



Jade Forest Condominiums
Handbook
2025

Jade Forest Condominiums

17935 Phyllis, Roseville, MI 48066

Email: jadeforestcondos@gmail.com

Website: <https://jadeforestcondos.com>

Jade Forest is a very quiet, mature community. Residents are respectful of the grounds and their neighbors. We look out for each other and help one another. Thank you for your help to make our community a clean and safe place to live. Here are some things you need to know:

Read the newly amended 2019 bylaws and master deed. They are available on the website, through our management company or ask a board member. We will be happy to give you a copy. This handbook only touches on the information, read bylaws for complete details.

Read Jade Forest bylaws before buying or selling. Units sold must be lived in by co-owner, no renting or leasing out units. Violators will be handled according to the bylaws and brought to court if necessary. Contact Lawyers Condo Management before buying or selling any unit.

Jade Forest 2019 Bylaws

Jade Forest 2019 Master Deed Amended and Restated 2019.pdf

Jade Forest Rules and Regulations 2019

Jade Forest Maintenance Matrix 2019 (as in Master Deed)

Jade Forest 2019 Amended Articles of Incorporation 2019

All these documents are available on the Jade Forest website as well as the Lawyers Condo Management Portal to view or print.

Meet with the Jade Forest Board of Directors

Anyone is welcome to meet with the Board of Directors either by calling in or coming to the first 15 minutes of a monthly meeting. Contact Jennifer Thomas, our Management Company Manager or a Board Member for date and time.

Our Annual Membership Meeting is in October or November and all Co-Owners are invited. All Co-owners in good standing will be given an opportunity to discuss concerns, offer improvement suggestions and vote.

Our Management Company is Lawyers Condo Management

33228 W. 12 Mile Rd, Ste 294, Farmington Hills, MI 48334

<http://www.lawyerscondomgmt.com>

Property Manager: Jennifer Kolomyjec 248-538-0234 Ext 354

jennifer@lawyerscondomgmt.com

24-hour Emergency Maintenance Hotline: 248-954-2990 is only for maintenance emergencies including: flood, sewage backup, no heat (where applicable) or building damage.

Please send payments to Lawyers Condo Management at the address above for the amount of \$225.00 per month. Contact them for more information.

LCM Portal: To access the private Association website and to pay online go to their website and log in.

<https://lawyerscondomgmt.appfolio.com/connect>

If you are having trouble logging in, don't have an account, or have payment concerns, please contact LCM at 248-538-0234, ext. 301 or @lawyerscondomgmt.com

Most of the Co-owner forms, Jade Forest Bylaws, Master Deed and Rules and Regulations, Service Request etc.; can be found on the LCM homeowners' resident portal under Shared Documents or on the Jade Forest Website.

**Contact Lawyers Condo Management
Before buying or selling any unit.**

Co-Owner Information & Responsibilities

Per out Jade Forest Bylaws

Per our Bylaws, it is the co-owner's responsibility to send in these items to the management company, by February 1st each year

September 19, 2019, is that a person buying any condo after Sept 19th, 2019 to present cannot rent it out. It must be bought to live in. Only 8 units can be rented at any one time. We have exceeded that amount currently.

Co-owner is responsible to update all information by February 1st each year and communicate with the management company and the Jade Forest Board. Violations and fees will be sent for non-compliance.

Send into LCM a copy of your Homeowners Insurance. It is mandatory per Jade Forest Bylaws. Renters insurance is strongly suggested. Lawyers Condo Management or Jade Forest does not require a copy of renters insurance.

Send into LCM an emergency contact name and phone number for yourself and tenants by February 1st each year. These records need to be updated as the situation changes. This request is needed emergency situations such as fire, flood and other emergencies.

Send into LCM any changes in information immediately ie; phone number, emergency contact, insurance, car make model, tenants name and info, etc.

Send in tenant information yearly per the bylaws.

Send in lease agreements, including any updates, per the bylaws.

Co-owner is responsible for everything inside of the units.

