



Ask All New Residents to sign up on the website to receive our
Newsletter at:
<http://www.farmingtonsquare.info/newsletter.html>

FARMINGTON SQUARE SUBDIVISION

Hello Neighbor!

Welcome to Farmington Square! We are pleased that you have selected this neighborhood in which to make your new home and hope that you enjoy living here as much as we do.

To help make the transition into your new home a little easier, this information has been compiled to give you some knowledge about Farmington Square and answer some of your immediate questions.

First, this information has been compiled by the Farmington Square homeowners Association Board of Directors. This nine-member Board consists of Farmington Square residents, who were elected by the residents to serve the neighborhood. The Board's function is to serve as a focal point for organizing the neighborhood and its activities and for solving problems.

Take a minute and read through this information but we encourage you to visit our website at www.farmingtonsquare.info for details, communications, and/or updates. This is meant for a quick introduction to our neighborhood.

We would like to encourage you to participate in the Farmington Square activities and to serve on the various neighborhood committees. If you are interested in helping and being involved, email the Board at farmingtonsquarebod@gmail.com. Your participation helps you to meet your neighbors and helps Farmington Square become a more active and progressive neighborhood.

Once again, welcome to the neighborhood! We think it's a great place to live and hope you will feel the same!

Sincerely,

The Board

BOARD MEMBERS

If you have a problem or a concern, please email the board at farmingtonsquarebod@gmail.com.

COMMITTEES

In addition to the Homeowners' Board, there are several volunteer committees in which we encourage your participation.

If you are interested in becoming a member of the social, welcoming, architecture or grounds committees, contact the board at farmingtonsquarebod@gmail.com.

FARMINGTON SQUARE DIRECTORY

This booklet contains information you will find valuable during your residence here. It contains in alphabetical listing of your neighbors' names, phone numbers, and addresses. Also, if you are looking for a babysitter or someone to do your yard work, you'll find a list in the back of your directory.

NEWSLETTER

The Farmington Square Newsletter is received via email. This digital newsletter contains the highlights of the last Board meeting, the names of new residents and some information about the social activities that are planned, and other information about the neighborhood. If you have any information, you would like included in the newsletter, please sign up on the website: <http://www.farmingtonsquare.info/newsletter.html>

SOCIAL EVENTS

There are many organized activities in Farmington Square. We plan activities for the children, for adults, and for the entire family. These events give you an opportunity to meet your neighbors and their children. They will be listed on our website and FB page. Please participate!

COMMONS AREA

The commons areas are there for all residents to enjoy. In addition to the items mentioned in the covenants, the following rules apply to all residents and their guests using the commons area:

- 1- "Paint ball guns, BB guns, sling shots, etc. that can fire projectiles cannot be carried, used, or fired in the commons areas"
- 2- "Except with permission from the board, motorized vehicles of any kind are prohibited on the commons areas"

TRASH COLLECTION

Trash collection is on Wednesday of each week. Please try to secure your trash from the wind and animals. In weeks when there is a national holiday on Monday-Wednesday, e.g., New Year's Day, Memorial Day, Independence Day, Labor Day, Thanksgiving, and Christmas, the collectors will come on Thursday.

RULES AND REGULATIONS

Bylaws and Covenants can be found on the website at farmingtonsquare.info.

As a homeowner in Farmington Square Subdivision, you automatically become a member of the Homeowner's Association (HOA). The Board of Directors of the Homeowner's Association is an elected body, by vote of the homeowners, that works together to ensure that the Farmington Square Deed

Restrictions and By-Laws are being met.

As Farmington Square Subdivision homeowners, we have joint ownership of the Subdivision property. The Homeowner's Association is responsible for maintaining and managing the 21 acres of the Commons and the surrounding area around out subdivision. Your HOA dues are used for maintaining and managing the grounds, the improvement and preservation of our commons as well as the maintenance of property, liability, and other insurance coverage.

The Farmington Square residents delegate to the Board – through election – the authority to administer our Association's business responsibilities. Your personal interest, involvement and membership in our Homeowner's Association committees are essential to "make it happen." Our homes and common areas are only what the residents and the Association make them.

