



**Regulations and Policies
Of the
Sugar Springs Property Owners Association**

2023

Contents

<i>Airport</i>	<i>Page 3</i>
<i>Appeal Process</i>	<i>Page 14</i>
<i>Boating</i>	<i>Page 4</i>
<i>Boat Dock Rental</i>	<i>Page 4-5</i>
<i>Camping on Lot</i>	<i>Page 7-8</i>
<i>Campground</i>	<i>Page 9-10</i>
<i>Commons Property</i>	<i>Page 11</i>
<i>Construction</i>	<i>Page 12</i>
<i>Firewood Storage</i>	<i>Page 8-9</i>
<i>Fitness Room</i>	<i>Page 6-7</i>
<i>Homeowners</i>	<i>Page 12</i>
<i>Hunting Regulations</i>	<i>Page 14</i>
<i>Pool</i>	<i>Page 6</i>
<i>Sign Regulations</i>	<i>Page 12-13</i>
<i>Storage Facility</i>	<i>Page 10-11</i>
<i>Tree Removal</i>	<i>Page 14</i>
<i>Watercraft Lift</i>	<i>Page 5-6</i>

AIRPORT OPERATING RULES AND REGULATIONS



The Airport and the commons property immediately surrounding the airport are intended to be used exclusively for the movement of aircraft. The following are rules that will help keep everyone, pilots and non-pilots, safe.

1. Standard left hand pattern is recommended to be used at all times.
2. Use of standard departure procedure is required for noise abatement. Maintain runway heading until 500 feet AGL before turning.
3. It is recommended that you over fly the runway before landing to observe any wildlife that may be present.
4. Use of CTAF 122.9 to announce intentions on approach, entry and each leg of the pattern, ground taxiing and departure is highly recommended.
5. Aircraft must be parked in the designated parking area (as defined by the airport manager) if not on a private lot.
6. All aircraft should be tied down and wheels chocked when not in use. Tie downs are not provided; you are responsible for bringing your own.
7. When necessary, it is permitted to take your vehicle to the aircraft parking area to load and unload cargo or personnel.
8. Aircraft owners and/or pilots in command are responsible for the security and safe operation of their aircraft while on the airpark. Due to limitations in security, Sugar Springs is not responsible for loss or damage to aircraft while on airpark property.

NON-FLYING RULES

1. Operation of any vehicle other than aircraft or maintenance equipment on the runway is prohibited. Qualified vehicles on runway must have a flashing yellow beacon.
2. All pets must be on a leash and under control of the owner when in the runway vicinity.
3. Model aircraft use is permitted only on the west end of the runway if there is a spotter along with model aircraft flyer. It is recommended that the model aircraft flyer have a hand-held radio to monitor traffic on the CTAF 122.9. Model aircraft must not be flown over aircraft, homes or trailers or over any personal property.
4. It is recommended that all aircraft, Balloon's, PPC's, PPG's, Ultralight Aircraft, Light Sport Aircraft and Gliders Monitor CTAF 122.9 or have a ground spotter monitor CTAF 122.9 that can provide traffic advisories to inbound traffic.
5. No skiing or snowmobiling on the runway or commons adjacent the runway.
6. No persons shall access the runway or walk on the runway at any time unless doing so in support of an aircraft or its pilot or to perform approved inspections and/or maintenance of the runway.
7. Smoking is strictly prohibited on airport property to include the runway, approaches, parking areas and adjacent commons.

Approved by the Board of Directors on October 18, 2003

Amended by the Board of Directors on April 19, 2008, May 17, 2008, October 17, 2009, October 15, 2011 and October 18, 2014

BOATING ON LAKE LANCELOT AND LAKE LANCER



Operating Regulations & Rules of the Road

Safety is the primary consideration to having a safe and enjoyable outing. The excitement, fun, and the thrills come in at a distant second. Enjoy our lakes!

1. Township ordinance prescribes slow/no wake speeds between the hours of 7:30 pm to 11:00 am daily.
2. A person shall not operate a Personal Watercraft (PWC) during the period that begins one (1) hour before sunset and ends at 8:00 am.
3. No skiing, tubing or towing without an observer.
4. Do not operate your boat or PWC within 100 feet of stationary objects, docks, swimming areas, shorelines or anchored boats unless operating at slow/no wake speeds.
5. Operate your watercraft in a counter-clockwise fashion for all water activities.
6. Observe all slow / no wake signs.
7. Do not operate your boat if you have been drinking.
8. Racing is prohibited.
9. Non-motorized craft (sailboats, rowboats, canoes, etc.) have the right-of-way over motorboats.
10. Any boat being overtaken has the right-of-way.
11. Personal Watercraft must obey the same rules as other boats.
12. A PWC shall not cross a wake closer than 150 feet from the boat making the wake.
13. No boat shall operate without proper lighting between sunset and sunrise.
14. Riding on the Bow is illegal if the vessel is not equipped with bow seating and is operating at greater than slow/no wake speed. It is illegal to ride on the gunwale.
15. Persons born after December 31, 1978, may not operate a PWC unless they have obtained a boating safety certificate.

