

Dear Property Owners,

Over the past two years, there have been a growing number of requests, questions and complaints about businesses operating in our community, short-term rentals, stand-alone accessory buildings, and non-enforcement of the Deed Restrictions in general. These issues have been repeatedly brought forward through the resolution committee, open comments, Board meetings, discussions with current and former Board members, conversations among neighbors, social media, emails, phone calls, and other member feedback. As a result, the Board determined that a thorough review of the Deed Restrictions was necessary to address concerns and provide greater clarity for the community.

Our current Deed Restrictions written by the original developers Central Realty Company in the 1960s, no longer reflect how the community functions in 2026. For more than 60 years, the current Deed Restrictions have not been consistently enforced. This has led to growing tensions between members and mistrust in the Board.

As a result, the Board created a committee during the 2024-2025 board season that continued on to the 2025-2026 board season to review the 1960s document and update it to better serve the community. All 20 sections of the current Deed Restrictions were reviewed and updated as needed. While some provisions were clarified or modernized, the vast majority of the proposed changes are less restrictive than the original Deed Restrictions, providing property owners with greater flexibility while maintaining reasonable standards for the community.

The Committee spent the last 8 months drafting an Amended and Restated Declaration of Deed Restrictions with our attorney's guidance. After 8 months, the Board first held a detailed study session to review every line item of the proposed amendments. Following that review, the committee sought additional community input through two surveys and carefully considered all comments, suggestions, and concerns received. The first survey was primarily focused on gathering feedback regarding short-term rentals (STRs), as this was one of the most discussed and divisive topics identified during the Board's review. After reviewing those results and the accompanying member feedback, the committee expanded the scope of the second survey to explore additional options and gather further insight on other topics under consideration.

The second survey was designed to better gauge community sentiment regarding potential compromise solutions for STRs and to obtain feedback on accessory buildings for property owners who do not have a single-family dwelling on their lot, such as annual campsite members. Feedback from both surveys, along with comments received through meetings, emails, social media, and direct conversations with members, was considered by the committee and Board. Where appropriate, revisions were made to the document to reflect the concerns, suggestions, and priorities expressed by the community.

The surveys were advertised on the website, posted to Facebook and were emailed to all Property Owners that have an email address on file. The surveys were intended to provide insight into member perspectives and help inform the decision-making process, not to determine the outcome based solely on the results. With participation from approximately 31% of the membership, the survey results were considered alongside member comments, written feedback, Board discussion, and the committee's overall review of the proposed amendments.

The feedback from the surveys, as well as comments received throughout the process, reinforced that the community remained divided on the issue of STRs. With no clear consensus emerging, the committee worked to develop a compromise that balanced the differing viewpoints and concerns expressed by members. After considering all feedback and making revisions to the document, the committee finalized the proposed amendments, which were approved by the Board after hearing member comments at a Special Meeting on June 29, 2026.

Highlights of the Amended and Restated Declaration of Deed Restrictions:

- Creates an enforceable document that will better protect the Association from lawsuits
- Defines which types of businesses are allowed in the Community
- Places a cap on Short-Term Rentals reducing them through attrition, requires registration and annual impact fee, permits are revocable for violations, limited grandfathering for qualifying existing rentals (subject to proof) non-transferable, creates a waitlist if the number falls below the cap
- The amendment maintains residential use of properties while providing greater flexibility for homeowners to build garages and storage barns on combined lots, provided zoning requirements are met and the total number of detached structures remains limited.
- Allows Annual Campers to build one Accessory Building for their storage needs.

This process has always been about today's property owners. The decisions we make today affect how we use and enjoy our properties right now. But it is also about something bigger. As you review these proposed amendments, we encourage you to look beyond your own situation and consider the future of Lake Arrowhead. Think about your children, your grandchildren, your legacy, and the kind of community you want future generations to inherit.

Throughout this process, there have been differing opinions, passionate discussions, and honest disagreements. That is to be expected in a community of our size and diversity. The challenge before us is to find solutions that are not driven by any one person, group, or issue, but by what is best for the community as a whole.

