

Information on association docks for Sale

So, you think you want to buy a boat slip. Here are a few things to consider when trying to make your deal.

1. Read or browse the included Marina.pdf to give you a better understanding of what a condo boat slip ownership is all about.
2. Understand that most boat slips have a certain value based on the size of the boat they allow as well as the amenities included.
3. Various docks have different prices for specific reasons. \$4500/\$5500/8000/ J-Channel \$9000-\$10,000

For a complete description of allowable boat sizes click here/ [Boat Lengths](#)

Northport Condominium Marina Association is a private facility consisting of 340 units or slips, governed by documents filed with the State of Michigan. As a result, it is regulated by National, Federal, State and Local Laws as well as the covenants of the association. The main covenants include the Master Deed, Bylaws, Exhibits and Disclosure Statement. Many potential purchasers' primary interest is in the initial cost of their unit. They only become aware of some of the additional responsibilities of ownership such as regular and special assessments, unit maintenance, taxes, insurance and restrictions imposed by the Bylaws after their purchase.

By purchasing a unit in the association, you are bound to abide by the terms of the documents, like them or not. This feature is often overlooked until co-owners find they have been notified of a violation by the board.

The by-laws can be amended with a favorable vote of such change by 2/3 of the membership, however most people purchase their unit(s) because of the restrictions rather than in spite of them.

The By-Laws also dictate the procedure for the rental of marina boat slips. Lessees are also covered by these same restrictions at a minimum and others that relate to the rental of a unit.

The purpose of this information is to give you an opportunity to become more informed of the condominium concept and of some restrictions imposed by the by-laws. The rules listed within this booklet are an abridged version of the complete rules and regulations that apply to Northport Condominium Marina Association and

this document is not intended to list them all in entirety. You can obtain the Consolidated Master Deed and Bylaws for the complete description, currently available on the rules and reg. tab or at the Register of Deeds office located in Standish, Michigan.

J-CHANNEL SPECIAL RULES

The J-Channel concept was developed after the initial construction of the marina basin and was included as an additional adjunct to the marina through an amendment to the original Master Deed.

The concept included a private area of limited commons where a co-owner of units J-1 to 34 could place 1 dock box and 1 picnic table on his unit and also have a place to park a single vehicle within the allotted adjacent space.

In addition, it also included a shared beachfront area with the Northport Condo Campground Association and a bathhouse as well as access to additional parking. Legally this was done by deeding only the property mentioned in this paragraph to the Northport Condominium Campground Association with the stipulation that only Units J1-34 and Units 69-71 of the Marina Association had the rights to this area commonly known as the Beach Area. The deed also dictated as to how the expenses were to be allocated for such things as grass mowing, insurance, bathhouse expenses as well as other types of maintenance.

The J-Channel units listed above are under the same regulations as the basin units with the exception of allowing for placement of a single dock box, a picnic table and parking. They pay the same annual dues as a deluxe unit in the Marina Association as well as an additional fee which is primarily dedicated to paying costs associated with the Beach Area.

The Campground Rules, which are similar to the Marina Rules, are in effect for this area, such as dogs must be leashed, no parking on grass areas, and no camping.

All Marina Rules apply to this area with the inclusion of no charcoal grills, no motor homes, no camping, and a speed limit of 5 mph. The washing of boats on trailers is also prohibited in this area.