



Twenty Things to Know About Buying Property at

Leisure Lake Condominium Association

10001 E. Goodall Road, Durand, MI 48429, 989-288-2616

1. Leisure Lake is a Campground Homeowners' Association. Lots are deeded and owned by individual co-owners. There are 425 sites. Properties for sale are posted at <https://leisurelakemi.org/classified-%26-news>.
2. Leisure Lake is a gated condominium community and does not have a public campground, swimming beach, fishing site, or boat launch.
3. Leisure Lake Condominium Association does not have rental units or campsite rentals. However, owners may rent. Check the Leisure Lake website <https://leisurelakemi.org/classified-%26-news>.
4. Co-owners pay an annual HOA fee for the maintenance of the common grounds, water, electricity, trash, staff salaries, and infrastructure repairs and improvements. The HOA fee is due no later than May 1 of each year.
5. 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.
6. Leisure Lake (the Lake) is owned by the HOA and has 3 miles of shoreline with a paved bicycle/walking path, several peninsulas, two bridges and an island. The lake is spring fed.
7. Co-owners are required to display their HOA membership parking permit before being permitted into the campground. Co-owners contact the guard house for guests to be given access to the campground.
8. 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.
9. The off-season is November 1 to April 30. The 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.
10. During the months of January and February, co-owners are only allowed to stay overnight on-site Friday, Saturday, and Sunday. There is a daily usage fee.
11. 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.
12. 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 the buyer and the seller.
13. Buyers are advised to verify with the Office any outstanding/past due assessments, fines, fees, or charges levied against the property. Buyers will be charged for any outstanding balances not paid by the seller.
14. Buyers are advised to verify deed and tax information through the Corunna Court House <https://www.corunna-mi.gov/government>.
15. 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 the existing camping units, sheds, or other lot improvements.
16. There is a \$100 new co-owner deed/land contract transfer 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 packet. There is a \$250 late fee if new co-owners do not contact the Office within 5 business days of purchasing the property.
17. By-laws and Guideline Highlights are available at the Office or on the website: <https://leisurelakemi.org/office-forms>.
18. Questions regarding the Leisure Lake Condominium Association can be sent to leisurelakedurandmi@yahoo.com.
19. Exceptions to the Rules and Regulations must be approved by the Board of Directors. Requests for exceptions can be sent to leisurelakedirectors@gmail.com
20. For more information on Leisure Lake Condominium Association, classifieds, listing of events, and pertinent facts and forms, visit <https://leisurelakemi.org/>.