

Rules and Regulations



Cedar Shores Campground Condominium Association

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Harrison, Michigan 49625
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Revised 6/19/2010

Cedar Shores Campground Condominium Association

Rules and Regulations

Introduction

When you purchased property in Cedar Shores, you should have received from the seller a copy of the condominium documents containing the Master Deed, the Condominium Bylaws, and the Association Bylaws which describe this condominium and its operation. These documents were approved by the Michigan Department of Commerce and have been recorded with the Register of Deeds in Clare County. Read these legal documents carefully. You as a Co-Owner need to be aware of your rights and obligations as well as the restrictions and covenants which govern the use of the condominium including your lot (a Limited Common Element) and surrounding green areas, roads, buildings, and recreation areas (General Common Elements).

In addition to the condominium documents described above, you should have also received a copy of the Association's Rules and Regulations booklet. You should confirm with the office that your copy is the latest and most up to date.

Overview- Campground Condominiums

Campground condominiums differ from other types of residential living in major ways. Cedar Shores is licensed annually by the Michigan Department of Public Health as a modern campground for seasonally sited recreational units providing temporary living quarters for recreational camping or travel use. A mobile home which may be used as a dwelling in "seasonal mobile home park" is not allowed in a campground.

Although the Cedar Shores Campground Condominium may be used by Co-Owners year round as temporary living quarters, the normal camping season is from around April 15th through October 15th each year. During this season, utility services are provided by the Associations to each lot. These services include water supply, sewage dumping, trash removal, and in some cases, lawn mowing. Electrical service is available year round at each lot on a metered basis with usage charged against the lot Co-Owner. Outside the normal camping season, Co-Owners may continue to use those common facilities (including toilets / showers) which remain open.

Overview- Campground Condominiums (cont.)

Campground living, due to proximity of each other, as well as the shared use of bathhouse facilities and other common elements, calls for more sensitivity by each Co-Owner to respect the needs of each other in allowing the orderly and peaceful use of all of the condominium property.

Annual Maintenance Fee

Each year the maintenance fee for the next operating year is set by the Board of Directors. This fee is due and payable in one annual installment on January 1st of each year. The payment of an assessment shall be in default if such assessment, or any part thereof, is not paid to the Association in full on or before the due date for such payment. Assessment in default shall bear interest at the rate of 7% per annum until paid in full. Payments including interest not received by March 1st will result in the discontinuance of services, including electricity to the Co-Owner's lot. A \$50.00 reconnection fee must be paid along with all unpaid fees and interest charges before services will be reinstated. Continued non-payment will result in a lien against the property.

Electrical Service and Usage Charges

One metered 115 volt electrical outlet protected by a 30 ampere circuit breaker is provided at each lot. Co-Owners should use care not to overload the electrical system by excessive use of high ampere appliances. This could result in a tripped breaker for you and or low voltage problems (brown outs) for you and others. Lot owners may be responsible for repair of electric system damage by abuse or negligence.

The Association receives electric bills on a monthly basis and expects reimbursement from the users to cover payments. If you use electricity, you are expected to pay your electric bill in a timely fashion. If your electrical reading balance exceeds \$9.99, the Co-Owner will be billed. Non-payment of electric bills will result in services being terminated and removal of the electric meter. Services will be reinstated after full payment of unpaid usage charges and the \$50.00 reconnection fee. Continued non-payment will result in a lien against the property.

Campground Regulations

The Michigan Department of Public Health Administration Rules (R325.1556) states the following:

A site (Lot) shall be occupied by not more than 1 family and 1 camping unit consisting of not more than 8 persons. A site shall be so marked or arranged that a person in a car can readily identify and locate this site. Emergency vehicles must have ready access to recreational units.

A person who violates any of the above rules is guilty of a misdemeanor.

The Association has adopted the following rules which apply equally to Co-Owners and their families, their guests and Renters / Lessees.

Lot appearance

Campsites and camping units are to be maintained in a safe, clean and sanitary condition. No outside storing of junk, unused furniture, appliances or vehicles, etc. is permitted. Major kitchen appliances operated outside the camping unit are not permitted. Last season's fallen leaves must be disposed of by May 31st. Failure to do so; will result in the Park removing the leaves and the Co-Owner being billed at a rate set by the Board of Directors. Trees, shrubs and flowers may be planted but natural cover should be preserved. A clothesline can be dangerous but is permitted if its' location does not pose a safety hazard and /or interfere with the park personnel performing routine services. A clothesline is not to be used for drying regular laundry.

