



Shoreland Hills Property Owners Association Inc.

Transfer of Ownership Policy, March 2, 2024

As properties are bought and sold within the Shoreland Hills Property Owners Association (the “SHPOA” or the “Association”), buyers, sellers, and their representing realtors should be aware of the following.

A. Sellers:

- a. Provide this document to your realtor, potential buyers and their realtors.
- b. Outstanding Loan Obligations
 - i. Promissory notes (i.e. lakefront beach property acquisition) shall be paid in full when selling property.
 - ii. Any contract signed is between the property owner and the SHPOA, which is not transferable to new owners.
 - iii. Email shoreland31@gmail.com if supporting documentation is needed.

B. Buyers:

- a. SHPOA Membership
 - i. As an owner within the Shoreland Hills subdivisions, the Association considers such owner as a member of SHPOA.
 - ii. Shoreland Hills owners have the right to SHPOA lakefront beach property, deck, and beach access stairs at Stop 31. Please note that this right extends only to the owner.
 - iii. The SHPOA has Bylaws, rules, guidelines and policies to maintain the beauty and protection of our beach area, the safety, enjoyment and protection of our neighborhood, and the interests and welfare of the membership.
- b. Beachfront Preservation Philosophy: Shoreland Hills is a diverse community with a shared goal of preserving our undeveloped Lake Michigan beachfront, and over the years has purchased additional beachfront property paid for with voluntary membership contributions.
- c. Short Term Rentals (STRs)
 - i. Should owners within Shoreland Hills wish to use their property for short term rentals and further wish to have their STR guests be able to access SHPOA's lakefront property, then the STR owners must agree to comply with the Association Bylaws, rules, guidelines and policies.
 - ii. Use of the Association's private property and beach access by STR guests is limited in number and requires the STR owner to purchase a renter's beach pass for an additional fee.
 - iii. STR guests must follow standards of behavior detailed in Association documents.
 - iv. The Board monitors the effect STRs have on the community and, if deemed in the best interests of the general membership, can pursue additional restrictions, rules and fees. In the event of such future changes, there should be no expectation to be grandfathered in to current standards.
- d. Contact the SHPOA at shoreland31@gmail.com with any questions or requests for information.