

**Pittsfield Village Condominium Association
RESIDENCY RULES**

PREAMBLE

The Pittsfield Village is a condominium association governed by rules of conduct established in common by its membership. These rules reflect standards which encourage and enhance the comfort, well-being and privacy of all residents.

The residency rules were approved by the Board of Directors, in its official role as the community's representative body, and the association by-laws empower the Board to adopt, amend, repeal and enforce these rules. **Requests for exceptions or changes to rules may be made to the Board of Directors**, who will balance the merits of individual requests against the objectives of the rule and common interests of Pittsfield Village community. **Persons penalized for violation of these rules may appeal directly to the Board.**

Accompanying these Rules is a separate listing of certain ordinances found in the City Of Ann Arbor Code. The ordinances summarized or quoted have been selected for the information of Pittsfield Village owners and residents because they relate to activities commonly conducted within the Village. Should any owner or resident wish to complain about the violation of any local ordinance(s), the matter should be reported directly to the appropriate City Of Ann Arbor department or agency for investigation and enforcement.

DEFINITIONS

Certain terms or expressions appear frequently in these Rules. When reading and applying each Rule, these should be understood as follows:

Tenant: A person(s) who rents a unit from its owner, but is not himself or herself an owner.

Resident: Any person residing in any residential unit, including an owner who occupies his or her unit, a tenant, and any other person dwelling in any Pittsfield Village unit.

Limited Common Element: The grounds immediately surrounding residential units, including porches and areas where flowers and shrubs are grown.

Common Element: The land, buildings, and improvements owned by Pittsfield Village, excluding limited common elements, the interior space of each residential unit, and the decks attached to residential units.

Guests: Pittsfield Village owners and residents are responsible for the behavior and conduct of their guests or their tenants' guests. Guests are to observe these Rules and the host resident and owner will be accountable for any infractions by any guests.

PETS

[Please see also 'City Code' Addendum, "Animals"]

1. **Definition:** For purposes of these Rules, a "pet" shall be understood to include any animal housed in any Village residential unit, and including (but not limited to) dogs and cats.
2. **Control:** No pet shall be tied up or staked out on the commons or limited common elements. All pets shall be confined to the interior of the unit except while on a leash under the pet owner's direct control. A picture of the pet may be used as evidence that it was loose.
3. **Pets as Nuisances:** No pet shall be permitted to be a nuisance or cause a dangerous condition of any kind. The following will be deemed as such under the provisions of this policy:
 - a) Excessive noise or odor from either inside or outside the pet owner's unit;
 - b) Damage to common or limited common elements, trees, grass, shrubs, buildings and so forth;
 - c) Animal waste not cleaned up immediately.
4. **Responsibility for Pet Damage:** An owner and resident are each responsible for any violations or damage caused by any pet belonging to a resident or to a guest of a resident, including cleanup expenses incurred by Pittsfield Village.

SIGNS

[Please see also: 'City Code' Addendum, "Signs."]

1. **Display of Signs:** Political signs may be displayed only from windows of residential units. Real estate signs selling residential units may be displayed from windows and in limited common area garden beds. Real estate signs for residential units may not be placed on lawns or any area potentially posing an obstacle to either pedestrian traffic, lawn, snow removal or other Village contractors.
2. **Real estate signs:** must be professionally printed and no larger than 18 inches high by 24 inches wide. All real estate signs, whether representing contracted agents or co-owners must follow placement regulations stated above.
3. No other advertising devices or political statements of any kind are permitted anywhere else on Pittsfield Village property.
4. **"Open House" Signs:** "Open House" signs are an important component of marketing activities in Pittsfield Village. However, the City of Ann Arbor regulated the placement and frequency of use of these signs. Please see the "Sign" sections of the City Code Addendum attached to these Rules.

