

FOX HILLS CONTINUOUS PROPERTY MAINTENANCE DIRECTIVES:

Initiated September 2013

Fox Hills is a family orientated and friendly Residential Community where you as a Property Owner are responsible to continuously maintain your property and residence's exterior so they present a positive and curb appealing appearance to our Neighborhood. Being a Good Neighbor means you care how your property and residence looks all the time so they and our Neighborhood always impress visitors and potential property buyers alike.

So you know what is Continuous Property Maintenance, we created the Directives. They were developed by melding together the Fox Hills' Building and Use (Deed) Restrictions, the Townships' Codes and Ordinances and the Relators' Property Selling Guidelines condensing and simplifying their wording. The Directives tell you what you shall and shall not do to or with your property and residence's exterior so they always meet all our Fox Hills' and Bloomfield Townships' 'Rules'. Following these 'Rules' ensures your property and residence is always clean, positive looking and curb appealing which makes it ready for a quick sale at top price when you choose to do so.

- **TRASH, RECYCLABLE, GRASS AND LEAVES CONTAINERS:**
- **LAWNS:**
- **TREES, SHRUBS AND BUSHES AND LANDSCAPED AREAS:**
- **EXTERIOR OF RESIDENCE:**
- **DRIVEWAYS:**
- **MOTOR VEHICLES:**
- **SOLAR PANELS:**
- **SWIMMING POOLS:**
- **EXTERIOR HALLOWEEN AND CHRISTMAS DISPLAYS:**
- **FENCES:**
- **SIGNS:**
- **PODS:**
- **ANIMALS:**
- **INVISIBLE FENCE FOR DOGS:**

If you need help to comply with our Directives, we can supply names of individuals currently providing services to Fox Hills' such as grass cutting and trimming, tree trimming and stump removal, and mulch and landscape care.

The Streets, Sewers and Architectural Control Coordinator has the responsibility to monitor your property periodically using the Directives as a guideline. When you are notified of an issue, since you want to be a Good Neighbor, we believe you will immediately correct it! Naturally some issues may take time to rectify. In this situation, we will work with you to obtain a mutually agreeable time frame for you to comply. Issues such as driveway repair or replacement, repair of your residence, eliminating weeds or dandelions in your lawn, tree removal, etc. fall into this category.

If compliance is not made by you after two (2) notifications, we will work to help you see the benefits of compliance. Possible legal action either by your Community Association or Township is an option. Hopefully with the quality of Property Owners in Fox Hills, these actions will never be necessary.

All our Directives are posted on our Fox Hills' Community Associations' web site under the Architectural Control heading for your information. No pass work is required to access them.

Russ Conner

Streets, Sewers and Architectural Control Coordinator

Fox Hills' Community Association

1-248-858-9877 foxhillsarchcontrol@gmail.com

- **TRASH, RECYCLABLE, GRASS AND LEAVES CONTAINERS:** Initiated September 2013

You shall insert your trash into a plastic tie top bag, then place it into a standard metal or plastic container with an attachable lid. You shall indelibly mark your house number and street name on both lid and container to aid in their return during windy times. Using this plastic bag eliminates the need for you to clean your container after use for sanitary reasons, prevents odors from escaping and precludes loose garbage from blowing throughout our Neighborhood should the lid come detached. You shall NOT put a tied trash bag at the curb overnight as animal activity can cause garbage escape giving our Neighborhood a negative and unkempt appearance.

It is suggested you line your standard sized trash container with a matching size black trash bag. Then on trash pickup day, remove it from the container, tie the top and place it at the curb. Now you have no container to move back into its out of sight storage area after trash pickup!

You shall load your bagged cut grass, leaves, dropped fruit from bearing trees, cut up bush/shrub branches and debris into a specific paper bag purchased from local hardware, garden or building supply stores or in a properly marked standard metal or plastic container with an attachable lid. You shall obtain a "Yard Waste" or "Compost" sticker from the Bloomfield Townships' Clerks office and apply either of them onto your container to identify it to the trash provider workers. You shall fold over the top of the bag to prevent spillage if it falls or is knocked over.

