

Highlights found in the Rules and Regulations Book

Leisure Lake Condominium Association

(It is highly recommended that you take the time to read the booklet completely. This print out is only a summary and not a complete list of the Rules of the Association. Violation of any of the Associations By-Laws or Rules and Regulations may cause enforcement of violation fines to the Co-Owner)

The Rules and Regulations have been adopted to help keep guidelines and consistency for everyone. We here at Leisure Lake Condominium Association have standards for conduct and a well-kept property. This is spelled out the Association's "By-Laws". Co-owners are responsible not only for their own actions and behavior, but also family, guest, and pets. Co-owners have the responsibility to upkeep their property and unit reflecting a clean, uncluttered, and safe environment. Holding to these standards helps with harmony, property values, and attractiveness that will increase potential sales; along with a positive impression reflecting the Association as a whole community.

All persons buying property at Leisure Lake are required to report to the office shortly after receiving ownership with documentation of purchase. **Forms and paperwork MUST be completed for the records and files in the Business office.** Each lot file requirement according to the By-Laws, is to have a current copy of a **registered deed or land contract** and a **title of registration for your unit**. A Permanent or "**Non-expiring plate**" **proof of registration, for the unit** is required to be in the file to be exempt from the annual RV tax paid to the Vernon Township. (A Non-permanent plate has an Annual RV tax due no later than Dec. 1st each year. Non expiring plates are not transferrable).

Leisure Lake Condominium Association Campground operates on a State Campground Licensing. Our license is regulated by not only the State of Michigan, but also, by the Shiawassee County and Vernon Township. The Association Rules and Regulations must be upheld to maintain our license.

Our camping license states that our season is from May 1st to October 31st of each year. All amenities will cease for the winter (off season) months Nov. 1st thru April. Water, pump-outs, and other services rendered will cease during the off season. You can utilize your property on the off season on a short-term basis. A usage fee is charged when at the time of entering. Usage Fees are paid at the gate from Nov. 1st – mid April. During the months of January and February you cannot stay overnight on Monday, Tuesday, Wednesday, and Thursday nights without prior approval from the Board of Directors. (See management for more information.) Weekend overnight stays are permitted January and February. Guest and renters are not allowed to stay without the co-owner present during the off season. Usage fees are determined by the B.O.D. each year which helps offset the cost of bathhouse maintenance, roads, and utility services. This helps keep Association fees from increasing. Check with security for current fees.

GENERAL RULES: (Summarized, please refer to rules book for details)

- Annual Assessment Fees are due May 1st of each year. A \$50.00 last fee will be applied to unpaid Fees on May 2nd of each year. A Foreclosure Process will start in June, if not paid in full.
- No one under the age of 18 will be allowed in the park alone overnight. All minors must be at their campsite by 11:00 pm unless attending an approved activity.
- No parking on or along any roadway. Vehicles may park in designated parking areas and condo sites. Parking on unoccupied lots without co-owners written permission is prohibited. A copy of the agreement **must be submitted** to Business office for filing.
- Nonregistered firearms are not permitted in the facility. Leisure Lake is a firearm free community except for Federal Laws for possession. Management and security have the authority to ask for documentation of permits for possession at any given time. Hunting is prohibited at Leisure Lake.
- Illegal drugs and underage possession of alcoholic beverages is not allowed. Violations will be reported to the Authorities.

