



Dorsey's on Glen Lake

Rules & Regulations

8648 S Dorsey Park Rd.
Empire, MI 49630
PH: 231-360-7931

Where Good Folks
Have Made Memories for Generations

2025

Dear Resident:

We are comforted to know that we have a group of residents that enjoy the same life qualities that we do - Quiet, Peaceful, Family Style living.

So as to avoid misunderstandings between us and with your neighbors, this community's rules and regulations have been created to provide you with written standards and procedures. They will be provided to new residents (and existing residents upon updating). Please read them carefully—every year and as needed.

Please understand that failure to read or lack of comprehension of these rules and regulations is not justification for violations. Therefore, if you need further clarification, please call us. We will be happy to meet with you.

The resident is responsible for seeing that their guests and service personnel, as well as all persons residing in their home, abide by these rules and regulations. The resident, parents, legal guardians shall stress safety and supervise their children.

Thank you for taking the time to read and convey these rules and regulations to the appropriate people.

Best Regards,

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Manufactured Home (MH)

Park Model (PM)

For Community (park) Emergencies:

1. Definition of a community emergency: No water, sewer back-up, or park infrastructure issues. Call Park Manager first (231-631-0559), then contact a Board of Directors Member.
2. In the case of a medical emergency or injury, please call 911.

SAFETY FIRST

To help ensure the safety of all residents and guests, exercise caution and good common sense. This means:

Be aware - NO LIFEGUARD ON DUTY -down by the water.

Do not swim alone.

Do not play/swim between moored boats.

Children under the age of 12 must be accompanied by an adult when at the beach. Anyone over 12 must be accompanied by another person over 12 while swimming. Children under the age of 5 must be supervised while at the playground.

Do not drink and boat or swim.

Have adult supervision at campfires.

Fireworks are not permitted.

Biking, rollerblading or skate boarding shall be done at safe speeds, and is prohibited after dusk. No using speed bumps as ramps for jumping.

Use the same biking laws as public road or highway (ride on the far right etc.).

Walkers have the right-of-way.

All Residents are expected to observe and exercise reasonable safety precautions to insure against accidents in and around the MH/PM site and surrounding community. Residents are responsible for the actions and safety of their children, guests and invitees. Reasonable behavior and care toward yourself and others shall be exhibited around the lake.

It is the resident's responsibility to monitor for Severe Weather Warnings. There is no government approved shelters within the manufactured home community or alarm system.

Make sure your house and site number remain clearly marked for positive identification - especially for emergency situations. Numbers and Letters must be 4" high and visible from the road.

All MH/PM must be kept free of fire hazards. Combustible material must **not** be stored under or adjacent to a MH/PM. Gas for lawncare will be provided adjacent to the barn. Please bring lawnmower to the barn and fill tank only as needed.

All manufactured MH/PM must be equipped with at least one **(1) fire extinguisher and one (1) smoke detector**. The fire extinguisher should be rated at a minimum 2A-10-B-C. The fire extinguisher and smoke detector will be a type approved by a nationally recognized independent testing laboratory

Additional Fire Extinguishers may be found in the Laundry Room; outside wall between the Restrooms; in the Garage; by the Parking area on Locust Lane; on both Pump Houses; at back ends of homes between Lots 51 and 53, 7 and 9 and at each dock. Please familiarize yourself with their locations.

Dorsey's on Glen Lake does not give the names of its residents, their addresses or site number to any person (except emergency personnel). Please communicate with family and/or friends your address as needed.

It is requested that the use of alcoholic beverages be "low key" as this is a quiet community meant for family enjoyment.

The Resident shall furnish the Association with the name, address and phone number of at least one (1) person to be notified in case of an emergency. Please ensure your Resident Information Sheet is up to date through communication with our DoGLA Secretary.

Streetlights. The streetlights were put in place for your safety. Please do not paint or otherwise incapacitate them.

Right of Entry. Board members and/or the park manager may enter onto the site to repair or replace utilities and to protect the MH/PM community during reasonable times (any time for emergencies), but not to interfere unreasonably with the resident's quiet enjoyment of the premises. The Association may not enter the home except with resident's prior written consent, or in an emergency.

