

Significant Provisions of Deer Lake Farms Restrictions:

Below are summarized some of the more common building and use restrictions within the subdivision. **This is by no means a complete list**, and a review of the full restriction documents is strongly suggested before undertaking any additions or alterations to your property.

1. All construction, including building additions, and any exterior change or alterations, including exterior color changes, requires advance approval from the Association.
2. No detached buildings or structures are allowed, including sheds, pole barns, storage buildings, outbuildings, or similar structures.
3. Exterior building materials must be stone, brick, wood siding, or other materials as approved by the Association.
4. Removal of trees greater than 6" in diameter (including diseased, dead, or dying trees) is prohibited without Association approval.
5. The Restrictions provide that the natural landscape and trees throughout the subdivision be left in their natural state as much as possible.
6. No fences are allowed, except for fences required by code to enclose swimming pools.
7. Each lot owner is required to mow and maintain the area between their lot line and the edge of the street. If not done, the Association may do so and assess the lot owner the cost.
8. Application for Association approval should be made to Architectural Committee Chairman Randy Snoeyink: 248-620-0914; rjsnoeyink@aol.com

Deer Lake Farms Nature Preserve/Beach 2015 Rules and Regulations

The Nature Preserve is a privately owned common area for use by members of Deer Lake Farms Homeowners Association. The commons includes the beach frontage and surrounding area along Deer Lake and Dark Lake area off of Deer Hill Dr. Rules apply to all commons area of the subdivision. Unauthorized use by non-members is considered trespassing and is not permitted. During the season, DLFA has authorized security to provide inspections as a means to identify, report and enforce the listed rules and regulations. **Please cooperate with the security personnel** – they are there on our behalf to maintain order and preserve the serenity of our beach.

To protect the Association's investment and to prevent use by non-authorized individuals, the following rules and regulations are in effect:

Hours of Operation

The official season runs from **Memorial Day weekend through the first weekend of October**. Gates to the Nature Preserve are usually **opened by 9:30 a.m.** and closed **at dark** seven days a week, weather permitting. The beach must be vacated **at dark**. Gates will be locked promptly at this time. Please cooperate with our security personnel.

Displayed ID Tags/Sign-In Required

Each homeowner whose **annual Association dues are paid in full** will be issued two ID tags for the 2015 season. Your individual DLFA lot# will be on the ID tags. Tags are to be shown when you enter the beach area as a means to identify you and your guests (please write your name on the back of your tags). You will also be asked to sign in with security when the guard is on duty. Individuals not authorized to be at the beach or who do not have their tags will be asked to leave by security or by Association members. Homeowners are to remind their family members that they must have the 2015 ID's while at the beach. **NO EXCUSES!**

Guests

A member must be present with any guests using the beach. Subdivision minors (under the age of 19) who are not accompanied by a parent who is a member of the Association are limited to having 2 guests at the beach. Residents who are teenagers are expected to bring the appropriate ID tag with them. Friends or relatives of Association members will be asked to leave unless accompanied by a member with an ID tag.

Large Groups/Parties

Residents may use the beach for group activities, subject to the following:

- a) The maximum size of group is limited to **no more than thirty (30) on weekdays and twenty (20) on weekends**. In addition, some tables must be reserved at all times for the use of regular subdivision residents and their guests and families.
- b) For **groups of ten or more, advance arrangements must be made** with the Beach Chairpersons (Lisa Pawlik 248-620-9210 or Martha Hook 248-408-4811) to assure there is no conflict with the proposed date.
- c) When advance arrangements are made, the **Beach Chairperson shall be notified of all planned activities at the beach**. The Beach Chairpersons, or the President in the absence of the Beach Chairpersons, at any time, may refuse permission, or direct that activities stop, if such activities are, in the opinion of the Beach Chairpersons or President, hazardous or dangerous, or could potentially create a liability situation for the subdivision or jeopardize the subdivision's insurance coverage.
- d) **No physical alteration of the beach or beach accessories** shall be allowed, including removal of the swim lines, moving of the raft or buoys, or removal of trees or vegetation.
- e) Please remember that the number of **tables and barbecue grills are limited**. Cooperation in sharing them will ensure everyone has access. Please keep the tables out of the water and cleared off when not in use.
- f) **Security, Beach Chairpersons, or the DLF President are authorized to terminate authorization** for use of the beach by the group in the event of violation of any of the beach rules.
- g) The **beach must be clean of party debris** (trash, balloons, etc.). Bag your garbage and place it in the dumpster. If moved, please return tables to their original position.