- No chemicals, plants, fish shelters, fish or other materials shall be placed nor introduced into the lake. We have a Professional Company that monitors the lake regularly. Leave it to the pros.
- **NO GLASS OR BREAKABLE** containers are allowed on or around the beach area.
- When using the recreational areas, please pick-up trash. Please pick-up and put away all recreational equipment on the common grounds.
- **All forms of explosives and fireworks are prohibited within the facility, even on holidays.** Special Events for firework displays must be approved by the Board of Directors.
- Generators are not allowed unless the Association Complex is out of power.
- Lot permits are required for any alterations, additions, improvements on the property or exterior of the unit. Approved Lot permit forms are good for 90 days, extensions are available by management if needed. Projects must be completed in one season without exception. Co-owners will have to come before the Board of Directors at a board meeting to explain upgrades and repairs that exceed time limits.
- 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 foot in width. Total width of the unit shall not exceed 14 feet.
- All unsafe structures are to be made safe or dismantled. Violations fines will be issued if not found safe.
- **No Washers, Dryers, Garbage Disposals are allowed within units.** This is a state campground rule according to our State License. Only 1 air conditioner is allowed.
- Contact Update Forms and Guest Cards must be renewed each year after Association Dues have been paid.
- Car window stickers are for the use of the Deeded Co-Owner's vehicle only. Family and Guest receive rear mirror hanging passes. Adult children are considered as guest if not on the deed.
- All lots/units must have numbers visible from the road
- Co-Owners must keep their property clean and free of clutter and debris, **blight** fines will be issued if property and units are not kept up to standards of the rules and regulations.
- Co-Owners are responsible for mowing the grass and trimming on their lot. The Association will cut and fine you \$75.00 (after May 1st) IF IT EXCEEDS 6" IN HEIGHT.
- All RV's that are left on the lot year-round need to be skirted.
- Co-Owners are responsible for any electrical or plumbing from the plug and spigot connections. The service pole, spigot, and outlet is the Associations responsibility.
- Owner must have the black water discharge valve (holding tank) plumbed to the outside of the skirting and as close to the road as possible.
- You will receive 1 written warning of a violation. If additional notices are required, each additional violation will include a fine. Additional fines will increase in progressive increments until corrections of violations are made. If not paid immediately interest will be added monthly.

QUIET HOURS ARE FROM 11:00 PM TO 8:00AM.

- All Co-owners are responsible for yourself, guest and pets concerning noise and voice volume after 11 PM. Partying is enjoyable, but not at the cost of your neighbor.
- Violation fines will increase in progressive increments until corrections are made.
- All young people under the age of 18 must be at their campsite by 11:00 PM except when attending approved activities.
- Any minor wandering around the grounds after 11:00 PM is not allowed.
- Parents and/or guardians are to clarify the 11:00 curfew to their minors.

GUEST PRIVILEGES:

- Guest and family may be allowed admittance by placing name(s) on permanent guest cards at the Security Booth or by notifying Security Staff.
- NO guest or renters are allowed to stay overnight without co-owner present during the off season.
- Co-Owners are responsible for their guests and their actions while on premise.
- Any violation of rules encountered by any guest or pet will be forwarded to the lot owner.
- Guest MUST have a "Visitor Pass" hanging on the rear-view mirror of their vehicle while on premise.

MOTORIZED VEHICLES:

- Any owner of a motorized vehicle is personally responsible for the proper operation of the vehicle. All drivers must have a current valid driver's license.
- All motorized vehicles must be properly registered for highway driving and follow all Michigan Laws.
- Parking is only permitted in designated areas and not along roadways. Check with security for addition parking spots.
- ***All vehicles need a sticker or rearview tag in visible sight while on premise. The deeded co-owner is to have their windshield sticker. All others, including family and guest, will have a temporary rear-mirror tag. This must have the lot number and departure date. All stickers and tags MUST be visible to staff while on premise.***

GOLF CARTS:

- Golf carts are limited to one per lot and **must have the lot number CLEARLY displayed on it.**
- Golf carts must be commercially manufactured.
- If the golf cart is operated after dark, front and rear lights are required.
- Golf carts are not to be used on the bike path, play areas, beach, or common ground grassy areas.
- Riders are limited to the number of seats and the **golf cart can only be operated by a licensed driver.**
- Golf carts must obey all the traffic regulations, safety precautions and speed limits of the park.

BICYCLES, SKATEBOARDS, ROLLER BLADES, HOVER BOARDS, ECT.

- All the listed must obey all traffic signs and road rules.
- Bicycles must be parked in a bike rack where provided.
- Bicycles, skateboards, roller blades and hover boards are not permitted around the clubhouse, parking lots or tennis courts.
- Bicycles, skateboards, roller blades and hover boards are not to be left in walkways, in front of bathroom doors or along roadways.
- Skateboards, Roller Blades and Hover Boards are not to be operated on roadways after dark. Bicycles are to be equipped with a working headlight and reflector if operated after dark
- Co-owners are responsible for the actions of persons operating any of the above.