POOL AREA and FACILITIES

1. **Pool Area:** The “pool area” includes the pool itself, the bath houses, pump room, and the entire area within the fence. The pool area is open from Memorial Day through Labor Day during posted hours.
2. **Pool Attendants:** An attendant will be on duty and in charge of the pool area during open hours.
3. **Closing of Pool:** The pool area may be closed at the discretion of the attendant or of the Pittsfield Village community manager, as needed. Use of the pool area when closed is prohibited.
4. **Admittance to Pool:** Admittance to the pool area is limited to residents with pool passes and their guests.
 - a) Each household will be issued a numbered pool pass.
 - b) The initial pool pass issued is without charge. Residents will be charged \$10.00 for each replacement or additional pool pass.
 - c) All residents and guests under the age of twelve (12) must be accompanied by a responsible person while in the pool area. The pool attendant on duty shall have discretion to determine, on a case by case basis who constitutes a responsible person.
 - d) A maximum of four (4) guests per household may accompany a resident while the resident is in the pool area. Requests for permission to bring additional guests to the pool should be directed to the community manager during regular business hours and at least 24 hours prior to event.
5. **Prohibited Behavior:**
 - a) Rowdy behavior is prohibited.
 - b) The pool attendant shall have authority to determine what constitutes rowdy behavior.
 - c) Alcoholic beverages and/or glass containers are not allowed in the pool fenced area.
 - d) No Smoking inside the fenced in pool area.

LANDSCAPING

1. **Garden Markers:**
 - a) Any resident who wishes to assume the privilege and obligation of maintaining his or her front and/or rear garden bed(s) must obtain garden markers from the office. Garden markers should be placed, so as to be readily visible, on both sides of the deck, by the kitchen window, and on the street side of the porch. A resident’s use of garden markers indicates that the resident agrees to maintain his or her garden beds free of weeds and debris at all times.
 - b) Markers shall be in place by April 20th. All markers should remain in place through October 31st. Where beds with garden markers have become weeds or have collected debris, Pittsfield Village will send to the resident a written notice requesting that weeds and debris be removed within ten (10) business days. If this request is not complied with, the garden markers will be retrieved by Pittsfield Village grounds maintenance staff, who will then resume maintenance of those beds for the rest of the season.
2. **Shrub Pruning:** Pittsfield Village contractors will routinely perform shrub pruning unless a resident is part of the garden marker program.

3. **Maintenance of Lawns and Common Area Plantings:** Residents and their personal property shall not interfere with maintenance of lawns or any common element.

4. **Annuals:** all annual flowers and plants must be removed from garden beds and window boxes by December 1st (note that compostable yard waste pickup by the City ends the first week of December).

AESTHETICS

The Board of Directors reserves the right to restrict exterior decorations or alterations which ordinary persons would consider aesthetically offensive, in poor taste, or a nuisance.

1. **Decks:** Decks must be kept clear of trash and litter. Furniture on decks must be well maintained. If a tarp is used to cover deck furniture during the winter, the tarp must be tied down. [cross-reference Storage, Rule 1]
2. **Window Treatments:** Window treatments should consist of curtains, shades, or valances. Inappropriate materials, such as bed sheets, flags, clothing, cardboard, etc., shall not be used in lieu of appropriate window treatments.
3. **Composting:** A resident may utilize a composting bin, up to the size of a standard (35-gallon) trash container, if placed in the rear of the resident's unit next to his or her deck.
4. **Holiday Lights and Decorations:** Exterior lights must be UL approved and rated for outdoor use. All exterior holiday decorations must be placed (re removed, as necessary) so as not to interfere with routine building, landscape, and shrub maintenance.
5. **Insect Control:** Electric bug killers are not allowed.
6. **Exterior Antennas:** Use of a television satellite dish, or any form of exterior television or radio antenna, requires prior written approval of the Modification/Maintenance Committee.

USE OF COMMON ELEMENTS

1. **Flower Containers and Bird Feeders:** Bird feeders, flower pots, flower boxes, and baskets must be on limited common elements or on decks. Seasonal artificial flowers are allowed.
2. **Free Standing Decorations:** No free standing flowerpots, flower boxes, urns, barrels, or other yard decorations are permitted outside of limited common elements. Any item which is a trip hazard or which interferes with routine maintenance or lawn mowing is prohibited. [Cross reference-"Aesthetics"] Each unit's limited common area is allowed to have not more than 5 lawn decorations in the front and/ or rear garden beds.
3. **Recreational Areas and Equipment:** Tennis courts and the children" play areas and equipment are for the use and enjoyment of all Pittsfield Village' residents and their guests. Please abide by the following rules when using these facilities.