You shall cut tree and shrub/bush branches into approximate four (4) feet lengths and tie them together at each end with string so the bundle will weigh no more than can be easily lifted by one person (40 pounds).

Your trash, compost and recyclable containers shall be stored in your garage or behind your residence so they are not visible to anyone walking or driving by your property when they are not at the curb for pickup. You shall NOT store them on the front or sides of your residence. Most garages have an area around two sides (some are raised) which was put there for you to store your trash and recyclable containers, snow blower, lawnmower, etc. However, if you chose to store your trash, compost and recyclable containers on either side of your residence, you shall have either a shrubbery or decorative screening that completely shields them from view by anyone walking or driving by your property. You shall store your full specific paper bags holding cut grass, leaves, etc. and branch bundles in an inconspicuous place until pickup day. You shall place your containers, bags and bundles at the curb only after 12:00 PM the day before usual pickup day. Then you shall return your empty containers to their out of sight storage place before dark of pick up day. Leaving your trash, compost and recyclable containers at the curb until the day after or beyond normal pick up day gives our Neighborhood a negative and unkempt appearance.

You shall coordinate with our local trash service provider for large item pick-ups and for free curb side delivery of a recyclable container and lid. You shall dispose of broken concrete parts by hauling them to State Crushing, 2260 Auburn Road 1-248-338-3310 as our local trash hauler will not pick them and brick materials up.

Following this Directive gives your property a positive and curb appealing appearance that meets all our Fox Hills' and Bloomfield Townships' 'Rules'.

- **LAWNS:**

Initiated October 2013

You shall keep your front, back and side yard lawn areas healthy and weed free (dandelions are not the flower of Fox Hills and are considered weeds by horticulturists) through chemical application either by you or a local lawn treatment company or by you physically removing them! Allowing weeds to grow in your lawn areas gives your property a negative and unkempt appearance.

You shall cut your lawn areas every seven (7) days or sooner if rain occurs within that time frame, to prevent an unkempt tall grass look. If due to weather or personal issues you are unable to cut you lawn areas within the seven (7) day timeframe, you shall either contact a local company that provides this service or use a catcher bag on your lawnmower to collect the grass clipping so clumps are not left on your lawn areas. Failure to cut your lawn areas on a weekly timeframe gives your property a negative and unkempt appearance.

Lawn specialists recommend (1) you use one of four (4) different mowing directions each time your lawn areas are cut, both legs of criss-cross and then horizontal and vertical, as the resultant patterns improve the health and appearance of your lawn areas; (2) regular watering (like every three days minus rain days) in spring, summer and fall keeps your lawn areas healthy-having an underground lawn area sprinkling system is recommended; (3) using a mulch type lawnmower with collection bag in the spring and fall to pick up leaves and debris from your lawn areas, and (4) fertilizing either by you or by a local lawn treatment company several times per growing season.

You shall trim your lawn area edges along your driveway, sidewalk and street in front of your property with a weed-whacker type unit set to produce a sharp distinctive line between your lawn areas and the noted surfaces every time your lawn areas are cut. You shall trim your lawn area edges around your flower and shrub beds, mail box, fire hydrant and trees, etc. with a weed-whacker type unit set to just trim your grass each time your lawn areas are cut. You shall sweep up or blow back onto your lawn areas all grass clippings from your street in front of your property, driveway and sidewalk to give these areas a clean and positive appearance. You shall NOT leave grass clipping in your street gutter in front of your property for the rain to convey them away as they can restrict water flow and clog the basins' grate openings which gives your property an unkempt and negative appearance!

You shall remove leaves at least every seven (7) days during fall from your lawn areas, flower/shrub beds, etc. and street curb area in front of your property so they do not blow onto your neighbor's yard or are conveyed by rain to and clog the rain water collection grate openings. If leaves are left on your lawn areas and the first snow fall occurs, they will most likely damage it, the effect of which will not show up until the spring. When you do not remove your leaves from your lawn areas, etc. the resultant look gives your property an unkempt and negative appearance.

