

Blue Heron Pointe Rules and Regulations

Spring 2020

(Recent changes highlighted in yellow)

This document has been duly adopted in accordance with the Bylaws to maintain the consistent appearance and the property values of our beautiful community as well as for the enjoyment of our residents. It has been published both in the Resident Directory mailed to all Co-owners, and on our website, www.myblueheronpointe.com. The Bylaws themselves and the Master Deed are recorded in Wayne County, published to all Co-owners at purchase and by mail when amended in 2005, and also on our website. Residents of the Condominium are expected to be knowledgeable of both the Bylaws and the Rules and Regulations. Fines have been established for non-conformance to both.

CURRENT FINE SCHEDULE

<i>First offense</i>	<i>- \$50</i>	<i>All fines after second offense will be at the \$100 rate.</i>
<i>Second offense</i>	<i>- \$100</i>	<i>Fines for the same offense can be issued every 30 days.</i>

I. Condominium Unit Ownership, Maintenance and Modification

- A. Exterior modifications, including paint/stain colors and window/door replacement, are not permitted without approval from the Board of Directors. A \$500 cash bond must be posted with the Management Company when requesting exterior modifications to a Unit. These funds will be used if your project is not completed within the approved design specifications but will be promptly returned when the project is completed satisfactorily. Refer to Bylaws, Article VI, Section 2 for further restrictions.
- B. Detailed “Specifications for Window and Door wall Repair/Replacement” have been published as an addendum to these Rules. Co-owners are responsible for compliance with these specifications. A copy may be obtained from the Board of Directors, from the Management Company, or from www.myblueheronpointe.com.

C. Exterior Maintenance

1. The Association is responsible for repainting and / or re-staining those portions of the balcony previously painted or stained. Repainting will only be completed if the current balcony paint color matches our current exterior paint color. Re-staining will be completed using our current association stain color.

This work will be done only when the unit is painted during our regular painting schedule (units are repainted every 4 years) and only if required. Decks, Stairways or Landings are excluded from this activity. See the exception in Paragraph 2. Below.

2. In between Association-conducted painting events, Co-owners are responsible for any staining or painting of the Balcony, including floors, spindles, and rails required to maintain esthetics. Color and surface character must be consistent with present stain or paint unless approved by the Board in writing. The approved colors are posted on our website and also available by calling the Management Company. PLEASE NOTE: Any change in material or color is considered a Modification, subject to the Rules above.

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3. Co-owners are responsible for repair and maintenance of the concrete Front Porch Cap, all Patios, and including staining of the Front Door, and staining or painting if previously approved of the Decks, Stairways and Landings appurtenant to their Unit.
- D. If you lease out your condominium Unit, it is your responsibility as Co-owner to draft your lease agreement in accordance with Bylaws, Article VI, Section 2. Furthermore, the Co-owner shall furnish a copy of the Bylaws and the Rules and Regulations to the lessee and remind them that they must abide by the same. The Co-owner is responsible for all fines, penalties, assessments and other fees. Privilege to use the Common Areas is extended to Lessees at the pleasure of the Association and may be revoked at any time by the Board.
- E. Satellite dishes are a permitted Modification. The intended location, size and mounting must be approved by the Board of Directors in writing prior to the installation.
- F. Basketball backboards may not be attached to the building. See Restricted Activities section for use of portable sporting equipment.
- G. Nothing is to be hung from the gutters.
- H. Hot tubs are not permitted at Blue Heron Pointe.
- I. Window air conditioning units are not permitted.