Utility Services

All garbage, litter, and disposable items tied in plastic bags and placed by the roadside of your lot will be collected daily during the camping season. If the regular collection (which begins around 4:00 pm and ends when the job is complete) is missed, please dispose of your trash bags in the parks trash dumpster. Self disposal also applies outside the camping season. Please do not leave trash out at night due to foraging animals.

The park will empty holding tanks on designated days during the camping season. Otherwise, all sanitary waste should be disposed of at the dump stations. Outside the camping season, port-a-potties may be emptied at the outdoor toilet located on Birch Drive.

Social Regulations

- 1) Trespassing onto other lots is prohibited.
- 2) Quiet hours are between 11:00 pm and 7:00 am.
- 3) Parents and guardians must provide adequate supervision of children at private or campground property.
- 4) Minors that are under 18 years of age are not to stay overnight without an adult and should be on the lot with the adult after 11:00 pm.
- 5) Do not abuse the park's toilet and shower areas- keep them clean and neat for the next person's use. Please report bathhouse problems to park personnel.
- 6) Substance abuse, immoral, improper, unlawful, obnoxious or offensive activities, annoyances and nuisances will not be permitted.
- 7) Hunting and trapping are not permitted. Loaded firearms, including air guns, are not permitted. During hunting season, UNLOADED weapons may be carried only between a Co-Owners Lot and an off campground hunting site.
- 8) Bow and arrows may be used only in a safe manner at the practice range provided.

Pet Regulations

All pets must be kept under owner's control at all times and must not become an annoyance to other campers. This refers to excessive barking and whining of dogs, especially if left alone. Outside the recreational unit, pets must be kept on a leash not longer than ten feet or controlled with electronic fencing and not allowed to stray onto other lots. Temporary pet enclosures are allowed during the camping season and must be removed between October 15th and April 15th. Leashed pets may be walked on roads. Owners are expected to clean up after their pets.

The Park Manager may request that an annoying pet be removed from the campground.

Building Restrictions and Regulations

There are restrictions on the use of your lot (a Limited Common Element). A Co-Owners Lot may contain the following subject to approval by the Association:

- 1) One recreational unit, (per Act 368 of 1978, Section 33.12501, Definition and Construction).
- 2) Approved recreational unit skirting
- 3) Expandable additions (pop-outs or slide-out) manufactured as part of the original recreational unit
- 4) One enclosed addition (Florida room/ screen room)
- 5) A canvas screen room attached to either a canvas awning or to the recreational unit
- 6) Permanent – type awnings
- 7) One storage building (shed) (garages, carports, and concrete drivepads and / or driveways are not permitted)
- 8) Propane gas tank (s): maximum of 125 gallons total capacity per Lot. Vertical tanks must be chained to prevent tip over (per Health Dept.) Tanks must sit on solidly on patio blocks 12”x 12”.
- 9) Approved wood decks, and patio areas (swimming pools, hot tubs, and Jacuzzi tubs are not permitted)
- 10) One campfire pit
- 11) Antennas: properly grounded and no higher than eight (8) feet above the unit. Satellite dishes are permitted as long as they do not exceed forty (40) inches in diameter.
- 12) Locations: the location of all recreational units or other structures, such as sheds, and awnings shall have a unobstructed path which is not less than four (4) feet wide and which extends completely around the recreational unit. Recreational units shall be inside the property by a margin of three (3) feet. Units prior to 2010 will be grandfathered in.
- 13) No permanent structures requiring footings are allowed on any lot.
- 14) No concrete slabs are permitted other than runners under the camping unit not exceeding twenty four (24) inches in width.
- 15) Privacy fences are not allowed. Decorative fences such as split rail may be erected, as long as the fences are kept up and do not become unsafe or eyesores.

“FOR SALE BY OWNER” or other realtor signs may be displayed only in a window of the recreational unit. Advertising signs of any other kind shall not be displayed at any Co-Owner’s Lot without prior authorization.

Building Restrictions and Regulations (cont.)

When Are Permits Required?

