

NORTH SHORE CONDOMINIUM ASSOCIATION

RULES AND REGULATIONS 2018

Our homes at North Shore represent a diverse set of co-owners. With 83 total units and the number of co-owners, guests, renters, and visitors, it is important that everyone recognize the importance of common courtesy, respect, and safety. These Rules will provide a baseline to assure mutual enjoyment of the property, assets, and common areas at North Shore Condominiums.

The items shown below have been adopted by the Board of Directors as part of their responsibilities defined in the North Shore Condominium Bylaws; Article XIII, Section 4h, and Article VI, Section 9. Observance of these rules is the responsibility of each co-owner, renter, guest or visitor, and anyone employed by the Association or any co-owner.

GENERAL RULES

BUILDING ACCESS, COMMON DOORS & GATES:

- Exterior and interior hallway doors must be closed at all times by order of the Fire Marshall and secured entrances and gates locked.
- All common area keys and codes are the property of North Shore Association and are not to be distributed to others excepted as noted below:
 - Codes may be shared with properly authorized Guests and Renters, recognized professional delivery companies, and approved contractors. Distributing door codes to unknown visitors or publishing a code in public media is expressly prohibited.
- **UNIT LOCKOUTS:** A co-owner or their designated property management company have sole responsibility for lockout or accessibility assistance. The cost of the assistance and any resulting damage is the responsibility of the co-owner.

GATES remain closed and locked between the months of May and October. *Refer to Building Access, Common Doors and Gates Policy.*

NO SMOKING: North Shore Condominiums is a smoke free environment. Smoking is also prohibited in all indoor and outdoor common areas, including the beach and parking lot of the association.

PARTIES/EVENTS: Co-owner parties/events should be limited to small family-oriented events. Other events may be approved by contacting the Association Board for approval.

PETS: Only co-owners can keep pets in accordance with the By-laws; Article VI, Section 5 and must be registered with the association management company. Dogs must be leashed (with the exception of supervised play) and attended by a responsible person at all times while in the common areas. Clean up and proper disposal of pet waste is mandatory. The common green space between the buildings is not to be used for pet walks. Pets may not be brought to North Shore Condominiums by Guests, Renters, or Visitors.

QUIET HOURS: 10:00 p.m. until 10:00 a.m.

RENTAL OCCUPANCY: No more than 3 people may occupy a studio unit. No more than 5 people may occupy a one-bedroom unit. No more than 7 people may occupy a two-bedroom unit. The original unit limit remains valid for a unit that has been structurally combined with another unit.

RENTERS , GUESTS & VISITORS: Guests are defined as those who have been invited by a co-owner and have approved access to a co-owner unit and thereby use of the common grounds. Renters obtain the right to use the facilities and effectuating that right is through a written rental agreement and subsequently notifying the association management company . Visitors are defined as temporary daytime visitor of a Renter. Up to 2 visitors per condominium unit are permitted with written co-owner approval. Overnight visitors are prohibited. All others are considered trespassers. Unless stated in this category all other condominium rules apply to Guests, Renters and Visitors. The minimum rental term by the approved By-laws for all NSC is 7 days. This includes all rentals year round. Renter agreements must be recorded in a timely manner with the association management company.

NOTICE OF LEASE OR SALE: Whenever any co-owner proposes to sell, give, lease (other than weekly rental), devise or otherwise transfer any unit, or any interest, said co-owner(s) shall give the Association (via the association management company) not less than ten (10) days prior written notice of the proposed transfer, which notice shall briefly describe the type of transfer proposed by the co-owner and shall state the name and address of the proposed Transferee. No unit may be leased for less than six (6) months or more than one (1) year without the prior permission of the Board.

NOTICES: No signs, or other advertising which is visible from the common areas shall be displayed (Bylaws; Article VI, Section 8). Any other signage or notices must be approved by the Board.

UNIT RENOVATIONS: All modifications/renovations to a co-owner unit beyond paint and internal faucets requires adherence to co-owner renovation policy, including but not limited to date restrictions, plan approval and inspection. All blinds or window coverings must have a white exterior facing material. All unit exterior doors must match current styles in use and are at the cost of the co-owner. No in unit washers, dryers, fireplaces, or other upgrades that compromise roofing or exterior walls are permitted. *Refer to Co-owner Renovation Policy.*

COMMON AREAS

DEFINITION: Common Areas are defined as the beach, decks, pool, hallways, stairways, entryways, green areas, parking lots, laundry rooms, and storage areas. Common areas shall not be used for storage of personal property, with the exception of designated storage areas, and shall be kept neat and free of all obstacles always. (Bylaws; Article VI, Section 7)

NUISANCE PROVISION: Common courtesy and respect are expected at all times. No person shall create a nuisance that imposes on other residents.

BEACH:

- The beach area is to be maintained with all paraphernalia cleaned up and removed from the beach, all large holes need to be filled in and removal of personal debris.
- Beach fires are allowed in an approved, portable fire pit with registered association authorization and subject to regulation by the City and the DNR. *Refer to Beach Fire Policy*
- Fireworks and other potentially harmful activities are not permitted.
- Watercraft other than kayaks and paddle boards overnight storage requires association approval.