Approved by the Board of Directors on December 4, 1993

Amended by the Board of Directors on December 13, 2003 and October 15, 2011



POA RENTAL BOAT DOCK REGULATIONS

Sugar Springs POA boat docks are a special amenity we have for our members. This privilege is one that we must respect and adhere to the rules governing them. Docks are provided in certain locations around both lakes. When renting a dock, you will be assigned one side of a particular dock. Please get to know your dock mate and keep an eye on their boat when they are not around.

1. Only one watercraft per side of dock or two PWC (personal watercraft).
2. Boats must be stored in the water at dockside. No boats or equipment may be left on the common grounds or shoreline.
3. No boat lifts or personal watercraft lifts are allowed on commons areas.
4. No extensions, additions, alterations, etc. may be added to the docks or shoreline. (Extensions may be allowed after evaluation and approval from the Agent of the POA Board of Directors and/or Architectural & Environmental Control Committee.)
5. Launching of boats must take place from designated POA launches.

6. All tires, cushions and pads must be removed and taken away by October 31st. All tires left will cost the dock renter \$10.00 each for removal. Failure to pay the fee will preclude the member from renting a dock for next season.
7. All cars must remain on designated roads and parking areas. No driving on commons to deliver items to the boats.
8. All POA assigned stickers must be stuck to the boat on the dockside.
9. SSPOA is not responsible for any damage, loss or accidents to the boat.
10. Boat docks are not transferable to other people or new homeowners. All requests for docks must go through the POA waiting list. In order to get on the waiting list, a \$100.00 deposit is required. The balance of the rent will be due one week after a dock assignment is made. Dock request will be assigned by date of application.
11. Exchanges of docks between renters must be reported to the POA Office and a new sticker obtained for the correct mooring. Failure to report changes could result in loss of priority for the mooring next season.
12. In general, only one mooring per member will be allowed unless all requests for docks have been filled and there are still open spaces available as of May 31st of the new season. In this event, additional mooring spaces would be rented on a first come basis.
13. All dock renters must be "*members in good standing*". All association dues, fees and dock rental fees must be paid in full before March 1st or the dock will be reassigned and the member will lose that dock
14. All docks will be put in the water no sooner than May 1st (*weather permitting*) and taken out the last week of October (*you must have everything off the dock by then*).
15. Sugar Springs refund policy on docks is as follows: *January 1st through March 1st – Full refund with written request, April 1st through April 30th – 50% refund with written request, After April 30th – No refunds will be given for any reason.*

Approved by the Board of Directors on October 15, 2011; Amended by the Board of Directors March 19, 2016

WATERCRAFT LIFT REGULATIONS FOR POA RENTAL DOCK

The placement of Personal Watercraft Lifts and Boat Lifts next to POA rental docks is allowed provided the persons requesting the lift placement receive prior approval from the Agent of the Board of Directors and/or Architectural & Environmental Control Committee when certain guidelines are met. There will be no charge to the member in applying for this approval. Failure to obtain approval prior to installing a watercraft lift at a POA rental dock shall result in denial of a POA rental dock the next year.

Guidelines are:

1. Member must be the current renter of the dock space where the lift is to be placed.
2. Only one (1) lift per dock space allowed. Personal watercrafts may have two (2) single lifts (side by side) providing regulations #5 and #6 are maintained.
3. Lift cannot be attached to the dock in any way.
4. Lift cannot extend beyond the end of the rental dock.
5. Lift cannot extend past midpoint between rental docks.
6. Lift must not interfere with other person's rental docks or be a hazard to navigation.
7. No other watercraft can be moored in the dock space that the renter has placed the lift, other than the watercraft on the lift.
8. All POA assigned stickers must be attached to the lift and the watercraft at the dock side.
9. Lift cannot be placed prior to May 15th of each calendar year and must be removed no later than October 31st of the same year.
10. When removed from the water the lift cannot be stored on commons property.