- a) The tennis courts are designed and maintained specifically for tennis, and other uses may damage them; including, but not limited to: bike riding, rollerblading, hockey, and fireworks are not allowed on the tennis court surface.
 - b) Tennis courts and play areas may be used only between the hours of 8:00 AM and 10:00 PM.
 - c) Children playing anywhere outside of residential units must have age appropriate supervision. Supervision is not the responsibility of Pittsfield Village.
 - d) Those participating in outdoors-recreational activities (including parties and sports) should keep noise to a moderate, common sense level. Use of recreational facilities is to end at 10:00 PM.
 - e) All personal property and debris must be removed from the common areas immediately upon the conclusion of outdoor activities.
4. **Personal Property:** Personal property may not be stored on the general common elements or limited common elements, e.g., in garden beds or on lawns. Children's toys may be stored in the limited common area out of the way of landscapers and kept neat. [Cross reference "Landscaping," Rule 3].
 5. **Tree Climbing:** climbing of trees on Village property is prohibited.
 6. **Yard Sales:** Pittsfield Village-wide yard sale is held once a year. Notices of the sale date are published in the Pittsfield Village newsletter and promotional ads are placed in local newspapers. No other yard sales are permitted.
 7. **Commercial Activities:** Commercial activities (other than the sales of units) which generate intensive, regular foot traffic or vehicular traffic are not allowed on Pittsfield Village property, in common areas, or in limited common areas.

NUISANCES

[Please see also 'City Code' Addendum, "Nuisances" and "Noise"]

1. **Noise:** Residents are requested to use common sense and ordinary considerations of civility in conducting activities, whether indoors or outdoors, which are noisy. Requests to "please keep it down" are to be respected.
2. **Odors:** Odors attributable to unsanitary conditions and detectable outside a unit are prohibited.

PARKING

[Please also see 'City Code' addendum, "Traffic"]

With parking being available only at curbside, Pittsfield Village streets are narrow. Sight lines are also limited as our streets curve. With many young children playing, bicycling, and attending school throughout Pittsfield Village, all drivers should use the utmost care and vigilance when operating motor vehicles here and in surrounding neighborhoods.

Pittsfield Village does not regulate parking on city streets. However, each resident is encouraged to park as close to his or her unit as possible, to allow other residents to park near their own units.

PARKING ON LAWNS IS PROHIBITED Vehicles may not be driven or be parked on the common elements or limited common elements, regardless of the circumstances.

SOLICITATION

[Please see also 'City Code' Addendum, "Solicitation"]

Soliciting on Pittsfield Village property by any person for any purpose is prohibited unless prior permission is granted by the Board (e.g., Halloween and solicitation by residents for school-related activities).

STORAGE

1. **Common and limited common elements:** Except as specified in Rules 2, 3, and 4 below, personal property may not be stored on the general common elements or limited common elements, e.g., in garden beds or lawns.
2. **Decks and Patios:** Decks and patios are to contain only appropriate items such as outdoor furniture, tools, toys, bicycles, grills, potted plants, and Rubbermaid (or other approved) storage containers. Recycling bins may be stored on decks if empty and placed inconspicuously. Trash containers may not be stored either on decks or patios. When not in seasonal use, bicycles, toys, tools and similar possessions are to be stored indoors or, if outdoors, within an approved storage container.] Cross-reference "Aesthetics," Rule 1, and "Trash," Rules 2 and 3].
3. **Porches:** Porches are to contain only potted plants, decorative items, lawn chairs, and bicycles (see Rule 4, immediately below). Trash containers and recycling bins are prohibited. [Cross-reference "Trash," Rules 2 and 3].
4. **Bicycles:** Bicycles, when in seasonal use, may be stored on decks or on porches if upright and properly secured from theft. When not in seasonal use, bicycles must be stored indoors or, if outdoors, within an approved storage container.
5. **Harmful Substances:** Storage of explosives, or substances which are toxic, flammable, or so odoriferous as to be a nuisance, is not permitted inside or outside any unit or on any common element or limited common element. However, this Rule does not apply to common household products or substances.

