

Highland Lakes Condominium Association, Inc. (HLCA)

Major Alteration Request

Co-Owner Name: _____ Date: _____

Address: _____ Unit No: _____

Home Phone: _____ Work Phone: _____ Cell: _____

Please check the applicable alteration and read the appropriate construction requirements:

A refundable permit/inspection fee of \$50.00 is required for each alteration.

QTY.	Description of work	Deposit	Required Pages
_____	*Major Interior Alteration _____	\$50.00-----	Pg. 1-3
_____	*Patio, Deck, or front Porch _____	\$50.00-----	Pg. 1-3 & 4-6 <i>(Sign Patio Diagram A or B)</i>
_____	*Window _____	\$50.00-----	Pg. 1-3 & 7-10
_____	*Storm Door _____	\$50.00-----	Pg. 1-3 & 7-10 <i>(Circle Door Style pg. 10)</i>
_____	*Entry Door _____	\$50.00-----	Pg. 1-3 & 7-10 <i>(Circle Door Style pg. 9)</i>
_____	*Doorwall _____	\$50.00-----	Pg. 1-3 & 7-10 <i>(Circle Door Style pg. 10)</i>
_____	*Handicap ramp/railing _____	\$50.00-----	Pg. 1-3 & 11
_____	*Satellite Dish _____	\$50.00-----	Pg. 1-3 & 12-13
_____	*Marygrove Awning _____	\$50.00-----	Pg. 1-3 & 14-15
_____	*Other (describe) _____	\$50.00-----	Pg. 1-3

Total Fee _____

Tentative installation start date: _____ **Approved installation start date:** _____

The Engineering Committee has recommended the following action to the Board of Directors:

1. Approve _____
2. Reject _____
3. Defer action pending _____

Date: _____ By: _____

Notes: _____

Scale drawings must be included showing elevations, dimensions, and adequate detail as to finishes, color, and materials. The attached HLCA Construction Requirements must be incorporated in the design of your alterations.

It is your obligation to notify the Association when the installation is ready for inspection. A satisfactory inspection by our Maintenance personnel will result in the refund of the permit fee.

Inspection Non-notification A request to the Association for an inspection must be made within 30 days of the completion of the project. Failure to do so will cause you to forfeit the permit fee. Furthermore, the unit will still be subject to an inspection.

For your protection, the Association recommends that you withhold the final payment to your contractor, until after final inspection has been approval by HLCA, and by the Northville Township building department.

Please read the following closely before signing:

I (we) am (are) the Co-Owner(s) of the above described unit and agree that:

1. All applicable codes and regulations will be followed and all necessary permits will be obtained at my expense.
2. Trucks or heavy equipment are not permitted on any lawn area of Highland Lakes, without the written approval by the Property Manager. If approved proper boards or matting must be used to prevent damage to common grounds area.
3. **If any digging**, by hand or with equipment, is to be done to the Limited Common Element areas, Co-owner and Contractor, must call Miss Digg at 800-482-7171 prior to starting any work.
4. I have read all applicable sections of the By-Laws and understand the same.
5. All maintenance to this alteration will be performed at my, or subsequent title Co-Owner's expense.
6. Should any legal regulatory agency require, at anytime in the future, modifications to this alteration, such modifications will be done at my, or subsequent titled Co-Owner's expense.
7. Any maintenance cost incurred by the Association as a result of this alteration will be performed at my, or subsequent titled Co-Owner's expense.
8. **Any removal, modification to or replacement of this alteration required to provide HLCA access to repair or replace common elements will be done by the Co-Owner or at the Co-Owner's expense.**
9. It is my responsibility to advise future assigns or owners of this unit of this alteration and their responsibility for same.
10. Upon receiving Board approval for this alteration, I will complete the Consent to Alteration Form, and sign it. I will return the completed Consent to Alteration Form along with a copy of any applicable Northville Township Building Permits. Copies can be made at the HLCA office.
11. **I will not start construction on the alteration until the above and attached procedures have been completed, and I have been notified that I may proceed.**
12. All the information on this request is truthful and accurate.

I/We have read and understand the Board Policy, and agree to abide by all conditions, rules and restrictions contained within.

Co-owner Signature

Date

Consent to Alteration of Common Elements

The agreement is made this ____ day of _____, 20____ by and between Highland Lakes Condominium Association (hereinafter Association) and Building____, hereinafter (Co-Owners) of Unit _____ according to the Master Deed thereof recorded in Liber 21890, page 706 et seq., Wayne County Records, designated as Wayne County Condominium Subdivision Plan No. 187.

WHEREAS, the Co-Owner desires to alter or modify his unit and/or limited common elements to the condominium and is required by the terms and conditions of the said Master Deed and by the Michigan Condominium Act to obtain the advance written consent of the Association. The Co-Owner warrants that the proposed alteration does not impair the structural integrity of a structure or otherwise lessen the support of any portion of the condominium project and that the proposed alteration does not impair the soundness, safety utility or appearance of the condominium;

NOW, THEREFORE, in consideration of the mutual covenants set forth herein, Highland Lakes Condominium Association does hereby consent to the alterations at Unit _____ as described on Exhibit "A" attached hereto.