11. Approval for the lift must be applied for from the Agent of the Board of Directors and/or Architectural and Environmental Control Committee on a yearly basis.
12. Lift owners agree to repair any commons area that is damaged during the placement or removal of the lift.
13. No electrical service to the lift.

Approved by the Board of Directors on May 16, 2009

Amended by the Board of Directors on October 15, 2011, October 18, 2014 and March 19, 2016

RULES & REGULATIONS FOR THE SUGAR SPRINGS POOL



- NO LIFEGUARD ON DUTY ~ SWIM AT YOUR RISK
- A parent or guardian must accompany all children under the age of eighteen (18).
- All bathers shall use the toilet and particularly to urinate before taking a cleansing bath and entering the pool.
- All persons using the swimming pool shall take a cleansing shower bath, using warm water and soap, and thoroughly rinsing off all soap suds, before entering the swimming pool room or enclosure. A bather leaving the pool to use the toilet shall take another cleansing bath before returning to the swimming pool room or enclosure.
- Persons having or reasonably suspected to have any considerable area exposed sub-epidermal tissue, cuts, or known or recognizable, contagious or communicable diseases, cough, cold, open sore, blisters, bandaged wound, fever, inflammation of the eyes, nasal or ear discharges, shall not be allowed to enter the pool water.
- Spitting, spouting of water, blowing the nose and other similar behavior in the swimming pool will be strictly prohibited.
- No running, boisterous or rough play, except supervised water sports, shall be permitted on the pool deck, in the pool, in locker rooms, or shower.
- Bottles, crockery, glassware, or other hazardous objects shall not be permitted within the pool deck, in the pool, or in the locker room facilities.
- No children should be in the pool without adult supervision.
- No person shall bring or throw into the pool, or its floors, walkways, aisles, or dressing rooms, any object that may in any way carry contamination or endanger the safety of any bather.
- Any person suspected of being under the influence of alcohol or drugs shall be prohibited from entering the pool.
- Unsupervised solo bathing shall be strictly prohibited.
- All bathers must use the appropriate swimwear. Street clothes shall not be allowed in the pool. Please do not wear suits or shoes that have been worn in the lakes unless thoroughly washed with detergent and dried beforehand.
- Consumption of food or beverages and use of tobacco products shall not be permitted in the swimming pool. Food and drinks are allowed in a designated area of the pool deck with attendant's approval. NO alcoholic beverages allowed,
- All animals with the exception of guide animals for the handicap shall be prohibited within the pool area, or locker room facilities.
- The pool shall not be operated during severe weather conditions, i.e. tornadoes, etc.
- NO diving is permitted.
- No water toys, floatation devices or life jackets allowed that have been used in the lakes.
- Maximum pool capacity is 151 people. Approved by the Board of Directors on July 21, 2012

RULES & REGULATIONS FOR THE FITNESS ROOM



- The Sugar Springs Fitness Center is intended to give the SSPOA community a clean, safe, and enjoyable place to work out for general fitness purposes. Bodybuilders and some highly conditioned athletes may find this facility inadequate for their workout goals.

- **Patrons exercise at their own risk.** Please consult your personal physician before beginning any exercise program.
- **Children, under the age of 16, ARE NOT ALLOWED in fitness room, All children 16 & 17 years of age, must be accompanied by a parent or guardian, at all times in the fitness center.**
- ALL fitness center members and guests are to sign in at the reception desk. All members must present their own Fitness Center Membership I.D. or pay for daily usage. Proper ID is required.
- Appropriate exercise clothing is required: t-shirts, shorts, and/or sweat suits. Please leave gym bags and personal items in lockers.
- Athletic footwear which covers the entire foot is required by all members and guests. Separate shoes from those worn into the facility are required for use in the fitness room to prevent dirt, water and salt from getting into the exercise equipment.
- Weights may not be removed from the fitness center for any reason.
- Spotters and pinch-lock collars are required for free weights.
- Each individual is responsible for removing the weight plates that he/she has used on the plate-loaded machines; and returning all plates, dumbbells, barbells, and other equipment to the proper storage places.
- Food/Drink is not permitted in the fitness area; Water is allowed but must be covered and/or sealed and in a plastic bottle or container only.
- Radios and tape or CD players are not permitted. iPods, MP3 players with headphones are permitted.
- Loud, profane, and/or abusive language is prohibited.
- Each individual is responsible for his/her own safety. All emergencies or injuries must be reported to the receptionist and/or manager on duty.
- All members and guests of the facility are expected to conduct themselves in a responsible, courteous, and safe manner in compliance with fitness center rules and regulations.
- Disregard for any fitness center rule or failure to cooperate with fitness center staff will result in expulsion from the facility and/or loss of fitness center privileges.
- Do not attach weight plates to the weight stacks on the machines.
- Do not drop weights, dumbbells, or bars.
- All exercises are to be performed in a safe and effective manner.
- Equipment should be wiped down after each use. Please turn off TV, Radio and lights upon leaving facility if you are the last to leave the fitness center.

