



THINGS TO KNOW ABOUT BUYING PROPERTY AT LEISURE LAKE CONDOMINIUM ASSOCIATION

1. The affairs of the Association shall be governed by a Board of Directors. The Board of Directors shall have all powers and duties necessary for the administration of the affairs of the Association and may do all acts and things as are not prohibited by the Condominium Documents. The Board shall enforce the provisions of the Condominium Documents and make rules and regulations.
2. Leisure Lake is a Campground Homeowners' Association. Lots are deeded and owned by individual co-owners. There are 425 deeded properties at Leisure Lake. The HOA is not involved in the showing or sale of individual properties. The terms of sale, financing arrangements, and purchase price are negotiated between buyer and the seller. Properties for sale are posted at <https://leisurelakemi.org/classified-%26-news>.
3. Leisure Lake is a gated Condominium Community that has three (3) miles of shoreline with a paved bicycle/walking path, several peninsulas, two (2) bridges and an island. The lake is spring fed. Leisure Lake does not have a public campground, swimming beach, fishing site or boat launch.
4. Buyers are advised to verify with the Office any outstanding and past due assessments, fines, fees, or charges levied against the property. Failure to go to the office and request past due balances at least five (5) days prior to the closing of the property will result in the buyer(s) being charged for an outstanding balance(s) not paid by the seller.
5. Buyers are advised to verify deed and tax information through Shiawassee Register of Deeds <https://Shiawassee.net/register-of-deeds/>. Buyers are responsible for asking the seller for a copy of a survey or having a boundary survey done. The HOA does not have boundary surveys, nor does the HOA guarantee the boundaries or compliance of existing camping units, sheds, or other lot improvements.
6. There is a \$100.00 new co-owner deed/land contract fee that is due to the HOA. New Co-owners are responsible for providing the office with a recorded copy of the title transfer document (example deed or land contract), a copy of the camping unit's title, and completing the New Co-owner's information about the property.
7. The camping season is May 1 to October 31. During this period, water, electricity, and trash removal are provided along with the maintenance of the common areas. Co-owners are responsible for maintaining their own sites and for their waste removal (pump-out) costs as there are no sewer lines or septic tanks on the lots.
8. The off-season is November 1 to April 30. Water and pump-out services are not available during this period. There is a daily usage fee charged upon entering the campground. Guests are permitted in the camp during the off-season only when the co-owner is on-site. During the months of January and February, co-owners are only allowed to stay on-site overnight on Friday, Saturday, and Sunday evening. One bathhouse is open from 8am Friday to 8am Monday and there is a daily usage fee if plugged in.
9. Camping units brought into the park cannot exceed 40' in length nor be older than 15 years. Only manufactured tip-outs are allowed and limited to 6' in width. Total width of a unit shall not exceed 14 feet.

10. No unit in the Condominium shall be used for any purpose other than the placement or parking of “recreational units” as defined in Section 12.501(1)(c) of the Michigan Public Health Code. No permanent structure of any kind shall be built or placed upon any condominium Unit.
11. There is no sewer system. Co-owners pay pump-out fees for waste removal. Washers, dryers, garbage disposals, and dishwashers are not permitted in units. There are no laundry facilities at Leisure Lake.
12. No Co-owner shall perform any landscaping or plant any trees, shrubs or flowers or place any ornamental materials upon the Common Elements unless approved by the Association in writing. No Fences or enclosures of any nature shall be constructed or placed upon any individual Unit or upon the Common Elements.
13. ANY and ALL improvements that need to be made to the co-owner’s campsite or RV unit MUST be approved by the designated staff member before work can be done. Must meet all local building codes and complete within 90 days without exception. All contractors must be licensed contractors.
14. Leisure Lake Condominium Association does not have rental units or campsite rentals. However, owners may rent. A Co-owner desiring to rent or lease a Condominium Unit, shall disclose that fact in writing to the Association at least 21 days before leasing the Condominium Unit and shall supply the Association with a copy of the exact ease form for its review for its compliance with the Condominium Documents.
15. All pets must (including guest and renter owned) be registered at the Business Office before entry into the park and annually thereafter. Proof of proper immunization and license must be one file before entry into the park. No more than three (3) domesticated pets per lot. Pets must always be maintained and controlled on a leash. Owners are responsible for cleaning up after their pets. Dog runs or houses are not permitted. Owners are responsible for any injury or damage caused by their pet.
16. This defines the approved watercraft for use on Leisure Lake: Pontoons, Dinghies, Sailboats, Paddle Boats, Kayaks, Canoes, and Paddleboats. All boat motors are restricted to electric motors that do not exceed a maximum of 48 volts. Watercrafts can not exceed eighteen (18) feet. All new incoming watercrafts must be quarantined for seventy-two (72) hours and inspected.
17. Swim at your own risk. Parents are responsible for the safety of their children. No diving or swimming from association boats or common grounds. There is no lifeguard on duty. Designated swimming areas are the beach, private boats, and private co-owner property and their docks.
18. No chemicals, plants, fish shelters, or any material, including fish, shall be introduced directly into the lake. Michigan regulations governing licenses, limits, seasons, legal size, etc., must be observed at Leisure Lake. Ice fishing is allowed but must sign a waiver and ice fish at your own risk.

CONTACT INFORMATION

1. Mailing Address: 10001 E. Goodall Road Unit F-1, Durand Michigan 48429
2. Contact Number to the Business Office: (989) 288-2616
3. Business Offices Normal Operating Hours: 10am to 4pm Tuesday through Saturday
4. For more information on Leisure Lake Condominium Association, classifies, listing of events, and pertinent facts and forms, visit <https://leisurelakemi.org/>.