

# COMMUNITY RESIDENT REGULATIONS (CRR)

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[www.GeorgetownAnnArbor.com](http://www.GeorgetownAnnArbor.com)

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## Purpose

The Georgetown of Ann Arbor Condominium Association (GTAA) **Community Resident Regulations** are designed to help preserve a safe, welcoming, and well-maintained environment for everyone who calls our community home. These standards work alongside our official bylaws and outline clear, reasonable expectations that support a respectful, attractive, and cohesive neighborhood.

Consistent upkeep and shared expectations play a key role in maintaining the community's overall quality of life, curb appeal, and property values. These standards apply to common areas, patios, exteriors, and other shared spaces throughout Georgetown, helping ensure that our neighborhood remains clean, functional, and visually appealing, while still allowing for the personal touches that make each home feel unique.

These Board-approved standards are meant to serve as a long-term framework that's fair, easy to understand, and practical to follow. If anything is unclear, please contact the Board in writing—we'll respond within 30 days. Residents are also welcome to suggest updates or attend a regular Board meeting to share feedback and ideas. Together, we can continue to make GTAA a great place to live.

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## ***Bikes & Personal Equipment***

We encourage outdoor activity and want to keep the community safe, accessible, and visually appealing. To help achieve this:

- Store bikes on patios or bike racks only if used regularly.
- Bikes left unused for over 3 months may be removed as abandoned.
- Do not lock bikes, scooters, or skateboards to carports, garages, or building exteriors.

## ***Common Areas & Parking Lots***

To preserve the condition and appearance of shared spaces, all residents are expected to use common areas and parking lots responsibly and address any issues they cause:

- Co-owners are responsible for damage to common elements or neighboring units resulting from neglect or lack of maintenance.
- Vehicles, including those of guests, must not leak oil or fluids onto streets, driveways, or parking areas. Cleanup is the Co-owner's responsibility.
- Common areas should remain clear and unobstructed. Items may not be stored outside of designated private spaces.
- If you notice damage to shared property (such as lighting, signage, or sidewalks), please notify management so they can address it promptly.

## ***Decks, Patios, & Balconies***

Outdoor areas are a great way to enjoy your home—but they also affect the overall look and feel of the community. To keep these spaces safe, tidy, and visually appealing:

- **Patios and decks may extend up to 10 feet** from the rear of the unit.
- **Structural modifications** (including deck construction, railings, or expansions) require prior Board approval.
- These spaces are **not intended for general storage**. (See the *Storage Sheds* section for permitted options.)

*Items that are allowed without approval include:*

- Flowerpots or flower boxes

- Patio furniture
- Umbrellas
- Small outdoor decorations
- Grills (when not in use)

*Items that are not allowed include:*

- Unused or empty planters
- Flammable items like tiki torches
- Drying laundry
- Indoor furniture or household items not designed for outdoor use
- Grills being used in violation of local fire codes

*Maintenance Responsibilities:*

- Co-owners are responsible for **weeding, cleaning, and general upkeep** of their patios and decks.
- The area **underneath the decks must remain clean** and free of debris.
- Staining decks is recommended every 3 to 5 years. No approval is needed for natural brown stains.

## ***Exterior Lighting***

To help keep the community well-lit, safe, and welcoming:

- **Co-owners are responsible** for replacing burnt-out bulbs in their exterior fixtures.
- Bulbs must be **clear or warm white** and should be replaced promptly to maintain a consistent appearance.

## ***Grills & Fire Safety***

Grilling is welcome in our community, but safety comes first. To minimize fire risks and stay in compliance with city regulations, please keep the following in mind:

- **Grills must comply with the Ann Arbor Fire Code.**
- **Open fire pits and wood-burning devices are prohibited** anywhere on the property.
- **Grills and any furniture used in Common Areas must be removed after use** to keep shared spaces clear and safe.

# Landscaping

Co-owners are encouraged to personalize their outdoor spaces while maintaining a tidy, cohesive appearance that allows regular landscaping service and preserves property values.

