

ARTICLE 19.0 CONDOMINIUM REGULATIONS

Section 19.01 Purpose.

The purpose of this Article is to regulate projects that divide real property under a contractual arrangement known as a condominium. New and conversion condominium projects shall conform to the requirements of this Ordinance, all other applicable Township regulations, and the Condominium Act. Each condominium project shall be reviewed in a manner consistent with equivalent projects within the zoning district.

Pursuant to the authority conferred by the Condominium Act, condominium subdivision plans shall be regulated by this Ordinance as site condominiums, and shall be considered equivalent to a platted subdivision for the purposes of enforcing the Township's site development standards. It is the intent of this Article to ensure that:

1. Single-family detached residential subdivision developments implemented under the provision of the Condominium Act shall be consistent with subdivision plats established in accordance with the Land Division Act and any Township subdivision regulations.
2. Review of condominium subdivision plans shall be accomplished, aside from procedural differences, with the objective and intent of achieving the same results as if the site were to be developed as a conventional subdivision plat.
3. Condominium subdivisions are developed in compliance with all applicable standards of this Ordinance and design standards equivalent to those found in the Township's subdivision regulations.

Section 19.02 Scope.

The standards set forth in this Article shall be considered minimum requirements. Where the adopted Master Plan or other provisions of this Ordinance or other applicable state laws or Township ordinances require higher standards, such higher standards shall apply.

Section 19.03 Types of Permitted Condominium Units.

The following types of condominium units shall be permitted under this Article, subject to conformance with all applicable standards of this Ordinance:

1. **Single-family detached units.** In the case of a condominium project in which the condominium units are intended for detached single-family residential purposes (site condominium), the condominium unit shall be considered a lot under this Ordinance.
2. **Attached residential or multiple-family residential units.** Condominium buildings and units created by the construction of multiple or attached residential units containing individually owned condominium units, or by conversion of existing multiple-family or attached units or an existing building into residential

condominium units shall conform with all requirements of this Ordinance for multiple-family dwellings.

3. **Non-residential condominium units.** A non-residential condominium project consisting of either new building construction or the conversion of an existing building into individual condominium units shall conform to all requirements of this Ordinance for the zoning district and type of land use.

Section 19.04 Condominium Site Plan Requirements.

Prior to recording of the Master Deed of the condominium project as required by Section 72 of the Condominium Act, each condominium project shall be subject to review and approval of preliminary and final condominium site plans by the Planning Commission. Pursuant to authority granted by Section 141 of the Condominium Act, review and approval of site plans for all condominium developments shall be subject to the procedures and standards of Article 17.0 (Site Plan Review), and the following:

A. Preliminary Condominium Site Plan Requirements.

A preliminary condominium site plan shall be filed for approval at the time the notice of proposed action is filed with the Township per Section 71 of the Condominium Act. The preliminary site plan shall include all information required for preliminary site plans per Section 17.07 (Required Site Plan Information).

B. Final Condominium Site Plan Requirements.

The final condominium site plan shall include all information required for final site plans per Section 17.07 (Required Site Plan Information), and all information required by the Condominium Act.

C. Site Condominium Developments.

In the case of a site condominium development that consists only of condominium lots and not buildings or other structures at the time of plan review, the location and dimensions of the condominium lots, building envelopes, and required yards shall be shown on the preliminary and final site plans. Principal buildings or detached dwellings on proposed condominium lots may be shown on the site plans, but shall not be required for site condominium development approval.

Section 19.05 Changes to an Approved Condominium.

Amendments or revisions to any condominium document or the approved final condominium site plan (Exhibit B, as required by the Condominium Act) shall be subject to review and approval in accordance with Section 17.12 (Amendment and Revision). In the event that the condominium development is located in a Planned Unit Development (PUD) District, such changes shall be subject to Article 20.0 (Planned Unit Development District).

Section 19.06 Effect of Condominium Site Plan Approval.