Advertising, soliciting, and commercial business. Advertising, soliciting, or delivering of handbills is not permitted. But the Association may communicate with the Residents through the distribution of written materials, emails, or texts. No commercial enterprise or businesses that violates any local, county, or state zoning ordinances may be conducted in the community.

Boats, campers, motor homes and other forms of recreational vehicles shall not be stored on a site, in community streets or parking lots. No form of recreational vehicle may be attached to water, sewer or electrical outlets. Exception: Boat prep.

MH/PM Insurance. Residents are required to obtain a manufactured home comprehensive form insurance policy insuring their home against loss or damage. Residents are also required to include in that policy liability coverage for personal injuries occurring on their home site or within their home.

MALFUNCTIONING EQUIPMENT

In order to keep the DoGL a pleasant and safe place, we need your help. Please report any malfunctioning equipment to the Park Manager.

NON-LIABILITY

The Association shall not be liable for accidents or injuries to Residents, their family members, guests, or invitees which may occur within the park unless caused by the Association's failure to perform a duty or negligent performance of a duty imposed by law, and Resident will indemnify and hold the Association harmless against all claims therefor. Likewise, the Association is not liable for damaged or lost property resulting from fire, theft, wind, floods, snow, ice or any cause whatsoever, except for damage or loss caused by the Association's failure to perform a duty or negligent performance of a duty imposed by law.

LIQUID DAMAGES.

The prevailing party in a contested action to terminate a tenancy for just cause will be awarded liquidated damages of not more than \$500.00 for an action in District Court and not more than \$300.00 for each appellate level. These liquidated damages shall not be construed to be a penalty, nor shall award or payment of such damages, preclude the Association from recovering any actual additional damages, including but limited to damages for unpaid rent, damage to the lease site or common areas, or the cost of removing the home from the site.

ALL QUIET.

An "all Quiet" is to be observed from 10:00 p.m. to 8:30 a.m.

INTERFERENCE WITH OTHERS.

All Residents are urged to respect the right of others to enjoy the quiet and peaceful use of this community. Unreasonable loud talking; abusive language; shouting; loud radios/TVs/stereos; and other disturbing noises are prohibited. Interference with the quiet enjoyment of other Residents of the community and actions which interfere with the health, safety or welfare of the MH/PM community, its employees, or Residents, is just cause for termination of tenancy. When possible, please refrain from cutting lawns on Sundays and Holidays (see Lawn Cutting).

This *is your home & community*. If someone is interfering with your peacetime, please speak to your neighbor and explain how their unreasonable behavior is interfering with your lifestyle. Please try to sort out minor issues among yourselves. If this makes you feel uncomfortable, or the behavior persists, feel free

to report any such behavior to the Park Manager, or a Board of Directors member, and there will be a further review of the circumstances.

MOTOR VEHICLES.

Speed limit: 10 m.p.h. within the community & cottages. The speed limit shall be strictly obeyed. Violators will be required to leave the premises and possibly ticketed by a state/county police officer. Violations by a guest/service person can lead to the eviction of the resident. The use of ATV's, Motorcycles, Motor Scooters, Snow Mobiles is prohibited in the community—they are restricted to a quiet coming and going.

Minor vehicle repairs such as changing spark plugs, replacing fan belts or repairing a flat tire is permissible.

Major Vehicle Maintenance dealing with oil, gas, replacing exhaust systems, rebuilding an engine, etc. is strictly prohibited.

Car Washing in the field is permitted; by a resident only, and only their personal vehicles.

PARKING

Resident Parking: Residents may park on their site, (exception park model sites unless authorized by the DORSEY'S ON GLEN LAKE ASSOCIATION) or in any of the designated parking areas. If you do park on your site, please park with respect for your neighbor's view of the lake, and park in-between homes out of view of the lake, and not between the home and the road. If you are leaving a vehicle for an extended period of time please make sure it is parked in the back lot by the pine trees.

Guest Parking: Your guests are required to park on your site or in the parking areas near the Red Shed or on South Dorsey Park Road—even in your absence.

Handicap Parking: If handicap parking is needed for you or your guests, please contact the DORSEY'S ON GLEN LAKE ASSOCIATION. Everything possible will be done to accommodate you.

Locust Lane parking area—South (adjacent to M22): Resident only parking starting Memorial Day Weekend through Labor Day Weekend, even in your absence. Your guests and/or relatives should not park in this area.