You shall pick up and insert grass clippings collected in your lawnmowers' collection bag, leaves, weeds, sweepings and debris into a specific paper bag or into a properly marked standard metal or plastic container with an attachable lid as noted in the TRASH, RECYCLABLE, GRASS AND LEAVES CONTAINERS Directive.

Following this Directive ensures your lawn areas, flower/shrub beds, driveway, sidewalk and the street gutter in front of your property always has a positive and curb appealing appearance that meets all our Fox Hills' and Bloomfield Townships' 'Rules'.

• **TREES, SHRUBS AND BUSHES AND LANDSCAPED AREAS:** Initiated November 2013

You shall retain several trees (at least five (5)) on your lot, even replacing a removed tree so as to maintain a matured landscaped property as initiated by our original builders and to meet the Bloomfield Townships' Ordinance. You shall have your trees, especially fir/pine types, chemically sprayed periodically which may also include a ground insertion, as recommend by Arborists, either by you or by a local tree service company, to keep them healthy.

You shall remove a dead or dying tree to prevent possible injury from its falling branches or from the tree itself falling. You shall remove the stump after you remove a tree as a safety measure to prevent someone tripping over it and to eliminate the resultant unkempt appearance. You shall clean up and haul away the resultant debris from all tree and stump removal actions and the area reclaimed so it blends with existing topography.

You shall NOT plant a tree where its trunks' outer diameter is within six (6) feet of your street, sidewalk or driveway edge to prevent damaging them as the tree grows. You shall trim all your tree branches, excluding fir/pine and weeping willow types, so they cannot touch anyone walking under them. You shall trim all your tree branches so they do not restrict personal access to your residences' front porch or along your sidewalk or driveway. You shall periodically thin out all your trees branches, excluding fir/pine and weeping willow types, to keep them healthy, as recommended by Arborists. You shall clean up all debris from these trimming actions as well as dropped fruit from your bearing trees, as necessary to prevent bug action placing them into a specific paper bag or cutting them to the length noted in the TRASH, RECYCLABLE, GRASS AND LEAVES CONTAINERS Directive.

You shall trim all you tree branches if they overhang your street below the twelve (12) feet clearance and back two (2) feet from your streets edge to allow safe clearance for vehicle traffic. The Oakland County Road Commission may trim and/or remove tree(s) and trim your trees branches to these dimensions if you do not and maybe at your expense.

You shall trim your bushes and shrubs to a smooth round or square shape ensuring they do not prevent personal access to your sidewalk, front porch and steps and they do not contact your residence's walls to prevent bug access. Overgrown and untrimmed trees and bushes and shrubs give your property a negative and unkempt appearance.

You shall NOT have weeds, 'suckers', 'stink trees' or noxious vegetation around your trees, bushes, shrubs, and landscaped areas as they give your property an unkempt and negative appearance.

Garden experts recommend you apply mulch to your flower/shrub beds and around you tree trunks as it comes in various colors, maintains moisture, is an esthetic covering and it prevents weed growth. Decorative brick/stone edging around these areas shall be maintained, be level and not missing pieces.

You shall pick up leaves, tree and shrub trimmings, weeds, etc. and dropped fruit weekly depositing these items into a specific paper bag or in a properly marked standard metal or plastic container with an attachable lid as noted in the TRASH, RECYCABLE, GRASS AND LEAVES CONTAINERS Directive.

Following this Directive ensures your trees, shrubs, bushes and landscaped areas have a positive and

curb appealing appearance that meets all our Fox Hills' and Bloomfield Townships' 'Rules'.

