

Approved by the
Board of Directors
and by the Owners
on November 6, 2005

**SECOND AMENDMENT¹ TO CAMP MADRON CONDOMINIUM
ASSOCIATION
RULES AND REGULATIONS**

1. Definitions. Terms not defined in these Rules and Regulations have the meaning given them in the Condominium Documents (the Master Deed, the Condominium By-Laws, the Condominium Subdivision Plan, and any other instrument referred to in the Master Deed that affects the rights and obligations of an Owner in the Condominium) or, if the Condominium Documents do not define the term, by the term's commonly understood meaning.
2. To Whom These Rules Apply. Owners, Owner's occupants, tenants, employees, invitees and guests, any other persons using the facilities of the Condominium and their respective children and pets shall be subject to, and Owners shall be responsible for ensuring that their occupants, tenants, employees, invitees, guests and their respective children and pets comply with all use restrictions and rules and regulations whether contained in the Condominium Documents, in these Rules and Regulations, in other instruments governing the Condominium or in policies or procedures established from time to time by the Board.
3. At-Your-Own-Risk Activities. Use of the beach, lake or any real or personal property owned by the Association, including but not limited to swimming, ice skating, fishing, boating and use of sports equipment, roads and paths, is at a person's own risk. Owners are responsible for supervising their children, pets, occupants, tenants, employees, invitees and guests at the beach and in or on the lake. It is recommended that every person comply with state and federal laws concerning water safety.
4. Cleaning Up. All persons to whom these rules apply shall be responsible for cleaning up after themselves on the Common Elements and shall return all items to their proper place when finished. Owners will be held responsible for children, occupants, tenants, employees, invitees and guests who fail to clean up after themselves or their pets.
5. Fires. Fires are not permitted in the Common elements, except in designated areas. Contained fires and controlled burns are permitted in a Unit, provided that the Owner has obtained all necessary permits from Buchanan Township. The

¹ Only Rule 17, the "Camp Madron Pets Rules," has been amended.

firebuilder shall notify the Caretaker of any fire. The firebuilder is responsible for properly tending and extinguishing the fire.

6. Noise. Radios, cassette/tape/CD players, televisions, audible electronic or computer games or any other type of electronic sound device or system shall not be played on the Common Elements, except with the use of personal earphones.
7. Notice to Caretakers of Use of Unit. Owners shall provide prior notice by telephone or in writing to the Caretakers when any tenant, guest or other occupant will be using their Unit in the Owner's absence.
8. Reservation of Lodge. Owners may reserve the lodge for an event or gathering by submitting the Board-approved form to the Manager or the Caretaker. An Owner using the lodge for an event or gathering shall be present at the event or gathering and shall be responsible for cleaning up the lodge afterward, and for any damage that occurs. An Owner using the lodge for an event or gathering shall pay users fees in an amount determined by the Board and shall comply with such other policies or procedures the Board may from time to time establish. Non-Owners may use the Lodge for an event or gathering with Board approval on the same terms, with payment of users fees in an amount set by the Board for that particular event or gathering, provided that an appropriate indemnification and hold harmless agreement is executed in favor of the Association and such other requirements as the Board, in its discretion, may establish are agreed to.
9. Tennis Courts. Persons wishing to play tennis shall have priority over persons using the tennis courts for other purposes. Persons may reserve a court for a specific time by signing their names and times of reservation on the tennis court chalkboard.
10. Sports Equipment in Lodge. Each person borrowing sports equipment from the lodge shall sign it out and return it to its proper place when finished. Any damage to such equipment shall be reported to the Caretaker. Owners shall be responsible for the cost of repairing or replacing any equipment they, their children, occupants, tenants, employees, invitees or guests damage.
11. Boat Storage. Boats shall be stored only in areas designated from time to time by the Board of Directors.
12. Storage Under Gazebo. Beach toys and inflatable objects (but not boats, sailboards, etc.) stored under the gazebo are available for general use.
13. Restrictions on Road Usage. The Board of Directors will from time to time establish and publish seasonal and weight restrictions on road usage.
14. Guidelines for Contractors. The Board of Directors will from time to time establish and publish guidelines for contractors, builders, subcontractors and others working on the various Units and the Common Elements of the Condominium, which will govern ingress and egress, use of the roads and other matters.

