

Ravines Homeowners Association

Living Here

A Consolidation Of

Master Deed Bylaws and CLEAR

Standards



August 2025

Introduction

Ravines Condominiums has governing documents: Second Consolidating Condominium Bylaws and Ravines Home Owner Standards (CLEAR). Both documents describe standards to maintain the safety, aesthetic appearance, and environmental quality of our community. This document does NOT include architectural guidelines for construction of or modifications to the home design and landscaping plan. The Master Deed and CLEAR addresses such architectural details.

Sections 1 and 2 of our Master Deed and Bylaws states that all members (those who own homes and/or lots) are subject to and accept the provisions defined. We are all encouraged and expected to comply.

The Master Deed was written by the developers of Ravines and can be revised with support of two-thirds of members. Reasonable regulations may be changed or added and communicated from time to time by the Board of Directors.

The affairs of the association are to be managed by the board whose members are elected by association members at the annual meeting held in September each year. The board is responsible for ensuring that provisions within the Master Deed, Bylaws, and CLEAR are followed.

CLEAR (Committee for Landscaping, Environmental and Architectural Review), most recently revised in 2012, was developed and written by a committee of members with board approval. CLEAR focuses on architectural standards for new home designs and modifications to existing homes. CLEAR also presents added guidance regarding maintaining our community at large. CLEAR guidelines approved by the board of directors in August 2025 are noted.

The focus of this document includes the Master Deed Bylaws and CLEAR guidance related to living here in a positive manner. The document is titled “**Living Here**”.

August 2025

Living Here

Ravines Neighborhood Use and Occupancy Guidance

Note:

1. The sequence of topics aligns with the sequence as presented in Article VII of the Master Deed, with no changes.
2. Requirements added within CLEAR that are not described within the Master Deed are also included.

Single Unit Requirement Article VII, Section 1 (a):

No condominium unit shall be used for other than single-family residential purposes and the common elements shall be used only for purposes consistent with the use of single-family residences. Not more than one single family dwelling may be located on each unit. Home businesses are permitted if operated entirely within the dwelling and excessive traffic and parking requirements are not generated. No signage relating to home businesses shall be permitted. Notwithstanding anything to the contrary herein, all use, occupancy and construction of units shall comply with the provisions of the Township of Saugatuck or other applicable Zoning Ordinance and applicable construction standards.

Conduct Article VII, Section 1 (b):

No immoral, improper, unlawful or offensive activity shall be carried out in any unit or upon the common elements, nor shall anything be done which may be or become an annoyance or a nuisance to the members, nor shall any unreasonably noisy activity be carried on in any unit or on the common elements. No member owning any unit shall do or permit anything to be done or keep or permit to be kept in his unit or on the common elements anything that will increase the insurance on the Condominium without the written approval of the Association. Each member who is the cause thereof shall pay to the Association the increased cost of insurance premiums resulting from any such activity or the maintenance of any such condition.

Common Elements Usage Restrictions Article VII, Section 1 (c):

The common elements shall not be used to store supplies, materials, personal property, trash nor refuse of any kind, except as provided in duly adopted Association rules and regulations. Trash receptacles shall be maintained in areas designated therefore at all times and shall not be permitted elsewhere on the common elements except for such short periods of time as may be reasonably necessary to permit the periodic collection of trash in accordance with any contract for trash collection maintained by the Association. The common elements shall not be used in any way for the drying, shaking or airing of clothing or other fabrics. Automobiles may only be washed in units or other areas approved by the Association. In general, no activity shall be carried on nor condition maintained by a member, either in his unit or upon the common elements, which spoils the appearance of the Condominium.

CLEAR further adds:

Members are required to use the association's approved and funded refuse service. All curbside containers are to be placed at the street no earlier than the day prior to pick-up and returned to the residence by the end of the pick-up day. After pick-up, such containers should be stored out of sight from street and neighbors in the garage or other enclosed spaces such as outbuildings.

If the member is leaving for an extended period of time following a pick-up day, they should ask a neighbor to or make other arrangements to return their container to the house where it is out of sight of the street and neighbors.

Additional Common Areas Restrictions Article VII, Section 1 (d):

Landscaped areas, roads, parking areas and, in general, all of the general common elements, shall not be obstructed in any way nor shall they be used for purposes other than those for which they are reasonably and obviously intended. No bicycles, chairs or benches may be left unattended on or about the common elements.

