

Rules & Regulations

Cherryhome Association
PO Box 745
Northport, MI 49670

Adopted September 8, 2018
Amended on April 9, 2019

RULES AND REGULATIONS

The Cherry Home Association (the “Association”) is a deed-restricted community that is governed by the Declaration of Covenants and Restrictions (sometimes referred to as “Deed Restrictions”), the Bylaws and the Articles of Incorporation. As specified by Article V, Section 11 of the Bylaws, the Board may adopt additional rules and regulations.

This document is divided into 2 sections. Section 1 is a summary of the rules included in the Declaration. Section 2 contains the additional rules adopted by the Board of Directors. If there are any conflicts between the Rules and Regulations and the Declaration or Bylaws, the Declaration or Bylaws will prevail. The Declaration, Bylaws and Articles of Incorporation can be found on the CHA website. Residents and their families, their guests, invitees and tenants that fail to comply with the Rules and Regulations or the rules in the Declaration or Bylaws may be asked to come into compliance or be subject to suspension of Common Area use rights.

Vote to Approve on April 8, 2019 by CHA Board of Directors:

Jim Gentel – yes
Larry Englert – yes
Lynn Livingston – yes
Karen Shilling - yes
Todd Ansbacher – yes
Nan Von Mueller – yes
John Rademacher - absent

BOARD OF DIRECTORS
Cherry Home Association

ATTEST

Jim Gentel
By: Jim Gentel
Its President

Lynn Livingston
By: Lynn Livingston
Its Secretary

SECTION 1

Rules in the Declaration and Bylaws: There are rules and regulations included in the Declaration and Amendments to the Declaration. The following is a partial listing of those rules and the applicable section of the Declaration where the specific rules can be found:

1. Architectural Control Committee – Article VI of the Declaration
2. Building and Use Limitations – Article VII of the Declaration
3. Nuisances – Article VII, Section 2 of the Declaration
4. Tree Removal – Article VI, Section 2 of the Declaration
5. Use of Common Properties – Article 2, Section 4 of the Bylaws

SECTION 2

The Rules and Regulations adopted by the Board of Directors follows.

RULE 1: Cherry Home Shores Clubhouse Reservations Policy

1.1 The CHA Board of Directors shall appoint a Clubhouse Manager for CHA clubhouse functions. This person shall be responsible for taking and making clubhouse reservations for both private parties and CHA events. This person will maintain a calendar of events and pass the calendar to the webmaster for posting on the CHA web site calendar at least monthly. No private party reservation may be booked more than 90 days in advance. No private party reservation may be made for a holiday weekend. Special events such as family gatherings, reunions, wedding related activities, etc. may be reserved farther ahead if requested in writing or email, including an event description, and approved by the Clubhouse Manager. Private clubhouse parties will be subject to the CHA rental fee policy in place.

1.2 Any member of CHA can “sponsor” a CHA clubhouse social event, including a TV event, up to a year in advance, if the event is open to all CHA members. The “sponsor” must schedule this event with the reservation official in writing or email. The “sponsor” will be responsible for setting up the event, and providing the plans to the Clubhouse Manager for posting to the calendar.

1.3 Leave no Trace. Clean up after yourself or your event. A carpet vacuum is available in the office. Put chairs and tables away. Turn off appliances. Do not leave perishables' in the refrigerator. Wash and store dishes/silverware, coffee pots, etc. Place trash in designated containers. Recycle wherever possible. Turn off lights and secure windows and doors.

RULE 2: CHA Clubhouse Rental Fee Schedule

2.1 Private hosted by CHA member - \$50 per day and must be left clean or an additional \$50 clean-up fee will be assessed.

RULE 3: Annual Assessment (Dues) Collection

3.1 If a CHA lot owner fails to pay their assessment after five (5) years or their delinquent dues exceed \$250, a letter shall be sent to the lot owner by the CHA Treasurer notifying them they have 30 days to pay the delinquent dues. The letter shall state that the CHA Board will take legal action in Small Claims Court if the total past due assessment is not paid in full within 30 days of the date of the letter.

3.2 If court action is necessary, the judgment against the lot owner shall include all past dues, any and all late penalty fees, and all legal costs incurred by the CHA Board to collect the past due monies.

RULE 4: Good Neighbor Rules Regarding Properties

4.1 **Speed Limit** is 25mph on all Association streets. Many people walk and bike our association streets. Please don't speed.

4.2 All beach and other **Fires** must be accompanied and completely extinguished before leaving the fire area.

4.3 **NO Fireworks** are to be used within the Cherry Home Association property at any time.

4.4 **Dogs** must be leashed when off owner's property or securely restricted within rental property perimeter in accordance with County and Township laws. Dogs must be leashed in Clubhouse Park. No dogs are allowed on the tennis court. Dog waste must be picked up and properly disposed of in a garbage container.

4.5 **Excessive Noise**, particularly between 11pm and 8am, must be limited to respectful (of area neighbors) levels.

4.6 **Garbage** must be deposited in a sealed container and placed at the edge of the road no earlier than Sunday night for Monday pickup. Garbage containers cannot be left at the curb for more than 24 hours. Animals will rip plastic bags apart if left unattended for extended periods of time.

RULE 5: Driving on Clubhouse lawn

5.1 No privately owned vehicle (POV) may be driven on the clubhouse lawn without prior approval of the Association. Commercial vehicles may be driven on the Clubhouse lawn when performing a service contracted for in advance by the Association.

RULE 6: Hunting

6.1 There shall be no hunting of any kind within the Cherry Home Association private and common properties.

RULE 7: Voting

7.1 Cumulative voting shall not be permitted for any election of the Cherry Home Association Board of Directors. Members voting in any election of the Board of Directors shall be limited to the number of votes for any one Candidate equal to the number of voting lots owned, as described in Article II, Section 3 of the Association Bylaws.