

# LEISURE LAKE CONDOMINIUM ASSOCIATION

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**RULES AND REGULATIONS**

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## **INTRODUCTION**

The Leisure Lake Condominium Association Board of Directors would like to take this opportunity to welcome you to one of the finest resort communities in Michigan. Since its development in the late 70's, the park has grown and matured into the beautiful campground it is today. Throughout the camping season you will find many events in which you can join in, meet your neighbors, and have a great time. We look forward to meeting you and hope your stay is an enjoyable one.

The Board of Directors has adopted the following Rules and Regulations for its fellow co-owners to ensure an equal opportunity for all to use and enjoy the facilities to their fullest.

The Board of Directors has assigned the authority to interpret and enforce these Rules and Regulations to the Park Manager and through his/her aides and the security force.

Your adherence to these Rules and Regulations is for the greater good of all co-owners and to ensure that the integrity of the campground will be maintained.

In those instances not covered by a specific Rule and Regulation, an individual ruling will be made by the Park Manager. In the event a conflict should exist between the Regulations and Bylaws, the Bylaws will be considered the final authority.

The Board of Directors reserves the right to add to these Rules and Regulations or otherwise amend them should they feel the changes are in the best interest of the co-owners and the operation of the Facility.

**IT IS THE RESPONSIBILITY OF THE CO-OWNERS TO SEE THAT THEIR CHILDREN AND GUESTS UNDERSTAND AND FOLLOW ALL RULES AND REGULATIONS.**

Harassment of park employees and or board members by co-owners or their guests will not be tolerated. It will be considered an actionable offense and an association violation will be issued.

Bath houses and comfort stations are provided for campers. Please cooperate in keeping them clean and neat for the next person. They are provided for those camping units which are not self-contained. Those with self-contained units are encouraged to use their own facilities.

All association buildings are designated smoke -free.

A limited number of mail delivery lock boxes are located near the office and may be rented seasonally on a first come first serve basis. Contact the Business Office for rental information and forms.

#### **BUSINESS OFFICE**

Seasonal office hours will be posted on the front door of the business office.

Each co-owner will be supplied with an identification card and two windshield stickers. The windshield stickers are to be placed in the windshield of the co-owners vehicle only. This will assist security by easily identifying the vehicle as that of a co-owner. The windshield stickers allow the bearer access to the park and the identification card allows use of designated park equipment.

Windshield stickers, co-owner I.D. cards are absolutely non-transferable and should be carried by the individual at all times. In the event a card is lost or stolen, duplicates may be obtained at the Business Office for a designated fee. No more than three (3) cards shall be replaced for the same person, per season.

#### **CLUBHOUSE**

The Clubhouse is provided for use by all co-owners. Disorderly behavior and vandalism will not be tolerated here or in any other area of the association

Organized activities will be held as designated by management between Memorial Day and Labor Day. A schedule of these activities will be available at the Guard House and Business Office.

When available, the Clubhouse and/or Pavilion may be rented by co-owners. All association activities take precedent. Clubhouse rental agreements are available in the Business Office during business hours. ONLY AFTER MAY 1<sup>ST</sup> co-owners will be able to schedule an available day for rental. It is not possible to schedule a rental day until the Business Office has the complete schedule of all events for the year from the directors. Any requests prior to the start of the season MUST be submitted and approved by the Board of Directors.

Management reserves the right to close the facility due to vandalism, disorderly conduct or severe weather.

#### GENERAL RULES

1. Residency is considered temporary and/or seasonal. Individual co-owner occupancy is restricted to 180 days per fiscal year during the camping season.
2. The Facility is closed to over-night stays Monday thru Thursday during the months of January and February.
3. Overnight usage by renters or guests during the off season is prohibited.
4. The Business Office must be provided with the names and addresses of all renters. Renters will receive a packet with entry permit, equipment cards and a copy of guest rules.
5. No one under the age of 18 will be allowed to stay alone overnight. All young people under this age must be at their campsite by 11:00 PM unless attending an approved activity.
6. No parking on or along any roadway except designated parking areas and condo units. Parking on unoccupied lots without co-owners permission is prohibited.
7. Illegal drugs and under age possession of alcoholic beverages will not be permitted. Violators will be prosecuted to the fullest extent of the law.
8. No chemicals, plants, fish shelters, or any material including fish shall be introduced directly into the lake.
9. The hitting of regulation golf balls is prohibited at Leisure Lake. Practice balls of plastic, foam or rubber are allowed at the ball field.
10. All fireworks, including sparklers, are prohibited within the Facility, with the exception of Lake sponsored events.