II. Grills, Outdoor Furniture and Equipment (See www.myblueheronpointe.com for fire term definitions.)

- A. Open Burning, including fires in fire pits and gas fired heaters, is not permitted.
- B. Co-owners with a deck made of wood or other combustible material shall take extra care to avoid a fire emergency from outdoor cooking accidents. The Northville Township Fire Department may classify Blue Heron Condominiums as “Multi-Family Dwellings”, and has issued guidelines for use of Charcoal Briquet, Electric and LP-gas (Propane) cooking devices. A Co-owner who allows such a grill to be located on such a deck will be presumed to be using it at that location.
- C. In any case, such grills shall not be LOCATED OR USED on or under a balcony, nor may they be located or used near wood stairs, porch, garage, or shrubbery.
- D. Natural gas grills must pass inspection by the Township before use. It is highly advisable to seek advice from the Township before installing such devices.
- E. Propane tanks, empty or not, shall not be stored or used indoors or in your garage.
- F. As stated in the Bylaws, “no furniture or equipment of any kind shall be stored thereon [on any patio or porch] during seasons when such areas are not reasonably in use.” Decks, patios and surrounding grounds are to be cleared of all furniture, flower pots, free-standing decorative and other items, except grills, for the “Winter Season”, defined as from November 30th until April 1st. Outside furniture only may be kept on the balcony level during the “Winter Season” as long as it is not stacked or crowded into the space. Neutral furniture coverings (Tans or Browns that closely match our balconies in coloring) are allow on balcony furniture. All other hanging or standing equipment and decorative items normally kept on deck, patio or surrounding grounds shall be stored in the dwelling, garage or offsite. The central air conditioning units may be covered neatly for the winter season.

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- G. Only furniture and equipment consistent with normal usage of the Common Elements are permitted. Stacking of furniture or equipment is not permitted at any time.

III. Decorations, Exterior Lighting and Plantings

- A. The American flag, the State flag and team flags or pennants are the only flags permitted to be displayed at all times. No other decorative or symbolic flags or pennants may be displayed at any time. Also see Signage section.
- B. Statues, artwork, ornamental figurines, or similar items are limited to a total of three (3) total in each on the porch (floor, wall and posts), balcony, patio/deck, beach and in each of the following locations: separate garden area of the Unit on the Common Elements. Decorating the dock, lawn, driveways, trees or shrubs with such items is not permitted.
- C. Ornamental flowerpots, however, are permitted to sit on porches, driveways, decks, and balcony railings, or on the driveway adjacent to garage doors. However, they must be removed from porches and driveways during the winter season to eliminate risk of damage from snow plowing.
- Flower pots or baskets may be hung only from the balcony, porch ceiling, roof soffits, and tree branches. No artificial flowers are permitted at Blue Heron outside the Unit.
- D. Annuals, shrubs, bulbs and perennials may be planted in the Common Elements around your Unit at Co-owners expense. Co-owners are responsible for maintaining them. Annuals shall be removed no later than November 30th. The Association and its contractors are not responsible for inadvertent loss or damage to same.
- E. Other than holiday decoration and single day events, auxiliary lighting is permitted adjacent to the Unit only for purpose of augmenting the illumination of walking areas and stairs. The Association and its contractors are not responsible for inadvertent loss or damage to same.
1. Ground level lighting shall be low voltage. New fixtures shall have no interconnecting wires.
 2. Locations permitted are the mulched beds beside the front walk, the upper edge of the beach, and the perimeter of lakeside decking.
 3. Locations not permitted include trees, shrubs and lawn. Height shall be limited to 18" above the walking surface.
 4. Lighting affixed to the Unit is considered a Modification (See Section I-A.).
- F. Holiday decorations
1. Christmas and Chanukah decorations may be displayed from Thanksgiving through January 10 only.
 2. Decorations respecting other national holidays may be displayed from 7 days before until 7 days after the holiday.
 3. Holiday decorations for any individual unit shall be limited to the following:
 - a. Strings or nets of low wattage bulbs (10 watts or less) arranged on the trees and or shrubs and to the architectural elements of the building except the gutters.
 - b. Flood lighting with a single bulb illuminating the front door.
- G. Fireworks of any kind and type are prohibited at Blue Heron Point.