Co-Owner hereby agrees to pay all additional costs and/or expenses of any nature whatsoever resulting from the said alterations, including those involved in installation of same. The altered common elements shall be maintained, repaired, and replaced as necessary by the Co-Owner and shall at all times maintained in keeping with the standards established at Highland Lakes Condominium Association, except as otherwise provided by law, in the event Co-Owner fails to do so, the Association may maintain, repair, and/or restoration shall be assessed to Unit _____ and collected by the Association in the same manner as provided in the condominium documents for collection of condominium assessments. Co-Owner agrees to and hereby does, indemnify and hold the Association harmless from any and all liabilities, costs, expenses, and/or damages, including court costs and actual reasonable attorney fees incurred by the Association and/or the Co-Owner in connections with the said alterations.

The Co-Owner expressly agrees and acknowledges that the Association's grant of consent extends to and includes only those alterations explicitly described on Exhibit "A" attached hereto and that any alterations not explicitly described on Exhibit "A" must be separately approved in writing in advance by the Association's Board of Directors. Co-Owner agrees to obtain all necessary permits and to comply with all applicable zoning, building code, Highland Lakes Condominium Association's requirements and specifications, and other requirements imposed by any governmental agency or entity. Further, the parties agree that the covenants and conditions set forth herein shall be binding on and inure to the benefit of the parties' successors, assigns, and all parties subsequently obtaining an interest in Unit _____. All alterations must comply with Highland Lakes Condominium Association construction requirements and specifications.

ASSOCIATION:

CO-OWNER:

Joe Poma
Property Manager

Date

Co-Owner

Date

Witness

Date

Co-Owner

Date

Witness

Date

Highland Lakes Condominium Association, Inc. (HLCA) Construction Requirements

Patio / Deck / Front Porch

Note: A copy of these requirements should be given to the person(s) designing and building your patio.

1. **Decks** must be freestanding and not attached to the unit. A one-inch space must be maintained between the deck and the unit. A 6 inch clearance must also be maintained from the fence or fence post.
2. All decks and patios must be constructed in a way that assures proper drainage away from buildings and adjacent patio areas.
3. The top of the deck or patio surface cannot be higher than 1 ½ inches below the Doorwall sill, or 25 inches below the top of the patio fence at its lowest point, which ever is lower.
4. The patio surface (Pavers or Concrete) cannot be higher than 4 inches below the bottom of the siding, or 4” below the bottom of a basement window. (Whichever is lower)
5. Concrete or paver brick patio surface, including front porch, must maintain a 3/8” clearance from the unit foundation or brick wall. Furthermore an expansion strip is required between concrete and building.
6. No portion of the deck or patio may extend forward more than 20 feet measured from the foundation of the unit. All steps, skirting, enclosures, railings, flower boxes, etc., must be contained within this 20 foot limit.
7. The perimeter of decks must be enclosed, from the underside of decking material to 12 inches below grade, with one ½ inch galvanized hardware cloth, to deter entrance of animals. Screening must be installed so as it is not readily visible from common areas.
8. All open ends of decks facing common areas must be skirted from deck to grade with vertical cedar boards one inch by 6 inch nominal size. Skirting must match fences in board-on-board appearance.
9. All Deck enclosures must match adjacent fences in height and board-on-board appearance. Deck enclosures refer to anything built above the deck. Cedar boards must remain natural in color; they may not be stained or painted.
10. Planter boxes, weather constructed from wood or brick, must maintain a 1” clearance from the building or siding, and 6” clearance from fence or fence post.
11. Non approved awnings, patio roofs, sun shades, hot tubs, waterfalls, electric bug killers, basketball back stops, clothes trees are not allowed, nor can anything be placed or constructed in the patio area that extends higher than the fence, except post lights, or portable patio furniture, flagpoles and umbrellas on the folding radial frame supported by one center support.
12. * No object may be attached to the outside of any Building or Fence. Damage resulting from objects hung on the Buildings or Fence will be repaired at the owner’s expense.
13. A 4 foot high by 8 foot long additions to the height of the fence is permitted between Loch Lomand models as long as it matches existing fence style and material.
14. Vehicles cannot be driven on landscaped or grass areas without express written approval of the property manager.
15. **All trash and waste building materials, new and old, must be removed from Highland Lakes by the contractor. The use of our dumpster area for the disposal of building materials by the contractor is prohibited by state law.**

I/We have read and understand the Board Policy, and agree to abide by all conditions, rules and restrictions contained within.