It is the co-owner's responsibility to read and adhere to the bylaws. It is the co-owner's responsibility to make sure the renter has read and adhere to the bylaws. If not following the bylaws and rules and regulations, then the co-owner is in violation. Also check on your tenants.

Co-Owners take responsibility for your condominium.

Spring/Summer/Fall seasons are April 1st through November 15th each year. Winter season is November 16th through March 31st. See more about this in this handbook for requirements.

Association fees cover grounds maintenance, garbage, lawn care and snow removal.

Any Co-owner not paying the HOA fees and not abiding by the Jade Forest Bylaws is in violation of the Bylaws and considered not in good standing. Violators can be fined and brought to court. Anyone not in good standing cannot vote per the bylaws.

Windows - All screens should be in good condition, no tears, holes or bends and they should fit in the frame correctly. The window frames should be in good condition and not rotting. If a pencil goes through the wood, then you know it's time to replace them. They should be replaced due to unneeded condo structure water damage. Jade Forest has a program that will lend you the money and you can repay with your HOA each month, no interest. Contact the management company or Jade Forest Condos for more information. When replacing the windows, you will need to use Wallside Windows 800-521-7800, so all the windows are uniform have all the information needed and they have promotions.

All window coverings... should be of a light or neutral solid color as per the by-laws. No signage in the windows. See bylaws for more information. Our management company will send fines.

Doors need to look uniform. Dark Brown storm door. Jade Forest will paint the entry door. All hinges

and handles attached and in good working order. This makes our condos look fantastic!

Co-Owner Information & Responsibilities & Violation Fees — Starting April 1st, 2022

Save yourself a violation and a costly fine. We don't want to fine anyone. Read the complete bylaws for more information. Reading Article VI - Restrictions. Sections 1-18 will give you the Rules and Regulations that we abide by and save you from getting some violations and paying fines.

For General violations such as garbage bags left on the porch area, leaving garbage bags on the ground by dumpster, feeding the animals, outside storage, outside unsightly condition, noise issues, window/screen aesthetics, leaving ashtrays unattended, flowers left after Nov 15th, etc., a warning will be sent for the 1st violation. For the 2nd violation the co-owner will be charged \$100., for the 3rd Violation \$200., with continuing violations \$200 each for violating the bylaws. Will be added to HOA fees.

For Large item dumping at the dumpsters or anywhere on the grounds ie; washers, dryers, mattresses, refrigerators, couches, dressers, desks, etc, no warning will be sent. First violation is \$200. + maintenance fees and labor costs. This could add up to \$350 or more to be paid with HOA fees. All items must fit inside the dumpster.

Outdated tabs on vehicles will be sent a warning for the 1st violation, 2nd violation will be \$100., 3rd violation will be \$200., and for continuing violations \$200 each.

For storing or non-functional vehicles no warning will be sent. The vehicles will be tagged and towed per the bylaws.

For not sending in all co-owner information by February 1st each year. A warning will be sent for the 1st violation. For the 2nd violation the co-owner will be charged \$200., 3rd Violation \$200., with continuing violations \$200 each. We need a copy of your homeowner's insurance, car make model and plates, emergency contact info, email, address etc., board approved emotional support animals shot record and county registration, tenant information with emergency contact, vehicle license plate with make model, email, and lease information, etc., Forms can be found on the LCM company portal. <http://www.lawyerscondomgmt.com/>

Copy of Co-Owner Homeowners Insurance—We must have a copy by February 1st each year. (Read Bylaws ARTICLE IV, Section 2) A warning will be sent for the 1st violation. For the 2nd violation the co-owner will be charged \$200., 3rd violation \$200., with continuing violations \$200 each. We need the cover page with the dates of converge, and the insurance company address and logo. Send to LCM or it can be entered on the LCM portal. Renters insurance is strongly suggested however we don't need a copy. Renters insurance covers some of what the renting tenant owns.

For Property damage, including vehicle leaks, driving on the grass, carport, siding on the building, building damage, etc., no warning will be sent with a \$200 fee + labor fees, 2nd violation \$200. 3rd violation \$200. continuing violations \$200. each will be added to HOA fees.