Approval of a final site plan by the Planning Commission authorizes issuance of a Certificate of Zoning Compliance; authorizes the property owner(s)/developer(s) to submit plans for detailed engineering review; and authorizes the execution of a Development Agreement between the

Township and the property owner(s)/developer(s). Execution of the Development Agreement and engineering approval authorizes issuance of building permits, provided all other requirements have been met.

1. No site work or construction shall begin prior to engineering approval, required preconstruction meeting(s), and the execution and recording of the Development Agreement.
2. If a building, structure or use to be placed on a condominium lot requires site plan approval per Section 17.02 (Site Plan Approval Required), a site plan for that structure or use shall be approved per Article 17.0 (Site Plan Review) before a building permit or certificate of zoning compliance may be issued.

Section 19.07 Condominium Site Plan Expiration.

Expiration of preliminary and final condominium site plans shall be subject to the provisions of Section 17.08 (Expiration of Site Plan Approval). In the event that the condominium development is located in a Planned Unit Development (PUD) District, such changes shall be subject to the requirements of Article 20.0 (Planned Unit Development District).

Section 19.08 Rescinding Approval of a Condominium Site Plan.

Condominium site plan approval may be rescinded by the Planning Commission upon determination that the site has not been improved, constructed or maintained in compliance with approved permits, plans, or conditions of approval. Such action shall be taken in accordance with the procedural requirements of Section 17.13 (Rescinding Site Plan Approval). In the event that the condominium development is located in a Planned Unit Development (PUD) District, such changes shall be subject to the procedural requirements of Article 20.0 (Planned Unit Development District).

Section 19.09 Density Regulations.

For the purposes of this Ordinance, each condominium lot shall be considered equivalent to a single lot and shall comply with all regulations of the zoning district in which it is located, as specified in Article 5.0 (Schedule of Regulations). The dwelling unit density of the project shall be no greater than would be permitted if the parcel were subdivided and developed in accordance with the regulations of the zoning district in which it is located.

1. In the case of a site condominium containing single-family detached dwelling units, not more than one (1) dwelling unit shall be located on a condominium lot, nor shall a dwelling unit be located on a condominium lot with any other principal structure or use, except as permitted in a Planned Unit Development (PUD).
2. Required setbacks for individual condominium units or buildings shall be measured from the perimeter of the condominium lot or road right-of-way to the nearest part of the structure or building envelope.
3. Where detached units are not located on individual lots ("zero lot line condominium dwellings"), the following standards shall apply:

- a. The maximum residential dwelling unit density for a site condominium development consisting all or part of zero lot line condominium dwellings shall conform to the standards of Article 5.0 (Schedule of Regulations) for the zoning district.
 - b. Required yards shall be measured from:
 - (1) The building envelope boundaries to abutting road rights-of-way;
 - (2) Required perimeter setback lines from parcel boundaries;
 - (3) Required setback lines from wetlands and watercourses; and
 - (4) The near edge of drainage easements, general common elements, dedicated open space areas, and similar site elements.

In no case shall required yard setback areas for such dwellings overlap or encroach into areas reserved for such site elements.
4. Residential condominium developments and individual condominium lots shall conform to the lot area, lot coverage, and dwelling unit density standards for the zoning district, per Article 5.0 (Schedule of Regulations).

Section 19.10 Design and Development Standards.

The following shall apply to all condominium units and developments in the Township:

A. Use Standards.

Uses within a condominium project shall be regulated by standards of the zoning district where the project is located.

B. Condominium Unit or Site Condominium Lot.

For purposes of this Article and Ordinance, each detached condominium unit or site condominium lot shall be considered the equivalent of a platted lot of record as defined in the Township's subdivision regulations. Such units or lots shall be located within a zoning district that permits the proposed use. Such units or lots shall conform to the requirements of this Ordinance for the zoning district, except for permitted outlots provided for an indicated and approved purpose.

