



Rules and Regulations

Effective Date: Approved, March 23, 2026

These Rules and Regulations are adopted by The Centennial Condominium Homeowners Association, a Michigan non-profit corporation, pursuant to the authority granted under Article VIII, Section 8.5 of the Condominium Bylaws.

This document is intended to provide clear standards governing the use, maintenance, and enjoyment of property within Centennial Condominium Homeowners Association (the "Association"). These Rules and Regulations supplement the Master Deed and Condominium Bylaws.

The Association's goal is to protect property values, promote uniformity, and preserve the quality, appearance, and livability of the Centennial community.

All Co-Owners, residents, occupants, tenants, guests, invitees, contracted service providers and licensees are subject to and bound by these Rules.

These Rules may be amended by the Board of Directors from time to time.

Please note that the Association is located within the Village of Vicksburg and Schoolcraft Township. Co-Owners are responsible for understanding and complying with all applicable ordinances, regulations, and requirements established by these local municipalities as they relate to property ownership and use.



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Centennial Condominium Homeowners Association

6312 Stadium Drive, Kalamazoo, MI 49009 • (269) 488-0133

centennialhoavicksburg@gmail.com

www.centennialhoavicksburg.com

Table of Contents

1. Definitions	4
2. Association Contact Information and Communication Resources	4
3. Board of Directors and Annual Meeting.....	5
4. Association Fees and Payment Options.....	5
5. Enforcement and Fine Policy.....	6
Notice of Violation:	6
Hearing Procedure.....	7
Fine Schedule	7
Collection and Lien Rights.....	7
6. Home Rental and Selling Regulations.....	7
7. Clubhouse Event Room (Northside) Rental.....	8
8. Pool Rules and Use	9
9. Architectural Review Committee (ARC)	9
10. General ARC Guidelines	10
Basketball Hoops:	10
Mobile Hoops:	10
Fences	11
Hot Tubs	11
Landscaping and Lawn Maintenance	12
Maintenance Standards:	12
Exterior Play Structures.....	12
Play Structures:	12
Playhouses:.....	12
Tents and Temporary Structures:	12
Satellite Receivers and Antennae	13
Sports and Play Equipment	13
Skateboard Equipment:	13
Trampolines:	13
Goals:	13
Backstops:	13
Swimming Pools:	13
11. Rules of Conduct – Occupancy and Use Standards.....	13
Parking and Vehicle Storage:	13



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Commercial Vehicles:.....	14
Recreational Vehicles and Trailers:	14
Off-Road Vehicles:.....	14
Vehicle Repair Onsite:.....	14
Air Conditioning Units:	15
Exterior Lighting:	15
Firearms and Hunting:	15
Firewood Storage:.....	15
Flags:	15
Garage Sales:	15
Hazardous Substances:	16
Mailboxes:.....	16
Outdoor Burning and Fire Pits:.....	16
Paving and Driveways:	16
Pets:	16
Signage:	17
Exterior Decorations:	18
Snow Removal:.....	19
Pest Control:	19
Trash, Recycling, and Bulk Items:	19
Nuisances and Noise:	19
Sidewalks and Streets:.....	19
Drainage and Sump Discharge:	20
Residential Use Restrictions:.....	20



1. Definitions

Capitalized terms used herein shall have the meanings assigned in the Master Deed and Condominium Bylaws unless otherwise stated:

- Association – Centennial Condominium Homeowners Association
- Board – The Association’s Board of Directors
- Co-Owner / Owner – Owner of a Unit
- Unit – A residential condominium unit
- Common Elements – As defined in the Master Deed
- ARC – Architectural Review Committee
- Management Company – Berkshire Hathaway HomeServices MI Real Estate

2. Association Contact Information and Communication Resources

If you have any questions, concerns or comments, please contact the management company:

Management Company:

Berkshire Hathaway HomeServices MI Real Estate
6312 Stadium Drive
Kalamazoo, MI 49009

Property Manager:

Lindsay Flynn – (269) 488-0133 or lindsayflynn@bhhsmi.com

Property Manager:

Diane Bornhorst – (269) 488-0161 or dianebornhorst@gmail.com

Emergency Maintenance:

Danni Clark – (269) 488-0137 or kzooworkorders@bhhsmi.com

Clubhouse Rental and Account Questions:

Amber Tyler – (269) 488-0112 or kzooleasing@bhhsmi.com

Association Email:

Email: centennialhoavicksburg@gmail.com

Association Website:

www.centennialhoavicksburg.com

All forms, ARC applications, clubhouse rental application and calendar, community calendar, governing documents, financials, minutes, newsletters, etc. are available on the Association website.