Save yourself a violation and a costly fine. Read the complete bylaws for information on these and other topics. We don't want to fine anyone.

To help keep HOA fees low we need to think about safety. We cannot afford another insurance claim. Please think about safety always.

Are you planning to sell? Co-owner residents only. Co-owners, you must sell to someone who will live in your unit as their primary residence. Currently, new rentals are not permitted.



Spring/Summer/Fall
April 1st through November 15th every year.



The Board has approved the display of flowers in flowerpots; however, these must be removed by November 15th. Please note that nothing is allowed on the outdoor walls or under the stairwells.

All decorations must be approved by the Board of Directors before being displayed. As per the bylaws, there should be no outside storage of bikes, extra chairs, garbage, ashtrays, toys, or any other items at any time. Violation of this policy will result in fines. Balconies and stairs must maintain a clear walking area for safety.

The Board has approved two summer chairs and one small table on porch areas. Please take extra guest chairs inside at night. Additionally, no furniture such as couches, indoor rocking chairs, bar stools, etc., will be allowed on balconies.

Please refrain from parking over the sidewalk to ensure a safe walking path and adequate space for wheelchairs and walkers. Thank you for your cooperation.

Lastly, our lawn service has kindly asked that we keep off our patios and out of common areas while they are on campus for safety reasons. Thank you.



Winter

November 15th through April 1st every year.

Remove everything from the porch areas, including flowerpots. Do not store anything under the stairs, porch area or carports.

SNOW DAYS - REMOVE ALL CARS FROM THE PARKING LOT

Please remember to move your vehicles to your designated carport spot or to Carl Street when it snows, so the snowplow can properly clear the parking lot and sidewalks. This helps ensure the area remains safe for everyone to walk on. Sometimes, snowplows may pass through more than once during a snowfall, so please stay alert.

If you have a more than one vehicle, you will have to move it to Carl Street until the plows finish.

Additionally, avoid parking over the sidewalk to ensure there is enough room for wheelchairs, walkers, people, and efficient snow removal. Thank you for your cooperation in keeping our community safe and accessible for all!

Key points about dripping faucets in the winter:

To prevent bursting pipes and water damage to walls please follow these steps. You should drip your faucets the temperature is expected to drop below freezing, meaning when there is a risk of your pipes freezing due to cold weather; this means when the temperature dips below 32 degrees Fahrenheit.

Presentative measure:

Dripping a faucet allows a small stream of water to continuously flow through the pipes, which prevent the water inside from freezing and expanding, potentially causing the pipes to burst.

Exposed pipes:

Many of our pipes are in unheated areas. A water drip will help keep pipes from bursting.

Just a trickle:

A small, steady drip is sufficient: you don't need a strong stream of water.

Check weather forecasts:

Monitor weather reports and start dripping your faucets when freezing temperatures are anticipated.

Heating and cooling:

Keeping cold air vents clear and clean will help distribute air evenly and extend the life of your HVAC system as well as bring down your bill, both in the summer and winter. There should be 6"-12" cleared around vents.

Rules and Regulations

**Read all the bylaws. Especially Article VI—Restrictions Sections 1-18
for the Rules and Regulations.**

per the Jade Forest Condominium updated 2019 Bylaws, Master Deed & Rules and Regulations

Co-owners are responsible to read and adhere to all the bylaws and rules and regulations.

Jade Forest is a quiet privately co-owned condo community, and, for everyone's health and safety, here are some rules and regulations per the By-laws and some general considerations.

Be familiar with your neighborhood association's rules & regulations to save yourself from violations and fines. There are just a few listed here and, on the website, and many more in the bylaws and Roseville City's Ordinances. Co-owners and guests please adhere to the rules. Co-owners are responsible for your tenants and their guests. Here are just a few for everyone to know:

Conduct

Noise - Jade Forest is a quiet community. Please be considerate and keep noise to a minimum level both inside and outside especially from 10pm-10am. Your neighbor may need to get up early for work. The walls and windows are thin. Everyone can hear what you're doing. The police will be called for excessive noise. Continued disturbances will be handled according to the bylaws and may be evicted with the assistance of the police. Co-Owners are responsible for conduct. Upper units, be considerate of the neighbor that lives below you. Sounds & hard walkers can be heard below. Likewise, loud noises in a lower unit can be heard upstairs as well. **Noise Bylaw** - No unreasonably noisy activity shall be carried on, in or on the Common Elements or in any Unit at any time. -Bylaw Article VI Section 4.

