. Photos sessions for Pool Passes will NOT be available at the pool area and lifeguards and pool attendants do not have authority to take pool passes or allow those without a valid pool pass access to Fox Chase facilities.
- 11) Up to four guests per resident are allowed in the pool if the lifeguard feels the pool is not overcrowded and may be refused if overcrowded.
- 12) No parties are allowed at the pool or pool area.
- 13) The pool will be open weekdays, weekends, and holidays during hours which will be posted at the clubhouse, in the community newsletter, and on the website at the start of the pool season.
- 14) The decision to open or close the pool during inclement weather (i.e., rain, thunderstorms, etc...) or when the outside temperature is not favorable to its use will be made by the on-duty lifeguard with approval from the Fox Chase Board of Directors Pool Committee.
- 15) In accordance with State Law ACT 30 of P.A. of 1966, and as amended, only persons wearing proper swimming attire shall be permitted in the pool enclosure. (R. 325.2192 Rule 92, Sub Para 6) Persons wearing casual attire (such as sneakers, shoes, etc.) shall not be permitted in the deck area. Everyone must shower **PRIOR** to entering the pool.
- 16) Resident children under 12 years of age must be accompanied at all times by a parent/adult who is a verified co-owner/renter/resident with a valid Fox Chase Pool Pass.
- 17) Eating in the pool enclosure, except in the designated areas, is strictly prohibited. Glass containers of any type are also prohibited in both the pool area and designated area. Beverages must be in plastic, metal cans, or paper cups. All portions of this rule will be strictly enforced. This rule is in accordance with State Law, ACT 230, etc., R 325.2192, Sub Para 7.
- 18) Toddlers are required to wear approved swim diaper or tight-fitting plastic pants over diaper.
- 19) Diving, jumping, running, and general horseplay are not permitted in the swimming pool or pool deck area.
- 20) Small floatation devices or toys may be permitted in the pool at the discretion of the lifeguard. No large inner-tubes or small balls are permitted in the pool area. Any unclaimed items will be discarded at the end of the pool day.
- 21) Any act of pollution or vandalism/malicious mischief in the pool, pool deck area, or Fox Chase facilities will result in immediate suspension of pool privileges for the season. Restitution and legal action will result.

- 22) No radios or music are permitted in the pool or pool deck areas except those requiring the use of headphones.
- 23) No alcoholic beverages are permitted.
- 24) Smoking is permitted solely in the designated area on the pool deck. Smoking by minors is prohibited.
- 25) No pets of any kind will be permitted in the pool enclosure.
- 26) Fox Chase is not responsible for any personal property lost or left in the pool deck or facilities.
- 27) Chaise loungers are available to co-owners/renters and guests (16 and older first, and older 16 based on availability).
- 28) At the discretion of the lifeguards, ten (10) minutes every hour, all swimmers under the age of 12 years of age will be required to take a 10-minute rest period. They will be admitted back into the water at the end of the rest period. This is a good time to remind young swimmers to visit the restroom and that their behavior during this time should be appropriate. All children under the age of 12 must be accompanied to the restroom area by their adult/guardian.
- 29) No one with an open wound or sore, which may contaminate the water, may enter the pool (State Law R 325.2192(1)). This rule applies whether or not a bandage, case or protective covering is worn. State Law R. 325. 2192 (2) requires that everyone must shower and wash with soap before entering the pool. Any excessive oils, lotions or suntan products must be removed before entering the pool. No one with any eye, ear, nose, or throat infection, or any ailment, which may be considered communicable or tending to contaminate or pollute the water, may enter the pool.
- 30) Any money owed to the Association precludes the use of the pool and any Association facilities.
- 31) All persons, including children using the pool and clubhouse, do so at their own risk. The Association will not be responsible for any accident, injury, loss or damage to personal property in connection with such use.
- 32) For the safety of all, lifeguards will issue warnings to enforce the rules in the following order:
 - a. A verbal warning
 - b. Violators will be given a second warning with an explanation that further abuse of rules will result in removal from the pool area for one (1) day
 - c. Removal from the pool for the remainder of the day
 - d. Further problems or repeat offenders will be turned over to the Property Manager and/or Fox Chase Board of Directors for resolution
- 33) Any pool user in violation of these rules will have pool privileges revoked until such time as the Fox Chase Board of Directors has time to address the situation at the next scheduled Board of Directors meeting. Any reinstatement of pool usage will be at the sole discretion of the Board of Directors.

Please add these to your Association Documents

Sincerely:

Fox Chase Board of Directors

What Community Watch is Not.....

