

THE CAPE CONDOMINIUM ASSOCIATION
BOARD APPROVED
RULES & REGULATIONS (POLICY 97-05)
BOAT, RV, STORAGE AND ACTIVITIES AREA

ALL SIGNS TO BE ADHERED TO. STORAGE OF REGISTERED VEHICLES IN THIS AREA IS AT THE CO-OWNER'S OWN RISK AND IS A PRIVILEGE GIVEN TO THE ASSOCIATION. The Association is not responsible for any damage, vandalism, stolen or lost articles, boats, trailers, or other personal property permitted or otherwise to be stored in this area.

The Cape Condominium Association, in accordance with the Van Buren Township instructions for the maintenance and management of the township property next to The Cape, issue the following rules and regulations.

1. All Watercraft (boats, seadoo, etc.) vehicles and trailers must be registered with the association each year by May 1. All watercraft and trailers must be owned by an association resident and be currently licensed by the State of Michigan. Proof of registration and drivers licenses required (refer to attached document – *Charter Township of Van Buren – Dated 12-03-02 – Shoreline*).
2. Maximum of two (2) parking spaces for recreational vehicles will be allowed for each unit. All parking spaces will be assigned by number. Only recreational vehicles that are assigned to the allotted parking space will be allowed to occupy that space. The Association shall remove any non-authorized vehicle stored/parked at the owner's expense without prior notification. Resident must have a registered recreational vehicle in order to have an assigned space. (That is to say that if a resident has one boat and one trailer, one space will be allowed. If a resident has 1 boat and 2 trailers then 2 spaces will be allowed. The splitting up of a boat and trailer is not allowed in order to procure an additional space).

I.E.	Boat & Trailer	1 space
	Seadoos & Trailer	1 space
	Recreational trailer	1 space
	Pontoon boat w or w/o trailer	1 space

3. No material of any sort may be placed on any parking space for the purpose of covering the grass with the exception of underneath the trailer wheels and trailer tongue. Material not to exceed 12" width and 4' length.
4. Registered resident vehicles not stored in authorized parking spaces will be removed at owner's expense without prior notification of intended removal.

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5. Visitors with or without a vehicle must be accompanied by a co-owner/resident at all times.
6. At no time will any recreational vehicles be parked within 75 feet of the shoreline.
7. Recreational vehicles, hoists, furniture, etc. may not be tied, chained, or otherwise attached to any posts or natural environment. Any of the above that is found to be tied, chained, etc. will be subject to immediate removal from the premises using appropriate means to secure release of said item (including, but not limited to cutting of chains and locks) at owner's expense without prior notification of intended removal.
8. It is the responsibility of the co-owner to secure all required permits prior to submitting a plan to the Board of Directors (*Reference attached document – Shoreline Permits*).
9. All docks must receive prior approval from Van Buren Township and any other authorities as necessary before the Board will consider the request.
10. Prior to the installation of a dock co-owners must submit a plan to the Board of Directors for approval.
11. Dock owners are responsible for the structural integrity of their docks. Docks and surrounding areas are not permitted to be unsightly or unsafe. Failure to maintain dock and surrounding areas in a safe manner could result in removal of dock by the Association at the co-owner's expense. All docks must be clearly identified with the co-owners house address.
12. Boat hoists that are taken out for the winter must be put in the water by May 15th of each year. Boat hoists that are left on shore after the May 15th deadline are subject to removal at owner's expense without prior notification of intended removal. Boat hoists may be stored on shore in the immediate area of said dock in which it was used between the dates of October 15th and May 15th (notwithstanding item 6).
13. No docks may be on shore between May 15th and October 15th. Any dock left on shore during those dates is subject to immediate removal at the co-owner's expense without prior notification of intended removal.

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14. Automobiles, trucks, motor homes, camper trailers (excluding pop-ups), and other passenger vehicles other than recreational vehicles (as stated above) are not permitted to be stored in the park area.
15. Co-owners are responsible to keep the area around their boat, trailer and dock free from boards, cinder blocks, tires. Co-owners are responsible for grass and brush trimming around boat storage and dock areas. Minimum three (3) times per season as required. Maximum height of grass five (5) inches. **You will have until May 31, July 4, and September 5, to clean and cut your area. After each aforementioned date Cape maintenance will clean the area and you will be charged a maintenance fee of \$25.00 for each area to be cleared.**

Clearing Perimeters:

1. Boat storage area from front of trailer tongue to back of storage unit. From a minimum of two (2) feet on each side of your trailer wheels and under trailer.
2. Docks from center of dock on each side to center of the distance between the next dock (If distance is twenty (20) feet you will maintain approximately ten (10) feet on each side of your dock.
3. From maintenance cut line over the brow to waters edge.

The lawn service will not mow or weed-whack those areas because of chains and wires hanging from the trailers and wood, bricks, etc., left around your storage areas and docks (this includes old docks not in use).

16. Recreational vehicles and trailers stored in the park are to be kept in operational condition, at all times.
17. The gate to the park area must be locked at all times. Key deposit is \$10.00; replacement keys will be issued at a fee of \$75.00. Keys must be returned to the Association upon that sale of a co-owner's unit.

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18. Please be advised that at all times the Rules and Regulations set forth by Van Buren Township will be enforced.
19. You are to observe all signs.

Remember, this is a township property; it is our agreement to maintain it in accordance with their demands (a small price to pay). Your cooperation is needed, if not, we may all have to pay a maintenance fee of unknown cost in the future.

APPROVED: NOVEMBER 12, 1997
AMENDED AND APPROVED: SEPTEMBER 9, 1998
AMENDED AND APPROVED: JANUARY 8, 2003
AMENDED AND APPROVED: JUNE 16, 2004
AMENDED AND APPROVED: JULY 14, 2004