CLEAR further adds:

Yard waste should not be dumped on common areas or on golf course property.. (August 2025)

Weapons Use Restrictions Article VII, Section 1 (e):

Members, families, and guests may not use firearms, air rifles, pellet guns, BB guns, bows and arrows or other similarly dangerous weapons on or within our Ravines community.

Pet Guidelines Article VII, Section 1 (f):

No animal shall be kept except common indoor household pets. Such pets may not be kept or bred for any commercial purpose and shall have such care and restraint so as not to be obnoxious or offensive on account of noise, odor or unsanitary conditions. No savage nor dangerous animal shall be kept. No such pets may be permitted to run loose upon the common elements . The Association may charge all co-owners maintaining animals a reasonable additional assessment to be collected in the manner provided in Article V, Section 4, of these Bylaws if the Association determines such assessment necessary to defray the maintenance cost to the Association of accommodating animals within the Condominium.

The Association may, without liability to the owner thereof, remove or cause to be removed, any animal from the Condominium which it determines to be in violation of the restrictions imposed by this Section. The Association shall have the right to require that any pets be registered with it and may adopt such additional reasonable rules and regulations with respect to animals as it may deem proper. Any person who causes an animal to be brought or kept in the Condominium shall indemnify and hold harmless the Association for any damage, loss or liability which might accrue to the Association as

a result of the presence of such animal in the Condominium, regardless of whether the animal's presence is permitted.

The Board of Directors of the Association may make reasonable regulations concerning the presence of any animals or birds on the units or common elements in its sole discretion in the same manner as provided in (h) below. However, no such regulation shall be made, amended or revoked, without the prior written consent of Ravines, LLC, pursuant to a written agreement between the Association and Ravines, Inc. entered into for the purpose of protecting the interests of the Association and Ravines, LLC, in the adjacent golf course. This provision shall take effect and the preceding paragraph shall be revoked upon adoption of such regulations.

CLEAR further adds:

Members are limited to no more than 4 (four total) feline and canine animals in the residence at any given time. Of these, no more than 2 (two) of the 4 (four) may be canine animals.

- Pets are not allowed to run loose in the common elements and note further that the Ravines Golf Course under RedWater ownership restricts dogs on the golf course.
- No pets are allowed outside the residence except when being walked on a leash or contained in the yard of the residence.
- No above-ground fence is allowed for the purpose of containing pets.
- No dog/pet houses, dog/pet runs or any other such area may be maintained around the residence.
- Animals cannot be tethered in the yard.
- Members are encouraged to maintain animals within their respective yards by use of underground animal fencing.

- Doghouses, dog runs and tethered dogs are not permitted. The use of invisible fences is encouraged.
- Dog waste should be removed and properly disposed of when dropped on common areas and owner properties. Dog owners are asked to keep dogs off other owner properties. (August 2025)

Guidance Related to Other Vehicles Article VII, Section 1 (g):

No house trailers, commercial vehicles, boat trailers, boats, camping vehicles, camping trailers, snowmobiles, snowmobile trailers, golf carts or vehicles other than automobiles or light trucks may be parked or stored upon the premises of the Condominium, unless parked in an area specifically designated therefore by the Association (if any) or within a garage situated on a unit (unless this provision is waived or modified by the Association as to a particular unit or units). Notwithstanding the previous provision, an occupied camping or recreational trailer or vehicle may be parked in the driveway of a unit for a period not exceeding 7 consecutive days or 30 days in total for each calendar year. Co-owners shall park their automobiles or light trucks in their garages or in their driveways. Commercial vehicles and trucks shall not be parked in or about the Condominium (except as above provided) unless while making deliveries or pickups in the normal course of business. Co-owners shall, if the Association shall require, register all vehicles maintained in the Condominium with the Association. Golf carts leased by Co-owners from the Ravines Golf Club are allowed on the premises of the Condominium and may be operated on the private roads of the condominium or golf course (with permission of the Ravines Golf Club). Garage doors must be kept closed except as may be reasonably necessary to gain access to and from the garage.