11. A site shall be occupied by not more than one (1) family or one (1) camping unit comprised of not more than eight (8) persons. Exceptions may be made by the Manager with at least one (1) week prior notice.
12. Generators are allowed to be used in emergency situations only, i.e., power outage throughout the park.
13. The SPEED LIMIT is 15 MPH on paved surfaces and 5 MPH on gravel roads.
14. Trespassing or parking on other co-owners lots is prohibited.
15. The Association provides a pontoon boat storage program. Rules and fees are available in the Business Office.
16. In the event of bad weather, co-owners should go to one of the two (2) bathhouses.
17. Hunting and trapping of all wildlife within the facility is strictly prohibited by co-owners. Exceptions: Board of Directors approval.
18. The Park Manager has the authority to move co-owner's equipment without liability in the event of a catastrophe, or at the request of the owner. However, neither the Park Manager nor the Association shall have the duty to do so.
19. Fishing Regulations: Michigan regulations governing licenses, seasons, limits, legal size, etc., must be observed at Leisure Lake.
20. No fish shelters shall be placed in the lake by anyone without approval by the manager.
21. All licensed contractors doing work at Leisure Lake must show valid proof of Workman's Compensation and Liability Insurance.
22. Littering on Common Grounds and the Lake is prohibited.

#### CAMPSITES

1. All lots must be numbered and visible from the road.
2. Only one (1) camping unit and one (1) tent can be used at the campsite.
3. All RV units, sheds, slabs, driveways and decks will be placed no closer than one (1) foot from the property line.
4. Free standing screen rooms, sheds or gazebos shall not be placed between the bike path and the shore line unless approved by the Board of Directors.
5. All permanent structures are prohibited.

6. QUIET HOURS for campsites are between 11:00 PM and 8:00 AM.
7. Refrigerators and freezers outside the primary camping unit are not permitted. Exception: small refrigerators under 4.8cu/ft. are allowed inside enclosures and sheds.
8. Clothes lines are permitted to be used during the day. They must be removed when not in use and not left up after dusk.
9. No fence, either wood or metal, or any other obstruction is allowed on the perimeter of the campsite. Shrubs may be used to obtain the same effect, not to exceed four (4) feet in height. Shrubs and trees are not allowed to obstruct the water pipes or the electrical service.
10. One (1) vehicle (car, van or pickup truck, golf cart) may be stored during the off season. The vehicle must be registered to the co-owner and proof of ownership provided to the office.
11. Co-Owners shall keep their lots free of junk and clutter. Including but not limited to equipment needing repair, boats, bikes plus any material on shore.
12. Storage of boat trailers, utility trailers, or similar items on a co-owners lot are prohibited. These items may be stored in the large parking lot for a fee. Parking lot forms are available at the Business Office. Boats may be stored on owner's lot.
13. Personal property (bikes, toys, wagons, tools, etc.) must be properly stored at the end of each day.
14. Anything that is rusted or deteriorating (such as bikes, wheel barrows or firewood) must be removed from the premises.
15. Personal property may not be left on the bike path.
16. Co-Owners are responsible for mowing the grass on their lots. After May 1<sup>st</sup> the grass will be cut by the association when it reached 6" in length. An invoice with documented grass height will be sent to the co-owner after each cutting. The cost for the association to cut a co-owners lot will be \$75 per cutting.
17. Co-owners are responsible for the removal of dead trees on their lot. Lot owners are responsible for any and all liability relative to dead trees.
18. Co-owners are prohibited from removing any trees from the lot without permission from the Park Manager.
19. Trees and shrubbery must be properly trimmed at least annually to avoid overgrowth and an unsightly appearance.

20. No more than two (2) 100 lb. or one (1) 200 lb. propane cylinder is allowed per lot. They must be placed on a firm base and provisions should be made for the protection of the cylinders from tipping by vehicle traffic, animals, and /or children at play etc. The discharge from the cylinder valve relief device should be at least five feet in any direction from openings into sealed combustion system appliances or mechanical air intakes in the unit being served or the neighboring unit.
21. Vehicle repair and/or maintenance on any lot or common ground are prohibited (excluding changing a flat tire).
22. No campground lot/unit shall be used as a permanent residence under any circumstances.
23. For sale signs for property and or RV units must be purchased from and registered at the office to ensure accurate and current information. All other signs are prohibited on lots and common grounds without prior Board approval.