15. Enforcement Procedures.

- (a) If an Owner fails to pay an assessment when due, he/she shall automatically be assessed a late charge and shall be subject to any other penalty, remedy, action or proceeding as permitted herein, in the Condominium Documents or in the Act. The Board will from time to time establish the amount to be assessed as a late charge, which amount shall be reasonable and shall not be effective until thirty (30) days after publication by the Board.
- (b) All complaints of violations of the Condominium Documents, other instruments governing the Condominium or these Rules and Regulations shall be submitted in writing to the Board. A complaint shall identify the complaining party or parties, the alleged violator and, if the alleged violator is not an Owner, the Owner responsible for the alleged violator, the details of the alleged violation and the relief requested.
- (c) If the alleged violator is a tenant or non-Owner occupant of a Unit and the alleged violation is failure to comply with the conditions of the Condominium Documents, the Association shall follow the procedures in Section 559.212(4) of the Act. However, to the extent the procedures in Section 559.212(4) are not mandatory, the Board may follow either such procedures or the procedures contained in paragraph d below.
- (d) Except as provided otherwise in paragraphs a and c above, the Manager shall notify the alleged violator and the responsible Owner of the alleged violation, set a time period within which the alleged violation must be corrected or action will be taken and provide them with a copy of these procedures.
 - i. If the alleged violation is not corrected within the time period stated in the notice, the Manager shall provide the alleged violator and the responsible Owner with a second notice that informs them of the following:
 - 1. the Manager is turning the matter over to the Board;
 - 2. the Board may initiate a grievance proceeding and/or may fine the alleged violator and the responsible Owner an amount not less than fifty dollars (\$50) nor more than five hundred dollars (\$500) after a hearing; and
 - 3. the alleged violator or the responsible Owner initiate a grievance proceeding within the time period stated in the second notice.

4. If the Board, the alleged violator or the responsible Owner initiates a grievance proceeding, the Board shall appoint a Grievance Committee which shall be composed of three Owners, at least one of whom shall be a Board member. The Grievance Committee shall investigate the complaint, interview the alleged violator and any complaining party and attempt informally to mediate or resolve the matter. The Grievance Committee shall report to the Board on the results of its investigation and the resolution of the matter or, if the complaint remains unresolved, its recommendations.
5. If no one initiates a grievance proceeding or if the complaint remains unresolved after a grievance proceeding, the Board will notify the alleged violator and responsible Owner of the time and place of a hearing. After holding such hearing, the Board may take any reasonable action that the Board determines necessary or desirable to resolve the matter. Such actions may include levying fines against the alleged violator and/or the responsible Owner in an amount of not less than fifty dollars (\$50) nor more than five hundred dollars (\$500) and/or any other remedy authorized pursuant to the Condominium Documents or the Act.

16. Camp Madron Architectural Guidelines.

- (a) Statement of Purpose: The purpose of these guidelines is to assist and direct Owners and their Architects and or Contractors in the development of designs that reinforce the overall concept and quality of Camp Madron. It is not the intent of these guidelines to limit or diminish the individual's desires or needs, but rather to provide a conscience for this expression that is in harmony with the Camp and its inhabitants.

All single family dwellings, appurtenant out buildings, drives, parking areas, landscaping, related structures and improvements must be approved in writing by the Camp Madron Board. External remodeling and alterations also require Board approval. No application shall be required from an Owner who wishes to change or add to existing plantings within a vegetable garden, a "flower bed" or a "planting bed" provided that all such plantings are noninvasive and are made within the buildable area.

Two or more members of the Board will serve as the Architectural Review Committee. In its discretion, the Board Architectural Review Committee may authorize an Architectural Review Coordinator ("ARC") appointed by the Board to undertake a preliminary review of any application and otherwise assist the Architectural Review Committee. No recommendation by an ARC as to any application shall

be final until approved, rejected, or amended by the Board. The ARC shall be retained by the Board. The ARC and any business he or she may own or be employed by shall be prohibited from doing any work for any Owner. The ARC fees shall be allocated between the Association and the applicant as the Board may determine in its discretion.

