

OBSTRUCTED SIDEWALK RULES AND PROCEDURE

Article VI Section 14 of the Association bylaws states: Each owner shall maintain his unit, together with that portion of the general common elements in front thereof between the unit and the traveled portion of the road right-of-way, and the improvements on the unit in a safe, aesthetically pleasing, clean and sanitary condition.

Pittsfield Township Ordinance 28-6 <https://ecode360.com/30746842> similarly requires homeowners to maintain, repair and keep safe sidewalks adjacent to or upon their lots.

Determining what is unsafe is not defined in either the bylaws nor the Township ordinance which makes a determination by the Board subject and open to argument. For that reason, we are asking you to file a complaint directly with Pittsfield Township Code Enforcement under Safety Issue. You can use the following link: <https://www.pittsfield-mi.gov/requesttracker.aspx>

If you prefer, you may submit a complaint to the Association Board either through our website: <https://arborcreek.squarespace.com> , via email to Arborcreekpres@gmail.com or in writing to our mailbox at 2898 Cook Creek Drive. The Board will file the complaint and notify the homeowner that a complaint has been made to us and we have notified the Township.

Article VI Section 13 of the Association bylaws states in part: Streets, sidewalks, yards, landscape areas, and driveways shall not be obstructed.

The main issue we have with obstructed sidewalks are bushes that extend into the sidewalk and trees with branches that are too low to walk under. We have established a head clearance of six feet six inches (6' 6") which conforms with recommendations from the Americans with Disabilities Act. The branches shall be cut back to the trunk of the tree and not just to the edge of the sidewalk.

Approved by the Arbor Creek HOA Board 9/27/2023