Bylaws Article VI, Restrictions, Section 3 states that a Co-Owner shall not make any alterations, changes or improvements within the condominium without the express written approval of the Board of Directors. The Board of Directors has authorized the Architectural Committee to review requests and issue / deny Permits. The Park Manager may also issue a Permit only when the Architectural Committee members are not readily available.

General maintenance and repair, the placement of black dirt, gravel, mulch, plants, trees and flowers is allowed without the need for a permit, as long as it does not change the grade of the lot. Be aware of water, electrical, phone, and cable lines. When in doubt, feel free to contact the park manager to determine if you need a permit or for the location of underground utilities.

A Permit Request by the Co-Owner should include the nature, kind, shape, type, size, floor plan, materials and location of the proposed addition / change. Permits are required prior to starting construction of enclosures, roof-overs, permanent awnings, decks, fences, and patio areas or the placement of sheds. The Clare soil and Water Conservation District requires a permit for any earth change within 500 feet of a lake or stream.

Decks:

A wood platform usually constructed from treated lumber. The support posts which extend into the ground may not be cemented in (local regulations). A permit is needed.

Sheds:

One enclosed structure constructed of wood having a shingled roof. The style may vary. The shed size may not exceed 10 feet in length, 8 feet in width, and 8 feet in height. The location of the shed is at the Co-Owners discretion. However, it would be advisable not to set it over water or electrical lines. Sheds may be vinyl sided to accent the camping unit. Plastic or tin sheds are not acceptable. A permit is needed for sheds.

Building Restrictions and Regulations (cont.)

Awnings:

Awnings of the permanent type (not canvas) are to be constructed of aluminum or aluminum and styrofoam materials. Most aluminum retailers have these items readily available. The size of these structures should be kept within reason and good judgment. A ten foot width is recommended but not mandatory. It is advisable that the length be not more than six feet longer than the unit. Keep in mind that a permit is required for this structure.

Enclosures:

Expandable additions (pop-outs and slide-outs) which are manufactured as part of the recreational unit are allowed. An enclosed addition (commonly called Florida Room) is allowed. The addition must be of a manufactured unit coordinating with the character and design of the Park Model trailer or recreational vehicle to which it is attached. The exterior finish of the enclosure must be screen, glass and / or metal trim that reasonably compliments the exterior of the recreational unit to which it is affixed. All enclosures must be attached to the primary recreational unit, but the enclosure must be removable (to the extent necessary to comply with the temporary placement requirements of our Campground License). No wood frame or similar construction is allowed. The enclosure may not exceed the length of the Park Model trailer or recreational unit to which it is attached and positioned and may not extend more than ten (10) feet from one side of such unit.

No other enclosures are permitted on a lot except that a temporary winter enclosure is allowed, so long as it is not erected prior to October 15th of any year and is removed not later than April 15th of the next year.

Repairs, Maintenance, Alterations:

No repairs, maintenance, or alterations to a trailer are permitted if it changes the manufactured size, configuration, or general character of the park model trailer, travel trailer or other recreational vehicle. Enclosures (also known as Florida rooms) and expandable (pop-out) additions are allowed so long as they comply with all other requirements of these rules.

Roof-overs:

Shingled/ built-up roofs, commonly called roof-overs, are allowed on basic park model trailers, travel trailers and other recreational vehicles only. Florida Room roof-overs are not allowed. Shingled/ built-up roofs shall not exceed a pitch of 3 /12 and must be affixed to the basic recreational unit. The erection of shingled roofs on treated timbers (pole barn roof type) is not permitted.

Building Restrictions and Regulations (cont.)

Trees:

Permission from the Architectural Committee or Park Manager is needed for tree removal. The removal of trees from one's property is discouraged. A tree twelve to eighteen inches in diameter takes at least sixty years to grow. If a tree interferes with the placement of trailer or unit, the tree may be taken down. If a tree presents a safety or health problem, it may be removed. Other reasons may be considered by the Architectural Committee.

Suggestion: Remove one, plant two. State laws must be adhered to.

It is the Co-Owners responsibility to obtain and satisfy all county and township requirements.

Renting or leasing of a Co-Owner lot is permitted under the Condominium Bylaws, Article VI, Restrictions, Sections 2 and 13. However, Co-Owners remain responsible for lot appearance (see page 2 of these rules) and payment of all fees and electricity usage payments.