- (b) The following is required for Architectural Review Committee review. The Architectural Review Committee of the Board in its discretion may waive any of these requirements where justified by the minor nature of the work to be reviewed:
- i. Two copies of the complete building plans, including exterior elevations showing all elevations of the proposed structures, clearly indicating all materials and finishes.
 - ii. Two copies of the site plan clearly indicating all primary site characteristics (i.e., trees 12" in diameter and larger, streams, contours); buildable area; structures; pools; hot tubs; saunas; utilities; lighting; decks; fences; walks; drives and their respective distances from the property lines. Existing and proposed grades, underground utilities, and driveway easements are also to be indicated.
 - iii. Two copies of the landscaping plan.
 - iv. Such additional information as the Board may require from time to time.
 - v. A construction deposit, nonrefundable road usage fee, and (if applicable) Architectural Review Coordinator Fee.

The Board or the ARC will endeavor to conduct the review process so that it may be concluded in approximately six–eight weeks from receipt of all required information to approval, rejection or requested changes.

(c) Setbacks

- i. A 5625 square foot "buildable area" shall be designated on each Unit lot. All dwelling structures, decks, fences, and formal landscaping are restricted to this area with the following exception:
- ii. Garages, storage buildings and parking areas are permitted outside the "buildable area" but must be a minimum of 5 feet from all lot lines and not less than 30 feet away from all neighboring buildings.

(d) Height and Area.

- i. All residential structures are limited to three stories maximum and not to exceed 30 feet from grade to the highest point of the actual structure.
- ii. Garages and storage buildings are restricted to a height not to exceed 18 feet from grade to the highest point and a maximum area of 500 square feet.

(e) Design.

- i. All designs are to be sensitive to and aware of the concepts and habitat of Camp Madron. Designs should reinforce the natural context and sense of community. "A" frame, Chalet, Ranch, Geodesic Dome, and similar styles are inappropriate and are not permitted. All other designs will be reviewed individually by the Architectural Review Committee of the Board for appropriateness and acceptability. Garages and storage buildings are to be consistent and compatible with the companion residential design.

(f) Materials and Colors.

- i. Exterior finishes shall be approved to the extent they incorporate log, clapboard or other wood siding, wood shakes, wood shingles, glass, stone, and manmade stone.
- ii. The color of exterior finishes shall be approved as follows: Natural stone or wood will be allowed. Other colored finishes (other than trim) must be dark and muted to blend in with the surrounding landscape. Specifically any color is acceptable if, on an "HSB" color chart, it has a brightness of less than 30%, regardless of hue or saturation. Brighter colors may be approved, but must be separately evaluated in light of the principles which govern application of these rules.
- iii. Roofs shall be approved to the extent they are made of metal, slate, wood shakes or reinforced shingles.
- iv. Vinyl or aluminum siding or similar products, cinder block, and structures made primarily of brick are not allowed.
- v. Windows and doors are to be wood, stained or painted. Metal windows and doors may be submitted for review by the Architectural Review Committee of the Board.

- vi. Metal flues, chimneys and handrails are acceptable if appropriate to the residential design.

(g) Other Structures.

- i. Basements are allowed under the residential structure. Basements are allowed as "habitable" space, as long as the "habitable" portion does not exceed the size of the first floor.
- ii. Pools, saunas and hot tubs are allowed within the "buildable area." Pool fencing and other safety features are to be provided according to the requirements of Camp Madron and all other applicable codes and ordinances.
- iii. Fences are allowed within the "buildable area", with a maximum height of 8 feet and should be designed and built of materials that are compatible with the residential structure and setting.
- iv. Exterior lighting is restricted to the "buildable area" and within 5 feet of each side of the driveway. Lighting is restricted to incandescent. No fluorescent or H.I.D. is allowed. Mounting height is limited to 10 feet in the buildable area and 1'6" in the drive area. In the buildable area wattage is limited to 75 watts and in the drive area 25 watts.
- v. Prior to installing an exterior antenna, aerial or satellite dish, a written request for permission shall be submitted by the Owner to the Board detailing the location of the proposed installation, the size, design and color of the device and the manner of attachment to the premises. The Board shall have ten (10) days to respond. If permission is denied, the Board shall state its reasons and any proposed alternatives that will be permitted. If the Board does not respond within ten (10) days, it will be deemed to have given its consent. Satellite dishes are permitted subject to the following conditions and restrictions:
 - 1. No satellite dish may exceed one (1) meter in diameter.
 - 2. No dish shall rise above the roof line of the home or other building to which it is attached without the prior written approval of the Board.
 - 3. The Board may require the dish to be painted so as to blend in with its surroundings.
 - 4. The Owner shall be responsible for maintaining the dish in a safe condition.
 - 5. In order to maintain the exterior appearance, the Owner shall install the dish, when consistent with receiving an acceptable quality signal, so that the dish is not visible from public