We recognize that not everyone will agree with every amendment. In many cases, the committee and Board were faced with deeply divided opinions, both among Board members and within the community itself. Our goal was not to create winners and losers, but to find reasonable compromises that balance individual property rights with the interests of the entire community.

The Board's responsibility has always been to uphold and enforce the Deed Restrictions, Bylaws, and Rules and Regulations that govern Lake Arrowhead. We believe that responsibility is best carried out when those documents are clear, relevant, enforceable, and reflective of the community they serve. By updating them thoughtfully, we help ensure that decisions affecting Lake Arrowhead remain in the hands of its property owners and elected Board rather than being shaped by uncertainty, inconsistency, or outside influences.

This is not the end of the process—it is the first step. A strong community is built when neighbors work together, even when they do not always agree. We ask that you consider not only what benefits you today, but what will strengthen Lake Arrowhead tomorrow. Our hope is that these amendments help move us away from division and toward a shared vision for the future of the community we all call home.

In order for the Amended and Restated Declaration of Deed Restrictions to become effective, we must obtain 51% of the notarized signatures of the Deeded Owners of all lots in each of the six subdivisions.

Background information which outlines the process that was used to develop the new document can be found on our website under Latest News and Announcements. Watch the website, link on next page, for signing days when a notary will be available at no charge at Lancaster Hall to have your signature page notarized.

We ask that you review the document and return it with your notarized signature by November 30, 2026.

Thank you for your support.
2025-2026 LAPOA Board

IMPORTANT INFORMATION FOR PROPERTY OWNERS

Your Signature Matters

In order for the **Amended and Restated Declaration of Deed Restrictions** to become effective, we must obtain **notarized signatures from at least 51% of the Deeded Owners in each of the six subdivisions:**

- Arrow Shores
- Southern Trails
- Indian Hills
- Okemos Trails
- Tuscola Trails
- Arenac Trails

Approval is determined subdivision by subdivision. This means each subdivision must independently reach the required 51% threshold for the amended restrictions to take effect.

Your Signature Must Be Notarized

All signatures on the approval forms must be **notarized** to ensure the validity of the amendment process.

Where Can I Find a Notary?

Notary services are commonly available at and often are free of charge:

- Banks and credit unions
- Title companies
- Law offices
- UPS Stores and shipping centers
- Many local businesses and government offices
- Board of Education office

Please remember to bring:

- A valid government-issued photo ID
- Your **UNSIGNED** signature page **(DO NOT SIGN UNTIL INSTRUCTED BY THE NOTARY)**

What Needs to be Returned

Please return **only the signed and notarized signature page(s)**. The remaining pages are for your records and do not need to be returned.

You may return the signed and notarized page(s) by:

- Mailing them to the office - 7065 Arrowroot Trail, Gaylord MI 49735
- Dropping them in the office drop box (mailbox area)
- Delivering them directly to the office during business hours



Local Notary Assistance Available

For the convenience of Lake Arrowhead property owners, **Lori Lancaster** is **available to assist with notarization appointments.** To schedule a notarization appointment, please contact **Lori** at loril@lapoa.com

We encourage owners to take advantage of this local option if they need assistance completing the process.

Looking Beyond Today

Your participation is critical. Please make sure your voice is heard by returning your completed, notarized signature form.

If you'd like to review the current Declaration of Deed Restrictions, see a side-by-side comparison of the changes, or access the information packet mailed to all members, please visit the LAPOA website at <https://www.lapoa.com/meetings-news-events/> or scan the QR code above.

AMENDED AND RESTATED DECLARATION OF RESTRICTIONS

This Amended and Restated Declaration of Restrictions is made this ____ day of _____ 2026, by the undersigned, constituting a majority of the co-owners of the subdivisions established by the following plats:

Arrow Shores, according to the Plat recorded in Liber 2 of Plats, Page 88, Otsego County Records;
Southern Trails, according to the Plat recorded in Liber 2 of Plats, Page 98, Otsego County Records;
Indian Hills, according to the Plat recorded in Liber 2 of Plats, Page 90, Otsego County Records;
Okemos Trails, according to the Plat recorded in Liber 2 of Plats, Page 93, Otsego County Records;
Tuscola Trails, according to the Plat recorded in Liber 2 of Plats, Page 104, Otsego County Records;
and
Arenac Trails, according to the Plat recorded in Liber 3 of Plats, Page 4, Otsego County Records (Arrow Shores, Southern Shores, Indian Hills, Okemos Trails, Tuscola Trails and Arenac Trails shall hereinafter be referred to collectively as "Subdivisions").

