

# Lake Arrowhead Property Owners Association General Rules

**Unless otherwise stated, all Federal, State, and County laws apply within Lake Arrowhead!**

**Parking** is not allowed on any Lake Arrowhead roads at any time. Limited, short term guest parking is available at Anita's Park during the summertime and in designated areas near the Maintenance Building during the winter. Vehicles and trailers parked near the boat launch must not interfere with the road, launch, or dock. There is absolutely No Parking in any fire lane. Police will be called to ticket and tow obstructing vehicles at owners' expense.

**Lake Arrowhead Roads** are private roads, owned by the Association. Michigan motor vehicle laws apply in Lake Arrowhead. Snowmobiles and All-Terrain Vehicles are permitted on the roads, but riders must obey speed limits, stop signs, and Michigan Recreational Vehicle laws. Recreational vehicle riders are encouraged to use our many snowmobile and ATV trails instead of the roads.

**The Speed limit** in Lake Arrowhead is generally 25 miles/hour unless posted otherwise. The speed limit is reduced to 15MPH in the area from Anita's Park to the Boat Launch Park; and in the Campground where the Speed Limit is 5 miles/hour.

**Common Grounds:** Although we appreciate members who pick up litter and report problems; trained/authorized contractors are required to do the maintenance on our common grounds. No volunteer work is to take place on any community grounds without the appropriate Chair and/or Board approval.

## **Trash:**

- The dumpster is for the sole use of Lake Arrowhead Property Owners and their guests. When using the dumpster-compactor, please follow the posted directions carefully.
- Only household garbage may be discarded in the dumpster. No building supplies, furniture, leaves or brush may be discarded at the dumpster. The dumpster area is monitored and recorded with motion activated cameras.
- Dumping by non-members is illegal and will be prosecuted.
- In addition, the following policy pertains to illegal dumping by members and their guests: Illegal Dumping and/or littering shall be investigated by the LAPOA designee(s). The LAPOA Board Officers must approve by majority concurrence one of the following actions defined below:
  - First violation = A \$100 fine shall be issued to the member responsible.  
Note: LAPOA Officers may immediately escalate to a referral to Law Enforcement for egregious dumping / littering or failure to correct / cleanup as determined in the sole discretion of the LAPOA designee(s) charged with investigating such violations.
  - Second offence within a three-year timeframe = \$250.00 violation fine shall be levied against the member responsible.
  - Third offence within a three-year timeframe = Violation shall be referred to Law Enforcement
- Members are encouraged to participate in the Otsego County Recycling Program.
- Trash may not be left on common grounds or personal property.

## **Free Items Policy:**

While we greatly appreciate our Members' generosity in offering items to the Community, we ask that all items – whether free or priced – be kept neat and safe around the Community. To maintain a clean and organized appearance, items listed for free (or for any amount) should only be placed near the road for a maximum of one week. Additionally, any signage associated with these items may not be placed on any Lake Arrowhead common grounds (except at the mailbox message board).

If the items are not sold or removed within that timeframe, proper disposal will be required. Should the Association need to remove the items, the Owner will be billed for any costs incurred associated with the removal.

**Animals:**

- It is unlawful to permit any domestic animal to run at large or to disturb the peace of the neighborhood. Owners are required to clean up their animal's waste.
- It is unlawful to raise barnyard animals (chickens, goats, etc.) in Lake Arrowhead.
- Complaints may be directed to Animal Control in Gaylord at 989-732-6494.
- Do not feed water fowl which in excessive numbers can pollute the lakes.

**Building in Lake Arrowhead:** Before beginning construction on any new structures or additions, a permit must be obtained from the Association prior to applying for a county permit.

**Camping:** Camping is only allowed in the Lake Arrowhead Campground.

**Campground Rules** are posted at the campground and in lease agreements.

**Boating rules** are posted at the boat launch and under "Amenities" at [www.lapoa.com](http://www.lapoa.com).

All boaters must comply with all Michigan Inland Boating and Personal Watercraft Rules & Regulations and Lake Arrowhead Boating Rules.

**Boat launch parking:** Members' vehicles and boat trailers may be parked near the boat launch while members are out enjoying the lake. Members may park next to the road at the common property located near the boat launch. Vehicles may not be left over night. **Police will be called to ticket and tow at owners' expense any vehicle or trailer that obstructs the boat launch, road, or the Fire Lane.** Additional short-term parking is available at Anita's park and in designated areas by the Maintenance Building.

**Boat Mooring at Parks:** Members' non-commercial boats used for their own personal enjoyment may be moored at the community parks for no more than 72 hours during a seven day period. Large boats must be secured bow and stern (anchored) to prevent the boat from swinging into other watercraft. Boat owners' contact information must be easily visible. Boats may not interfere with the boat launch or prevent other members from enjoying the parks.

Boats may not be left at the boat launch dock.

**Pool rules** are posted at the pool and under "Amenities" at [www.lapoa.com](http://www.lapoa.com).

**Leasing of vacant parcels is not permissible:**

The following Rules and Regulations of the Lake Arrowhead Property Owners Association ("Association") have been adopted on the date set forth below by the Association's Board of Directors in compliance with Article VII, Section 3(g) of the Lake Arrowhead Property Association's Amended and Restated Bylaws ("Association Bylaws"). WHEREAS, the Board of Directors has found that certain members have been leasing their vacant lots to non-members for the sole purpose of non-members gaining access to the lake, using the swimming pool and utilizing the trash compactor. Such use by non-members has increased the burden on the Common Grounds and increased the expense to the Association. WHEREAS, the Board of Directors has found it necessary to adopt rules and regulations restricting the usage of the Common Grounds including the lake, swimming pool and trash compactor to members of the Association and tenants of dwellings in the Subdivisions as defined in the Association Bylaws. NOW THEREFORE, The Board of Directors hereby adopts the following Rules and Regulations for Lake Arrowhead Property Owners Association, which shall be effective as of August

1, 2015: 1. The Common Grounds, as defined in the Association Bylaws, shall hereinafter be restricted to use by members of the Association and tenants of dwellings within any of the Subdivisions. 2. Tenants of vacant land shall not be permitted to use any of the Common Grounds, lake, swimming pool or trash compactor. The owner of any vacant lot shall be responsible for any costs of the Association resulting from any of their tenant's use of the Common Grounds, lake, swimming pool or trash compactor, or enforcement of these rules and regulations. These Rules and Regulations were adopted on the 1<sup>st</sup> day of August, 2015, by the LAPOA Board of Directors.

***Lake Arrowhead is a family friendly environment where respect for neighbors is expected.***

Lake Arrowhead is a Private Association. Owners and their guests, including renters, agree to follow the Rules of the Lake Arrowhead Property Owners Association (LAPOA) Failure to follow the Rules of LAPOA can result in being asked to leave the Association grounds. Be advised that if you are asked to leave and refuse, the State Police will be called and you could be charged with Criminal Trespass. Members and guests are expected to be courteous to neighbors and to care for the LAPOA environment and property.

Board Approved: February 1, 2025

Revised 1/14/25 (add Free Items policy)