Approved by the Board of Directors on July 21, 2012 Amended by the Board of Directors on March 18, 2017

SUGAR SPRINGS REGULATIONS FOR CAMPING



The following, as adopted by the Board of Directors, are the applicable rules for storage and camping on any lot without a house, with the exception of all lots in Highlander III and Islanders Realms. Based upon the recommendations from the Camping Committee and the General Manager, the Board of Directors determines the appropriate terms and conditions governing the camping use of individual lots.

1. During the camping season from the **1st Saturday of April through November 30th** of each year, camping on a lot without a home will be permitted. The member must obtain a permit for each camping unit when placed on the lot. The permit is issued at the POA office without cost to the member. Each registered camping unit will be issued a sticker to be displayed on the sign post provided, next to the driveway, so as to be readily visible from the road.
2. During the off season from **December 1st through 1st Saturday of April** of each year camping on a lot without a home is not allowed. The camping unit must be removed from the members' lot. No exceptions are granted to this rule. Any items left on the lot after the season are subject to a violation assessment that will render the member not in good standing.
3. Sheds, dog runs, boats, trailers, vehicles, camping and boating accessories, structures and the like must also be removed during the off season. **All items on lot not stored in an approved well house and not subject to a variance, must be removed from lot at the end of the camping season.**

Variations from these requirements may be granted in accordance with the "Camping on Lot Participation Agreement" as follows:

- Any equipment that is "utility" in nature. (For example, electrical pole(s) pump house, sewer drops, satellite dishes, wireless antennas, etc.)
 - No more than one (1) swing set/glider/bench, one (1) picnic table, one (1) step no higher than doorway of camper, and no wider than trailer door opening (no railing), a ground level deck with no railing, a dock and a boat hoist.
 - Only brown or camouflage tarps may be used during the camping season. Tarps are not allowed to be left on lot in the off season.
4. Boats, snowmobiles, trailers of any kind, vehicles, lawn mowing equipment, etc. are not allowed on any lot without a home or camping unit in place. If the camping unit is moved temporarily **during the camping season**, campers must notify the Sugar Springs General Manager.
 5. Each lot with a registered camping unit, together with the camping unit or other items or effects associated therewith, shall be maintained to the same standards as a lot with a home. No camping unit shall be maintained such that it materially deters from the quiet enjoyment of nearby properties. At no time is solo tent camping allowed. Tents on camping lots are allowed only when a camping unit with a qualified sewer connection is present and available.
 6. Camping units are limited to two (2) per lot. Consolidated lots are considered to be one lot with a maximum of two (2) camping units allowed. A camping unit is defined as a motor home, pick-up camper, tent, tent trailer, travel trailer, class B van outfitted for camping, or any similar unit which is to be used for overnight accommodations.
 7. At least one camping unit, including a tent, has to have a viable bathroom and be connected to the sewer system. If such unit does not have an internal tank and a sewer connection, you will be subject to further action through Butman Township. For information regarding the sewer, please contact Butman Township at 989.426.4351. Camping units with a sewer connection must be connected to the Butman Township Sewer System with the proper piping no more than ten (10) feet in length and located within five (5) feet of the camping unit. EVIDENCE OF ANY EXTERNAL SEWER PIPING SHALL VOID THE AGREEMENT FORM AND RENDER THE PROPERTY OWNER "NOT IN GOOD STANDING". Disposal of sewage, including "grey" water shall only be at a designated appropriate disposal site. The only appropriate site in Sugar Springs is located at the campground. Commercial style porta-johns are not allowed NOTE: IT IS A VIOLATION OF STATE PUBLIC HEALTH LAW TO ALLOW THE DISCHARGE OF WASTE WATER INCLUDING GREY WATER ONTO THE LAND OR INTO THE WATER.
 8. **Camping units and trailers used for storage** must comply with Article IV, Section 1 (Land Use), Section 5 (Placement of Buildings: no closer than 10 ft. from any side property line, 75 ft. from the normal high water lines of the lake and 35 ft. from any street line; this is 68 ft. from the center line of the road), all applicable sections of Article IV on Lots and Article VII, Section 4, (No improvement involving modification of the overall appearance on any lot shall be commenced without a permit issued by the Architectural and Environmental Control Committee (i.e. tree removal, gravel pads, etc.). Permanent camping pads and/or driveways are prohibited (i.e. asphalt paving, concrete paving, etc.).
 9. A camper may have a well house, which cannot exceed 6' long, 5' wide, and 5' high at the roof peak. The well house must contain the well head, and must have prior approval of plans and placement from the AECC Committee.
 10. Any camping unit destroyed by fire or other causes, must be completely cleaned up, and including the lot within forty-five (45) days after any investigations is complete. Camping units damaged, but not destroyed must have repairs started within the forty-five (45) days after the investigation is complete.

