

Red Cedar Co-op
Rules and Regulations

Updated February, 2024

These updated Rules and Regulations are amendments to Article IX of the 2010 Bylaws and Rules and Regulations. Please add them to that same notebook, which should be passed on from owner to owner.

If you have a situation(e.g. more than two pets) or you wish to plan a project (exterior, landscape, etc.) that is outside the current Rules and Regulations, you may apply to the Board for a variance, providing specific details of your desired project and situation.

Section 1. Pets or other Animals

No animal may be permitted to run loose at any time upon the common areas, and all animals shall at all times be leashed and attended by a responsible adult while on the common areas.

When the Member/occupant places a pet outdoors on a cable by their condominium, a length of cable must be used which ensures that the animal cannot access a neighbor's limited common area. If an animal is regularly placed on a cable, the Member/occupant will pick up and dispose of solid waste at least daily.

All animals shall have such care and restraint so as not to be obnoxious or offensive on account of noise, odor, or unsanitary conditions.

No animal which can be heard on any frequent or continuing basis shall be kept in any dwelling unit or on the common areas.

While dogs naturally bark, any frequent or continuous barking will be addressed by the Board of Directors. If a resident has a complaint regarding this issue, that complaint needs to be sent in writing to the Management Company, which will then forward it to the Board of Directors.

If the grass in the Member/occupant's limited common area has become yellow or damaged by dog urine, the dog owner will treat those spots with a neutralizing agent (several suggestions can be found on line), or by adding new grass seed to that area. There are also dietary supplements owners can give the dog to reduce the amount of nitrogen in the dog's urine. If such damage caused by the pet is not remedied by the Member/

occupant, the community (RCC) will repair the damage at the Member/occupant's expense.

Section 2. Speed Limit We have a posted speed limit of 15 mph. Since we have no sidewalks, our residents and their pets must walk in the street. Please honor this speed limit and keep everyone safe!

Section 3. Pond. Only Members/ occupant and their guests may fish from the pond shore. Ice fishing, rafts, boats and other watercraft are prohibited. All guests must be accompanied by the Member/occupant.

Section 4. Clotheslines. Clotheslines and exterior drying of laundry is prohibited.

Section 5. Parking Each unit is entitled to one parking space in addition to the garage. Your guests may use this space or park in the street (not on the grass). Additional vehicles may be parked in a neighbor's space (with their permission). Please do not park in front of your garage door if it impedes your neighbor's access to their garage.

Section 6. Oil leaks. Member/occupant vehicles should be in good repair to avoid excessive oil and gas spillage on parking areas. Neglect by a Member/occupant to correct oil leaks can result in the offender being charged for repairs or replacement.

Section 7. Snow Removal. The snow removal company will clear snow accumulation of 2" or more. So that parking areas may be cleared, it is helpful if you are able to move your car to the street once the street is cleared. Porches and sidewalks will be shoveled and thawing pellets applied by the contractor.

Section 7. Recreational Vehicles Members/ occupants may bring a recreational vehicle into their parking space or street frontage for periods not exceeding 48 hours. Parking of recreational vehicles in any area other than the unit owner's parking space or street in front of their building is prohibited without prior Board approval.

Section 8. Planting/Outdoor Decorations The original plan by the builder was to provide shrubbery and lawn as the only landscape for uniformity and ease of maintenance. Since then, as many landscaping plants have died or been replaced, this plan is no longer in place. However, the area outside your unit and patio is common land, and the planting of flowers, bushes, etc. and general landscaping is prohibited without specific permission from the Board of Directors.

If a Member desires to remove and/ or replace the existing plantings, a written request, including diagrams, location, and measurements if applicable, must be submitted to the Board of Directors.

If the request is for the landscape area between the two front porches, those two Members must agree on the plan and submit it together.

New plantings by Members are their responsibility to maintain and trim.

If the Member does not follow through with maintaining the new planting area, the Board may assume responsibility of that area, and if new shrubbery or plantings are installed, the Member will be charged for the new landscape materials and labor.

The shrubbery which has been planted by the association will be trimmed and maintained by the contracted landscape company.

In order to maintain a neat and controlled appearance to our landscaping, Members choosing to have planting containers instead of in-the-ground shrubbery, will be limited to no more than three planters per planting area.

Garden decorations, such as small flags and statues, are allowed in the landscape area adjacent to the front porch.

Rear Landscape Area is the area next to your patio or three season room that is not sodded. Materials in this area must be easily removable to allow access to the basement area for needed repairs by the association or utility companies.

The only items permitted in the rear area are BBQ grills and outdoor furniture. This area is not to be used for storage of bicycles, trash, trash cans, etc. The Member/ occupant is responsible for maintaining this area.

The planting or removal of any trees on common land must be approved by the Board.