Association Facebook Page (Follow Us):

<https://www.facebook.com/CentennialHOAVicksburg/>

3. Board of Directors and Annual Meeting

The Centennial Association is governed by its Co-Owners as represented by an elected Board of Directors made of up to 7 volunteer members. Board members serve staggered, two-year terms.

If you would like to address the Board or have a topic you would like added to the agenda at a Board Meeting, please submit a request in advance to Berkshire Hathaway. As Board members are volunteers, out of respect for their time, please submit any questions or concerns to Berkshire Hathaway for the Board's review.

The Annual Meeting will take place in November of each year and Co-Owners will be notified in advance once the meeting date is scheduled. Board elections will take place at the Annual Meeting. A call for nominations will be emailed out to Co-Owners in September of each year.

Co-Owners may use the Nomination Form available on the Association's website to submit their interest in serving on the Board. The Board Election ballot will be sent to all Co-Owners prior to the Annual Meeting and will be returned by no later than the day before the Annual Meeting.

Board meeting minutes are available on the Association's website and will be emailed to Co-Owners once they are approved by the Board. A financial summary will be provided when approved Board meeting minutes are distributed.

4. Association Fees and Payment Options

All Co-Owners will pay a quarterly assessment to support the operating budget for day-to-day operations of the Association including utilities, grounds maintenance and repairs along with funding the reserve account for major capital replacements. The yearly budget and Reserve Budget Plan are available for review on the Association's website and will be distributed to all Co-Owners prior to the Annual Meeting.

Here is the approved quarterly assessment schedule and payment details:

Quarterly Assessments:

Quarter	Amount	Due Date	Late After
First Quarter	\$175	February 1	March 1
Second Quarter	\$175	May 1	June 1
Third Quarter	\$175	August 1	September 1
Fourth Quarter	\$175	November 1	December 1

Late Fees and Collections:

Late fees in the amount of \$25 per month will be assessed on any outstanding balance remaining after the due dates noted above. If an account remains delinquent for more than six (6) months, the Board may pursue further collection actions, including but not limited to filing a lien, initiating a small claims action, and/or proceeding with foreclosure, if payment has not been made or satisfactory payment arrangements have not been established and maintained until the balance is paid in full.



Payment Options:

Payments may be made using any of the following methods:

By Mail:

Centennial Condominium HOA
6312 Stadium Drive
Kalamazoo, MI 49009

Online or Bank Bill Pay:

Payments may be submitted through your personal banking institution or through your online Propertyware portal.

5. Enforcement and Fine Policy

The Association's goal is to protect property values, promote safety and uniformity, and preserve the quality, appearance, and livability of the Centennial community. In order to encourage this, fines may be levied after proper notice and the option for a hearing as outlined below. The violation of any provision of the Centennial Condominium Homeowners Association Master Deed, Condominium Bylaws, or these Rules and Regulations by any Co-Owner shall constitute grounds for the assessment of monetary fines by the Association, acting through its duly constituted Board of Directors.

The Board may not assess fines until the Co-Owner has received proper notice and an opportunity for hearing pursuant to the following procedure:

Notice of Violation:

Proper written notice shall be mailed and emailed (if applicable) by Berkshire Hathaway HomeServices MI RE, on behalf of the Board, to the offending Co-Owner at the mailing or email address on file. The written notice shall:

1. State the specific violation, citing the applicable section of the Master Deed, Condominium Bylaws, or Rules and Regulations;
2. State the fine being imposed; and
3. Advise the Co-Owner of their right to submit a written response to the Board within seven (7) days of receipt of the notice to request a hearing and present a defense. If the Co-Owner does not respond within that time frame, the violation and fine shall stand as charged.