BOAT REGULATIONS:

- All motor craft is restricted to a maximum equivalent rating of a 2 HP electric motor.
- All watercraft is to be parked or beached in the designated area only as defined by The Board of Directors.
- Children 10 years of age and older may operate a motor craft with proof of a certified "boaters safety certificate."
- All boating accidents must be reported to the boat house attendant or the Security Staff immediately.
- All privately owned watercraft must have the owner's lot number clearly displayed on it. Boats left on common ground without a number will be placed in storage at the owner's expense.
- Boats are not to exceed 18 foot by registration AND Measurement. The Board of Directors will make the final decision on any boat in question.
- Boats are not allowed in the swimming area or to tow any type of floatation device behind it.
- All watercraft coming into the facility must be in quarantine for 72 hours and pass inspection before allowed into the lake. Transporting watercraft in and out of the lake will be done by Leisure Lake staff. Exceptions will need management approval.
- All boat owners must follow the State of Michigan's regulations for life jackets; throw ring, lighting, and fire extinguisher.

BEACH AND SWIMMING:

- PARENTS ARE RESPONSIBLE FOR THE SAFETY OF THEIR CHILDREN AT ALL TIMES.
- CAUTION-- "SWIM AT YOUR OWN RISK" AT ALL TIMES. We do not have a lifeguard on duty.
- Picnics and fires are not allowed on the sandy beach area. A fire pit is available between the beach and clubhouse for use. Picnics tables and grills are available in the grassy areas surrounding the beach.

- All trash must be placed in containers. Breakable objects such as glass bottles are not allowed in the sandy beach area.
- PLEASE CLEAN UP AFTER YOURSELF AFTER YOU HAVE USED THE BEACH AREA.
- Leisure Lake Employees have full authority to monitor any swimming and boating activities.

DOMESTICATED PETS:

- Pets must be controlled on a leash at all times. Owners are responsible for cleaning up after their pets. Dog runs or houses are not allowed. Pets chained on lot must be 4' away from bike path.
- Owners are responsible for any injury or damage caused by their pet and all animal bites must be reported to the Security Staff **IMMEDIATELY**.
- All pets must be licensed per county/township laws. A copy of current license AND shot records must be on file at the Business Office.
- If a pet becomes a threat or an annoyance to other campers, Management and/or the Security Staff has the authority to request to have the pet removed from the property immediately.
- Pets are not allowed anywhere near beach, clubhouse, bathhouses, and picnic areas.

WASTE DISPOSAL:

- All co-owners must have their contractors/hired help must remove debris, building materials, scrap, appliances, or any non-household bagged garbage from the property. DO NOT DISPOSE IN DUMPSTERS! Removal is at their expense not the Associations.
- Hazardous materials, large household items and flammable liquids are not to be placed in the dumpsters. It is against the law and fines will be levied.
- Do not set any trash on the pavement beside dumpsters; it must be placed in the dumpsters.
- Give a ways and salvageable items can not be placed next to dumpsters.
- All trash must be bagged and tied before placing into dumpster.
- Bringing any type of trash in from outside the facility to dispose is prohibited. You will be assessed an immediate fine, determined by the Board of Directors, with no warning.
- Only leaves, small branches and minimal brush can be disposed of in the "compose dumpster" across from the lower maintenance barn entrance. Bags must be emptied into container. Do not throw bags inside container.
- During the holiday weekend, a bulk roll off dumpster will be in the parking lot by the large bathhouse. This will be available for any large items. Appliances, scrap, lumber, furniture, anything that is restricted from the small household trash dumpster is allowed. When this becomes full it will be removed and not replaced until the next holiday. We supply this for the 3 major holidays in the camping season only.

These are just HIGHLIGHTS of the Rules and Regulations of Leisure Lake Condominium Association. ***It is recommended that you take the time to read the booklet completely.*** When you sign the Acknowledgement and Acceptance form you are agreeing to the guidelines, as a Co-Owner, to uphold these rules. If you feel the need to dispute a rule or regulation, you may obtain a "request to be placed on the Agenda" for the next Board of Directors meeting. You will find the form on the website at www.leisurelakemi.org or at the office.

ENFORCEMENT OF RULES

NOT ALL VIOLATIONS REQUIRE THE REMEDIAL 10 DAY TIME PERIOD.

"If the co-owner continues the rule violation for non-remedial violations, they will be given a \$25.00 fine, then a \$50.00 fine, then a \$100.00 fine for every subsequent violation until they stop violating the rule. You will be fined repeatedly. Examples of non-remedial violations are but not limited to the following: cleaning up after your pet, leash law for your pet, speeding, fireworks, driving golf cart without a license, swimming in prohibited areas, deadline for leaving park, etc."

You can find the complete version of the "Enforcement of Rules" in the Leisure Lake Rules and Regulations Book Published 2018, on Pages 15 and 16. You may maintain a copy at the office, at the security booth or on the website: www.leisurelakemi.org.