Traffic and Vehicle Regulations

The speed limit on all Cedar Shores roads is 15 mph except where otherwise posted. Pedestrians shall have the right of way on all roads but shall allow cars to pass when safe. Parking and vehicle storage on the common areas is permitted only in designated areas. Do not park in designated Handicapped areas without a permit. Emergency auto repair is permitted with the park manager's approval.

All automobiles, trucks, dune buggies, motorcycles, ATVs, and ORVs must be registered and their operators licensed and insured per State of Michigan laws. Operation of a motorized vehicle on other than designated roads and parking areas is prohibited except for Park vehicles and authorized work vehicles.

Bicycles must obey all traffic regulations and signs including giving pedestrians the right of way. For use after dark, a front light and rear reflector is necessary. Do not park bicycles on the bathhouse walkways.

Traffic and Vehicle Regulations (cont.)

Snowmobiles may be operated within the park between 7:00 am and 11:00 pm when at least four (4) inches of snow is present. Travel to and from designated trails adjacent to Cedar Shores should be made slowly using discretion to not disturb other Co-Owners. Do not cross any marked lot, basketball court, golf areas, parking area or other designated off limit area. Parents or guardians must supervise children if they are allowed to operate these machines. Snowmobiles must adhere to park speed limits and State of Michigan laws.

Parking

The Commons area between Cedar Shores Drive and Aspen Road from lot 347 to lot 8 is designated as short term (not to exceed 7 consecutive days) guest overflow parking only. This area shall be posted as such and parking only between directive signs is allowed. Any trailers parked in this short term guest overflow parking area must be connected to a tow vehicle at all times. This will allow guests who may bring a boat and trailer or such to park in this area. Please note that the flower gardens in this area have sprinklers and should be kept in mind when parking. These sprinklers may be run without regard to vehicles parked in the area.

Article VI, Section 8 of the bylaws states: No commercial vehicles, boat trailers, boats, camping vehicles, camping trailers, snowmobiles, snowmobile trailers or vehicles other than automobiles and recreational units may be parked or stored upon the Common Elements of the Condominium unless parked in an area specifically designated therefore by the Association. Commercial vehicles and trucks shall not be parked in or about the Condominium (except as above provided) unless while making deliveries or pickups in the normal course of business. In the event that there arises a shortage of parking spaces, the Association may allocate or assign parking spaces from time to time on an equitable basis.

Park Security

Cedar Shores is patrolled on a regular basis by park personnel and occasionally by the Clare County Sheriff. Call 911 in case of emergency. When away, protect your RV unit, shed, boat, trailer, etc. with locking devices. The Park Manager may close the gate at their discretion.

Beach, Boat and Fishing Regulations

Rules are posted on each beach. No Lifeguards – swim at your own risk. Swimming beyond the markers is strongly discouraged. No picnics, campfires, pets, food, alcoholic beverages or beverages in glass containers are allowed. Children must be responsibly supervised for safety.

Each lot having water frontage may provide dock space as permitted by the DNR. A boat launch area is provided at the end of Cedar Shores Drive for use only by Co-Owners, renters, lessees, and their guests. Boats may park at the ramp dock only while loading or unloading boat passengers and equipment or while parking launch vehicles. Cars with boat trailers must park in the designated areas at the boat ramp after launching. Storage areas are available. See the Storage Committee or contact the office for contract, rules and regulations.

Although Cedar Shores has no jurisdiction over the use of the lakes and channels surrounding the park, the owner/ inspector of a watercraft must observe the State of Michigan Marine Safety Act. No 153. The DNR's booklet, "a guide to safe boating in Michigan" is a "must" reading. The Clare County Sheriff, and their representatives, as well as the DNR enforces these boating and water use regulations and laws.

Boats and operators must be properly licensed and have proper safety equipment. Power boats must observe the "no / low-wake" signs on the channels and maintain a safe distance at all times from swimmers, scuba divers, and others in non-powered boats and crafts. Towed skiers and tubers and Jet Ski units on any lake should travel in a counter-clockwise direction and stay a safe distance from the shore, swimmers and fisherman and limit their water activity time from between 11:00 am and 7:00 pm as a common courtesy to all on the lake.

