

Sandyoak Village Association

*Sandyoak Village
"An RV Condominium Resort"*

Park Rules & Regulations Revised May, 2017

Occupancy

1. Recreational facilities are for the sole use of the co-owners and their guests.
 - A. Daily renters shall not be allowed or permitted the use of the clubhouse, pool area or other recreational facilities.
 - B. Co-owners shall not share their passkeys with renters or anyone outside their immediate family. The co-owners immediate family is defined as: the co-owners, their children, their parents, their siblings. All other co-owner family relatives are considered to be guests.
 - C. Co-owners are responsible for the activities and behavior of their guests while their guests are in the park.
 - D. Use of the pool facilities by outside groups is not permitted unless approved by the Board of Directors of the Association.
2. Co-owners must first obtain written approval from the Association Board of Directors before renting or leasing their campsite to any person for more than 90 days.
3. Park quiet hours are from 12:00AM to 8:00AM.
4. Children under sixteen (16) years of age will remain on their family's campsite during the quiet hours unless they are accompanied by their parents.
5. Children less than sixteen (16) years of age must be under adult supervision at all times while in the park.
6. A responsible adult must accompany children under sixteen (16) years of age while using the recreation building and pool area.
7. State law requires that all persons intending to use the pool or spa must shower before entering the pool area in provided shower room facilities at the clubhouse.
8. If the conduct of a minor child, while on common grounds, is destructive, loud, abusive or irresponsible, the child will be removed from the common areas by or upon the request of the Directors of the Association or their authorized representatives, and that child will not be permitted to use the facilities until such conduct is remedied.
9. No more than five (5) adults shall occupy any campsite for more than ninety-six (96) continuous hours.
10. No more than ten (10) people, including children, shall occupy any one campsite for more than ninety-six (96) continuous hours without the written approval from the Association Board of Directors.
11. Campsites are restricted to recreational use and shall not be used as a year-round primary residence.
12. Consumption of alcoholic beverages is permitted on individual campsites and is not permitted on common areas, in recreation building or pool area, except for special events with prior expressed written approval of the Association Board of Directors.
13. No smoking in the clubhouse and pool area or within 25 feet of the entrances.
14. Co-owners, family members, guests or renters are not to bring illegal drugs of any kind or for any reason into the park.

Vehicular Traffic

1. Uniform Traffic Laws of the State of Michigan will apply to all vehicles including gas or electric motor scooters, mopeds, atv's, side by sides, 4-wheelers, golf carts, and dirt bikes operated in the park.
2. Co-owners who possess a valid driver's license may operate any vehicle upon the roadways within the park. Co-owner's children may operate a vehicle if they are at least 12 years of age and are accompanied by a licensed adult family member upon the roadways within the park, this excludes cars and trucks.
3. All vehicles listed in #1 of this section are to visibly display the member's lot number.
4. All vehicles, including bicycles operated after sun set through sun rise are required to have some type of lighting affixed to either the vehicle or operator - sufficient to warn others using the roadway.
5. The speed limit for all vehicles traveling within the park is 10 MPH.
6. All vehicles operated in the park must have adequate mufflers with the baffles installed.
7. Dirt bikes, snowmobiles, or any other trail only vehicles are not to be operated upon the park roadways or common areas within the park except for to and from the public roads or nearest trail by the most direct road route.

Vehicles/Campsites

1. Inspections:
 - A. Association. No recreational vehicle or its additions may remain on a campsite for more than five (5) days without having been approved by the Association as to having met the requirements of the Association regarding the type and condition of the recreational unit.
 - B. All campsites will be inspected annually as to the condition of the recreational vehicle and its conformance to these regulations.
2. Size:
 - A. All recreational vehicles shall have a maximum length of forty (40) feet.
 - B. There is no minimum length requirement for a recreational vehicle.
 - C. If a recreational vehicle has an overall useful length of less than sixteen (16) feet and is of the foldout camper, truck camper or canvas/fabric type, the recreational vehicle may only be kept or used on the campsite for a period of time not to exceed one (1) year from the date of closing of the sale of that campsite.
3. Appearance:
 - A. All recreational vehicles are to be modern, commercially manufactured and presentable in appearance and repair.
 - B. Any repairs or modifications must be of good workmanship and must be in keeping with the manufacturer's original intent of design and appearance.
 - C. Screen rooms and awnings are allowed.
4. Number of Units:
 - A. Only one (1) recreational unit as described in Article IV, Section I of the Condominium Bylaws, will be parked or stored on a permanent basis on any campsite.
 - B. Only two (2) other vehicles other than the recreational vehicle whose primary use is for personal transportation will be parked on any campsite and must display current license plates.
 - C. Overflow parking is located only at the clubhouse parking lot.