1. A vigilante force working outside the normal procedures of law enforcement.
2. A program designed for participants to take personal risks to prevent crime.
3. A 100% guarantee that crime will not occur in your

neighborhood. Tony Flores

5. Reminder, turn off all water access to outdoor spigots both in front and back of the units. Residents are responsible for repair and any damages if the pipes freeze and burst.

6. With the cost of natural gas spiraling upward it is important that everyone be aware of some simple steps that can be used to conserve energy:
 - a. Don't overheat your home and over work your furnace.
 - b. When replacing your furnace look for one that's at least 90% efficient.
 - c. Install a programmable thermostat. Installing one and using it properly can save as much as 20% on heating costs.
 - d. Turn down the heat. You can save from 1-3% on heating costs for every degree you dial down.
 - e. Lower your thermostat to 58 degrees if you are away from home 5 hours or more. You use much less energy to heat the house up when you return than to keep it heated while you're away.
 - f. Keep all windows and doors closed.

Sidewalks are to be kept clear of all personal property.

No vehicles shall be driven on any sidewalk or Common Area at any time.

No plantings of any kind will be permitted in the Common Area, on the ground or hanging, without written approval of the Board of Directors.

No climbing of trees, shrubbery or fences is permitted.

SHRUB REMOVAUREPLACEMENT

Co-owners who wish to remove any landscaping in the front of their unit must make a written request, including diagram, to the Board of Directors **BEFORE** beginning any changes. Any shrubbery replaced will be done at the Co-owner's expense and the shrubbery must adhere to certain height and width limitations.

To simply remove the original shrubbery or landscaping without prior authorization from the Board is considered destruction of Fox Chase Condominium property.

Once approval has been obtained by request, maintenance will remove the ORIGINAL landscaping at no cost to the Co-owner.

COMMON PARKING AREAS

No repairs or maintenance to vehicles will be permitted in the parking areas.

PARKING REGULATIONS

1. Each unit has one designated parking space, marked with the last two numbers of the unit address. The unit's resident must utilize this parking space.
2. All other parking spaces in the complex are marked with the letter "R", and are available for use on a first-come, first-serve basis to residents.
3. Commercial vehicles are allowed in the complex for the purposes of pickup or delivery only and shall not be parked overnight or stored on the premises. At no time may any commercial or delivery vehicle go beyond the designated parking area.
4. Commercial vehicles will be allowed to park in the parking bays in the complex, but must meet the following criteria and regulations.
 - A. The commercial vehicle cannot be larger than a standard van (216" total body length) or pickup truck (211" total body length).
 - B. The commercial vehicle must be used for job/work related.
 - C. The commercial vehicle must park in the numbered parking spot assigned to the unit of the user of the commercial vehicle.
 - D. The list of commercial vehicles not allowed to park in the parking bays are, but not limited to: Step vans, stake trucks, dump trucks, box vans, pickup trucks w/snow plows, tow trucks, semi-trucks, and any other vehicle the Board deems to include.

- E. There will be no storage of any other commercial vehicle other than the one that is being used for work/job related.
- F. The commercial vehicles front, or rear end must not extend over the curb/sidewalk, nor overextend into the bay blocking/obstructing the view and traffic flow of vehicles entering or leaving the bays.

The Board reserves the right to make further revisions in the regulation and/or rescind it in its entirety and revert to the previous rules.

- 5. No vehicles are to be parked in front of a dumpster.
- 6. Recreational vehicles or trailers, that do not exceed 25 feet in length, may be parked so as not to occupy more than one (1) parking space for a period not to exceed 24 hours.
- 7. All vehicles parked in the complex must have current license plates and be in operable condition.
- 8. Violations may also result in the vehicle being tagged and towed after 48 hours. Vehicles will be towed from the Condominium premises at the owner's expense.
- 9. Any vehicle that drips any fluids on the cement in the parking area will be responsible for the immediate cleanup of these fluids. If this is not done immediately it will be cleaned for you. All costs for this service will be placed on the responsible co-owner's account.
- 10. Due to the Community's limited parking space, please move your vehicle from the complex to another off-site location, or a storage facility, if you plan on being gone for an extended period of time.

Snow removal procedures. All personal vehicles must be moved within one (1) hour of the plows clearing the access paths in each parking area. Failure to move any vehicles will result in those vehicles being towed and/or the owners of the vehicles being fined. Any costs incurred will be charged to the owners of the vehicles.

According to the snow contract, the snow removal company has four (4) hours after the snow stops falling to plow snow. Please be patient!

