

1. All units are for residential use only. No building or structure intended or adapted for business (eg. barber shop, styling salon, beauty parlor, tea room, day care center) will be permitted. No unit will be used or occupied by other than a single family, its temporary guests and family servants. **(see Articles 3.1 and 3.2)**
2. No Garage sales are permitted without the prior written approval of the Association **(see Article 3.2)**
3. Only contractors approved by the association may be used for snow removal, mowing and yard services **(see Article 3.3)**
4. Each co-owner is responsible for all snow and leaf removal from walks and drives within his/her property. **(see Article 3.3 a, b)**
5. Each co-owner is responsible for garbage and refuse removal. Except for short periods of time immediately prior to pick-up, all waste material is to be kept in sanitary containers inside the garage **(see Article 3.3 c)**
6. No signs or any advertising will be displayed (except "For Sale") unless first approved by the Association. **(see Article 3.7)**
7. Any change in the physical appearance of the exterior must have the written approval of the Association. This includes exterior colors of buildings and significant landscaping changes. **(see Article 3.8)**. All construction of buildings and other structures will be done by builders licensed by the State of Michigan. **(see Article 4.6)**. Email the Board - brookhollowhomes@gmail.com for assistance. 3p
8. Antennae, solar panels and satellite dishes must be approved in writing by the Association **(see Article 3.9)**
9. Any outbuilding (barn, storage shed, temporary building, guest house, playhouse, tree house, dog run, pool or hot tub may be erected only with the prior written approval of the Association **(see Article 3.10)**
10. No co-owner will bring hazardous materials and fuel storage tanks onto condominium property unless for domestic use at the co-owners residence in reasonable quantities **(see Article 3.11)**
11. No pets except dogs (maximum of two), cats and pet birds are allowed. No animal may be kept for commercial purposes and all animals will have such care and restraint so as not to be obnoxious or offensive on account of noise, odor or unsanitary conditions. **(see Article 3.12)**
12. For security and aesthetic reasons, garage doors will be kept closed at all times except as may be reasonably necessary to gain access to and from any garage. Each garage must have a functional remote controlled garage door opener. **(see Article 3.13)**
13. No house trailers, trailers, boats, camping vehicles, motorcycles, all terrain vehicles, snowmobiles, or vehicles other than automobiles may be parked or stored unless in a garage with the door closed. No inoperable vehicles of any type may be brought or stored upon any unit, either temporarily or permanently, unless within a garage with the door closed. No snowmobiles, motorcycles or all terrain vehicles will be used on any unit or any part of the condominium property without the prior written approval of the association. Parking on the general common elements (including streets) will be subject to the rules and regulations adopted by the Association **(see Article 3.14)**
14. No unit will be used in whole or in part for the storage of rubbish of any character whatsoever, or for the storage of any property or thing that will cause the unit to appear in an unclean or untidy condition or that will be obnoxious to the eye, nor anything that emits a foul odor or noise that disturbs the peace and quiet of the occupants of surrounding units. **(see Article 3.15)**

15. The use of any unit and any additional structures must conform to the zoning requirements of the City of Grand Rapids **(see Article 3.16)**
16. Similarly situated co-owners and occupants shall be treated similarly. **(see Article 3.19a)**
17. The right of co-owners to display political signs and symbols shall not be taken away, but the Association may adopt reasonable time, place and manner restrictions for the purpose of minimizing damage and disturbance to other co-owners and occupants. **(see Article 3.19 b)**
18. No wall or fence of any height will be constructed on any unit until after the height, type, design, and approximate location of it will have been approved by the Association. **(see Article 4.8)**
19. Any accessory buildings (including tree fort and playhouse) shall have the same exterior construction as the residence with which they are associated. No previously used buildings shall be moved on to any unit and no previously used building materials will be used in connection with the construction of the accessory building. **(see Articles 4.14 a, b, c)**