TRASH AND RECYCLING

1. **Trash and Recycling Containers:** All garbage and recycling must be stored in a City of Ann Arbor approved cart.
2. **Placement of Trash and Recycling Containers:** A resident may store trash containers:
 - a) Behind his or her unit next to the deck; or
 - b) Next to the porch if his or her end unit faces away from the street; or
 - c) Behind an approved trash cart enclosure installed by Pittsfield Village staff or by the owner [Cross-reference-"Storage," Rules 2 and 3].
3. **Trash Cart Enclosures:**
 - a) Trash cart enclosures installed shall be the approved specification
 - b) Prior approval must be obtained by the Board of Directors for any variance from the specification.

- c) Storage of permitted items behind this enclosure is intended for trash carts and recycling carts. Other items are permitted **only** if they do not extend beyond the enclosure and are not visible.
[Cross-reference- "Storage," Rules 2 and 3].
- 4. **Collection:** Trash and compostable materials begins at 7:00 AM on Tuesdays (or on Wednesday if there has been a holiday that week). Recycling begins at 7:00 AM on Fridays (or on Monday if there has been a holiday that week). Trash and compostable containers and recycling carts may be set out at curbside either the evening before or by 7:00 AM on the day of collection.
- 5. **Retrieval of Containers:** Trash and Recycling containers must be retrieved by the evening of each trash and Recycle collection day. Any loose items that may not of been picked up by the City must be collected at the time of retrieval of containers.
- 6. **Trash and Recycling not picked up by City:** Trash and/or recyclables, which are refused by city collectors, are to be retrieved by residents no later than the evening of the trash collection day and disposed of.
- 7. **Disposal of Large Items:** The following procedures apply to disposal of large items (e.g., appliances, furniture) which are not picked up by the City during weekly trash collection:
 - a) Residents (and not Pittsfield Village) are responsible for the prompt disposal of such large items.
 - b) Residents may recycle such items at no cost. The office staff will provide a listing of names and telephone numbers of charitable organizations and private individuals who may wish to pick up such items.
 - c) The City Solid Waste Department (994-2807) schedules 'special pick-ups' for a fee.
 - d) Private hauling contractors may be found in the Ameritech Yellow Pages under "Trucking-Light Hauling."
 - e) After the resident has scheduled a pick-up, Pittsfield Village should then be notified that the pick-up has been arranged. Items are to be placed at the curb on the actual date for which pick-up is scheduled (or the evening before the scheduled date). Any item remaining at the curb for more than twenty-four (24) hours will be considered abandoned. Pittsfield Village will then dispose of the item and will assess a fine to the resident sufficient to reimburse the Village for disposal fees and associated administrative costs.
- 8. **City Recycling Guides:** Recycling Guides are published periodically by the City Of Ann Arbor. Residents should familiarize themselves with these requirements and are to comply with them. Questions may be directed to the Solid Waste Department (994-2807)

MODIFICATION OF STRUCTURES AND LANDSCAPING

In reviewing the following rules, please bear in mind that only Pittsfield Village Condominium Association (and not individual owners or residents) owns the buildings, improvements (decks, recreational facilities), and landscaping. **Any exterior or interior modification or addition to existing structures or landscaping requires prior written approval.**

- 1. **Written Request:** Every request for an exterior or interior structural modification, or for any landscaping modification, must be submitted by the owner of record (not by a tenant or by any other person living in the unit in question) on a standard Pittsfield Village "Modification Request Form" to the appropriate committee (see below). Modification

Request Forms may be obtained from the Pittsfield Village office during regular business hours.