Co-owner Signature

Date

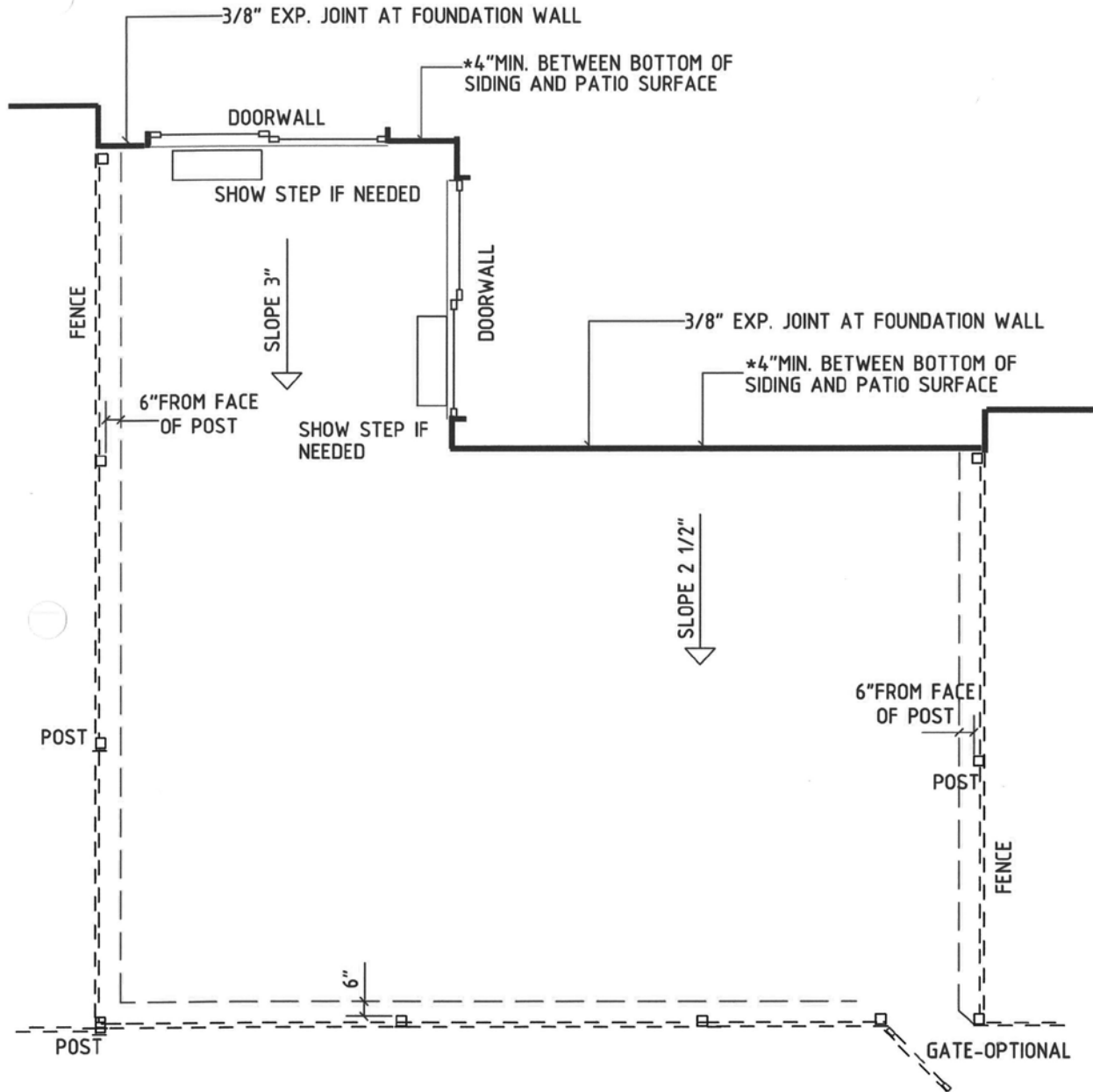
PATIO DIAGRAM - A

CO-OWNER NAME (Printed): _____

SIGNATURE: _____

ADDRESS: _____ UNIT: _____

INSTALLER: _____



*WHAT IS THE EXISTING DISTANCE FROM BOTTOM OF SIDING TO GRADE. _____-INCHES

SHOW ALL NEW WORK TO BE DONE WITHIN THE DASHED LINES SUCH AS PAVED PATIO SURFACES, MASONRY WALLS, FLOWER BEDS, ETC.

DO NOT BUILD PERMANENT (BRICK OR CONCRETE) STRUCTURES AGAINST ALUMINUM SIDING. SUCH STRUCTURES WILL BE REMOVED AT OWNERS EXPENSE IF SIDING HAS TO BE REMOVED OR REPLACED.

