

**ADDITIONAL RULES AND REGULATIONS
(FIRST EDITION)**

**FOR
ISLAND LAKE NORTH/SOUTH SHORES ASSOCIATION
Applicable to all 46 Residential Site Condominium Units
That Border Island Lake**

Reference: MASTER DEED OF ISLAND LAKE SHORES SOUTH
A RESIDENTIAL CONDOMINIUM
OAKLAND COUNTY CONDOMINIUM
SUBDIVISION PLAN NO. 1553
(Dated 13th day of August, 2003)
Island Lake Shores South, Exhibit A, By-Laws
Article VI Restrictions

Authority: Article VI Restrictions, Section 13 Rules and Regulations.

APPROVED:

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Section 1.1 Gazebo and Other Permanent Outdoor Recreational Structures

(a) Number Permitted. Only one gazebo or other permanent outdoor recreational structure is permitted within any Condominium Unit.

(b) Size. The gazebo or other permanent outdoor structure shall conform to the following maximum dimensions, unless more restrictive dimensions are required by the City of Novi:

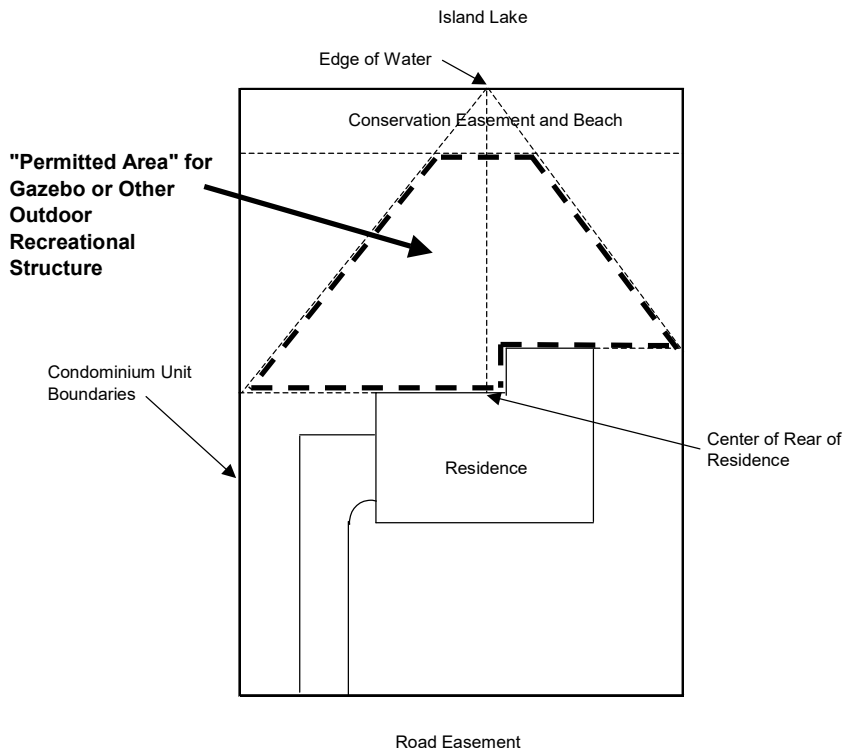
Area – No greater than 200 square feet

Height – No greater than 14 feet

(c) Architecture. The architecture of the structure shall be in harmony with the Condominium as a whole. The purpose of this Section is to assure the continued maintenance of the Condominium as a beautiful and harmonious residential development.

(d) Location.

(1) A gazebo or other permanent outdoor recreational structure shall be located within the generally triangular shaped area (“Permitted Area”) formed by the rear of the residence and a point at the water line that is projected at 90 degrees from the center of the rear of the residence, as shown in the sketch below.



(2) No permanent structure shall be located within the conservation easement or beach area.

(e) Elevation. A structure near the interface of the conservation easement/beach area and the lawn shall be at the same elevation of this interface.

(f) Lighting. Optional interior lighting shall be limited to a central interior lighting fixture with fan. Any optional outdoor lighting shall be limited so as not to disturb adjacent Units.