WITNESSETH:

WHEREAS, American Central Corporation, a Michigan corporation, ("Developer") caused a certain Declaration of Restrictions for Arrow Shores to be recorded September 5, 1963, in Liber 96, Page 172 et seq., Otsego County Records;

WHEREAS, Developer caused a certain Declaration of Restrictions for Southern Trails to be recorded February 5, 1964, in Liber 97, Page 566 et seq., Otsego County Records;

WHEREAS, Developer caused a certain Declaration of Restrictions for Indian Hills to be recorded February 5, 1964, in Liber 97, Page 569 et seq., Otsego County Records;

WHEREAS, Developer caused a certain Declaration of Restrictions for Okemos Trails to be recorded February 5, 1964, in Liber 97, Page 572 et seq., Otsego County Records

WHEREAS, Developer caused a certain Declaration of Restrictions for Tuscola Trails to be recorded August 22, 1964, in Liber 101, Page 127 et seq., Otsego County Records;

WHEREAS, Developer caused a certain Declaration of Restrictions for Arenac Trails to be recorded August 2, 1965, in Liber 107, Page 164 et seq., Otsego County Records (all of the foregoing Declarations of Restrictions for Southern Trails, Indian Hills, Okemos Trails, Tuscola Trails and Arenac Trails shall hereinafter be referred to collectively as "Declarations of Restrictions");

WHEREAS, all of the above communities shall be referred to, collectively, as the "Subdivisions."

WHEREAS, Developer assigned its rights under the Declarations of Restrictions to the Lake Arrowhead Property Owner's Association in an Assignment recorded April 29, 1968, in Liber 121, Page 435 et seq., Otsego County Records;

WHEREAS, Section 15 of the Declaration of Restrictions provides for its amendment by recording an instrument signed by the owners of record of a majority of the lots in the Subdivisions;

WHEREAS, the undersigned represents the owners of record of a majority of the lots in the Subdivisions ("Owners");

WHEREAS, the Owners wish to amend, restate and join the Declarations of Restrictions as set forth herein.

NOW, THEREFORE, the Declarations of Restrictions are hereby amended and restated as follows:

1. **RESIDENTIAL USE.** All lots in the Subdivisions shall be used exclusively for residential purposes, except for those non-residential uses explicitly provided for in paragraph 11. No structure or building shall be erected, altered, placed, or permitted to remain on any lot other than one single-family dwelling and one private garage or pole barn. Homeowners may purchase an additional lot or lots in the community to construct one garage and/or pole barn, subject to the following conditions: (a) The homeowner must combine sufficient contiguous lots they own to meet the minimum parcel size required by the applicable county zoning ordinance for the accessory building they wish to construct; (b) The lots must be legally combined into a single parcel before any accessory building—such as a garage or pole barn—may be constructed; and (c) Once combined, all accessory buildings must comply with all applicable township, county, and state zoning ordinances, and with any guidelines addressing accessory buildings set forth in the Association Bylaws. In no event shall any lot or combined parcel contain more than: (i) one single-family dwelling; (ii) two detached permanent structures requiring building permits (garages or pole barns) on combined lots; and (iii) one stand-alone accessory structure on an additional lot. This limitation means a maximum of three detached permanent structures per single-family dwelling. As used herein, the term "Subdivisions" shall refer collectively to Arrow Shores, Southern Trails, Indian Hills, Okemos Trails, Tuscola Trails, and Arenac Trails.

