

Bylaws of Coon Lake Hills Association

Approved October 17, 2024

Effective October 27, 2024

ARTICLE I - Name and Location

Section 1: The Association, having been duly incorporated under Public Act. No. 137 (1929) of the State of Michigan, as amended, shall henceforth be known as Coon Lake Hills Association, Inc. These Bylaws are established and maintained in accordance with the Articles of Incorporation and under Michigan Law.

Section 2: The mailing address of the corporation shall be located at CLHA, PO Box 2048, Howell, MI 48844 Meetings of members & directors may be held at such places within the County of Livingston, State of Michigan, as may be designated by the Board of Trustees.

ARTICLE II - Purpose

Section 1: To promote the welfare of the members of the organization represented herein in regard to housing, transportation, sanitation, taxation, building restrictions, streets, public nuisance, and all other matters of public interest, to promote and advance the interests of this organization in person and property, and to advance the welfare of the section embraced in the territory covered by this organization. To exercise legal action over lands, waters, roadways, streets, and parks within the jurisdiction of said Association to enact by-laws as authorized by statute for health, safety, and welfare; to levy and collect dues and assessments; to provide penalties for the violation of by-laws, and in general, to do any and all things authorized or permitted under the law.

Section 2: To maintain the proper water level, weed control, removal of navigation hazards, and enforcement of dam maintenance.

Section 3: This Association shall further have the powers and exercise the jurisdiction conferred by Act No. 137 (1929), as amended, of the State of Michigan over lands owned by said Association or within its jurisdiction.

ARTICLE III- Definitions

The words and phrases below are defined as follows:

- a. The term "Association" will mean and refer to the Coon Lake Hills Association, a Michigan non-profit Corporation.
- b. The term "Bylaws" refers to the bylaws of the Association, and any amendments thereto.
- c. The term "Member" refers to those persons entitled to membership in the Association as provided in the Bylaws.

- d. The term "Lot" refers to any plot of land shown upon any recorded subdivision map of Coon Lake Hills, Coon Lake Hills No. 2, and Coon Lake Hills no. 3 as recorded in the records of Livingston County, Michigan.
- e. The term "owner" refers to the record owner whether one or more persons of the title to any lot.
- f. The term "Coon Lakefront Property Owner" refers to those owners whose property is adjacent to the Lake. Refer to Addendum 1
- g. The term "Rurik Park Property Owner" refers to those owners that have dedicated access to Rurik Park. Refer to Addendum 1 & 2.
- h. The Term "Gale Lake Property Owner" refers to those owners on Gale Lake. These owners have no access to the boat launch on Coon Lake. Refer to Addendum 1 & 2.
- i. The term "Landlock Property Owner" refers to those owners who have no water access to the Lake. See Addendum 1 & 2.
- j. The term "livestock" is defined as any animal raised as a food source or for commercial use or enterprise.

ARTICLE IV -Territory

The area of interest of the Association shall be all owners of lots identified on the recorded plats of Coon Lake Hills, Coon Lake Hills No. 2, and Coon Lake Hills No. 3, as recorded in the records of Livingston County, Michigan. Except those owners who are excluded from the Association by the July 1985 legal action. This area is legally described as follows:

The north boundary will start at the intersection of the center lines of Westhill Drive and East Coon Lake Road; thence easterly along the center line of East Coon Lake Road to the Marion-Genoa Township line; thence south of the southern border of Coon Lake Hills No. 2; thence west of the center of Adria; thence in a southerly direction to the center line of Brighton Road. Starting at the intersection of Westhill Drive and East Coon Lake Road following the existing Westhill Drive; thence in a line due south to the center of Brighton Road; thence east along the center of Brighton Road to intersect the east boundary.

ARTICLE V -Management

Section 1: The business of the Association shall be managed and controlled by a Board of Trustees (also known as the Board) consisting of seven members, to be elected by qualified members for a term of two years. Thereafter, three trustees shall be elected one year and four the next year all for two-year terms. Trustees shall be installed during the annual meeting each year. A meeting of the newly elected Board of Trustees shall be called within twenty (20) days of the annual meeting for the purpose of electing officers for the coming year.

Section 2: The Board of Trustees each year shall elect from said Board; a President, Vice-President, Secretary, and Treasurer, and such other officers as said Board might determine necessary. The Board shall have power to transact the Association's business and to make minor improvements requiring expenditures on any individual cost item not to exceed four thousand dollars (\$4,000) annually, provided funds are on hand to cover same. For expenditures exceeding this amount, approval of the majority of the members at any regular or special meeting providing 25% of said members are in attendance in person or by proxy, filed with the secretary prior to the meeting. The Board shall also provide assistance/counsel for spending of the Marion Township Coon Lake Special Assessment District (SAD) funds used for Lake improvement. The Board shall nominate one or more members of the Board to help administrate such funds.

