

# Lakeshore Condominium

*A Private Residential Community on Lake Michigan*

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*Please read!*

## Condominium Rules and Regulations

**Co-owners, residents and guests shall comply with all posted rules and other applicable rules and conditions of the Lakeshore Condominium Association and Condominium By-laws. Some are listed below:**

- Co-owners and guests will refrain from activities or loud noises which may disturb or interfere with the rights or comfort of other persons.
- Entry doors to buildings must remain closed at all times. Do not prop doors open.
- Common elements shall not be used for storage of supplies, materials, personal property, trash or refuse of any kind. No storage of personal articles is permitted outside the Unit.
- No unsightly condition shall be maintained on any balcony and only furniture and equipment consistent with the normal and reasonable use of such areas shall be permitted to remain there during seasons when such areas are reasonably in use and no furniture or equipment of any kind shall be stored thereon during seasons when such areas are not reasonably in use. All balconies should be kept clear of all items other than patio/balcony furniture and kept clean and in an orderly condition.
- In general, no activity shall be carried on nor condition maintained by a Co-owner or occupant, either in his or her Unit or upon the Common Elements, which is detrimental to the appearance of the Condominium. This includes not hanging towels, plants or other items over the balcony railing.
- Due to the fire codes implemented by the Fire Marshall of St. Joseph, grills of any kind, whether it be gas or charcoal, are not allowed on the balconies. There are charcoal grills and picnic tables on the grounds for your use. If you choose to use your own grill it must be at a minimum of three (3) feet from the buildings. Propane may NOT be stored anywhere inside the buildings.
- No house trailers, commercial vehicles, boat trailers, boats, personal watercraft, camping vehicles, camping trailers, motorcycles, all terrain vehicles, snowmobiles, snowmobile trailers or vehicles, other than automobiles or vehicles used primarily for general personal transportation may be parked or stored upon the premises of the Condominium. Any vehicles of this kind found on the property will be towed at the owner's expense.

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- Carports are appurtenant to the condominium unit. The carports are to be used for vehicles only. The carports are not to be used as storage areas for such items as boxes, campers, trailers, bicycles, etc. Each condominium has one carport. Any unauthorized vehicles will be towed from assigned spots and the owner of the vehicle will be responsible for the towing expense.
- The co-owner is responsible to pay for the repair of any damage done by themselves or their visitors to the condominium and the common and limited elements of Lakeshore Condominiums.
- No eating, drinking, and/or smoking is permitted in the common hallways. Co-owner is responsible for anything they or their visitors/guests spill or break in the common areas.
- Co-owner and guests shall use and occupy the premises in a clean and wholesome manner and in compliance with all applicable governmental requirements, including all public health and police regulations, relating to such use and occupancy.
- Co-owners and occupants must make the unit available to the Association or its duly authorized agents for authorized service personnel, for inspection, repair, or maintenance during reasonable working hours, upon notice to the Co-owner or occupant.
- Pool Areas
  - See Pool Rules (attached)
  - Follow all posted rules in the pool area
  - Drinks must be in non-breakable containers - NO GLASS
  - No pets are allowed in the Pool area
  - No children under age 14 allowed without supervision
- Emergency maintenance: See Emergency Situations
- Pets: See Pet policy.
- Children shall be supervised at all times.
- There shall be no parking in front of garbage dumpster areas. Violators may be towed at owner's expense.
- Bikes housed in the community racks during the summer must be removed by October 1<sup>st</sup>.

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- Fireworks are not permitted on the property
- The sidewalks, entrances, passages and carports must not be obstructed or encumbered. Trees and shrubbery are a vital part of the premises and the co-owner shall be responsible for any damages to them.
- No Glass bottles or glass containers of any kind are permitted on the beach or beach area.
- No tents or other types of canopies are permitted anywhere on the Common Areas. This includes the Bluff, the beach and the yards.
- The Common Areas (the Bluff, the beach and the yards) may not be used by any Co-owner, tenant or guest for a gathering of more than 12 persons. (An example of a “gathering” is a party, picnic, or reception) A Co-owner who desires to use a Common Area to host a gathering of more than 12 persons must use the Clubhouse. A Co-owner may reserve the Clubhouse on a first come, first serve basis according to the Clubhouse policy.
- **Disposal of Smoking Material:** Cigar butts, cigarette stubs, smokeless and chewing tobacco products and any other smoking and tobacco refuse shall not be deposited anywhere on and upon the Common Areas (the Bluff, the beach, the yards, the landscaping). A proper receptacle should be used to dispose of smoking material.
- Outside contractors and vendors who perform work and provide services or materials for Lakeshore Association must be registered with the Property Manager and provide the Property Manager with an IRS Form W-9 and Acord insurance rider which includes proof of workers compensation insurance. A registered contractor or vendor will be assigned a gate access code.

Co-owners are encouraged to use contractors and vendors who are registered with the Property Manager. A co-owner or the co-owner's rental agent should provide a contractor or vendor who is not registered with a vendor code for gate access. Contractors and vendors hired by co-owners should be licensed, bonded and insured. Co-owners may be responsible for any damage or injury caused by uninsured contractors and vendors work they use.

Approved by the Lakeshore Board of Directors on 04-28-2003; revised 4/28/16/; revised 08-05-2017.  
Revised by the Lakeshore Association Board of Directors on 8-26-2019.  
Subject to revision by the Board of Directors.