Notwithstanding the foregoing, a lot owner who (i) owns one or more lots within the Subdivisions upon which no dwelling has been constructed, and (ii) rents an annual camping site at the Association campground, may apply to the Building Control Committee for approval to construct and maintain one stand-alone storage building on such lot for personal storage purposes, subject to the following conditions:

- a. The lot owner must submit a written application to the Building Control Committee, along with proof of an active annual camping site rental agreement with the Association;
- b. The storage building shall be used solely for personal storage and shall not be used for residential purposes, commercial activity, or any habitable use;
- c. The storage building must comply with all applicable township, county, and state zoning ordinances and building codes, and with any design guidelines adopted by the Building Control Committee or set forth in the Association Bylaws;
- d. Only one storage building shall be permitted per lot under this exception;
- e. The right to maintain a storage building approved under this exception shall continue to run with the lot following approval and construction, regardless of whether the lot owner later ceases to rent an annual camping site, provided that the lot owner continues to own the lot; and
- f. Upon any sale or transfer of ownership of the lot, the storage building may remain on the lot, and the subsequent owner shall have the right to maintain the storage building subject to the terms and conditions of this Declaration and the original Building Control Committee approval.

2. **TYPE, SIZE, AND CONSTRUCTION.** Any dwelling erected, placed, or altered on any lot in the Subdivisions must be approved in writing by the Building Control Committee prior to the start of construction. Such approval will be made upon submission of satisfactory plans, including a site plan to scale showing the location of the structure on the lot, all setback distances, elevations with building heights, roof pitch, and proposed materials. The Association reserves the right to require a survey from a licensed professional surveyor if the Board deems necessary. Any structure must conform to the following minimum standards:

- a. Any residence erected or placed upon any lot in the Subdivisions shall have a ground floor area, exclusive of one-story open porches or garages, of not less than 600 square feet in the case of a one-story building. No split-level dwelling shall be erected on any lot with less than 1,000 square feet of livable space. No bi-level dwelling shall be erected with less than 1,200 square feet of livable space. Any livable space above a garage is in addition to the minimum square footage requirements. Barndominiums must have a minimum of 600 square feet of living space on the main floor. This 600 square feet is the minimum permitted under Association restrictions; however, if county zoning ordinances require a larger minimum, the county requirements shall control.

Barns and detached garages must meet the following requirements: gable end soffits must be a minimum of eight (8) inches; overhang soffits on eaves must be a minimum of twelve (12) inches; roof pitch must be a minimum of 4/12; and there must be a break in colors or materials (all exterior materials must not be of the same color or type). All livable spaces must meet applicable state and local building codes for the proposed use. If the use is changed or modified after construction, the space must be brought up to required code standards. BOCA-compliant modular homes with wood-frame construction and a permanent foundation are permitted. Manufactured homes bearing a HUD certification label (commonly known as mobile homes or trailers), regardless of size, date of manufacture, or whether placed on a permanent foundation, are expressly prohibited. For purposes of this Declaration, "manufactured home" means a structure built on a permanent steel chassis, designed to be used as a dwelling with or without a permanent foundation, and which bears a federal HUD certification label.

- b. All construction materials must be new or in like-new condition. No building shall be moved into any Subdivision. No trailer, mobile home, tent, shack, or any other temporary living space may be placed on any lot during construction. Shipping containers or storage trailers are permitted during the duration of construction for a period not to exceed twelve (12) months, with the ability to request one renewal from the Building Control Committee
- c. All residences must have private inside bathroom facilities.
- d. No fence or similar enclosure shall be erected or installed on any lot without prior written approval of the Building Control Committee, including submission of a site plan showing the location (with dimensions), height, materials, and color. On lots adjoining a lake, fences are permitted only if they are open-style decorative fences, do not exceed four (4) feet in height, and do not interfere with lake views from neighboring properties. On non-lake lots, fences are permitted provided they do not exceed four (4) feet in height and comply with applicable zoning ordinances. Privacy fences shall not extend beyond the front plane of the dwelling, shall not exceed six (6) feet in height, and shall not obstruct views of lakes or ponds from neighboring properties. Adjacent and adjoining property owners shall receive notification of any privacy fence construction. All fences must comply with applicable township, county, and state regulations and be maintained in good condition. Hedges, shrubs, or other landscaping used as a barrier or screen shall be subject to the same height and location restrictions as fences. All landscaping must be maintained in a neat and safe condition and comply with applicable ordinances.
- e. All structures shall be completed on the exterior within the timeframes required by applicable township, county, and state ordinances, but in no event more than two (2) years from commencement of construction. Exterior completion includes application of final exterior finishes, including paint, stain, or other protective coatings on all exterior wood surfaces. During construction, the premises shall be kept and maintained in a sightly and orderly manner, and trash receptacles shall have coverings/lids.

