



Swiss Village East Property Owners Association
P. O. Box 793
Bellaire, MI 49615

Initial Notice

1/27/2025

Mark Mirzoian
5540 Alpenhorn Ct.
Bellaire, MI 49615

Dear Mr. Mirzoian,

It has come to the attention of the Swiss Village East POA board that a violation of our bylaws has occurred. This letter serves as the first formal notice of the violation.

On January 1, 2025 at approximately 1:00PM, it was observed that the exterior of the home under construction has not been completed within the time frame of the original Swiss Village East Building Permit dated 3/31/2023. Please refer to the attached evidence for clarification.

According to Article VIII, Building and Use Restrictions, Section 7, it is stated that:

All buildings, including those damaged by fire, shall have the exterior completed and the finish applied within twelve (12) months from the start of construction or date of fire. Any extensions beyond the twelve (12) months identified herein must be submitted in writing to the Architectural Committee, citing reasons and explanation for the delay. (Date of original permit 3/31/2023)

Further, Section 33. Timely Construction states the following:

Owners shall complete exterior construction of a new Dwelling or building on their Lot within the identified construction schedule approved by the Architectural Committee. Any deviations from the approved construction schedule must be reviewed and approved by the Architectural Committee. Any building which is not completed within two (2) years from the commencement of construction shall be deemed a nuisance and may be abated as provide by law. Exceptions may be made, at the sole discretion of the Board of Directors, due to pandemics or Acts of God.

We kindly request that you address this violation within thirty (30) days to avoid further action.

We trust that you are committed to maintaining the integrity of our community, and we appreciate your cooperation in resolving this matter promptly.

Feel free to contact us if you have any questions or concerns about this issue.

Sincerely,
Board of Directors
Swiss Village East Property Owners Association

