

Rules and Regulations of Walker Lake Shores Land Owners Association with regards to building.

For a house to be built in Walker Lake you will need enough land for the zoning requirements and our rules and regulations to be met. Septic and wells must be at least 100 feet away from each other and 100 feet away from your neighbors septic and wells. A tree protection zone must be established within ten feet (10') of all property lines. With the exception of the driveway and utilities, no live trees or shrubbery may be cut down or removed from the tree protection zone.

One of the main rules is that the first structure built on a property must be a one family house. A garage, if erected, must conform generally in appearance and material to the house. A garage may not be used for residential purposes. Walker Lake does not allow motor homes or manufactured homes. No building shall be erected on the premises less than 18 feet in length and 14 feet in width. Any private single dwelling house must have complete sanitary plumbing with toilet facilities and all wastewater must be disposed of by septic tank; outside toilets or cesspools are prohibited.

WLLA goes by our Rules and Regulations, deeded covenants and by all Shohola Township zoning rules. The permits are issued by Shohola Township and a copy must be given to the office for our files. We would also request a copy of your site plan with the 10' tree boundary line drawn in.

If a new road needs to be put in, please contact the office to schedule a meeting with our road chairperson to go over the requirements of putting in a roadway and the drainage necessary.

All builders should familiarize themselves with our Rules and Regulations, but the ones listed below deal specifically with new construction.

Section III. D - COVENANT REQUIREMENTS

Section III. E - WATERSHED RESPONSIBILITIES

Section IV. H – CONSTRUCTION

Section IV. J - COMMERCIAL ENTERPRISE

Section V. I - ROADS specifically #2 and #3

APPENDIX I. - Deed Covenants for PA Lakeshores, for Walker Lake, for Hinkel Estates and for Maple Park.

Covered in WATERSHED RESPONSIBILITIES is that WLLA also requires culverts and culvert pipes under driveways to ensure proper drainage. Covered in CONSTRUCTION is our tree rules which prohibit clear cutting of land with steep fines for doing so. **Also, all major construction is prohibited on Sundays and holidays.**

Our Redbook (Rules and Regulations) can be found on our website: www.walkerlake.com, and/or a hardcopy can be obtained from the office.

III. D. COVENANT REQUIREMENTS

1) Property owners and their tenants have certain responsibilities to the community. These derive directly from the wording of the covenants found in the various deeds. (Not all covenants are in agreement on particular provisions. Where there are discrepancies, the rules and procedures are based on the most liberal or general stipulation). The Covenants can be found in Appendix I.

2) Covenant Prohibited Structures. The first structure built on a property must be a livable house, which conforms to all applicable building/health codes and has been granted a certificate of occupancy. The use of any temporary “residence” structures (including recreational vehicles and motor homes) on a property while construction of a home is under way is specifically forbidden. This includes, but is not limited to, trailers, shacks, tents, RV’s, basements, garages, barns, or any other outbuilding. An exception to this rule may be granted by the Board of Directors while replacing a home that has been destroyed by fire or other natural disaster. No outbuilding may be converted into a second home on any lot or combination of lots without a proper permit from Shohola Township. Waterfront owners are permitted to construct a boathouse but require a Shohola Township building permit to do so.

III. E. WATERSHED RESPONSIBILITIES

1) Responsibility for the watershed. WL landowners (and tenants) are responsible for maintaining proper drainage from contiguous roads and culverts contiguous to their property, as well as from their own lawns and property. This includes avoiding the dumping of leaves, dirt, sand, or other debris into the culverts and drainage ditches. Culverts adjacent to one’s own property should be cleared on an “as needed” basis. Likewise, landowners MUST use phosphorous-free fertilizers, soaps and detergents wherever possible because the phosphorous seeps out from the leaching fields and drains into the lake, even from higher up on the mountain. One source of phosphorous- free fertilizers is:

a) PLM Lake & Land Management, P.O. Box 132, Caledonia, MI 49316, tel. 616-891-1294

2) All lakes have a limited life. It is important to keep the lake healthy and prolong its life as long as possible. The following, all of which harm the lake either directly in its weed-fish-chemical water balance or indirectly by adding silt or unsightly objects, are strictly prohibited:

a) Throwing rocks, beverage cans, bottles, plastic products, and other debris into the lake

b) Adding sand to the lake bottom of private beachfronts

c) Washing objects or pets, or bathing in the lake with soap or detergent

d) Permitting any infant, child, adult, or pet to pollute the lake with urine or feces

e) Painting of docks or floats while they are in the lake

3) Dumping any chemicals, unauthorized weed killers, petroleum products, septic waste, tires, or other debris into the lake or any inlets to the lake is prohibited. Where necessary to retain or improve water quality, the WLLA Lake Committee will resolve the problem with or without the use of chemicals.

IV. D. 10) 10) Clearing, Excavating or Building on lots in WLLA prior to copies of appropriate Shohola Permits including attachments and photos being given to the WLLA office, a receipt being obtained and the walk-through site inspection completed or waived in writing. Fines: \$1,000 First offense, \$5,000 second offense, \$7,500 third offense.

IV. H. CONSTRUCTION

1) Information regarding procedures, regulations, and a statement of required fees for landowners and/or builders who plan to undertake major construction projects is available in the WLLA Office.

2) A permit from Shohola Township is required prior to the construction, addition, or structural alteration or portion thereof, prior to any such construction. This includes clearing or excavating land.

