

Lake Manitou Board of Directors Policies - Special Record

The following table lists the policies, agreements, rules, regulations, and restrictions agreed to by the Lake Manitou Board of Directors as authorized in the “BY-LAW S AND AMENDED RESTRICTIONS of LAKE MANITOU ASSOCIATION (AS AMENDED in 2004)” ARTICLE VI, SECTION 13.

These policies, agreements, rules, and restrictions shall be binding to all members of the Lake Manitou Association unless officially changed by the Board of Directors. If in conflict, this Special Record supersedes the policies, agreements, rules, and restrictions recorded in the LAKE MANITOU ASSOCIATION minutes up to December 15, 2013.

Topic	Policies, Agreements, Rules, Regulations, Restrictions
Boat Ramp	<ol style="list-style-type: none"> Only Lake Manitou member owned and registered boats are allowed to use the boat ramp. Lake Manitou Association Members may use the Boat Ramp at their own risk.
Burning near the shoreline	<ol style="list-style-type: none"> No burning of leaves or lake residue within 30 ft from the lakeshore. This is to prevent concentrated nutrients from entering the lake.
Dam / Spillway	<ol style="list-style-type: none"> The Dam and Spillway are private property and not for the use of the Lake Manitou residents (including bikers and walkers). The Lake Manitou spillway board(s) may only be installed or removed at the direction and decision of the Lake Manitou Board of Directors or Officers of Lake Manitou. The installation or removal of the boards control the water level in Lake Manitou and individual residents are not authorized to install or remove these boards. The Lake Manitou Board may direct employees of the Lake Manitou Association to perform the labor of the physical installation or removal once the Lake Manitou Board decides to install or remove them.
Dogs	<ol style="list-style-type: none"> All dogs are to be on a leash or under the owners control at all times. Dogs must wear dog tags.
Duck Feeding	<ol style="list-style-type: none"> Duck and geese feeding is highly discouraged as one pound of droppings can generate up to one ton of Algae in the lake.
Fishing / Ice Fishing	<ol style="list-style-type: none"> Armbands must be worn around the outside of the coat/jacket sleeve at all times while ice fishing. See the Lake President for armbands. Armbands will only be issued to paid-up Association Members. Tip-ups are not allowed for ice fishing. All fish catches must conform to State of Michigan regulations on length, quantity (20 for ice fishing), and season. All Pike under 30” must be released. Only Lake Manitou Association members are allowed to have permanent ice shanties on the lake. Shanty must have the owner’s name, address, and phone number on all four (4) sides in letters 2 to 3 inches tall. Association members and their guests are permitted to use portable ice shanties that do not remain on the ice overnight. Ice shanties on the lake overnight must display a Lake Manitou sticker similar to the boat stickers. Obtain the sticker from the Lake President. All ice shanties must be labeled on all 4 sides with the name and address of the shanty owner per Michigan State Law.
Parking	<ol style="list-style-type: none"> Guests must park on the property owner’s property, not on the street. <p>Clarification - If there is a summer party and not all the vehicles will safely fit on the person’s driveway or property, parking in the street is permissible, however, please request that the guest vehicles pull off the side of the road as far as practical and that guests not park directly opposite a driveway to allow the resident sufficient clearance to back out of their driveway.</p>

