

Notice to Property Owners Concerning Property Boundaries and Building Use Restrictions

All property owners should be aware that the official Building & Use Restrictions applicable to Lake Arrowhead properties are those recorded at Liber 96, Page 172, Otsego County Records. These Restrictions, among other things, provide minimum square footage for buildings, required set-back distances from streets, restrictions against trailers or mobile homes and requirements as to construction materials. In particular, fences, walls, and hedges are to be of open construction, not more than 5' in height, and are not to extend in front of the front dwelling line for each lot in the Lake Arrowhead subdivisions.

All property owners should conduct a review of their individual properties to make certain that no improvements or obstructions from their properties extend into common area, or roadways, which are owned by the Association. Beyond being in violation of the Building & Use Restrictions, and property rights of the Association, such protrusions additionally may constitute a safety hazard and may also be potentially destroyed without recourse by the owner, during the Association's current projects relative to widening existing traveled roadways, pushing back banks, and /or ditching, with regard to Association roads.

Please note as well, that the Building and Use Restrictions further restrict what an individual lot owner may do with his or her property, within the confines of the lot's boundaries. Under no circumstances are lot owners authorized to permanently place any structures outside the property actually owned by them, irrespective of whether there are Building & Use Restrictions applicable to their own premises.