1. Condominium units situated on corners or abutting a cross access pedestrian way easement in residential subdivisions shall be at least 15 feet wider than the minimum lot width required in the zoning district.
2. Residential lots shall not open or face directly onto lots occupied or intended to be occupied by OFFICE, SERVICE, AND COMMUNITY USES; COMMERCIAL USES; and INDUSTRIAL, RESEARCH, AND LABORATORY USES. Residential lots shall not open or face directly onto primary roads as defined by the master transportation plans of the Township, or county or state road authorities. In such situations, residential lots shall be laid out in one of the following ways:
 - a. Lots may back onto the above features, and corner lots may abut such features. Such lots shall be separated therefrom by a minimum 50 foot

wide transition buffer with screen plantings along the abutting property line(s). The transition buffer shall not be part of the residential lot, but shall be part of the common area for the condominium development. The required transition buffer shall be part located outside of any road rights-of-way and utility easements.

- b. Lots may face onto a marginal access road.
 - c. Lots may face onto intersecting local roads with driveways opening onto the intersecting local roads.
 - d. Lots may be grouped around a cul-de-sac or loop road that opens onto a primary road or collector road.
3. All lots shall abut, by their full frontage, on a public or private road. Double frontage lots are prohibited, except where the lot backs directly onto a primary road as defined by the master transportation plans of the Township, or county or state road authorities.
 4. Side condominium unit lines shall be at right angles or radial to the road right-of-way lines.
 5. The lot arrangement shall be such that in constructing a building in compliance with this Ordinance, topography or other natural conditions will not create difficulties in locating the building and driveway and in providing adequate yard areas. Each lot shall have the following characteristics:
 - a. A suitable site for placing a dwelling and usable area for outdoor living and other outdoor activities, without excessive grading.
 - b. Reasonable driveway grades and adequate surface drainage away from the dwelling site and outdoor living areas.
 - c. Minimal general site grading with retention of significant trees.
 - d. Minimal use of acute angles and non-geometric shapes as part of the lot.
 6. Lots intended for non-residential uses shall be identified on the plan.

C. Roads and Road Rights-of-Way.

Road and block layout and design shall be further subject to the following standards:

1. Public and private roads in a condominium development shall be developed to the standards of the Bay County Road Commission (BCRC). Limited deviations from specific standards may be authorized for private roads only as part of a Planned Unit Development (PUD) District condominium development.
2. Dedicated road rights-of-way shall be provided by the developer where necessary for new roads within the development, for changes to existing road rights-of-way mandated by the Township, or county or state road authorities with jurisdiction, and for the purposes of locating, installing, maintaining, and replacing of public utilities. Road rights-of-way shall be described separately

from individual condominium lots, and shall be accurately delineated by bearings and distances on the final condominium site plan.

3. The road layout shall provide for continuation of adjoining roads, or of the proper projection of future roads when adjoining parcels are developed in accordance with the Township Master Plan. The Planning Commission may require:
 - a. Additional road connections to adjacent parcels, upon determination that such connections will improve the function or design of the development or reduce traffic impacts on the Township's primary road system.
 - b. New collector roads or road extensions within or through a condominium development in accordance with the policies of the master transportation plans of the Township or Bay County Road Commission; or upon determination that such roads will reduce traffic impacts or improve the compatibility of the development with the surrounding area.
4. The road layout shall conform to the topography so as to result in usable lots; safe roads and sidewalks; and reasonable road, driveway, and sidewalk grades. Access to roads across ditches shall be provided in accordance with the Bay County Road Commission's specifications for driveway installation.
5. Should a proposed condominium development border on or contain an existing or proposed major thoroughfare, interstate highway or limited access state highway right-of-way, the Commission may require marginal access roads, reverse frontage or such other treatment necessary for reduction of traffic hazards and adequate protection of residences.
6. Half roads shall not be permitted. Wherever there exists adjacent to the tract to be subdivided, a dedicated or platted and recorded half road, the other half shall be platted or otherwise included in the condominium subdivision.
7. Should a proposed condominium development border upon or contain an existing or proposed stream or other waterway, the Commission may require the location of a bridge facility suitable to maintain water flow and the passage of boats.
8. All roads shall be provided with facilities for adequate surface drainage. Curbs and gutters shall be constructed as required by the standards of the Bay County Road Commission.
9. Residential condominium developments blocks shall not exceed 1,320 feet in length as measured from the road centerlines, subject to the following:
 - a. The minimum length for residential cul-de-sac roads shall be 140 feet, with a maximum length of 600 feet.
 - b. No block width shall be less than twice the normal lot depth except where lots back onto a major road, natural feature, or development boundary.
 - c. For blocks exceeding 660 feet in length, a cross access pedestrian way easement shall be provided through the block for the crossing of underground utilities and pedestrian traffic. A paved pedestrian path or sidewalk shall be provided within the easement.