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Un-motorized Boats	1. Un-motorized boats do not need to follow the counter-clockwise boating pattern when traveling to a fishing site. For the purpose of this policy, a motor is defined as gas or electric.
Winter use of Snowmobiles & ATVs	1. All Snowmobiles, ATV'S, or other vehicles that will be driven on the ice of Lake Manitou must be registered to a Lake Manitou property owner and must display a Lake Manitou sticker. No relative's vehicles or guest vehicles are allowed on the lake. Stickers will be issued and applied upon proof of registration.
Lawn Fertilization Washing	1. Residents are highly encouraged to only use "phosphorous-free" fertilizer if lawn fertilization is needed. Nitrogen used should be the "slow-release" type. 2. Residents are also highly encouraged to use low or no phosphorus detergents for dish washing and laundry.
Hunting / Guns	1. Any gun carried down Garrison Road should be broken down and no hunting should be carried on close to residences. 2. No hunting is allowed from the Island or within a Safety zone. Safety zones are defined as all areas within 450 feet of an occupied dwelling, house, cabin, residence or any barn or other building used in farm operation. No person may hunt, or discharge a firearm within a safety zone or shoot at any wild animal or wild bird while the bird or animal is within a safety zone, without the written permission of the owner or occupant of such safety zone. This applies to all hunters, including archery hunters. The safety zone does not apply to target shooting. 3. Hunting of ducks, geese and wild animals is prohibited on or around Lake Manitou by use of firearms, archery or crossbow. All State regulations apply.
Skiing	1. No skiing on the small side of the lake, only residents living on the small side can use it to take-off and return. 2. No skiing until 10:00 a.m., and after 8:00 p.m. on weekends and Legal Holidays. 3. No skiing until 10:00 a.m., and after sunset during the week. 4. Do not drop a ski in the boat traffic pattern. No Skiing in the no-wake zones. 5. All skiers must wear life jackets. No skiing in the channels. 6. Only three skiers are allowed out on the lake at any given time regardless if they are pulled by a boat or Wave Runner. 7. All skiing must be done on the large side of the lake.
Grass Mowing	1. Lot owners will be given seven (7) days notice to mow overgrown lots. If the property owner does not respond after notification, the Association is authorized to have it mowed and will assess a charge of \$50.00 to the property owner.
Drains	1. Drainage from septic fields or eve troughs should be allowed to percolate through soil before entering the lake.
Swimming	1. Anyone swimming more than fifty (50) feet from the shore must be accompanied by a boat (for safety).
Quite Time	1. 11:00 P.M. has been established as a common time to quite down outside activity (parties, construction, loud noise, etc.) in support of the Amended Restrictions, paragraph 10. B.
Business Meetings	1. All Business meetings will generally follow Roberts Rules of Order. There will be an agenda for all meetings. Decisions will be made on a majority rule basis unless otherwise specified in the Lake Manitou Association By-laws.

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Lake Dues	1. Any outstanding Lake dues will be subject to interest of 1 1/2% per month until collected.
Check Signature	1. Any single check over \$2,500 will require a second signature to limit the Association's liability for loss. The authorized signers will be the President, Vice-President, and Treasurer.
Expenditure Approvals	1. Any potential expenditure of \$10,100 or more will be posted on the meeting agenda two weeks prior to the meeting.
Signs	1. Garage Sale signs are permitted per the Amended Restrictions, paragraph 12, in support of selling resident's property.
Bubblers/Aerators	1. The use of bubblers or aerators for any reason is prohibited in Lake Manitou from November 1 thru April 1 due to the instability of ice that results from winter bubbler or aerator use.
Wave Runners, Power Boats	<ol style="list-style-type: none"> 1. Counter-clockwise travel around the lake only. Keep at least 300 ft. away from skiers. Obey Idle and No-Wake zones. 2. No power boating drivers under the age of 12 allowed. Drivers between the age of 12 and 16 must complete a boater safety course prior to operation of powered watercraft in Lake Manitou. 3. All lake rules for lake boating apply to Wave Runners. All Wave Runners must be registered solely to the Lake Manitou property owner. No relative or guest Wave Runners are allowed on the lake. All Wave Runner operators and passengers must wear life jackets. 4. All watercraft operators must have a spotter when pulling a skier or tuber. 5. All watercraft must registered solely to a Lake Manitou property owner and display a Lake Manitou sticker on the right side of the craft. Stickers will only be issued upon proof of registration (or sales receipt in the case of paddle boats). 6. Boating traffic heading West must go on the North side of the island, Boating traffic heading East must go on the South side of the island. 7. No boating above idle after 8:00 P.M. or before 10:00 A.M. on Legal Holidays, Saturdays or Sundays. This allows the fishermen to fish. 8. No boating above idle after sunset or before 10:00 A.M. during the week. This allows the fishermen to fish and provides a degree of safety to non-powered watercraft. 9. It is the Lake Manitou property owner's responsibility to inform their guests of the lake rules prior to operation of watercraft in Lake Manitou. 10. Stay 75 feet from docks and rafts, do not go between rafts and the shore. 11. Use of synthetic motor oil for the motor and synthetic grease for the lower unit is required for use in Lake Manitou. This is an easy way to reduce pollution in the lake.
Resident Complaints	<p>1. Complaints about a neighbor's adherence to the Lake Manitou By-laws, Rules, Restrictions, or Special Record should be addressed first to the neighbor, either in person or in writing. Giving the neighbor awareness that there is a concern is the first step in addressing the complaint. If the neighbor chooses to not remedy the situation or disagrees that there is a problem, the Lake Manitou member is then encouraged to bring it to the Board for review.</p> <p>If there is animosity between the neighbors and the complaint is likely to inflame the situation or result in additional confrontations, the Lake Manitou member is encouraged to bring it to the Board for review.</p>
Use of Association Property or Assets	1. The use of association owned or leased premises, land, beaches, parks, playgrounds, boat ramps, docks or roads etc., or participation in association sponsored events, are at your own risk.