CLEAR further adds:

Further notwithstanding the previous provision within section (g), seasonal use vehicles owned by members, such as boats, trailers and RV campers, may be placed in the member's driveway not exceeding 7 consecutive days per occasion or 30 days in total for the calendar year. This provision allows

for member preparation time for summer and winter use or storage and travel. (August 2025)

Member owned golf carts and golf cart-like vehicles may be operated on the private roads of the condominium. Members who own and operate golf carts and like vehicles are required to insure the cart as a specifically noted asset on the owner's homeowners policy. Members who maintain and operate carts shall follow all applicable state laws regarding use and operation of a golf cart in the State of Michigan. Owners of golf carts shall indemnify and hold harmless the association against all losses, damages, liabilities, claims, actions, judgments, settlements, fines, costs or expenses of all kinds including attorney fees related to the unit owners operation of a golf cart on condominium property. (August 2025)

Member owned golf carts should be stored in garage or outbuilding when not in use.

As owner of the Ravines Golf Club, RedWater states that if an association member wishes to operate their owned golf cart on the golf course special arrangements must be made with Ravines Golf Club which has defined and very exact specifications.

Process For Amending Guidance and Restrictions Article VII, Section 1 (h):

Reasonable regulations consistent with the Act, the Master Deed and these Bylaws, concerning the use and management of the common elements and units and construction standards and architectural review may be made and amended from time to time by any Board of Directors of the Association, including the Board of Directors established in the Articles of Incorporation (and its successors). Copies of all such regulations and amendments thereto shall be furnished to all members and shall become effective ten (10) days after mailing or delivery thereof to the designated voting representative of each member. Any such regulation or amendment may be revoked at any time by the affirmative vote of fifty one percent (51%), or more of all members in number and in value at any duly convened meeting of the

Association, except that the members may not revoke any regulation or amendment prior to the first meeting of the Association.

Storage and Property Appearance Guidance Article VII, Section 1 (i):

No unsightly condition shall be maintained upon any balconies, porches, decks or yards and only furniture and equipment consistent with ordinary balcony, porch or deck use shall be permitted to remain there during seasons when such areas are reasonably in use.

CLEAR further adds:

- Under Deck Screening and Ground Covering – Elevated decks have an under deck area which can have a negative visual impact on adjoining neighbors, particularly when used as informal storage space for items such as lawn equipment, firewood, and similar items. The use of lattice screening or landscaping the perimeter of this area is required if the under deck area is to be used for such storage. Lattice or vertical screening to be installed under an elevated deck will be reviewed for approval on an individual basis by the CLEAR Committee. It is suggested that the area under an elevated deck where ground cover cannot be maintained should be covered with pea gravel or similar landscaping material (describe in application), or a patio should be installed.
- Deck Storage – The area under elevated decks may be used for seasonal storage of such summer items as lawn furniture, grills, etc. during the winter months. This is to be considered a temporary seasonal storage area only, and is not to be used as such during the spring, summer or fall months. It is also not to be used as a place to keep pets. It should generally be considered a landscaped or patio area and appealing to the eye. Members with questions regarding the use of this area should check with CLEAR.
- Landscaping – Landscaping around decks, patios, and screened porches is strongly encouraged to soften corners and views from adjacent lots.
- Privacy Screens/Walls – These are not permitted. If the Member wishes such privacy then landscaping materials are to be used and should be included in the landscaping plan.

CLEAR further adds:

Open burning of yard waste is not permitted. Contained fire pits are permitted and use should follow guidance of Saugatuck Township Fire Department during high fire risk conditions. (August 2025)

Unit Subdivision and Easement Guidance Article VII, Section 1 (j):

No co-owner shall subdivide his unit or grant any easement or right of way across his unit to any person (other than usual utility easements).

Restrictions added by CLEAR which are not included in the Master Deed:

Fishing - Restrictions regarding fishing changed with RedWater ownership of the Ravines Golf Club.

The Ravines Golf Club prohibits fishing from Golf Club owned ponds. This includes the pond along hole 9 that runs along Palmer Drive, the pond along side hole 4 tee box/fairway, and the pond behind hole 4 green.

Additionally, fishing is prohibited on the only other pond (south of Palmer Drive in Phase 4) in Ravines community as it is only accessible by walking on private, member owned lots.

Members are expected to pick up trash or other debris on their property or in areas that trash and debris has been blown from their property, including empty lots or common areas.

Members are expected to adhere to posted 23 MPH speed limit and ask guests to do the same.

Members are asked to respect quiet time for outdoor activities as of 11:00pm.

