

F.A.Q. SPRINGLANE CONDOMINIMUM ASSOCIATION

The Bylaws and Rules & Regulations Booklet have been sent to all Co-owners Association'

If you do not have these documents please request from the board in Writing placed in the Condo Black Mailbox on the side of the US Mail Delivery Station on Springlane Drive.

Q. What defines my condo space ?

A. Any individual Condo is basically defined by the foundation and walls of your unit.

Refer to Bylaws for specifics.

Q. Can I make modifications to rooms I my condo?

A. No, because any changes may affect structural integrity, electrical, plumbing, cables etc. and must be reviewed and approved per building codes City of Holland. The Springlane Board must review and approve any modifications by the Board after required City Permits are obtained and prior to any work starting.

Q. I moved into a condo so I didn't have to do yard work, who takes care of flowers and bushes by my front walk and entrance?

A. Plantings approved by the Board and put in by residents must be cared for by the resident.

Q. My dog is well trained, do I still need to keep it on a leash?

A. Our Bylaws require that anytime your dog is outside the limits of the foundation of your unit, it must be on a leash.

Q. Is it OK for me to leave my dog on my upper deck by herself if I have a quick errand to run.

A. Dog are not to be outside on the deck un-attended.

Q. Why doesn't the trash company take everything I put out on trash day?

A. Certain items are excluded from trash for example electronics, hazard materials. The City of Holland BPW runs the Trash and Recycling program that services Spring Lane. You are responsible for additional charges for larger containers and extraordinary items and off scheduled pickup time.

Q. I get a lot of sun on my deck how can I put up an awning or lattice to give me some shade?

A. You cannot add these modifications. Please refer to the Bylaws and /or the Rules & Regulations.

Q. Can I stain my deck, the company that does it always comes when I want to use it, and delays me putting out my furniture.

A. No, this is scheduled maintenance, using materials other than the designated items by the contractor well not be allowed, the bylaws address this, and we attempt to give you as much notice as possible.

Q. I received a warning then a fine for a rule violation, do I really have to pay this?

A. Per the notification of the fine, if it is not paid the unpaid balance is placed as a lien on your unit and will have to be paid before a clear title can be issued etc.

Q. I do not understand some of the words in the Bylaws?

A. The Rules & Regulations Booklet is ment to condense and simplify the Bylaws. If do not understand some of the language of any Bylaw or Rule & Regulation Please contact the board with your questions.

Q.I was told before I moved to Springlane my unit would be inspected twice a year, how is this scheduled?

A. There has never been regular inspections done on individual condo units. You were misinformed. The association members of the board regularly review general conditions with our contractors, to identify building conditions or landscape issues, as preventative maintenance.