

BUCKHORN PROPERTY OWNERS' ASSOCIATION, INC.
Rules and Regulations Regarding Use Of And Conduct On
Common Properties
Adopted June 9, 1984
Latest Revision: February 13, 2024

A. Introduction

These Rules and Regulations have been adopted by the Board of Directors using the authority provided by Article VI section 2(d) of the Covenants and Restrictions by Article VII Section I(d) of the By-Laws.

The intent is to provide a basic framework by which property owners (and their guests) can manage the use and enjoyment of the Common Properties of Buckhorn in a manner which is fairly and consistently applied to everyone. In addition, these Rules and Regulations are intended to facilitate the maintenance of the beauty and value of the Common Properties to all property owners.

Adherence to these Rules and Regulations will not only be a function of property owner participation, but also of the degree to which each property owner insists that the Rules and Regulations be followed by his or her fellow property owners.

The term "Common Properties" represents all greenways around the lake and perimeter of Buckhorn, all interior greenways, the clubhouse and clubhouse lot, the lake itself, and the property around and including the entrance sign. Although these rules may apply to the township owned right-of-ways along the public roads in Buckhorn, they are superseded by any conflicting ordinances or applicable laws.

B. General Rules and Regulations

- Guests may access and use the Common Properties only if accompanied by a property owner. The only exception to this requirement is that a property owners' nonresident children may use the Common Properties areas, along with their children, without being accompanied by a property owner.
- No pets, leashed or otherwise, are to be allowed in the water within the roped off area of the beach, with the exception of the weekly doggie playtime. Any pets in the areas immediately adjacent to the clubhouse should be attended, on a leash, and under control when other residents are present. Pets are not permitted in the clubhouse at any time. Owners are responsible for cleaning up after their pets.
- Motorized recreational vehicles (i.e. snowmobiles, all terrain vehicles, trail bikes, etc.) are not allowed to be operated on Common Properties without the consent of a Board member.
- The clubhouse and beach area are to remain open for the use of all members at all times. No "exclusive" reservations will be accepted which would deny or restrict access to other members.

- Removal of plants, trees or shrubs from Common Properties is prohibited. No one shall place, plant or build any object (living or otherwise) on any of the Common Properties.
- No noxious or offensive activity shall be allowed on any of the Common Properties.
- The lighting of fires (exception for charcoal grills used for barbecuing on the clubhouse lot) on any of the Common Properties is expressly prohibited. Grill users are responsible for proper disposal of coals.
- There shall be no hunting and discharge of firearms or archery equipment on any of the Common Properties.
- The use of alcoholic beverages on Common Properties, while not prohibited, must be carefully controlled. No public intoxication, underage drinking, or unruly parties will be tolerated.
- Smoking is prohibited in the clubhouse, within 15 feet of the clubhouse, and on the beach between the clubhouse and the roped off swimming area.

C. Clubhouse Reservations

- Anyone planning a group gathering with more than 15 nonresident guests is asked to make a reservation on the buckhorncommunity.net website. The availability calendar is on this website.
- No clubhouse reservations will be allowed on Saturdays, Sundays, or holidays during the peak season. The peak season is the Friday before Memorial Day through the Tuesday after Labor Day.
- Reservations are handled on a first-come, first-served basis.
- A reservation fee of \$30 will be assessed at the time of request. Requests will not be approved until this is paid. This fee includes the use of heat and A/C.
- Those who reserve the clubhouse are responsible for clean up and are asked to take any significant amounts of trash with them.
- No primarily non-Buckhorn organized group may use the clubhouse on a regular basis even though one or more members of that group may be Buckhorn members.

D. Clubhouse Etiquette

- No cleaning of fish in the clubhouse.
- If the sink, utensils, dishes, etc. are used, it is the responsibility of the user to restore them to a cleaned condition.
- Dispose of garbage and debris in the appropriate manner including separating recyclables.
- When leaving the clubhouse, make certain that the clubhouse is locked, the lights are out and the fireplace is left in a safe condition with the glass doors closed.
- The clubhouse is not to be used for overnight sleeping accommodations.
- The clubhouse and adjoining area is to be cleaned up and left in a neat and tidy condition after each use.

E. Lake Etiquette

- No game fish, minnows, or rough fish shall be introduced into the lake. The dumping of unused fishing minnows into the take is expressly prohibited.

- DNR rules apply to all fishing activities.
- The use of motorized watercraft is prohibited on the lake.

D. Conclusion

These Rules and Regulations are to be a "living" source of guidance and may be modified by the Board based on circumstances which may arise. Any questions or concerns can be taken to any Board member.