Locust Lane parking area—North (adjacent to Elisabeth House): In an attempt to limit cars from driving on the surface of the roots of the maple trees, there will be Handicap Parking only in a small designated area.

RECREATION

Outside Storage: Bikes, stand up paddleboards, kayaks, boat accessories (etc.) may not be permanently stored on the owner's premises unless they are stored in a shed, or under the trailer. If they cannot be stored in a shed, or under the trailer, they are to be stored in the racks available near the pump house.

Campfires: Providing you have a container that will not burn the grass or leave a mess on the ground, campfires are permitted at your site. Upon retiring, the fire must be **completely extinguished**. The *cold ashes* must be placed in the *ash cart* located next to the fish cleaning station. Please use metal containers for the ashes. Please feel free to use the campfire area at the beach.

NO ashes (not even cold) are to go in the dumpster or lawn waste trailer.

Firewood Storage: Firewood shall be stored at the rear of the home and may not exceed 2 feet wide X 4 feet long X 2 feet high; at least 12 inches off the ground. Firewood must not interfere with proper spacing requirements between homes.

Fish Cleaning: must be done at the fish cleaning station located at the west end of the garage. Please wrap fish remains in the newspaper provided, spray with Oder Band and place them in the dumpster.

Ground Cover: Tents, screened add-a-rooms with a floor, and rugs/mats are not permitted as they kill the grass and trees. Any tent used for shade must be within the confines of the existing MH/PM, e.g., may not exceed length of structure. The tent may only be used for a limited time. No blow-up toys (eg, slides, bounce toys, etc.) are allowed.

Clams: Please do not bring clams in from the lake or open them in the lake. They are very sharp and will cut the feet of swimmers.

Ducks, Geese & Swans: Please do not feed the ducks, geese, and swans. They are both messy and the swans may attack. The *ducks* are a leading cause of *water itch*.

GARAGE USE FOR SOCIAL EVENTS (PRIVATE & COMMUNITY)

The garage is available to residents for all social events between 8:30 a.m. and 10:00 p.m. Interested? Please get approval from the Buildings and Ground Committee at least 7 days prior to your event.

SERVICE BUILDING

Laundry is for the use of residents and guests **staying with you**. Please do not allow your day guests to use the washers. Please load and use settings appropriately.

Restrooms. While the showers are for PM residents (Sites 70-78 & Sites 20-34) only (including guests **staying with them**), MH residents and their guests are welcome to use the lavatories and sinks.

GARBAGE

General Household garbage dumpster service is included in the monthly rent. All garbage must be **BAGGED & TIED**.

Shrink Wrap: Shrink wrap must be recycled.

Other Junk/Garbage: If you have items, such as toxic materials, building materials, large quantities of material, furniture, and appliances, please call an agency that deals with the disposal of such items. They will directly bill you.

Lawn Waste: All lawn waste should be placed in the lawn waste trailer located in the field. Please, no plastics or ashes. (ash garbage can located by fish station).

Love this land & lake? Consider recycling. A recycling dumpster is provided next to the Garbage Dumpster. Additional recycling resources are available in Empire—turn right at the Bank and Museum on to Lacore, then take the first right on to Fisher Street. Recycling bins are at the end of Fisher Street.

UTILITIES

Water and sewer are included in your monthly site fee. Electricity is included for PM's only.

Water Supply to the gate valve in the pit is the responsibility of the Association. Any and all other water utility hookups above this point are the responsibility of the homeowner.

Sewer Hook-up from the ground up is the homeowner's responsibility.

Please do not attempt to flush disposal diapers, flushable wipes, tampons, or sanitary napkins down the toilet. Doing so will eventually cause sewer pumps to clog creating a costly repair.

Electrical Hook up to the pedestal and the pedestal is the responsibility of the Association. Electricity from the pedestal to the home is the homeowner's responsibility.

Telephone Service is the responsibility of the homeowner.

TV Service is the responsibility of the homeowner. If you use a satellite dish, it must be the smallest size available today and placed in such a way that it is not obtrusive. Check with the Board before you install it.

Warning TV antennas do not work in this beautiful lake valley. Due to trees etc. some sites may not be able to get satellite reception.