## *Front Beds & Planting Standards*

You may maintain your front garden bed without submitting a request, if your plantings meet the following standards:

- **Shrubs and bushes** must be non-invasive and may only be planted within existing front or rear beds. They must remain under 3 feet in height and width at full maturity.
- **Trees may not be planted** without prior written Board approval.
- **Perennials and annuals** must also remain under 3 feet tall and should be selected for appearance, size control, and ease of maintenance.
- All plantings must be **non-invasive**. Any species known to spread aggressively or damage shared landscaping may be removed.
- **Climbing plants or vines are not permitted** unless supported by a single, freestanding trellis (maximum size 2'x5") and may not be attached to any building or fence.
- The Association will not interfere with well-maintained beds. However, if a bed appears neglected, the Association may take over maintenance, trimming or replanting as needed.
- Front entrances may have up to **two planters** of any size.

## *Containers, Edibles & Decorative Items*

- **Fruits, vegetables, and herbs** may be grown in containers or integrated into garden beds, if they are neatly maintained and follow the same size and visual standards as other plantings.
- **Flower boxes** may not be attached to fences or buildings.
- All pots, boxes, and hanging baskets must be **removed between December 1 and April 1**
- Greenhouses, greenhouse tents, and climbing plants that attach to any structure are **not permitted**.
- **Decorative items or yard art** larger than 18 inches should move to the rear of the unit to help maintain a more consistent appearance throughout the community.
- Acceptable decorative items include:
  - Shepherd's hooks
  - Solar path lights (non-colored)
  - One freestanding trellis (max 2'x5')
  - Decorative items that do **not block access** or interfere with landscaping services

## *Maintenance & Liability*

- **Co-owners are responsible** for regular care of any plants or decorations they add, including **watering, weeding, and pruning**.
- The Association is **not liable for damage** to personal items during routine landscaping, particularly when items are left in beds or obstruct access.

## *Garden Hoses*

- Hoses must be stored **neatly** and not left stretched across lawns, sidewalks, or common areas.
- Hose reels must **not be attached** to buildings but may be placed flush against them.
- Hoses must be **disconnected from spigots between November 1 and April 15** to avoid damage during cold weather.

## *Pets*

We're a pet-friendly community, and with that comes the shared responsibility of keeping pets well-managed and respectful of others in the neighborhood.

- A maximum of **two uncaged pets** is allowed per unit.
- Pets must **always be leashed and accompanied by a responsible person** when outside.
- **Immediate pet waste cleanup** is required, including waste from guests' pets.
- **Pet waste receptacles are prohibited** outside garages, doors, or unit exteriors.
- Tethering is allowed **only in backyards**, under supervision, using a leash no longer than 6 feet. Leashes may **not** be attached to fences, trees, or shrubs.
- **Dog pens and runs are not allowed.**
- Co-owners are fully responsible for their pets' behavior and for **any damage** their pets cause to units, landscaping, or common areas.

## *Rentals & Occupancy*

To preserve the character of our community and maintain its legal residential classification, **rentals are limited in accordance with the GTAA Bylaws and the Michigan Condominium Act**, and are subject to the following requirements:

- **No more than 20% of units** in the community may be leased at any given time.
- **All leases must be pre-approved** by the GTAA Board.
- Owners must **occupy their unit for at least one year** before they are eligible to lease it.

- Leases must be for a **minimum term of one year** and submitted to KS Management **at least 10 days before presentation to the tenant.**
- If leasing a **portion** of your unit, the owner must reside there **full-time** and report the tenant's name and lease terms to the Board.
- **Off-site owners** must provide **emergency contact information** to management.
- Owners are responsible for their tenant's **behavior and any property damage.** The Board may impose fines or take legal action if violations occur.
- **All leases must include the following clause:**

“This lease is subject to compliance by the lessor and the lessee with all the provisions of the Declaration, By-Laws, and Community Resident Regulations of the Georgetown of Ann Arbor Condominium Association.”