Fireworks shall follow guidance in effect each season per Saugatuck Township ordinances. (August 2025)

Operation of Snow Mobiles within association and golf course is prohibited.

Solicitation is prohibited. However, member families are permitted to seek neighbor support for school student projects and girl scout cookie sales, for example.

Property Maintenance and Appearance:

- All portions of a lot, which are not improved by an impervious surface or a structure, must be maintained with grass (or other vegetation installed by a builder and approved by CLEAR). No bare earth may be exposed on a lot (except for flower beds).
- All turf areas on a lot must be kept neatly mowed during the growing season. Grass should not be permitted to exceed six (6) inches in height.
- Turf areas and other vegetation should be watered during dry periods. Any dead plants, shrubs, trees, or tree branches should be removed as quickly as possible.
- The lot should be kept as weed free as possible. At no time should weed cover exceed more than twenty-five percent (25 percent) of the total landscaped area.
- No trash, trash container, or debris may accumulate or be stored in a visible location on a lot. Construction materials required for the improvement of a home or lot should be neatly stored in an unobtrusive location on the lot as possible when not in use.
- All hedges, trees and shrubs must be neatly trimmed and maintained and their size maintained in proportion to the lot and home through pruning.
- The exterior of a home must be maintained in an attractive manner. No significant blistering or peeling of exterior painted surfaces is permitted.

ANTENNAS AND SATELLITE DISHES

For members who use satellite services such as DirecTV, Dish Network, or Starlink:

- Dishes measuring 21 inches or less in diameter are permitted.
- All other exterior antennas, TV and MMDS (multichannel, multipoint distribution, internet services such as Hughes Network) are prohibited
- Location must be approved by CLEAR prior to installation.
- To the extent possible, dishes should be screened so that they are not visible from the street, to other lot owners, or the golf course. Members are encouraged to use some type of commercially available cover for their dish.

MAIL BOXES

All mailboxes must be approved by CLEAR. Members are encouraged to make a selection from www.mailboxworks.com. (website noted amended August 2025)

- Plastic mailboxes and posts are discouraged.
- Mailboxes are to be maintained in a proper working condition. If a mailbox is damaged or weathered and worn showing peeling paint, for example, it is the member's responsibility to repair or replace the box in a timely manner. When replacing a mailbox review planned replacement with CLEAR for approval.
- If specialty mailboxes are used, the member is expected to maintain the mailbox in the same condition as when installed.

PLAY EQUIPMENT

Play equipment must be located so it has minimal visual impact as possible on the golf course and the street. If equipment is in the back yard of the residence and visible from the golf course, a natural landscaping shield must be planted around the equipment to minimize exposure to the golf course.

- Play equipment can include, but is not limited to swing sets, trampolines, basketball backboards, sandboxes, and playhouses.
- Major equipment, such as playhouses and large swing sets must be approved by CLEAR prior to installation. Moveable play equipment cannot leave the member's lot; cannot be visible from the golf course, and, when not in use, is to be stored out of sight.

- Equipment must be maintained in a clean and working condition and, when no longer used, must be removed.

Temporary equipment:

- Equipment is considered temporary if it is rented or temporarily set up for the enjoyment of family and friends for “special occasions.”
- Temporary equipment is allowed for a period not to exceed 14 days.

HOT TUBS/SPAS

Exterior hot tubs or spas require approval. The incorporation of a hot tub as a design feature of a deck or patio is encouraged.

- The exterior finish of an elevated hot tub or spa should blend with the exterior finish of the home, deck or patio to which it is attached or most closely related.
- Hot tubs or spas that are recessed into decks are preferred over freestanding tubs or spas.
- Freestanding hot tubs or spas should be screened with landscaping to minimize its visibility.

EXTERIOR DECORATIVE OBJECTS

Approval is required for all exterior decorative objects, whether natural or man-made, which were not part of the original construction design, either as a standard or optional feature. These will be evaluated in terms of their general appropriateness, size, location, compatibility with architectural and environmental design qualities and visual impact on the neighborhood and the surrounding area.

- Exceptions will be granted when decorative objects are used to hide or soften the appearance of a utility box (i.e. cable or telephone).
- Decorative flags may be displayed and do not require approval if the flagpole complies with the Design Guidelines.
- Seasonal decorations are permitted but must be removed within 60 days of the end of the holiday season.