Approved by the Board of Directors on Sept 15, 2018

SUGAR SPRINGS REGULATIONS FOR STORAGE OF FIREWOOD



The following, as adopted by the Board of Directors, are the applicable rules for storage of firewood on camping lots and lots containing a house.

Definition – Firewood means and includes cut logs, scrap wood, cut brush and similar materials of every kind and used for fireplaces or outdoor fire pits.

Storage of firewood for domestic use on any lot in Sugar Springs shall be prohibited subject to the following exceptions:

1. Storage height may not exceed five (5) feet, including ground clearance.
2. If you have a home, storage must be in the rear yard area, if practical, and not less than ten (10) feet from the property line. Where it is possible to store the wood storage pile on the side of a garage, outbuilding, or behind the home it must be placed to minimize the visual impact to neighboring properties. On lots with a home storage of more than one (1) cord of wood, it must be stored so it cannot be seen from the road in front of the home.
3. Firewood must be stacked neatly.
4. No storage of firewood is permitted for use other than for personal use
5. camping lots firewood not being used for immediate use must be stored at the back of the lot In the event of a storm that knocks down trees and branches, or any other activity related to tree removal, you have fifteen (15) days to cut up and remove any branches and wood that will not remain on site. Please check with the POA Office prior to cutting down any trees that have a diameter of four (4) inches or more to ensure that a tree removal permit is not required.

REGULATIONS FOR THE USE OF THE CAMPGROUND



The Sugar Springs Campground, located at 1440 Sugar River Rd., is for the use of Sugar Springs Property Owners in good standing, their respective guests and the general public. The following campground rules are for your continued convenience and protection.

1. Upon arriving select an unreserved campsite. Registration must take place within 30 minutes of arrival time
2. Camping will be permitted only in the established campground or in areas designated by the Campground Office.
3. Only one camping unit (unit= camping trailer or two tents) will be permitted on an individual site. No camp shall occupy more than one site.
4. No more than 8 people per campsite unless approved by the camp host.
5. Persons under age 18 are not allowed to register for campsites.
6. Parking is not permitted on campsite roadway. Snowmobiles, motorbikes and ORV's are prohibited on Sugar Spring's properties, except in areas designated for such.
7. A 10:00 PM to 6:00 AM "Quiet Time" must be observed.
8. Campsites must be maintained in a neat and orderly manner. All trash must be removed before leaving.
9. Containers must be kept under drains.
10. Dumping of gray water and wastewater at the dump station only.
11. Hot water shall not be taken from the building for personal camp use.
12. Fires are permitted only in stoves, grills or approved fire pits.
13. Household pets must be maintained on leashes, no more than 6' in length. All animal waste must be picked up and dispose of properly.
14. No sheds, decks or other structures are allowed on campsites.

15. No camping allowed in the Chalet.
16. Minimum charge will be for one night.
17. Permit must be posted on campsite post where it can be viewed by Security.
18. Prepaid daily rates are non-refundable. Refunds for Weekly and Monthly rates are based on the current daily rate.
19. Check out time is 2:00 PM.
20. All reservations require a deposit.
21. Reservations may be made up to April 1st for the current year.
22. Cancellations for reservations must be made 7 days prior to arrival date or will be subject to forfeiture of deposit.

REGULATIONS FOR STORAGE FACILITY

PARKING OR STORAGE OF PERSONAL PROPERTY, INCLUDING TRAILERS, IS PERMITTED AS AN ACCOMMODATION TO MEMBERS ONLY. THE ASSOCIATION ASSUMES NO LIABILITY FOR DAMAGE OR LOSS. NO PROPERTY MAY BE STORED WITHOUT FIRST OBTAINING WRITTEN PERMISSION FROM THE ASSOCIATION.