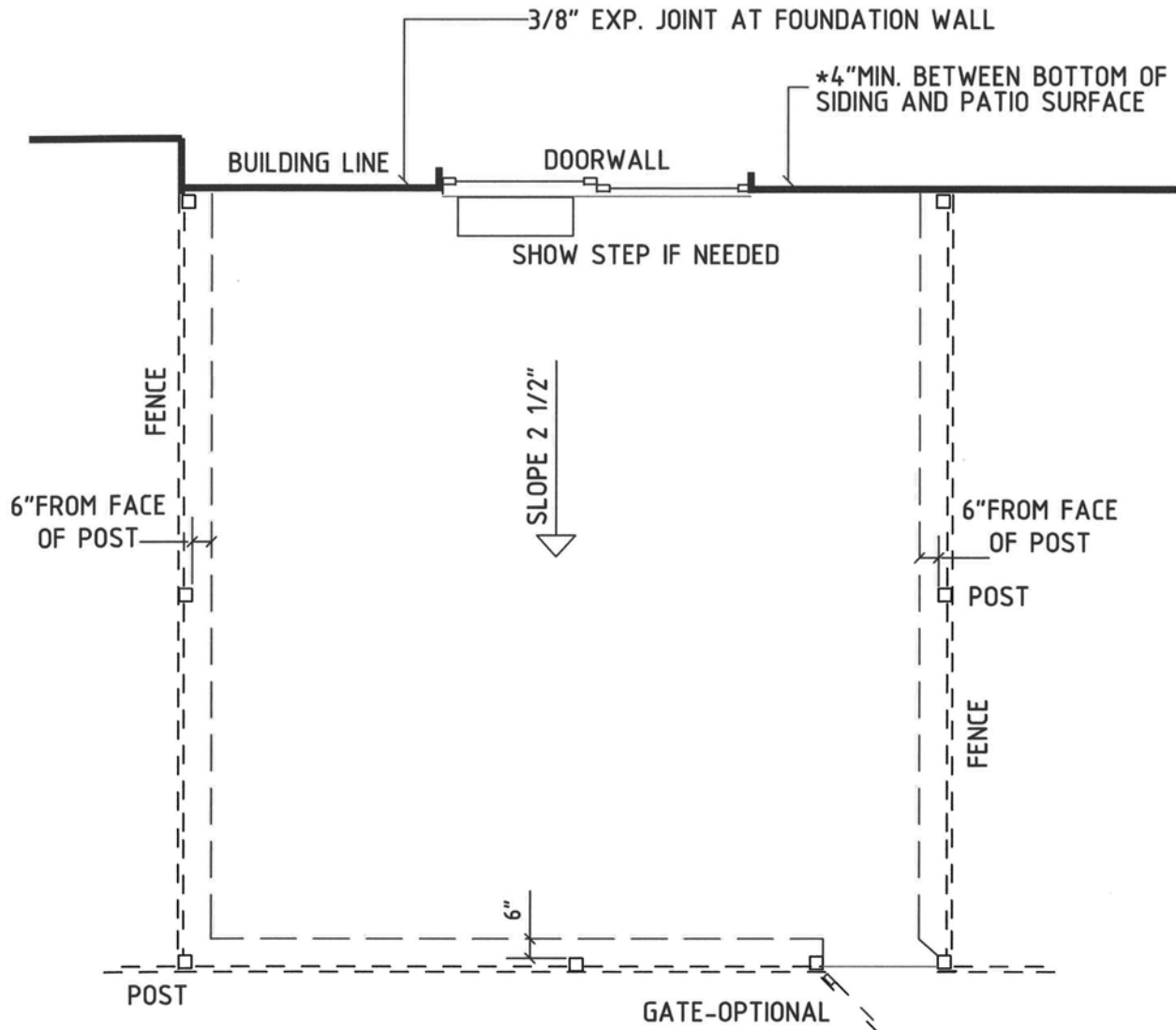
PATIO DIAGRAM - B

CO-OWNER NAME (Printed): _____

SIGNATURE: _____

ADDRESS: _____ UNIT: _____

INSTALLER: _____



*WHAT IS THE EXISTING DISTANCE FROM BOTTOM OF SIDING TO GRADE. _____-INCHES

SHOW ALL NEW WORK TO BE DONE WITHIN THE DASHED LINES SUCH AS PAVED PATIO SURFACES, MASONRY WALLS, FLOWER BEDS, ETC.

DO NOT BUILD PERMANENT (BRICK OR CONCRETE) STRUCTURES AGAINST ALUMINUM SIDING. SUCH STRUCTURES WILL BE REMOVED AT OWNERS EXPENSE IF SIDING HAS TO BE REMOVED OR REPLACED.

Highland Lakes Condominium Association (HLCA)
Specifications for Installation of New Windows & Doorwall etc.

