

The Fairways of Copper Creek

Farmington Hills, Michigan 48331



Co-Owner Directory & Architectural Control Policy

January 2020

Residents Use Only

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Reference Documents:

Fairways of Copper Creek Map
Responsibility Matrix - Rev. 2019
Roof Repair/Replace Specs-Rev. 6/2013
Architectural Control Approval Form
Replacement Garage Door- Rev. 3/2015
2019 Bylaws Update

How to Submit a Service Request

Co-owners who have a concern about their property should first notify the Property Management Agency (PMA) by submitting a *service request* as described below.

- E-mail: Prepare the email including your address, contact information and a description of your issue to **infor@herriman.net**
- Phone: Call Herriman & Assoc.: 734-459-5440
- Letter: Prepare a letter including your address, contact information and a description of your issue. Address the letter to *The Fairways of Copper Creek c/o Herriman & Assoc.* Then mail or fax it to Herriman & Assoc., Inc.

Co-owner Directory by Name

- 6 **BAKSA, Frank & Janis Evasic** (F) 248-343-7103
38214 French Pond (J) 248-521-3707
flbaksa@gmail.com
- 47 **BEIERMEISTER, Frederick (Fritz) & Rosemary**
38241 French Pond (h) 248-553-2956
fjbeier2@gmail.com (c) 248-318-7551
- 14 **BENIGSOHN, David** (h) 248-489-0261
28093 Hickory Drive (c) 248-722-3002
- 23 **CHESNEY, Jackie & Steve Levy** (h) 248 763 2695
38317 Golfview (c) 954 540 3860
jchesne2@gmail.com
stevejlevy@outlook.com
- 18 **CHORKEY, Lorraine A.** (h) 248-553-8942
38307 Golfview (c) 248-701-1886
Lchorkey@aol.com
- 5 **DeGRANDE, Estate of** (c) 248-489-1064
Diane DeGrande (daughter)
38212 French Pond (c) 248-420-5277
- 46 **DESAI, Jayant (Jay) & Madhu** (h) 248-324-2521
38245 French Pond (c) 248-207-7023
jpd_mjd@yahoo.com
- 8 **DORAN, Mary Kay** (h) 248-324-4460
38218 French Pond (c) 734-634-2992
mkedoran@gmail.com

Co-owner Directory by Name

- 17 **EBRU**, Sulanc
28087 Hickory Drive
- 45 **EMERSON**, Thomas & Deborah (TE) 419-349-0661
38247 French Pond (DE) 248-310-6404
dmurphy@aol.com
deborah.emerson@kellyservices.com
- 43 **FAUGHNAN**, Charles & Katherine Duncan
38263 French Pond (CF) 248-974-6568
chuckfaughnan@aol.com (KD) 248-974-6567
- 30 **FLAKE**, Thomas & Heidi (h) 248-553-4547
38312 Golfview
thmsflk@aol.com
- 38 **GRAFF**, Jeffrey & Marci (h) 248-788-7687
38244 French Pond (c) 734-678-1989
jeffrey.graff@sbcglobal.net
- 27 **HEINLEN**, Richard (Dick) (h) 248-921-4012
38318 Golfview
RWHeinlen@yahoo.com
- 16 **HOGAN**, Richard & Donna (h) 248-739-4699
28089 Hickory Drive
rhgoan@vanderhogan.com
- 9 **JEFFERIES**, Marc & Beverly
38220 French Pond
- 42 **JONES**, William & Sharon (h) 248-489-2998
38265 French Pond (c) 248-229-2441
WBJJ@msn.com

38310 Golfview
leswis@hotmail.com

(c) 248-408-3444

- 3 **YADAV, Pranav & Vaibhavi (Vu)** (c) 248-892-1987
38215 French Pond
pranav@myfes.net

Architectural Control Policy

The Architectural Control Policy contained herein is authorized by the Association's Bylaws.

Purpose of this policy is to ensure the Association's landscaping; outdoor decor, condominium alterations and maintenance of each unit continue to meet the extremely high standards this neighborhood has been known for since its inception. Your Board of Directors are dedicated to working closely with all Co-owners to make sure the policy is administered in the fairest and most expeditious manner possible.

Thank you for your cooperation.

A. ALTERATIONS & IMPROVEMENTS

Alterations and improvements to the unit and surrounding grounds must be requested in writing, using the *Architectural Control Approval Request* form available from the PMA. Changes may not be made or started until "**written**" approval is received.

B. LANDSCAPE ALTERATIONS

1. All landscaping alterations must receive prior written approval from the Board of Directors. The co-owner

must submit a written request to the PMA on the approved form. It is important to include a detailed drawing of your alteration plan.