FOX CHASE SNOW REMOVAL POLICY

The following is an overview of snow removal process for Fox Chase

Charter Oaks Blvd., Brynford, Glenbrook, & Weybridge are maintained by Macomb County.

Within four hours of snowfalls of more than two (2) ", three (3) crews are activated, the snow removal contractor, the maintenance staff and a crew to provide hand shoveling.

The maintenance staff will oversee the entire process plus clear all the main sidewalks, the crew doing the hand shoveling will do the porches and walkways, and the snow

FOX CHASE PARKING REGULATIONS

Amended by-laws of January 28, 1988

Article VIII - Obligations of Co-owners

Section 8. Parking of vehicles on the Condominium premises shall be governed by the provisions of duly promulgated rules and regulations of the Association.

Fox Chase Community Guidelines adopted November 2004

1. Each unit has one designated parking space, marked with the last two numbers of the unit address. The unit's resident must utilize this space.
2. All other parking spaces in the complex are marked with the letter "R" and are available for use on a first come, first serve basis to residents.
3. Parking in someone else's NUMBERED parking space is contrary to the Fox Chase Community Guidelines and can lead to a violation filed and/or a fine.

Replace garbage disposal and all hook-ups

Dishwasher and all hook-ups

Replace water heater

Water damage leading from leaks from kitchen and bathroom plumbing.

In calling the Association for assistance, the co-owner will be responsible to pay for a service call and ANY and all repairs that are deemed their responsibility. Unless other arrangements have been made the cost will be added to the unit's association fees and full payment will be expected when the Association fees are next due. Or you have the option to call your own plumbing contractor to do the work. However, the Association will have to inspect any work performed.

The co-owner will incur the cost of a service fee if an appointment is not kept.

Co-owners must provide their tenants (renters) with instructions on what they can or cannot do regarding the plumbing. And will be responsible for all costs in the event they place a service call.

THE BOARD OF DIRECTORS

WINDOW REPLACEMENT

There are rules and regulations that must be followed in order to replace windows in your unit. First of all, a modification request form must be filled out and submitted to the Board of Directors for review and approval. New windows cannot be installed until approval is received. New windows must be of the same style, finish, and size of the windows being replaced. Example: slider windows for sliders or double hung for double hung. They cannot be inter-mixed.

ENTRY DOOR AND STORM DOOR REPLACEMENT

Replacement of entry doors and storm doors are limited to certain styles and color. Pre-approval must be obtained prior to entry or storm door replacement. A modification request form must be filled out with a description and or picture. Modification forms can be obtained at the office during normal business hours (7:30 – 4:30 p.m.) Monday through Friday or off the Fox Chase website www.foxchasecommunity.com Completed modification forms can be dropped off in the maintenance mail slot.

If you have any questions, please contact, Fox Chase Community Manager at 586-463-9270 or the Maintenance Office at 586- 463-6341.

Fox Chase Community Manager – Pat Kincaid

Maintenance Staff - Don Deburghraeve & Keith Dublin

ATTENTION

The state of Michigan has informed us that under Public Act 42 the following items cannot be disposed of in the dumpsters:

- a. Medical waste
- b. Beverage containers with deposit
- c. Vehicle tires
- d. Yard clippings
- e. Used oil
- f. Lead acid batteries (truck & car batteries)
- g. Low-level radioactive waste
- h. Regulated hazardous waste
- i. Liquid waste
- j. Sewage
- k. PCBs
- l. Asbestos waste
- m. Empty drums

More information can be obtained at

www.michigan.gov/deq/ click on waste.

Approved Recycling List

Paper Items

Paperback books

Mail

Newspapers

Magazines

Catalogs

Phone Books

Shredded paper in plastic bags

Small folder cardboard boxes (present boxes, etc)

Beverage boxes (cardboard and NO FOOD)

Paper Milk Containers

Paper Cups

Drink & Juice Boxes

Glass Items

Brown Jars and/or bottles

Green Jars and/or bottles

Clear Jars and/or bottles

Blue Jars and/or bottles

Needs to be able to see through to be recycled

Metal Items

Small Metal cans

Aluminum foil

Food Cans

Plastic Items

Milk Jugs

Laundry Detergent jugs

Plastic food jars (Peanut butter, etc.)