Approved Styles and Specifications:

- (1) **Windows** may be single or double hung with clear, insulated glass and must contain muntin bars of the same quantity and configuration as the original exterior trim and framing must be maintenance free (i.e. vinyl or aluminum).
- (2) **Doorwalls** must have clear, insulated glass and have a maintenance free exterior (i.e. vinyl or aluminum). Muntin bars are optional but, if installed, they must be the same configuration as the muntin bars in the windows of the unit. Hinged, French door styles are permitted. A manufacturer's brochure must be submitted with all Doorwall, French door, and muntin bar requests.
- (3) **Entrance Door and Sidelight** doors may be insulated metal, or insulated fiberglass. Glass in entry door must be insulated, tempered glass. Replacement sidelights and their glass must be insulated, tempered glass. Glass in entry doors and sidelights may be clear, beveled, grooved, etched or glue chip. Colored glass or designs must not be used. Muntin bars must be white. Gold, brass, white or silver coming in place of, but in the same configuration as muntin bars is authorized. Door styles are limited to the ten (10) HLCA approved door styles and four (4) sidelight styles as pictured in this form. A manufacturer's brochure must be submitted with all entry door and sidelight replacement requests. Exterior door color is limited to four (4) new colors: Terry Town Green, Hamilton Blue, New London Burgundy, and White.
- (4) **Storm Door** color must be white. Glass must be clear, tempered glass or clear Plexiglas only. Popular straight-line grooved glass border is permitted. White muntin bar design is also permitted, but must be in the same configuration as the muntin bars in the windows of the unit. Colored or curved design in glass must not be used. Refer to the attached illustration for approved HLCA styles. A manufacturer's brochure must be submitted with all storm door installation or replacement requests.

Installation Procedures for Co-owner/Contractor

- (1) Shutters adjacent to any new installation must be removed from the unit. Shutters cannot be reinstalled until at least 72 hours after installation approval by HLCA representatives. This will allow curing time for caulking. Reinstalling the shutters is the responsibility of the installing company and is a prerequisite to a full refund of HLCA permit fee. If the shutters are not reinstalled in the original location, any mounting holes not being reused must be sealed prior to inspection.
- (2) Double-check the dimensions of the new replacement unit and the opening to insure that the new windows, etc. will fit before removing the old unit.
- (3) Remove the paring stop from the top and both sides.
- (4) Remove the old window unit. Remove all miscellaneous hardware; repair jamb opening if necessary.

Note: All old windows, Doorwalls, hardware, etc. must be removed from the job site by the contractor and legally disposed of off HLCA property.

- (5) Provide a clean surface for the new window or Doorwall by removing loose paint, dirt, and debris.
- (6) Installation of a new window or Doorwall; place a fine bead of acrylic latex caulking around the inside of the exterior stops and buck jamb.
- (7) Carefully set the new unit into place against the caulking.
- (8) Adjust the new unit in the opening using wood shims. It is important to keep the new unit square, level, and centered in the opening.

- (9) Fasten new unit in the opening with screws. Do not tighten.
- (10) Fill the area between the existing frame and the new window with insulation before replacing the interior trim.
- (11) All new exterior window side trim moldings or casings must be uniform in width and are not to exceed 3 inches in width or protrude more than 1 ½ inches beyond the existing structure. All sills must be 3 inches in width.
- (12) Install aluminum trim over outside opening. All casings must return to the existing size, have a lip that extends ½ inch behind existing siding at the sides, a ½ inch lip over the existing siding at the bottom still not overlap the top fascia.
- (13) Seal unit with high grade acrylic latex caulk where aluminum meets windows of four sides.
- (14) Caulk with acrylic latex where aluminum meets the brick and siding. New caulking seams must not exceed ½ inch in width.
- (15) When installing aluminum trim on the kick boards of new Doorwall installation; sufficient backing must be provided so that the aluminum trim will not become dented through normal use. Aluminum must enclose all exposed areas of the kick board, i.e. no open ends, etc., kick boards must be white embossed PVC vinyl coated aluminum.

General Information

Each job is different and sometimes there will be slight changes to meet the different circumstances. Adequacy to flashing and sealing will be at the discretion of the HLCA inspector.

Trucks or heavy equipment are not permitted on any lawn area of Highland Lakes, without the written approval by the Property Manager. If approved proper boards or matting must be used to prevent damage to common grounds area.

HLCA installation and job-site inspections are available from 8:00 a.m. until 5:00 p.m. Monday through Friday.

Debris and removed items must be removed from HLCA property and legally disposed of by the contractor. The use of our dumpster area for the disposal of building materials by the contractor is prohibited by state law.

All caulking must be done with a high-grade acrylic latex sealing compound that meets or exceeds requirements of ASTM C834-76 (1986) standard specification for latex sealing compound. Because of its high quality and excellent workability, the use of Percola AC-20 is encouraged. It is available at Holmes Associates, Inc., 25335 Interchange Court, Farmington Hills, MI 48331; phone 248-478-8800. The color of the caulk must be white. All caulking must be done in a neat, workman like manner and installed in accordance with the manufacturer’s recommendations.

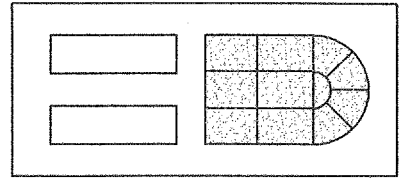
		<u>Quantity</u>	<u>Brand</u>	<u>Material</u>	<u>Installer</u>
Windows	\$50	_____	_____	_____	_____
Doorwalls	\$50	_____	_____	_____	_____
Storm Door	\$50	_____	_____	_____	_____
Entry Door	\$50	_____	_____	_____	_____

I/We have read and understand the Board Policy, and agree to abide by all conditions, rules and restrictions contained within.