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IV. Signage

- A. Generally, free standing signs are not permitted outside the unit, whether for commercial, personal security or ornamental purposes. If you wish to advertise the sale of your Unit on site, with or without the use of a realtor, you are required to obtain a standard “Home Available” sign, and optionally a brochure box stand, from the Management Company for a small fee. A contact phone number of your choice may be placed on the sign. No other signs or postings will be permitted at Blue Heron referencing the Unit being for sale.
- B. Small stickers from your home security system provider are the only signs permitted in any windows. Advertising or other signage is not permitted outside the unit nor in windows, including signs of companies doing work in your Unit, even during a job.
- C. For Sale signs are not permitted on personal items such as cars, bikes, etc

V. Pets

- A. Refer to the Bylaws for allowable presence of animals on the premises. Co-owners shall register animals to be kept on the premises by breed, gender and name. Animals other than dogs and cats require written Board approval. The Board may approve a maximum of two (2) pets per unit.
- B. Co-Owners shall assure that pets are held on a leash and accompanied by a responsible adult when outside. Co-owners shall not leave pets tethered outside unattended.
- C. Co-owners are required to clean up after their pets.
- D. When walking pets with retractable leads, it is not permitted to walk them within 25 feet of any other Units including garages without permission.
- E. Co-owners shall not permit pets on the beach or grass areas near the Pointe Gazebo.
- F. Co-owners are financially responsible for damage to lawns, shrubs, buildings, etc. caused by their pets and those of their Lessees.

VI. Trash Collection

- A. Pickup of trash is normally scheduled for Tuesday morning each week. Certain holidays move collection one day later.(New Year’s Day, Memorial Day, Independence Day, Labor Day, Thanksgiving Day, Christmas Day) Recycling pickup is provided on every other Tuesday.
- B. Trash containers shall not be placed outside any earlier than 6 PM the evening prior to pick up and must be returned to your garage no later than dusk the day of pickup. Containers shall be lined with a tied trash bag, covered by a secure lid to preclude animal and wind disturbance, and placed at curbside on a paved area.
- C. Tied trash bags not in containers may only be left outside the morning of scheduled pickup.

VII. Water, Beaches and Docks

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- A. Refer to IX. Restricted Activities, Paragraph A for authorized use of these facilities.
- B. Children under 12 shall wear a life jacket while boating or in the water.
- C. Co-owners are responsible for preventing materials being dumped into street drains or field drains in lawn areas, as the water from these drains feeds our lake. Co-owners' should keep in mind that contractors such as painters, carpet cleaners, cement workers, etc. may not be aware of this rule unless you inform them.
- D. Boats
 - 1. One paddle boat, pontoon boat or sail boat is permitted per unit. These boats shall be no wider than 7 feet 7 inches, and no longer than 14 feet 7 inches overall when measured above the waterline, including any motor in the down position. Be aware that boats are often marketed with nominal dimensions that may be several inches less than or greater than actuals. Names such as "714", suggesting 7 feet wide by 14 feet long may belie actual dimensions much greater than that. Above all, keep in mind that boats longer than 12 feet were not envisioned when the beaches and docks were built, so consider your neighbor's water access needs for boating and swimming when obtaining a new boat.
 - 2. All boat motors shall be electric and 3 horsepower or less. Only one motor per unit is permitted. Maximum speed for any boat is 5 MPH. (Bylaws Section 15, Article VI).
 - 3. Personal watercraft in the form of one (1) canoe, up to two (2) stand-up paddle boards, or up to two (2) kayaks per unit are permitted. These boats shall not exceed 17 feet in length.
 - 4. All boats shall be marked with the unit number on the stern. Suitable numerals are available from the management company.
 - 5. A "no wake" rule is in effect at all times for boats within 50 feet of residential shore line.
 - 6. All water craft shall be removed from the lake from November 30th until April 1st. They shall be kept in a garage or stored off site.
 - 7. Boating is not permitted in the Wetlands except as authorized by the Board.
- E. Docks
 - 1. Docks are shared between units and boats and watercraft for any single co-owner must not take more than 50% of the docking area closest to their unit.
 - 2. Any request for handrailing on the docks to ease entry and exit from watercraft must be approved by the board and meet the American Disabilities Act access requirements.
- F. Fishing and Waterfowl
 - 1. Blue Heron Pointe complies with a catch and release fishing program. Exceptions are bluegill less than 6 inches and all pike.
 - 2. Fishing is not permitted in the Wetlands.
 - 3. Waterfowl are not to be fed under any circumstances.

