

**Summit Village Association
Rules and Regulations Regarding Code of Conduct and Short-Term Rental**

The following Rules and Regulations were adopted by the Summit Village Association Board of Directors on February 27, 2024, in accordance with Article III, Section 6 of its Bylaws recorded in Antrim County Records at Liber 351, Page 0309 et seq. ("Bylaws").

RECITALS

1. The Bylaws provide that the object of the Summit Village Association ("Association" or "SVA") is to advance the welfare of the Membership of the Association in relation to their ownership and use of their property.
2. The Membership's property is restricted to use for residential purposes only.
3. Michigan courts have ruled that properties subject to a restriction for residential purposes prohibits transient rental.
4. Some projects within Summit Village are subject to Restrictive Covenants and/or Condominium Bylaws that allow for transient rental, subject to certain restrictions, while others do not.
5. With the increase in properties being rented or used by guests or family members within Summit Village, there has been an increase in issues that are affecting other owners' quiet enjoyment of their property and the safety of owners and guests.
6. The Association's Board of Directors has adopted these rules and regulations to address these issues.

NOW THEREFORE, all Members shall be subject to the following rules and regulations.

CODE OF CONDUCT FOR ALL PROPERTY OWNERS, GUESTS, AND TENANTS

Where garbage pickup is provided, trash should be put out only on your assigned pick-up day and the receptacle(s) returned to the residence within 24 hours.

No overnight parking is allowed on any SVA road.

Trailer or RV parking is allowed **ONLY** in designated areas.

All other provisions of the Summit Village Association bylaws continue to remain in effect.

No unlawful, immoral, improper, or otherwise offensive activity shall be carried out inside or outside your home. Loud offensive language is not permitted outside at any time.

No unreasonably noisy activity is permitted inside or outside, SVA Quiet Hours are from 11:00pm to 7:00am.

Use of fireworks of any kind is not permitted within the SVA Community.

There is to be absolutely **No Trespassing** on any neighbors' property or on property owned by the Resort, including the golf course properties.

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RENTAL GUEST

If you choose to make your property available for rental, these provisions must be followed and contained in your Rental Agreement:

Summary: The Summit Village Association (SVA) Bylaws grant use of your home / property for “residential purposes only.” If you choose to make your home available for rental or other guests, your guest’s actions and behavior must be consistent with that provision.

Either the property owner’s or a local contact’s information must be provided to the Association. The property owner or contact must be available 24/7 to assist the guests and address concerns raised related to any rental guests.

Annual Fire Department Inspections are highly encouraged.

The number of Guests allowed in your home must be consistent with its size, design, square footage and any applicable Fire Department, County, Township and Health Department rules, permits, laws or regulations.

If pets are allowed in the home, they must be under control at all times and their waste picked up immediately.

If any guest violates any of the Association’s rules and regulations, including the Code of Conduct, their lease may be immediately terminated.

A copy of your Rental Agreement, with these provisions included, must be provided to the SVA Board for review and approval prior to any future rental activity occurring. Your guests can expect the Sheriff’s Department to be notified if they are violating any of these Code of Conduct Items.

Property owners are expected to respond promptly to any incidents involving their guests and provide SVA with the corrective actions taken to correct the issue(s), including termination of their tenancy.

Documents to be supplied to any guest before their arrival date are 1) **Information for Guests**, 2) **Beach Club Rules and Regulations** and 3) **The SVA Code of Conduct**. These documents should also be posted conspicuously in the property.

Property Owners must complete and submit the online **Owner’s Property Rental Form** annually to obtain a Guest Beach Club Pass.

Use of a rental agency or internet booking site does not exempt the property owner from these rental requirements or code of conduct.

Your guests, by occupying your property, agree to abide by this Code of Conduct during their stay.

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ENFORCEMENT

A Property Owner who is found to have violated the Code of Conduct and/or these Rules and Regulations may be subject to fines or revocation of their privilege to rent their property. Payment of any of these fines is the responsibility of the Property Owner.

1 st Offense	\$250
2 nd Offense	\$500
3 rd Offense	\$1,000 and Home/Property Owner's loss of Beach Club privileges

Unpaid fines will be treated the same as delinquent Association Dues. Nonpayment will result in a lien being placed on your property.

In accordance with the Bylaws, all other costs, damages, expenses and/or attorney fees incurred by the SVA in enforcing these Rules and Regulations will be invoiced to and payment of those fees required by the Homeowner.

Reporting of Violations

ALL Summit Village Residents have the responsibility for reporting violations first to the offending Property Owner and, if that initial reporting does not solve the problem, then to the Summit Village Association Board for remediation.

The Summit Village Association Board is responsible for reviewing these Violations. The Board will make the final decision on the assessment of Fines.

A summary with the time and date of the violation reported to the Board will be kept on file and available for review.

MISCELLANEOUS

Amendment

The Board reserves the right to amend these Rules and Regulations at any time by posting the amendment to the SVA Website. Upon posting any such amendments to the SVA Website, members will be deemed to have notice of the amendment and bound by its terms.

Enforceability

Nothing herein shall be deemed to convey any right to lease any property within Summit Village. The Board reserves the right to revoke the privilege at any time.

Severability

In case any provision of these Rules and Regulations is found to be invalid, illegal, or unenforceable, the validity, legality and enforcement of the remaining provisions shall not in any way be affected or impaired thereby and such provision shall be ineffective only to the extent of such invalidity, illegality, or unenforceability is determined by a court of competent jurisdiction.

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No Waiver

No failure of the Association to insist on enforcement of any restriction or provision of these Rules and Regulations contained herein or to exercise any right or remedy shall constitute a waiver of any such restriction or right or remedy contained herein.