1. Use of the storage area is an accommodation to POA members in good standing. Current year's dues must be paid in full before storing personal property. The storage facility is intended as a convenience to store members' property between normal uses during the year, not as a permanent storage for unused items.
2. Before parking or storing personal property, the POA Member must first obtain written permission from the POA.
3. Storage lots have length restrictions as shown on a color-coded map in the SSPOA office. Those restrictions will be enforced. In no case can the maximum width exceed 12 feet. Trailers must be placed within the borders of the lot so as not to interfere with adjoining lots. Jack stands on travel trailers only can be on the front borderline of the storage lot.
4. Storage is restricted to one (1) travel trailer (5th wheel or conventional) or motor home per lot.
5. Forty (40) foot storage lots are reserved for a single unit measuring over 35 ft.
6. No more than two (2) utility trailers, boat trailers, pop up campers, 4-wheeled vehicles (with valid registration), etc. in any combination are permitted.
7. Only drivable vehicles and moveable trailers may be stored on regular storage lots. Any loose personal property such as bikes, picnic tables, tires, outdoor grills, canoes and rowboats etc., must be contained in a utility or enclosed trailer. Open trailers used to store personal items must be covered with a tarp or other suitable covering. Boats, canoes, storage shed and fish shanties may be stored on a trailer in a rented storage lot.
8. All loose personal property not contained as described above will incur a cost for removal deemed appropriate by the committee. Exception: cement or wood blocks used to secure trailers or coverings such as tarps.
9. The selection of a storage lot will be coordinated with the Buildings and Grounds Department. Members are assigned storage lots each year based on need and priority and there is no assurance that a member will remain on any given lot. Members may sometimes be asked to move their items to a different lot to allow for maintenance, safety, and convenience of operations.
10. Rowboats and canoes must be stored on racks provided by the POA. Maximum length for boats is 14 ft. and a canoe is 17 ft. Boats that are not securely accommodated by the racks must be stored on a trailer in a regular storage space.
11. Storage of sheds and shanties is in the "off trailer" area only and will be limited to a period of 10 months. Sheds and shanties must be on 8"x8"x16" cement blocks, laid on the flat side to allow 8" of airspace beneath the stored item. There must be sufficient blocks to provide stable and safe storage.
12. No maintenance work can be done inside the storage facility by either members or contractors.

Rental period is from January 1st thru March 1st of the membership year. Any items left in a non-renewed storage space must be removed no later the May 1st to avoid additional charges. *Non-renewal access into the camper storage area after March 1st must have prior appointment time setup with the POA Office & Security.* Property left in non-renewed storage spaces after June 1st may be removed by the Association at the owner's expense and may be sold to recover fees incurred.

Approved by the Board of Directors on July 12, 2003

Amended by the Board of Directors on September 20, 2003, December 11, 2004 and March 19, 2005

REGULATIONS FOR USE OF COMMONS PROPERTY

The Board of Directors confirms that individual property owners subject to the following conditions may maintain some POA common property:

1. All property owners in Sugar Springs, each and every member, his family members and guests residing with him in his household shall have the rights of the use and enjoyment of the common property. (Art III, Sec 2)
2. Motor vehicles and motorized recreational vehicles shall not be permitted on common property except in locations specifically marked and established by the Board of Directors (such as boat access and airstrip).
3. Property owners planning any maintenance activities (including mowing) or improvements on commons properties must first submit a plan and obtain written approval from the Agent for the Board of Directors and/or Architectural & Environmental Control Committee. Expenses will be borne by the property owner, with the understanding that any improvements to the commons properties remain the property of the POA. Investments of materials or labor to the commons are investment toward the POA and do not entitle any member to ownership or control. Approvals expire immediately upon transfer of lot ownership (including to family members.) The POA may establish a fee prior to reviewing plans and granting approvals.
4. Property owners may request to mow or reasonably maintain the common property (in a defined area) so long as no fences, safety hazards or obstructions are established which prevent reasonable access to the common property by other property owners, their families and guests as set forth in Paragraph 1, above.
5. Trees or shrubs may only be planted on common property with the prior approval of the Agent for the Board of Directors and/or A & E.
6. The Association reserves the right, at its discretion, to remove any trees, shrubs, or other improvements located on common property (i.e. because it blocks view, impedes access, interferes with use of the common property, interferes with maintenance, or other reasons, etc.) without prior notice to any property owner.
7. No permanent construction (decks, sheds, poured concrete slabs, etc.) may be placed on common property, except those erected and maintained by the POA.
8. A lot owner may be allowed to undertake reasonable beach maintenance (raking, picking up, and cleaning) of a designated portion of the common property, subject to prior approval and subject to the rules and regulations of the POA.
9. No person shall dump garbage trash or refuse on common properties, except in places designated by the POA.
10. No person shall engage in any tree cutting, trail making, burning, or any such activity, except the POA. (Art 2, Sec 3)
11. Sugar Springs Property Owners Association reserves the right, at its sole discretion, to perform additional maintenance on common property including maintenance that may change, modify or override maintenance and use engaged in by property owners.
12. Sugar Springs Property Owners Association reserves the right, at its sole discretion, to establish rules regarding dock placement on common property, including rental dock assignments.
13. Docks on common property must be owned and maintained by the POA. (Art 2, Sec 3)
14. The Board of Directors of the Sugar Springs Property Owners Association reserves the right to alter the terms and conditions set forth above. (Art 2, Sec 3)