Plumbing

1. Anything above ground is the responsibility of the resident.
2. Anything below ground is the responsibility of the association.

Electrical: From Pedestal to MH/PM is the responsibility of the resident. Repairs called in by residents are responsible for payment, unless approved by the Association.

PETS are not permitted.

LAWN CARE

To keep our park peaceful on Sunday's, it is preferred grass not be mowed on Sunday. We understand some of our residents are weekend warriors, so if Sunday mowing is necessary due to weather (etc.), mowing on Sunday is permitted but discouraged. It is the responsibility of the resident to keep their site mowed and trimmed once a week. Planting of flowers is encouraged.

Trimming: The resident is responsible for keeping trees and bushes trimmed so that they are not rubbing their home or neighbor's home.

If the Association is requested by a resident to trim trees, bushes, etc., on their lot, liability lies with the resident for damages done to the MH/PM or surrounding property

Fertilizer: We have an algae problem that needs our attention. We are in the middle of a trial period with NO FERTILIZERS BEING APPROVED on any of our properties. This ban also includes WEED & FEED. Thank you for your understanding.

Lawn Mowers: Each MH resident is responsible for supplying and storing their own lawn mowers/equipment—Sites 1-13 and 50-68. There is storage for 2 lawn mowers for the N-E Neighborhood—Sites 70-78 & 34, and 2 lawn mowers for the N-W Neighborhood—Sites 20- 33. We will supply the resident with gas (not mixed) to run them. Do not send a child to fill your mower/trimmer. Fill only your mower, **NEVER a container of any kind.**

Lake Water Irrigation: All lawns will be watered by lake irrigation. The Irrigation Pump's Schedule will be set by the Association. Lines and sprinklers on resident's sites are the responsibility of that resident.

SNOW REMOVAL

Because Dorsey's on Glen Lake is closed from October 31 through April 30, roads are not plowed. The Association is not responsible for icy walks or streets.

Roof Snow. It is the responsibility of the resident to make arrangements to have snow removed from your roof.

BOATS/KAYAKS

1. REGISTER all BOATS. A form is available to register owners' boats.
2. Boat definition: If it floats, it's a boat.
3. These rules apply to all boats whether moored or stored.
4. Jet Skis (a.k.a. personal watercraft/wave runners, etc.) are prohibited—moored or stored.
5. There are 31 maximum boat moorings, with a maximum of one boat per MH/PM Site. The lease holder of the Site must be the exclusive State registered owner of the boat.
6. Do not move the mooring anchors.
7. One mooring anchor per boat. An auger is required to be installed flush with lake bottom, and adjacent the mooring anchor.
8. Your mooring rights cannot be transferred.
9. Moorings are assigned. Please do not borrow/loan a mooring.
10. Your **name** must be on the **tongue** of the trailer.
11. Boats on the premises will be charged a seasonal charge for mooring and storing.
12. Kayaks, stand up paddleboards and canoes may not be stored on owner's premises unless under the

trailer. If they can't be stored under the trailer, they are to be stored in the racks available near the pump house. Kayaks/paddleboards/canoes are required to be registered with the Park Manager.

13. No boats are allowed to be stored on the shore during any time of the year.
14. Because of shallow waters/mooring capacity, boat size maximums (not including motor, outdrive, etc.):
 - Speed/Ski boats – 21 feet or less
 - Pontoon Boats – 24 feet or less
15. All boat motors coming to the DOGLA must be 4 stroke motors or emission equivalent.
16. A yearly mooring line inspection will be conducted. Notice of insufficient or defective mooring must be resolved or the boat will be removed at owner's expense. Depending on the severity of the malfunctioning mooring, you will be given a deadline for repair that is typically from 24 hours to 10 days.
17. Parking of boats and boat trailers on your lot is not permitted.
18. Boat and boat trailer parking is provided for a fee to residents and their guests.
19. DOGLA reserves the right to remove a boat or change boat mooring location for any reason.
20. Upon returning to shore, boats must be returned to their assigned mooring.
21. Persons operating power boats will exercise caution in approaching the swimming area – no wake 100 feet prior to the furthest out mooring.
22. No water skiing in swimming area.
23. Failure of you or your guests to abide with all the above rules will result in you having to remove the boat from the premises.
24. Gas your boats out of the water. Use the field, a gas station or marina.

