

Alcohol & Substance Policy

Alcohol permitted for adults 21+ in moderation. Public intoxication or illegal drug use is prohibited and may result in eviction. No smoking/vaping in bathrooms/clubhouse; marijuana use limited to inside your RV in compliance with Michigan law.

Children & Minors

Parents/guardians are responsible for children at all times. Children under 13 must be accompanied by an adult at bathrooms, showers, beach, and playgrounds. No bikes after dark. No swimming after dusk.

Pets

Pets must be leashed (≤6 ft), under control, and cleaned up after immediately. Excessive barking or aggression is not allowed. No pets in bathrooms/clubhouse or on the beach/swim area (unless designated otherwise). Limit 2 pets per site unless approved.

Use of Campground Facilities & Utilities

Bathrooms and showers are for camper use; please keep them clean. Do not wash dishes, clothing, or pets in bathhouse sinks/showers. Water hookups are for normal camping use only; do not wash vehicles/RVs on site.

Water Hose Rule: Hoses may only be connected temporarily to fill holding tanks; continuous connection to a spigot is prohibited by the Michigan Health Department and will result in immediate revocation of camping privileges.

Wastewater: Absolutely no grey/black water dumping on the ground/site—use the dump station or approved sewer hookup. Violations are grounds for a \$250 fine, immediate eviction, and may incur fines under state law.

Air Conditioning & Electricity: Turn AC units off when RV is unoccupied for 24+ hours. Outdoor lights must be turned off after midnight. Unmetered electricity is for reasonable use; excessive use may incur surcharges.

Site Maintenance & Structures

Keep sites neat and free of hazards. Do not damage trees or property. Do not cut through other sites.

Structures: No permanent structures on sites. Sheds, decks, gazebos, porches, three season rooms or storage lockers are allowed on a case-by-case basis. A ground carpet or a platform (max 4 inches high and up to the awning length) may be used to mitigate mud/water; the platform must be in movable sections and capable of being moved within one hour. If 3+ steps are used, a handrail is required; top platform at the door may not exceed 3 ft × 3 ft. Any outdoor accessories or temporary structures are subject to approval; any items not well-maintained may be required to be removed at the discretion of the Board.

Trash: Bag household trash and place in dumpsters. Do not leave debris; a \$75 cleanup fee may be charged for abandoned items.

MARKUP #1 ->

MARKUP #1 · FAIR HOUSING ACT (FHA) LIABILITY RISK

BOARD & COUNSEL REVIEW

Sec. N/A (p. 2): Pet restriction clause lacks mandatory statutory carveout for assistance and emotional support animals.

Statutory / Legal Reference: 42 U.S.C. § 3604(f)(3)(B) & 24 C.F.R. § 100.204 (Fair Housing Act - Assistance Animals) & HUD FHEO-2020-01

Statutory Comparison: Under federal Fair Housing Act regulations (42 U.S.C. § 3604(f)(3)(B), 24 C.F.R. § 100.204, and HUD Notice FHEO-2020-01), associations cannot apply pet restrictions, breed bans, weight limits, or pet fees/deposits to an individual with a disability who requires a service animal or emotional support animal.

CURRENT WORDING IN DOCUMENT:

Pets Pets must be leashed (6 ft), under control, and cleaned up after immediately. Excessive barking or aggression is not allowed. No pets in bathrooms/clubhouse or on the beach/swim area (unless designated otherwise).

SAMPLE DISCUSSION WORDING (FOR HOA ATTORNEY REVIEW):

Provided, however, that these pet restrictions, breed prohibitions, weight limitations, and pet fees shall not apply to verified assistance animals, including service animals and emotional support animals required as a reasonable accommodation under the Fair Housing Act (42 U.S.C. § 3604(f)(3)(B); 24 C.F.R. § 100.204; HUD Notice FHEO-2020-01).

ISSUE #1