No immoral, improper, unlawful or offensive activity-shall be carried on in any unit or upon the limited or general common elements, as per the By-laws. We encourage everyone to call the police. Violations and fines will be issued to co-owners at co-owner's expense.

Please be considerate and keep off other co-owners' patios and balcony areas. Jade Forest is not an apartment complex. Jade Forest is a privately-owned Condo community. Most condos are privately owned and not rented out. Many people have bought and paid for their condo and deserve their privacy.

Help to keep the fronts of the condo area, parking lot and carports clean and safe. Pick up trash and sweep when needed. Do not throw trash on the grounds. If we must hire someone to pick it up, then that cost will reflect in our monthly HOA fees.

ALL Garbage

All Garbage must be inside a bag and inside the dumpster with the dumpster doors closed. Nothing can be left on the ground. Close the outside wooden fence doors. Paint cans need to be sealed and in a garbage bag, not loose. Clean up any messes you've made on the ground around the dumpster. There is a broom and dustpan behind the dumpster. Help us keep it clean. This is a city ordinance. Jade Forest abides by all city ordinances. Roseville can fine us which in turn we must recoup the money with higher monthly HOA fees.

What to do if the dumpster is too full? You will have to bring the garbage back later after the dumpster is emptied. **DO NOT LEAVE IT ON THE GROUND FOR THE ANIMALS.** It is against Roseville City Ordinance.

Do not put extra-large items in the dumpster such as a couch, washer, dryer etc., Contact Republic 800-878-4626 for large item pick-up or Salvation Army for donation.

If garbage gates are damaged due to items left outside the dumpster, then a violation and repair fees will be sent to the co-owner.

Bed bug mattresses must have a bed bug cover over them and fit inside the dumpster.

Do not store garbage bags on the porch or balcony areas at any time.

If children take out your garbage, please make sure they are also following these rules.

Read the signs on the dumpster gate and on the dumpster.



Cooking Oil - Please do not toss cooking oil on the grass, sidewalk, drains, sink drains, in the dumpster, or allow grease to leak from garbage bag. Cooking grease should be in a closed container, a jar with a lid, coffee can with lid, etc., AND wrapped in a plastic bag tight then of in the dumpster. We've seen oil staining the sidewalk, parking lot, and around the dumpster. Violations for damaging property will be sent out for property damage.



Outside Garbage -cannot be left on the patio or balcony porch areas. Attracts many kinds of animals. Ita Roseville City ordinance as well as a Jade Forest Bylaw and management company will send out fines. See Violation Fees. Save yourself a fine.

Litter - Let's not litter. Let's keep the place looking nice by not littering cigarette butts, cans, bottles, paper items, cups, fast food garbage, etc., you are responsible clean up after yourself and your. We've had multiple complaints of excessive garbage in the parking lot. This is our community - we need to work together to make it a place to live. Parents sure you clean up after your kids.

Cars, Parking Lot and Carport



Non-Operational Vehicles - Article VI Section 8 of the bylaws state – **Non-operational vehicles or vehicles with expired license plates shall not be parked or stored on the Condominium Premises without the written permission of the Board of Directors.** Nonemergency maintenance or repair of motor vehicles shall not be permitted on the Condo minimum Premises unless specifically approved by the Board of Directors. ...The Association may cause vehicles parked or stored in violation of this Section or of any applicable rules and regulations of the Association to be removed from the Condominium Premises and the cost of such removal may be assessed to, and collected from, the Co-owner or the Unit responsible for the presence of the vehicle in the manner provided in Article II hereof. All cars must be in good working condition, no leaking fluids, broken windows, flat tires etc., or risk being towed per the bylaws.

Automobiles cannot be worked on or repaired in the parking lot or carports or anywhere on the Jade Forest grounds. -laws state. Violators will be fined. See violation fee.