Section 9. Upgrades and Improvements. After approval from the Board, any upgrade (not already in place), all applicable building and trade permits must be applied for from the City of Williamston. A copy of an

approved building permit must be supplied to the management company **before** construction is allowed to start. **Copies of all approved inspections must be supplied to the property management company.** This includes three season rooms, patios enclosures, awnings, and decks. All upgrades are the responsibility of the Member to maintain.

Section 10. Three Season Rooms Three Season Rooms are an upgrade and must be maintained by the Member. It is the responsibility of the Member to annually caulk the enclosure and replace shingles as needed. When your building is re-shingled, the Member must re- shingle their enclosure with the same shingles.

Section 11. Fireplaces. Only gas log fireplaces are allowed- no wood burning fireplaces.

Section 12. Doors and Storm Doors

Owners are responsible for repair and/ or replacement of all doors, including overhead garage doors. As with improvements, request approval from the Board before installing a new door.

You may install any style storm door without Board approval. However, the door color must match your unit's color or trim color.

Section 13. Windows It is the responsibility of the Member to repair/ replace the windows in their unit if required. Window sizes are not to be altered without Board approval. Windows can be purchased from a company of your choice, but they must match the existing window or trim colors and configuration. If you want an exterior color change, this must be approved by the Board. There is a form on the website to apply for window replacement which must be approved by the Board.

Section 14. Porch Railings Porch railings are an upgrade to your unit, but do not require Board approval. They must meet current code requirements, and are the responsibility of the Member to maintain. Any damage to the porch/steps will be the Member's responsibility to repair.

Section 15. Satellite Dishes A satellite dish no larger than 18"x22" May be installed on the back of the building up to the fascia, on your patio enclosure, rear deck or concrete slab. **Satellite dishes may not be installed on the roof of the building or in any front or rear lawn area.** If you are not able to get proper reception in the approved areas, you may petition the Board for a variance. There is a form on the website to apply for the installation of a satellite dish, which must be approved by the Board and sent to the management company.

Section 16. Exterior Walls of Buildings and Courtyards The Articles of Incorporation and Lease Agreement state that no exterior alterations can be made unless otherwise provided for in the Rules and Regulations. Clarification of the rules will be provided by the board. The following are the only exterior modifications allowed to be attached to the walls of the building:

Seasonal decorations will be allowed on the exterior of units and garage walls, fascia's, shrubs, trees, etc. Such decorations are allowed for a reasonable time period for each season. Hooks for hanging decorations will be allowed on porch fascias only.

Should any items attached to the exterior of a building or garage cause damage, it will be the Member/occupant's responsibility to repair such damage.

Section 17. Signage. For Sale or For Rent Signs- you may place 1 sign in front of your unit where it will not interfere with lawn mowing. Rear units may place 1 sign at the rear of the driveway parking area to provide visibility from the street. The sign cannot exceed 4 square feet in total area. Open House signs are limited to one sign within 20 feet of the unit being sold and one at the Rowley Rd. entrance.

Section 18. Garage Sales Individual garage sales are permitted with Board approval. Signs are allowed in front of your unit and at the Rowley Rd. entrance as described for signage in Section 17. Please restrict the patron parking to one side of the street as indicated by our signs.

Section 19. Extra keys Section 5 of the 2010 Rules and Regulations explains the need for the association to have access to a spare key for emergencies. We have a Key Safe located in our mail building for those keys. Only Board Members and the Postal Delivery person have a key to that building, and only Board members know the combination to the safe. We encourage new residents and those who have changed their locks to provide a key for this purpose. Extra mailbox keys are also in this Key Safe.

Section 20. Rental of Condos Under certain circumstances, Red Cedar condos may be rented to non-members. You must first receive approval from the Board, and the potential tenant must meet the same age criteria of adults and children (adults 55+ and children 17 or older). The member shall remain primarily liable to the corporation for all charges and assessments, and shall be accountable to the corporation for the actions of his tenant.

Please refer to the Articles of Incorporation, Article XVI(c) for additional applicable rules.

Section 21 Trash and Recycle Carts

Trash and recycle carts must be stowed in owner's garages other than on designated pick up days.

Section 22 Winterizing your Unit

The following steps are strongly recommended if you are going to be gone from your unit for an extended period of time in the winter:

- Make arrangements for boiler/ furnace inspection before you leave
- Change batteries in digital thermostat
- Put 1 cup of recreational vehicle antifreeze in each toilet bowl, 1 cup in each toilet tank, and 1/4 cup in garbage disposal and washing machine. (this will keep gaskets from shrinking)
- Unplug the water softener and shut off at valves
- Turn off shut off valves to toilets and washing machine
- Turn off water heater and shut off water valve.
- Shut off fireplace gas
- Make sure all hoses on outside faucets have been disconnected
- Place a thermometer with a light in a front window. These can be purchased at any hardware store. Set this at between 45 and 50 degrees
- Set home heat to no lower than 60 degrees
- Make sure a neighbor or relative is checking your unit regularly
- Notify a board member the dates that you will be gone
- Make sure there is a key to your unit in the key safe in the mail building