Upon final inspection, the site shall be graded, sodded or seeded, and reasonably landscaped within one (1) year of project completion, using materials suitable for sandy soil and small lots. Landscaping should include natural vegetation, grass, or other erosion-control ground cover, and owners are encouraged to use native plants to maintain a neat, safe, and orderly appearance without creating drainage or erosion issues. During the period of construction, the premises shall be kept and maintained in a sightly and orderly manner.

The Building Control Committee shall consist of three (3) members who are nominated by the Building Control Chair and approved by the Lake Arrowhead Property Owners' Association Board. In the event of the resignation or death of a member, the Building Control Chair shall nominate a replacement for Board approval. If the vacancy is the Chair position, the remaining Committee members may nominate one of their own to serve as Chair, subject to Board approval. Once a new Chair is appointed, the Chair shall then nominate an individual to fill the resulting Committee vacancy, also subject to Board approval. The Building Control Committee shall approve plans for all structures erected in the Subdivisions. The Committee may reject any plan based on these restrictions or any other governing documents. Any other decision to reject a plan must be presented to the entire Lake Arrowhead Property Owners' Association Board for review and may be rejected at the Board's discretion.

3. **SIGNS, BANNERS, AND ADVERTISING.** Advertising signs or devices, including but not limited to signs for tree services, roofing, or similar contractor services, may be erected on a lot for the duration of the project for which the services are being performed, and may remain in place for no more than fourteen (14) consecutive days following completion of the project. The temporary removal and reinstallation of a sign for the same project for the purpose of extending this time period is expressly prohibited. Real estate "For Sale" signs may be displayed on a lot for the duration that the lot or dwelling is actively offered for sale and may remain in place for up to fourteen (14) days following the closing of the sale. All such signs shall be free from profanity, vulgarity, or offensive language. Any sign not removed within the permitted time period may be removed by the Association at the expense of the owner.
4. **SETBACKS.** Setback requirements shall comply with applicable township, county, and state ordinances.
5. **DOCKS.** No permanent dock shall be erected without the prior written approval of the Building Control Committee. A "permanent dock" means any dock or structure that is affixed to the shoreline or lakebed, remains in place year-round, or is not readily removable without construction equipment. In addition, all required permits and approvals shall be obtained in accordance with applicable regulations of the Michigan Department of Environment, Great Lakes, and Energy (EGLE) and any applicable township, county, or state zoning ordinances. Existing permanent docks may remain in place; however, a dock shall be deemed unserviceable if it is unsafe, structurally damaged, missing essential components, improperly anchored, obstructs navigation, or otherwise creates a safety hazard. Upon written notice from the Association, the owner shall repair or remove the dock within one (1) year. If the owner fails to do so, the Association may repair or remove the dock, and all costs shall be charged to the owner. A "temporary dock" is a dock that is not permanently attached to the shoreline or lakebed and is designed to be installed and removed seasonally without construction or disturbance of the lake bottom. Temporary docks do not require Building Control Committee approval but must comply with all applicable EGLE regulations.

6. LAKE RIGHTS. The owners of Lots that abut or border the waters any lake within the Association shall hold the riparian or littoral rights appurtenant to their respective lots, including rights to reasonable use of the waters, shoreline, and lakebed contiguous to their property, as permitted by law. All riparian or littoral rights shall be subject to reasonable regulation by the Association, including but not limited to rules governing: (a) location, length, and number of docks; (b) boat types, speeds, and launching; (c) protection of water quality, shoreline, and natural habitat; (d) hours of operation for powered vessels; (e) weed control, dredging, and lake-level management activities; and (f) any use impacting the safe and shared enjoyment of the lakes by all members. All lakes within the Association are designated as private lakes and as such, the right to usage and control remain with the Lake Arrowhead Property Owners' Association or its authorized agent.
7. EASEMENTS. Easements for the installation, operation, repair, and maintenance of public utilities, drainage facilities, and similar improvements are reserved along and within eight (8) feet of all side lot lines and ten (10) feet of all rear lot lines in the Subdivisions, or as otherwise required by applicable township, county, or state ordinances.