VIII. Motor Vehicles and Parking

- A. Vehicles shall not be parked or driven with any wheels on the grass at any time.

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- B. Co-owners and Lessees' vehicles shall be parked in the garage or on the driveway. Garage doors shall be closed except when being used or unless slightly opened for ventilation.
- C. Unless stored within the garage with the door closed, the following vehicles are not permitted to be parked at Blue Heron Pointe except as noted in the following paragraphs:
 - 1. Commercial vehicles
 - 2. Boats
 - 3. Trailers
 - 4. Camping vehicles and trailers
 - 5. Motorcycles
 - 6. ATV's
 - 7. Snowmobiles/jet skis
- D. House trailers and RV's may be parked for a single overnight stay in a co-owners driveway for loading and unloading of camping supplies. The aforementioned vehicles are not permitted to be parked overnight on our streets. Stays of more than 1 consecutive night must be approved by the Board and will be subject to additional fees of \$75 per day.
- E. Co-owners are not permitted to use visitor parking areas overnight except when their driveways are being repaired or plowed by the Association, and with Board written permission, during remodeling.
- F. Guests should use designated visitor parking or Co-owner driveways.
- G. Fire codes prohibit overnight parking on the streets in Blue Heron Pointe.
- H. Inoperative vehicles of any type may not be stored anywhere outside of a unit.

IX. Restricted Activities

- A. Blue Heron Pointe Lake and the Pointe Beach including the adjacent grass areas, the Gazebo, the shoreline, the Overlook and the Boardwalk are Common Elements; ie, Private Property restricted in use to the Members of the Association, their families and accompanied guests. "No Trespassing" signs, posted on the property, will be honored by Township Police. The Association shall provide two BHPCA Identity Cards and two matching Keychain Tags to the Co-owner's household to be carried by the Co-owner or registered Lessee when using any of these Common Elements. Adult children of Members may be unaccompanied if they bring the BHPCA Identity Card or Keychain Tag. This card is not to be given to contractors or other persons, including guests of the household. Minors shall be accompanied by a Member of the Association when using any of these Common Elements.
- B. Minors under 16 shall be accompanied by adult residents after 9 pm.
- C. Skate boards, scooters and rollerblades shall not be used on the bridge over the Wetlands. Bicycles may be used with care.
- D. Driving golf balls on Common Elements is not permitted.

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- E. Portable basketball backboards may be used where and when annoyance from noise and likelihood of damage to buildings or personal property is low. Such equipment must be stored at the end of the day and when not in use. Permanent backboards are not permitted (See Section I).
- F. At the end of each day, chairs, mats, toys, etc. shall be removed from the beaches and docks.
- G. To use the Gazebo and/or surrounding deck at the Pointe for a special event, the Co-owner shall contact the Management Company who keeps the schedule. Co-owners wishing to erect a tent for a special event shall submit a request and receive written approval from the Management Company. In both instances a security deposit is required to be submitted to the Management Company before the event. The requesting Co-owner shall attend the event and be responsible for it.
- H. Garage sales are not permitted except as scheduled by the Association. Co-owners may request written permission to hold an estate sale by contacting the Management Company. Co-owners are required to leave a \$500 deposit before holding an estate sale to cover any incidental lawn or building damage.
- I. Laundry activities are not permitted outside the unit.
- J. Noise carries over the water; for that reason, music or other loud noises are to be taken inside after 10 pm. If you notice trespassers at any time or disturbing noises coming from a unit call Northville Township Police at (248) 349-9400.
- K. The noise from outside construction work using power tools, such as circular saws, impact drivers and heavy equipment, may be considered “disturbing the peace” if conducted after 10pm and before 8am and shall not be permitted. Neighborly consideration should be given before authorizing any such activities on Sundays and National Holidays.

Observations of possible infractions may be reported to the management company by Co-owners in writing, signed with name and address. They may also be reported by the Management Company or Board members without impunity. Confidentiality of the reporter’s identity will be respected. If an infraction of these rules has occurred, the Management will send a letter to the Co-owner requesting that the violation be corrected. Failure to correct same may result in **escalating fines and late fees.**