Section 3: The Association shall at all times maintain Directors & Officers insurance for the protection and indemnification of the Board of Trustees, as well as liability insurance for common owned property of the Association. The Association assumes liability for all acts or omissions of volunteer Officers and Directors. The Directors & Officers for the time being acting in relation to any of the affairs of the Association, shall be indemnified and secured harmless out of the assets of the Association.

ARTICLE VI- Membership

Section 1: Meetings of the Board of Trustees and committee chairperson(s) shall be called at least once each two months by call of the President or Secretary. The President and a majority of the Board of Trustees may call a special meeting of the Board of Trustees at any time upon 24 hours' notice to each member. General meetings of the membership shall be called upon two weeks' notice by the President or Secretary or by any four members of the Board of Trustees to all members. There shall not be less than one general meeting of the membership held annually, which shall be known as the Annual Meeting, to be held prior to June 1 of any given year, for the purpose of transacting necessary business. Notice of any special meeting shall contain a statement of the purpose of such meeting.

Section 2: To be eligible for membership in the Coon Lake Hills, Association, a person must own an equitable or legal interest in one or more lots within the territory described in Article III.

Section 3: Each member shall be entitled to cast one vote Per Tax ID Number upon each and every question properly coming before any meeting of the members of said Association; however, no one property owner shall be entitled to more than one vote because of ownership of more than one lot; married or unmarried couple owning jointly shall be entitled to one vote

JOINTLY. Members may vote in person or by proxy filed with the Secretary. A majority approval of members present or by proxy shall be required to pass an order of business. A member will have paid yearly dues to that current year. Membership shall terminate upon the alienation of the property of a member and shall pass to the new property owner.

Section 4: The regular meetings of the Board of Trustees will require a majority of the Board to pass any motion and/or proposal presented at the meeting.

Those Association members and members of the Board in attendance, in person or by proxy shall constitute the required quorum at any special or annual meeting called by the secretary, with the authority of the Board or the President. Two Thirds (2/3) of the members in attendance will be required to pass any motion or proposal

Section 5: The Secretary will give two weeks written or email notice to each member of all special meetings and the Annual Meeting of the members of the Association. All Notices shall contain the time and place of the meeting.

Section 6: Two thirds (2/3) of the Board of Trustees shall constitute a quorum for the transaction of business of the Board.

Section 7: Vacancies on the Board of Trustees may be filled by appointment by the remaining members of the Board. If any Board member is absent from four (4) consecutive meetings, the position on the Board shall be deemed vacant if the Board so desires.

Section 8: No member or officer of the association shall receive compensation, or derive financial gain in any manner, from Association activities.

Section 9: The fiscal year of the Association shall be January 1st to December 31st.

ARTICLE VII -Officers

Section 1: The President shall be the chief executive of the Board of Trustees and shall have general control and management of its business in the recess of the Board and shall make appointments of the standing committees. The President shall preside at all meetings of the Board of Trustees and the Association.

Section 2: It shall be the duty of the Vice-President to perform all the duties of the President during his/her disability or absence. This term of office and manner of the election shall be the same as for the President.

Section 3: The Secretary shall keep the minutes of all meetings of the Board of Trustees or Association in books provided for the purpose. He/She shall attend to the giving and receiving of all notices of the Association. He/She shall sign with the President or Vice President, the name of the Association, all contracts authorized by the Board of Trustees, and when necessary, shall affix the corporate seal thereto. He/She shall perform such other duties as may be designated by the Board of Trustees. His/Her term of office and manner of election shall be the same as for the President and Vice President.

Section 4: The Treasurer shall have custody and keep account of all money, funds and assets of the Association. He/She shall render such accounts and present such statements to the Board of Trustees as required. He/She shall deposit all funds of the Association which may come into his/her hands in such bank or banks as the Board of Trustees may designate and may be under bond in an amount to be determined from time to time by the Board of Trustees. He/She shall keep the bank accounts in the name of the Association, shall pay out money only by check, upon order of the majority of the Board of Trustees. A qualified person appointed by the Board of Trustees, shall audit his/her books prior to the Annual Meeting. He/She shall be allowed a reasonable petty cash fund for the necessary office expenses, the amount to be approved by the Board of Trustees. All books and records of the Association shall be subject to examination upon petition of any twenty (20) Members of the Association. His/her term of office and manner of election shall be the same as for the President and Vice President.