Approved by the Board of Directors on October 18, 2003

Amended by Board of Directors August 20, 2011, October 18, 2014 and March 19, 2016

REGULATIONS FOR CONSTRUCTION IN SUGAR SPRINGS

A copy of the Architectural and Environmental Control Committee's Construction pamphlet and application is available online at www.sugarsprings.net or at the Sugar Springs Property Owners Office.



HOMEOWNERS REGULATIONS

1. Boat trailers, snowmobile trailers and utility trailers may be stored on homeowner's lots year-round, provided they are stored completely behind the leading edge of the home, from the road side. During the time period of April 15th to the 3rd Sunday in October, boat trailers, may be in the driveway of a home as far back from the road as reasonable. During the time period from the 3rd Sunday in October to April 15th, a snowmobile trailer, may be in the driveway of a home as far back from the road as reasonable.
2. All camping units must be stored elsewhere off the lot. A camping unit is defined as a class A motor home, a class C motor home, a fifth wheel, pick-up camper, tent, tent trailer, travel trailer, van outfitted for camping, or any similar unit which is to be used for overnight accommodation.
3. Semi-tractors or their trailers may not be parked in Sugar Springs unless parked inside.
4. Property Owners who have a home under construction will be permitted to camp in their camping unit on a lot approved by the A&E Committee. (Part of application form) Such camping is allowed from the beginning of construction until an occupancy permit is issued, or for 18 months, whichever comes first. This allowance is nullified, if camping is not allowed in the realm in which you are building a home. Camping is allowed at the current rate in the campground if space is available.
5. Camping will not be permitted on lots with a home except as provided for Rule # 4 above. Members will be allowed to have their camping unit at their home for a maximum of two (2) weeks for performing maintenance and/or getting ready for a trip.
6. Any building or camping unit destroyed by fire or other causes, must be completely cleaned up, including the lot within forty-five (45) days after any investigations are complete. If the building has a basement or crawl space, it must be filled in or application made to the Architectural & Environmental Control Committee to rebuild using the basement or crawl space within the same time period. If the building was on a concrete pad the pad must be removed or application made to the Architectural and Environmental Control Committee to rebuild using the pad within the time period. Buildings or camping units damaged, but not destroyed must have repairs started within the forty-five (45) days after the investigation is complete.
7. If homeowner is using a tarp to cover items on lot it must be brown or camouflage in color. No other colors are permitted.

Amended by the Board of Directors on July 21, 1995, September 20, 2003, October 18, 2003, December 11, 2004, March 19, 2005, October 21, 2006, October 15, 2011, October 18, 2014, March 18, 2017, and Sept 15, 2018

SUGAR SPRINGS SIGN REGULATIONS

Application for placement of signs can be obtained from the Sugar Springs POA Office or from our website www.sugarsprings.net.

Authority to regulate signs is contained in Article IV, Section 7 of the Restrictive Covenants and the Gladwin County Circuit Court Consent Judgment regarding signs. All signs are subject to approval by the Agent for the Board of Directors and/or Architectural and Environmental Control Committee (AAECC). A completed "Request for Sign Placement within Boundaries of Sugar Springs" must be submitted and approved prior to placing any sign. Signs, including supporting framework may not exceed six (6) square feet with the exception of "For Sale" signs on Vacant / Camping Lots must be 8" by 10" (see Appendix A). Any sign in violation will be removed without prior notice.

Special Signs

Under certain circumstances, special signs may be approved and permitted by the A and E committee for safety reasons.