NOTE: During transfer of Home ownership, boat moorings will not be transferable to the new owner with one exception. Any transfer of Home (MH/PM) ownership to one's children will result in the continuation of the child to the use of the parents' existing boat mooring. [Any transfer of Home (MH/PM) ownership from an owner(s) to their child will allow the boat mooring to transfer to that child.]

RESIDENCY

With one exception, this community consists of single section homes.

Owner/Certificate of Title: The resident will at all times be the owner of the MH/PM and the resident's name will appear on the Certificate of Title. The Association must possess a *copy* of the *Certificate of Title* of your MH/PM. Occupancy is based on SIZE of manufacturers' bedroom in accordance with HUD specifications. They are as follows.

Occupancy is based on two things. First, the SIZE of manufacturers' bedroom in accordance with HUD specifications. Second, the park can only pump so much drinking water into the park, and only pump out so much sewage water. Therefore:

(a) Rooms designed for sleeping purposes shall have a minimum gross square foot floor area as follows:

1. All bedrooms shall have at least 50 sq. ft. of floor area.
Bedrooms below 70 sq. ft. of floor area to have maximum of one (1) occupant
Bedrooms with 70 sq. ft or greater floor area can have maximum of two (2) occupant.
2. The holder of the title is to be the primary resident.

Every room designed for sleeping purposes shall have accessible clothes hanging space with a minimum inside depth of 22 inches, a width of 30 inches, and shall be equipped with a rod and shelf.

The above will pertain to all sites, MH/PM.

Guests are restricted to: Immediate Family 30 days per calendar year. Non-family guests 7 days per calendar year—an immediate family member over the age of 18 must be present when non-family members are staying in your MH/PM. The owner or primary resident must be present.

When having guests, please be respectful of your neighbor as well as the DORSEY'S ON GLEN LAKE'S resources. This means the number of guests and the length of their stay.

****A** written lease shall be offered for each home site at the beginning of tenancy. If a resident refuses the lease offered at the beginning of tenancy, then the community must require a written statement of refusal.

No lease will be granted without Certificate of Title naming the Lessee the owner.

YEARLY INSPECTIONS

There will be yearly inspections of the exterior of each home, performed by the Park Manager. Residents will be expected to make all required repairs by the date noted on the inspection form.

MODIFICATIONS/IMPROVEMENTS

Before starting any modifications/improvements, it is your responsibility to call Miss Dig at 811.

1. Written permission from the Board must be obtained before all modifications are started. (Note that modifications needing written approval shall be any construction including but not limited to: patio, porch, steps, siding, roofing, electric, plumbing, heating, cooling, exterior painting, etc.)
2. All modifications being done by an employed individual must be licensed.
3. Residents may do their own modifications; however, they must get all the appropriate building permits.
4. For information on size of awnings/porches/room extensions, new sheds see "New Homes" - the next section.
5. If removing any structure, property must be restored to its original condition.
6. Regardless of who performs any modification, it shall comply with all applicable codes.
7. **Warning:** If you have a HUD approved home, modifications to your MH/PM may result in it falling out of HUD specifications. Check it out before you start.

8. All Trailers and Sheds must be Vinyl sided by Year End 2027. (All other rules will also apply during the siding modifications)
9. All new units placed will need to have concrete slabs poured under their unit not to extend more than 6” out from the skirting.
10. Adding, replacing, or modifying a shed or storage container must meet specifications outlined in either “Park Model” or “Mobile” home specifications **and** also receive board approval.

Please note: The resident is responsible for any damage a hired individual causes to DoGL property or to that of another resident. This applies whether it is construction work, lawn work, snow removal, etc.

Planting Trees/Shrubs: With the Board’s permission, a resident may plant trees and shrubs on their home site. The owner reserves the right to refuse certain species of trees or shrubs as unsuitable for planting in this community. Please call MISS DIG at 811.

NEW MANUFACTURED HOMES (MH)

1. The Park accommodates single section homes.
2. Any manufactured home brought into the park must fall within the HUD code.
3. Before you buy a manufactured home, you must bring a plan to Association Board and have written permission from the Association Board in order to follow through with the installation.
4. The installation of a MH must follow the rules and standards set forth in the general rules proclaimed by the Department of Consumer & Industry Services, Manufactured Home Division and in accordance with the Manufacturer’s written Installation Instructions. Your new home must be set up by a licensed installer.