2. **Submission In Advance Of Modification:** Requests must be submitted in advance of commencing any work on the proposed modification. Please remember to allow for the fact that the reviewing committees generally meet only once per month. Consult the Pittsfield Village Newsletter's Calendar of Events or the Pittsfield Village office (971-0233) for meeting dates and times.
3. **Standards:** The Modification/Maintenance Committee establishes specifications for structural or mechanical additions, improvements, or other changes relating to the exterior (e.g., windows, fences, decks, and patios) and the interior of all units [e.g. walls, heating, plumbing, or electrical service].
 - a) Each modification approved by the Committee must be performed in conformity with City of Ann Arbor building codes. The owner is solely responsible for obtaining from the City's Building and Safety Engineering Department the appropriate building permit, for payment of necessary fees, and for scheduling inspection of the work performed. (Contact 994-2674 to initiate this process).
 - b) Routine exterior additions (e.g., flower pot hooks, flag pole mounts, garden hose holders) and interior decorations which are cosmetic only (such as painting), and not structural, does not require approval.
4. **Landscape Committee:** The Landscape Committee establishes specifications relating to the common elements and landscaping, including the planting and maintenance of trees and shrubs and the creation or enlargement of garden beds. Planting of annuals, perennials, and bulbs in existing garden beds does not require approval.
5. **Questions:** When in doubt, please contact the office (971-0233) and seek advice from the Pittsfield Village Community Manager, or contact the appropriate committee chair.
6. **Restoration of Unauthorized Modifications:** Should anyone perform any modifications without advance written approval, not perform them as approved, or not complete approved modifications within a reasonable length of time, the resident is responsible for restoring the property to its pre-modification state at his or her own expense.

PENALTIES FOR VIOLATION OF PITTSFIELD VILLAGE RULES

The Pittsfield Village Community Manager will investigate any Complaint alleging violation of these Rules. If investigation confirms that a violation has occurred or is occurring, a written warning will be delivered to the violator(s) in person or by first class mail. In the case of a violation which poses an urgent threat to the health or safety of residents, or threatens damage to Pittsfield Village property, the Manager need not first give a warning to any resident or off-site owner. Notice to residents of any rented unit shall be considered to be notice to the off-site owner. However, where possible, the Manager shall give the identical written notice to the off-site owner. Failure to heed the warning and resolve the violation, or the recurrence of any previous violation, will result in the assessment of monetary penalties. The penalty shall be \$50.00 for a second violation (i.e., the first violation after a warning has been given), \$75.00 for a third violation, and \$100.00 for a fourth violation. Any violation of these Rules, whether by an occupying owner, a tenant, or a guest of an owner or tenant, is a violation of the Association by-laws. Penalties are thus payable just as Association dues are payable. Non-payment of penalties or violation of Rules may subject the owner and the tenant to legal action, which might result in a lien being placed on the title for the property.

ADDENDUM

CITY OF ANN ARBOR ORDINANCES

Attention of all Pittsfield Village owners and residents is directed to those provisions (quoted on the following pages) of the *Ann Arbor Code Of Ordinances* which relate to all City residents, and which are subject to enforcement by the relevant City Department or agency not by Pittsfield Village.

This Addendum does not quote every ordinance which may relate to residential life in Pittsfield Village or in Ann Arbor. Excerpts from specific ordinances have been chosen and are being reprinted here because they address subjects that are believed to be of particular concern or interest to owners and residents.

The entire *Ann Arbor Code of Ordinances* is available for review at the Public Library Reference Desk and at the Office of the Ann Arbor City Clerk. Review of the official text of the *Code* is encouraged.

ANIMALS

[Chapter 107]

9:38. Domestic Animals and Fowl

No person shall keep or house any animals or domestic fowl within the city except dogs, cats, rabbits, canaries or small animals commonly classified as pets which are customarily kept or housed inside dwellings as household pets.

9:45. Definitions

For the purpose of this chapter, the following terms shall have the following meanings respectively designated for each:

1. **Animal Control Officer:** Any city police officer or such other persons as the Administrator may designate provided that such persons meet the qualifications specified by Act 339, Public Acts of 1919, as amended.
2. **Dangerous animal:** An animal which has bitten a person so as to draw blood or caused a person broken bones or which has repeatedly attacked, chased or menaced any person or damaged the property (including animals) of persons other than the owner. An animal shall not be considered dangerous solely because it has bitten or attacked a person or any animal attacking its owner or its owner's family nor shall an animal be considered dangerous if it bites or injures a person who has, without justification, provoked it by attacking it or its young.
3. **Noise nuisance:** Barking, howling, meowing, squawking or making other sounds, frequently or for a continued duration, which annoys, endangers, injures or disturbs a person of normal sensitivities on premises other than that occupied by the owner of the animal.
4. **Sanitation nuisance:** Unsanitary conditions resulting from animal droppings, food waste, debris, or any other thing to cause vermin infestation, odors, or disease hazards.
5. **Own:** To have possession or a right of property in an animal or to permit a dog or cat to remain on or about one's premises 5 days or more.