Vehicles

No motorized vehicles (cars, ATVs, golf carts, motorcycles, etc) allowed within inner gate. Please be mindful when parking to ensure the maximum number of cars can utilize our limited parking area.

Boat Launching

The area first seen when you approach the parking lot (to the right of the beach) is a launch site for non-motorized watercraft. It can be used for fishing as well. Jet-skis and other motorized crafts are not to be launched at this site. All members of Deer Lake Farms have access rights to the launch site at the public beach on Holcomb even if their lot is full. You may bring your trailer back to our parking lot if desired. Boats belonging to residents only may be temporarily beached at our nature preserve on the no-wake side (on right of peninsula) of the beach. Do not store your boats in the launch area.

Beverage Containers (NO GLASS)

Please restrict beverage containers to plastic bottles and cans to minimize the risk of injury from broken glass.

Fires/Smoking

All fires must be contained to the grills and managed at all times. **NO OPEN PIT FIRES ALLOWED. If you or your family members or guests start an open fire, your beach privileges will be terminated for the remainder of the year. SMOKING WITHIN THE ENTIRE NATURE PRESERVE/BEACH IS PROHIBITED** due to fire potential and littering of cigarette butts.

Trash

A dumpster is available in the parking area, which will be emptied weekly. Please pitch in and help keep the beach area clean. Trash bins are kept in the wooden trash containers to prevent animal access. Please take home your leftovers, bottles and cans when leaving and pick up any trash on the property. Do not leave garbage outside of the wooden containers – if they are full, take your trash home with you or place it in the dumpster. If we all pitch in to keep the beach clean, it will look great for all of us to enjoy. Also, please do not place your household trash in the dumpster.

Pets

Pets are not permitted on the beach. For residents that enjoy taking their dogs for walks or swims, please use the gravel drive and boat launching area and keep your dog on a leash. You are responsible for picking up any nature droppings your dog may leave.

Swimming Raft/Bird Droppings

Since there is no lifeguard on duty, **swimming is at your own risk.** Please keep in mind that boats have been observed quite close to the swim area markers. To ensure your safety, it is recommended that you stay within the marked areas and close to the raft at all times. To keep the water safe, **DO NOT** clean the raft of bird droppings by pushing them into the lake. Please get a bucket and cart it to shore for disposal.

Fishing Dock

Children should be supervised at all times while using the fishing dock. **No swimming, jumping or diving is allowed from fishing dock.**

Reporting Problems/Calling Police

If security is on duty, please notify the guard of beach rules violations or unsafe conditions. The Oakland County Sheriff's Department has assured us that they will respond promptly to any security problems we have at the beach. To request a patrol car or to report trespassers or vandalism, call the Oakland County Sheriff dispatch office (248) 858-4950. They should also be called if anyone refuses to leave the beach after dark. As always, if there is an emergency, call 911. Protection of our Nature Preserve is all of our responsibility – we all need to take part in addressing issues and reporting non-compliance or suspicious activity.

Questions/Concerns/Volunteer Help

Please feel free to call our Beach Chairpersons (Lisa Pawlik 248-620-9210 or Martha Hook 248-408-4811) if you have questions or concerns or to volunteer to assist with beach maintenance or security. Help and ideas for improved beach operation are welcome.

FAILURE TO COMPLY WITH BEACH REGULATIONS WILL RESULT IN THE LOSS OF BEACH PRIVILEGES.