



## THINGS TO KNOW ABOUT BUYING PROPERTY AT LEISURE LAKE CONDOMINIUM ASSOCIATION

10001 E. GOODALL RD, DURAND MI 48429 Office #: (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 [leisurelakemi.org](http://leisurelakemi.org)
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 their properties/units. Check on the Leisure Lake website: [leisurelakemi.org](http://leisurelakemi.org)
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 each year.
5. There is no sewer system. Co-owners pay a pump out fee 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 is owned by the HOA and had three 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.
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 not permitted in the campground during the off season unless the co-owner is with them. Caretakers can enter to check a property but cannot stay overnight during the off season.
10. During the months of January and February, co-owners are only allowed to stay overnight on Friday, Saturday, and Sunday. There is a daily usage fee.
11. Camping units brought into the park cannot exceed 40 ft. in length nor be older than fifteen years. Only manufactured tip-outs are allowed and limited to 6 ft in width. Total width of a unit shall not exceed 14 feet. 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 seller.
12. 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. Buyers are also advised to contact Shiawassee County treasurer's office to see if property taxes are paid.
13. Buyers are advised to verify deed and tax information through the courthouse in Corunna MI.
14. 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.
15. By-laws and guideline Highlights are available on the PAY HOA website.
16. Questions regarding the leisure lake Condominium Association can be sent to [llcaofficemanager@gmail.com](mailto:llcaofficemanager@gmail.com).
17. Exceptions to the Rules and Regulations must be approved by the Board of Directors. Requests for exceptions can be sent to [leisurelakedirectors@gmail.com](mailto:leisurelakedirectors@gmail.com)
18. For more information on Leisure Lake Condominium Association, classifieds, listing of events, and pertinent facts and forms, visit [leisurelakemi.org](http://leisurelakemi.org)
19. If a new co-owner has a pet or pets, they must provide all veterinary records/shots/licensing to the office. No violent pets will be allowed at Leisure Lake.
20. Leisure Lake is a campground and is seasonal, therefore cannot be a permanent residence.
21. Mailboxes are available for an annual fee.
22. Co-owners may rent the pavilion or clubhouse but must be present at all times during the rental.
23. Boats and golf carts must be marked clearly with lot number. No gas motors are permitted at Leisure Lake. Co-owners must be in good standing and not in default to be able to vote, and to rent the clubhouse/pavilion.
24. All French drains must be cut and capped off below ground level.
25. Golf carts are only allowed in parking areas and roads. Not on the walking/bike path or other communal areas.