

AuSable Huron Condominium Campground Association Established Criteria for Blight and Safety of Units

I. Definition of Blight: Any unit that is no longer in acceptable or beneficial condition to the Association and/or its co-owners. One that ...

1. poses a serious threat to the community's health, welfare and safety. Including but not limited to the values of surrounding units as an unreasonable interference with the use and enjoyment of other premises within the surrounding area as documented by neighboring units written complaints.
2. meets one or more of the established criteria noted in **section A**.
3. is a fire hazard as determined by the fire marshal.
4. identified by the Public Health Department deemed as unsafe or dangerous for habitation.
5. with conditions as noted in **section B**.

A. Criteria for Blight:

1. Accumulation of junk, trash, rubbish or refuse of any kind (waste material, garbage, offal, paper, glass, cans, bottles, trash, debris, or other foreign substances), furniture, nonfunctioning vehicles/trailers, or items as documented by the park manager, board representative(s) or a written complaint.
2. Remnants of any wood, metal, pans of machinery, tires, parts of motor vehicles, unstacked firewood, building materials or any other cast-off materials that are not being used for an approved architectural form in the course of construction.
3. Accumulation of brush, decaying grass/agricultural materials, weeds over twelve (12) inches in height and any tree, shrub or plant that inhibits the use of common areas or access by local authorities.
4. Partially completed structure(s) unless in the course of construction with an approved architectural form on file.

B. Criteria for Safety and Functionality of Unit, Including RV and all structures (sheds, sunrooms, decks, etc.)

1. Unsafe and/or dangerous for habitation as deemed by the Public Health Department.
2. In a condition of disrepair for all, or any portion, of a structure which has not been maintained (except normal wear and tear) in a suitable working manner including structures where windows and/or doors are boarded/chained and in a non-functioning state. Exterior walls, windows, door/frame, roofs, skirting, trim and the like, shall be free of holes, breaks, cracks, loose or rotting boards, failing paint and other conditions which might admit rain, dampness and varmints to the interior portions of the structure. All canopies, awnings, overhangs, gutters shall be maintained in good repair and properly anchored.
3. Visible signs of mold, mildew, and/or moss, rotting wood or disrepair.
4. Displays broken fixtures or exposed wiring.
5. Displays disconnected and/or damaged sewer/water/cable/electrical connections.

REFERENCE: AuSable Township Ordinances, as of October 2020: No. 36 Litter, No. 41 Weed and Grass, No. 53 Dangerous Dwellings, No. 94 Property Maintenance, No. 99 Blight.