All vehicles must be in working order. No flat tires, broken windows, leaks etc., Per the bylaws. (See Article VI, Section 8.) If a vehicle is not in working order or stored it will be tagged and towed. This is checked regularly by our management company.

Oil leaks from automobiles are considered property damage. Save yourself a violation, fines, property clean up fees and property damage repair fines. See violation fees.

Do not store anything in the carport per the Bylaws. Violations and fines will be sent.

Carports are for cars in working order only. Do not store a car. This is checked by our management company which will issue fines and tow vehicles. Save yourself the violation fines and towing fees.

Drive slowly in the parking lot. People are walking to their cars and can't get out of the way in time. Tell your guests. We would hate to see someone get hit.

We also ask that you do not park over the sidewalk. Our sidewalks are small and need to be open and available for wheelchairs, walkers, handicap individuals and snow removal. Tell your guests. Thank you in advance.

Park only in your designated carport parking spot.condo unit has one carport spot designated to that unit. It corresponds to your unit number, not your address. If you don't know your unit number, please ask our management company or a board member. There are numbers posted on the carports. Fines and towing will be enforced to those parking in a carport that isn't theirs. Save yourself violations, fees and towing costs.

Guest Parking & Responsibility: **Guests are not allowed to park in the carports.** Co-owners, it is your responsibility to ensure that your guests are parking at the sidewalk, and they are following the rules and guidelines here. Save yourselves a ticket or a tow by keeping them out of the carports. If someone's guest parks in your carport, please let us know.

The parking spots on the ends of the carports where the fire hydrants are located are reserved for

maintenance vehicles only. Please do not park there. Tell your guests.



Shopping Carts are not allowed on the premises. It takes away from the property values. If you borrow a shopping cart from the area stores, then take it back to them. We will end up having to raise the dues to cover the cost of hiring someone to take the cart back to the store. Let's try to keep our costs down.

Children

All children, regardless of age, need to be supervised outside by an adult over 18 years of age. Please keep children from damaging buildings, trees, cars, carports, grass, fence, etc. Do not allow them to throw anything against the buildings. Children's noise levels should be kept at an acceptable level.

Parents and co-owners will be responsible for any damages caused by their children. Be sure the children know the rules. Jade Forest along with our management company will enforce this if need be. Charges may be brought upon the tenant as well as the co-owner of the children who have caused any damages.

Do not allow children to play in the parking lot. Do not allow them to ride bikes in the parking lot or play on or around parked cars. We would hate to see a child get hit by a car. All children need to be supervised outside by an adult. Tell your guests.

Do not allow children to play on private porches and

balconies. Jade Forest is not an apartment community. Jade Forest is a privately-owned Condo community. Condos are privately owned. People have bought and paid for their condo and deserve their privacy. You are responsible for your child and any guests. Keep children in your own area. If they play behind the condos they must be supervised.

Toys, Bikes, skateboards etc., -All toys, bikes, skateboards, kiddy swimming pools, etc., cannot be left outside overnight for safety reasons. They will be confiscated, and fines will be issued. This is also considered as storing items.

Pets

Pets - as stated in the 2019 Bylaws- No dogs shall be maintained and no more than one (1) domesticated cat shall be maintained by any Co-owner at the Condominium, unless specifically approved in writing by the Association... if approved, co-owner must abide by all the bylaw stipulations, (read the bylaws for more information. Article VI Section 5.) including sending into the management company a copy of up-to-date county registration papers with yearly shot records. Violators will be fined and brought to court if necessary. If you require an emotional support dog, you must provide verifiable proof that the dog is a certified support dog, and you must obtain permission from the JF Board before bringing a dog onto campus.

Patios and Balcony Porches

No unsightly condition shall be maintained upon any balcony or patio designated area bylaws state. To many chairs, tables and items outside in the summer months is unsightly and are in violation. Violations will be sent. See violation fees.

No Outside storage - Bikes, toys, strollers, skateboards, garbage bags, extra chairs or tables, or any such item cannot be stored on the porches, patios, on the grounds, in carports, on the stairs or under the stairwells per the By-laws. Save yourself fines.