Such easements are hereby reserved to enter upon the premises as necessary to construct, operate, repair, or maintain any public improvements and utility facilities, including but not limited to pipes, poles, wires, cables, and similar facilities, whether located under or above ground, in accordance with applicable governmental regulations. It is understood and agreed that it shall not be considered a violation of the provisions of the easement if wires or cables carried by such pole lines pass over some portion of said lots not within the eight (8) foot strip, so long as such lines do not hinder the construction of buildings or improvements on any lots in the Subdivisions, and otherwise comply with applicable township, county, and state ordinances.

8. FUEL STORAGE TANKS. Any tank used for the storage of fuel that is placed or maintained on any lot outside of a building within the Subdivisions shall comply with all applicable township, county, state, and EGLE regulations.
9. REFUSE. No refuse pile or unsightly or objectionable material shall be allowed or maintained on any lot.
10. LOT MAINTENANCE. Owners of all lots shall at all times keep and maintain their property in the Subdivisions in a clean and orderly condition. No refuse pile(s) or unsightly or objectionable material or condition shall be maintained on any Lot. Natural landscaping is encouraged but should be seasonally controlled to reduce the risk of wildfire and protect neighboring properties.
11. COMMERCIAL ACTIVITY. No business, trade, or enterprise of any kind or nature whatsoever shall be conducted or carried on upon any lot or lots in the Subdivisions, except for the specific Authorized Exceptions defined below.
 - a. Permitted Home Occupations (Non-Traffic Generating). To support the modern residential needs of owners, "Home Occupations" are permitted provided they are incidental and subordinate to the principal residential use of the dwelling. A Home Occupation is defined as professional work (e.g., remote office work, consulting, online sales) that meets the following strict criteria: (1) No Exterior Evidence: There shall be no exterior evidence of the business, including signage, and no outdoor storage of goods or materials. (2) No Traffic Generation: The activity must not generate traffic, parking demand, or delivery volume in excess of that normally created by a standard single-family residential use. (3) No On-Site Employees or Clients: The business shall be conducted solely by the occupants of the

dwelling, with no on-site employees, and no clients or patrons visiting the premises. (4) Registration: Property owners conducting Home Occupations must register with the Board (at no cost) to ensure a record of compliance.

- b. Off-Site Service Businesses (Non-Traffic Generating). To support the modern residential needs of owners, "Off-Site Service Businesses" are permitted provided they are incidental and subordinate to the principal residential use of the dwelling. An Off-Site Service Business is defined as services performed off-site (e.g., snowplowing, landscaping) that meet the following strict criteria: (1) No Exterior Evidence: There shall be no exterior evidence of the business, including signage, and no outdoor storage of goods or materials. (2) No Traffic Generation: The activity must not generate traffic, parking demand, or delivery volume in excess of that normally created by a standard single-family residential use. (3) No On-Site Employees or Clients: The business shall be conducted solely by the occupants of the dwelling, with no on-site employees, and no clients or patrons visiting the premises. (4) Registration: Property owners conducting Off-Site Service Businesses must register with the Board (at no cost) to ensure a record of compliance.
- c. Capped Short-Term Rentals (STRs): The rental of a dwelling for less than twenty-eight (28) consecutive days is considered a commercial enterprise. However, to balance property rights with community character, a limited number of "STR Permits" may be issued by the Association subject to the following limitations:
 - i. Number Cap: The total number of active STR Permits shall not exceed fifteen (15) per the entire Association ("Cap Number"). Existing STRs (as defined below) will automatically receive an STR permit upon the effective date of this Declaration, subject to the terms and conditions in this section. If the number of existing STRs exceed the Cap Number, no new permits will be issued until the total number falls below the Cap Number through attrition. New permits are subject to the application process, which will include written notification to neighboring property owners within 300 feet in all directions.
 - ii. Waitlist: Once the Cap Number is reached, owners wishing to rent must join a waitlist. Permits are offered in order as they become available.
 - iii. Registration and Annual STR Fee: All STR Permit holders must pay a non-refundable Annual Impact Fee in an amount determined by the Board and set forth in the Bylaws. This fee offsets the administrative cost of monitoring the Cap and enforcement of rules. Additionally, permit holders must register annually.
 - iv. Revocation: An STR Permit is a revocable privilege and is subject to the requirements set forth in the Bylaws. Three (3) verified violations of the rules and regulations, which include the community guidelines, occupancy limits, parking rules, or noise ordinances, within a rolling twelve (12) month period shall result in immediate revocation of the permit.
 - v. Limit Per Owner. No individual, entity, or combination thereof shall own, hold an interest in, or control more than two (2) properties approved for short-term rental use within the Association. For purposes of this limitation, all properties owned, held, or controlled by an

