

HIGHLANDS COOPERATIVE ASSOCIATION
INSTALLATION-ALTERATION PERMIT

I hereby apply for permission to install the following major appliances and/or make the following alterations in or around my townhome:

Miss Dig Reference # _____

Installation Date _____ Time _____

Work to be performed by: _____

Provide the following information if work being performed by licensed contractor:

license # _____

Business Telephone Number _____

Actual cost and true value of work: _____

Will any openings be required through wall, windows, or roof? yes no

I hereby certify that this work will be performed in accordance with all federal, state, or local ordinances and all required permits will be obtained before the work begins.

Member's name: _____

Address: _____

Lansing, Michigan 48911

Member's Daytime Telephone Number: _____

Member's signature

Date submitted

The approval of the installation and/or alteration permit is pending review by the Board of Directors at the next scheduled meeting: _____

Your attendance at the meeting is not required.

The installation and/or alteration has been approved. The installation and/or alteration is considered a personal improvement (as/is) and is the responsibility of the Member to maintain. At the time of any future membership transfer, the incoming Member would have to accept the improvement or it must be put back to its original condition at the expense of the current Member. The approval was given with the following stipulations:

The installation and/or alteration was not approved for the following reason(s):

Signature of Authorized Representative

Date

No alterations can be made to the interior or exterior of the townhome without receiving an approved Installation/Alteration permit. This includes but is not limited to:

- Additions/deletions or changes to electrical outlets and/or fixtures
- Additions/deletion or changes to plumbing pipes or fixtures
- Openings in exterior walls, windows or doorways
- Lawn area
- Porch
- Windows
- Brick
- Siding
- Parking lot
- Sidewalk

Interior alterations that can be made without an Installation/Alteration Permit are:

- Painting (refer to Paint Policy)
- Wallpapering, stenciling, etc.
- Carpeting
- Flooring coverings (i.e. vinyl, carpet, etc.)
- Floor trim
- Interior doors or closet doors

Any additions, deletion, or changes made prior to the submittal and approval of an installation/alteration will require the Member to immediately restore the townhome to its original condition, regardless of the cost for the restoration.

No increase in transfer value will be given from the Cooperative for alterations of any kind. A Member may, however, attempt to sell any changes/additions directly to the next Member.

If additions or changes are removed, the Member will be responsible for restoring the alteration to its original condition.

Any alterations made must comply with the current City of Lansing and/or State of Michigan building codes at the time of the alteration. Any permit(s) required must be obtained and a copy of the permit(s) must be submitted to the Office before any alterations are done.

If there is a Highlands Cooperative policy that references the type of alteration to be done, the policy must be followed and a signed copy of the policy must be attached to the Installation/Alteration permit at the time of the request.

The Board of Directors has the right to reject or grant a variance to this policy if it determines it is in the best interest of the Cooperative.

All alteration permits expire 30 days after approval. If alterations have not been completed within the 30-day period, a new Installation/Alteration Permit must be submitted for approval.

The Member shall be responsible for maintaining all alterations in a safe, clean, and sanitary condition. The Member must also use due care to avoid damaging any community property, including, but not limited to, the telephone, water, plumbing, electrical or other utility conduits and systems. The Member shall be responsible for any damages or costs to the Cooperative, or to other Members, guests, agents, or invitees, and their property resulting, in any way, from the installation and/or existence of the alteration(s). The Member shall be required to carry liability insurance, in an amount acceptable to the Cooperative, to cover such damages and costs. Proof of such insurance must be provided with the Installation/Alteration Permit and updated by the Member each year thereafter, by providing proof of renewal to the Cooperative.

The Cooperative reserves the right to require any alteration to be removed or moved, and/or requires the area be restored to its original condition, for any legitimate reason, including, but not limited to, non-compliance with the provisions of this policy. After reasonable notice, if the alteration is not removed or moved as required by the Cooperative, the Cooperative will remove the alteration, restore the area, and charge the Member for the cost.

If you are unsure if an Installation/Alteration Permit is necessary, call the Office and inquire.

Member Signature _____

Date _____

An Installation/Alteration Permit must be submitted and approved prior to starting the project. "Miss Digg" must be contacted, and the ticket number must be on the permit when submitted.

Privacy fences can only be placed adjacent to a patio or a deck and extend no further than the length of said patio or deck.

Approved privacy fence plans must be submitted for review and approval.

If the City of Lansing requires a building permit, it is the Member's responsibility to comply.

The wood must be treated wood or approved wood grain poly fencing. If wood is used, it must be sealed with a clear sealant or approved colored stain must be applied the year following construction, by mid June. A sample of the stain must be provided with the Alteration permit.

A sample of the color of stain/wood grain to be used must be submitted with the Installation/Alteration Permit.

The footings must conform to the attached Architectural Specifications.

The following privacy fence plan must be used:

- A. Either vertical board-to-board or vertical staggered board with height not to exceed the top of the storm door up to 10 feet out.
- B. Bottom of the fence must be between 3 inches to 6 inches above the ground.
- C. Fence must not extend beyond the inside width dimensions of the townhome.
- D. Finished (good) side must face the immediate neighbor or away from the back door.
- E. Broken or loose wood must be replaced, as needed.
- F. Area must be kept neat and orderly. The Member is responsible for removal of all weeds around the fence. The Cooperative will not be held responsible for any damage to the privacy fence where the Member has not maintained the weeds, and the Grounds staff is required to maintain.

Member Signature

Date

G. When treated wood is used, fence must be stained or sealed periodically (as needed).

H. Fence material may not be attached to the building.

NOTE: Contact the City of Lansing for current building codes.

NOTE: "Miss Digg" must mark the area prior to any work on installing the fence. Contacting "Miss Digg" is the Member's responsibility.

NOTE: The Member shall be required to carry liability insurance. Proof of such insurance must be provided with the Installation/Alteration Permit and updated by the Member each year thereafter, by providing proof of renewal to the Cooperative.

NOTE: The Board of Directors has the right to reject or grant a variance to this policy if they determine it is in the best interest of the Cooperative.

NOTE: The Cooperative reserves the right to require the privacy fence be removed or moved, and/or require the area be restored to its original condition, for any legitimate reason, including, but not limited to, non-compliance with the provisions of this policy, utility work required, building structure repairs. After reasonable notice, if the privacy fence is not removed or moved as required by the Cooperative, the Cooperative will remove the privacy fence, restore the area, and charge the Member for the cost.