

GUIDELINES & REMINDERS FOR ASHFORD PLACE CO-OWNERS

This document is intended to remind co-owners and renters of the guidelines that keep Ashford Place an attractive community. This list covers issues commonly encountered by our residents. For more information, please refer to the Ashford Place Condominium Bylaws or the Ashford Place Condominium Association Responsibilities Document. Click [here](#) to access the Select Management Portal

GENERAL

TRASH, RECYCLE AND COMPOST CARTS are to be placed at the curb for Wednesday AM pickup. Carts should be spaced at least 3 feet apart to aid collection trucks. Return carts to garage by end of day. Compost (bags or bins) are picked up / emptied weekly during most months of the year and once each month during the winter. See the City of Ann Arbor web site if you need replacement or larger trash / recycle bin or wish to request a compost bin.

PARKING: Guests and service vehicles are to use visitor parking spaces and driveways only. The street surface areas of Maitland Drive and Winter Garden Ct. are considered fire lanes and should be left clear and not used for parking. Please ensure your guests are aware of our policy. Co-owners should not park in the visitor parking areas except when short-term situations warrant. (vendors, home improvement, etc.).

VEHICLES: Only automobiles or vehicles used primarily for personal transportation may be parked upon condominium premises, unless parked in the garage with the door closed. Vehicles not permitted include house trailers, commercial vehicles, boat trailers and boats, camping vehicles and trailers, all-terrain vehicles, snowmobiles, and snowmobile trailers.

PETS: Dogs must be leashed and supervised when outside and may not be tethered in common areas. Barking dogs that can be heard outside the unit on a continuing basis are not permitted. Co-owners are responsible for the immediate collection & disposal of pet waste.

INSURANCE: Our association's insurance policy covers the replacement of buildings and community infrastructure. The level of restoration is to "builder's grade" in the event of a disaster. Any improvements made by you or a previous owner beyond this level must be accounted for in your own insurance policy. These upgrades, updates, etc. are known as "betterments and improvements". Also remember to include the appropriate level of coverage for any unforeseen incidents that may occur inside or outside your home.

BUILDINGS

MODIFICATIONS to units must be reviewed/approved by the association. This includes any changes / updates to decks, windows, storm doors, railings, etc. Modification request forms should be completed and submitted to the association board PRIOR to modifications. A list of preferred vendors is available to assist co-owners.) Modification request forms and preferred vendor lists are posted on the Select Management Portal [here](#).

GARAGE DOORS: Garage door repair and replacement are the responsibility of the co-owner. As our community has aged, many doors have already been replaced. Please be aware that when your door is dented, rusted, or looks unpresentable, you should take action to replace your door. You may wish to consider the insulated model for improved comfort. There are many vendors in Ann Arbor who specialize in replacement and repair. The vendor list contains approved models and vendors.

DECK & PRIVACY PANEL MAINTENANCE & REPLACEMENT: Construction and maintenance are the responsibility of the co-owner. When replacing or updating your deck, be sure to have your vendor scope and paint these components. Deck replacement and update plans must be consistent with Association Guidelines and approved by the board. Each year the condition of decks is reviewed, noted, and communicated. If you receive a notice from Select about the condition of your deck, lattice, face boards, or privacy panel, be sure to act quickly as contractor's schedules fill up quickly.

PAINTING OF DECK STRUCTURES & PRIVACY PANELS: Painting of privacy panels and deck railings is included in the regular building paint cycle by the Association every five to six years. This does not include deck surfaces. Between building paint cycles, it is the co-owner's responsibility to ensure the privacy panels, deck railings, and lattices are maintained and exhibit an attractive look. You will find the codes for our Sherwin Williams custom colors on the Select Management Portal. The Sherwin Williams store in the Plymouth Road Mall will mix our custom (dark) color for you. The custom color code is AA-5328 for the darker color used on our decks.

DECK SAFETY: Please ensure you are mindful of the condition and safety of your deck structure. Our community is 35+ years old, and many structures have deteriorated, sunk, or are leaning which could lead to safety issues. If you see your deck needs attention, please contact a contractor immediately. Please ensure you have appropriate liability coverage in your overall homeowner's insurance policy to address any unforeseen events that may occur because of an unsafe or deteriorated deck. The association is in no way legally responsible for any occurrence due to lack of upkeep.

RETRACTABLE AWNINGS along with associated colors and patterns must be approved by the association. Please complete and submit a modification form. If you have an awning, it is your responsibility to ensure it is kept in a clean and presentable condition.

OUTBUILDINGS, SHEDS, PERGULAS, and SIMILAR STRUCTURES on decks or in common areas are not permitted.

GRILLS may be used and stored on decks. Please ensure grills are safely used and given sufficient space from the building or deck railings. Grills may be used on driveways but are to be stored in the garage at safe temperatures. Charcoal grills are not allowed.

HANDRAILS & RAILINGS are permitted on front steps and inside garages. Wrought iron railings are no longer permitted for new installations. Our preferred vendor, Wayne Craft, is listed in the vendor list. Contact Select Management for any questions about approved designs. You must complete and submit a modification request form to ensure the correct model and color are being purchased / installed.

LANDSCAPE & GROUNDS

PLANTINGS may be planted by co-owners in existing beds along their units. Co-owners are responsible for maintaining their plantings, including watering, as the amount of water from irrigation cycles may not be sufficient. Our landscape company will weed beds (monthly) unless otherwise instructed. Annual plants must be removed by November 30.

PLANTINGS & LANDSCAPE installed by the Association may not be removed by a co-owner without permission of the board. If you see a dead planting, bush, or tree, please notify a board member or Select Management so this can be addressed.

SUPPLEMENTAL LANDSCAPING: Our landscape company is available to work with residents interested in further beautifying the areas around their unit at their own cost. Please contact a board member or Select to have our landscape management team work with you to design what is most appropriate yet consistent in our community.

FLOWERPOTS may be placed on porches, front steps, and decks. If you choose to place flowerpots on sidewalks, be sure they do not interfere with our maintenance teams or unit access by vendors, delivery services, or emergency vehicles.

WINTER / HOLIDAY DECORATIONS must be removed by Feb. 1. Other seasonal decorations must be removed in a timely fashion.

FINAL NOTE: If in doubt about the existence or interpretation of a bylaw, rule, or guideline, please contact Select Management before making alterations to your home or grounds. Co-owners are responsible for any costs incurred for the removal of unapproved modifications.

Revised August 2026