(g) Maintenance. The structure shall be maintained in accordance with the requirements for maintaining the residence within the Condominium Unit (see, for example, Island Lake Shores South, Exhibit A, By-Laws, Article VI Restrictions, Section 17 Co-Owner Maintenance).

(h) Approval. No gazebo or other permanent recreational structure shall be constructed or placed within any Unit unless plans and specifications have been reviewed and approved in writing by the Association.

Section 1.2 Temporary Recreational Structures

(a) Definition. A temporary recreational structure typically refers to a canvas roof attached to a frame, usually supported by 4 posts and possibly screened. These structures are intended to provide shade near the beach area.

(b) Number Permitted. Only one temporary recreational structure is permitted within any Condominium Unit.

(c) Size. A temporary structure shall conform to the following maximum dimensions:

Area: Area – No greater than 200 square feet
Height – No greater than 9 feet

(d) Location. A temporary recreational structure shall be located within the “Permitted Area” defined in Section 1.1 with the exception that the structure additionally may be located anywhere within the beach area. It shall not be located within the conservation easement.

(e) Elevation. Structures near the interface between the conservation easement/beach area and the lawn shall be at the same elevation of this interface.

(f) Timing. A temporary structure is allowed only between May 1 and October 15. It must be removed at all other times.

(g) Maintenance. The temporary structure shall be maintained in good condition at all times. Canvas coverings shall not be torn or allowed to blow free in the wind.

Section 1.3 Decks

(a) Design. The design of the deck shall be in harmony with the Condominium as a whole.

(b) Supporting Posts. The posts supporting the deck shall either be:

- A color that is harmonious with the residence of the Condominium Unit, or
- Enclosed with brick or stone masonry that is harmonious with the residence of the Condominium Unit

(c) Maintenance. The deck shall be maintained in accordance with the requirements for maintaining the residence within the Condominium Unit (see, for example, Island Lake Shores South, Exhibit A, By-Laws, Article VI Restrictions, Section 17 Co-Owner Maintenance).

(d) Approval. No deck shall be constructed or placed within any Unit unless plans and specifications have been reviewed and approved in writing by the Association.

Section 1.4 Sheds

(a) Not Permitted. No shed of any type is permitted within any Condominium Unit.

Section 1.5 Fire Pits

Requirements. The City of Novi has the following requirements for a fire pit:

Size of fire: 3 feet x 3 feet x 3 feet

Location: Within 30 feet of a lake

Fuel: Seasoned firewood

Duration: No longer than 3 hours

The City of Novi requires that someone shall constantly attend to the fire until extinguished.

There must be at least one portable fire extinguisher (minimum 4-A rated) or two portable fire extinguishers (minimum 2-A rated), or other approved on-site fire

extinguishing equipment, such as dirt, sand, water barrel, garden hose or water truck, available for immediate utilization.

Section 1.6 Fountains

- (a) Size – no larger than 78 inches in height and shall be otherwise be of appropriate size and scale.
- (b) No representation of living creatures are permitted
- (c) Shall be aesthetically harmonious and consistent with community surroundings.
- (d) Approval. No fountain may be placed or installed within any Unit unless plans and specifications have been reviewed and approved in writing by the Association.

Section 1.7 Signs & Advertising

Prohibitions against signs and advertising shall not preclude the display of:

- a) A single United States flag* of a size not greater than three feet by five feet on the exterior of a Unit, as expressly permitted by the bylaws. Flag poles are not permitted;
- b) Home security signage* [i.e. small security decals (measuring not greater than six inches x six inches, affixed to windows or doors of the Unit) and a single yard sign (measuring no greater than one foot x one foot in size) on the exterior of a Unit
- c) Occasional signage or single school signage may be displayed for a reasonable amount of time i.e. football season, marching band season etc. special signage may be displayed for a reasonable amount of time, not to exceed 1 week*, to celebrate significant life events (e.g. child births, graduations and anniversaries) on the exterior of a Unit.
- d) For Sale signs for up to 90 at which time homeowner will need apply for permission from the Association.