

Bent Tree Condominium Association
101 North Shore Drive
South Haven, MI

Bent Tree Rules
Effective May 1, 2021

The following rules are intended to support safety and a positive community atmosphere that promotes enjoyment of our property. These rules are in addition to or reinforce some of the Bent Tree Association By-Laws.

The rules apply to all co-owners (the individual(s) who holds title to the property), renters, guests (e.g., an adult child of a co-owner or an individual who has received an invitation by a co-owner) and visitors (e.g., an individual who has received an invitation by a renter).

General Rules

1. Use of the common elements is strictly reserved for co-owners, renters, guests and visitors.
 - a. It is required that co-owners are present when the common elements are accessed by a “day guest.”
 - b. It is required that renters are present when the common elements are accessed by a “visitor.”
 - c. It is strongly encouraged that co-owners are present when the common elements are accessed by overnight guests.
 - d. For overnight guests other than a co-owner’s adult children, the Property Management Company should be made aware in writing who will be on the premises.
2. Guest Parking spaces should only be used as a last resort for overflow parking and not for more than a twenty-four (24) hour period Memorial Day through Labor Day.
3. Renters, in compliance with City of South Haven / Bent Tree occupancy rules, are limited to:
 - a. 4 people per one-bedroom unit
 - b. 7 people per two-bedroom unit.
 - c. 9 people per three-bedroom unit.
4. All personal and recreational equipment should be kept in or on individual unit property in an organized fashion.
5. Fireplaces should be carefully maintained to avoid fire hazards.
6. Quiet hours are from 11 p.m. to 7 a.m. In addition, please observe moderate noise levels in the common areas at all times to avoid disturbing others.
7. Smoking of any type, including but not limited to marijuana, is prohibited anywhere on Bent Tree common property.
8. Towels may not be hung on balcony rails.
9. Any landscape alterations need Board approval in advance.
10. Vehicles should be operated on paved areas only. There is no vehicle access to the courtyard area.
11. Personal maintenance services should not be requested from the maintenance person while he/she is working on projects for the Association. Personal maintenance requests should be placed through Gardner Management, preferably through info@gardnermi.com. Maintenance is also available by phone at 269.323.7774.
12. Renters are required to place a provided flag by their chairs while at the beach, pool or tennis courts.
13. External security cameras are allowed but should only view the co-owner’s entry, garage space, patio, balcony or decking. They should be mounted in a discrete manner.
14. For any major interior renovations, please provide as-built drawings of any changes to the General Common Element to the Association.

Pool

1. No lifeguards will be present. Those using the pool do so at their own responsibility and risk.
2. Pool and hot tub hours are 9:00 a.m. to 11:00 p.m. The last hour is for adults only.
3. Children 12 and under must have adult supervision in the pool and hot tub area.
4. The use of larger floating items is not permitted for safety reasons. Smaller pool toys and other accessories should be used giving consideration for the number of people present and should respect other people’s enjoyment of the pool.
5. No glass containers are allowed.
6. Running and diving are not allowed.

7. Snacks and drinks are permitted on the deck, but not in the pool; cleanup is required; no food may be left in the pool area.
8. Young children, not yet continent, must wear a swim diaper. Regular diapers or training pants are not permitted.
9. Furniture removal is not allowed.
10. The keyless lock on the entry gate (when present) will be coded as 101 followed by your unit number.

Beach

1. No glass containers are allowed.
2. Debris should be removed from the beach and disposed of appropriately.
3. Beach fires must be built only in the portable fire pits provided by the Association. By 10:00 a.m. the following morning, fire pits should be returned to the pool area and ashes must be discarded in the metal trash can.
4. Walking should be confined to existing walkways. The beach grass area should be avoided to protect against erosion.
5. Headphones should be used on the beach to avoid disrupting others.
6. Chairs, tents and other items should not be left on the beach or in the beach grass overnight. A kayak rack for storage is available on the beach for kayak storage.

Tennis Court

1. Court hours are 7:00 a.m. to 9:00 p.m. Reservations start and end on the hours.
2. Players must sign-up on the sheet provided for a time slot.
3. One hour of play per group is allowed. Maximum sign-up time per day is two (2) hours, not consecutive. You cannot use another unit co-owner's name to reserve court time or prolong playing time. Even if players have not finished play, the court must be relinquished to players who signed up for the following hours.
4. If the courts are not reserved, owners, guests, renters and visitors are free to use the courts.
5. Only tennis shoes or similar footwear are allowed on the court. No black or hard-soled shoes are permitted.
6. Players are responsible for removing their equipment and belongings when they leave.
7. Please close the gate to the court when leaving. The keyless lock on the entry gate (when present) will be coded as 101 followed by your unit number.
8. No food items are allowed on the court.
9. The tennis court is to only be used for its designated purpose.

Fireworks

1. Fireworks may be used during the following periods in accordance with local ordinances:
 - a. Between 11:00 a.m. and 1:00 A.M. on December 31st;
 - b. From 11:00 a.m. to 11:45 p.m. on the Saturday and Sunday preceding Memorial Day;
 - c. Between 11:00 a.m. and 11:45 p.m. on June 29 through July 5, if that date is a Friday or Saturday; and
 - d. Between 11:00 a.m. and 11:45 p.m. on the Saturday and Sunday preceding Labor Day.
2. Only those "consumer fireworks" legal in Michigan are permitted.
3. Fireworks may only be used on the beach. No fireworks are permitted anywhere else on Bent Tree property.
4. By 10:00 a.m. on the following morning, the fireworks debris must be removed.

Pets

1. Only co-owners may have pets in accordance with the By-Laws.
2. Renters, guests and visitors are not allowed pets.
3. All pets must be leashed while outdoors and cannot be left unattended outside.
4. Pets are not allowed in the pool area.
5. Co-owners must manage their pets so as not to disturb others.
6. Proper disposal of excrement is the responsibility of the owner. Pets may be walked in the area behind the south-most dumpster.