



Camden Court Rules and Regulations – Community Governance & Guidelines Effective Date: June 8, 2009

Landscaping & Gardens

- All dead trees, shrubs and flowers on any property must be removed or replaced within 90 days of the beginning of the growing season by the property owner.
- All trees, shrubs and flowers must have dead material removed, including dead branches and overgrowth. They must be trimmed as not to grow against any home or interfere with sidewalks or driveways.
- All seasonal flowers, including hanging baskets must be removed by the end of the growing season.
- All properties shall have defined beds (i.e. edging and or mulch) which separate shrubs, flowers and beds from the lawn to provide clear distinction between the beds and lawn.
- Vegetables gardens may only be planted long the rear of a home or deck. Front and side yard vegetables gardens are not permitted.
- All flowers, tree, shrubs, and property bed shall be kept free of unsightly weeds. If they are large enough to be seen from the street, alley or your neighbor's back door, they are unsightly.

Lawn sprinkler Systems

- The sprinkler system should not be set to run the day before, or day on which the lawn service cuts our grass.

Play & Recreational Equipment

- Permanent children's play equipment is allowed in the rear yard only.
- Permanent play equipment will be maintained in a safe condition and an appearance consistent with the standards of the condominium.
- Portable sports play equipment is permitted (Basketball hoops, hockey nets, trampolines ect.)

Lawn Art & Exterior

- Exterior holiday decoration installation and removal timelines are:
 - Christmas & Hanukah from November 15th – January 31st
 - Other holiday decoration may be displayed thirty (30) days before the holiday and fourteen (14) days after the holiday.



Porch, Patio and Deck Conditions

- Nothing may be stored under a deck unless aesthetically concealed from view.
- BBQ grills and/or chimeneas may not be placed on front porches at any time due to the potential fire hazard.
- No unsightly condition shall be maintained upon any front porch. Only furniture and equipment consistent with ordinary front porch use shall be permitted to remain there during the seasons when front porches are reasonably in use.

Exterior Storage

- Nothing, except garden hoses, may be stored on the side of any home.
- Hoses need to be rolled or reeled, or removed from the yard when not in use.
- Temporary storage containers may be permitted if the homeowner is in the process of moving from Camden Court. Storage containers may be placed on the driveway and cannot block the public sidewalk. Storage containers may remain in the driveway for a maximum of three days. If additional time is needed, a written request must be submitted to the management company for approval.
- Temporary open construction trash containers are permitted with the approval of the Board. The management company is to be notified with a reasonable estimate of time that the container is to remain in the homeowner's driveway. Such trash containers are to be located on the owner's driveway only. Temporary trash containers of any kind may not be placed in the street adjacent to the curb. Doing so is a violation of the Novi City Ordinance and subject to a fine by the City of Novi Police Department.

Tents

- Small event-tents which may be installed in a back yard must be removed within 48 hours after the event.
- Camping tents are permitted for occasional overnight use only.

Flags

- No more than two (3'x5') flags may be displayed at the same time from flag brackets attached to the front of the home.
- Flags may not be torn or faded.

Signs

- Each homeowner may have up to two security stickers/signs in the windows of their home located one in the front and one in the back of the house. The stickers must not exceed 20 square inches. They must include some language such as "this home is protected by . . ." with the Company name. They must be



for security and not advertising purposes. No signs are allowed on the lawn, garden or exterior of the home.

Board Administration

- After there is a vacancy on the Board for reasons other than removal by the community, the remaining Directors shall notify the community of the vacancy. At that time, the Directors must request that all persons interested in filling a vacancy on the Board must communicate this interest, in writing, to a designated Director. The interested person must complete the same questionnaire that is completed when running for the Board at the Annual Meeting. The remaining Directors shall then hold a special meeting to vote on the vacancy. Such vacancy shall be filled no later than 30 days from said opening. Should there be no interested persons, the Directors may ask a person of their choice or choose not to fill the position until the next Annual Meeting.