individual—whether directly or indirectly through one or more entities, trusts, partnerships, limited liability companies, corporations, or other legal structures—shall be aggregated and attributed to that individual. This aggregation applies regardless of whether the individual holds a majority or minority interest in such entity. Notwithstanding the foregoing, any individual or entity that owned and operated more than two (2) short-term rental properties prior to January 31, 2026, shall be entitled to continue operating such properties in excess of the two-property limit, provided that: (1) the properties remain under the same ownership that existed as of January 31, 2026; and (2) such properties continue to operate as short-term rentals without interruption. Upon the cessation of short-term rental operations at any property in excess of the two-property limit, or upon any change in ownership, the right to operate that property as a short-term rental beyond the two-property limit shall permanently terminate and may not be reinstated.

- vi. Fines. Any violation of the Short-Term Rental Application, rules, or regulations shall be subject to fines and penalties as set forth in the approved Short-Term Rental Application, the Association's governing documents, or any rules or regulations duly promulgated by the Board.
- vii. Grandfathered Existing STRs: Property owners who can demonstrate a history of Short-Term Rental prior to January 31, 2026, shall be offered a permit to continue such use ("Grandfathered STRs"), subject to the following conditions:
 - 1. Proof of Prior Use: Owners must submit verifiable proof of at least one (1) year of rental history (e.g., booking records, tax returns, or platform statements) occurring prior to January 31, 2026, to the Association Board within thirty (30) days of the effective date of this Amended and Restated Declaration of Restrictions.. Failure to provide proof by this deadline constitutes a permanent waiver of grandfathered status.
 - 2. Non-Transferability: Grandfathered status applies only to the current owner of record. Upon the sale or transfer of the property title, the right to conduct Short-Term Rentals shall be subject to the approval process outlined in Subsection (c) above or as set forth in the Bylaws. Notwithstanding, a current owner who became the record owner of a property by January 31, 2026 may rely on the prior owner's 2025 rental history in order to qualify as a Grandfathered STR.
 - 3. Registration and Annual STR Fee: All Grandfathered STR Permit holders must pay a non-refundable Annual Impact Fee in an amount determined by the Board and set forth in the Bylaws. This fee offsets the administrative cost of monitoring the Cap and enforcement of rules. Permit holders (grandfathered or otherwise) must register annually.

12. ANIMALS. No animals except common household pets, shall be kept on any lot. "Common household pets" means dogs, cats, and similar small domesticated animals typically kept indoors or in a residential setting, but expressly excludes livestock, poultry, and exotic animals. Notwithstanding, poultry (chickens, ducks, geese, or quail) may be permitted as an exception provided all requirements in this section are fully met. All property owners must comply with all applicable township and county ordinances regarding animals. Poultry may be kept within Lake Arrowhead only if no more than five poultry birds are maintain-

ed on a single lot at any time, regardless of lot size. Roosters are strictly prohibited and all poultry must be housed in a fully enclosed coop and fence. Poultry may not be kept on lots bordering a lake. Any owner wishing to keep poultry must submit an application to the Lake Arrowhead Board and obtain approval before acquiring any birds. The applicant must also provide confirmation that all property owners within 300 feet have been notified of the request and given the opportunity to respond and provide an impact statement to the association, and must include a satisfactory plan for proper waste disposal. The application must be reviewed by the Environmental and Zoning Chair, or by another individual designated by the Board.