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Wake Boards	1. Wake Board Boats are prohibited from use on Lake Manitou waters. A Wake Board Boat (Wave Boat, Bladder Boat) is defined as a boat engineered or equipped to increase the boats weight and mass or to raise or lower the boat in the water for the intended purpose of creating additional wave height, frequency or energy. This can be done by adding/subtracting ballast water, hull designed wake plate or hull designed hydrogate. The intent is not to eliminate "wake" on Lake Manitou. The purpose is to protect shorelines.

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Change Control Log

Revision	Date	Changed By	Description
17.0	06/11/2017	C. Hannah	Amount of any potential expenditure required to be posted on the meeting agenda two weeks prior to the meeting increased from \$7,500 or more to \$10,100 or more.
16.0	06/21/2016	C. Hannah	Wake Board Boats are prohibited from use on Lake Manitou waters. A Wake Board Boat (Wave Boat, Bladder Boat) is defined as a boat engineered or equipped to increase the boats weight and mass or to raise or lower the boat in the water for the intended purpose of creating additional wave height, frequency or energy. This can be done by adding/subtracting ballast water, hull designed wake plate or hull designed hydrogate. The intent is not to eliminate "wake" on Lake Manitou. The purpose is to protect shorelines.
15.0	12/15/2013	C. Hannah	Hunting of ducks, geese and wild animals is prohibited on or around Lake Manitou by use of firearms, archery or crossbow. All State regulations apply.
14.0	4/22/2012 6/11/2017	C. Hannah C. Hannah	Any potential expenditure of \$7,500 or more will be posted on the meeting agenda two weeks prior to the meeting.
13.0	8/21/2011	J. Forsythe	Created a new section for use of Association property and was added as a recommendation from Jack Tobias, modified item Boat Ramp to include the risk section.
12.0	09/19/10	J. Forsythe	Created a new section called Parking, moved #3 from Ice Fishing to this section and added the clarification that it is for all times of the year, not just for ice fishing.
11.0	08/16/09	J. Forsythe	Added section "Resident Complaints" from the Board meeting of 6/14/09.
10.0	11/11/07	J. Forsythe	Added item #1 on Check Signature for the requirement of a second signature for any check over \$2,500. See 14.0, 4/22/12 amendment.
9.0	07/17/04	J. Forsythe	Added section "Signs" and "Winter use of Snowmobiles & ATVs", changed ice shanty section to allow guest shanty's for non-overnight use., changed Executive Committee to Board of Directors, changed the 1st paragraph to reflect the new By-laws
8.0	04/15/04	J. Forsythe	Added item #1 on bubblers
7.0	07/06/02	J. Forsythe	Added item #2 on Dam/Spillway - control of Boards
6.0	06/15/01	J. Forsythe	Added #11 on Wave Runners, Power Boats - use of synthetic motor oil and grease for watercraft on the lake.
5.0	04/10/99	J. Forsythe	Clarified restriction on property owner registration from Lake Meeting of 4/10/99 - #3 and #5 in the Wave Runners, Power Boats section.
4.0	01/10/99	J. Forsythe	Modified #1 on Dogs from 1/10/99 meeting. Added a section called Business Meetings.
3.0	09/13/98	J. Forsythe	Added #8 to the Wave Runners / Power Boat section. Changed numbering on #9 & 10 in the same section. Modified Hunting/Guns to include the DNR definition of a safety zone. See 15.0, 12/15/13 amendment.
2.0	08/9/98	J. Forsythe	Added numbering to Restrictions to aid in Change Control communications. Modified Fishing/Ice Fishing Topic - Deleted Not returning small fish" and added #7 regarding Ice Shanties from Lake Meeting of 7/26/98. Added Quite Time from meeting of 8/9/98.
1.0	06/27/98	J. Forsythe	Initial Publication Release