#### RECREATIONAL UNITS

1. Park Models/Camping units are not to exceed forty (40) feet in length. Only manufactured tip/slide-outs are allowed. Homemade tip/slide-outs are not allowed. Tip/slide-outs are limited to a maximum of six (6) feet in width. Total width of the travel trailer and tip/slide-out shall not exceed fourteen (14) feet.
2. Any unit whose original design was other than that of a recreational vehicle unit, as defined in Section 12.501 (1d), of Michigan Public Health Act 368, dated 1978 and later converted will not be permitted in the park campground or on any lot.
3. Recreational vehicle tongues may be removed and placed under their respective trailer. Wheels must remain on the unit. All costs for emergency removal and park maintenance will be at the co-owners expense.
4. Units brought into the park may not be older than fifteen (15) years without approval by the Board of Directors prior to being brought into the park.
5. Seepage pits (French Drains) on each site are for disposal of sink and shower water only. The connection between the RV



drain and the seepage pit shall not exceed 1 ½ inches. Washers and garbage disposals are prohibited.

6. Only one (1) satellite dish and one (1) TV antenna are allowed per unit. The dish must be 24 inches in diameter or less.
7. Satellite dish and TV antenna must be attached to the unit and cannot exceed twelve (12) feet above the unit without prior Board approval.
8. All units with attachments must be skirted within sixty (60) days of placement. Waste discharge valves must be plumbed to the outside of the skirting and toward the road.
9. Units with damaged skirting or missing sections will have to be replaced in a timely fashion.
10. When skirting your RV, you must plumb your waste discharge valve to the outside of your skirting and locate it toward the road as close as possible. The association will not be responsible for skirting or gate valve damage caused during the pumping of holding tanks.
11. Units without skirting must have their waste discharge valve plumbed to the outside edge of their unit where it will be easily accessible to the Sani-Wagon Operator. Under NO circumstances will the Sani-Wagon Operator crawl under the RV to make the connection for removal of waste.
12. Equipment requiring 220 AC volts is not allowed in the park. No co-owner shall wire direct into any service box (Limited Common Element) behind or in front of the circuit breakers. All connections to the electrical service box must meet state code for 20 or 30 amp plug-in connections. Under no circumstances will any other electric plugs or boxes be attached to the electrical pedestal on each site.
13. All camping units must be parked perpendicular to the road. Exceptions must receive Board of Directors approval. Lot location, terrain, and style of unit will be considered in making exceptions.

#### DOMESTICATED PETS

1. All pets must (including guest and renter owned) be registered at the Business Office prior to entry into the park and annually thereafter. Proof of proper immunization and license is required to be on file prior to being allowed in to the park.

2. Pets must be maintained and controlled on a leash at all times. Owners are responsible for cleaning up after their pets. Dog runs or houses are not allowed.
3. Owners are responsible for any injury or damage caused by their pet and all animal bites must be reported to the Business Office or Security Staff immediately.
4. If a pet becomes threatening or an annoyance to other campers, the Manager may direct the co-owner to remove the pet from the campground. Refer to Exhibit A, Condominium Bylaws, Article VI, Section 6.
5. Co-owners are responsible for visitor's pets and they will be subject to all rules and regulations required of co-owners pets.
6. No pets are allowed anywhere near the Beach, Clubhouse, Boathouse or Picnic Area.
7. At no time is an animal to obstruct or hinder someone from walking or riding on the bike path.
8. If a pet is chained on a co-owners lot, the animal must be kept a minimum of four (4) feet from the bike path.
9. No more than 3 pets per lot.

#### **GUEST PRIVILEGES**

1. Co-owners may admit guests by: notifying the guard house of the guests name and anticipated time of arrival on a daily basis, placing the guests name on the co-owners permanent guest list at the guard house, or by accompanying the guest through the gate. Guest is NOT allowed to bring in guests.
2. Guest who is not properly identified in one of the above ways will not be admitted during the summer season.
3. Winter guests, not on co-owners permanent list, are not allowed to enter the park without co-owner present.
4. Guests are not permitted to enter or re-enter after 11:00 PM unless prior arrangements have been made by the co-owner with Security.
5. Co-owners are required to update their guest list by June 1<sup>st</sup>. AFTER JUNE 1<sup>st</sup> ALL PRVIOUS YEAR GUEST LISTS WILL BE NULL AND VOID.
6. When you pick up your co-owner packages you must update your guest list.