- d. Where lot sizes average over 20,000 square feet, an additional 480 feet of block length shall be permitted.

D. Access.

Pedestrian and vehicular access to residential lots in a condominium development shall conform to the following standards:

1. Driveways and curb cuts shall conform to BCRC standards and applicable Township ordinances. The curb section of driveways and aprons shall be designed to avoid any excessive breakover angle or vehicle dragging.
2. Private reserve strips to control road access shall be prohibited.
3. Sidewalks, pedestrian pathways, and other non-motorized transportation facilities shall be developed and placed in accordance with the master transportation plans of the Township, or county or state road authorities with jurisdiction; applicable engineering standards; and Section 3.21 (Sidewalks).

E. Natural Features.

All condominium developments shall conform to the natural features preservation requirements of this Ordinance and other applicable Township ordinances, including Section 16.11 (Natural Features Protection).

F. Street Trees and Landscaping.

Trees shall be provided in the margins of both sides of all condominium development roads, and shall be placed at the minimum rate of one (1) per single-family residential lot or at a maximum distance apart of 60 feet. The Planning Commission may also require the installation of trees according to the same distances in pedestrian ways.

1. These requirements may be relaxed by the Planning Commission if existing trees within the right-of-way or easement, or trees growing adjacent to the right-of-way or easement, satisfy the intent of this Ordinance.
2. Trees to be installed in the road margins or pedestrian ways shall be of a large deciduous type, and shall conform to the standards of Section 16.10 (Landscaping and Screening). The Planning Commission may permit substitution of deciduous ornamental trees for some or all of the required road trees.
3. Landscape strips shall be provided along all road rights-of-way adjacent to attached, multiple-family residential, and non-residential condominium units per Section 5.203E (Landscape Strip). All other unimproved surface area of the site shall be planted with grass, groundcover, shrubbery or other suitable landscape materials per Section 16.10 (Landscaping and Screening).

G. Reservation of Public Use Areas.

Where a proposed park, playground, open space, public school, library or other public use area shown in the Master Plan is located in whole or in part in a proposed development, such area(s) shall be shown on the final site plan for the development.

1. Such area or areas may be dedicated to the Township or other applicable public agency by the proprietor if the Township Board or other applicable public agency approves such dedication.
2. Such areas, if not dedicated, shall be reserved by the owner(s)/developer(s) for future purchase by the Township or other appropriate public agency.
 - a. The precise nature, location, and extent of the reservation shall be determined prior to final site plan approval by the Planning Commission.
 - b. The reservation shall be valid for a period of 545 calendar days from the date of Planning Commission approval of the final condominium site plan; or such longer period as might be agreed to in writing by the owner(s)/developer(s) as part of a Development Agreement.
 - (1) Unless during such period the Township or other public agency shall have entered into a contract to purchase the reserved area or instituted condemnation proceedings according to law to acquire the fee simple or a lesser interest in the reserved area, the right to develop the reserved area shall revert to the owner(s)/developer(s) at the end of the period.
 - (2) The reservation shall freeze the price per acre of the reserved area for such period at the average value per acre on the date when the plan was first filed with the Clerk.
 - (3) The plan shall include provisions for incorporating the reserved area into the overall development, if said reserved area reverts to the owner(s)/developer(s).
3. The Township Board may require, as part of a Development Agreement, that the owner(s)/developer(s) demonstrate that future maintenance and upkeep of such areas have been adequately provided for through a dedicated funding source, endowment, or other means acceptable to the Township.