- D. Parking is permitted at the bathhouses for members and their guests while using those facilities and they are not to be used for overflow parking.
 - E. Parking of any type of vehicle or any kind of trailer is not allowed on common areas.
5. Trailers:
- A. Only one (1) boat, snowmobile or other similar type of trailer may be parked on any campsite during their seasonal use period only and must display current license plates.
6. Site Improvements/Additions:
- A. All improvements - including the addition of or removal of porch enclosures, decks, trees, shrubs, fences, surface pads, concrete pads and room additions must be submitted for approval to the Association Board of Directors in the form of a site plan outlining the improvements and their relation to the campsite. The Board will then review the site plan. The directors can deny approval, suggest modifications or approve the site plan as is.
 - B. The campsite owner is responsible for contacting the services of builders, obtaining any building permits and contacting "Miss Dig".
7. Utility Connections:
- A. Occupants must use only that utility service designated for their campsite.
 - B. Each recreational vehicle will be connected to the service in a safe and sanitary manner.
 - i. Electric - use of proper size electric cord and fused correctly.
 - ii. Water - properly connected without leaks.
 - iii. Sewer - use proper connections without air or water leaks and properly trapped, and use only rigid sewer pipes for park models and wherever else possible.
 - iv. No outside toilets are allowed on any campsite.
 - v. No dumping - will be permitted of any wastewater of any type onto the grounds within the common areas of the park or elements, including campsites.

Storage

- A. One storage shed - no larger than 8ft. by 12ft. by 12 ft. high (at the highest point) may be placed on any campsite if space permits. The footprint of the shed is to be limited to 8ft. by 12ft. dimensions, including the roof. Maximum height is 12ft.
- B. No outside storage of maintenance equipment is permitted on any campsite. This includes storage of any items of any type under a recreational vehicle, deck, or other structure unless skirted.
- C. No trailers, vehicles, lawn furniture may be stored on the lawn of a campsite. Everything must be stored on your driveway, patio or inside.

Campfires

- A. Campfires are allowed on any campsite in the designated fire pit. Burning trash in a fire pit is not allowed.
- B. Campfires are to be kept at a reasonable height and are not to be left unattended.
- C. Gasoline or other highly flammable substances shall not be used to start a campfire.
- D. Firewood may be stored on any campsite in quantities not to exceed one (1) cord.
- E. Under no circumstances may campfires be started in any area not so designated as a fire pit.

Pets

- A. No animals, including household pets, except (2) cats or two (2) dogs or any combination of the two (2) such animals will be kept by any co-owner unless specifically approved in writing by the Association Board of Directors.
- B. No animal will be kept or bred for any commercial purposes.
- C. All animals must have such care and restraint so as not to be obnoxious or offensive on account of noise, odor or unsanitary conditions.
- D. No animal may be permitted to run loose at any time upon the common areas or elements and any animal shall at all times be short leashed and attended by a responsible person while anywhere in the park. You must clean up after your pet and keep it out of other co-owners lots.
- E. No savage or dangerous animal is to be kept. Any co-owner who causes any animal to be brought, kept or contained upon the premises of the park, common grounds or condominium will indemnify and hold harmless the Association for any loss, damage or liability which the Association may sustain as the result of the presence of such animals on the premises, whether or not the Association has given permission therefore.
- F. No dog that barks and can be heard on frequent or continuous basis will be kept on any campsite, the common areas or elements.
- G. Feeding of any type of animal (domestic or feral) outside of the co-owner's camper, trailer or park model is prohibited.

Campsite maintenance

- A. The maintenance crew will mow your campsite when needed. If you prefer to mow your own lawn, contact the maintenance office.
- B. It is the co-owner's responsibility to rake their campsite. The maintenance crew will not. All leaves and grass clippings are to be placed in paper bags. The maintenance crew will pick up the bags as needed from the curb.
- C. All other trash must be placed in plastic bags and deposited in the trash containers provided.
- D. Temporary clotheslines for bathing suits and towels may be strung under an awning or in the patio area. No clotheslines may be secured on a permanent basis to trees, poles, or other structures.
- E. Failing to maintain your campsite in an orderly and presentable fashion will result in the Association's Board of Directors taking action to bring your campsite into compliance. The co-owner will be charged a fee for this service, the amount will vary depending on time, materials and labor required.
- F. Co-owners are not allowed to permanently place or erect any personal property upon common ground elements or areas.

Storage Lot:

- A. All units will be backed in against the fence.
- B. One unit per lot on a first come first serve basis.
- C. All units must display current plates and lot number and be in as operable condition.
- D. Single axle units will be on the south side up front.
- E. No motor homes or travel trailers will be allowed in the storage area.
- F. Box trailers can be backed against the fence on the north side.
- G. Double axle trailers will be on the north side or designated south side.
- H. Stored units are not to be used as garages. Lot is strictly for storage.

- I. Co-owners must be in “good standing” with Association dues paid current to have use of the storage lot. If dues become late or unpaid, any items in storage must be removed. Use of the storage lot is again available 6 months after dues are brought current.
- J. The Association reserves the right to adjust trailers to make best and most efficient use of the area.

General Information

1. The clubhouse, pool and the other recreation facilities are available for co-owners special use through a reservation system.
 - A. One Hundred dollar (\$100) deposit must be included with the reservation.
 - B. A twenty-five dollar (\$25) cleaning fee will be retained from the deposit.
 - C. Contact an Association Director for an application.
2. The ponds are meant for aesthetics and catch and release fishing purposes.
3. Report any maintenance issues to the maintenance office or any Association Director.
4. Clubhouse and pool area rules and requirements are posted in the facilities and will be enforced. **VIDEO SURVAILENCE IS IN EFFECT AT ALL TIMES.**

SANCTIONS

Violations of any of the park rules will subject the violator to fines and loss of privileges that will be imposed by the Association’s Board of Directors. For further information, refer to the Association By-laws.

The Sandyoak Association Board of Directors did approve and adopt these rules in May, 2017