Cottage cheese, sour cream, butter containers

Kitty litter buckets

Water Bottles

NO LIQUIDS, NO FOOD SCRAPS, NO STYROFOAM, NO DIAPERS, NO FOAM, NO BUBBLE WRAPS, NO HOUSEHOLD BATTERIES (MAY START FIRE) NO HAZARDOUS MATERIAL, NO TIRES

WHAT. IF

Q. I am a co-owner in Fox Chase and would like to have a deck installed in the patio. What do I do?

A. First of all you should check the Community Guidelines to see what the rules must be followed. Then you must fill out a modification form with detailed information and a drawing and submit it to FoxChase Community Manager who in turn will bring it before the Board of Directors for review and a decision. No work can be started before receiving approval from the Board.

Q. I would like to remove some bushes in front of my unit and plant new ones. Do I need permission?

A. Yes. Again, a modification form must be filled out with a detailed description and drawing and submit it to, FoxChase Community Manager. The request will be forwarded to the Board of Directors for review and decision. No work can be started until an approval is received.

Q. What if I smell gas in my unit?

A. Leave the unit immediately. Do not turn on or off any electrical switches. When outside call Consumer Energy at

800-477-5050 and report a possible gas leak. If you're one of the 396 units on bulk fuel (gas/heat is included in your Association fee) give them the account number 37264 (clubhouse address) then give them your address. If you're unit is one of the 100 units that pay for their own gas/heat, you follow the same steps but omit the account number and instead give them your address. Please also report the gas leak to the Maintenance Department at 463-634 1 during normal business hours (7:30 – 4:30 p.m.) or afterhours at UPDATE.

Any questions, please contact, Fox Chase Community Manager at 586-463-9270 or the Maintenance Department at 586-463-6341

Fox Chase

*A Condominium Community In
Clinton Township, Michigan*

*Phone: 586-463-9270 Fax: 586-477-0905
www.foxchasecommunity.com*

FOX CHASE CONDOMINIUM ASSOCIATION LEASING GUIDELINES

1. A copy of a signed lease agreement MUST be provided to the Fox Chase Condominium Association prior to any tenant taking occupancy of a unit within the Fox Chase Condominium Association. A copy must be furnished, prior to taking occupancy, each and every time the unit is leased, or within 10 days upon each and every lease renewal period. Co-Owner (s) acknowledge that failure to provide copies of lease and/or a completed Fox Chase Lease Agreement Form, prior to the tenant (s) taking occupancy, will result in a \$150 service fee being levied to unit account to defray the costs to the Association to obtain such information.
2. Lease agreement terms: lease must be for a least ONE YEAR, the lease agreement is deemed to incorporate all the provisions of the Condominium Documents; if there is no disclosure of the lease, lessee and term, the co-owner will be charged an administrative fee of \$150 to defray the costs to the Association to obtain such information. Full names of each person who will occupy the unit during the lease period with telephone numbers and email addresses of both co-owner and tenant, disclosure that the unit being leased is a condominium which contains Condominium Documents, rules and regulations which tenant(s) agree to comply with at all times.
3. Tenant(s) must be furnished with a copy of the Condominium Documents, Community Rules and Regulations and provide their signature attesting that they will comply with all provisions.
4. Co-owner(s) acknowledge that the responsibility to possess and provide copies of Condominium Documents, Community Rules and Regulations and Lease Agreement Forms to tenant, is entirely the Co-owner(s) responsibility. A copy of the Community Documents is available through the Association at a charge, should any Co-Owner wish another copy.
5. Co-owner(s) agree that; all aspects of the care, payment of assessments, fines or other charges levied by the Association, and compliance to the Bylaws and Rules and Regulations of the Association, remain the full responsibility of the Co-owner(s) regardless of whether the unit is owner occupied or tenanted by others. However, Co-owner(s) acknowledge that if there is an assessment arrearage the law allows the Association to offset against the rentals of the unit and if there a violation of the condominium documents by the tenant, the Association is entitled to initiate an eviction action against the tenant.
6. Co-owner(s) and tenants agree that: tenants may not request, respond or act on any matter pertaining to the Association with regard to maintenance, violations, modifications or other requests and that all communication will be between the Association and the Co-owner(s) only unless an emergency threatening life, health or property.
7. Co-owner(s) and tenants must both provide the Association with copies of a condominium insurance policy and renter's insurance policy at the time of occupancy. Failure to provide these documents will result in a service fee of \$150 levied against unit account to defray the costs to the Association to obtain such information.

Approved as amended by the Fox Chase Association Board of Directors on 4/28/16 mailed 5/9/16 effective 6/8/16

Fox Chase Association

FOX CHASE CONDOMINIUM ASSOCIATION LEASE AGREEMENT FORM

1. _____ I/We as Co-owner(s) of unit number: _____, in the Fox Chase Condominium Association, have provided copy of current lease to the Association. Current lease expires on: _____ / _____ / _____

2. _____ Lease terms contain all information as described in the FOX CHASE CONDOMINIUM ASSOCIATION LEASING GUIDELINES.

