

WHITESTONE BAY CONDOMINIUM ASSOCIATION

House Rules

This list is not meant to be all-inclusive of that which is also spelled out in the Master Deed and By Laws. These rules are meant for all owners, guests and renters of Whitestone Bay Condominiums.

1. **Exterior Parking & Traffic Flow**
 - a. MDOT granted curb cut approvals to Whitestone based on one way traffic. The south drive is for ingress only and the north drive for egress only. Please inform guests.
 - b. Parking in front of the building is short term (15 minutes or less).
 - c. Long term guest parking is located across US 23. Please do not block drives.
2. **Trash chute is to be used only with heavy duty bags and compactor bags. Do not throw any loose trash, bottles, cans, pizza boxes, etc., down the chute. Please double bag if on a high floor.**
3. **Use garbage disposals sparingly. Large quantities of garbage will cause higher maintenance for our septic system.**
4. **Please obey all pool rules as posted. There is no lifeguard on duty. Pool and spa will be open only during the summer season. Opening date approximately May 1st through Labor Day. All children must be chaperoned by a responsible adult when using the pool and spa. Spa hours are from dawn to dusk for everyone including owners!**
5. **Please refer to the by laws in placing plants or furniture on your limited common elements. This refers to both front and rear patios. Nothing may be placed on the common area because that area is dedicated solely for ingress and egress.**
6. **Cooking grills as specified (gas & electric only) may be used only on the street side limited common element. Any owner or guest may use the one provided at the cabana – please respect your neighbors by cleaning the grill area when finished and make sure to turn off the gas. Utensils for the grill are not provided.**
7. **All exterior patio floors have an epoxy finish. The maintenance of these floors is the responsibility of the management staff. IF you must remove water or snow from these floors please use only soft bristled broom or plastic shovel.**
8. **No objects of any kind are to be placed on windows or window sills or railings of any units. This includes but is not limited to signs, logos, stickers, flags,**

578 North Huron Road Au Gres, MI 48703

plants, towels or other laundry items. If desired, seasonal displays shall be coordinated with association management.

9. Any co-owners interested in having a watercraft should contact management to make them aware of your intent. A meeting will be scheduled to discuss the plan and associated cost. This will be done according to the by-laws.
10. Modifications of any kind to the exterior of the units are not allowed.
11. Association Dues are due on the first day of the calendar quarter (Jan 1, April 1, July 1, and October 1) and are payable in the amount of \$1,080 (\$240 incl. for LTRR) to Whitestone Bay Condo Association. Please send checks to Tammy Webb at the Wolgast Development office: 4835 Towne Centre Road, suite 100, Saginaw, MI 48604.
12. If you plan to rent your unit, please see the By Laws for guidelines. Leases must be in writing and must stipulate the following: (You may obtain a form from Stephanie at Steph@wolgastdev.com)
 - a. beginning and ending lease dates
 - b. Number of occupants (not to exceed maximum number allowed).
 - c. Name and cell phone # of occupants
 - d. Vehicle make, model and license numbers
 - e. Lease to be furnished to association management at least one week before lessee arrives.
13. Dog Doo needs to be picked up and bagged. Please put it in the dumpster, not in any other trash location.
14. Please remember that toilet paper ONLY should be flushed down the toilet.
15. When you are away in the winter (cold months) be sure to turn off the hot water heater in the electrical breaker box and turn off the water to your unit. Never turn your furnace thermostat at less than 58 degrees. We have a wet water fire suppression system and we do not wish the water to freeze. This could cause damage to several units if this ever happens.

Please provide these rules to all house guests and post somewhere they are readily accessed within your unit. These rules are for the benefit of all co owners and may be modified at any time.

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05/05/2017