Fishing is regulated by the State of Michigan and the DNR which issues licenses and determines seasons, limits and legal sizes. Boats used for fishing should not anchor in the channels so as to restrict or block other watercraft. On-shore fishing is permitted from designated areas within the park but not beaches.

Enforcement of Rules and Regulations

Co-Owners violating a rule or regulation defined in the Condominium Bylaws, the Association Bylaws or these Rules and Regulations will receive due process consideration per the Condominium Bylaws, Article XI, remedies for Default.

A notice stating the violation will be presented or mailed to the Co-Owner. The Co-Owner then has the opportunity to correct the situation or appear when scheduled before the Association's board of directors to appeal the violation. Dependent on the circumstances, the Board may either dismiss the violation or impose a reasonable time period in which to correct the situation.

Upon expiration of the time period given by the board or when the same violation is issued, an automatic fine of \$25.00 will be imposed upon the Co-Owner, who again will be given the opportunity to correct the situation or appear before the board. Subsequent fines increasing in amount up to an including discontinuance of services to the Co-Owner's lot may be imposed if the violation continues or re-occurs. Any monetary fine imposed and not paid will become a lien against the Co-Owner's property.

The Association has the right to expend funds to bring an improvement into compliance with the bylaws or these restrictions when a Co-Owner has failed or refuses to do so, and provide a lien in favor of the Association against the affected lot to secure repayment of any such funds expended by the Association.

Renters and lessees are subject to the Condominium Documents and their restrictions also. The Condominium Bylaws, Article VI, Restrictions, Section 13 defines the due process for non-compliance by non-Co-Owners.

Lightweight Motorized Vehicles:

The board of directors in order to promote the health safety and welfare of all Association members and guests, has enacted these Association's Rules and Regulations regarding the use and operations of ORVs, Golf Carts, Mopeds and certain other similar vehicles on all roads and common property situated within Cedar Shores Campground. These vehicles are classified as Lightweight Motorized Vehicles.

The parents and legal guardians of a child are legally responsible if they permit the child under their care to violate any of the above. The owner (or person in control) of a vehicle is also responsible if their vehicle is operated by a youngster.

ORV Definition and Use

You must be 16 and older to drive a 4- wheeler, motor bike, 3 – wheeler, mini bike, utility vehicle or ORV. They must be operated in a safe manner and must have 3” lot numerals on both sides of ORV.

An ORV is defined as any motor vehicle that can be operated cross country without the benefit of a road or trail over land, snow, and other natural terrain and includes all the following:

Multi-track and multi-wheeled vehicles, All Terrain Vehicles (ATVs) Motorcycles and related 2, 3 and 4 wheeled vehicles (trail bikes), amphibious machines (water to land, and back) hovercraft and any other vehicles that use mechanical power, including 2 and 4- wheel drive vehicles that are highway registered, when operated off highways and roads (e.g. Dune Buggies, 4 wheel drive trucks, SUVs, etc.) ATVs are considered a subgroup of ORVs and are defined as a 3 or 4 wheel vehicle that is designed for off-road use, that has low-pressure (balloon-type) tires, with a seat that is designed to be straddled by the operator, powered by an engine in size from 50 cc on up to 500 cc displacement. ORV’s are specifically covered by State of Michigan laws and are licensed by the Michigan Department of Natural Resources (DNR) and policed by both the DNR Law Enforcement Division and the Clare County Sheriff’s Department. The booklet “Michigan’s Off-Road Vehicle Guide” (The ORV Guide) which is available from any DNR office, gives complete information on all aspects of owning, licensing, and operating an ORV on designated trails. Restrictions are in effect for children under the age of 16. Refer to The ORV Guide for details.

Cedar Shores Campground Condominium Association limits the use of Trail Bikes on its’ property and roads. Trail Bikes may not be used on the Recreation area or for transportation from lot to lot or from lot to any Campground Building or vise versa.

Moped Definition and Use

You must be 14 and older to drive. They must be operated in a safe manner and must have 3" lot numbers displayed.