H. Exterior Lighting.

Exterior lighting within a condominium development shall conform to the applicable standards of Section 16.09 (Exterior Lighting) and the following:

1. Exterior lighting shall be arranged and downshielded to prevent glare or reflection, nuisance, inconvenience, or hazardous interference of any kind with adjacent roads or adjacent properties and uses.
2. Streetlighting, where provided for as part of a condominium development, shall utilize underground wiring, and shall be downshielded and designed to minimize glare. Fixture standards shall meet the minimum specifications of the electric utility company serving that area of the proposed development.

I. Utilities and Improvements.

The developer shall dedicate all necessary utility easements to the Township or other agency or entity with jurisdiction for the purposes of constructing, operating, inspecting, maintaining, repairing, altering, replacing, and removing pipelines, mains, conduits, and

other installations of a similar character; for the purpose of providing public utilities, including the conveyance of sewage and water, across, through, and under the property subject to said easement; and for excavating and refilling ditches and trenches necessary for the location of said structures.

The improvements set forth under this subsection are to be considered as the minimum acceptable standard. Those improvements for which standards are not specifically set forth shall be established by the Township Board with assistance from the Township Engineer.

1. **Street pavement.** Road improvements shall be provided by the developer in accordance with standards of the Bay County Road Commission.
2. **Storm drainage.** Developments shall provide for management of stormwater run-off from the developed site. New or expanded facilities shall be located to best conform to the layout of existing facilities, and shall conform to the requirements of the Bay County Drain Commissioner and other agencies with jurisdiction. All roads shall have storm drainage in accordance with standards of the Bay County Road Commission.
3. **Sanitary sewerage system.** In those districts in which the Zoning Ordinance requires a public sanitary sewer system, the sewer size, type grade and other appurtenances of the systems shall be constructed in conformance with the standards and specifications prescribed by the Bay County Environmental Health Division (BCEHD) and other agencies with jurisdiction.
 - a. Each lot in a development served by publicly owned and operated sanitary sewers shall be connected to a sanitary sewer line before occupancy of that lot shall be permitted.
 - b. If sanitary sewage facilities are not available, minimum lot sizes shall conform to requirements of the BCEHD, and individual, on-site septic systems shall be subject to BCEHD approval. In no case shall the minimum lot size be less than that required by the zoning district.
 - c. The use of private community wastewater systems (PCWS), as defined in Section 25.03 (Definitions), shall be prohibited in condominium developments, except where approved by the Township as part of a Planned Unit Development (PUD) District.
4. **Potable water supply system.** In those districts in which the Zoning Ordinance requires a public water supply system, the water mains, fire hydrants and necessary water system appurtenances shall be constructed in such a manner as to adequately serve all lots shown on the plat both for domestic use and fire protection, subject to applicable engineering requirements.
5. **Cable and conduits.** The developer shall make arrangements for all telephone, electric, Internet and other services distributed by wire or cable to be placed underground within dedicated public rights-of-way or private easements, throughout the development area.
 - a. Overhead lines shall only be permitted upon written recommendation of the Township Engineer and approval of the Planning Commission at the

time of site plan approval, where it is determined that overhead lines will not constitute a detriment to the health, safety, general welfare, design and character of the development.

- b. All such facilities shall be constructed in accordance with applicable standards of outside agencies with jurisdiction.

Section 19.11 Manufactured Housing Park Condominium.