### **MOTORIZED VEHICLES**

1. All motorized vehicles must be properly equipped, insured and licensed for highway driving and be consistent with MVAC statutes and regulations with the exception of Association vehicles if they are used within the Facility.
2. Each person operating a motorized vehicle MUST have a current valid driver's license or permit issued by the state.
3. Pedestrians shall have the right of way on all roads at all times.
4. All vehicles, including bicycles, MUST obey traffic control signs located throughout the park. Everyone must come to a complete stop at the Guard House for check-in.
5. No motorized vehicles of any kind (scooters, cycles, toys, golf carts, cars, etc.) may be operated anywhere other than on designated roads and easements and are prohibited from the bike path. Exception: Association vehicles and vehicles authorized by the Park Manager.
6. No parking on or along any roadway except designated areas and condo units.
7. All-terrain vehicles, snowmobiles, etc. are prohibited at Leisure Lake.

### **GOLF CARTS**

1. Golf carts must be registered with the Business Office on an annual basis or at the time of purchase.
2. Golf carts are limited to one (1) per lot with the allowance of winter storage of one cart per unit.
3. Golf carts must have co-owner's lot number prominently displayed on the cart.
4. Golf carts must be commercially manufactured.
5. If the golf cart is operated during the night hours, front and rear lights are required.
6. Golf carts are not to be used on the bike path or common ground grassy areas. Exceptions: Board of Director Approval.
7. Riders are limited to the number of seats designed for the cart.
8. The carts must conform to the same rules and regulations as stated for all motor vehicles in the Rule Book and the Condominium By-Laws.

9. All vehicles operated must abide by State of Michigan rules and regulations.
10. Golf carts must obey all the traffic regulations and speed limits of the park.
11. Golf carts must park in designated parking areas only and follow the same rules and regulations as all other vehicles.

#### **BICYCLES**

1. Bicycles must obey all traffic regulations within the park.
2. Bicycles used after dark must be equipped with a front light and rear reflector.
3. Bicycles must be parked in bike racks where provided.
4. Bicycles, skate boards, roller blades, and roller skates are NOT permitted around the clubhouse or tennis court areas. They are restricted to the road surface, bike and pedestrian path, and parking areas only.
5. Bicycles must have lot number on them.

#### **WASTE DISPOSAL**

1. All contractors must remove their waste from the premises.
2. Debris and unusable scrap material must be disposed of by the co-owner off the Association premises.
3. Hazardous materials, large household items, appliances, and flammable liquids are not to be placed in the dumpsters. This is against the law and fines will be levied.
4. Do not leave trash on the pavement; it must be put in the dumpsters.
5. All household trash must be placed in plastic bags and disposed of in the dumpsters.
6. Bringing any type of trash in from outside the facility to dispose of in the dumpsters is prohibited.
7. Grass clippings, branches, and leaves are to be left in the designated area adjacent to Maintenance buildings (dumpsters). Do not place any non-biodegradable containers in the yard waste area. No plastic bags etc.

## **BOAT HOUSE/BOAT REGULATIONS**

All individuals wishing to check out equipment must have a current co-owner ID card. ID cards will be returned after it is determined that the equipment being returned is in satisfactory condition. The association reserves the right to revoke the cards of any co-owner who violates the following rules governing use of the equipment, or who damages or misuses the equipment.

1. Boat House hours will be determined on an annual basis by the Board of Directors and posted in the Condo-Connection at the beginning of each season. Management reserves the right to close this facility due to bad weather or lack of use.
2. All boat motors are restricted to electric and not to exceed a maximum power usage of 48 volts.
3. **GAS MOTORS ARE PROHIBITED.** Exceptions provided by Park Manager.
4. All water craft must observe all State and Federal guidelines governing the movement of water craft on inland waters.
5. All boats are to be parked or beached at designated areas only; designated areas are defined as owner's private lots. Either side of the roped-off swimming area or the two (2) designated storage areas are for non-lake lot owners.
6. **ABSOLUTELY NO DIVING FROM ANY BOAT, WHETHER PERSONALLY OWNED OR ASSOCIATION OWNED. NO SWIMMING FROM ANY ASSOCIATION OWNED BOATS. SWIM AT YOUR OWN RISK.**
7. All boats, cushions, life jackets and other equipment are provided for co-owners at no charge. We ask your cooperation in treating all equipment and facilities as if they were your own. Damage to the equipment will be charged to the responsible lot owner through the Park Manager. Equipment cards may be retained by the Boat House Attendant and revoked by the Park Manager for violations of the rules and damage to the Association equipment. The Park Manager will determine the length of suspension and the amount of damages. Refer to Exhibit A, Condominium By-Laws, Article VII, Section 20.
8. Children ten (10) years of age and older may operate co-owners boats with parental permission. **PARENTS TO ASSUME ALL RISKS.**