EXCEPTION: Signs for rummage, garage or yard sales, advertising personal items such as a boat, motor or vehicle for sale may be displayed up to three (3) days without the Architectural and Environmental Control Committee's approval. SSPOA sponsored event signs are also an exception.

HOMEOWNERS: Homeowners desiring to sell property with a residence, without a real estate broker/agent, may post a "For Sale" sign specifically approved by the Architectural and Environmental Control Committee for that purpose. Approval must be obtained prior to posting the sign.

VACANT / CAMPING LOTS: Owners of lots without a residence who wish to post a "For Sale" sign on their property must purchase and use the standard Architectural and Environmental Control Committee sign available through the Sugar Springs POA Office.

REAL ESTATE BROKER / AGENTS: Real Estate Brokers and Agents listing a vacant - camping lot must use signs that meet the requirements as stated in paragraph one of these regulations. A "Request for Sign Placement within Boundaries of Sugar Springs" must be completed for an initial approval of all signs. The Architectural and Environmental Control Committee will do a onetime approval of the sign(s) being used by the real estate broker and once per month each real estate broker must submit, within ten (10) days following the previous month an electronic spreadsheet providing the location of each real estate sign placed by the broker and their agents to the POA office. The spreadsheet listing must be a running summary of all signs located within the boundaries of Sugar Springs. Real Estate Brokers and Agents "For Sale" signs are permitted only if a listing is currently in effect. Real Estate arrow (directional) signs may be used only on weekends, Friday through Sunday and public holidays.

CONTRACTORS: Identification signs for trade people, contractors, builders, landscapers, etc. may not be placed on the job site prior to the starting of actual work on the job site. Only one (1) sign may be placed on the job site by any one individual or company. Signs may be displayed for a maximum of six (6) months or the completion of work, whichever comes first.

APPENDIX A- Approved signs used on vacant lots: shall be eight (8") inches in height and ten (10") in width, painted on front side, specifically being Pittsburgh Paint color Kentucky Green or its equivalent. Sign letters shall be not more than one and one quarter inches (1.25") inches in height, and shall be painted using Pittsburgh Paints color Caterpillar Yellow, or its equivalent. Self-adhesive numbers/letters may be used to indicate the lot number and realm code letter only. Sign shall be mounted on a two inch by two inch (2" x 2") treated wood post such that the top of the sign shall not be more than forty eight (48") inches from the ground level.

Sign shall further conform as specified below: Line 1: shall consist of the words: "FOR SALE"

Line 2: shall indicate the lot and realm. The word "Lot" and the word "Realm" shall be painted on the sign. The lot

number and the abbreviation for the realm name may be shown using self-adhesive numbers purchased commercially.

Line 3: shall be painted to indicate the name of the real estate company holding the current listing, abbreviated if necessary to fit the available space.

Line 4: shall be displayed to indicate the telephone number of the real estate's company holding the current listing.

Approved by the Board of Directors on August 21, 2011

Amended by the Board of Directors on October 15, 2011 and March 19, 2016

PROCEDURE FOR REMOVAL OF TREES INVOLVING CONSTRUCTION

1. Property owners shall not cut more than twenty-five (25) percent of the dominant trees {four (4) inches or larger} in the area lying between the building site and the boundaries of their property.
2. If more than twenty-five (25) percent of the dominant trees will be removed the property owner must submit what mitigation measures will be implemented to restore the number of trees over twenty-five (25) percent that member would like to remove.
3. Application can be obtained at POA Office or from www.sugarsprings.net.
4. Approval of tree removal not involving construction is the responsibility of the Agent of the Board of Directors and/or Architectural and Environmental Control Committee.

Approved by the Board of Directors on March 19, 2016

SUGAR SPRINGS HUNTING REGULATIONS

There shall be no hunting, including bow and arrow hunting, on the properties of the Association or upon such premises as the Association may be able to or empowered to regulate or control.

Approved by the Board of Directors on April 11, 1979

SUGAR SPRINGS PROPERTY OWNERS APPEAL PROCESS

Property owners who are "in good standing" and receive a notice of non-compliance or a violation notice and who feel the notice is inaccurate may request a meeting to discuss the issue with the Appeals Committee, which consists of the General Manager, the President of the Board and one additional POA Board member.

The request for a hearing must be made within thirty (30) days of the date on the notice or letter.

**Sugar Springs Property Owners Association
5477 Worthington Court
Gladwin, MI 48624
Sugarsprings.net**

Printed December 2020