13. **DAMAGE OR DESTRUCTION.** Any dwelling and garage on any lot in the Subdivisions that is damaged or destroyed, in whole or in part, by fire, windstorm, or any other cause, must be rebuilt or repaired in compliance with these restrictions and all applicable township, county, and state building and safety codes, or all debris must be removed and the lot restored to a clean and safe condition within a reasonable time. The Building Control Committee shall oversee this process to ensure compliance with governing documents and applicable regulations.
14. **MANDATORY MEMBERSHIP.** Every record owner of a fee interest in any Lot within the Subdivisions shall automatically be a member of the Lake Arrowhead Property Owners' Association. Membership shall be appurtenant to and may not be separated from ownership of any Lot. The rights and obligations of members shall be as set forth in this Declaration, the Articles of Incorporation, Bylaws, and any rules and regulations adopted by the Board. No owner may disclaim or avoid the obligations of membership, including the obligation to pay assessments, by non-use of common areas or facilities, or by abandonment of the Lot.
15. **ASSESSMENTS.** To maintain and improve the lakes, parks and other common areas, each lot owner shall pay annual assessments as set forth in the current Association Bylaws. These assessments apply to all properties, whether improved or unimproved, and include any assessments in effect for that year—including annual, special, reserve, or other applicable charges—determined according to the governing documents in effect for that year. All assessments constitute a lien on each lot and, if unpaid, may be enforced in accordance with the procedures provided in the governing documents and applicable Michigan law, including but not limited to recording of the lien with the Register of Deeds and foreclosure in accordance with applicable statutes. A minimum of two percent (2%) of all assessments collected in any given year shall be used for park maintenance, lake level regulation, and other purposes that maintain or improve the Association's common areas. These designated funds shall not be used for salaries, wages, employee benefits, or any form of personal compensation to Board members or officers.
16. **DURATION AND AMENDMENT.** These restrictions shall run with the land and shall be binding on all parties and their successors and assigns in perpetuity. Any amendment to these restrictions, in whole or in part, shall require an instrument signed by the owners of record of a majority of the lots in the Subdivisions, which instrument shall be recorded with the Otsego County Register of Deeds. In addition, the Lake Arrowhead Property Owners' Association Board of Directors shall form a committee at least once every five (5) years to review these restrictions and determine whether amendments or updates should be recommended for consideration in accordance with the procedures set forth in the governing documents and applicable law.
17. **SEVERABILITY.** Invalidation of any one of these restrictions by judgment or decree of a court of competent jurisdiction shall in no way affect any of the other provisions hereof, which shall remain in full force and effect.

18. **ENFORCEMENT.** Enforcement of these restrictions may be by any proceeding at law or in equity against any person or persons violating or attempting to violate any restriction, either to restrain the violation or to recover damages, or both. The Association, any member of the Board of Directors, or any lot owner shall have the right to enforce these restrictions. In any action to enforce these restrictions, the prevailing party shall be entitled to recover reasonable attorney fees and costs from the non-prevailing party.
19. **WAIVER.** No delay or failure by the Association, the Board of Directors, or any lot owner to enforce any provision of this Declaration, or to exercise any right or remedy with respect to a violation hereof, shall be deemed a waiver of the right to enforce such provision or exercise such right or remedy thereafter, or to enforce any other provision or exercise any other right or remedy. The acceptance of any assessment or other payment by the Association shall not constitute a waiver of the Association's right to enforce any provision of this Declaration or to exercise any remedy for a violation thereof. The failure to enforce any provision of this Declaration against any particular lot owner or with respect to any particular violation shall not constitute a waiver of the right to enforce such provision against any other lot owner or with respect to any other violation.
20. **NOTICE.** Any notice required or permitted under these restrictions shall be in writing and shall be deemed delivered when personally delivered, or three (3) business days after being sent by certified mail, return receipt requested, or one (1) business day after being sent by overnight courier, to the address of the lot owner as shown on the records of the Association, or to such other address as the owner may designate in writing to the Association.
21. **GOVERNING LAW.** These restrictions shall be governed by and construed in accordance with the laws of the State of Michigan.



Amended and Restated Declaration of Deed Restrictions