6. **Under reasonable control.** A dog which is:
 - a. Secured by a leash held by the owner or the owner's agent.
 - b. Secured by a leash which is attached to a stationary object and attended by the owner or the owner's agent; or
 - c. On the premises of the owner or confined in a vehicle.

7. **Vicious animal.** An animal which:
 - a. Has killed a person or caused a person serious bodily injury, including, but not limited to injuries resulting in hospital confinement or reconstructive surgery.
 - b. Is owned, possessed harbored or trained for the purpose of animal fighting.
 - c. Repeatedly bites or in any way injures people.

9:47. Violations

The owner of any dog or other animal shall be guilty of a violation of the chapter if:

1. The dog is at any time not under reasonable control;
2. The animal causes a noise nuisance;
3. The animal causes a sanitation nuisance;
4. The dog is over 6 months old and is not currently licensed or is not wearing a license tag issued pursuant to this chapter;
5. The dog (except leader dogs for the blind) discharges its feces on property other than that of its owner and the owner does not immediately remove such feces;
6. The animal is vicious;
7. The dog is at a location other than as specified in a confinement order issued pursuant to this chapter;
8. The animal has symptoms of rabies or has bitten or been bitten by another animal showing symptoms of rabies and the owner fails to notify an Animal Control Officer of that fact;
9. The owner fails to comply with all the terms of a confinement order;
10. The dog has been impounded and disposed of or sold pursuant to section 9:49 (4) and the owner acquires another dog within 1 year of said impoundment;
11. The owner of a cat older than 6 months fails to have it at all times immunized against rabies;
12. The owner fails to provide the animal with proper food, drink or shelter from the weather;
13. The owner fails to provide the animal with medical attention necessary to prevent the animal from suffering;
14. The owner confines or leaves the animal in a vehicle or other enclosure without adequate ventilation to prevent the animal from suffering;
15. A dangerous dog, when kept out of doors, is not in a pen or kennel sufficient to restrain the dog and surrounded by a perimeter fence not sharing common fencing with the pen or kennel;
16. The animal, other than a dog, is dangerous and is not kept indoors;
17. The person is convicted of owning a vicious dog and then acquires another dog within 2 years of the date of the conviction.

DISORDERLY CONDUCT

9:62. Acts Prohibited

No person shall:

1. Persist in disturbing the public peace and quiet by loud or aggressive conduct, having once been clearly informed by persons affected that he is, in fact, unreasonably causing such a disturbance, provided, however, that notice need not be given when such persons affected reasonably believe that to do so would constitute a risk to their personal safety.

2. Knowingly harass any other person. "Harass" is defined as any repeated nonverbal conduct which is specifically intended to frighten, embarrass or anger the person or

persons who are the object of such conduct or which the person accused has reason to know is likely to produce such reactions, or as any repeated verbal communication which, by its very utterance, inflicts injury or tends to incite an immediate breach of the peace.

3. Knowingly permit a person in any place owned or controlled by him to disturb the public peace by loud or boisterous conduct.

NOISE

[Chapter 119]

9:363. Specific Prohibitions

The following activities are prohibited if they produce clearly audible sound beyond the property line of the property on which they are conducted:

1. The operation, between 10 P.M. and 7A.M., of power tools or equipment.
2. The operation, between 10 P.M. and 7A.M of any device for killing, trapping, attracting or repelling insects or other pests.
3. The sounding, between 10 P.M. and 7A.M. of any bell, chime, siren, whistle or similar device, except:
4. To alert persons to the existence of an emergency, danger or attempted crime;

Or as provided in section 9:365(5)

5. The operation or playing between 10P.M. and 7 A.M. of any radio, television, phonograph, drum or musical instrument.
6. Construction, repair, remodeling, demolition, drilling or excavation works at any time on Sunday and between 8 P.M. and 7 A.M. Monday-Saturday, except as permitted by section 9:365(2).
7. The operation or use between 10 P.M. and 7A.M. of any loudspeaker, sound amplifier, public address system or similar device used to amplify sounds.
8. The creation of a loud, unnecessary noise in connection with the loading or unloading of any vehicle or the opening and closing or destruction of bales, boxes, crates, or other containers.
9. The use of any drums, loud-speakers, musical devices or other instruments or devices for the purpose of attracting attention by the creation of noise to any performance, show or sale or display of merchandise.
10. The prohibitions of this section apply even if the sound level produced by a prohibited activity does not exceed the applicable level specified in section 9:364.

