

SYLVAN BEACH RESORT COMPANY RULES

Revised 2008

SAFETY FIRST

1. For fire and medical emergencies dial 911 and report emergency-name and address.
 - Use dry powder fire extinguishers on electrical fires, **do not** use water hoses.
 - When parking, do not block driveways or roads so emergency vehicles may have access the cottages
2. Fire extinguishers and smoke detectors must be in every cottage. It is the owner's responsibility to have them checked annually.
3. Each cottage must have a working 50 foot garden hose hooked up if faucets are available at the front and back.
4. Barbeque grills should be attended at all times.
5. All Association buildings; i.e., Wab Club or Post Office, etc are **NON SMOKING**.
6. Fireworks are not permitted at any time on association property, which includes leaseholds and all beaches within the boundaries of Sylvan Beach (even on the 4th of July).
7. Gasoline shall be kept in approved containers.
8. Chimneys shall be cleaned regularly. All chimneys must be topped with an approved safety screen/spark trap.
9. No beach fires are allowed on Association property between October 31st and April 30th and during extreme drought conditions. There are to be no beach fires at any time on the White Lake side.
10. Firearms shall NOT be discharged on Resort Company grounds.
11. Swimming is at your own risk. No lifeguard is on duty at the Kiddie Beach or the Lake Michigan Beach.

BUILDINGS AND GROUNDS

1. Trees or banks may be cut or pruned only with expressed permission of the Buildings and Grounds Chairman.
2. Association beaches, grounds, and "the hollow" must be maintained by responsible clean-up. Take a trash bag with you. Trash containers are available at the Jackman path and steps, at the Post Office, and the Wab Club. Please keep our grounds clean.
3. Trash and garbage must be in heavy duty plastic bags and placed in suitable containers to be picked up. Trash scattered by animals will not be picked up. Cardboard boxes must be flattened. SBRC pays for trash service "by the bag." Please consolidate your trash.
4. Dogs must be under control when on Association property. Dogs are not allowed at the Kiddie Beach and are allowed on the Lake Michigan beach before 10 AM and after 4 PM. The owner is responsible for removing dog waste.
5. The Grounds Chairman will make arrangements and the leasehold will be billed for annual cesspool and septic system cleaning every three (3) years.

TENNIS AND BASKETBALL COURTS

1. Sign-up sheets are provided at the tennis courts. Please be prompt in relinquishing the courts when others are waiting.
2. Shirts and non-marking, soft soled tennis shoes shall be worn at all times on the tennis and basketball courts.
3. Guests should be kept to a minimum on Weekends and Holidays.
4. Tennis and basketball courts should not be used during church services in July and August. Please be mindful of memorial services as well.

BOATING

1. A Michigan boating safety booklet is available at the Post Office. Please observe the State of Michigan rules with regard to boating distances from swim areas, shore, and moored boats.
2. Boats, kayaks, canoes, or personal water craft (Jet Skis) may not be docked at the Kiddie beach.
3. Boats should be beached and stored in a manner permitting easy access to boathouses, docks, and the lake front.
4. Approval for boat moorings, docks, slips, and lifts are the responsibility of the Shoreline Committee. Applications are available at the Post Office. Configurations and docking changes must be approved BEFORE placement. All docks and lifts must have the owner's name on them.
5. All boat trailers shall be stored away from the cottages and the back driveways between Memorial Day and Labor Day. If stored in the trailer park all trailers must have the owner's name on them and shall be removed by October 15 each year.

RENTALS AND SALES – Article X of Bylaws.

1. A shareholder wishing to rent or sell must contact the Chairman of Rental and Leases to obtain an application form to be approved by the SBRC Board.
2. The minimum length of rental is 2 consecutive weeks during which time, the cottage is to be occupied by the renter and their guests only.
3. A shareholder is allowed to rent his/her cottage only two times within one calendar year for a minimum of two consecutive weeks per rental.
4. Shareholders who "give" their cottage to another person shall inform the Rental and Leasing Chair when guest are in their cottage without the shareholder present. This is not an acceptable way to avoid the rental policy.
5. Cottages may not be donated for use to any organization nor be auctioned off as fund-raisers for any organization.
6. Shareholders or family members must occupy their cottage at least one month during a three-year period.