## ***Seasonal Decorations***

We love seeing festive spirit throughout the community! To keep things safe, tidy, and enjoyable for everyone:

- Decorations may be displayed **no earlier than one month before a holiday** and must be **removed within one month after.**
- Decorations must **not interfere** with snow removal, landscaping, walkways, or building maintenance.
- The Association is **not responsible** for damage to decorations during routine services.

## ***Short-Term Rentals***

Short-term rentals are strictly prohibited to preserve our community's residential character and legal classification.

- Rentals through platforms such as **Airbnb, VRBO, or similar services are not allowed** under any circumstances.
- All leases must comply with the community's **formal leasing requirements.** (See: **Rentals & Leasing** section for details.)

## ***Smoking & Cigarette Disposal***

We respect the right to smoke outdoors, but it's equally important to protect the cleanliness and safety of our shared spaces. Please be mindful of the following:

- **Cigarette butts must never be discarded** on lawns, sidewalks, landscaping, or parking areas.
- All cigarette waste must be **fully extinguished** and disposed of **directly in the dumpsters**.
- **Improper disposal** may result in fines or damage assessments if it impacts community property.

## ***Storage Sheds***

To help maintain visual consistency and reduce clutter while offering convenient storage, the following standards apply:

- Each unit may have **one storage cabinet**.
- Cabinets must not exceed **6 feet wide by 4 feet deep by 5 feet high** (6'W x 4'D x 5'H).
- Cabinets must be placed at the **rear of the unit**, directly **against an exterior wall or fence**, but **must not be affixed** to either surface.
- Cabinets may **not be used as a screen or divider** within limited common elements.

## ***Trash, Recycling, & Compost***

To help keep our community clean and avoid unnecessary costs, please dispose of waste properly. When trash or prohibited items are left outside the dumpsters, the Association must hire a third-party service for removal—**an expense shared by all residents**.

- **All garbage must be placed inside the dumpsters**. Do not leave bags or loose items outside the bins.
- **Large items**—such as furniture, mattresses, grills, and renovation debris—are **not permitted** in or around the dumpsters.
- **Cardboard must be broken down** before placing it in recycling bins.
- Only **approved materials** should go into recycling and compost containers. For guidance, visit [www.a2gov.org](http://www.a2gov.org).

## ***Thank You for Your Cooperation***

These standards are designed to support a clean, safe, and welcoming environment for everyone at Georgetown. We appreciate your efforts in helping maintain our shared spaces' look, feel, and integrity. When we all do our part, we create a community we're proud to call home.

If you ever have questions or suggestions, please don't hesitate to contact the Board at [gtaa-board@googlegroups.com](mailto:gtaa-board@googlegroups.com).

## Violations Section

### ***How a Violation is Determined:***

A violation may be documented if:

- A complaint is submitted by a resident or owner
- A Board member or the property manager observes a violation
- An issue violates the GTAA bylaws or these community regulations

### ***What Happens Next:***

#### *First Notification (Friendly Reminder):*

A letter explaining the concern will be sent. If you disagree, you'll have 10 days to let us know the issue has been resolved or request a meeting with the Board. We ask that any violation be corrected within 30 days to avoid a fine.

#### *Second Notice – \$50 Fine:*

If the issue isn't addressed after 30 days, a \$50 fine will be issued. You'll still have another 15-day window to resolve it.

#### *Third Notice – \$100 Fine:*

Continued non-compliance results in a \$100 fine and another 15-day period to correct the issue.

#### *Ongoing Issues:*

If the problem continues, legal action may be taken to resolve the issue and recover any associated costs.

#### *For Intermittent Issues:*

Even if violations don't occur consecutively, they may still result in escalating fines. For example, a second offense occurring six months later would still result in a \$50 fine.

#### *Tenant Responsibility:*

Owners are responsible for their tenants' compliance. If a tenant causes damage or violates the rules, the co-owner will be fined following the same process.