



Gordon Beach Homeowners Association Rules

Community standards create a shared and pleasant environment for all Gordon Beach homeowners, their guests, and temporary residents. The establishment of a predictable and organized environment ensures all members of the community know what is expected, setting clear boundaries and providing a mechanism for dispute resolution.

The rules enumerated here are designed to provide clear guidance on what is and is not permitted within GBHA property, and may be updated to best meet community norms.

It is the responsibility of the homeowner to provide these rules to their guests, visitors, and any renters staying in Gordon Beach.

Please be respectful of your neighbors' quiet enjoyment of GBHA.



Important Contact Information

1. Harbor Cove Management 269-469-8100 or haley@harborcovemanagement.com
2. Berrien County Non-Emergency Dispatch: 269-756-1111



In the Grove

1. In accordance with Michigan law, all dogs must be on a leash. Please clean up after your pet. Dispose of animal waste in your own garbage containers.
2. The speed limit is 15 mph on Grove roads. Our streets are our walkways and are shared by pedestrians, bicycles and two-way traffic. Only licensed drivers are allowed to operate any motorized vehicle on GBHA roads, including but not limited to golf carts, motorized cycles.
3. No smoking of any kind is permitted on shared GBHA property (the beach, park, Lot 12).
4. All trees and shrubs that hang over or are in the roadways must be trimmed by homeowners. Homeowners will be assessed for removal of limbs and trees that have fallen from a homeowner's property into roadways.
5. Michigan law limits the use of consumer fireworks to the day before, the day of, and the day after a national holiday. Michigan law forbids the use of consumer fireworks on public property or the property of another person without the express permission of that organization or person. Section 28.462 of the Michigan Fireworks Safety Act. (Act 256 of 2011). The lawful use of consumer fireworks within the boundaries of the Association is strongly discouraged.
6. The use of fire lanterns is prohibited within Gordon Beach.
7. Parking is prohibited where marked by signage or by law, including blocking fire hydrants, blocking walk ways – including park, beach, and Lot 12 access points, and restricting vehicle or pedestrian movement on the roads.
8. RVs, trailers, boats, and commercial vehicles must be parked on homeowner property in a manner that does not impede vehicle or pedestrian movement.



GBHA Beach

1. Show your flag at all times while on Gordon Beach, the area between the Public Beach and Gowdy Shores Beach. Beachgoers unable to show the proper flag with a current sticker will be asked to

leave the GBHA beach. A new annual sticker will be issued each year if a homeowner has no outstanding balance due. A \$25 fee will be assessed to replace a flag or sticker.

2. Leave nothing at the beach but your footprints. Bring everything you took to the beach back upstairs with you. Personal items left on the beach or stairs will be removed and disposed of.
3. Refuse containers are located at the top of the Gordon Beach stairs; please use them. If the containers are full, do not leave garbage outside the containers; take refuse with you and deposit in the container on your property.
4. Swim at your own risk. We have no life guard – swim with a partner. Lake Michigan can have significant undertows and currents that can challenge even the strongest of swimmers.
5. Dogs on leashes will be allowed on Gordon Beach as follows:
 - From May 1 to October 31: before 10:00am Eastern Time only
 - From November 1 to April 30: No restrictions
 - Owners are responsible for cleaning up after their dog.
6. Play music at a moderate volume. Please remember that sound travels in the country. Be considerate of noise that may disrupt your neighbors.
7. Small fires are permitted under adult supervision, following all outdoor safety protocols. Only firewood brought to the beach may be burned. Fires must be thoroughly extinguished, and all evidence cleaned up.
8. No parking is allowed at beach access
9. No motorized vehicles are allowed at the beach.
10. Keep stairwell and paths clear of shoes and other items.



Park – Exit 6 Playlot

1. No motorized vehicles, including but not limited to, go carts and golf carts, may be operated or parked within the park area or access areas.
2. Park equipment is provided for use by homeowners and their guests. Children must be supervised at all time. Gordon Beach Homeowner’s Association and its Board are not responsible for injury resulting from use of this equipment.
3. Maintenance of the park is handled solely by the Gordon Beach Homeowner’s Association. No homeowner shall trim, plant, mow, or perform other landscaping type activities in the park without the prior written consent of the Board.



Garbage

1. All outdoor trash and garbage must be stored in a covered trash receptacle with the lid firmly closed.
2. Each home must have sufficient garbage receptacles to accommodate use and keep the area along the roadway as tidy as possible.
3. Lakeshore Recycling and Disposal empties our garbage every Monday morning and our recycling every other Monday. Homeowners are encouraged to pull cans off the roadway when their home is not in use.



Noise

1. The [New Buffalo Township Noise Ordinance](#) is incorporated herein by reference as part of these rules and must be observed by all owners, guests and renters. This requires quiet time from 11 pm – 7 am Michigan time or at any time or place so as not to annoy or disturb the quiet, comfort or repose of any persons in the vicinity. This includes noise from vehicles, animals, construction equipment, and amplified sounds.

2. The Community Complaint System shall be used to address noise incidents.
3. Violation of the ordinance, can be reported to the Berrien County 24-hour non-emergency dispatch at 269-756-1111.



Rental Properties

1. Residential Short Term Rental shall mean any building, structure, room, enclosure, or mobile home including the real property upon which it is located and which surrounds it, which is rented or offered for rent as living quarters for a period of less than 30 consecutive days. All residential short-term rental owners must submit their licenses and links to the home's listings on the home-sharing sites to Harbor Cove Management to keep on-file before June 15, 2025. License-holders must indicate if their home is primarily a residence which is rented part time and otherwise occupied by the owner for 30 days or more out of the year or primarily a rental property (the owner occupies the home for less than 30 days out of the year) for our records.
2. Effective immediately, all rental properties must operate in full compliance with [New Buffalo Township Rental License Ordinance](#) which is incorporated herein by reference and made a part of these rules, New Buffalo Township Short-Term Rental regulations and the HOA's governing documents, including community rules and regulations related to noise, parking, trash disposal and common area usage.
3. It is the obligation of the homeowner to provide the GHBA rules to those who are renting their home. This includes, but is not limited to, all rules articulated in this document.
4. For the full set of STR Regulations, please visit gordonbeachhomeowners.com/str-policies.



Community Complaint System

1. Complaints/rule violations (with owners, guests or renters) should be raised and resolved neighbor-to-neighbor, if practical. Contact information is available through the community directory.
2. Send a short email documenting your issue, the time/date /place/persons involved and the resolution if one was reached, to Harbor Cove Management for data tracking purposes.
3. Upon receipt of any complaints regarding any of the GBHA rules, Harbor Cove shall in all such cases notify the Board and the owner of the property of the alleged violation by email. The owner shall have 5 business days to contest / rebut the allegations of the violation and submit their defense/ response to Harbor Cove. If no response is filed timely the allegations will be deemed conceded by the owner. If a defense is submitted timely, the matter will be decided at the next regularly scheduled Board meeting. The hearing shall be informal and the formal rules of evidence shall not be required. If the Board determines the allegations of the complaint are credible, then the burden shall shift to the owner/respondent. If any party does not attend the hearing the Board may in its sound discretion nevertheless decide the matter based on the pleadings and evidence submitted. The decision of the Board will constitute a final decision.
4. The Board is authorized to levy the following fine system for violations of rules:
 - i. First violation: friendly reminder
 - ii. Second violation: \$50 fine
 - iii. Third violation: \$100 fine
 - iv. Fourth violation: \$250 fine
 - v. Fifth and/or egregious violation: The Board has the discretion to institute liens and legal proceedings and/or suspension of beach rights.

(Revised June 2025)