Hearing Procedure

The Hearing Committee shall consist of at least three (3) members of the Centennial Condominium Homeowners Association Board of Directors. The Committee shall hear the Co-Owner's defense and determine whether the Co-Owner is responsible for the alleged violation and associated fine.

If the Hearing Committee determines that a violation has occurred, the Co-Owner shall have thirty (30) days from the date of the written decision to pay the fine.

Fine Schedule

Subject to the notice and hearing procedures above, fines shall be assessed as follows:

- First Violation: Written warning may be issued.
- Second Violation: \$50.00 fine.
- Third Violation: \$100.00 fine.
- Fourth and Subsequent Violations: \$250.00 fine per occurrence.

Each twenty-four (24) hour period that a continuing violation remains uncorrected shall constitute a separate violation. The Board may consider and assess fines for multiple violations at a single hearing.

Collection and Lien Rights

All fines duly assessed but not paid within thirty (30) days shall constitute a lien against the Co-Owner's Unit and may be collected in the same manner as assessments pursuant to the Condominium Bylaws and applicable Michigan law.

Any monies received on the Co-Owners account will first be applied to any outstanding fines, damage charges and other fees before being allocated to current or delinquent association fees.

6. Home Rental and Selling Regulations

Only entire unit home rentals are permitted in Centennial subject to the Condominium Bylaws and the following additional rules:

- Rentals of less than six (6) months are not permitted.
- Short-term rentals, including Airbnb, VRBO, and similar platforms, are prohibited.
- Co-Owners must notify the Board of their intent to lease at least ten (10) days prior to marketing the Unit. The Intent To Lease form is available on the Association's website.
- The Co-Owner must provide the tenant rental application, including a copy of the criminal background check to the Board prior to the execution of any lease agreement.
- The Co-Owner must provide the lease documents to Board for review and approval prior to the execution of the lease agreement.
- Co-Owners must provide the current contact information for the tenant at the time of lease execution and provide updated contact information for the tenant when necessary.



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- Tenants must maintain renter's insurance at all times. Proof must be provided to the Board upon lease execution.
- Lease agreements must state that the tenant has received and agrees to comply with the Association's governing documents and Rules and Regulations.
- Co-Owners must hire and use a professional management company to manage their rental.
- If a rental certificate is required by the Village of Vicksburg or Township of Schoolcraft, proof must be submitted prior to occupancy.
- Co-Owners remain responsible for tenant conduct in Common Elements.
- Rental of the community clubhouse must be contracted and paid for by the Co-Owner on behalf of the tenant.
- Pool access cards are issued to Co-Owners only. Co-Owners are responsible for tenant use and compliance.

Before listing or selling a Unit, the Co-Owner must submit to the Association the Intent to Sell Form, which is available on the Association's website. In addition to the form, the following items are required:

- The executed sales agreement
- The name, address and contact information of the proposed purchaser or tenant
- The Buyer must complete and sign the Intent To Sell form
- Upon transfer of ownership, a Buy-In Fee equal to \$1,000 is due at closing and payable directly to the Association.

Any attempt to sell without complying with these procedures is deemed a breach of the governing documents and is null and void.

7. Clubhouse Event Room (Northside) Rental

The Centennial Event Center is available for rental by Members in good standing of the Association.

Reservations are accepted on a first-come, first-served basis. Association-sponsored or community events have scheduling priority.

To submit a request to rent the Event Room, please complete the Event Rental Agreement which is available on the Association's website. In addition, the website has a calendar of all events so members can review availability prior to submitting a request.

The Event Rental Agreement should be submitted to: **kzooleasing@bhhsmi.com**.

Rental Rates:

- Monday–Thursday: \$25.00 per day
- Friday–Sunday: \$50.00 per day
- Rental includes 30 minutes before and after the event for setup and cleanup.



Rental charges are added to the Co-Owner's Association account ledger and must be paid within seven (7) days of reservation confirmation. Failure to remit payment will result in cancellation.

