

## **Windward Owners Association**

### **RULES AND REGULATIONS**

These rules and regulations have been established in accordance with the bylaws and in an effort to ensure the personal safety and enjoyment of owners and their guests. Your cooperation in observing and enforcing these rules and regulations is much appreciated. It should be understood that these rules and regulations apply to all renters and quest.

Owners are required to provide a copy of the rules and regulations when executing a rental agreement.

#### **1. OUTDOOR GRILLS AND FIRE PITS**

- Charcoal Grills and Charcoal Fire Pits are NOT allowed on Windward grounds.
- Propane Gas Grills are allowed. On the lower condo units, grills must be 10 feet—or more—away from the building or building structures. Second floor condo units are permitted to use propane gas grills 10 feet—or more—away from their garage entrance—i.e., parking lot area.
- Propane Fire Pits, approved by the WOA board, may be used on the lower condo unit patios ONLY, and must be 10 feet—or more—away from the building structure.

#### **2. FIREWORKS**

NO TYPE OF FIREWORKS ARE ALLOWED, AT ANY TIME, ON WINDWARD PROPERTY—INCLUDING No Sky lanterns.

#### **3. PETS**

- No pets are allowed on the beach or in or around the pool, clubhouse, or tennis court areas. Owners with pets are expected to control and clean up after their animals.
- Pets must be leashed at all times.
- Renters are not allowed to have pets in the complex at any time.
- No vicious breeds of pets are allowed.

#### **4. CONSUMPTION OF ALCOHOL AND DRUGS BY MINORS**

- This activity is prohibited at all times in the common areas by the laws of the State of Michigan and will be enforced by Manager and Sheriff.

#### **5. BEACH RULES**

- NO swimming or wading ice skating or boating is permitted, by either humans or pets.

- Fishing from shore is permitted.
- No umbrellas may be set in the sand, as they may puncture the pond liner.

## **6. TRAILERS RVS AND BOATS**

- Parking of trailers, RVs, or boats of any type is not permitted for more than 24 hours, except in the approved designated area.

## **7. TENNIS & PICKLE BALL RULES**

- Reserved play is limited to 90 minutes (1-1/2 hours) per day.
- Posted rules regarding proper dress, shoes and use must be observed. Please remember to close gates when play is completed, and you leave the courts.
- Tennis & Pickle Ball courts are not to be used for skating, rollerblading, skate boarding, basketball.

## **8. POOL RULES (Hours: 9:00 am to 9:00 pm)**

- No lifeguards are provided, so swim at your own risk.
- Children under 14 years of age must have adult supervision
- Observe the Posted Rules, particularly regarding food, glass, and showering.
- Do not hang on the Safety Rope in the pool. This rope is required to be in place according to State law.
- Do not hang beach towels or other items from unit deck or pool railings/fence.

## **9. CLUBHOUSE**

- The clubhouse is available for the use of owners and their immediate families only. The owners or an immediate family member must personally attend the function for which the clubhouse is reserved.
- Any owner wishing to use the clubhouse should contact Monetta Foster at (231) 347-3963 to reserve the appropriated date and time. All reservations are taken on a first come, first served basis.
- A fee of \$75.00 is charged for each use of the facility to cover the cost of cleaning. Your check confirms your reservation.
- Owners will be responsible for policing their use of the facility. Please adhere to the posted clean-up policy at the end of your event.
- Owners will be responsible for any and all damage caused and will be charged for all related repairs.

## **10. WALKING TRAILS**

- CAUTION: DO NOT GO NEAR TREES MARKED 1,2, & 3 ALONG THE TRAILS

- THESE TREES ARE DISEASED AND UNSTABLE-THEY MAY FALL
  - 1 = MOST UNSTABLE
- No bicycles, ATVs or vehicles of any kind are permitted on unpaved paths or areas of the common property. Use of these vehicles is permitted only on paved roadways.
- Snowmobiles are prohibited from use on any area of the property

#### **11. CONDO WATER SHUT-OFF**

- To help prevent water damage from water leaks, condo owners are asked to turn off the water supply to their unit when not in residence for more than a few days. **This is especially important during the winter months.**

#### **12. CONDO HEAT MINIMUM**

- Each unit owner should maintain their thermostat at a minimum of 60 degrees. **This is especially important during the winter months.**

#### **13. DO NOT FEED THE DEER**

- Feeding the deer encourages shrub damage and brings other animals to the area—especially mice.

#### **14. FIREARMS**

- Discharge of any type of firearms is always prohibited within Windward.

#### **15. ATTACHMENTS TO COMMON AND LIMITED COMMON ELEMENTS**

- No changes may be made to Common Elements or Limited Common Elements without the Written Approval of the Windward Owners' Association Board. This includes attachments to the Common & Limited Common Elements

#### **16. LANDSCAPE WASTE**

- If you choose to landscape or have a professional landscaper for your courtyard: there is no dumping of discarded trees/bushes/found cover on the property. You must arrange for disposal.

#### **17. TRASH/GARBAGE PICK-UP**

- Trash will be picked up weekly on Thursday. Please ensure all trash is bagged, and multiple smaller bags are placed into one large black trash bag, securely tied so that no trash falls out of the bag.
- Larger items, and items resulting from smaller “owner” remodeling projects should be placed in the WOA dumpster located on the left side of the driveway by the maintenance building.
- All contractors working in your unit are responsible for removing construction trash from our property.

#### **18. QUIET HOURS (10:00 PM to 8:00 AM)**

- Because we live in close proximity to our neighbors, the WOA Board has established Quiet Hours between 10:00 PM and 8:00 AM.
- During Quiet Hours, no occupant or guest shall make or permit any disturbing noises in the building. This includes—but is not limited to—loud voices, and loud volume on radios, TV, stereos, and Bluetooth speakers.
- Quiet Hours are particularly important on decks and patios during summer season.

#### **19. OCCUPANCY FORM (when owner is not in residence)**

- From time to time, owners may extend the use of their condominium to family and friends; or may rent their unit to third parties for a rental fee if permitted by the Bylaws.
- In all cases, when the owner is not in residence with the guests, **the owner must complete and submit the Occupancy Form** ([available on the Windward website\\*](#)) providing the contact information of the temporary occupant.
- This is to provide management direct access to the individual(s) occupying a unit in the event of an unexpected emergencies—i.e., fire, water shut-off, water boiling mandate, pool closing, or in some cases, complaints by neighboring unit owners for excessive noise or violation of quiet hours).
- In addition, owners are reminded that they are required to provide all temporary occupants of their unit the Windward Rules and Regulations ([available on the Windward website\\*](#)), so their guests/renters are aware of such rules and regulations and are in compliance.

\* Windward Website: [www.windardharborsprings.com](http://www.windardharborsprings.com)