

NOTICE OF COMMON AREA MANAGEMENT POLICY

WHEREAS the common areas enjoyed by the owners of property in the following, to subdivisions are subject to regulation by the Dunham Lake Civic Committee:

DUNHAM LAKE ESTATES, recorded at Liber 11 of Plats, pages 22 and 23, Livingston County Records;  
DUNHAM LAKE ESTATES SOUTH, recorded at Liber 11 of Plats, pages 32 and 33, Livingston County Records;  
DUNHAM LAKE ESTATES CENTER, recorded at Liber 13 of Plats, pages 5 and 6, Livingston County Records;  
DUNHAM LAKE ESTATES, recorded at Liber 70 of Plats, pages 15 and 16, Oakland County Records; and  
DUNHAM LAKE ESTATES NO. 1, recorded at Liber 74 of Plats, pages 27 and 28, Oakland County Records; and

WHEREAS the Dunham Lake Civic Committee has duly passed a motion to adopt the regulations hereinafter set out pertaining to the common areas enjoyed by the owners of property in the above-described subdivisions, to cause a copy of this Notice to be executed in duplicate by its President and Secretary on behalf of the Dunham Lake Civic Committee and, further, to cause this Notice to be recorded with both the Livingston County and Oakland County Registers of Deeds; and

WHEREAS it is the intent of the Dunham Lake Civic Committee to maintain all of the common areas of the above-described subdivisions in a manner which is consistent with the restrictive covenants applicable to such common areas and to prohibit any use thereof which is inconsistent with either the restrictive covenants applicable to such common areas or other applicable regulatory provisions heretofore adopted;

NOW, THEREFORE, ALL INTERESTED PERSONS PLEASE TAKE NOTICE that the Dunham Lake Civic Committee has adopted the following management policy and regulations governing all of the common areas enjoyed by the owners of the property in the above-described subdivisions:

1. No person may cut, mow, trim, destroy, remove or otherwise alter any grass, tree, shrub or other plant material, living or dead, located within or upon any such common area, except pursuant to and in strict compliance with the terms of a written permit duly issued pursuant to the terms of this management policy and these regulations.
2. No person shall place any seed or plant any grass, tree, shrub or other plant material within or upon any such common area, except pursuant to and in strict compliance with the terms of a written permit duly issued pursuant to the terms of this management policy and these regulations.
3. No person shall place any personal property (except boats pursuant to previously adopted rules and regulations) within or upon any such common area, except pursuant to and in strict compliance with the terms of a written permit duly issued pursuant to the terms of this management policy and these regulations.
4. No person shall place or construct any structure or item of any kind within or upon any such common area, except pursuant to and in strict

compliance with the terms of a written permit duly issued pursuant to the terms of this management policy and these regulations.

5. No person shall operate any motorized vehicle or form of transport of any kind, including, but not limited to, motorcycles, motor scooters, dirt bikes, all-terrain vehicles, snowmobiles and go-carts, within or upon any such common area, except pursuant to and in strict compliance with the terms of a written permit duly issued pursuant to the terms of this management policy and these regulations. This provision shall not prohibit the proper parking of motorized vehicles or other forms of transport in areas designated for such parking by the Dunham Lake Property Owners Association Board of Directors or the Dunham Lake Civic Committee, nor shall it prohibit the use of motorized work vehicles such as, but not limited to, tractors for maintenance or other work authorized by the Dunham Lake Property owners Association Board of Directors or the Dunham Lake Civic Committee.

6. No person shall move, remove, alter, modify or make any use of any kind of any of the 4" by 4" wooden posts heretofore installed within and upon such common areas as monuments to assist in the location of common area boundaries except pursuant to and in strict compliance with the terms of a written permit duly issued pursuant to the terms of this management policy and these regulations.

7. No permit shall be issued for any of the above-described activities except in strict compliance with the following provisions:

(a) A written request shall be submitted to the Dunham Lake Civic Committee or its designee, which shall be the Dunham Lake Property Owners Association Board of Directors unless and until the Dunham Lake Civic Committee designates a successor designee.

(b) The written request shall identify the exact location and nature and scope of the activity for which the permit is requested, including the exact date(s) and time(s) when such activity is requested to occur, except in instances where the requested activity will be ongoing, such as the regular mowing of grass, and, in such instances, the frequency of the requested activity shall be identified. No permit for any such ongoing activity shall be valid beyond December 31 in the year of its issuance, but the same may be renewed upon application in the same manner as is required for an original application.

(c) Any permit granted may be revoked at any time and for any reason by the Dunham Lake Civic Committee or the Dunham Lake Property Owners Association Board of Directors, and in the event thereof, the permit holder shall be notified of such revocation by first class United States mail addressed to his or her last known address as shown in the records of the Dunham Lake Property Owners Association.

(d) No permit shall be valid until it has been approved and signed by the Dunham Lake Property Owners Association Greenbelt Chairman, another member of the Dunham Lake Property Owners Association Board of Directors appointed by the Dunham Lake Property Owners Association Board of Directors for that purpose and also by a designee of the Dunham Lake Civic Committee appointed by the Dunham Lake Civic Committee for that purpose.

(e) Duplicate copies of each permit issued shall be furnished to the permit holder(s), the Dunham Lake Property Owners Association Board of Directors and the Dunham Lake Civic Committee upon the permit being granted.

8. The Dunham Lake Property Owners Association Board of Directors shall, not less than yearly, cause an inspection of all such common areas to be made and report to the Dunham Lake Civic Committee the results thereof, including a description of the nature and location of any encroachments or evidence of any non-permitted activity found within or upon any such common area, such report to be in as much detail as is reasonably necessary to permit the Dunham Lake Civic Committee to accurately locate any encroachments or non-permitted activity.

9. The Dunham Lake Civic Committee or its designee shall develop a policy or procedure designed to abate and to recover the costs of abating or repairing any damage caused to any such common area by any violation of this management policy and/or these regulations

March 10, 1991