Do not allow children to play on porches and balconies. Jade Forest is not an apartment community. Jade Forest is a privately-owned Condo community. Condos are privately owned. People have bought and paid for their condo and deserve their privacy. Stairs are a dangerous place for children to play. We don't want to see any child get hurt.

When using the patio or balcony areas please keep noise to a minimum being considerate of your neighbors.

Safety

Grills... Updated 2019 bylaws - No grill allowed.

To prevent fires there are no fireworks or fire pits of any kind allowed... anywhere on the grounds of Jade Forest. Our newly amended bylaws prohibit fire pits and fireworks. We can't afford another fire here.

No member shall use... or permit any occupant, agent, employee, invitee, guest or member of his family to use, any firearms, air rifles, pellet guns, BB guns, bows and arrows or other similar dangerous weapons, projectiles or devices anywhere on or about the condominium premises as per the by-laws.

Drive slow on the grounds. Posted speed limit is 5 mph.

If you notice a safety hazard, please contact Lawyers Condo Management Company and/or Jade Forest Condos.

General

To help keep HOA fees low we need to think about safety. We cannot afford another insurance claim. Please think safety first always.

Flowers are ok to have in pots on the patio/balcony during the spring, summer and fall months. Not hang over the second-floor balcony railings because it destroys the railing. Hanging pots cannot be hung on the outside walls on siding. Hanging flowerpots from a pole plant hanger is board approved. We welcome planting flowers around the trees. All flowers will need to be removed by November 15th including those planted around the trees. If you plant it you remove it.

All Outside Decorations must be approved by the board before being displayed.

Do Not feed the animals- Feeding the animals encourages rodents of all types. They get in the walls and cabinets. If we must pay for an exterminator, then that will be reflected in our monthly HOA fees and can result in fines.

Keep Off the Grass. We don't want to have to replace grass if we can help it. Thank you.

Marijuana usage. Jade Forest Condominiums community will abide by city and federal regulations on Marijuana usage. Please be considerate and ventilate when using inside your unit.

Property damage Co-owners are responsible for property damages to their unit and the common areas. Call your insurance company for inside damage repairs to the unit and neighbors' unit. This might include water damage, washers that aren't hooked up properly in the second-floor units, fire, vehicles that stain the property, damaged carports from large moving trucks, driving on the grass, kids damaging property, etc., See violation fees.

Signage Per the bylaws...'No signs or other advertising devices shall be displayed which are visible from the exterior of a residential unit or on the common elements without written permission from the Association provided that one (1) "For Sale" sign not to exceed one and one-half feet by two feet in size may be placed on the inside of a window of any unit offered for sale. Garage, rummage and yard sales of personal property and all signs advertising the same are expressly prohibited and shall not be conducted on the condominium premises.' This includes signage for decoration purposes.

No person shall alter the exterior appearance... or structurally modify the condominium unit. See Bylaws for more information.

Co-Owners, please take responsibility for damages you, your renters or your guests have done. It will help to keep our monthly HOA dues down.

No security equipment, of any kind, can be attached to siding, outside doors, or on railings. It can be set up inside your unit. For questions, ask the management company before you begin installation.

No condominium unit shall... be used for other than single-family residential purposes. No commercial activities shall be conducted anywhere on the condominium premises or from and condo unit. See the Bylaws for information.

Please do not flush wipes down the toilet. They clog up the sewer system and create many problems including having to turn off the water for a time and may include major repairs.

Bed Bugs—Co-owner is responsible for exterminating any bed bugs found. Co-Owners should bring new bedding only with them. Mattresses must be thrown out in a bed bug mattress cover bag, if they have bed bugs or not, and fit inside the dumpster.

Jade Forest is not responsible for stolen goods. If you see anything unusual on the grounds, please call the police. That's how we can keep our community safe.