*Wording changed April 2014. The original 'Deed' Restriction on trees stated 'No tree trunk which exceeds six (6) inches in diameter shall be cut or removed without the written approval of the Fox Hills' Architectural Control Coordinator with the concurrence of the Fox Hills' Community Associations' Board'. In April 2014, our Community Associations' Board voted unanimously to eliminate this sentence and replace it with what is written in the Directive above. The reasons for this change are as follows: (1) the initial builders wanted to minimize tree removal per lot when a residence was planned to be constructed on it by requiring written approval from the Architectural Control Coordinator to do so. Today all lots have a residence built on them so this reason is now mute; (2) each property has at least five (5) trees on it times 358 properties equals approximately 1,800 trees our Streets, Sewers and Architectural Control Coordinator would have to write an approval letter to Property Owners so they can either trim and/or remove a tree; (3) this 'Deed' Restriction appears to be out dated telling Property Owners they need permission to cut (trim) or remove a tree on their property. They purchased the trees when they purchased their property, so why at this time should this Coordinator have the power to restrict what they want to do with their trees; (4) the average age for the majority of trees in Fox Hills is more than 47 years which means most of them require periodic trimming and some should be removed due to age or disease. Each time a Property Owner wants to trim a tree would require more approval letters; (5) Bloomfield Township has an Ordinance that basically states you shall retain several trees (approximately five (5)) on your lot so each property maintains a matured landscaped appearance as initiated by our original builders. If necessary, you shall replace a removed tree to maintain the several trees per lot requirement thereby maintaining the overall beauty of your property.

- **EXTERIOR OF RESIDENCE:**

Initiated December 2013

You shall maintain the exterior of your residence in good repair, keep it structurally sound and sanitary so as to not impose a threat to its occupants from the adverse effect of the environment; so it does not result in a blighting effect or present a negative appearance to your property or our Fox Hills' Neighborhood.

You shall have all gutters and downspouts attached to your residence as they were initially installed by the original builders to carry and divert rain water away from its foundation. Some type of downspout blocks or plastic extensions are recommended.

You shall have shutters attached to your residences' windows, as initially built, and they will be of the same design and color and be without damage.

You shall NOT alter the exterior of your residence until the construction plans and specifications have been reviewed and approved by the Fox Hills' Streets, Sewers and Architectural Control Coordinator with the concurrence of the Fox Hills' Community Associations' Board as to quality of workmanship, materials and harmony of external design with existing residences to preserve the 'Colonial' style of our Fox Hills' Neighborhood. This includes color selection for siding, trim, shutters, gutters, downspouts, roof shingles and brick façade.

You shall NOT erect accessory structures such as tool, lawn and garden implement storage buildings of any size as they are not permitted. You shall provide your construction plans, specifications and location in your back yard of your proposed patio privacy fencing, decks, doll houses and large play structures for

amount of liquid left on the surface-less is more effective.

You shall NOT use your driveway to store mulch or dirt in bags or a pile of these materials or other items for more than three (3) days as they present a negative and unkempt appearance. This timeframe ensures you will complete the project in an expeditious manner minimizing the time these items are stored on your driveway.

You shall NOT push or have someone you hire push snow, ice or slush from your driveway across the street onto your neighbor's lawn area as this hinders traffic flow and can cause damage to your neighbors' property.

Following this Directive ensures your driveway always has a positive and curb appealing appearance that meets all our Fox Hills' and Bloomfield Townships' 'Rules'.

- **MOTOR VEHICLES:**

Initiated February 2014

You shall NOT park your trailer, boat, RV, motor home, truck tractor, etc. or a labeled commercial vehicle who is performing services for you on your street or property for more than forty-eight (48) continuous hours. These vehicles and those with expired or no license plate can be ticketed by Bloomfield Township. You shall NOT park your motor vehicle on yours or any Fox Hills' street or in your driveway exhibiting a for sale sign or with the indication you are working on it. You shall park your motor vehicle with all tires on the street surface facing traffic flow direction, never with any tires on anyone's lawn areas. You shall NOT park your motor vehicle on yours or any Fox Hills' street across from one another as both vehicles can be ticketed by Bloomfield Township for improper parking since there is not enough room between them for safe emergency vehicle access.

You shall park all your motor vehicles on your driveway or in your garage since your property has at least a two-car garage and a driveway length that can hold several motor vehicles. Doing so provides safe and easy access for emergency vehicles and it gives our Fox Hills' Neighborhood a positive appearance. Exceptions to this could be during driveway repair or replacement or due to guest visits.

