

***RULES FOR
VENICE SUBDIVISION INC.
BEACH LOT***

I – PURPOSE

These rules apply to the Venice Subdivision Inc. Beach Lot to comply with insurance restrictions and reduce liability. Also, some are gathered from past annual meeting minutes before incorporation. These rules are mandatory and voting members (further to be described as "members") must and are expected to comply with these rules.

II – ENFORCEMENT

Enforcement will be primarily incumbent upon the Association President. However, other members of the governing body to include Block Captains and all members are encouraged to enforce these rules. Signs are in place by the road and seawall as to who specifically may use the lot. Any member can challenge anyone on the lot to validate they are members. If not members, do not detain them, report them to the Gladwin County Sheriff's office, they are trespassing.

III – RULES

- i. Members must and will not give permission for non-members to use the lot. Exceptions, that were coordinated with the Billings Township Fire Chief Al Vincent, for emergency and rescue; fire (tanker re-supply) access. Also, for access and maintenance to the agreed upon pending South Pine St Pump Station (Northwest corner of the lot) for Billings Township Stage 3 Sewer Project.
- ii. Members must be present, on-site, when non-members (their family or guests) use the lot. No exceptions. Playground equipment (installed or temporary) is not allowed.
- iii. The parking area is not a Parking Lot. Members or their guests (with the member in attendance) must be actively using the lot. Exception is for activities on the lake such as swimming, sail boating, sail boarding, and etc near the lot. Also, parking for ORV and Snowmobile tow vehicles and trailers when the lake is froze for ice fishing and pleasure other than that no parking for tow vehicles and trailers are allowed at anytime except for lot maintenance.
- iv. No vehicles of any kind or at any time are allowed beyond the parking area curbs towards the lake. Exceptions are for lot maintenance; ORV and Snowmobile access to the lake in the winter only for ice

fishing and pleasure. A temporary ramp for winter only may be build or installed. Also, in the case for emergency and rescue; fire (tanker re-supply) access (see i. above).

v. No Fireworks of any kind at anytime no matter what government laws apply.

vi. No campfires or burning of any kind are allowed at anytime. Cigars and Cigarettes are OK.

vii. No docks or marine hoist(s) of any kind are allowed at anytime.

viii Lot is first come, first serve, for voting members activates such as reunions and picnics. There shall be no reservation system.

ix. No overnight camping or stays are allowed. Quite hours are from 10:00 PM to 8:00 AM local time. The playing of audio on external speakers and etc is not allowed during these times.

x. Pets shall remain on a lease at all times, no exceptions. Also, if your pet bites, brings emotional distress, and etc on someone the member, not the Venice Subdivision Association Inc., is responsible for medical and legal issues.

xi. At the risk of sounding like a broken record, from many past annual meeting minutes, please pick up after your pets. A trash can and lid is provided for disposal by the parking curbs. Also, the Trash Can use is for members only for waste created on the lot.

xii. Members are legally responsible for their actions and torts to others, not the association.


xiii. Members will not be on the north and south property owners property without permission. Fences and / or barriers are highly encouraged and if so will be maintained.

xiv. North and south property owners access: For what ever reason they request (i.e. tree trimming, septic maintenance, building access, and etc.) must be coordinated with the President and voted on by the Board and Block Captions.

We, the incorporators sign our names this 18th day of November, 2009.

LORENCE R. NELSON

MONTY WISEMAN


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