GENERAL

1. Non-denominational church services are held at the Wab Club each Sunday between July 4th and Labor Day.
2. All significant exterior construction which changes the "footprint" or height of the leasehold buildings must be approved by the Modifications Committee and SBRC Board. (See By-Laws Article VIII, Section 4 for particulars). Plans for such adjustments must be presented to the Modifications Committee prior to Labor Day.
3. Construction and maintenance noise must be avoided between July 4th and Labor Day. The Board must approve any extraordinary circumstance exceptions.
4. Party noise from activities at the Wabalingo Club is expected to stop at 11 PM. Beach activities on White Lake or Lake Michigan shorelines and the "Hollow" are to end at 1 A.M.
5. Alcoholic beverages may not be sold on Association grounds without proper permits.
6. Contractor, for sale, or open house signs etc are not permitted on Association Property.
7. The Sylvan Beach Resort Company is not liable for personally owned boats, boathouses, stairways, landings, lookouts, or motorized lifts.

PRIVILEGES AND RESPONSIBILITIES OF
MEMBERSHIP IN THE SYLVAN BEACH RESORT COMPANY
Approved by the SBRC Board of Directors on 9/1/2007

We live and vacation in a very special place at Sylvan Beach and what comes with such a luxury is the opportunity to live and play in close proximity with many people who have different lifestyles and personal preferences.

With the increase in the number of "shareholders" due to LLC and QPRT's and in an attempt to regulate and control Sylvan Beach access and use on an equal and fair basis and to insure that the rights and opportunities of SBRC shareholders are not compromised or diluted, the Board publishes the following use and restriction guidelines.

Stockholder Memberships

1. Shall own eleven or more shares of SBRC stock.
2. Will pay annual dues per dwelling as determined by the Stockholder vote.
3. Shall be eligible to represent a leasehold at an annual meeting, hold office and vote on a per dwelling basis. One vote is permitted per leasehold, weighted by the number of shares owned.
4. Shall pay property taxes on a) the dwelling and improvements comprising the member's leasehold and b) all land and other common properties available for common use in proportion to the number of shares owned by the shareholder.
5. Shall comply with restrictions on ownership transfer and/or rental and with summer construction/maintenance moratoriums.
6. Shall be provided Resort Company water system for fire protection and sprinkling if available.
7. Shall be provided with garbage collection, up to 4 lawn cuttings, leaf removal, off-season patrolling, and notification if needed. Cottage openings and closings, additional lawn cuttings and miscellaneous maintenance are contracted at shareholder expense.
8. The Stockholder cottage occupants may have the common use, benefit and advantage of all dedicated streets, avenues, alleys, walks, parks and public places (such as beaches, Wab Club, playground, tennis courts and basketball courts) in current dedicated plats (per Association approval 7-23-1955)
9. Shall have the opportunity for access to a dock and two slips, boat lifts, or docking with additional poles per cottage membership. Moorings are also available on a limited and provisional basis. All must be applied for and approved by the Shoreline Committee, the SBRC Board and ultimately the Army Corps of Engineers. Additionally, shoreline boating is available. All watercraft, docks, lifts and trailers on association property shall be registered with the SBRC Shoreline Committee. Docks and bathouses (the poles and boards) are owned and insured by the shareholders but the location, access and right to such is granted and regulated by the Shoreline Committee and the SBRC Board. Docks and boathouse access are a privilege of the stockholder cottage and use of such is

- available to the occupants of said cottage. Mooring and docking privileges are not transferable outside the immediate family.
10. Cottage occupants may participate in the youth programs, Jinks program, and may enjoy the activities planned by the Resort.
 11. Shareholders may have exclusive use of any SBRC facility for private parties when arranged through the activities chairman under current fees and regulations set for such use and approved by the Board.
 12. Shareholders will abide by the Sylvan Beach Resort Company bylaws, SBRC Rules, and other controlling documents.

This document may in no way be interpreted to override the intent of the By-laws and Articles of Incorporation of the Sylvan Beach Resort Company.

PRIVILEGES AND RESPONSIBILITIES OF ASSOCIATE
MEMBERSHIP IN THE SYLVAN BEACH RESORT COMPANY
Approved by the SBRC Board of Directors on 9/1/2007

We live and vacation in a very special place at Sylvan Beach and what comes with such a luxury is the opportunity to live and play in close proximity with many people who have different lifestyles and personal preferences.

With the increase in the number of "shareholders" due to LLC and QPRT's and continued interest in having access to the Sylvan Beach area, and in an attempt to regulate and control Sylvan Beach access and use on an equal and fair basis and to insure that the rights and opportunities of SBRC shareholders are not compromised or diluted, the Board publishes the following use and restriction guidelines.