9. Children ten (10) years of age and younger are not allowed to operate an association boat at Leisure Lake unless accompanied by an adult (18) eighteen years of age or older.
10. All boating accidents must be reported to the Security Staff.
11. All privately owned watercraft must have the owner's lot number displayed on it. Boats left on common ground without a number will be removed from the lake and placed in storage at the co-owners expense. A monthly storage fee will apply. If the water craft is not identified by the owner after a period of six (6) months it will be considered abandoned and disposed of by the Association.
12. Boats are not to exceed eighteen (18) feet in length by registration and measurement. The Board of Directors will make the final decision on any boat in question.
13. Boats are not allowed in swimming area and are not allowed to tow any type of flotation device behind it.
14. Each person must wear an approved life preserver or have an approved floatation device on their boat for each person. For the purpose of this rule: this includes inner tubes, air mattresses, floatation chairs, sail boards etc.
15. Only co-owners can bring boats into the Facility. Guests are prohibited from bringing boats into the Facility.
16. Any boat coming into the Facility from the outside must be quarantined for at least seventy two (72) hours. It must be inspected before being launched into the lake. Any boat being taken from the lake for repair or other reason must be removed by Leisure Lake Staff. All vendors will be required to pick up and deliver boats to a designated area at the front of the park. Under NO circumstances will dealers, vendors or any individual be allowed to use their trailers to launch or pick up boats from the lake. Leisure Lake Staff will use Association equipment to remove and launch all boats. To avoid any inconvenience and get prompt attention for your boat, it is imperative that arrangements be made in advance at the Guard Shack. There will be NO charge to co-owners for transferring boats during the summer season.
17. There is a two (2) hour time limit when using Association boats. Exceptions: Row boats for fishing may be checked out one hour before closing time for overnight use and are to be returned within the first hour after opening the following day. All Leisure Lake boats must be returned to the Boat House.

## BEACH AND SWIMMING

1. PARENTS ARE RESPONSIBLE FOR THE SAFETY OF THEIR CHILDREN AT ALL TIMES.
2. AT ALL TIMES IT IS SWIM AT YOUR OWN RISK.
3. Swimming outside the designated swimming area is prohibited. Designated swim areas are the beach, private boats and private co-owner property and docks. NO DIVING IS PERMITTED AND NO SWIMMING FROM ASSOCIATION BOATS OR COMMON GROUNDS IS PERMITTED.
4. Throwing Frisbees, balls or other objects in the Clubhouse, on the Beach or in Swimming and Playground Areas is prohibited. Frisbees, footballs, softballs, etc., may be used in the ball field area.
5. Fires are prohibited on the beach with the exception of a Lake Sponsored event.
6. All trash must be placed in containers located near the Beach and Clubhouse area. Breakable objects, such as glass containers, are not permitted in the Clubhouse, Beach or Picnic Areas.
7. No pets are allowed anywhere near the Clubhouse, Beach, Boathouse or Picnic Areas.
8. The Beach and Clubhouse may be closed at any time at the discretion of the Manager or Designee.
9. Alcoholic beverages are permitted at the Clubhouse for approved adult functions. Any person who appears to be intoxicated may be asked to leave the premises.
10. Scuba Diving is prohibited at Leisure Lake, except as approved by the Manager.

## STORAGE

1. Any co-owner wishing to place a vehicle, RV, trailer, or boat into the large parking lot for storage MUST fill out a Storage Registration Form.
2. Storage fees for items placed in the *large parking lot* will be designated on an annual basis by the Board of Directors.