DECKS:

- Deck furniture will be used appropriately and may not be moved from one deck to another or used on the beach. Saving furniture for excessive periods of time is considered discourteous.
- Removal of sand from all persons and items before entering the upper deck and pool is required.
- Umbrellas, tables and chairs are to be kept clean and returned to the designated area after use.

- Loud music is not allowed.
- Horseplay, running, shoving, use of bikes, roller blades, skateboards, scooters, balls, Frisbees, etc. is not allowed on the lakeside deck.
- Under deck storage and kayak/board storage is to be kept neat and organized. All items must be labeled with co-owner name and unit number. All items not removed when requested (no later than September 15) is subject to disposal.

GRILLS are available on a first come, first serve basis. Users must clean up the area after use; clean spills; scrap grates and turn of the gas. Dumping of any material on nearby gravel is not allowed. We ask for courteous use of the service. No other outdoor grills may be used on association common grounds.

LAUNDRY SERVICES are provided as a convenience. The association makes every attempt to provide a clean, safe, area for onsite paid laundry services. The association does not assume any risk or liability resulting from loss or damage resulting from the use of the facility. Cleanliness of the laundry area is assumed by users. Please make sure washer, dryers, dryer lint receptacles are clean after use.

POOL *Hours of operation are 10 am to 10 pm – Safety is your responsibility.*

- No life guard on duty – use of pool and swimming is at your own risk.
- Adult supervision of children is to be provided always within the pool area. Children under the age of 12 are required to be supervised by an adult. Age appropriate children are required to wear approved protective swimming attire.
- Dangerous practices are prohibited. This includes but is not limited to no running, diving, or horse play.
- Pool gates must be kept closed at all times and are locked during non-use hours. Fence jumping is not permissible.
- No obstruction of any type is allowed in pool, pool area, or fencing. This includes but is not limited to large floatation devices, umbrellas, towels on fencing, etc. Small soft toys, swim noodles and age appropriate US Coast Guard Approved personal floatation and safety devises are permissible.
- No food, glass, breakable containers, or pets allowed in poolarea.
- Sand must be rinsed off before use.
- Items removed from pool area upon closing will be disposed.

SEWER SYSTEMS in our buildings can be fragile. As such at times there may be backups affecting one or several units. We request that nothing other than human waste, paper designed for that purpose, or normal grey water from water usage be placed in sewer and drain systems. Any other material such as wipes, incontinence products, diapers, female sanitary products, oils, chemicals, paints, etc., can cause damaging and expensive events in the system and are prohibited.

STORAGE of personal items may be available in the storage area of each facility. They are assigned by unit when available and are not open to unauthorized use. Storage access attached to each building is for authorized use only and all items must be labeled with co-owner name and unit number.

VEHICLES & PARKING:

- Numbered and assigned parking is in use May –October.
- Owner designated parking spots are for co-owner, co-owner family members and guests only.
- Complaints regarding improper parking must be initiated by a co-owner or their designee with towing of vehicles parked in a co-owner’s reserved spot the co-owner’s responsibility.
- No boats, jet skis, camping vehicles, or trailers may be parked or stored on the premises (Bylaws; Article VI, Section 7).

- Scooters and bicycles must be parked on the appropriate concrete pad. Secure locks should be used.
- Motorcycles and golf carts, as an additional co-owner vehicle, must be in an authorized available parking spot.
- Temporary Loading, Service, and Manager Parking Spaces are for specific use. A temporary loading space near the door of each building is for everyone's benefit and should not be used for more than 15 minutes.
- The lane in front of the building is designed as an emergency or fire lane. No parking is allowed at any time.
- No inoperable vehicles of any type may be stored or brought upon the premises.

WI-FI SYSTEMS are provided using all possible bandwidth and technology currently available. Access may be limited due to the number of users and the type of applications used. While the Association does not limit usage to individual users, we assume no guarantee of its constant availability. A co-owner may contract separately for their own service through an available provider for increased speeds or availability. Inappropriate or illegal use is prohibited.

The Association assumes no responsibility for accidents, injury, illness, death, or stolen or damaged property on or in any common area of the Association or within individual co-owner units.

COMPLAINTS, ENFORCEMENT AND FINE SCHEDULE

COMPLAINTS/INFRACTIONS: All complaints should be submitted in writing, submitted through the association website portal, reported to the association management company, or submitted to the President of the Board in writing in a timely manner.

ENFORCEMENT: Enforcement of a rule violation may result in a warning, a fine, or reported to the police.

FINE SCHEDULE: In accordance with Bylaws; Article VIII, Section 3, rule and regulation violations shall be grounds for assessment by the association of monetary fines as listed below. A co-owner shall be deemed responsible for violations because of their own personal actions or the actions of family, guests, visitors, or tenants.

- 1st violation - written warning (no fine)
- 2nd violation - \$25.00 fine
- 3rd violation - \$50.00 fine
- 4th & subsequent violations - \$100.00 fine

CONTACTS: We do not have a property or security manager on-site, all co-owners, renters, guests, and visitors are expected to keep all areas clean, safe and secure. The North Shore Condominiums are managed by The Gardner Group of Michigan.

- a. Renter issues or concerns are to be addressed with the rental agency or unit owner.
- b. Owner issues or concerns may be reported via email: info@gardnermi.com or phone: 269-323-7774.

Signature _____ Date _____