

ISSUE #1

Maintenance

- Any maintenance requests should be communicated to the board of directors in writing. You may email the board members or leave a note in the association drop box, generally located at the home of the president.
- Report urgent issues when they occur.
- A maintenance/modification/replacement form is available on the website.
- Each year, there will be a maintenance survey through which you can report maintenance and repair needs.
- Residents are responsible for any damage caused by them or their renters or guests, and they will be charged for any repair.

Modification or replacement

- You must have permission from the board of directors for any modification or replacement to the exterior of your unit, including but not limited to doors, windows, and skylights. See the bylaws (especially Article VI, Section 3) and association rules for further information.
- Satellite dishes and generators are allowed, but rules must be followed and a form must be submitted before they are installed. Guidelines are on the website.
- Modifications made by previous owners are your responsibility.
- No permanent structure may be erected on the common grounds without permission.
- Co-owners are responsible for any damage or costs resulting from any modification or action of their workers.
- A good practice is to consult a board member when planning a modification or replacement project.
- A modification form is available on the website. Please use this form.

Parking

- Parking on Champions Circle during the day is discouraged and is not allowed overnight.
- Commercial vehicles may not be parked anywhere in the complex (see rules for more information)

Pets

- Residents are allowed two pets.
- Pets must be kept on a leash and under the control of the owners at all times.
- Pets may not be tethered on the grounds.
- Grand Blanc Charter Township rules regarding pets apply.
- Residents and visitors must pick up after any pet. Please walk dogs to a variety of places around the grounds so grass is not damaged.
- No savage or dangerous animal may be kept.

Renters

- A maximum of three units in the complex can be rented at one time.
- All rentals must be for a minimum of one year and the rental agreement must be approved by the board of directors.
- An entire unit must be rented.
- See the bylaws for more information.

Revised March 2026

MARKUP #1 ->

MARKUP #1 · CONFLICTS WITH FED LAW

BOARD & COUNSEL REVIEW

Sec. VI (p. 4): Blanket ban, sub-1-meter size cap, or prior approval requirement on satellite dishes or antennas is preempted by federal FCC OTARD regulations.

Statutory / Legal Reference: 47 C.F.R. § 1.4000 (FCC OTARD Rule)

Statutory Comparison: The FCC Over-the-Air Reception Devices rule (47 C.F.R. § 1.4000, as expanded by the 2021 OTARD Report and Order, FCC 21-10) preempts community association restrictions that prohibit, charge application fees for, require prior architectural approval for, or impose sub-1-meter (39.37-inch) diameter caps on the installation, maintenance, or use of television broadcast antennas, direct-broadcast satellite dishes 1 meter or less in diameter, and fixed wireless broadband antennas (including hub and relay antennas) situated on property within the exclusive use or control of the owner/tenant.

CURRENT WORDING IN DOCUMENT:

rules for further information. * Satellite dishes and generators are allowed, but rules must be followed and a form must be submitted before they are installed. Guidelines are on the website. * Modifications made by previous owners are your responsibility.

SAMPLE DISCUSSION WORDING (FOR HOA ATTORNEY REVIEW):

Provided that this restriction shall not prohibit or require prior approval for any owner or occupant installing an antenna, fixed wireless broadband hub/relay device, or satellite dish of one meter (39.37 inches) or less in diameter within areas under the owner's or occupant's exclusive use or control, in accordance with FCC OTARD regulations (47 C.F.R. § 1.4000).