A Moped is a 2 or 3 wheeled vehicles with a motor which has no more than 50cc piston displacement producing two brake horsepower or less. The moped must have a power drive system that does not require shifting gears and cannot have a top speed exceeding 30 MPH on level surfaces. Unless operated solely on private property (no public access). Mopeds must be registered at a Secretary of State office. A valid operator or chauffeur license is required to drive a moped. If you are at least age 15, you may apply to the State for a special moped license. Operators under age 19 must wear a safety helmet meeting US DOT standards. It is illegal to carry a passenger even if the moped is equipped with a passenger seat. The Secretary of State pamphlet, "Riding a Moped Safely" contains complete information on owning and operating this type of vehicle. Other motorized vehicles similar in design to mopeds (Scooters, Mini-bikes etc) are subject to and must the rules defined herein.

Golf Cart Definition and Use

You must be 14 and older to drive: Under 14 must drive with a parent, guardian, grandparent or Co-Owner. They must have 3" lot numbers displayed on both sides of Golf Cart.

A Golf Cart is defined as an Original Equipment Manufactured (OEM) 3 or 4 wheeled motorized with the intent of being used on a golf course to transport two persons and two sets of golf clubs. Modified OEM golf carts which were designed with seats to carry two rear-facing passengers instead of golf clubs or having an OEM installed truck bed in the place of gold club holders are acceptable. Utility vehicles similar to golf carts (e.g. John Deere) are classified as golf carts and are subject to and must follow the same rules defined herein. Golf carts are to be used on campground roads in a safe manner following traffic rules. Operation in a reckless or indiscriminate manner is prohibited. Passengers shall not be transported while riding on fenders or bumpers, while standing up or in areas not containing seats (i.e. in a truck bed) or in pulled trail

Lightweight Motorized Vehicle Permits

Equipment

Before a Lightweight Motorized Vehicle may be operated on Cedar Shores roads or common areas, the operator is responsible for the following equipment requirements.

The Vehicle must have:

- 1) A braking system in good working order
- 2) A throttle system designed to automatically and immediately return the engine speed to OFF (golf carts only) when throttle control or pedal pressure is released.
- 3) A muffler in good working condition which meets sound level standards as defined by the DNR.
- 4) Designed, manufactured accommodations for seating of each passenger.
- 5) If operated during the hours of ½ hour after sunset to ½ hour before sunrise all units must also have and display a lighted headlight, a lighted tail light or a red reflector.

Other desired, but not required, items of safety equipment are a horn or other warning device, turn signals, rear view mirror, and on golf carts, brake lights.

Other Operation Regulations

All vehicle operators must stop upon signal of a Law Enforcement Officer, Co-Owner or Park Employee. Operation is prohibited at a rate of speed greater than that which is reasonable and proper not to exceed the posted speed limit. These vehicles shall not be operated in a careless manner without due regard for existing conditions or for transporting a passenger without a seat as designed by the manufacturer.

Go-Carts are not allowed on Cedar Shore's property. If the classification of a vehicle is in question, the Park Manager and the Board will make a determination. Their decision will be final.

Accidents

The operator of a moped or golf cart involved in an accident resulting in injury to a person must stop immediately at the scene and render assistance. The operator of a moped or golf cart involved in an accident resulting in injury to a person or in property damage in an estimated amount of \$100.00 or more must immediately notify the Park Manager and the Clare County Sheriff's office for completion of the accident report required by law.

Penalties

Violation of these rules will result in Cedar Shores Campground Condominium Association revoking permission to operate a Lightweight Motor Vehicle on the roads or common property of the condominium. A shortened Due Process procedure as outlined in the Cedar Shores Rules and Regulations will be used to pursue moped and golf car violations. You may be fined and lose services to your Lot including electricity turn-off and holding tank clean-out. In addition, violation of these rules may subject an individual to penalties as established by the State of Michigan as covered in the next paragraph.

For moped operators, traffic rules and penalties apply the same as other motor vehicles persons may be held responsible for damage caused by their moped or golf cart and ordered to restore such damaged property to the original condition. Additional penalties for operating mopeds or golf carts under the influence of alcohol or controlled substances can be imposed which are more severe. Serious criminal violations may also result in seizure and condemnation of the vehicle.

Severability:

If any portion of these rules or requirements is found to be invalid, each invalidity shall not affect the remaining portion of the rules or requirements that can be given effect without the invalid portion, and to this end, the procedures or requirements are to be declared to be severable

This page left blank intentionally for notes:

I have received a copy of the Cedar Shores Rules and Regulations – (revised 6/19/2010)

And represent the following co-owner lot(s) shown below:

Lot number(s): _____

Signature: _____