New Manufactured Home Specifications—Sites 1-13 & 50-68

Maximum Home Length: 62 feet

Maximum Home Width: 18 feet

Maximum Overall Width: of a home and awning/enclosed porch/room extension is 24 feet

Maximum Height: 12 Feet (from Ground to Peak)

NOTE: Because height from Ground to Peak may vary between different width MH’s, a 4-12 pitch will be used to regulate height of the Manufactured Homes

PLEASE NOTE: Due to water and septic system constraints, a two-bedroom MH cannot be replaced with a three or more-bedroom MH.

Enclosed Porch: Must be fully closed off from main house with some type of door. may not extend beyond:

- 12X27 feet for a 12-foot-wide home
- 10X27 feet for a 14-foot-wide home
- 8X27 feet for a 16-foot-wide home
- 6X27 feet for a 18-foot-wide home
- Height: Below lowest edge of roofline or soffit

This area cannot be converted into an additional room. e.g., office, bedroom, bath, etc. A second door is required on the porch of all new units unless the home has a second egress door that exits somewhere else (not onto the porch) for an alternate safe exit in an emergency. Enclosed Porch must be trimmed in same colors of the home, and must have the same skirting treatments.

Awnings: Awnings may extend past the Enclosed Porch length, but support poles, downspouts (etc.) must not interfere with the sight line view of the lake for neighbor's behind. Extended awnings must be trimmed in the same colors as the Enclosed Porch and Home.

Raised Deck: Raised Deck may extend past the Enclosed Porch and under an extended awning, but support poles, downspouts (etc.) must not interfere with the sight line view of the lake for neighbor's behind. Height of Raised Deck to be no higher than the height of the enclosed porch floor. Raised Deck must be trimmed in same colors of the home, and must have the same skirting treatments.

Exterior: Must have Lapp Vinyl Siding and a pitched Asphalt Shingle Roof or Shingle Style Metal Roof. The style and color must be of the earth tones.

Tags/Room Extensions: cannot exceed the length of the extended room by 10 feet for a 14 foot home and 8 foot for a 16 wide home. This will be included in, and attached, to your allowed 10x25+/- foot awning/porch. This extension cannot be made into an additional room, e.g., office, bedroom, bath, etc.

Storage Sheds: The storage shed must be no more or no less than 3 feet from your home and meet the Class A fire wall requirements.

- It is also necessary to align it with the back end of your home.

Maximum Size: 8X8 feet (64 sq. ft.).

Maximum Height: 8 ft

- Lapp Vinyl Siding and Asphalt Shingled Roof or Shingle Style Metal Roof are required.
 - Storage Shed siding color must match (or complement) either the home's siding color and/or match predominate accent color.
 - Example: A gray trailer with white skirting and white trim can have a shed with white siding.
 - Roof Color must match if home has shingled roof.

Outside Water Faucets: must have an anti-siphon device.

Skirting: must be secured on cement, or existing treated lumber, have a rat/rodent wall installed, and have proper ventilation. Skirting must match or attractively accent the siding.

New Park Model Specifications—Sites 20-34 & 70-78

New Units must be “Park Models”

Max/Min Length: 32 Feet

Maximum Width: 11 Feet

Maximum Height: 12 Feet (from Ground to Peak)

Maximum Overall Width: 18 Feet (includes home/awning/enclosed porch/room extension, Etc.)

The Park Model itself must be less than 400 sq.ft--That's the law.

Awnings Enclosed Porch: may not extend beyond 8X27 to include second door. A second egress door is required on all new units for safe exit if main entry door is blocked in an emergency. A second egress door is recommended on all existing units.

- Enclosed porch must be fully closed off from main house with some type of door.
- This area cannot be converted into an additional room. e.g., office, bedroom, bath, etc.

Room Extensions: are not allowed.

Skirting: must be secured on cement, or existing treated lumber, and have a rat/rodent wall installed. Skirting must match or attractively accent the siding.

Exterior: Must have Lapp Vinyl Siding and a pitched Asphalt Shingle Roof or Shingle Style Metal Roof. The style and color must be of the earth tones.