roadways, the orchard, the lake and neighboring homes and the Board may require screening that does not exceed a reasonable cost to the Owner.

6. Dishes will not be permitted on common elements.
 - vi. Propane tanks, garbage receptacles, etc., must be within the "buildable area" or attached to garage or storage buildings and screened from view. Boats and other recreational equipment must also be stored inside and screened from view.
 - vii. Geothermal wells to serve heat pump systems are permitted under the restrictions of any applicable codes and ordinances.
 - viii. The location of any compost site shall be subject to approval by the Board after consultation with the owners of any immediately adjacent Unit.
- (h) Landscaping.
- i. For the guidance of Owners and any other person seeking to comply with or interpret these rules, a Memorandum setting forth the Board's views as to the applicability, purposes, and interpretation of these landscaping rules and providing guidance for conforming therewith shall be prepared and modified as the Board sees fit from time to time and shall be provided to any Owner seeking approval of a landscaping plan.
 - ii. It is the desire of Camp Madron to preserve the natural vegetation to the greatest extent possible. Formal landscaping is allowed only within the "buildable area" and up to 5 feet from each side of the driveway. Planting should be indigenous to the region and non-threatening to the natural vegetation. The remaining Unit area is intended as natural habitat. Within that context, maintenance and preservation and good forestry practice is permitted within the guidelines established by the Architectural Review Committee of the Board.
 - iii. Trees, 4 inches or greater in diameter, may not be removed outside the "buildable area" without prior consent of the Architectural Review Committee of the Board.
 - iv. It is the intent of the Camp to maintain a natural rustic woodland setting. In that vein, public views from roadways, neighboring Units, the lake, and the orchard should be buffered from all built structures. This is particularly important on "buildable areas" closer to such common elements. Houses and attachments should be sited so as to be screened by the contours of the Unit and/or existing and supplemental natural landscaping to prevent

direct, open views of structures from public roadways, neighboring Units, the lake, and the orchard. Except to the extent necessary to allow a driveway and associated landscaping, as described in (h)(ii) above, in no event will any construction, formal landscaping, or clearing be allowed within ten feet of the boundary of any Unit. In order to conform to this rule, it is not required that a house or structure be so screened as to be invisible at all times during the year. It is, however, required that the siting of the house and/or suitable post construction plantings shall preserve to the extent practical the privacy and tranquility of neighboring homes, the lake, the orchard, and the natural ambience of Camp Madron. As between neighboring homes, the Association recognizes that the burden of screening is a shared burden.

- v. Vegetable gardens are permitted in the "buildable area" within the guideline standards.
- vi. The primary purpose of these guidelines is to maintain the natural woodland quality. Enhancement of this through informally (naturally) grouped plant materials is encouraged.

17. Pets Rules.

- (a) Pets in common areas should, at all times, be under the control of an adult or responsible child. Owners must not permit their pets to threaten or harass anyone at any time.
- (b) Owners must prevent their pets from persistent barking that is likely to disturb others.
- (c) Owners should clean up after their pets in any maintained common area. Owners need not clean up after pets in the woods away from the hiking and skiing paths. Pets should not be permitted to create a nuisance on the private property of other residents.
- (d) Pets are not permitted on the beach or in the picnic area during the hours of Noon – 7:00 PM (Michigan time) from Memorial Day – September 15th. During the hours when pets are permitted at the beach, owners still must maintain control of their pets (i.e. not running toward or touching people) and not allow them to disrupt the activity of people on the beach.