

**AuSABLE-HURON CONDOMINIUM  
CAMPGROUND ASSOCIATION**

**RESTATED ADMINISTRATIVE RESOLUTION IV**

**INSTALLATION AND PLACEMENT OF RECREATIONAL UNITS, VEHICLES, BUILDINGS, AND ALL STRUCTURES, SHEDS, STICK BUILT (MARVAC APPROVED), SUNROOM, HARD AWNING, SAND REMOVAL, ASPHALT, FLAGPOLE, ANTENNAS, SATELLITE DISH, TREES OR SHRUBS, SIGNS, HARD SURVEY MARKERS.**

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WHEREAS, Article XI at Sections 3 and 4 of the Bylaws of AuSable-Huron Condominium Campground (exhibit "A" to the Master Deed) grants the Board of Directors of AuSable-Huron Condominium Campground Association all powers and duties necessary for the administration of the affairs of the Association and the authority and responsibility to enforce the provisions of the Condominium Documents of AuSable-Huron Condominium Campground; and

WHEREAS, Article VI at Sections 3 and 9 of the Bylaws of the AuSable-Huron Condominium Campground (exhibit "A" to the Master Deed) grants the Board of Directors of AuSable-Huron Condominium Campground Association all authority and responsibility to regulate and approve the installation, alteration, repair, and/or improvement of recreational units, vehicles, buildings, and all other structures, stick built (MARVAC APPROVED), sheds, sunrooms, hard awnings, sand removal, asphalt, flagpole, antennas, satellite dishes, trees, shrubs, flowers, signs, and hard survey markers (HEREAFTER "RECREATIONAL UNITS AND ACCESSORIES") within any lot; and

WHEREAS, it is the intent of the Board of Directors to establish procedures where the Board of Directors, or its designated agent, will regulate the installation of and placement, alteration, improvement and other changes to recreational units and accessories within the Condominium project and insure compliance by Co-owners with the provisions of the Condominium Documents, and, specifically Article VI of the Bylaws of the AuSable-Huron Condominium Campground Association;

NOW, THEREFORE, BE IT RESOLVED THAT the placement of recreational units and accessories installed, altered, changed or improved within the condominium project shall be enforced in accordance with the following procedures:

1. BOARD APPROVAL MUST FIRST BE OBTAINED BEFORE PLACEMENT OF ANY OF THE AFOREMENTIONED ITEMS UNDER THE CIRCUMSTANCES DESCRIBED.
  - A. After such approval from the Board of Directors the Co-owner must obtain all necessary building and zoning permits from both governing authorities: AuSable Township and Iosco County, as the local authorities. These permits must be posted in plain view for all

Inspectors when they come into the campground. Copies of all permits must be furnished to the Board of Directors before starting work.

- B. Co-owners are responsible for finding the hard markers or having the lot resurveyed if the hard markers cannot be found or verified.
- C. Per DEQ requirement, there shall be a minimum setback of two (2) feet from any lot line from the furthest extension of the unit, i.e., overhang, bay window, hitch, back bumper, and spare tire, etc., and a plumb line must be used. The unit lot line is the line bounding a lot and includes front, rear, and side lot lines.  
  
If or when more than 50% repair or improvement is made to a recreational unit, trailer, park model, motor home, porch, deck, or room, it must be brought up to then existing requirements of the Bylaws and Administrative Resolutions of the AuSable-Huron Condominium Campground Association and applicable laws of the State of Michigan. If there is a dispute between the Unit Co-owner and the Board of Directors regarding what constitutes 50% repairs or improvements, the Co-owner making the complaint shall employ the services of a registered structural engineer, or obtain from the Local Code enforcement agency its determination. The Co-owner shall bear all costs of such procedure. The structural engineer or the Local Code enforcement agency shall furnish a signed, written document to the Co-owner and the Board of Directors explaining his/its decision.
- D. Recreational units must be placed on the lot so that the master door of unit faces the unit's yard according to the Master Layout Plan attached as Exhibit 1.
- E. Recreational units must be placed on lots perpendicular to the road. No angular placement of the recreational unit to the road is permitted. The recreational unit must be removable from the lot to the roadway without traversing a Common Element or the adjacent lot.
- F. All recreational units are required to have their axles and tires on the unit per DEQ requirement.
- G. A recreational unit may have the tongue removed if it is of a detachable design and stored with the attaching hardware under the unit per DEQ requirement.
- H. No recreational unit is to be placed or reinstalled on a lot without the presence of the Park Manager or a member of the Board of Directors, or other Board Designated Representative, to insure that the placement or reinstallation of the unit is done in compliance with Bylaws and Administrative Resolutions of the AuSable-Huron Condominium Association, and applicable laws of the State of Michigan per DEQ requirement.