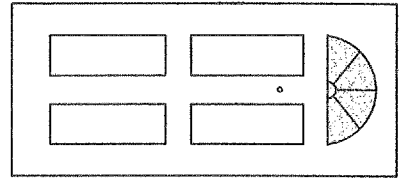
Co-owner Signature

Date

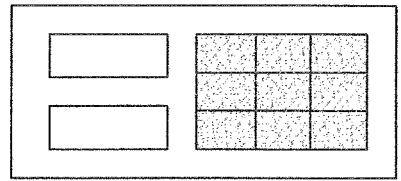
PLEASE CIRCLE WHICH DOOR STYLE YOU WILL BE USING



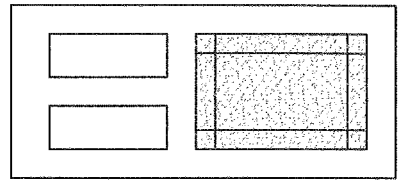
ED-1



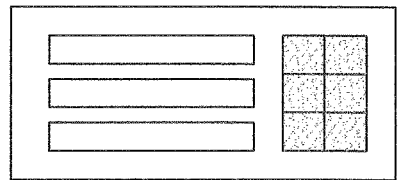
ED-2



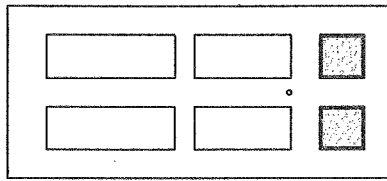
ED-3



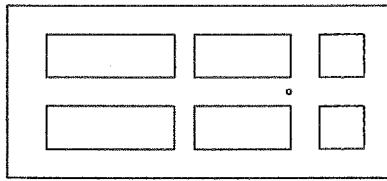
ED-4



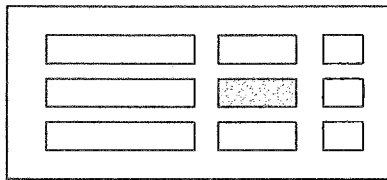
ED-5



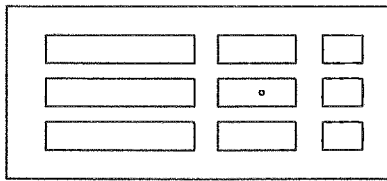
ED-6A



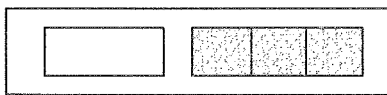
ED-6B



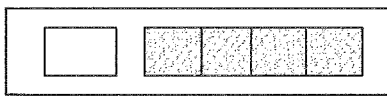
ED-7A



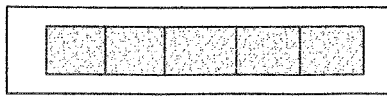
ED-7B



SL-1



SL-2



SL-3

ENTRY DOORS AND SIDELIGHTS

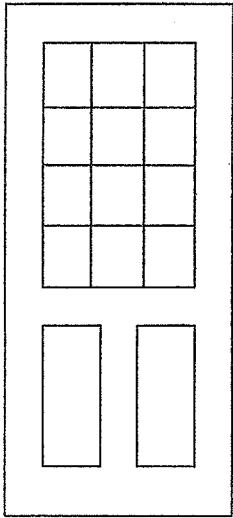
NOTES:

1. TELESCOPIC EYE VISION TUBE RECOMMENDED FOR ALL DOORS WITHOUT FULL VISION GLASS
2. ALL DOORS AND SIDELIGHTS SHALL BE METAL OR FIBERGLASS. WOOD DOORS AND SIDELIGHTS ARE NOT ALLOWED.
3. DOORS AND SIDELIGHTS SHALL BE WHITE OR A COLOR MATCHING THE SHUTTERS.
4. GLASS FOR DOORS AND SIDELIGHTS SHALL BE CLEAR GLASS OR FROSTED GLASS. STAINED, COLORED OR CHUNK GLASS ARE NOT ALLOWED.
5. GLASS PANELS MAY BE BEVELED.

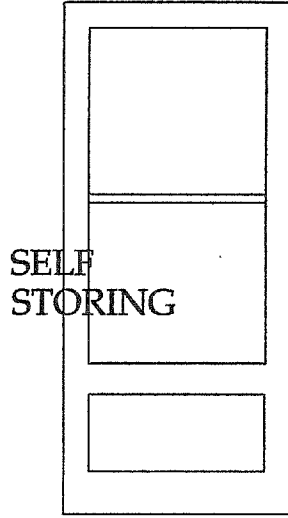
Effective 10-27-08

Glasgow units may continue to install double entry doors or convert to single entry door with sidelights on each side. Door frame and sidelights must be painted white. Also overall size of opening in wall must remain the same.

