

HIGHLAND SHORES CONDOMINIUM ASSOCIATION GOOD NEIGHBOR POLICY

Preface-The Board of Directors of the Association (the "Board") has set forth the following rules and regulations (the "Rules and Regulations") in the hope that it will remind everyone to act as a good neighbor. Pursuant to the Master Deed, the Condominium Bylaws, the Association Bylaws and the Association's A

rticles of Incorporation (hereinafter sometimes collectively referred to as the "Condominium Documents"), the Board of Directors and the Association have the power to adopt these Rules and Regulations. At this point in time, the Board has not set forth a warning and fine system for violations of these Rules and Regulations -- with the exception of the Home Rental Policy. In not setting forth a warning and fine system, the hope is that all co-owners in the Association will voluntarily comply with the Rules and Regulations without the need for the Board to police the co-owners. If you see a fellow co-owner in violation of these Rules and Regulations, please give him or her a friendly reminder. All use of property of the Association and the conduct of all persons in homes shall be in accordance with the provisions of State laws and regulations, the Condominium Documents, and the Rules and Regulations set forth herein. These Rules and Regulations apply to each co-owner of a condominium unit (as described in Condominium Master Deed), any tenant of a co-owner, and their respective families and guests, employees, contractors, agents, or invitees.

General Rules & Regulations

- A. Pets.** Pets are permitted to be on the beach common area and any other common elements located on the Condominium property. Pets must be on leash when in any common area. However, before 9 a.m. and after 6 p.m. dogs may be off leash in vacant areas of the beach under direct supervision of the Owner. Owners must CLEAN UP after their pet.
- B. Fireworks.** Fireworks are not permitted anywhere or anytime within Highland Shores.
- C. Rentals.** Rentals for less than six months in length are not permitted in Highland Shores. See By Laws Article VI Section 15 for process to secure board approval for leases beyond 6 months.
- D. Trash and Recycling Cans.** Trash and recycling cans are to be kept adjacent to one's home, garage, or parking pad, and not left at the curb other than ahead of the days of pickup by the service provider. Trash and recycling should be kept within the containers. The current service provider is Lakeshore (269.231.5623). Garbage pick-up is every Wednesday. Recycling is picked up every other Tuesday. In that the drivers do not get out of their trucks, the can may not fully be emptied if it has a bungee cord. The cords may be lost in the pick-up. However, the driver will get out of the truck to pick up an extra item such as broken lawn chairs.
- E. House Guests.** If you plan to have an unusually large number of guests at your home and at the beach common area, please notify your neighbors and a member of the Board in advance. Please remind all guests of the pet and fireworks policies referenced above as well as the beach rights below. Please be sure to remind your guests to minimize blocking the roadways. Also, please remind all guests to keep the beach common area clean. Large parties should be kept under control so that excessive noise is not created that would violate the noise and disturbance prohibitions contained in the Condominium Bylaws.

F. Beach

1. **Beach Rights.** Highland Shores private beach rights begin at the south stairs and run north until the end of Lot #2. (There is a sign indicating where Highland Shore property ends and the Donley property begins). Please make sure we use our beach and only our beach, and not infringe upon our neighbors to the south or north who also enjoy their own private beach rights.

2. **Miscellaneous Items Left on Beach Common Area.** Please remove all equipment, toys, chairs, etc. from the beach common area and from under the stairs by October 15th of each year. If anything is left on the beach after that date, it will be discarded.

3. **Noise.** It is important to remember that sound travels. When outside and especially on the beach after 10 p.m., please avoid loud talk or music.

4. **Beach Fires.** Beach fires are permitted, but please proceed with caution.

- Keep wind conditions in mind as a blown ember could ignite our grassy dune. It's helpful to scrape a small fire pit into the sand to lessen exposure to the wind.
- Be sure that your fire is extinguished before leaving the beach.
- **DO NOT extinguish** by covering with sand as people and pets have been burned walking over the sand in the morning.
- Please place beach chairs around the fire to mark the area.
- Carry any unused firewood back to the stairs area for future use.

5. **Personal Watercraft (PWC):** Be aware of the State of Michigan laws regarding personal watercraft, such as jet skis:

- Operators of a PWC are not allowed to be within 200 feet of a Great Lakes shoreline except at a slow, no wake speed and moving perpendicular to the shore.
- Other than when docking or launching a PWC, an operator must not ride in water less than two feet deep; and then they must remain at a slow, no wake speed.
- No motorized watercraft can be launched from the private Highland Shores beach.