No security deposit is required. However, the Co-Owner assumes full responsibility for all damages to the facility, furnishings, fixtures, or common areas. The Association will complete repairs and invoice the Co-Owner accordingly. Failure to remit payment may result in suspension of rental privileges and enforcement action.

Maximum occupancy is 100 persons. The Co-Owner is responsible for the conduct of all guests and vendors and for compliance with the Rental Agreement, Association rules, and applicable laws. The pool is not available to be used with the rental at any time.

8. Pool Rules and Use

The pool is for the exclusive use of Centennial Homeowners and their guests. All Co-Owners are responsible for the supervision and conduct of their guests and accept the risk and potential hazards of using the pool.

Regular hours will be:

Monday – Friday: 9:00 a.m. to 10:00 p.m.

Saturday & Sunday: 9:00 a.m. to 10:00 p.m.

The pool will be open from approximately Memorial Day through Labor Day each year.

Co-Owners who are interested in using the pool must sign the Pool Rules and Regulations and Waiver which is available on the Association's website. One access pass will be provided to each Unit and may only be used by a Co-Owner of that Unit. The access pass will cost \$25 to replace if lost or stolen.

If you need a new access pass, please contact Berkshire Hathaway.

9. Architectural Review Committee (ARC)

The ARC exists to preserve architectural harmony and community standards within Centennial. The Board of Directors serves as the members of the ARC.

ARC Review Schedule:

The ARC will review any complete requests within 30 days of receipt.

Submission Address:

Centennial ARC
6312 Stadium Drive
Kalamazoo, MI 4900

or by email: centennialhoavicksburg@gmail.com



All requests must include:

- The completed Modification Request Form which is available on the Association's website.
- Site plan or sketch
- Detailed scope of work intended including an estimated duration of the repair timeline
- Materials and colors for consideration
- Photos or brochures (if applicable) of the intended modification, alteration or improvement
- Photos of the current location you are wishing to modify, alter or improve
- Contractor's estimate including a detailed scope of work
- Proof of insurance for the contractor

Energy Efficient Enhancement Policy

The Association permits energy-efficient improvements and solar energy systems in accordance with the Michigan Homeowners' Energy Policy Act (Act 68 of 2024) and the Association's Energy Efficient Enhancement Policy. Exterior installations may not be installed on Association-maintained Common Elements and require prior Board approval through a Modification Request Form, including system details and the licensed contractor performing the work. Any modifications become the Co-Owner's sole responsibility for maintenance, repair, replacement and removal.

10. General ARC Guidelines

All exterior improvements, alterations, or additions must receive prior written ARC approval unless otherwise stated. Please review the previous section to confirm the process for request submission.

Basketball Hoops:

- Permanent hoops require ARC approval prior to installation.
- Permanent hoops must:
 - Be freestanding
 - Be installed along the driveway opposite the home
 - Be at least 25 feet from the road
 - No hoops may be attached to homes or garages.
 - Clear backboards are encouraged.

Mobile Hoops:

- Permitted on driveways only
- Not permitted in streets
- Must be stored inside the garage when not in use
- Outdoor storage is prohibited
- All hoops must be properly maintained.



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Fences

All fencing requires ARC approval prior to installation. Please see the general requirements regarding fencing:

Height:

- Limited to 48 inches for lots around green common space and pond, with ARC Approval:
 - CEN Lots: 1-4, 30-42, 55-69, 87-91, 176-180, 183-190, 225-227, 228-238
 - MAC Lots: 17-20
- 72 inches permitted on the following lots and PUD boundary locations, with ARC approval:
 - CEN Lots: 5-29, 43-50, 51-54, 70-86, 92-105, 107-113, 115-157, 160-175, 181-182, 191-192, 193-196, 239-249
 - MAC Lots: 1-16, 21-36
 - CAC Lots: 197 - 224

Material:

- Approved materials: vinyl, PVC, wood, aluminum, wrought iron
- Chain link fencing is prohibited
- Colors must be natural, neutral, white, black, or brown