- I. Trailers or Park Models that are parked on a lot in the Condominium for over 30 days cannot have flexible sewer lines attached to sewer connection per DEQ requirement.
- J. The Bylaws require that anyone renting or leasing a lot must notify the secretary in writing 10 days in advance of placement of the lessee's recreational unit, the lessee's name and address, phone number, license plate numbers of the recreational unit and vehicle. The Park Manager must be on site for the placement to enforce compliance with Administrative Resolution III and all Bylaws that pertain to leasing and renting a lot in the Condominium. Association forms must be used.
- K. Additions to recreational units must be of temporary and removable design, and not be attached to the unit. They must also be able to be disassembled and removed within SEVENTY-TWO (72) HOURS.
- L. Additions to recreational units (porches, awnings, decks, and rooms) shall:
1. Not be longer than the length of the recreational unit, including the tongue and bumper.
  2. Not be wider than ten (10) feet as measured from the wall of the unit, and shall not impede the removal of the recreational unit.
  3. Have a shed type roof which is not of a height greater than the unit's adjoining roof at the eave.
  4. Be pressure-treated wood where structural wood components are used (i.e. porches, decks). Vinyl (recycled plastic) may be used to place over old existing deck.
  5. Not be installed between the roadway and the recreational unit.
  6. Be on the front side of the recreational unit and not exceed the unit's length nor wrap around the unit.
  7. Not be constructed at ground level per DEQ requirement.
- M. LP tanks shall not be of a size greater than 125 gallons. Their placement shall follow State Fire Marshall, D.O.T., NFP-54 guidelines with inspection by the Iosco County Plumbing Inspector. No LP tanks shall be left at the unit when the recreational unit has been removed. The 100-pound tanks must set in a stand and be chained together.
- N. All recreational vehicles shall have affixed to it a MARVAC plate, or meet MARVAC standards. If "STICK BUILT," it must have a signed copy of the State approval given to the Board of Directors for the file on that Unit in the office.

- O. All motor vehicles must be parked within designated parking areas with a minimum distance of two (2) feet from the road property lines (which is Common Element) and not closer than 2 feet from adjacent lot property lines.
  - 1. Reference: Department of Public Health (page 10; R325.1558, rule 8(2)).
  - 2. Reference: Bylaws Article VI Restrictions, Section 7 Vehicles.
- P. The front parking area that is located just South and West of the front building is for guest parking only—NO EXCEPTIONS. No boats, trailers, or Co-owners can park there per resolution adopted at an annual meeting of the Association.
- Q. The North Parking Lot: Vehicles cannot be parked within 10 feet of the road because of the easement that runs the entire length of that area (East to West) all the way to the steel wall.
- R. No driving or parking on common grounds (except designated roadways and parking areas).
- S. Signs: There shall be only one For Sale or Rent sign on Co-owners' units or site which shall be no larger than 12 inches square.
- T. Per AuSable Township Ordinance No. 50, no freezers or refrigerators are allowed to be stored or placed on the outside of a recreational unit.

2. **FINE PROCEDURE**

- A. Should a Co-owner be found in violation of any provision of this Resolution, after an opportunity for a hearing has been provided to the offending person, the Board of Directors may levy fines against such person in accordance with Article XX of the Bylaws of AuSable-Huron Condominium Campground Association.
- B. The levy of fines shall be without prejudice to all other rights and remedies that the Association may have to obtain compliance with the Bylaws and/or rules and regulations of the Association through legal proceedings.

- 3. **SEVERABILITY**. In the event that any of the terms, provisions or covenants of this Administrative Resolution or the Condominium documents are held to be partially or wholly invalid or unenforceable for any reason whatsoever, such holding shall not affect, alter, modify or impair in any manner whatsoever any of the other terms, provisions or covenants of this Resolution.

4. This Administrative Resolution supersedes all previous resolutions on this subject, including Resolution adopted October 6, 1999.

This restated Administrative Resolution IV is approved by the Board of Directors of AuSable-Huron Condominium Campground Association on November 26, 2002, and is to take effect immediately.

BOARD OF DIRECTORS OF  
AuSABLE-HURON CONDOMINIUM  
CAMPGROUND ASSOCIATION

By:   
Ed Gascoyne, President

ATTEST:

By:   
Carol Padula, Secretary

\* Note \*

Absolutely no plumbing

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No HARD WIRING IN AN ADDED ROOM