9:364. Maximum Permissible Sound Levels.

No person shall conduct or permit any activity that produces a **dB (A)** beyond his property line exceeding the levels specified in Table 1. Where property is used for both residential and commercial purposes, the residential sound levels shall be used only for measurements made on the portion of the property used solely for residential purposes.

TABLE 1

Use if Property Receiving the Sound	7:00 am to 10:00 pm	10:00 pm to 7:00 am
Residential	61	55
Commercial	71	61

SIGNS

[Chapter 61]

5:500 Application of Chapter

Signs may be erected or maintained in the City of Ann Arbor only as permitted by this Chapter and subject to other restrictions contained in this Code.

5:501 Definitions

The following words and phrases shall have the meanings set forth in this section when they are used in this chapter:

“Exterior Sign” Any sign other than an interior sign.

“Frontage” The length of the portion of a building occupied by a single business, facing a street adjacent to the premises on which the business is located.

“Interior Sign” A sign within the walls of a building.

“Political Sign” A sign whose message relates to a candidate to political office, or to a political party, or to a political issue or an ideological opinion.

“Premises” The contiguous land in the same ownership or control, which is not divided by a public street.

“Sign” A name, identification, description, display, light, balloon, banner, or illustration which is affixed to, or painted, or otherwise located or set upon or in a building, structure or piece of land and which directs attention to an object, product, place, activity, person, institution, organizations, or business and which is visible from any public street, sidewalk, alley, park, or public property. The definition includes interior and exterior signs but not signs primarily directing persons within the premises of the sign owners. The definition does not include religious symbols or paintings which do not display lettering and do not advertise a business, product or service.

5:506 Political Signs

Signs advocating or opposing a candidate for public office or a position on an issue to be determined at the election shall be erected no less than 100 feet nor more than 200 feet from any entrance to a building in which a polling place is located provided that such signs are erected not more than 12 hours before and removed not more than 18 hours after the election.

Permission to locate signs on private property shall be obtained from the owner or occupant of the property on which such signs are located.

5:507 Permitted Signs

The following signs are permitted, notwithstanding any prohibition contained in this Chapter other than prohibitions contained in Section 5:508.

Interior signs up to 4 square feet, indicating property is for sale or for rent.

SOLICITATION

[Chapter 81]

7:81. Permit Required

No person shall go from place to place or remain in a public place or place open to the public soliciting contributions or selling goods for the benefit or purported benefit of a charitable, religious or educational organization or cause without first obtaining a permit.

7:83. Issuance of Permit

The Mayor shall issue a solicitation permit if he can make the following determinations:

1. The solicitors will fairly represent to the public the purpose of their solicitation.
2. The solicitors or the organizations for which they are soliciting have not, within the previous 12 months, misrepresented the purpose of solicitations.
3. The solicitation will be in compliance with all State, Federal and local laws and ordinances, including those specified in this Chapter.
4. The time and location of the solicitation will not coincide with special events or other solicitations in a manner that will cause traffic or vehicle congestion.

7:88 Prohibited Solicitation Practices

No person engaged in soliciting that is regulated by this Chapter shall do any of the following:

1. Solicit while not carrying a copy of the solicitation permit.
2. Fail to display the solicitation permit to anyone requesting to see it.
3. Misrepresent the purpose of the solicitation.
4. Accept compensation for soliciting unless the arrangement for compensation is specified on the permit.
5. Solicit at any business or residence on which a notice is posted stating "No Soliciting."
6. Solicit in a manner that obstructs the free passage of pedestrian or vehicle traffic.
7. Solicit in a manner that intimidates, threatens or harasses the persons solicited.
8. Fail to leave a private residence or a business after being requested to do so.