Style:

- Open styles only unless otherwise approved
- Picket, wrought iron, split rail, corral styles permitted
- At least 2 inches between pickets

Location:

- Permitted only in rear yards
- May extend no more than 14 feet forward from rear corners into side yards
- Accent fencing in front or side yards requires ARC approval

Installation:

- Finished side must face outward
- Fence tops must create a smooth, level line (no stair-stepping)
- A Lot survey is required to ensure the fence is installed within the boundary of the Lot
- Any permits required must be pulled per the local municipality

Hot Tubs

Hot tubs require ARC approval and must:

- Be installed on rear patios
- Be properly screened with landscaping, fencing, lattice, or similar
- Be maintained in good working order

A site plan detailing location and screening is required prior to installation.

Landscaping and Lawn Maintenance

Each Co-Owner must maintain lawns, shrubs, trees, and planting beds in good condition. ARC approval is required for landscape changes and additions.

- No trees over 4 inches in diameter may be removed without ARC approval unless an urgent safety issue exists.
- No new tree may be planted without ARC approval

Maintenance Standards:

- Lawns must be mowed before turf exceeds 5 inches
- Leaves must be removed fully when required
- Dead or fallen trees must be removed
- Overhanging trees must be trimmed when needed
- Dead shrubs must be removed
- Shrubs should be maintained and kept in good size and shape
- Planting beds must not become overgrown or a nuisance

If a yard is not reasonably maintained and the Co-Owner fails to correct it after notice, the Association may arrange maintenance and bill the Co-Owner the cost in addition to any fine issued with property notice.

Exterior Play Structures

ARC approval is required prior to the installation (bolted, staked or affixed) of any play structures or houses:

- Primarily wood construction encouraged
- Neutral colors required
- Metal structures prohibited

Play Structures:

- Maximum size: 375 square feet
- Maximum height: 14 feet
- Rear yard only
- Must be at least 8 feet from property lines

Playhouses:

- Maximum 40 square feet
- Maximum 5 feet tall
- Must remain portable

Tents and Temporary Structures:

- Camping and picnic-style tents may be installed in rear yards for up to three (3) consecutive days.
- Larger event tents or canopies require prior Board approval.

All structures must be maintained and may not be used for storage.

Satellite Receivers and Antennae

- All installations require ARC approval
- Must comply with FCC regulations
- Maximum diameter: 24 inches
- Neutral or gray color
- Outside antennae are prohibited

ARC will assist in identifying locations that minimize visual impact.

Sports and Play Equipment

The ARC has provided a list of equipment that is allowed without advance notice from the ARC:

Skateboard Equipment:

- Portable ramps and rails allowed on driveways
- Must be stored in garage overnight
- No permanent structures permitted

Trampolines:

- Portable only
- Rear yard only
- Must be properly maintained

Goals:

- Pop-up or temporary soccer and hockey goals permitted
- Must be stored indoors overnight

Backstops:

- Permanent backstops prohibited
- Any permanent structure requires ARC approval

Swimming Pools:

No In-Ground pools are permitted.

Above-ground pools are permitted pending all local municipality requirements are met and approval is provided by the Village of Vicksburg and/or Schoolcraft Township.

11. Rules of Conduct – Occupancy and Use Standards

Parking and Vehicle Storage:

- Only licensed and operational vehicles may be parked in driveways.
- On-street parking is allowed, however municipality ordinances may be in place and enforced by the municipality



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- Disabled or inoperable vehicles may not be parked outside.
- Vehicles not driven for five (5) consecutive days may be considered stored and must be kept in garages.
- Driveway parking is limited to the number of garage stalls.
- No grass parking is allowed on any Lot.
- Overnight parking on Common Elements is prohibited. Overnight parking in the clubhouse parking lot is permitted with advance approval from the Board.
- Vehicles parked in violation of the Association's Rules and Regulations are subject to towing at the direction of the Board. All towing and related costs shall be the sole responsibility of the Co-Owner and/or vehicle owner.