Bathrooms: At the minimum, must contain a separate shower stall separate from the sink and laboratory.

Outside Water Faucets: must have an antisiphon device.

Park Model (PM) Storage Unit:

- One Storage unit is allowed per lot.
- Storage units can be no larger than 6 Ft x 4 Ft x 4 Ft (L x H x D)
 - Exceptions:
 - Storage units can be no higher than adjacent fencing.
 - If placed under a window, Storage units cannot block window for emergency egress unless there is an adjacent door.
- Storage unit locations can be adjacent to the rear of the PM or existing fence.
 - If not adjacent to the PM rear or existing fence, written location approval must be from the BOD and neighbors.
- Storage units must not be placed such that they are in the neighbor behind's front yard.

Secondary Park Model Deck Box / Enclosed Shelving Units:

- A secondary Deck Box or Enclosed Shelving Units can be placed on the rear enclosed PM porch
 - The deck box or enclosed shelving units can only be placed in PM's that have enclosures for rear entry doors.
 - The secondary deck box or enclosed shelving units must be totally within the rear porch enclosure.
 - The secondary deck box or enclosed shelving units cannot block emergency egress.

Storage Unit and/or Secondary Deck Box color must compliment/match either the homes siding color and/or predominate accent color.

Absolutely NO storage of combustible materials. Anyone found doing so will be required to remove the storage unit from the premises. We reserve the right to inspect these units for combustible materials without notice.

All manufactured homes/park models must be set up according to manufactures instructions. See Part 6 of the Mobile Home Commission Rules Handbook. You can find this information online.

ON SITE SELLING/TRANSFER OF YOUR HOME

All the following rules pertain whether the home is to be ***sold or transferred***.

1. Before you put your manufactured home up for sale/transfer, a written thirty-day notification is required.
2. A Manufactured Home may be sold onsite/transferred as long it meets the community's specifications. If it does not meet these specifications and the resident is unwilling to make the necessary changes/repairs, the MH must be removed at the resident's expense within 30 days. Rent for the site will be the responsibility of the present resident until the home is removed.
3. Prior to transfer of possession of the MH/PM, the Park Manager must inspect the lease site and exterior of the home to confirm compliance with all park standards. The exterior of all MH/PM sold/transferred will be in excellent condition. All items that need repair or correction must be completed, weather permitting, prior to the Association's final authorization of resale.
4. A home buyer/recipient, (including family members), must be approved by the Association Board prior to the closing of the sale/transfer.
 - A. An *Application* must be filled out by potential buyer.
 - B. Prior to a sale/transfer, an interview of the potential new resident must be conducted by Board President, or designated Board Member. It is the responsibility of the buyer/transferee to follow through on the above requirements.
 - C. A *Credit & Criminal Check* must be completed before a transfer or sale.

- D. *Rules and regulations:* Prior to admission to this community, each new resident must sign and acknowledge that he has received and read a copy of the community rules and regulations.
- E. A \$1,000 transfer fee must be paid to DoGLA for transfer of ownership expenses, and the new homeowners paid portion into the associations ***Infrastructure Maintenance Reserve Fund***.

The Association recommends that the Resident have a licensed contractor inspect and clean the furnace, check the electrical, plumbing systems, and structural stability in homes sold and left on site.

The Association has the right to reject a prospective resident for any reason not prohibited by law.

Travel Trailers may not be sold on site. Park Models may be sold on site if they are in excellent condition, and pass inspection by MH/PM repair person.

VACATING A HOME SITE:

1. When vacating the premises, it is the responsibility of the homeowner to give the Association 30 days' notice of removal and remove the manufactured home/trailer within 30 days of notifying the community owners in writing.
2. All rents and other applicable charges to Association must be paid in full prior to moving the home from DoGL.
3. The Home Site must be left in the same condition as when the original resident moved in. The MH/PM owner will reimburse the Association for all expenses incurred by the Association in restoring the site to its original condition. A security deposit of \$500 will be required to ensure the vacated site is restored to its original condition.
4. The Association is not responsible to Resident in any manner when a dealer, bank, or other secured party removes Resident's home from the park, unless the Association fails to perform or negligently performs a duty as implied by law

SUGGESTIONS AND COMPLAINTS

Your Responsibility is to put all suggestions and complaints pertaining to this community in writing and given to a member/representative of the Board.