Where a manufactured housing park development falls within the definition of manufactured housing park condominium project in the Condominium Act, said development shall be developed in accordance with the Condominium Act and this Ordinance. All provisions of this Ordinance shall apply except for, or in addition to, the following:

1. All roads and driveways in the development shall conform to the standards set forth in Section 19.10C (Roads and Road Rights-of-Way). Direct vehicular access shall be prohibited from a residential lot to a collector road. Such access shall be provided by local residential roads within the development.
2. Collector roads shall conform to County Road Commission specifications.
3. Each lot shall abut and have direct access to a public or private road.
4. Lots should be laid out so as to provide a variety of shapes and sizes and to prevent a monotonous character.
5. Sidewalks and pedestrian ways shall be provided in accordance with Section 19.10D (Access), except that sidewalks along roads may not be required when pedestrian ways provide acceptable alternative means of pedestrian movement.
6. All lots shall be connected to sanitary sewer and water systems approved by the Township. Such facilities shall meet the requirements of this Ordinance and all other applicable Township ordinances and regulations.
7. Fuel oil and gas storage tanks shall be located in an inconspicuous manner either by placing the tanks underground or by enclosing them with a screen of shrubbery. All fuel lines leading to the development and to dwelling sites shall be underground and so designed as to conform to the State Construction Code and any other applicable codes and ordinances.
8. When a master satellite, wireless Internet or similar centralized antenna is provided, all lines extended to individual lots shall be underground. Such master antennae shall be so placed as not to be a nuisance to development, residents or surrounding areas, and shall comply with the provisions of Section 16.08 (Wireless Communication Facilities).

Section 19.12 Non-Residential Condominium.

Condominium developments consisting of OFFICE, SERVICE, AND COMMUNITY USES; COMMERCIAL USES; or INDUSTRIAL, RESEARCH, AND LABORATORY USES shall conform to the provisions of this Ordinance, except for the following modifications provided in this subsection:

1. **Roads.** Roads in a non-residential condominium development shall be paved, and designed and constructed to adequately handle truck traffic. Roads and other access ways shall be planned in connection with the grouping of buildings, location of rail facilities, where applicable, and the provision of truck loading and maneuvering areas, walks, and parking areas, so as to minimize conflict of movement between the various types of traffic, including pedestrian traffic.
2. **Driveways.** Entry drives for the development shall be located and designed so as not to create congestion or hazardous conditions on public roads serving the development. Driveways from parking and loading areas shall intersect roads at a distance from intersections that is large enough to permit safe and convenient maneuvering of vehicles.
3. **Blocks.** The block size standards of this Section shall not apply to non-residential condominium developments. Blocks shall be designed to meet the requirements of fire protection, snow removal, other service and emergency vehicles, and the specific needs of the uses that will occupy the development.
4. **Lots.** Lots shall have access from internal roads within the development, or from marginal access roads. Such lots shall not open directly onto primary roads or collector roads.
5. **Sidewalks.** Sidewalks and pedestrian ways shall conform to the requirements of Section 3.21 (Sidewalks).
6. **Transition buffers.** Transition buffers shall be provided along the perimeter of a condominium development as required by Section 5.203D (Transition Buffer) of this Ordinance.
7. **Expansion.** Any intended or contemplated future expansion of the development should be shown on the preliminary and final site plans.

Section 19.13 Planned Unit Development (PUD) District Condominium Developments.

Developments in a Planned Unit Development (PUD) District may be granted certain approved deviations from this Article in accordance with the requirements of Article 20.0 (Planned Unit Development District). Such deviations are intended to accommodate the site planning, engineering, and other requirements of large, comprehensive developments with associated uses, where it can be clearly demonstrated that good cause for such deviation(s) exists.

Such deviations may include, but are not limited to, time extensions, flexible schedules for installation of improvements, security requirements for improvements, reductions in minimum lot areas and dimensions, mixtures of residential densities and building types, mixtures of residential and nonresidential structures, and modifications in the design and development standards of this Article.