Commercial Vehicles:

Commercially identified vehicles must be parked inside garages. This includes, but is not limited to:

- Semi tractors
- Dump trucks
- Tow trucks
- Box trucks

This restriction does not apply to:

- Temporary service vehicles
- Passenger vehicles with minor lettering or promotional plates

Recreational Vehicles and Trailers:

Recreational vehicles, boats, campers, trailers, ATVs, and motor homes must be stored in garages.

Temporary overnight driveway parking is permitted for staging or visitors for up to:

- Four (4) 24-hour periods within a 30-day period
- No parking is allowed on the common elements including the street

Written Association approval is required beyond these limits.

Off-Road Vehicles:

- Snowmobiles, ATVs, agricultural equipment, and similar off-road vehicles may not be operated within the community. Nor may these vehicles be stored outside the garage.
- Scooters, mopeds, and motorized vehicles may not be operated on bike paths or unpaved Common Elements. Nor may these vehicles be stored outside the garage.
- The Board will allow the use of small battery-powered ride-on toys (such as Power Wheels) by young children on the walking paths.

Vehicle Repair Onsite:

Extensive vehicle repair or mechanical work outdoors, including changing oil, is prohibited.



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Minimal vehicle repair is allowed and would consist of:

- Changing the vehicle battery
- Changing the vehicle windshield wipers
- Changing a vehicle tire
- Changing a taillight
- Installing windshield wiper fluid
- Routine washing and detailing are permitted.

Air Conditioning Units:

- Window and through-wall units are prohibited.
- Central air conditioning condensers must be located on side or rear elevations.

Exterior Lighting:

High-intensity lighting and gas vapor lighting are prohibited. Exterior lighting must be residential in scale and not cause glare or nuisance to neighboring properties.

Firearms and Hunting:

Hunting is prohibited within the community. The discharge or use of firearms, air rifles, pellet guns, paintball guns, bows and arrows, or similar weapons is prohibited.

Firewood Storage:

- Unlimited firewood may be stored inside garages.
- Outdoor storage is limited to an area no greater than 10 feet wide by 4 feet high along the rear of the garage or on patios.
- Tarps and covered structures are prohibited.

Flags:

- One flag and bracketed decorative flagpole may be installed on the front or rear of each home.
- Flags may include national, seasonal, decorative, sports, school, or similar themes.
- Flags may not exceed 6 square feet.
- Flagpoles require prior approval from the Board.

Garage Sales:

Garage sales are permitted only during the annual Community Garage Sale weekend, which is organized by Co-Owners on a voluntary basis. No items may be stored or displayed outdoors except on the designated day(s) of the sale.

The Association will allow freestanding garage sale signs only on the day of the sale. Signs, banners, or balloons may not be attached to entrances, greenspaces, or community structures and must be removed immediately at the end of the sale.



If you need to have an estate sale, please complete the Estate Sale Request Form which is available on the Association's website for the Board's consideration.

Hazardous Substances:

Hazardous or toxic materials may not be stored, produced, released, or disposed of within community without written approval of the Board.

Co-Owners may not leave items on the curb for removal unless bulk pick up is provided by the municipality. If provided by the municipality, items may only be placed for pick up the evening prior to pick up and any items not taken must be removed by no later than the evening after pick up.

Mailboxes:

- All homes must maintain the original community-style mailbox and post system
- Mailboxes may be repainted; posts must remain original color (white)
- Replacement or repair is the responsibility of the Co-Owner
- One plastic newspaper box may be installed tastefully on the post

Outdoor Burning and Fire Pits:

- Open burning of leaves, landscaping debris, trash, or household waste is prohibited.
- No open pit bonfires are permitted.
- UL-approved patio-style fire pits and grills are permitted on rear patios or decks.
- Combustion-style alternate fuel devices require advance approval of the Board.

All use must comply with Village of Vicksburg and Township of Schoolcraft fire codes.

Paving and Driveways:

Additional paving, parking areas, sports courts, patios, and similar improvements require ARC approval and will be reviewed on a case-by-case basis.

Co-Owners are responsible for repair and replacements of their driveway and sidewalks in front of their Unit, with approval from the Village of Vicksburg.