2. All landscaping changes must be in keeping with the existing landscaping.
3. The maintenance, cost of maintenance, and removal of all co-owner installed landscaping will be the responsibility of each co-owner.
4. *The Board of Directors evaluates each request for landscape modifications based on the following considerations:*
 - a. *Is the plan in keeping with or compatible with the existing landscaping in the Fairways?*
 - b. *Is the plan in keeping with policy stated elsewhere in this document?*
 - c. *Does the plan present maintenance issues for either the Association or the Co-owner?*
5. *The Association will make every effort to expedite disposition of all requests properly submitted. Any Co-owners who make a change without first obtaining Association approval do so at their own risk and if not subsequently approved may be required to remove it at their own cost.*
6. *While Co-owners may make minor decorative additions and changes in the rear of their unit (not street visible), an Architectural Design approval must be received before contracts are made for any significant change that may impact landscape maintenance or irrigation.*

7. *Arrangement for and cost of changes to the irrigation system necessary due to approved landscaping work are the responsibility of the Co-owner.*
8. *Special maintenance required by new landscaping and its cost is the responsibility of the Co-owner. General maintenance for new landscaping, in keeping with that normally provided for each unit, will continue to be the Association's responsibility.*

When a unit has an overgrown or dead bush originally installed by the Association, the Board of Directors has latitude with respect to whether or not it will be replaced. When the bush is too close to or overcrowding existing plants, the specimen may be removed and not replaced.

C. ANNUAL PLANTINGS

1. Flowers which complement the existing beds are permitted and restricted in height to 14 inches. Approval for annual flower planting, in beds adjacent to the unit, is not necessary. Neither the Association nor the contractors (lawn or fertilization) are responsible for damage to co-owner planted flowers.
2. Beds containing flowers in front of the units must be weeded and maintained by the co-owner. Flowers must be removed in the fall by the co-owner.

D. FLOWER POTS

1. Flower pots made of clay or plastic (black, white or earth tone colors) are limited to the front porch. (limit of 6) Shepard's hooks and other hangers are restricted to the backyard space.

2. Flower pots must be removed from front porches by November 1st to allow for snow removal.
3. Only flower pots containing natural (live) flowers may be used.
4. Lamp posts, lamp post bars, or electrical boxes may not be used to hang decorative items.

E. FENCING & PLANT WINTERIZATION

1. The covering of co-owner's ornamental plants and bushes is strongly discouraged.
2. In the event that a co-owner believes that coverage is a necessity, only a moderate amount of brown burlap with appropriate staking is permitted. No other fencing or covering is allowed.

F. FURNITURE

1. Seasonal furniture is restricted to the rear deck only. All patio and deck furniture must be removed or covered with neutral color material by November 1.
2. Furniture is not to be placed in front of the unit, or on front porches, driveways, sidewalks or common areas.
3. *Grills are not to be left or stored in front of the unit or where exposed to the street. They may be stored at the back of the unit.*

G. OUTDOOR DECORATIONS

1. *Plaques, statues, urns, hanging planters, holiday flags, bird houses, bird feeders, bird baths, and lawn ornaments are restricted to the rear of the unit. These decorations are not to be visible from the street.*

2. *Wind chimes or other uncontrollable noise-generating devices are not permitted.*

H. HOLIDAY DECORATIONS

1. Holiday decorations are limited to holiday flags, non-blinking tree lights, holiday seasonal plants and wreaths. Any additional décor is restricted to the rear of the unit and are not to be visible from the street.
2. Non-blinking holiday strand/ icicle lights and garlands are allowed on the handrails, shingles or gutters.
3. Holiday decorations may be displayed and lighted up to 7 days prior to the holiday and must be removed no later than 7 days after the holiday.
4. Because of the possibility of inclement weather, all Fall – Winter holiday decorations may be mounted up to 45 days prior to the holiday season and must be removed no later than 45 days after the holiday season.

I. FLAGS

U.S. Flags are permitted up to a maximum size of 4' x 6' and not more than one per unit.

J. SIGNS

1. Permitted signs are “For Sale” or “For Lease” only. One sign is permitted to be placed on the grounds in the front yard of the unit. Signs may not be displayed in windows, off decks, nor be attached to the unit.
2. The sign may be no more than 24 by 18 inches, stand no more than 36 inches from the ground and must be made of metal. Wooden sign frames and wood post cantilevered signs are not permitted.

3. The background color of the sign must be tan and similar in color to the siding of each unit. Lettering must be dark green and similar to the color of each entry door. The frame may be either black or tan.
4. Once an offer to purchase the unit has been accepted by a Co-owner, the sign must be removed. "Sold" signs are not to be placed in the development. An "Open" sign may be temporarily attached to the "For Sale" sign during open house hours.
5. *No contractor's, garage sale, political or other signs are permitted.*

K. DECKS and BACKYARDS

1. All deck and railings shall be constructed of cedar, pressure treated, or composite material.
2. All deck and railing surfaces shall be stained to match the color of the original approved deck, natural or pecan tones or shall be of a color matching the siding of the residence.
3. The underside ground of the deck shall be constructed to maintain a weed free, water pooling free, animal free, area maintaining an appealing aesthetic view. If stone is used, the diameter shall be not be smaller than one inch and shall be on top of landscape cloth.
4. Decks must be power washed and sealed with a clear sealant or preservative at least every three years. Railings must be sealed with clear sealant or preservative or stained to match the colors as noted in K.2. above at least once every three years.
5. Off color stains are not permitted.