Section 19.14 Relocation and Subdivision of Lot Boundaries.

The relocation of boundaries, subdivision of a condominium lot, and any other change in the dimensions of a condominium unit or site condominium lot, if permitted in the condominium

documents, shall be considered an amendment to the condominium documents and condominium site plan. Relocation of condominium lot boundaries, as permitted in Section 48 of the Condominium Act, shall comply with the requirements of Article 5.0 (Schedule of Regulations), and shall be subject to review as an amended condominium site plan per Article 17.0 (Site Plan Review).

Any property remaining after the formation of a new unit lot by the relocation of an existing condominium lot boundary, as permitted by Section 49 of the Condominium Act, shall comply with the requirements of Article 5.0 (Schedule of Regulations) or shall be placed into common areas within the project. These requirements shall be made a part of the condominium bylaws and shall be recorded as part of the master deed.

Section 19.15 Monuments.

All condominium developments that consist in whole or in part of detached condominium units or site condominium lots shall be marked with monuments or lot markers, subject to the following:

1. All monuments used shall be made of solid iron or steel bars at least one-half (1/2) inch in diameter and 36 inches long and completely encased in concrete at least four (4) inches in diameter.
2. Monuments shall be located in the ground at all angles in the boundaries of the condominium development; the intersection lines of roads and at the intersection of the lines of roads with the boundaries of the condominium development; the intersection of alleys with the boundaries of the condominium development; all points of curvature, tangency, compound curvature, and reverse curvature; angle points in the side lines of roads and alleys; and at all angles of an intermediate traverse line.
3. It is not intended or required that monuments be placed within the traveled portion of a road to mark angles in the boundary of the condominium development if the angle points can be readily re-established by reference to monuments along the sidelines of the roads.
4. If the required location of a monument is in an inaccessible place, or where the locating of a monument would be clearly impracticable, it is sufficient to place a reference monument nearby and the precise location thereof is clearly indicated on the plans and referenced to the true point.
5. If a point required to be monumented is on a bedrock outcropping, a steel rod, at least one-half (1/2) inch in diameter shall be drilled and grouted into solid rock to a depth of at least eight (8) inches.
6. All required monuments shall be placed flush with the ground where practicable.
7. All unit corners and the intersection of all limited common elements and all common elements shall be monumented in the field by iron or steel bars or iron pipe at least 18 inches long and one-half (1/2) inch in diameter, or other approved markers.

8. The Township Board may waive the placing of any of the required monuments and markers for a reasonable time, not to exceed 365 calendar days, on the condition that the proprietor deposits with the Township Clerk a performance guarantee, per Section 2.07C (Performance Guarantees), for the installation of required monuments and markers within the time specified.

Section 19.16 Construction in a General Common Element.

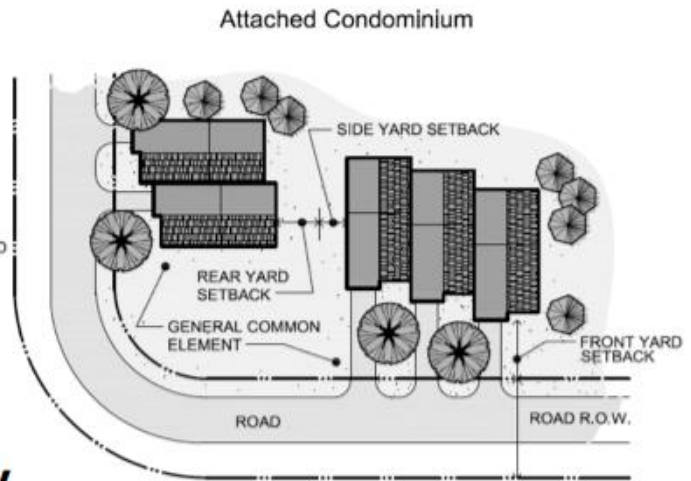
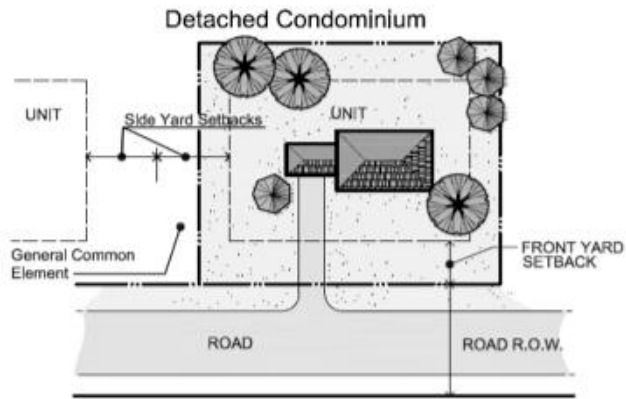
Any application for a building permit for construction to be located in a general common element shall include written authorization for the application by the Condominium Association.