PLEASE CIRCLE WHICH DOOR STYLE YOU WILL BE USING

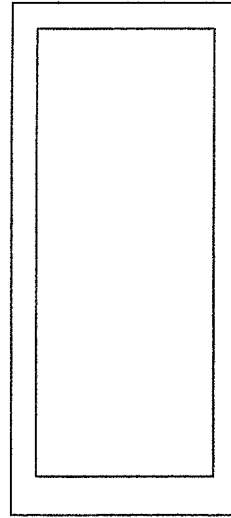


SD-1

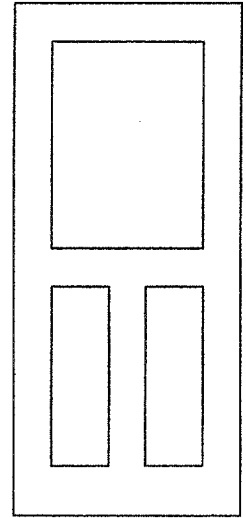


SELF
STORING

SD-2

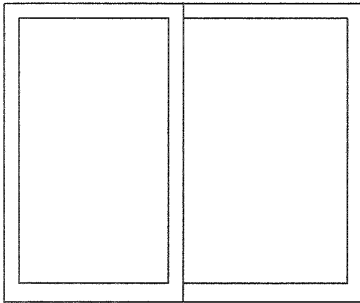


SD-3

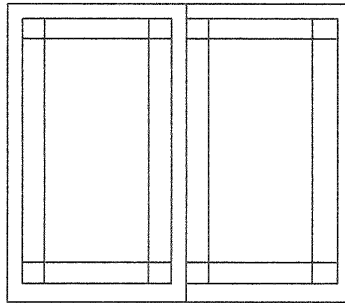


SD-4

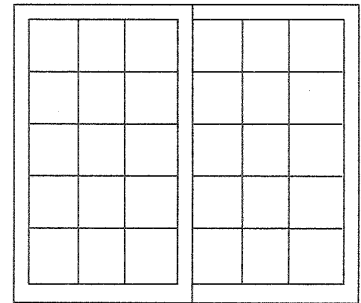
STORM DOORS



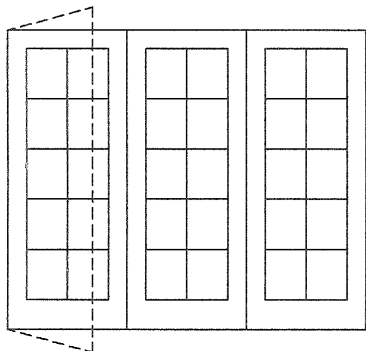
PD-1



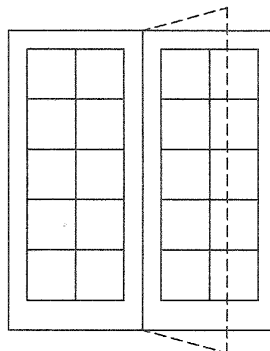
PD-2



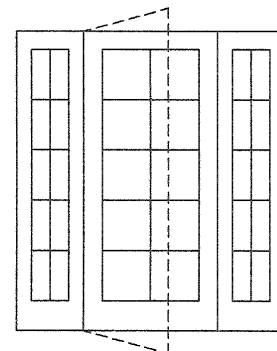
PD-3



PD-4



PD-5



PD-6

PATIO DOORS

NOTES:
GRID OR V-GROOVE GLASS WILL BE OPTIONAL
TRANSOMS ARE ALLOWED
BROKEN LINE INDICATES DOOR SWING

Highland Lakes Condominium Association (HLCA)
Handicap Ramps & Porch Railings etc.

Co-owner Name: _____ Date: _____
Address: _____ Unit Number: _____
Phone No.: _____ Work: _____ Cell: _____

Explanation of Modification:

This work will be performed by:

Name: _____ Address: _____ Phone No: _____

Please read the following closely before signing:

Handicap ramps: Temporary handicap ramps and railings can be of wooden construction, but must be removed when they are no longer necessary, or the unit is sold. They must be constructed to meet barrier free requirements.

Porch and step railings: Railings must be, black wrought iron, black aluminum, or white vinyl.

I/We have read and understand the Board Policy, and agree to abide by all conditions, rules and restrictions contained within.