Our Responsibility is to make every effort to resolve issues and respect your input.

OTHER

The Mobile Home Buyer's and Resident's Handbook is available through the Association Board and through the Manufactured Housing Division of the Department of Commerce, P.O. Box 30222, Lansing MI 48909.

Association Rule Changes: From time to time, rules and regulations may be changed or additional rules

may be added by majority vote of the Board of Directors. Residents will receive a copy of the revisions, at least 30 days before the rule(s) go into effect.

SUBLEASING

Residents may not assign or sublet their MH/PM or premises. The right to occupy a MH/PM is not transferable with the sale or transfer or title to the home.

Subleasing of your MH/PM as a residence or vacation rental is strictly prohibited. This is just cause for eviction.

PAYMENT OF RENT

Due: first (1st) of each month. This includes MH/PM, Site Rent, Specific Tax, and any Pertinent Storage/Mooring Fees.

Past Due: fifth (5th) of each month - if not paid to the Association. The Association reserves the right to charge a late fee if deemed necessary.

WINTERIZING MANUFACTURED HOMES

Any winterizing of homes (such as plastic being used for storm windows, insulating, and skirting etc.) must be applied on the interior of the home. There shall be no temporary exterior attachments of any nature, which include temporary shelters (Tarps) for outdoor items. Exterior temporary winterization applications do not make it through the winter. All the above is the responsibility of the manufactured homeowner.

AIR CONDITIONERS

If necessary, window air conditioners should be braced to home with metal-angle braces. No wooden bracing, bracing to ground, or concrete work will be allowed.

Stationary air conditioners must be installed on the end (East or West) side of the MH/PM. Please see Park Manager for exceptions for trailers on perimeter of property or trailers adjacent to common areas.

ENFORCEMENT OF RULES AND REGULATIONS

Every reasonable effort will be made by the Association Board to ensure that the rules and regulations are enforced and that the quiet enjoyment and comfort of all residents are not disturbed. Ignorance of a guideline/covenant cannot be accepted as an excuse.

Failure by the Association to enforce a Rule or a provision of a Rule on one (1) or more occasions is not a continuing waiver of Associations right to enforce the Rule.

Except for emergencies where notice time may be shorter or where notice may not be required, the Association will send a Resident written notice of a rule violation that specifies the violation and the time

for taking corrective measures (minimum 7 days).

Failure to correct the violation within the time provided shall put the Resident in default and subject them to all available remedies at law. The Association may make corrections/hire professional persons to make corrections and charge the Resident therefor. Resident shall pay the Association with the first rent installment that comes due after being billed therefor.

Residents can help by reporting all rule violations immediately to the Park Manager. Any illegal act that could be criminally prosecuted in the park is cause for immediate removal from the park. All reports will be kept confidential unless legal action requires the name of the reporting individual.

All registered adults are considered to be “residents” for purposes of these rules and regulations. Violation of rules by a resident (minor children, guests, or invitee) can result in the eviction of all occupants of the home and home site.

Just cause for Eviction: Any reason or cause allowed by law.

If you receive a notice to quit (termination of tenancy), you may request a conference with the Association Board or representative to be held at the community, or via online virtual video meeting. The conference must be requested by certified mail within ten (10) days of receipt of the notice to quit.

During any action to terminate Resident’s tenancy for just cause, Resident shall continue to pay all rent and other charges to the Association when due following the demand for possession of the premises and during the pendency of the action. The Association may accept all such payments without prejudice to its case. If payment is not timely made, the Association also may proceed under MCL 600.5714(1)(a)(nonpayment) without prejudice to its just cause termination case.

The prevailing party in a contested action to terminate a tenancy for just cause will be awarded liquidated damages of not more than \$500 for an action in District Court and not more than \$300 for each appellate level. These liquidated damages shall not be construed to be a penalty, nor shall award or payment of such damages, including but limited to damages for unpaid rent, damage to the lease site or common areas, or the cost of removing the home from the site.



Ambulance—Fire—Sheriff

911

Non-Emergencies

Police : 231-256-8800

Fire Department: 231-326-5250

Ambulance: 231-326-5250