

Being a Member of the Highlands Cooperative Association is considered a special privilege, along with this privilege comes responsibility. It is essential that all Members show respect and common courtesy for the rights of others to quietly enjoy their homes. The word "Cooperative" was originally chosen because a Cooperative is based on the idea that everyone living in the Cooperative must "cooperate" with their neighbors to ensure peaceful enjoyment for all within the community.

All Members in the Cooperative must work together to maintain a quiet living environment. It is also the responsibility of each Member to ensure that their occupants and guests at all times act in accordance with the Rules and Regulations of the Cooperative, and in a manner that will not disturb the right of their neighbors to quietly enjoy their residences.

Listed below are a few examples of behavior that is not permitted and will not be tolerated at Highlands Cooperative Association by the Member, occupants, or guests. Any one observing any violations of the Rules and Regulations of Highlands Cooperative Association should report them immediately to management. All complaints will be investigated, the Board of Directors of the Cooperative will take necessary action to enforce the Rules and Regulations of the Cooperative, and ensure peaceful enjoyment for all.

1. All Members must occupy and use their townhouse as their private residence and for no other purpose.
2. Members are not allowed to keep any roomers, lodgers or boarders, carry on any trade, profession, business, school, course of instruction or entertainment, or teach instrument or vocal music, dramatics, dancing in their unit, etc. which would result in any significant involvement in the presence of invitees and business invitees.
3. No Member shall operate, or permit to be operated, any radio, stereo, television set, or musical instrument in any manner which might disturb other residents.
4. No Member shall use any air guns or firearms in or about their townhouse or on the property of the Cooperative.

5. Members, guests, or other occupants of a townhouse shall not behave in an objectionable manner. Excessive amounts of noise, lewd or obscene behavior, or other disruptive behavior will not be tolerated.
6. All Members shall keep their premises and surrounding grounds in a clean and sanitary condition. Members shall not make or permit any use of their townhouse which, directly or indirectly:
  - a. is forbidden by law, ordinance, or government regulation.
  - b. is dangerous to life, limb, or property.
  - c. will or may tend to injure the reputation of the Cooperative.
  - d. will be offensive or obnoxious to any Member of the Cooperative.
  - e. may invalidate or increase the premium costs of any policy of insurance as carried by the Cooperative in connection with its operation and management of the property.
7. All fireworks and explosive materials are prohibited on the property of Highlands Cooperative Association.
8. All Members are responsible for the behavior of all occupants and guests. All Members are required to comply with any curfew as may be imposed by the City of Lansing. All Members are encouraged to approach management and seek more specific information if they are unfamiliar with the requirements of such city curfews.
9. The parking lots and common areas of Highlands Cooperative are not intended as places for "parties" or congregations of groups of individuals. While Members have the right to entertain guests, such social gatherings may not be held in the common elements of the Cooperative without the prior written permission of management.
10. Parking lots will not be used as an area to play ball, ride bikes, etc.