Section 5: The Board of Trustees shall have such powers as are granted in Act No. 137 of the Public Act of 1929, as amended, and such powers as shall be granted by these bylaws and any amendments thereto.

ARTICLE VIII - Finance

Section 1: Dues for any given calendar year are due and payable by April 15th of the year in which the dues are assessed and become payable. Any member whose dues or assessments have not been paid on or before April 15th of the year in which they become payable, shall pay a penalty of an additional ten percent (10%) of total amount owed the Association. Any dues or assessments not paid before June 30th of the year in which they are payable shall become a lien upon the property against which they are assessed, which lien shall be recorded with the Register of Deeds of Livingston County by the Board of Trustees. Such delinquencies may be enforced by Court action. All costs of such action shall be assessed to the member and become part of said lien, including but not limited to actual attorney fees. Any such lien may be foreclosed upon by the Association.

Annual Dues shall be assessed in accordance with the schedule listed in Addendum 1 of the bylaws.

Section 2: A special assessment may be levied by the Board of Trustees in an amount not to exceed One Hundred Dollars (\$100.00) per owner, per calendar year for purposes of covering expenditures.

Section 3: Any costs incurred for the purpose of upholding these bylaws shall be the responsibility of the property owner who is in violation of said bylaws.

ARTICLE IX -Committees

Section 1: Standing Committees shall be appointed by the Board of Trustees for the purpose of promoting the general welfare of the Association and its members. The scope and authority of all committees shall be established by the Board of Trustees through resolution or otherwise. Standing Committees may include: Activities Committee, Boating Rules & Regulations Committee, Bylaws Committee, and Nominating Committee as examples.

Section 2: Each standing committee chairperson except nominating committee shall be appointed by the President of the Board of Trustees. Each committee chairperson shall be responsible to the Board of Trustees, and shall attend meetings of the Board of Trustees as requested.

Section 3: Members-at-Large of the various standing committees shall be appointed by the respective committee chairperson.

Section 4: The Board of Trustees and/or their Representative(s) have the right to:

- a. Greet new residents and encourage their active participation in the Association.
- b. Deal with the county and or township, in matters pertaining to County roads with **in** the Association limits, arrange for the placing of "speed", "No Dumping", "Private", and such other signs as the Board may direct, and to obtain from the County when possible.
- c. Handle all business and social publicity pertaining to the Association.
- d. Handle contracts with Private contractors, federal, state and local government agencies, assist the Board of Trustees in the planning and the approving of civic improvements.
- e. Promote friendly and cordial relations by planning social events. In the pursuit of this objective, the Association will back the events and may disburse funds for the events in the amount of One Thousand Dollars (\$1,000.00) per event and not to exceed Two Thousand Dollars (\$2,000.00) accumulative total in any given fiscal year. This total disbursement will be separate and non-inclusive of any other spending/expenditure limitations.
- f. Manage the quality of the lake and its environs regarding:
 - a. Boating rules and regulations
 - b. Weed control and water quality
 - c. Control of trespassers
 - d. Any other matters designated by the Board of Trustees
- g. The Board of trustees may appoint any special committees it deems necessary.

ARTICLE X -Boating Rules

Section 1: Purpose: The following rules are set up, not to curtail anyone's personal liberty, but to enable property owners to more fully enjoy their homes in peace, health, and safety. Furthermore, to protect all property owners' right to enjoy their homes, any changes/motions brought to the Board concerning legal (noncompliance with the State of Michigan) boating rules, lake usage, or activities that occur on an all sports lake must be brought to and voted on by the membership.

- Section 2: The following regulation shall apply to all watercraft operating on Coon Lake:
- a. State of Michigan marine safety laws as prescribed by the Natural Resources and Environmental Protection Act (Act 451, Public Acts of 1994) shall be in effect.
 - b. Speed in all channels marked as No Wake Zone is restricted to the five (5) miles per hour.
 - c. No guest watercraft will be allowed on the lake.
 - d. The boating rules will be distributed annually, or as deemed necessary by the Board of Trustees.
 - e. Any and all watercraft launched and/or used on the lake must be solely owned and registered by the property owner within the territory of the Association that has "direct" or "indirect" legal access to Coon Lake, as defined within these bylaws and the covenants.
 - f. In accordance with Act 451, Public Acts of 1994, Power boating operation is restricted to a speed of less than five (5) miles per hour when within 100 feet of any shoreline, dock, swimmer, or fishing parties.
 - g. In accordance with Act 451, Public Acts of 1994, Red & green sidelights as well as an all-around light must be used appropriately between sunset & sunrise.

