

GEORGETOWN OF ROYAL OAK CONDOMINIUM ASSOCIATION CO-OWNER & TENANT GUIDELINES

TRASH

- All trash must be placed inside the trash bin (dumpster). Anyone caught leaving trash or recycling materials on the ground will be fined. There will be an additional charge for large items such as furniture, appliances or a mattress/box spring.
- If your trash will not fit inside the dumpster, it is your responsibility to have it hauled away. It is preferred that large items be taken to the SOCRRA recycling facility on the west side of Coolidge north of 14 Mile Road (across from the Meijer gas station).
- Please flatten out all boxes and cartons.
- Access to the trash bin is through a sliding door (one on each side) and through the lid on the top (one on each side). When the bin is empty, please make an attempt to put your trash toward the back of the bin and not directly under the sliding door.
- It is not permitted to store trash on any patio.
- Any trash containing food must be in a bag. It is not permitted to dispose of paper plates with food still on them directly into the trash bin.
- The side doors on the trash bin must be kept closed. The wooden doors on the trash pen must be kept latched.
- There are two green bins outside of the trash pen for recycling. One is for bottles and cans, the other is for paper and cardboard. See the City of Royal Oak web site (www.ci.royal-oak.mi.us/portal/departments/public-service/recycling) for recycling instructions.

PATIOS

- Maintenance of the patio is the responsibility of the co-owner or tenant. This includes weeding and painting the patio gate.
- It is not permitted to store trash on the patio.
- Please dispose of cigarette butts into an ashtray and not the parking lot.
- If you sweep or hose down your patio please do not put the debris into the parking lot. Please pick it up and properly dispose of the debris.
- Chimineas, fire bowls and fire pits are prohibited by City ordinance.
- The patios will be blown out of weeds and debris once in the spring and once in the fall (after all leaves have dropped).

PARKING LOTS

- Parking behind the units is not permitted. This area should be used for loading or unloading a vehicle.
- The speed limit in the parking lot is 5 MPH.
- Guest parking is in any parking space that is not numbered. On the east side, both sides of the entry driveway and several spots next to the trash pen are considered to be guest parking. On the west side, unnumbered spaces between the carports and the trash pen are considered guest parking. Guests may also park on the street.
- Carports will be blown out of weeds and debris once in the spring and once in the fall (after all leaves have dropped).

NOISE

- Please be aware of the fact that just because you can't hear your neighbors, that they can't hear you.
- If you have guests, please be courteous to your neighbors.
- The City of Royal Oak noise ordinance permits ordinary noise (TV, vacuum cleaners, etc.) between the hours of 7 AM and 11 PM.

PETS

- Dogs are permitted as long as they are under 25 lbs. in weight. House cats are also permitted.
- Dog feces must be picked up anywhere on the property. The City of Royal Oak has an ordinance requiring that you pick up solid waste after your dog when walking the animal.
- The patio is not to be used as a dog litter box. Please walk your pets.
- Co-owners who are renting their units have the right to ban pets altogether or add a pet fee to their lease.

MISCELLANEOUS

- Please do not leave junk mail (phone books, election flyers, etc.) to build up on your front porch.
- For Rent or For Sale signs may be displayed inside the unit in the living room window. Signs of any other kind are not permitted in windows or on the front lawn.
- Since there is a back wall on the carports on the east side of the street, storage of children's toys, adult sporting goods (such as bicycles) and gardening supplies is permitted as long as they are neatly stored.
- Planting of annual flowers in the common area flower bed in front of the unit is permitted as long as the co-owner or tenant maintains these flowers and then removes them in the fall.
- Requests for any changes a co-owner wishes to make regarding alterations to permanent landscaping in front of their unit, or requests for satellite TV must be submitted in writing to the Board of Directors.
- The Condominium Association will not be responsible for theft of or damage to any personal items (flowerpots, flags, seasonal decorations, etc.) left in the common areas. The common areas are defined as any area other than the inside of the condominium unit itself or the patio adjacent to that unit.
- Motorcycles are not permitted on the property. Commercial vehicles are not permitted on the property overnight.
- Fireworks are not permitted anywhere on the property.