Co-owner Signature _____ Date _____

The Engineering Committee has submitted their recommendation on this request to the Board of Directors and they have:

1. Approved such modification: _____
2. Rejected such modification: _____
3. Deferred action pending further study: _____

Date Approved/Denied: _____

By Committee: _____

By the Board of Directors: _____

Explanation of rejection or deferred action:

Highland Lakes Condominium Association (HLCA)
Satellite Dish Installation Or Replacement Request

Co-Owner: _____ Date: _____

Co-Owner Address: _____ Bldg: _____ Unit: _____

Co-Owner Phone Numbers (Home): _____ (Cell) : _____

Installation specifications and guidelines as per HLCA By-Laws:

- Installation is restricted to Limited Common Area (patio or front porch stoop only).
- **Antenna cable entry into unit must be at basement level. Not through any siding above basement.**
- Exterior cable routing is prohibited, without Association waiver acknowledging necessity and routing detail.
- Where possible, dish-mounting height should be below fence level.
- Maximum height is limited.
- Unused or unwanted antenna must be removed at Co-Owner's expense prior to sale of unit, and or within 30 days of service termination.
- Supporting guy wires for tall masts, if needed, must be anchored within patio area, not attached to unit or fence per Township building codes and permitting.

An inspection fee of \$50.00 is required for this request and will be refunded after your satellite dish has passed inspection. Please call the Clubhouse after the installation is complete. We will schedule an inspection by our Maintenance Department.

\$50.00: _____ **Date pd. :** _____ **receipt #:** _____

Contractor's Name: _____

Address: _____ Phone Number: _____

The Engineering Committee has submitted its recommendations on this request to the Board of Directors and it has:

Approved such request: _____ Date: _____

Rejected such request: _____ Date: _____

Deferred action pending further study: _____

By Committee: _____ By Board of Directors: _____

Explanation of Denial/Further Study:

TV Satellite Dish Antenna Installation

1. Please do not be misled by an uniformed salesperson. On November 20, 1998, the FCC confirmed that Condo Associations still have the right to ban installation of dish antennas on the exterior (common area) of any unit. This agrees with our HLCA By-laws. The Board can regulate where dish antenna can be placed to keep off common area.
2. At present, only patio and front porch stoop (limited common area) installation is permitted. This includes; where necessary a freestanding antenna mounting mast up to 12 feet tall. Associations also have a right to prescribe reasonable installation guidelines (exterior cable routing, sealing, color, screening, and the removal of obsolete or unwanted equipment).
3. Accordingly, the following dish installation information is provided for your guidance. **Installation is restricted to limited common area (patio or front porch stoop) only.**
4. Consultation with the Engineering Committee before beginning any installation is highly recommended.
5. A concrete base may require a Township permit.
6. **Exterior cable routing is prohibited; Antenna cable entry into the unit must be at basement level.**
7. Where possible, dish-mounting height should be below fence level. The maximum height is limited.
8. Unused or unwanted satellite dish or antenna line must be removed at Co-owner expense (same as handicap ramps and railings) within 30 days of cancelling the satellite service. Additionally the satellite dish must be removed prior to the sale of the unit.
9. Supporting guy wires for tall masts, if needed, must be anchored within patio area, not attached to fence.

I/We have read and understand the Board Policy, and agree to abide by all conditions, rules and restrictions contained within.

Co-owner Signature

Date

However, the FCC urges and our own legal council advises that our Association can publish and enforce rules that will facilitate some alternate antenna placement such as ground level front yard placement (on common ground) within 3 feet of the foundation. Accordingly, any such proposed alternate replacement on common ground requires pre-approval via a modification request form.

Highland Lakes Condominium Association (HLCA)

The retractable awning system is manufactured, supplied and installed by Marygrove Awning, Livonia Michigan. Marygrove will provide a certificate of insurance for Worker's compensation and Liability.

Sunbrella	Fabric
Color:	Linen 4633
Frame Color:	White
Valance:	Seawave
Control:	Motor with Remote
Safety Control:	Wind Sensor

Procedure for approval:

In consideration of being granted as the exclusive awning provider for HLCA, Marygrove Awning, and the Board of Directors has negotiated discounted pricing for all Co-owners. All pricing is based upon the specific unit and all awnings will be consistent throughout the Association. The following outlines the procedures for approval.

1. Contact Marygrove Awning for an on-site evaluation at your unit.
2. A Marygrove contract completed and signed by the Co-owner and Marygrove.
3. A Highland Lakes Modification Approval form completed and signed by Co-owner and Marygrove.
4. Marygrove will provide a copy of the contract, the Modification form, and a digital picture of the proposed installation to the Association for approval.
5. Upon Association approval, Marygrove's installation division will call the Co-owner to confirm all details of the contract and set an installation date. The installation date will also be emailed to the Association's Engineering Department.
6. The installation crew will call the morning of the installation with a more definite time.
7. If there is electrical work required, Marygrove will arrange for the electrician to be on site as quickly as possible after the awning is installed. (Additional cost to Co-owner)*
8. The Marygrove installers will collect the balance due and the Marygrove representative will notify the Association of the completion via email.
9. The Co-owners can follow the total process of manufacturing through Marygrove.com. All Co-owners with email availability will be sent a PIN # to track your awning from beginning to installation.

Approximate cost of awning:

10' x 8'	\$1699.00
12' x 10'	\$2799.00
10' x 10'	\$2902.00

Electrical
Add electrical box* \$300.00 (if necessary)

* *Licensed electrician provided by Marygrove.*