TRAFFIC

[Chapter 126]

10:60. Prohibitions for Certain Purposes

1. No person shall park a vehicle upon any street or highway for the principal purpose of:
 2. Displaying such vehicle for sale;
 3. Washing, polishing, greasing, or repairing such vehicle, except repairs necessitated by an emergency;
 4. Displaying advertising;
 5. Selling merchandise from such vehicle except in a duly established market place, or when so authorized or licensed under Title 7 of this Code.

10:126. Abandoned Vehicles

1. If a vehicle has remained standing or parked on public or private property for a period of time so that it appears to be abandoned, the City Administrator may affix a written notice to the vehicle requiring its removal.

2. If a vehicle is not removed within 48 hours after the time the notice ordering its removal was affixed, the vehicle shall be deemed abandoned and the City Administrator may take the vehicle into custody.

10:137. Vehicle Trespass

1. No person shall park a motor vehicle on private property without the consent of the property owner.
2. No person shall park a vehicle on publicly owned property without the consent of the public body owning the property unless the vehicle is parked in an area open to the public and designated for public parking of vehicles.
3. If a vehicle is parked in violation of subsections (1) or (2) the owner of the property may have the vehicle impounded by a business engaged in the towing and storage of vehicles if that business has a contract for such services with the City of Ann Arbor.

10:138. Vehicle Repairs and Inoperative or Unregistered Vehicles

1. Vehicle Repairs. No person shall disassemble, construct, reconstruct or conduct major repairs upon a motor vehicle on the streets, highways, or parking lots of the City of Ann Arbor, nor shall any person disassemble, construct, reconstruct, or conduct major repairs upon a motor vehicle upon any private property unless in connection with an auto maintenance or repair business or unless the vehicle is completely enclosed within a garage. A reasonable time, not to exceed 48 hours from the time of disability, shall be permitted for the removal or emergency servicing of a disabled vehicle on the streets, highways or parking lots of the City.
2. Inoperative Vehicles. No person shall park, store, leave, or allow to be left upon private property controlled by him or her, any motor vehicle in a rusted, wrecked, junk, or partially dismantled or inoperative condition, whether attended or not, unless in connection with an auto maintenance or repair business or unless the vehicle is completely enclosed within a garage. Provided, however, that while no such vehicle can be maintained in the rear yard for a period not to exceed 30 days after notice to remove the vehicle is served by the City so long as the vehicle is not within 20 feet of an abutting residential lot.
3. Unregistered Vehicles. No person shall park, store, leave, or allow to be left upon the streets, highways, or parking lots of the City of Ann Arbor, any motor vehicle not displaying current license plates registered to that vehicle.

COMPLAINT FORM VIOLATION OF RULES AND REGULATIONS

Your Name _____ Your Address _____

Your Telephone: Home _____ Work _____

Anonymity of complainants is not encouraged. However, if you believe that your identity should remain anonymous, please check here [] and indicate why:

Nature of Complaint [check applicable box(s)]:

Pets	[]	Landscaping/common areas	[]	Pool	[]
Noise	[]	Parking on common area	[]	Pets	[]
Aesthetics	[]	Signs	[]		
Decks	[]	Other (describe)*	[]		

* _____

Date and Time of Violation _____ Address Where Violation Occurred _____

Date(s) and time(s) when you have discussed your complaint with violator and response of violator:

Name(s) and Addresses of witnesses (if known/optional)

Date

Signature of Complainant

Please deliver completed form to:
2220 Pittsfield Blvd. Ann Arbor, MI 48104

To Speak with the Pittsfield Village
Community Manager, call: (734) 971-0233
You may FAX this form to: (734-971-3421

**NOTIFICATION OF RULE VIOLATION
And RIGHT OF APPEAL**

Address of Unit _____

Name of Resident(s) _____

Name of Owner(s) [if non-Resident] _____

Description of Complaint received _____

Rule(s) violated and number of times violated _____

Penalty assessed: Warning _____

Fine(s) _____

Please pay by check made payable to
Pittsfield Village Association

Fine(s) are payable within ten (10) days
of the date of this notice.
Please do not combine with monthly
Association dues

If you dispute the Complaint or any penalty assessed, you may appeal to the Board of Directors.

Please contact the office (971-0233) if you wish to be placed on the agenda of the next monthly Board meeting.

If you have questions concerning this matter, please telephone (971-0233) or visit the Pittsfield Village Manager.