ARTICLE XI - Health

Section 1: Dumping of cans, bottles, glass, rubbish, garbage of any kind or polluting liquids into lake waters or upon any of the roads, streets, parks, beaches, easements, or private property is hereby prohibited.

Section 2: All garbage shall be kept in the tightly closed plastic or metal container. Accumulation of garbage or rubbish in excess of two (2) weeks is prohibited.

Section 3: The burning of rubbish or garbage upon any property within the corporate limits is hereby prohibited, except in proper incinerators that eliminate nauseating odors that invade the privacy of adjacent property owners.

Section 4: No unauthorized person shall be allowed to use any chemical in the lake. Any treatment of the lake will be administered by contracted specialists who are recommended and approved by the Lake Treatment Committee and Marion Township utilizing the Special Assessment District (SAD) for payment through the Township.

Section 5: All road maintenance of other than County roads shall be the responsibility of people owning property on those roads or use same for ingress or egress. Maximum speed limit on any road within the jurisdiction of the Association shall be twenty-five (25) miles per hour, unless posted otherwise by resident agreement. All commercial and construction vehicles, using other than County roads, shall be the responsibility of the property owner requesting their services, for any damage resulting from their use.

ARTICLE XII -Enforcement

Section 1: The Board of Trustees shall be empowered to enforce any of the provisions contained in these bylaws and shall have authority to designate agents to do so on its behalf.

ARTICLE XIII - Seal and New Members

Section 1: The Board of Trustees shall have power to procure a suitable corporate seal, which shall be kept by the Secretary and shall be used by him/her.

Section 2: New members of the Association shall be deemed to assent to these bylaws and shall furnish the Secretary with the address to which he desires notices sent. Failure to do so shall be deemed a waiver of notice.

ARTICLE XIV - Bylaws

Section 1: Authority. These bylaws may be altered, amended, added to, or repealed by a majority vote of the members of the Association at any regular or special meeting, providing twenty-five percent (25%) of said members are in attendance to vote in person (handing to the Secretary), by mail, or email, filed with the Secretary prior to the meeting. A copy of proposed amendment must be sent to each Association member at least twenty (20) days prior to the special meeting at which the vote will be taken.

Section 2: Effective Date. All bylaws, or amendments thereto, shall take effect ten (10) days after passage of such and each shall be posted conspicuously in three (3) public places within the jurisdiction of such Association at least Five (5) days before the time for taking effect of same and proof of such posting shall be made an officer of such Association and entered on the records of the Association. Complete and accurate copies of all bylaws shall be kept by the Secretary of the Association for public inspection. Copies of the above shall be mailed or emailed to all members.

ARTICLE XV - Protective Covenants and Restrictions

Section 1: The restriction herein shall be in addition to any and all restrictions set forth by each sub division and the general restriction of Coon Lake Hills Association, all zoning ordinances and building codes covering property in Marion Township, Livingston County, Michigan. Every lot or other property with the jurisdiction of this Association shall comply with these restrictions unless legally excluded.

Section 2: The purpose of these restrictions is to ensure the use of the property for attractive residential purposes only, to prevent nuisance, and to prevent the impairment of the attractiveness of the property.

Section 3: Residential properties built on Lots shall only be used for single-family residential purposes.

Section 4: No buildings or other structures shall be erected, or placed upon said lands and premises other than one single family dwelling of not less than 1,200 sq. feet of livable floor space. This does not include: porches, breezeways, garages or other rooms which are not ordinarily considered to be living rooms, and does not include any rooms on second floor level above the ground level of said dwelling. This paragraph does not apply to existing dwellings. Existing dwellings are those existing as of January, 2007.

Section 5: In general, no temporary structures, house trailers, mobile homes, or garage homes shall be located upon said premises. Storage sheds are permitted and recreational vehicles may be stored on the premises. Temporary use of Camping Tents for recreational purposes is allowed, but should not exceed a continuous period of two (2) weeks.

Section 6: No old or used structure shall be moved upon said lands and premises.

Section 7: The outside finish on all buildings shall be natural wood, stone, brick, aluminum or vinyl siding, Perma stone, composite siding like Hardy Plank, or any other stone facing products. No uncovered cement block or cinder block may be used in exposed surfaces. No stucco may be used on an exterior surface. All buildings shall be in conformity and harmony of external design with the existing neighborhood homes.

Section 8: No house trailer, garage, shed, temporary structure, tent, or other out building erected upon said lands and premises shall be used at any time as a residence, either temporarily or permanently.

Section 9: A detached garage must be built according to Marion Township regulations and requires a permit. Further restrictions may apply based on the Owner's Deed.