3) Prior to any building construction (including the clearing or excavation of a lot), permits from Shohola Township must be obtained and copies including attachments along with clear photos of all four sides of the lot to be constructed upon, prior to any clearing or other site work, must be provided to the Association (WLLA office) and a notice of receipt by WLLA obtained. These photos should show any existing road and/or culvert as well as the natural state of the lot prior to work beginning. Additionally, a walk-through site inspection must be requested through the WLLA office and completed or waived in writing by a WLLA Board delegate or delegates prior to site work beginning. Submission of above documents to WLLA may be done in person at the office during normal business hours or by email. A notice of receipt for the complete packet will be given in person if delivered in person or by email if submitted by email.

Requirements of Shohola Township include setbacks, non-conforming lots, septic systems, and well locations as well as structures.

4) Garages are subject to the same setback limits as are houses. A garage may not be used for residential purposes.

5) The addition of porches or decks to an existing structure requires a Shohola Township building permit. Porches are defined as a roofed patio or deck. Check with Shohola Township regulations with respect to design and acceptable materials.

6) Fences are permitted with certain restrictions. Check with Shohola Township with respect to specific requirements.

7) A single, private swimming pool is permitted per dwelling unit as an accessory use to the residential structure, provided that such a swimming pool is for the use of the residents of the dwelling unit or their guests. The pool must maintain the same yardage as the principal structure and may not occupy more than 10% of the lot area. The pool must have an appropriate cover and fence for safety purposes.

8) A permit is required for all signs within Shohola Township. Regulations concerning signs are extensive and can be found in the Shohola Township Zoning Regulations. A copy of this regulation may be purchased at the Township Office. A copy is also available for use within the WLLA Office. Signs for sale of individual properties do not require permits.

9) Property owners are responsible for the actions of their contractors. If a contractor damages Association property, including roads and drainage facilities, the property owner shall be liable for any and all costs incurred by the Association to effect repairs.

10) Tree and Shrub Cutting for New Construction

Every effort should be made by owners and contractors to preserve and protect trees and shrubs. The natural ecosystem of forest canopy, understory plants and natural leaf mulch are the best and most effective defense against storm water runoff and degradation of waterways. In an effort to maintain the ecological balance of the lake and surrounding watershed and to preserve the rural environment and value of properties at Walker Lake:

a) Clear cutting of trees and undergrowth is prohibited

b) A tree protection zone must be established within ten feet (10') of all property lines. With the exception of the driveway and utilities, no live trees or shrubbery may be cut down or removed from the tree protection zone.

FINE FOR VIOLATION

\$1,000 per tree

c) Replacement Trees

In addition to fines, trees removed from the tree protection zone in violation of this rule must be replaced. Replacement trees shall be nursery grown and caliper shall be a minimum of 2" in diameter measured at 6" above the ground line.

TREE REPLACEMENT TABLE

Removed Tree(s): <u>Diameter at Breast Height (4 ½ ft from ground)</u>	Replacement Trees: <u>Number of Replacements</u>
< 4"	1
4 – 8"	2

8 – 12"	3
13 – 18"	5
19 – 24"	6
25 - 30"	7
31 – 36"	8
37 – 40"	9
> 40"	10

Removed Tree(s):

d) Areas of earth disturbance in the tree protection zone will be mulched to hold topsoil in place after replacement trees have been planted. Use of native understory and groundcover plantings is strongly encouraged since they best prevent erosion and storm water runoff.

e) Homeowners may request WLLA Board of Directors or its designated representative's approval to remove trees for good and reasonable cause such as dangerous conditions, encroachment, diseased, dying trees, or upon a reasonable replacement and landscaping plan which enhances and fulfills the goals of this rule in accordance with the Tree Replacement Table in Section IV, H, 10c above.

11) Solar Power Installations

a) Ground mount installations are prohibited. Installations must be rooftop only.

b) Tree clearing is prohibited; buffer zone must be maintained as per Section III.C.1), and Section IV.H.10).

c) Commercial installations are prohibited as per Section IV.J.

d) The WLLA Office must be notified of any solar power installations, and plans (including any tree removals) must be provided prior to any work being commenced to ensure compliance with the aforementioned restrictions.

IV. J. COMMERCIAL ENTERPRISE

No commercial enterprise of any sort, including those related to boating, fishing, swimming, in or upon the lake is permitted. WLLA landowners may not issue "permits" or "passes" for persons who are not WLLA property owners or visiting guests. Personal businesses, which do not require the coming and going of clients and which do not require heavy machinery or produce unusual loud sounds, are permitted. Solar system installations built primarily for the purpose of reselling the power generated are prohibited. (See Shohola Township Zoning Regulations)

Residents are prohibited from using power equipment before 8:00 am and after 9:00 pm. Of particular concern is the use of chain saws, leaf blowers, lawn mowers, weed trimmers, as well

as loud audio equipment. Major construction is forbidden on Sundays and calendar holidays and before 8:00 am and after 9:00 pm on all other days.

V. I. ROADS

2) The Board of Directors has established a road maintenance policy. The Association will not construct roads to undeveloped lots. The initial road construction shall be the obligation of the landowner desiring the road to be put in. It shall be the landowner's obligation to seek contributions from the other lot owners serviced by and benefiting from the road. After initial completion of the road according to Walker Lakeshores Land Owners Association road guidelines, the Association will assume the responsibility for the maintenance of the road.

3) All WLLA roads may be closed to vehicles and equipment exceeding 10,000 lbs. for up to eight weeks during thaw conditions which may damage roads and must be reviewed weekly by the Association. Such restrictions must be posted on each road intersecting a public road. The only heavy-duty vehicles permitted on roads during this restricted time are scheduled delivery vehicles and waste removal vehicles.