



Ypsilanti, MI 48197

July 13, 2012

Dear Harbour Cove Condominium Purchaser:

We welcome you to Harbour Cove, a wonderful lakeside community. In a condominium, as you may be aware, all purchasers together own all of the physical property; therefore, we are all co-owners and have definite responsibilities toward other co-owners. The specific rights and responsibilities can be found in the *Homeowner's Handbook* and the *Governing Documents*. If you did not receive these, please notify the Association immediately.

Below are a few key items that potential buyers need to be aware of. After your closing, you will need to return the attached signature portion showing that you have received and understand the items as presented below. We hope that this will help alleviate any potential issues in ownership.

Pets

Only one indoor cat or caged animal such as a bird or fish may be brought into the community without Association approval. **Dogs, additional cats and/or other animals must be approved in writing prior to being brought into the community.** The Association has a form and a process for approval. Only co-owners that reside in the community, and not renters or guests, will be considered for pet approval.

Modifications and Satellite Dishes

Modification(s) of, or additions to, of any outside surface or structure, including satellite dishes, require written approval from the Association before being undertaken or installed. The Association does not allow satellite dishes on the roof or on the fronts of the buildings, and it is your responsibility to inform your satellite dish installer of this rule. Similarly, any interior structural modifications or renovations also need to be submitted in writing and approved before being undertaken. Any and all **unapproved or unauthorized modifications or installations will be removed and the costs, including fines, will be billed back to the responsible co-owner.**

Rental or Leasing of Units and Non-owner occupancy

Unit co-owners have the right to rent or lease their units, but that right entails certain obligations. The **owner must inform the Association of the intent to rent or lease and the owner must utilize the Association's approved lease forms.** Leases cannot be for less than six months and may not, under any circumstances, offer rights or privileges prohibited by the Association by-laws, e.g., pet ownership, etc.

Parking

Most units are assigned one carport, although some units have an additional carport. Each carport has an assigned number. Additional carports can be sold from one homeowner to another, but any transfer must be approved in advance by the Association and completed with a real estate attorney. **Parking in an unassigned carport can result in the vehicle being towed.** Open parking is primarily for residents with second vehicles, vehicles with handicap tags and for visitors; all vehicles must be operational and have valid plates and tags. Vehicles that are not operational, do not have valid plates / tags and/or appear abandoned (not moved for 30 days) will be towed at the vehicle owner's expense. An attempt will be made to affix a notice to the vehicle 24 hours prior to towing. Vehicle owners are responsible for all fines, as well as the costs of towing and redemption.





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Please read the enclosed key rules, then sign and return this form to the Association.

Harbour Cove Buyer Information

I/We have received, read and understand the key items and conditions as presented by the Association in the attached Pre-Purchase Welcome Information Letter. I/we understand that signing below does not absolve me/us of my/our responsibility as a buyer to review the Condominium Documents and understand the rules, regulations and conditions of the Condominium Association. **Failure to complete and return this form does not constitute or imply exemption from any and all rules, and failure to comply with any rule(s) may result in fines and/or legal action and/or eviction.**

Please print your name(s), fill out the information, sign and date.

Co-owner : Printed Name

Signature

Date

Phone number (for emergency contact
etc.)

e-mail address (for updates, newsletters,
etc.)

Street Address (City, State, Zip not necessary)

Add'l. Co-owner (if applicable) : Printed name

Add'l. Signature

Date

Add'l. Phone number (emergency contact)

Add'l. e-mail address (updates, newsletters)