Appliance maintenance Keep all appliances in good working order to prevent fires and water damage. **Furnace** should be cleaned every few years and filters changed every month. Vents should be open and there should be 6-12" cleared around warm and cold air vents. **Dryers** should have a good lint filter (no holes or tears) in place and cleaned after every use. Hoses cleaned yearly. **Seals** should be tight on refrigerators and dishwashers. Hoses should not be too old. **Parts** can be ordered from A & E

Appliance next to Randazzos on Gratiot with a serial number from the appliance and they will mail it to your home.

Up to code—Be sure things are up to code i.e., GFI plugs outlets next to all sinks. Anything you replace should be with materials that are code quality. If you are unsure contact Ken 586-634-1758.

Read the complete bylaws for more information and before buying or selling. Article VI - Restrictions Sections 1-18 will give you some of the basic rules and regulations that we abide by and save you from getting violations and paying fines. The bylaws are available to all co-owners. If you need a copy, please click on the JF bylaw icon on the Jade Forest website, or on the LCM Portal or ask a board member.

Visit our website for updated information.

Be a Good Neighbor

We all live here and need to work together to keep our place clean and safe for everyone.

Please be a good neighbor. Here are a few tips.

Look after your neighbors they'll look after you.

Please Be Quiet after 10:00pm and before 10:00am. Everyone can hear what you are doing inside and outside your condo. Upstairs units be considerate of the neighbor that lives you. Sounds can be heard. People may have to get up early to go to work.

Don't block your neighbor's cars or carports or park in their carport spaces. Don't leave your car lights on in your neighbor's windows for long periods of time.

Park in your assigned carport space, not your neighbors' space.

Keep your place looking good. Pick up blowing garbage and tidy up in front.

Take pride in your community; volunteer to keep it looking good.

Let's not litter! Keep the place looking good by not littering, cups, bottles, cigarette butts, fast food bags, etc.

Help to keep the garbage dumpster area looking good by putting garbage inside the dumpster and closing all the doors

Be familiar with our association's Rules & Regulations, bylaws, (there are just a few listed here on the website) and Roseville City's Ordinances; be sure your guests are too. You are responsible for yourselves and your guests.

Report any suspicious behavior to the police and the management company.

Report any property damage to the management company or Jade Forest Condos Board of Directors.

Jade Forest Condo & LCM Contacts:

Property Manager: Jennifer Kolomyjec 248-538-0234 Ext 354

Lawyers Condo Management:

24-hour Emergency maintenance hotline: 248-954-2990 is only for maintenance emergencies including: flood, sewage backup, no heat (where applicable) or building damage.

Emails:

Jade Forest Condos is jadeforestcondos@gmail.com

Lawyers Condo Management is jennifer@lawyerscondomgmt.com

Addresses:

Jade Forest

17935 Phyllis, Roseville, MI 48066

Lawyers Condo Management (LCM)

33228 W. 12 Mile Rd, Ste 294, Farmington Hills, MI 48334

Websites:

Jade Forest—<http://jadeforestcondos.com>

LCM—www.lawyerscondomgmt.com

Wallside Windows 800-521-7800 Tell them you live at Jade Forest-They know us.

Recreational Authority of Roseville & Eastpointe Parks & Rec

18185 Sycamore St, Roseville, MI 48066— (586) 445-5480

Notes: Updates: Violation Fees 2023

To help keep HOA fees low we need to think about safety. We cannot afford another insurance claim. Please think safety first always.

Jade Forest Condominiums

17935 Phyllis, Roseville, MI 48066

Email:

jadeforestcondos@gmail.com

Website:

Lawyers Condo Management—248-307-9277

33228 W. 12 Mile Rd, Ste 294, Farmington Hills, MI 48334

http://www.lawyerscondomgmt.com

Property Manager: Jennifer Kolomyjec 248-538-0234 -Ext 354

jennifer@lawyerscondomgmt.com

Have a complaint about a neighbor?

Call Roseville Police Department

Non-Emergency: 586-775-2100

For Emergencies call 9-1-1

***Thank you for doing your part to help keep
Jade Forest Clean and Safe place to live.***

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17935 Phyllis, Roseville, MI 48066

Email: jadeforestcondos@gmail.com

Website: <https://jadeforestcondos.com>