Pets:

- No animals, birds, or fowl may be kept or maintained on any Unit except for dogs, cats, or other customary household pets, and only with the prior written consent of the Board, which consent, if given, may be revoked at any time in the Board's sole discretion.
- No exotic, savage, or dangerous animals shall be kept on the Condominium Property, and no animal may be kept or bred for commercial purposes.
- Wild or outside animals are prohibited.
- There is a limit of no more than 4 pets per Unit. All pets must be registered with the Association by completing the Pet Registration Form which is available on the Association's website. In addition, pet



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owners are required to ensure they have met any requirements per the Village of Vicksburg and/or Schoolcraft Township and/or Kalamazoo County pertaining to pet ownership.

- Domestic pets must be leashed and under control when on Common Elements, sidewalks, bike paths, or greenspace.
- No animal shall be permitted to run loose upon the Common Elements, Limited Common Elements, or any Unit other than the Unit owned by the pet's owner.
- Co-Owners must immediately clean up and appropriately dispose of pet waste. Pet waste stations are available for use throughout the community.
- Excessive noise, aggressive behavior, or nuisance pets are prohibited.
- All permitted household pets shall be kept in full compliance with the Rules and Regulations adopted by the Board of Directors from time to time and must be maintained under such care and restraint as not to become a nuisance due to noise, odor, aggressive behavior, or unsanitary conditions.
- The Association may, without liability to the Co-Owner, remove or cause to be removed any animal determined to be in violation of these Rules and Regulations or the governing documents.
- Any person who causes or permits any animal to be brought onto or kept on the Condominium Property shall indemnify and hold the Association harmless from any loss, damage, claim, or liability arising from the presence or conduct of such animal.
- The Co-Owner and/or pet owner agrees to be fully liable for any damage or injury caused by their pet including pets of their visitors, tenants or other guests.

Signage:

No signs or advertising devices may be displayed except as permitted below. All signage must be maintained in good condition and removed promptly when no longer applicable.

Permitted Without Prior Approval:

For Sale Signs:

- One sign per home
- Maximum size: 4 square feet
- Must refer only to the home on which it is displayed

Open House Signs:

- Permitted only on the day of the open house

Garage Sale Signs:

- Maximum size: 4 square feet
- Permitted only during the sale

Home Security Signs:

- Must be placed in landscaping near the home
- Maximum size: 9 inches in diameter



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Invisible Fence Signs:

- Must be placed in landscaping near the home
- Maximum size: 9 inches in diameter

School Graduation Signs:

- Maximum size: 4 square feet
- One sign per home
- Display period limited to 3 weeks

Prohibited:

- Directional real estate signs at community entrances or within Common Elements
- Signs attached to entrance monuments, community signage, or Common Elements
- Signs placed in greenspaces or medians
- Political signage – Only allowed per the Village of Vicksburg Ordinance (370-16) – 30 days prior to event and no more than 7 days after event – no more than 4 signs allowed at one time in any one yard.

Other Signage:

Any signage not listed above must receive prior Board approval. Requests must include a photo and intended display duration. The Board has sole discretion regarding appropriate signage.

Exterior Decorations:

All exterior decorations, including seasonal and holiday displays, must be tasteful, well-maintained, and in harmony with the character of the community. Decorations may not create a nuisance, safety hazard, or visual distraction, nor may they interfere with pedestrian walkways, or common elements.

Permanent exterior decorations or modifications (including lighting installations, mounting hardware, or structural attachments) require prior written approval from the Architectural Review Committee, if applicable. Temporary holiday decorations do not require prior approval provided they comply with these Rules and Regulations.

Holiday decorations may be displayed in a reasonable timeframe surrounding the observance of a holiday. As a general guideline, decorations may be installed up to thirty (30) days prior to the holiday and should be removed within fifteen (15) days following the holiday, while respecting individual religious & cultural practices.

Lighting must be appropriate for residential use and may not be excessively bright, flashing, strobing, or otherwise disruptive to neighboring residences.

All decorations must be maintained in good condition. Torn, faded, deflated, broken, or unsightly decorations must be promptly repaired or removed. The Association reserves the right to require immediate removal of any decoration that presents a safety concern, violates these Rules, or is otherwise deemed inappropriate.



Snow Removal:

Each Co-Owner is responsible for removing snow from:

- Driveways
- Walkways and/or sidewalks within the Unit
- Areas around mailboxes

Snow removal is required even if the Unit is unoccupied. If snow is not removed, the Association may arrange service and bill the Co-Owner for the cost per occurrence.

Pest Control:

Pest control within Units, garages, yards, and limited Common Elements serving individual Units is the sole responsibility of the Co-Owner. The Association is not responsible for extermination or mitigation of pests within private areas.

Co-Owners must promptly address pest issues to prevent spread to neighboring Units or Common Elements. The Association is responsible for pest control on any common element but it not required to treat or address pest issues on the common areas unless they deem the issue necessary to protect the structural integrity of any specific common element.

Trash, Recycling, and Bulk Items:

- Trash and recycling must be stored in approved containers and placed at the curb only on designated collection days.
- Containers must be removed from the curb after pickup.
- While the Bylaws require that all bins be stored inside the garages, the Board is willing to allow exterior storage of the trash and recycling bins pending they are kept in good order and the tops remain closed.
- Bulk items, furniture, appliances, and construction debris may not be stored outdoors or placed on Common Elements.
- Co-Owners are responsible for proper disposal through approved municipal or private services.

These rules are intended to comply with Village of Vicksburg and Township of Schoolcraft ordinances.

Nuisances and Noise:

No activity may occur that unreasonably interferes with the peaceful enjoyment of neighboring Units or Common Elements.

- Excessive noise, loud music, amplified sound, or disruptive gatherings are prohibited.
- Co-Owners and occupants must comply with Village of Vicksburg and Township of Schoolcraft noise ordinances.

The Board may take enforcement action for repeated or egregious disturbances.

Sidewalks and Streets:

- Sidewalks and streets may not be obstructed by personal property, construction materials, or vehicles.



CENTENNIAL

Centennial Condominium Homeowners Association

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- Skateboards, bicycles, scooters, and similar devices must be operated safely and in accordance with local ordinances.

Drainage and Sump Discharge:

- Co-Owners must ensure sump pumps and drainage systems discharge away from foundations, sidewalks, and neighboring properties.
- Discharge onto sidewalks or streets in a manner that creates ice hazards is prohibited.
- Drainage modifications affecting neighboring properties or Common Elements require ARC approval.

Residential Use Restrictions

All Condominium Units within the Centennial Condominium Homeowners Association shall be used exclusively for residential purposes. No Unit, nor any appurtenant Common Element, shall be used for any purpose other than that of a single-family residence, together with uses that are clearly incidental to residential occupancy.

While applicable zoning regulations within the Village of Vicksburg may permit certain non-residential uses, the Association's governing documents strictly prohibit all non-residential uses within the Condominium.

Home Occupations may be permitted only under the following limited conditions:

- The activity must be conducted entirely within the Unit and only by members of the immediate family residing in the Unit
- The use must not generate unreasonable traffic, noise, or disruption to the community
- The residential character of the Unit and surrounding property must remain unchanged

To qualify as a permitted home occupation, the following criteria must be met:

- No signage, display, or external indication that the Unit is being used for any purpose other than a private residence
- No sale of goods or commodities on the premises
- No use of mechanical or electrical equipment other than standard residential or office equipment (e.g., personal computers, other office type equipment)

The following uses are expressly prohibited and shall not be considered home occupations under any circumstances:

- Barber shops, hair salons, or beauty parlors
- Tea rooms or food service establishments
- Animal care or treatment facilities, including grooming services
- Any other commercial activity that alters the residential nature of the Unit

Licensed in-home day care operations serving no more than eight (8) children at any given time may be permitted as a home occupation, provided all other requirements outlined above are strictly followed.

No structure or use shall be permitted within the Condominium that constitutes a commercial enterprise, multi-family dwelling, rooming house, foster care facility, or other non-residential use.