3. The number of vehicles and/or trailers each lot owner can store in the large parking lot cannot exceed a maximum combination of two (2). A pontoon boat being stored during the winter season will not be included in this count.
4. All vehicles and trailers stored in the large parking lot must have a current license plate and be registered to the co-owner. *Exception: pontoon boats stored during the winter season and short term (30 days or less) with prior arrangements made at the Business Office.*
5. Winter Pontoon Storage in the large parking lot is available to all co-owners at a reduced seasonal rate. This fee includes the removal from the lake in the fall and launching in the spring.
6. All boats must be removed from the storage lot and/or co-owners lot by May 31<sup>st</sup> unless there is an extension by Park Manager.
7. Storage of boats and pontoons during the camping season on a co-owners lot is prohibited.
8. Storage of trailers of any kind or secondary camping units on a lot is prohibited.

#### ENFORCEMENT OF RULES

1. Violation of the Rules and Regulations will be reported to the Board of Directors by the various enforcement officials, including Security Guards, Maintenance Staff, etc., through the Manager.
2. Records become a permanent part of each co-owners record but are only enforceable for two years.
3. For the First Violation of a Rule, the co-owner will be given a written warning of the infraction. If remedial action is needed, ten (10) days to correct the violation will be given.

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.

For remedial rule violations, if the correction isn't made within ten (10) days, on the eleventh (11) day the co-owner will receive a second written warning and a twenty five dollar (\$25.00) fine.

If you're still in violation on the twelfth (12) day, a third written warning will be issued, accompanied by a fifty dollar (\$50.00) fine.

On the thirteenth (13) day and each day thereafter, if the violation continues, fourth and subsequent warning letters will be issued along with a one hundred dollar (\$100.00) daily fine.

An owner has a right to appeal fines and charges levied against them. If an owner desires to appeal, they must be placed on the agenda to appear before the Board of Directors to state their case at the next scheduled Board Meeting. The *Request to Appear* form must be received in the Business Office no later than ten (10) days prior to the meeting. Fines will continue to accrue during the appeal process. After the appeal is heard and the Board of Directors renders its verdict, the decision is considered final. All unpaid fines will be automatically applied to the following year's assessment. Partial payments will not be accepted. The outstanding balance must be paid in full. Collections of fines are enforced according to the provisions of the Articles and Bylaws of the Association.

4. "Owners" when used in this section includes all co-owners of a unit, their dependents, and their guests such that a violation of any rule or regulation by any owner, a dependent of an owner or the guest of any owner shall be recorded as a violation for that unit and any subsequent violation whether by the same individual or another co-owner of the same unit, a dependent of that owner or a guest of an owner of that same unit shall be considered to be a subsequent violation.
5. Owners, dependents of owners, and guests are not immune from arrest by the regular enforcement authorities, including: State Police, Sheriff's Department and Conservation Officer.

## **LOT IMPROVEMENT PROCEDURE**

1. Complete a Lot Improvement Form and submit it to the office.
2. ANY and ALL improvements to be made to the co-owners campsite or RV unit MUST be approved by the Park Manager and/or the Board of Directors before the work can be done.
3. All lot improvements must be completed in 90 days without exception. The Park Manager and/or the Board of Directors must approve all extensions.
4. All improvements must meet local building codes and be approved by the park management upon completion. Building permits may be required for certain projects, prior to construction commencing.
5. Any new or existing structure or improvement that is deemed un-safe by Management will be reported to the Board of Directors. The Board of Directors reserves the right to order the co-owner to repair it properly. In extreme cases, the Board of Directors can request that the structure be torn down and removed. After notification is given to the co-owner for the removal of the liability and the co-owner does not co-operate, the Board of Directors will authorize the removal of the structure by outside sources at the co-owners expense.

### **A. ENCLOSURES**

1. Maximum allowable width for enclosures is ten (10) feet with a two (2) foot overhang for the roof.
2. Thirty-six (36) inch maximum kick plate at the bottom.

Enclosures may wrap around either the front or rear of the recreational unit, i.e., "L" shaped. Enclosed porches will not extend more than ten (10) feet from the recreational unit in either direction with a maximum two (2) foot overhang for the roof.

### **B. DOCKS**

Docks may be constructed on lots; however, they cannot exceed more than ten (10) feet into the water at the time of construction.