3. _____ I/We as Co-owner(s) of unit number: _____, in the Fox Chase Condominium Association, have read and agree to all terms contained in the bylaws, rules and regulation and the FOX CHASE CONDOMINIUM ASSOCIATION LEASING GUIDELINES.

SIGNATURE(S): X _____ X. _____

Co-owner's Telephone No. _____ email address _____

Co-owner's Address _____

Date: _____ / _____ / _____

Date: _____ / _____ / _____

4. _____ I/We as Tenant(s) of unit number: _____, in the Fox Chase Condominium Association, have read and agree to all terms contained in the bylaws, rules and regulation and the FOX CHASE CONDOMINIUM ASSOCIATION LEASING GUIDELINES.

SIGNATURE(S): X _____ X. _____

Date: _____ / _____ / _____

Date: _____ / _____ / _____

Tenant Telephone No. _____ email address _____

INFORMATION BELOW IS TO BE COMPLETED BY THE FOX CHASE CONDOMINIUM ASSOCIATION

1. _____ All necessary information has been received by the Association.

2. _____ A copy of this document is being provided to the Co-owner(s) of unit _____.

SIGNATURE: X _____ Date: _____ / _____ / _____

FOX CHASE

CO-OWNERS TENANT/RENTER REGISTRATION FORM

CO-OWNER NAME (PLEASE PRINT) _____

CO-OWNER ADDRESS _____

CO-OWNER TELEPHONE NUMBER (S) _____

ADDRESS OF TENANT/RENTER (S) _____

PHONE # OF TENANT /RENTER (S) _____

NAME OF TENANT/RENTER (S) _____

The Fox Chase Master Deed/By-laws requires that Co-owners must register all tenants/renters with the Association prior to signing a lease. Fox Chase is a condominium community of co-owners. Those in good standing have full rights to use all community facilities. Only co-owners have these rights. If you rent/lease your unit, you may transfer your rights to your tenant/renters which include use of the pool, rental of the clubhouse facility, and access to the Fox Chase web site. If you would like to transfer your rights, please indicate below your wishes.

_____, I transfer to my Tenants/Renters my rights to use the Fox Chase owner portion of the Fox Chase web site.

_____, I transfer to my Tenants/Renters my rights to use the Fox Chase Pool.

_____, I transfer to my Tenants/Renters, my rights to rent the Fox Chase Clubhouse.

Your tenants/renters must abide by the same regulations as all co-owners. If there are any violations of the Fox Chase documents (by-laws, guidelines) your tenant's rights will be revoked. Owners are ultimately responsible for their unit or any actions by their tenants/renters.

Signature of Co-owner _____ Date _____

RESOLUTION OF THE BOARD OF DIRECTORS OF
FOX CHASE CONDOMINIUM ASSOCIATION
ACCESS TO ASSOCIATION BOOKS AND RECORDS

The undersigned, President of Fox Chase Condominium Association, a Michigan nonprofit corporation (the "Association"), certifies that the following resolution was duly adopted at a meeting of the Board of Directors held on January 28, 2021:

The following procedures and rules shall apply with respect to Co-owners' rights to inspection of the Condominium books and records:

1. Subject to the provisions of this Resolution, Co-owners are allowed access to the books, records, contracts, and financial statements concerning the administration and operation of the Condominium (collectively, the "Books and Records").

2. If requested in writing by a Co-owner, the Association will mail to the Co-owner the Association's income/expenses statement and balance sheet as of the end of the preceding fiscal year.

3. Any Co-owner that wants access to inspect the Books and Records is required to put their request in writing. Co-owners are strongly encouraged to utilize the "Co-owner Record Request Form" attached to this Resolution when making any request to inspect Books and Records. While the "Co-owner Record Request Form" is intended to facilitate Co-owner requests, use of the Form does not in and of itself guarantee or obligate the Association's ultimate production of any or all of the requested Books and Records. Any request must:

a. Be directed to the Board of Directors' attention and delivered to the Association at its registered address or at the address of the Association's management company.

b. Indicate with reasonable particularity the purpose of the inspection and the Books and Records the Co-owner desires to inspect.

c. Demonstrate that the Books and Records sought are directly connected with the purpose.

4. Requests that are deemed to demonstrate a proper purpose and are not otherwise limited by this Resolution will be approved. "Proper purpose" means a purpose that is reasonably related to a person's interest as a member of the Condominium. Any request that is contrary to the best interests of the Association, or fails to demonstrate a proper purpose or fails to identify with reasonable particularity the Books and Records to be inspected, will be denied.

5. The Association or its managing agent shall notify the Co-owner as to whether the request to inspect has been granted within five (5) business days of receipt of a properly delivered written request. The requesting Co-owner and the Association's managing agent shall then coordinate an inspection of the records during regular office hours at a mutually agreed time. The Association may produce the documents for inspection by virtual inspection, electronic transmission, at the office of the Association's management company or other suitable location, in the Board of Director's discretion. A Co-owner's attorney or other agent who wishes to inspect

6. This Resolution shall be construed in conjunction with, and not in contravention of, the various provisions of the Condominium Documents.

the Books and Records must follow the procedure set forth in this Resolution and must also provide the Association's management company a power of attorney or other writing authorizing the attorney or agent to act on behalf of the Co-owner to the extent the attorney or agent is seeking to inspect the records without the Co-owner present.

6. The requestor shall not disrupt the normal office activities during the inspection. The Association and its management company may also impose reasonable time limits on the inspection of any Books and Records.

7. No Books and Records shall be removed from the management company's office. The Association, through its management company or otherwise, may require that the inspection of the Books and Records be monitored. Any monitor provided by the Association, or its management company is under no obligation to respond to questions or other inquiries made by the requestor. If the requestor desires any photocopies of the Books and Records, the copies will be made by the management company at a reasonable rate per copy, as determined by the Board of Directors or management company. By way of example and not limitation, \$1.00/page is a reasonable charge to cover the costs of labor and material.

8. The ability to inspect the following Books and Records would impair the rights of privacy and free association of the Association members or would otherwise impair the lawful purposes of the Association. Accordingly, Co-owners, and the attorneys or agents for the Co-owners, are prohibited from inspecting the following:

a. Any privileged or confidential documents, records, communications, or attorney work product.

b. Any and all documents, books, or records specific to an individual Co-owner or Unit, including but not limited to violation notices, delinquencies, leases, payment histories, disability-related information, copies of payments, or applications and related documents submitted in connection with any modification or alteration to a Unit.

c. Any records for which the disclosure would violate a law or impair the rights of another.

d. Any records that have not yet been reviewed by the Board or are preliminary.

e. The above-referenced documents are not intended to constitute an exhaustive list of all Books and Records that may be excluded from the scope of a Co-owner's record inspection request, and the Board of Directors reserves the right to deem the disclosure of additional Books and Records as impairing the rights of privacy of the Association members, or the Association's lawful purposes.

**FOX CHASE CONDOMINIUM ASSOCIATION
CO-OWNER RECORD REQUEST FORM**

Date: _____
Co-owner Name(s): _____
Address or Unit Number: _____

1. State all Books and Records Requested:

2. State with reasonable particularity the purpose of the inspection of each of the Books and Records listed in Paragraph #1:

3. State how each of the requested Books and Records listed in Paragraph #1 are directly connected with the purpose stated in Paragraph #2:

By signing and submitted this Co-owner Record Request Form, I am acknowledging that the Association will consider this request in light of the applicable provisions of the Michigan Nonprofit Corporation Act, the Michigan Condominium Act, and the "Resolution of the Board of Directors of Fox Chase Condominium Association Access to Association Books and Records." I further acknowledge that use of this Co-owner Request Form does not in and of itself guarantee production of any or all of the requested Books and Records.

Co-owner Name:

Co-owner Name:

FOX CHASE CONDOMINIUM ASSOCIATION
Pet Registration Form

Dear Co-owner:

Fox Chase Condominium Association requires that pet(s) residing in your unit be registered. Please complete the following form for each pet and bring it to AMI for registration. Please include a picture of your pet(s).

NOTE: Each domestic pet must be maintained in compliance with State Laws, Clinton Township ordinances and Fox Chase Community Rules

Owner's Name: _____

Address: _____

Phone #: _____

Description of Animal/Animals (color, breed):

Weight of animal: _____ Age _____

Name of Animal/Animals: _____

Male () Female ()

Comments _____

Signature/date

Signature/date

Please drop off a completed registration form and a copy of the current vaccination record and license certificate from Macomb County for each pet in the maintenance mail slot or mailbox.

Association Management Inc.
47200 Van Dyke Ave
Shefby Township; MI 48317
(800)-821-8800

All dogs must be licensed by Macomb County on a yearly basis. Please send a copy of your license along with your pet registration to AMI. To obtain a license contact:

Macomb County Animal Shelter
21417 Dunham Rd
Clinton Township, MI 48036
(586) 469-5115

Macomb County requires proof of rabies vaccination before issuing a dog license. The rabies vaccination can be given to puppies from around 4 months of age.

FOXCHASE ASSOCIATION

Mandatory Information Request Form

We would appreciate it if you would take a minute to complete the following form to be sure that our records are correct. Also, it would be helpful if you would indicate your phone number(s) and emergency contact persons (a friend, relative, or neighbor who could be contacted in the event of an emergency and you are not available). Example: flooded basement, building electrical outages, fire, etc. Please fill out the form and return by mail to Fox Chase Association 37264 Charter Oaks, Clinton Township, MI 48036, or by fax (586) 477--0905,

Thankyou.

Unit# _____
Unit Address _____

Co-owner(s) Name(s) _____

Co-owner (s) Signature _____

Co-owner(s) Address _____
(If different from Unit Address)

_____ City State Zip Code

Co-owner(s) Home Phone# () _____

Co-owner(s) Cell # () _____

Co-owner(s) work # () _____

Co-Owner(s) E-mail Address _____

1st Emergency Contact Person

Name
 Emergency Contact Person Phone # () _____
 () _____
 Relationship _____

2nd Emergency Contact person _____
Name _____
 Emergency Contact Person Phone # () _____
 () _____
 Relationship _____

Note: if you do not occupy the unit please give us the name(s) and phone number(s) of the occupant(s).

Occupant(s) Name(s)

Phone Number(s) Home _____ Cell _____

FOX CHASE CONDOMINIUM ASSOCIATION
MODIFICATION REQUEST

Date: _____ Unit No.: _____

Owner's Name: _____

Address: _____

Owner's Home Phone: _____ Cell Phone: _____

REQUESTED MODIFICATIONS

WINDOWS: Upper __ Lower __ Both __ Front __ Back __ Side __ Style _____ Trim _____

DOORS: Entry Storm __ Style _____ Finish: Black White

DOORWALL: __ Style _____ Finish _____

Landscaping: Front _____ Side _____ Patio _____

Patio Deck

**Must be 1' away from fence. Not to impede any meters. See specs.

Patio Cement

Pad

**Cement patio must slope away from unit. Must also be 1' away from fence (not to impede any meters.) See specs.

OTHER _____

EXPLANATION OF MODIFICATIONS

Please note that you MUST submit a drawing for any of the following modifications: patio deck, patio cement pad, landscaping, fence enclosure & gate modifications. The drawing should be as precise as possible. Please list sizes and materials to be used.

This work will be performed by _____
(List address and phone if outside contractor is to be used) _____

PLEASE READ THE FOLLOWING CAREFULLY BEFORE SIGNING

1. All applicable codes and regulations will be followed, and all necessary permits will be obtained at owner's expense.
2. I/we have read all applicable sections of the Bylaws and Community Regulations and I/we understand same.
3. All maintenance to maintain this Alteration/Modification will be performed at my/our expense.
4. I/we understand that, should any legal, regulatory agency required, at any time in the future, modifications to this variance, they will be done at my/our expense.
5. Any maintenance cost incurred by the Association, as a result of this variance, will be at my/our expense.
6. This alteration/variance/modification is subject to all the requirements of the Bylaws, occupancy agreements and other applicable regulations at the Board of Directors discretion.
7. Heavy equipment is prohibited on all community grounds and/or over sidewalks. Any damage will be the responsibility of the unit owner.
8. Modifications must be initiated and signed by co-owners only.
9. I/we understand that it is my/our responsibility to advise future owners of the unit of this modification and of their responsibility for same.
10. All the above information is truthful and accurate.

NO WORK SHALL COMMENCE
UNTIL WRITTEN APPROVAL IS RECEIVED

Date	Signature of Co-owner
Date	Signature of Co-owner

RETURN COMPLETED FORM TO:
Fox Chase Condominium Association
Email: foxchaseoffice@timmonsmgt.com
Phone: (586) 463-9270 Fax: (586) 477-0905

AS APPROVED BY:
FOX CHASE CONDOMINIUM ASSOCIATION
BOARD OF DIRECTORS MODIFICATION COMMITTEE

BY: _____ Date of final approval/inspection _____
ITS: _____ Inspected modification _____

DATE:

*Approved modifications expire one year from the approved date and becomes null and void afterward.
Any work not started within this timeframe must be resubmitted for review and approval.

NOTE: MISS DIG MUST BE CONTACTED TO LOCATE UNDERGROUND UTILITIES PRIOR TO ANY DIGGING.
ANY DAMAGE ARE CO-OWNER RESPONSIBILITY TO REPAIR.

FOX CHASE CONDOMINIUM ASSOCIATION

REQUEST FOR MODIFICATION BY CO-OWNER

In accordance with the Rules and Regulations of the Fox Chase Condominium Association, co-owners are required to submit a Modification request form to the management office prior to beginning any project involving the following:

1. Exterior appearance of the unit (includes landscaping, storm door, window/door wall replacement, basement window replacement)
2. Exterior structural modifications to the unit (includes front porch railing, patio deck/pavers)
3. Interior structural modifications to the unit (moving/changing walls, plumbing, etc.)

Please attach a detailed explanation and sketch of the requested project including dimensions and materials to be used. If appropriate, these will be presented to the Board of Directors for approval/disapproval. You should be present at the meeting when your request will be discussed.

If your request is approved, by signing this form, you agree to hold the Association harmless from all liability associated with this modification. You are required to present to the Association for file the final approval after inspection by the Charter Township of Clinton (if permits are needed for your requested modification).

Name of Co-owner(s) _____

Address of Unit _____

Telephone (home) _____ other _____

Brief description of Modification

Go-owner(s) Signature _____

Date received by management _____

Date of approval/disapproval by Board of Directors _____

Date of final approval/inspection _____ who inspected modification? _____

Copies of warranties/inspections received for file _____

Comments by Property Manager _____

THIS REQUEST MUST BE RECEIVED AT THE COMMUNITY MANAGER'S OFFICE AT LEAST 10 DAYS BEFORE THE BOARD MEETING. NO EXCEPTIONS.

Fox Chase

A Condominium Community
In Clinton Township, Michigan

Fox Chase Office: 586-463-9270
www.foxchasecommunity.com

Fax: 586-477-0905

BY-LAW OR RULE INFRACTION

As a Fox Chase condominium Association Member in good standing, I would like to register the following complaint(s) against the following Fox Chase resident(s) for violation of existing By-law, or Rules and Regulations of the Association.

CO-OWNER(S) IN VIOLATION

NAME: _____

ADDRESS: _____

DATE OF VIOLATION _____ TIME: _____

COMPLAINT: _____

It is strongly recommended that you first attempt to resolve any rule or by-law infraction by "direct conversation with the offending party. If an amicable solution cannot be accomplished, the Association will pursue compliance with the Association By-laws and/or rules and Regulations by whatever action is deemed necessary.

Have any previous attempts at resolution been attempted? Yes () No ()

If yes, please elaborate _____

Sample actions in violation of By-laws or Rules and/or Regulations:

- Pet running loose on common elements
- Storing inoperable vehicles
- Pet is dangerous or barks continually
- Playing games on common grounds (football, baseball, etc.)
- Feces not picked up by owner of pet
- Other (use opposite side of page if necessary)

PLEASE PRINT:

NAME _____

ADDRESS _____

Signature _____

Date _____

Please Note:

IF THIS FORM IS NOT SIGNED, NO ACTION BY THE BOARD OF DIRECTORS OR AMI CAN BE TAKEN. THE IDENTITY OF THE PARTY REGISTERING THE COMPLAINT IS NECESSARY FOR THE BOARD OF DIRECTORS TO TAKE ACTION. THE IDENTITY OF THE CO-OWNER FILING THE COMPLAINT WILL NOT BE SHARED WITH ANYONE, HOWEVER, UPON REQUEST OF LEGAL COUNCIL, SHOULD THE MATTER PROGRESS TO THE COURTS; FOX CHASE ASSOCIATION MAY BE REQUIRED TO SHARE ALL INFORMATION PERTAINING TO THIS VIOLATION.

FOX CHASE

CONDOMINIUM ASSOCIATION

DESIGNATION OF VOTING REPRESENTATIVE

The undersigned, being the co-owner (s) of Unit Number _____
in Fox Chase Condominium Association, hereby designate:

Print Name of Designated Voter
(Only one co-owner can be listed as the designated voter)

Pursuant to Article: VIII, Section 3, of the Condominium Bylaws as
the individual representative who shall vote at meetings of the
Association and receive all notices and other communications from the
Association on behalf of the undersigned co-owner(s). The
address of such designee is _____

Co-owner Signature

Co-owner Signature

Date: ___/___/___