One of the fundamental purposes of the Homeowner's Association is to develop and enforce subdivision By-Laws, which in turn will enhance the ownership property values for all residents. Subdivision Deed Restrictions supplement the subdivision By-Laws and are the documents that provide the legal basis for protecting each homeowner's investment and for providing the framework within which we can all live in harmony in our neighborhood. These documents should be viewed as the tools needed to keep our subdivision in a pleasant living environment for all residents.

Property Maintenance

Contact the Board for approval **prior** to making any alterations to the exterior of your house or landscape at farmingtonsquarebod@gmail.com

Speed - SLOW DOWN

Please be mindful of your speed while driving through the community. Speeding through our subdivision has become a major concern and safety issue, please do your part to keep our community safe.

CONTACT/SOCIAL MEDIA INFORMATION

Website

To locate bylaws, rules & reg's, events, newsletter, FAQs, etc.:
www.farmingtonsquare.info

Email Address

To contact the Board of Directors, please use:
farmingtonsquarebod@gmail.com

Address

Farmington Square Homeowners Association
PO Box 466
Farmington, MI 48332-0466

Facebook Address

Farmington Square (Michigan)
www.facebook.com/groups/1902482916450844

FB Play Group

[Farmington Square Families with Kids](https://www.facebook.com/Farmington%20Square%20Families%20with%20Kids)
<https://www.facebook.com/search/top?q=farmington%20square%20families%20with%20kids>

Next Door Farmington Square is NOT part of our subdivision. This is a public site that anyone can go to.

Interested in joining the board or attending a monthly meeting?

Please contact farmingtonsquarebod@gmail.com if you would like to attend a monthly meeting (meeting

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FREQUENTLY ASKED QUESTIONS (FAQS)

Farmington Hills Rubbish Removal Overview

- Pick Up day is Wednesday between 7 am and 4 pm (times may vary)
- Garbage cans, bags, and bundles should be placed at the curb or at the edge of the street in front of the home no earlier than 6 pm on the day before collection.
- All containers must be removed from the curb no later than two hours following collection.
- City Public Works website: <https://fhgov.com/departments-services/department-of-public-services/public-works/trash>

Mailboxes & Newspapers

Homeowners receiving the Detroit News/Free Press, or the Farmington Observer are asked to please check their mailboxes and paper tubes to make sure they allow for ease of delivery. Please review this list of recommendations which will make both mail delivery and newspaper delivery easier during the winter months.

- If you are no longer receiving a newspaper, remove the tube.
- If the tubes are in need of repair, please contact the newspaper to request a new one.
- If the papers are delivered in a slot in your mailbox, please check to see if any repairs are necessary.
- Make sure the slot in your mailbox intended for the paper is large enough to accommodate the papers you receive.
- If you replace your mailbox with one that requires a tube attachment, please test the placement on the post from your vehicle before attaching.
- *If you cannot easily reach the tube when you drive up then neither can the carriers.* Please adjust or replace your mailbox and/or tubes so they can be easily reached.

Snow Removal

When you or your snow removal company remove snow from the driveway, please also clear in front of the mailbox and fire hydrant if one is present on your property. Do not shovel or snowplow/blow snow into an already plowed street.

Recycling

The following items are able to be placed in your recycling bin without being sorted.

- Plastic Containers with Lids - examples include: all narrow-neck and wide-mouth plastic bottles and containers #1, #2, #4, #5 #6 (NO Styrofoam), #7.
- #2 Bulky Plastics - examples include: cat litter buckets, large plastic pails, and molded kid's furniture.
- Newspaper, Magazines, and Catalogs
- Junk Mail, Office Paper and Phonebooks
- Cardboard and Boxboard - examples include pizza boxes, shipping boxes, and food boxes. Flatten as needed.
- Paper drink cartons - Empty, plastic-coated paper beverage cartons such as milk and juice cartons. Remove caps and straws. Do not flatten.
- Glass bottles and Jars - all colors are accepted, and lids and labels are acceptable
- Household metals - examples include empty cans, foil, pans and small scrap metal