### **C. SHEDS**

1. One (1) storage shed is permitted per lot.

2. Maximum size is 9'x10'x8'.
3. All sheds must be of wood construction with shingled roofs or professionally manufactured vinyl; Exception: Rubber Made Sheds.
4. The exterior of wood sheds may be vinyl sided.
5. Lot improvement forms must be approved prior to construction and/or placement of shed.
6. All sheds must be color coordinated with the trailer.
7. Two (2) styles of sheds are permitted. Barn Style and Pitched Roof Style. See Business Office for more details.
8. Shed placement must be at least one (1) foot from the owners property line and the bicycle path. Sheds facing the road and bicycle path must be set back far enough inside the owner's property so that the shed doors are one (1) foot away from the property line or bike path when in the open position. Sheds shall not be located closer than four (4) feet from the adjacent unit. Sheds shall not be located between the bike path and the shoreline. Exceptions: due to lot location and conditions. Must be approved by the Board of Directors.

#### D. AWNINGS

1. Awnings may NOT exceed the trailers length. Except as noted in Rule 7.
2. Maximum width of the awning roof from the Recreational Unit shall NOT exceed twelve (12) feet.
3. Canvas/Vinyl awnings must slide in the original equipment tracks.
4. Awnings must be canvas, vinyl or a combination of metal and foam and must be commercially fabricated. NO WOOD OR FIBERGLASS.
5. Awnings shall not be located closer than four (4) feet from the nearest adjacent recreational units.
6. Awnings may wrap around either the front or rear of the unit, i.e., "L" shaped. Awning roofs will not extend more than twelve (12) feet from the recreational unit in either direction or combination thereof.

#### E. DECKS

1. No matter the size, all decks must meet current building code requirements as it relates to joist spacing, decking, railing height and baluster spacing.
2. Any deck over two hundred (200) square feet requires a Building Permit.

## **BOARD OF DIRECTORS**

1. Co-owners elected to represent the association on the Board of Directors must represent themselves and the park in a professional manner abstaining from any inappropriate or illegal activity while sitting on the Board of directors. A Board member in violation of this rule will be subject to removal from the Board through a voting process by the remaining members of the Board of Directors.
2. Co-owners elected to the Board who miss 2 or more consecutive Board meeting or 3 Board meetings in a calendar year will be subject to removal from the board through a voting process by the remaining members of the Board of Directors.
3. Harassment by any board member of a co-owner, employee or fellow board member will not be tolerated. A Board member in violation of this rule will be subject to removal from the Board through a voting process by the remaining members of the Board of Directors.

## **RULE AMENDMENTS**

1. The campground season is May 1<sup>st</sup> through October 31<sup>st</sup> for the purpose of calculating the annual assessment. Between November 1<sup>st</sup> and April 15<sup>th</sup> co-owners may use their lots, but will be charged a daily lot usage fee. The amount of the lot usage fee and the uses for which the fee will be applied shall be determined and evaluated from time to time by the Board of Directors.
2. Residency is considered temporary and/or seasonal. Per state law, the campground may not be any co-owner's permanent residence.
3. A restroom and shower facility within the campground shall be kept open during the months of January and February each year, from noon on Fridays until noon on Mondays.
4. No overnight stays are allowed Monday through Thursday during the months of January and February.
5. Co-owners may petition the Board of Directors for a waiver of any of these rules based on hardship. A hardship waiver shall only be granted upon verification of legitimate hardship.

**BOAT HOUSE IS OPEN EVERY WEEKEND STARTING MEMORIAL DAY  
WEEKEND THRU LABOR DAY WEEKEND WEATHER PERMITTING.**

**CONTACT INFORMATION:**

<b>OFFICE PHONE:</b>	<b>989-288-2616</b>
<b>OFFICE FAX:</b>	<b>989-288-2617</b>
<b>GUARD HOUSE:</b>	<b>989-288-4131</b>
<b>WEBSITE:</b>	<b><a href="http://leisurelakemi.org">leisurelakemi.org</a></b>
<b>WIFI PASSWORD:</b>	<b>clubhouse</b>
<b>EMAIL:</b>	<b><a href="mailto:leisurelakedurandmi@yahoo.com">leisurelakedurandmi@yahoo.com</a></b>

**RULES APPROVED APRIL 19, 2018  
BY THE BOARD OF DIRECTORS**

**PRESIDENT JASON J. NIERESCHER**

**VICE PRESIDENT JIM BELL**

**SECRETARY JACKIE PERINA**

**TREASURER JIM FAHEY**

**TRUSTEE COURTNEY CUSTER**

**TRUSTEE DICK LAKE**

**TRUSTEE RICK HALL**

NOTES: