

RESIDENTIAL ALTERATION AND MODIFICATION RESTRICTION ACKNOWLEDGEMENT

The undersigned intends to purchase the Unit # _____ of the Pittsfield Village Condominium Association at the Unit address _____, Ann Arbor, MI 48104. They hereby acknowledge that they have received and read the Association's governing documents (Master Deed, Bylaws, and Rules & Regulations). That they understand said documents and agree to comply with all of the provisions outlined there in, including but not limited to the following provisions of said documents:

Bylaws – Article VI, Section 3

Alterations and Modifications of Units and Common Elements

- 1) No Co-owner shall make alterations in exterior appearance or make structural modifications to the Co-owner's Unit (including interior walls through or in which there exist easements for support or utilities) or make changes in any of the Common Elements, Limited or General, without the advance express written approval of the Board of Directors (which approval shall be in recordable form).
- 2) The Co-owner shall be responsible for the maintenance and repair of any such modification or improvement. In the event that the Co-owner fails to maintain and/or repair said modification or improvement to the satisfaction of the Association, the Association may undertake to maintain and/or repair same and assess the Co-owner the costs thereof... The Co-owner shall indemnify and hold the Association harmless from and against any and all costs, damages, and liabilities incurred in regard to said modification and/or improvement.
- 3) Even after approval, a Co-owner shall be responsible for all damages to any other units and their contents or to the common elements, resulting from any such modification. Upon any modification or alteration by a Co-owner, the Co-owner and all successors to the Co-owner's interest shall be responsible for the maintenance, repair or replacement of such modification or alteration.

It is highly recommended to have a qualified home inspector thoroughly review a Unit prior to purchasing one in the Condominium. Said inspection should look for alterations and modifications made to said Unit. Some common specifications can be found on the Association's website at <https://www.pittsfieldvillage.com/> under the specifications tab. Prospective buyers and inspectors may contact the Association's office at the contact information below to confirm if an alteration or modification was approved. If it was not, the current owner will be responsible for any correction or removal that may be required and bear the financial burden to do so.

Signature

Signature

Printed Name

Printed Name

Date

Date

Once completed please return to the Association's management company at the below address.

Pittsfield Village Condominium Association
2220 Pittsfield Blvd, Ann Arbor, Mi. 48104
Or via Email at office@pittsfieldvillage.com



Common Alterations & Modifications

The items listed below require approval from Pittsfield Village Condominium Association. In some instances, the below modifications/alterations also require City of Ann Arbor permits. Specifications for alterations/modifications within Pittsfield Village can be found on www.pittsfieldvillage.com. Additionally, you can track past, present & future permit applications through the City's permitting websites: stream.a2gov.org for applications submitted after March 2022, or in the legacy eTrakit system at etrakit.a2gov.org for older applications.

Exterior Elements

- Doors, if replaced by previous owner
- Windows, if replaced by previous owner
- Egress Windows, Wells and Sills
- Decking
- Patios
- Satellite Dish
- Raised Garden Bed
- Trash Fence
- Rain Barrels
- Affixed Building Ornamentation
- Garden Marker Program, is the unit currently a participating?

Interior Elements

- Structural Alterations
- New Electrical Wiring/ Circuit Panel
- Kitchen Vent
- Bathroom Vent
- Sidewall Insulation/Attic Insulation
- Crawlspace Encapsulation
- Sump Pump
- Radon Mitigation System