

Maple Ridge Creek Village

Information for Prospective and New Owners

We are pleased that you have chosen to live in the Maple Ridge Creek Village community. You will find that this is well managed and a very friendly place to call home. Our Association is organized around a set of by-laws and policies designed to make sure that this community remains as a “location of choice” in the Rochester area

Following is a condensed version of several by-law and policy provisions which you might find helpful. The full version of the Bylaws, Responsibility Chart, and Policies can be viewed on our website- mapleridgecreekvillage.com. Please read and become familiar with all of these policies.

Management Company - Day-to- day operations are administered by Association Management Inc (AMI). Our Property Manager at AMI is Paula Granowicz. Paula can be reached via e-mail at pgranowicz@amicondos.com. The phone number for AMI is (586) 739-6001.

Pets - No more than one dog or two cats may be kept without prior written consent from the Board of Directors. Pets are not allowed to run loose and must be attended at all times. Each co-owner is responsible for the immediate collection and disposition of fecal matter deposited by their pet. No dangerous pets may be kept.

Vehicles - Commercial vehicles, trucks, trailers, boats, recreational vehicles or recreational equipment must be parked fully in a garage unit with the door closed.

Plantings - Bushes, shrubs or flowers around decks or along the rear of units were not part of the developer-established plantings, and their maintenance is the responsibility of the co-owner.

Decks and Enclosed Porches - Maintenance of enclosed porch areas, including siding, roofing and foundation, is the responsibility of the individual co-owner. Decks are also a co-owner responsibility, and maintenance must follow current policy.

Grills - Gas grills are the only type of grill allowed, and may be kept on decks, stairway landings or on Board-approved paver areas year around.

Insurance - Each homeowner is required to carry insurance to cover interior walls and fixtures. The management company advises co-owners as to the minimum amount of coverage for a unit. Co-owners are required to provide AMI with a copy of the policy declaration page each year when insurance is renewed.

Modifications

All exterior modifications of any type must be approved by the Board prior to making the modification.

We hope you find this information helpful. Our residents enjoy living here, and we are sure you will too.

Maple Ridge Creek Village Board of Directors