

**FOX GLEN ASSOCIATION**  
**RULE REGARDING ASSESSMENT OF UNUSUAL COMMON EXPENSES**

The Board of Directors of Fox Glen Association (the “Association”) adopts these rules on the 29<sup>th</sup> day of May, 2025, effective immediately.

**BACKGROUND**

A. The Association is responsible for governance, maintenance, and administration of Fox Glen (the “Condominium”).

B. The Association exists pursuant to the Michigan Condominium Act and the Michigan Nonprofit Corporation Act, and the Association’s Articles of Incorporation, the Master Deed, and the Condominium Bylaws (collectively, the “Condominium Documents”).

C. The Michigan Condominium Act and Article VI, Section 6.19 of the Condominium Bylaws authorize the Association’s Board of Directors to adopt and enforce reasonable rules and regulations in the interest of the Condominium.

D. The Association’s Board of Directors desires to adopt rules regarding assessment of unusual common expenses benefiting less than all of the Condominium Units, or any expenses incurred as a result of the conduct of less than all those entitled to occupy the Condominium, to the benefitted Unit(s).

The Association’s Board of Directors adopts the following Condominium rules (the “Rules”), which are binding upon all Co-owners and their tenants, occupants, successors, and assigns:

1. Any unusual common expenses benefiting less than all Units, or any expenses incurred because of the conduct of less than all of those entitled to occupy the Condominium, or by their licensees or invitees, shall be specifically assessed against the Unit or Units involved in accordance with Section 69 of the Condominium Act.

2. Any determination that the common expenses are unusual, benefit less than all Units, or have been incurred because of the conduct of less than all of those entitled to occupy the Condominium, or by their licensees or invites, shall be made by the Board of Directors in its discretion.

3. Any assessment under these Rules shall be secured by the Association’s lien upon the Unit and collected in the same manner as unpaid assessments under Article II of the Condominium Bylaws.

4. This Rule shall be construed in conjunction with, and not in contravention of, the various provisions of the Condominium Documents.

Respectfully submitted,  
Board of Directors  
Fox Glen Association