LAKEVIEW CHALET CONDOMINIUM ASSOCITATION

RULES AND REGULATIONS

These rules and regulations dated June 10th, 2019 supersede any and all previously published rules and regulations duly adopted by the current Board of Directors and are subject to change as needed.

1. To serve as a member of the Board of Directors for Lakeview Chalet Condominium Association, the Co-Owner must use their property as their principle residence; as evidenced by your current year federal and state tax return/form.

2. The Common Areas including but not limited to the sidewalks, entrances, passages, courts, vestibules, stairways, corridors and halls must not be obstructed, encumbered or used for any purposes other than moving furniture into or out of units or during repairs to units.

3. For security reasons, the front and rear doors of both buildings are always to remain closed. Key fobs must remain with the unit. If you sell your unit, it is your responsibility to turn over the key fobs to the new owner. If you rent your unit and your tenant moves out, it is your responsibility to get the key fobs from the tenant. Key fobs are NOT to be handed out to anyone other than immediate family members.

   The beach gate is always also to remain closed and locked when there is no presence on the beach.

4. No signs, advertisements, notices, political or other postings shall be exhibited, inscribed, painted or affixed by any co-owner, realtor, bank or other person or institution in the windows, inside or around the buildings.

5. No awnings or other projections shall be attached to or protrude beyond the outside wall of the buildings and only proper window treatments such as blinds, curtains, drapes, etc., shall be installed inside individual residential and storage unit windows.

6. No radio/television aerials or satellite dishes shall be erected on or around the premises.

7. The association may retain a pass key to each unit for any community repairs, testing or other problem which could affect the welfare of the building's residents. Access in any emergency may be required.

8. No resident shall allow any items to fall from open doors, windows or balconies of the residence. Nor shall residents sweep or throw any dirt, leaves or other foreign substances into the common areas of balconies/patios below.

9. No actions shall be allowed in or about the buildings, parking lot or beach area which will interfere with the rights, comforts, security or privacy of a resident or guest at any time. No musical or electronic devices shall be operated in a manner that is disturbing to other residents. No profanity or loud obnoxious behavior will be tolerated anywhere at Lakeview Chalet Condominiums, parking lot or beach.

10. Residents are not allowed to have dogs as pets at Lakeview Chalet Condominiums. Co-owners are responsible for any damages caused by pets. Visitors at Lake View Chalet Condominiums are NOT allowed to bring dogs to LCCA in or around the common areas as well as in the units. Dogs are completely forbidden at Lakeview Chalet Condominiums excluding Service Dogs and Emotional Support Dogs with proper documentation. Service Dogs and Emotional Support Dogs must be leashed in common areas at all times. Dog run located behind the shed between the buildings is the only area dogs can do their business. It is the co-owner or resident's responsibility to pick up and dispose of dog feces! Failure to comply will result in disciplinary action.

11. The Association **strongly** requests all residents dispose of grease, food, sanitary napkins and tampons in proper receptacles. **NOT THE SINKS OR TOILETS.** This in the primary cause of the costly maintenance and repairs to our septic system.

12. The Laundry room hours are 7am to 11pm. All residents are requested to clean the dryer lint screens after each drying cycle and keep the room clean for everyone. Also note, the laundry room is for residents only.

13. Garbage or recycling materials will be placed in the proper receptacles and the lids must be closed. Beach garbage cans are to be lined with garbage bags. Bags are stored on the shelf in the shed. Beach garbage cans are to be emptied after every use.

14. No storage of kerosene, gasoline, diesel fuel, charcoal or any other flammable or combustible item including fireworks and explosives are strictly prohibited in or around the buildings.

Fuel storage compartment is located behind beach the shed and must be locked at all times.

15. Both parking lots have signs posted for “Resident Parking” and “Guest Parking”. Co-Owners and residents are required to inform their guests where they are to park their vehicles when visiting or risk being towed at their expense.

16. Absolutely No Co-owner or resident motorcycles are allowed on Lakeview Chalet Property unless you are only visiting and not remaining on the property overnight.

17. Vehicle repair on Lakeview Chalet property is prohibited.

18. Storage of non-licensed and non-operating vehicles is prohibited.

19. Parking of boats/trailers is permitted for a maximum of 48 hours and is limited strictly to the launch or pick up of watercraft.

20. Absolutely no watercraft is to be launched or picked up from the beach area unless the watercraft can be loaded and removed by hand with no motor attached. The size limit of the watercraft if not to exceed 12 feet.

21. Docking of one watercraft per unit is subject to the following restrictions:

    a. Watercraft must be titled in the name of the Co-owner or resident.

    b. New Co-owners or residents must present the title of ownership to The Highlander Group prior to launching and docking any watercraft at the docks provided by Lakeview Chalet Condominiums. Co-owner and residents are allowed (10) feet of dockage for their watercraft.

    c. Co-owners and renters who have purchased docks will maintain the same locations as the previous year space permitting. New Co-owners and renters will be allowed to dock their watercraft on a first come first serve basis.

    d. All watercraft are always to be secured properly and maintained. Violation of this may result in the revocation of your dock privileges.

22. No personal property shall be placed on the front lawns. Co-owners must keep balconies and patios neat and uncluttered. No excessive furniture or stage of personal items such as bicycles, logs, garbage, boxes, etc.

23. Only **'Duraflame Logs'** or other manufactured compressed logs can be used in the unit fireplaces. Burning of wood, paper, etc. is strictly prohibited.

24. Any planned events of (8) people or more at the beach by Co-owners or residents must be approved in writing by the Board of Directors 14 days in advance.

25. Resident and visiting children need to be monitored by their parents or guardian. Running, jumping, screaming, etc. is not permitted in any common areas inside or out including hallways, parking lot, yard or beach.

26. Minor residents under 14 years of age are not allowed on the beach property or docking facilities without an adult in attendance at all times. **No Minor Non-residents** allowed on the beach property or docking facilities without adult supervision.

27. Any damage done anywhere on Lakeview Chalet property will be the responsibility of the Co-owner; who will be held responsible for the damages, repairs and any legal proceedings required.

28. In accordance with Fire Prevention Ordinance (IFC sec 308.3.1) open flame Barbecues (BBQ"s) are prohibited by the Charter Township of White Lake at multi-family dwellings within (10) feet of wood structures.

29. Controlled campfires are permitted at your own risk on the beach in the fire pit only. The White Lake Fire Department does require a burn permit in your name. Fire must be broke-down and left in a safe condition prior to leaving the beach area. All furniture must be moved to a safe distance away from the fire pit prior to leaving the beach area.

30. Parking of passenger vehicles and or the docking of watercraft at Lakeview Chalet Condominium is at the owner's own risk. Lakeview Chalet Condominium Association, The Board of Directors of shareholders are not responsible for any loss of the vehicles, watercraft or their content.

Board of Directors, Lakeview Chalet Condominiums

Cc: Property Management