CLOTHES LINES are prohibited

FENCES are prohibited

FIREWOOD

Firewood stored on a lot must be neatly stacked and located in an area that avoids a adverse visual impact on adjoining properties and the golf course.

- Screening may be required in certain cases.
- For aesthetic and safety considerations, firewood should be stacked in piles not exceeding eight feet in length and four feet in height.
- Other than a limited quantity of firewood intended for immediate use, firewood cannot be stacked on patios or decks.

FLAGPOLES

Permanent, freestanding flagpoles must be approved by CLEAR. A flagpole six feet in length or under, attached at an incline to the wall or pillar of the residence does not require approval.

GRILLS AND GRILLING EQUIPMENT

When not in use, grills and grilling equipment shall be stored so as to not be visible from the street.

SIGNS

The Ravines Condominiums Association complies with Saugatuck Township sign restrictions Section 40-188. This ordinance states in part that signs are to be positioned no closer than 10 feet from any adjoining Parcel or any Street right-of-way.

The Ravines Condominiums Association further limits the size of all signs to no more than 60 inches above grade and that the insert of the sign is to be no larger than 720 square inches:

- A metal or wood frame must support the sign

- The insert is to be constructed of aluminum or other similar durable material and professionally painted. (Plastic or paper signs supported by pliable metal legs are prohibited.)

During construction or remodeling of the home, one contractor sign is allowed, up to 4 x 6 feet in size, and no more than 60 inches above grade. The sign must be removed at the end of construction period (not to exceed 12 months).

Only one real estate sign is allowed per lot unless the lot is adjacent to the golf course cart path. In this case, one additional sign may be placed on the lot so it is visible from the golf course.

- The 10-foot setback must still be followed.
- Real Estate signs are to be removed within 10 days following the closing of the sale of the advertised property.

Open House Signs, including directional signs, and garage sale signs may be displayed only during the time of the open house or sale.

No signage related to home businesses is permitted. All signs shall adhere to these restrictions. Security signs:

- Two security signs, each not exceeding a total of sixty-four (64) square inches may be posted on the property.
- Only one such sign may be posted forward of the front plane of the home. The approved location shall be at the front door. A second sign may be posted in the rear yard.

Compliance and Enforcement Article VII, Section 3:

Enforcement. Failure to comply with any of the terms of the Act, the Master Deed, these Condominium Bylaws, the Articles of Incorporation, Bylaws or Rules and Regulations of the Association, shall be grounds for relief, which may include, without limitation, an action to recover sums due for such damages, injunctive relief, and any other remedy that may be appropriate to the nature of the breach. The failure of the Association to enforce any right, provision, covenant or condition which may be granted by the Act, the Master Deed, these Bylaws, the Articles of Incorporation, Bylaws or Rules and Regulations of the Association, shall not constitute a waiver of the right of the Association to enforce such right, provision, covenant or condition in the future.

Pursuant to Article VII, Sec. 3, the Board has the authority and responsibility to ensure that the standards within the Master Deed, Condominium Bylaws, Articles of Incorporation, and CLEAR of the association are followed.

To address violations of the Master Deed, Condominium Bylaws, Articles of Incorporation and Rules and Regulations, and CLEAR the board has developed the following enforcement policy which may be supplemented or amended as deemed appropriate by the board:

First Notice: To address a violation by a unit owner, the board will provide an initial notification of a violation and the required remedy to a unit owner, such initial notification may be verbal or in writing (“initial notification”).

Second Notice: If the unit owner fails to remedy the violation within 30 days of the initial notification, then the board will provide a second notice in writing to the unit owner of the violation and required remedy with provision that the unit owner provide within 14 days of such notice an action plan to remedy the violation and an identified date for completion of such plan to remedy the violation.

Third Notice: If a unit owner fails to timely provide the above referenced action plan, fails to remedy the violation by the completion date, or fails to response to the board within 30 days of mailing of the Second Notice, the Unit Owner will be assessed a fine of \$100.

If the unit owner has not remedied the violation with 30 days of the assessed fine, the unit owner may be subject to additional enforcement consequences which may include but are not limited to additional fines, payment of costs and fees incurred by the Board in remedying the violation on behalf of the unit owner, or legal action as deemed appropriate by the Board.

The board's desire and goal is that Notice 3 is never needed. (August 2025)