

Balsam Ridge LLC
Community Guidelines for Living
Updated 06/01/2023

Must read and sign acknowledgment form on the last page of Guidelines. Return the back form with signatures as soon as possible. Please keep the Guidelines for reference.

The goal of these guidelines is to promote orderly operation of the community and allow the residents to live in an environment that is safe, attractive and quiet. The cooperation and help of all residents and their guests make this possible.

SECTION 1

GENERAL SITE REGULATIONS

- 1.1 **No Fences** of any kind are permitted, to include wood, chain-link, wire fencing, for dog kennels, play areas, etc.
- 1.2 **No tree-to-tree clotheslines** are permitted. Umbrella-type clotheslines are permitted, as long as not permanently installed, and stored when not in use. **Before digging, DIGGERS HOTLINE MUST BE CALLED TO LOCATE UNDERGROUND LINES so as not to damage utilities.**
- 1.3 **Trees, shrubs, and flowers** improve the overall appearance of the community. If you wish to plant trees, shrubs or flowers, contact your community manager for placement approval.
- 1.4 Each home must **display lot number** clearly on the exterior of the home facing the street with **REFLECTIVE NUMBERS** large enough to be **visible at night** by emergency vehicle personnel so that they can locate the correct residence.
- 1.5 **All rubbish** must be put out only in fly-tight garbage cans or trash bags. Recyclables must be separate in accordance with local recycling regulations. Two garbage cans are allowed, but they **must have lids that clamp** on so that animals cannot get into them if tipped over. Garbage should be kept only at the roadside on garbage pickup days. Garbage cans should be stored in a shed or area out of view.
- 1.6 **Window air conditioners** are permitted if installed with wall brackets. Bracing from the ground is not an approved installation method.
- 1.7 **No trampolines, electric scooters, ATV's, snowmobiles, in ground fire pits, swimming pool or hot tubs, boats, boat trailers and/or utility trailers** are permitted in the Community.
- 1.8 **Sheds HAVE to be APPROVED by the office prior to installation. Sheds cannot be larger than 8ft x 12ft. Each home has a ONE shed limit. Hoop, tarp, pallet and/or plastic sheds are not allowed. All sheds have to have a metal/wood construction.**

SECTION 2

VEHICLE

- 2.1 **Parking: ONLY TWO (2) VEHICLES ARE ALLOWED PER LOT.** For each vehicle that you have OVER the limit of two, you will be charged **\$30.00** per vehicle per month. RV's, boats, campers, etc. are to be stored off the premises unless the Landlord has storage available in another area of the Community that has been designated for this purpose. **No campers** (this includes travel trailers, motor homes, fifth wheels, and pickup campers) utility trailers, boats and/or boat trailers are permitted to be stored on a lot unless given **written permission.**

No vehicles are to be parked on the grassy areas anywhere in the Community. If you wish to have an additional parking space, you may construct at your cost, an additional parking pad of the same material as the existing parking pad. Prior written approval is required.

2.2 **No on-street parking is permitted.** Your vehicles must be parked in the spaces provided at your lot.

2.3 The **speed limit** in the community is **10 mph** at all times for all persons **including your guests.**

2.4 **No semi-truck/trailer rigs are permitted in the Community at any time.**

2.5 **Working on, repairing, overhauling, and changing of oil is not permitted.** Vehicles that are non-operative **may not be parked on the lawn** or be used for storage of garbage, junk, cans, etc.

SECTION 3

UTILITIES

3.1 **Foreign objects** including but not limited to sanitary napkins, paper towels, and toys must not be flushed down toilets. The Resident will be responsible for unplugging and repairing sewer pipes and drains caused by any foreign objects in the sewer pipes.

3.2 **WATER METERS** are the property of the Landlord or Municipality. No one is allowed to tamper or alter any meter for any reason, including but not limited to diverting the flow of water or bypassing the meter. Tampering will be considered a breach of the rental agreement. **The Landlord may reasonably estimate water usage for as long as the Landlord believes the meter was tampered with and charge the Resident accordingly.** The Resident will also be responsible for all costs to return the Landlord's meter service to its original condition.

3.3 The **Resident must furnish and maintain water and sewer lines above ground level. The Resident must also furnish and maintain any electrical lines from the electric meter to the home and gas line from the gas meter to the home.** Water and sewer lines must be protected from freezing. **(All water pipe must be wrapped with heat tapes and insulation, including the water meter from the home to ground level).** Any frozen or broken water or sewer lines and any plugged sewer line leading to the main caused by negligence of the Resident(s) must be corrected and paid for by the tenant. A water shut-off valve inside the home is recommended in the event of a leak or faucet repair.

3.4 Placement of any **fuel or gas tanks** must be approved by the Landlord in advance.

SECTION 4

PETS

4.1 YOU MUST HAVE WRITTEN PERMISSION FROM THE LANDLORD and MUST ALSO BE REGISTERED WITH THE LANDLORD AND THE MANAGER OF THE COMMUNITY. **There is a \$15.00/pet fee per month for dogs in resident owned homes. There is a \$75.00/pet/month for landlord owned homes. There will not be more than 1 dog in the combination of up to 2 pets in homes owned by landlord. For examples, if tenant has approval for 1 dog and 1 cat, the fee would be \$150 per month. If you are leasing a home from Landlord and a pet is approved to live in the house, there is an additional 1/2 months security deposit for the pet. NO reptiles or other type of pet will be allowed. If you question any type of pet. PRIOR to getting the pet please call in and see with management if it is approved. Residents have a special responsibility to maintain control over their pet so that the peaceful enjoyment of the Community by all can be maintained.** Permitting pets to stray,

allowing a pet to soil other Residents' lots or unreasonable noise WILL BECAUSE FOR EVICTION. The owner of the pet is also responsible for all damages or injury caused by the owner's pet, which includes all costs to repair damages and all medical costs for injury to other people.

4.2 Only **HOUSE PETS** are allowed AND only when approved by management first. **YOU MAY NOT HAVE MORE THAN ONE DOG** and you must apply for and receive a license for your pet from the city or township and your pet must have current vaccinations. You must send proof of your license and vaccinations to the office to be kept on file. **The pet must remain in your home and not be tied out or allowed to run loose.** Pet droppings must be contained to your lot and **cleaned up daily**. Consent to has a pet shall be revoked for failure to follow these guidelines or if your pet is noisy, unruly or causing complaints from other Residents. If at any time we find that you are not cleaning up daily, we will charge you at a minimum of \$50.00 to have someone do so. Cost of the cleanup will be determined by the job size.

4.3 No **farm animals of any kind (rabbits, chickens, goats, sheep, pigs) **No dogs over 25 pounds. No pit Bulldogs, Rottweilers, German Shepherds, Huskies, Alaskan Malamutes, Doberman Pinschers, Chow Chows, Great Danes, St. Bernards, Akitas, Boxers or any other breeds having a reputation of being vicious, whether large or small breed, is allowed.** Any demonstration of aggressive behavior by **any** dog will be considered reason for removal of the pet from the Community and privilege of having a pet revoked by the Landlord.

4.4 **All pets must be kept inside the home at all times.** When a pet is outside it must be on a leash **and** be accompanied by a member of the household older than twelve years old. Any unattended pet will be taken to animal control and **the pet's owner will pay for all costs.** Your privilege of having a pet may be revoked if you are reminded of this violation. **NO feeding stray animals.**

SECTION 5 CONDUCT

- 5.1 **Parents** will be held responsible for the **conduct of their children.** Be sure your children understand the community guidelines.
- 5.2 **Action** in the Community that is against the law, illegal or damaging to the reputation of the Community **WILL NOT BE TOLERATED** and will be cause for eviction.
- 5.3 The Community is designed for residential use only and not for conducting retail business.
- 5.4 **EXPLODING TYPE FIREWORKS ARE NOT PERMITTED AT ANY TIME.**