Section 10: No residential structure shall be erected or placed nearer than sixty (60) feet from any road.

Section 11: No building or other structure of any nature shall be erected or placed nearer than six (6) feet from any side line of said lands and premises. No dwelling shall be erected or placed nearer than ten (10) feet from any side line of said lands and premises.

Section 12: All Structures of any nature, including residence and garage, shall be conventional design and subject to the provisions of Marion Township as hereinafter set out.

Section 13: Shed and storage buildings shall be in conformity and harmony of external design with the existing principal residence. Refer to Marion Township Ordinance Section 6.07. Accessory buildings, structures and uses are permitted only in connection with and on the same lot with a principal building, structure or use, provided such buildings, structures and uses are incidental to the principal building or use and does not include any activity conducted as living quarters. Accessory buildings may require a land use permit. This does not apply to existing dwellings prior to July 2016.

Section 14: No Signs, billboards, advertising devices or any unsightly objects of any kind shall be erected or displayed upon said lands or premises or any building or structure thereon, nor in or over Coon Lake, except "For Sale" signs, permits, or other documents required by Marion Township.

Section 15: No fence shall be erected or placed upon said lands and premises or any part thereof, which shall exceed five (5) feet in height. All fences shall require approval by the Board of Trustees in writing before such fence is placed upon said lands and premises. A fence enclosure area shall not exceed 1000 square feet. No fence shall be placed nearer than forty-five

(45) feet from the shoreline of Coon Lake. Marion Township provisions and restrictions apply and a permit may be required.

Section 16: Disposal of sewage shall be through suitable septic tanks or other approved methods and the overflow from such sewage disposal units shall not drain into Coon Lake. There shall be no unsanitary drainage whatsoever into Coon Lake.

Section 17: No LIVESTOCK shall be kept or maintained on said lands and premises or any part thereof. No cats or dogs shall be raised, kept or maintained upon said lands or premises or any part thereof as a commercial enterprise. Dog kennels or the use of such household pets may be built only integral with the garage or residence structure.

Section 18: No boat livery, commercial day care, or other commercial business enterprise shall be conducted upon said lands and premises, or any part thereof. This does not prohibit a private home office.

Section 19: No owner of said lands and premises, or any part thereof, nor anyone claiming under, by or through, such owner, shall keep or maintain a house boat in, or on Coon Lake. No owner of said lands and premises, or any part thereof, nor anyone claiming under, by or through, such owner, shall keep or maintain a house boat in, on or adjacent to Coon Lake.

Section 20: Should the owner or owners of said lands and premises, or any part thereof, commence the erection of any building or any other structure upon said lands and premises, or any part thereof, such owner or owners shall complete the construction of such building or such other structure within one year following the date of commencement of the same. Should such owner or owners fail to fully complete such building or such other structure within said one year period of time, the partially completed building or other structure shall be removed by such owner or owners with thirty (30) days following the close of said one year period of time. Should any building or other structure, either in the process of construction, or fully constructed, be damaged, destroyed, or be left in a ruined condition by fire, wind, or any other cause, the owner or owners, such building or other structure may make any necessary repairs, which repairs shall be fully completed within one year from the date of such damage or destruction.

Section 21: All owners who maintain premises within the Association are required to keep such grounds free of unsightly debris, including maintenance of trees, lawn & general property maintenance on such property and removal of such if deemed necessary by vote of the Board of Trustees.

Addendum 1

Your Association Dues due by April 15th each year are as follows:

Coon lakefront property owner: **\$100.00**

Rurik Park Property Owners: **\$100.00**

Gale Lake Property Owner: \$10.00

Landlock Property Owner: \$10.00

Addendum 2

Rurik Park Lot Owner

4710-25-202-010	4710-25-202-020
4710-25-202-011	4710-25-202-052
4710-25-202-012	4710-25-202-050
4710-25-202-013	4710-25-202-035
4710-25-202-014	4710-25-202-036
4710-25-202-015	4710-25-202-038
4710-25-202-016	4710-25-202-039
4710-25-202-017	4710-25-202-043
4710-25-202-018	4710-25-202-041
4710-25-202-019	4710-25-202-042
4710-25-202-034	

Gale Lake Property Owner

4710-25-200-006	4710-25-202-003
4710-25-200-005	4710-25-202-004
4710-25-200-004	4710-25-202-005
4710-25-200-003	4710-25-202-006
4710-25-200-002	4710-25-202-007
4710-25-202-001	4710-25-202-008
4710-25-202-002	4710-25-202-009

Landlock Property Owner

4710-25-201-034
4710-25-201-033
4710-25-201-032
4710-24-401-034