The Sylvan Beach Resort Company reserves the rights of ownership to all of their properties. They, also, reserve the right to withdraw this membership or approval previously given if in any way prevents a stockholder from enjoying these same privileges or is in any way abused. In the event that the SBRC needs to reduce shoreline boating and/or the dockage and moorings of boats and watercraft, the Associates may be asked to remove their boats.

Associate Membership I

1. Shall own a cottage within the Resort Company boundaries or in close proximity to such boundaries.
2. Must apply for a non-transferable membership per dwelling that requires approval by the Resort Company Board of Directors.
3. Shall pay at least the same annual dues and assessments per dwelling as set for the stockholders and as approved by shareholders vote.
4. Shall comply with Sylvan Beach Association Rules to include restrictions on rental and with summer construction/ maintenance moratoriums as apply to SBRC Shareholders.
5. Shall be provided Resort Company water system for fire protection and sprinkling, only where currently accessible.
6. Shall be provided with garbage collection, up to 4 lawn cuttings, leaf removal, off-season patrolling, and notification if needed. Cottage openings and closings, additional lawn cuttings and miscellaneous maintenance are contracted at Associate's expense as is the case for stockholders.
7. The Associate cottage occupants may have the common use, benefit and advantage of all dedicated streets, avenues, alleys, walks, parks and public places (such as beaches, Wab Club, playground, tennis courts and basketball courts) in current dedicated plats.
8. Shall have a provisional opportunity for access to a dock, a slip, boat lift, or docking with additional poles per Associate cottage. Moorings are also available on a limited and provisional basis. All must be applied for and

approved by the Shoreline Committee, the SBRC Board and ultimately the Army Corps of Engineers. Additionally, shoreline boating is available. All watercraft, docks, lifts and trailers on association property shall be registered with SBRC Shoreline Committee. Mooring and docking privileges are not transferable outside the immediate family.

9. Associate cottage occupants may participate in the youth programs, Jinks program, and may enjoy the activities planned by the Resort.
10. Shall have exclusive use for private parties of any of the facilities and must be arranged through the activities chairman under current fees and regulations set for such use.
11. Associates are not eligible to attend the Resort Company annual meeting.

Associate Membership II

1. Shall own a cottage in close proximity to Resort Company boundaries but not within.
2. An Associate II member have all of the rights and privileges that Associate I have except the right for dock and mooring access (Nos. 1-11 Except 8 above). They may have shoreline boating privileges by registration.
3. Shall pay dues equal to the average of the Friends and Associates I dues as approved by the SBRC shareholders. As of 2008- \$1125.
4. Associate II are not eligible to attend the Resort Company annual meeting.

This document may in no way be interpreted to override the intent of the By-laws and Articles of Incorporation of the Sylvan Beach Resort Company.

**PRIVILEGES AND RESPONSIBILITIES OF THE FRIENDS OF SYLVAN
MEMBERSHIP IN THE SYLVAN BEACH RESORT COMPANY**

As approved by the SBRC Board of Directors on 9/1/2007

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With the increase in the number of "shareholders" due to LLC and QPRT's and continued interest in having access to the Sylvan Beach area, and in an attempt to regulate and control Sylvan Beach access and use on an equal and fair basis, and to insure that the rights and opportunities of SBRC shareholders are not compromised or diluted, the Board publishes the following use and restriction guidelines.

The Sylvan Beach Resort Company reserves the rights of ownership to all of their properties. They, also, reserve the right to withdraw this membership if it in anyway prevents a stockholder from enjoying these same privileges or is in anyway abused.

Friends of Sylvan

1. Shall be reserved for person(s) occupying a cottage outside of Sylvan Beach who wish to participate in social activities and enjoy the Sylvan Beach sport activities.
2. Shall apply for a non-transferable membership per dwelling that requires approval by the Resort Company Board of Directors.
3. Will pay a membership fee set by the Board of Directors commensurate with an activities fee and abide by SBRC rules as they relate to their privileges.
4. Friends and occupants dwelling within a single cottage may use all beaches, sports facilities (tennis courts, basketball courts, playground, playground equipment, etc), participate in the youth programs, Jinks program, and may enjoy the activities planned by the Resort. This access is not afforded to their renters.
5. Friends shall not be eligible for shoreline boating equipment, docking or mooring privileges at Sylvan Beach.
6. Friends shall have exclusive use for private parties of any of the facilities when arranged through the activities chairman under current fees and regulations set for such use.
7. Are not eligible to attend the Resort Company annual meeting.

This document may in no way be interpreted to override the intent of the By-laws and Articles of Incorporation of the Sylvan Beach Resort Company.