Section 19.17 Recording of Condominium Documents.

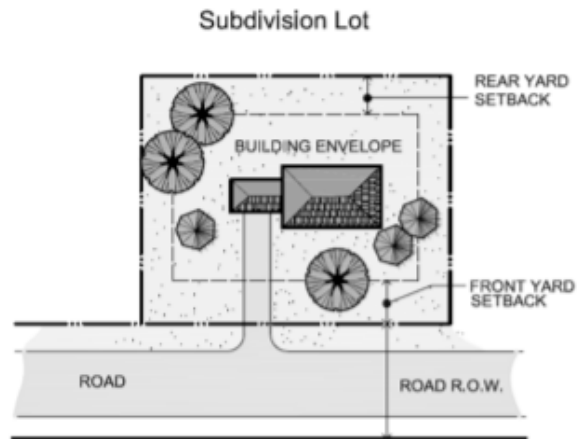
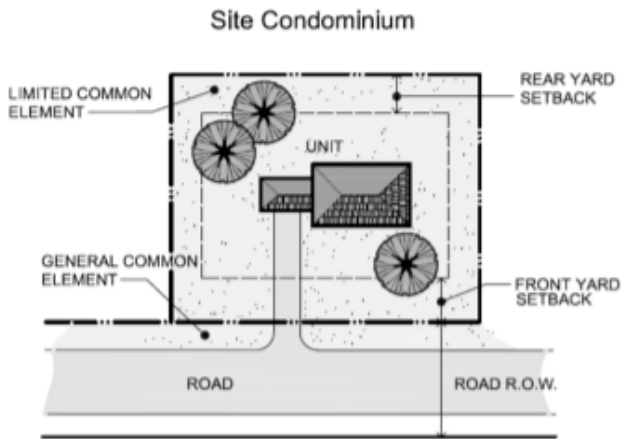
The owner(s)/developer(s) shall record all condominium documents and exhibits with the Bay County Register of Deeds office in a manner and format acceptable to the County.

1. It shall be the responsibility of the developer or proprietor of a condominium project to furnish paper copies and digital copies (in a format compatible with Township systems) of the following items to the Township Clerk:
 - a. The recorded Master Deed, Bylaws, and any other condominium documents, including Exhibit B, as required by the Condominium Act; and
 - b. Required drawings per Section 17.14 (Conforming to Construction Drawings).
2. The Zoning Administrator may withhold certificate of zoning compliance approval for any structure within the condominium project, if such documents have not been submitted within ten (10) days after written request from the Zoning Administrator to do so.
3. A final certificate of occupancy for any building in an approved condominium development shall not be issued until the Master Deed, Bylaws, and any other condominium documents, including Exhibit B, as required by the Condominium Act, have been recorded with the Bay County Register of Deeds and the recorded document filed with the Township Clerk.

ILLUSTRATIONS



Condominium Terminology



Site Condominium Unit Equivalent to Subdivision Lot