6. *Plans for a new and/or replacement deck must be approved by the Board of Directors/Architectural Control. The deck upgrade must be completed within four months of approval.*
7. *Arrangements and payment for changes in the irrigation system necessary due to approved Co-owner deck construction are the responsibility of the Co-owner.*
8. *Decks must be properly cleaned and maintained.*
9. *Color stains other than matching are not permitted.*
10. *No storage is allowed under decks.*
11. *Co-owners are responsible for properly maintaining their backyards and areas under and around decks, including keeping them free of weeds, wild trees, stray grass and debris.*

L. ROOFS

1. A request for alteration or modification of roofs must be submitted and approved prior to commencement of the work. Roof specifications must comply with those approved by the HOA and available from the association's PMA.
2. Association responsibility for roof and siding maintenance repairs is limited to the work done in conjunction with house painting and the re-nailing or

caulking of existing materials.

M. EXTERIOR ACCESSORIES

1. Exterior lights and storm doors must be approved, in writing, by the Board of Directors prior to installation.
2. *Storm doors must be full glass design, taupe in color to match siding and be approved by the Board of Directors prior to installation.*
3. Structures that are not part of the original home when purchased or structures not approved as part of the landscape plan must be submitted separately for approval.
4. Temporary structures, such as tents, are permitted for a period not to exceed four (4) days unless approved for a longer period by the Board of Directors.
5. Awnings are not permitted without approval of the Board of Directors.

N. HANDICAP RAMPS

A handicap ramp that is required by a Co-owner is permitted. The Board of Directors must approve the design and location of the ramp prior to its installation. Removal of the ramp will also be controlled by the association Board of Directors.

O. WINDOWS

1. Co-owners are responsible for maintaining their windows including frames, glass and seals. The Association will paint and caulk window frames

during each unit's regular painting. If, at the time of regular painting, needed window repairs are not made by the Co-owner, the Association at its discretion may make needed repairs and charge the Co-owner.

2. Repair of damage caused by golf balls is the Co-owner's responsibility.
3. Repair of damage caused by projectiles, such as stone damage caused by a contractor's blower or mower, is the Co-owner's responsibility unless promptly reported to the Property Management Agency.

P. IRRIGATION

1. *The sprinkler contractor will set irrigation controls when the system is activated in the spring. Report any sprinklers that are in need of repair or adjustment to the Property Management Agency.*
2. *The irrigation contractor will be the sole operator or adjustor of the sprinkler system in the cul de sac.*
3. *Hoses are to be stored inside the unit or on reels attached to the side or rear of the unit. Hoses are not to be stored left in front of the unit or where they are visible or with the landscape maintenance.*

Q. PARKING

1. *Any unlicensed or inoperative vehicle parked on the Condominium property outside of a unit's garage in excess of 48 hours will be towed at the Co-owner's expense.*

2. *During the winter, Co-owners must move vehicles to facilitate snow removal.*
3. *No overnight parking is allowed on any street between the hours of 11:00 p.m. and 6:00 a.m.*
4. *Co-owners must use their garage for overnight parking. Where the number of Co-owner vehicles exceeds the unit garage spaces, the driveways may be utilized.*
5. *Garages are for the parking of actively used vehicles only. The use of the garage for storage of any items that prevent normal parking is prohibited.*
6. *When the number of Co-owner owned vehicles exceeds the number of garage spaces, trucks and vans used for personal transportation must be parked in the garage.*
7. *No house trailers, commercial vehicles, boats, boat trailers, camping vehicles, camping trailers, snowmobiles, snowmobile trailers, all-terrain vehicles or other vehicles (except for automobiles and non-commercial pickup trucks and passenger vans used as a Co-owner's primary means of transportation) may be parked or stored on the premises of the condominium. – **No overnight street Parking.***

R. TRASH COLLECTION

1. Containers may not be put out earlier than 6:00pm the day before collection and removed from the curb by the evening of pickup.
2. Trash and trash containers are to be placed in the driveway, not in the roadway or on the grass.

3. Containers must meet City of Farmington Hills requirements. Note: Collection will occur one day later for holidays and occasional unforeseen events. For information on containers and schedule changes, please see Public Works at <https://www.fhgov.com/>.
4. All containers are to be stored inside the unit.

S. FINES

1. Fines may be assessed for violations of the By-law restrictions or the Architectural Control Policy. This is in accordance with Article XX of the By-laws. The following fines may be levied:
 - a. 1st Violation: written notice - no fine
 - b. 2nd Violation: written notice + \$50.00 fine
 - c. 3rd Violation: written notice + \$100.00 fine
 - d. 4th Violation and each subsequent Violation: written notice + \$200.00 fine
2. Fines shall be due and payable together with the regular condominium assessment on the first day of the following month. Failure to pay the fine will subject the co-owner to all liabilities as shown in the Bylaws.