Your motorized vehicle shall NOT be parked on any Fox Hills' street when Bloomfield Township has issued a snow alert on TV or radio. Your motorized vehicle can be ticketed by Bloomfield Township as it prevents the plow from safely clearing snow and negatively affects a safe emergency vehicle access.

Following this Directive ensures our Neighborhood always has a positive and curb appealing appearance that meets all our Fox Hills' and Bloomfield Townships' 'Rules'.

- **SOLAR PANELS:**

Initiated June 2017

You shall review your plans for roof mounted solar panels with our Fox Hills' Streets, Sewers and Architectural Control Coordinator with the concurrence of the Fox Hills' Community Associations' Board before contacting Bloomfield Township for approval and a permit. Installation shall be on your residence's rear roof area so the panels are not visible to anyone walking or driving by your residence. A variance will be given for residences where, due to their design, all roof areas are visible to anyone walking or driving past their residence. You shall NOT locate or mount these panels on the ground, only

on your residence's roof area.

Following this Directive ensures your residence always has a positive and curb appealing appearance that meets all our Fox Hills' and Bloomfield Townships' 'Rules'.

- **SWIMMING POOLS:**

Initiated June 2017

You shall locate your in ground or large inflatable above ground swimming pool in your back-yard area after its plans are reviewed and approved by our Fox Hills' Community Associations' Streets, Sewers and Architectural Control Coordinator with the concurrence of the Fox Hills' Community Associations' Board before you contact Bloomfield Township for their approval and a permit. These plans and the Township permit requires owners to meet all related Bloomfield Townships' swimming pool Codes and Ordinances which usually includes shrubbery screening and security fencing. Also, they may also require a review by the Zoning Board of Appeals (ZBA).

You shall NOT install an above ground swimming pool that require external structure for support. They are not permitted.

You shall use a small diameter plastic wading pool with minimal water depth. They are permitted.

Following this Directive ensures you meet all our Fox Hills' and Bloomfield Townships' 'Rules'.

- **EXTERIOR HOLIDAY DISPLAYS-CHRISTMAS/HOLLOWEEN. ETC.** Initiated March 2014

You shall install exterior Halloween and Christmas, etc. displays on your property and/or residence several weeks prior to the specific holiday but they are to be removed several weeks after the holiday, weather dependent. These displays at other times give your residence and our Neighborhood a negative and unkempt appearance.

Following this Directive ensures your property always has a positive and curb appealing appearance that meets all our Fox Hills' and Bloomfield Townships' 'Rules'.

- **FENCES:**

Initiated March 2014

You shall NOT install fences of any kind that encloses your property boundaries (either your front and back yard areas), or are placed between the front of your residence and your front lot line as they are not permitted.

Some minimal height and length decorative type fences (such as split rail/picket, etc.) have been approved previously in a residence's back yard at property boundary corners or in front or side yard areas. Privacy fencing around at grade back yard patio is permitted dependent upon height and enclosure dimensions. Fencing requests must have their plans, specifications and location approved by our Fox Hills' Community Associations' Streets, Sewers and Architectural Control Coordinator with the concurrence of the Fox Hills' Community Associations' Board. Most probably they will need a Township permit and dependent upon certain dimensions and locations may also require you to make a

presentation before the Zoning Board of Appeals (ZBA).

Fencing around in ground pools (above ground pools are not permitted) require a dimensioned drawing, specifications and approval by the Fox Hills' Streets, Sewers and Architectural Control Coordinator with concurrence of the Fox Hills' Community Associations' Board before contacting Bloomfield Township for their approval and obtaining a permit.

You shall maintain your fence as to structure, coating with all boards or rails in place.

Following this Directive ensures your residence always has a positive and curb appealing appearance that meets all our Fox Hills' and Bloomfield Townships' 'Rules'.

- **SIGNS:**

Initiated April 2014

You shall NOT have any type of wall or ground mounted, etc. permanent sign advertising your business operated from your residence on your property.