Items NOT accepted in your curbside recycling container

- Plastic bags
- Polystyrene Foam (Styrofoam)
- Plastic and metal clothing and coat hangers
- Plastic cutlery and straws
- Facial tissue, toilet paper, paper towel, napkins
- Batteries

Preparation of your recycling

As technology improves, we have been able to require much less preparation of the recyclables for pick-up. No longer must a resident remove labels or caps from food containers. Here are a few tips on how to make your recycling as easy as possible:

- Please rinse containers.
- Labels do not need to be removed.
- Keep caps on plastic bottles and containers.
- Place all recycling items loose into your bin/cart.
- Please don't place items into plastic bags. This will just make more work for the employees who separate the materials at the Southfield Materials Recovery Facility, where much sorting is done by hand.
- You may wish to flatten cardboard or paperboard boxes, to allow for more space in your bin/cart

What are the annual dues for the subdivision?

The final payment of annual dues without penalty is February 28th. Contact the Board for more information.

What is the policy on garage sales in the subdivision?

The association sponsors one sub wide garage sale each year. We adapted the recommendation from the Farmington Hills Police Dept. that individual, non-sanctioned garage sales be discouraged for safety reasons...both traffic as well as criminal. However, Individual homeowners may conduct garage sales on their private property, as long as they are done in accordance with the applicable City of Farmington Hills Ordinance. For details, call the City Zoning Department at (248) 871-2520.

Whom shall I contact regarding additions to my home?

Any addition or changes to current structures must be submitted in writing to the Board of Directors at farmingtonsquareBOD@gmail.com prior to the start of any construction. The Board will review the document to make sure it complies with the Rules and Regulations of Farmington Square.

This is a HOA Subdivision. No fences are allowed.

When are Board meetings held?

The monthly Board meetings take place in members' homes the second Monday of each month. All residents are welcome to attend. Please contact the President for information regarding the next meeting.

When is the Annual Meeting?

The Annual Meeting (during which all nominations to Board positions take place) is held the First Monday of December @ 7 pm. Notice will be posted in the subdivision and online one month prior.

DECLARATION OF COVENANTS, EASEMENTS, BUILDING AND USE RESTRICTIONS (Farmington Square Covenants)

Since 254 individual families have chosen this subdivision in which to live, the developer devised a set of guidelines to help everyone live together harmoniously and to outline to each property owner what are and are not acceptable alterations to your individual property. Each property owner should have received a copy of this document at the time of closing on your house. If you did not receive a copy, please contact the Welcoming Committee Chair.

Please take the time to read your restrictions, and if you have any questions or are in need of approval for an exterior alteration, please contact the Architecture/Restrictions Board Member.

The following is a summary of the areas that have caused the greatest number of grievances in Farmington Square. We are bringing them to your attention in hopes that we can prevent any problems.

1.RECREATIONAL AND COMMERCIAL VEHICLES

Recreational vehicles (campers, boats, RV's, etc.) are not permitted to be parked or stored on your property unless they are totally within the confines of your garage per the Farmington Square Covenants. The Farmington Square Covenants prohibits parking of commercial trucks, tow trucks, etc. in Farmington Square.

2.LEASH LAW AND PETS

Your neighbors should not have to be concerned about your pet or its actions. The city of Farmington Hills has a LEASH LAW. Consider your neighbor's property. Also you are responsible for picking up after your pet, especially when walking. All commons area, including bike paths and cul-de-sac circles were not meant for pet refuse. Please make a bag and trowel part of your walking equipment.

3.OUTBUILDING AND ADDITIONS

The Farmington Square Covenants prohibits outbuildings. In a nutshell, THERE ARE TO BE NO OUTBUILDINGS, such as metal sheds, small garden storage units, etc. in Farmington Square.

ADDITIONS/ALTERATIONS

The Farmington Square Covenants covers such items as dog runs, pools, garden walls, decks, patios or other additions to your property. Any addition or alteration MUST have prior approval by the Farmington Square Board of Directors. Please contact the Architecture/Restrictions Board Member at farmingtonsquarebod@gmail.com. No fences allowed.

LAWN CARE

Lawns are to be mowed weekly and will be regulated.