You shall use and display temporary signage such as your residence For Sale (includes a small property information holder), Garage Sale, Contractor Advertisement and Political Signs, one per property at a time, and can be two sided but no larger than four (4) square feet in size. Only Fox Hills' Property Owners are permitted to place and display Garage Sale signage on Fox Hills' Community Associations' common lawn areas. The noted signs must be maintained in good condition and shall be removed within three (3) days after the Event is completed.

Following this Directive ensures your property and our Fox Hills' common areas always present a positive and curb appealing appearance meeting all our Fox Hills' and Bloomfield Townships' 'Rules'.

*Wording Changed April 2014. The original 'Deed' Restriction on signs stated 'No sign of any kind shall be displayed to the public view on any lot except one (1) sign of not more than five (5) square feet advertising the property for sale or rent'. In April 2014, the Fox Hills Community Association Board voted unanimously to eliminate this sentence and replace it with what is written in the Directive above. The reasons for this change are as follows: (1) Township lawyers have ruled that contractor advertisement, garage sale and political signs on one's property are an expression of 'freedom of speech'; (2) our previous Architectural Control Coordinators did not enforce the original Restriction as noted above resulting in political, contractor, and garage sale signs being displayed on Fox Hills' private and common Community lawn areas; (3) since times have changed and while the Board could take this issue to court, the cost to do so with what lawyers have stated along with our previous Boards' past practice, the Board voted that the probable legal fight was not worth the time or money.

- **PODS:**

Initiated April 2014

You shall NOT place a pod on your driveway close up to your residence without first notifying our Streets, Sewers and Architectural Control Coordinator followed by obtaining a permit from Bloomfield Township. The maximum stay for a pod is five (5) continuous days after which a ticket can be issued by

Bloomfield Township if you do not remove it within that noted timeframe. You shall contact our Fox Hills' Community Associations' Streets, Sewers and Architectural Control Coordinator and Bloomfield Township explaining the need to both parties for extending the stay of your pod after which you shall receive from both parties a verbal and written okay noting the length of the extension.

Following this Directive ensures your residence always has a positive and curb appealing appearance that meets all our Fox Hills' and Bloomfield Townships' 'Rules'.

- **ANIMALS:**

Initiated May 2014

You shall NOT raise or breed livestock or poultry of any kind of animal on your property. especially for commercial use. Usual household pets are a dog or a cat.

You shall have your cat or dog, etc. on a lease and under your control at all times especially when walking it in our Neighborhood. You shall report any loose running dogs or cats, etc. to the Bloomfield Townships' Animal Control Officer who can pick them up and/or ticket the owner. You shall report any dog or cat defecating on yours or your neighbor's lawn areas and not cleaning up after them to the same Officer who can take the necessary action with the pets' owner to rectify this situation

You can be ticketed if the Bloomfield Township's Animal Control Officer receives complaints about your barking dog. You should realize if you can hear your dog barking, then so can your neighbors living in proximity. You shall be considerate of your neighbors and train your dog.

Following this Directive ensures dogs and cats, etc. will be controlled by their owner giving neighbors a safe feeling meeting all our Fox Hills' and Bloomfield Townships' 'Rules'.

- **INVISIBLE FENCE FOR DOGS:**

Initiated May 2014

You shall contact our Streets, Sewers and Architectural Control Coordinator and review your plans and location for your invisible fence before you can contact Bloomfield Township to obtain a permit which is required before its installation. You shall locate the invisible fence only in your back-yard area within specified boundaries. You will be required to appear before the Bloomfield Townships' Zoning Board of Appeals (BZA) if you plan any adjustment of this fences' perimeter into your side yard areas.

You can be ticketed by Bloomfield Township if it is determined you installed this type of fence without a permit or it is improperly located in either your front or side yards. If this fence was in place when you purchased your property, you are still responsible if it is determined it does not meet the Township's Ordinances.

Following this Directive ensures Fox Hills' residents feel safe as an unleashed dog or cat is restricted to a specific property area so we meet all our Fox Hills' and Bloomfield Townships' 'Rules'.