

## **CODE OF CONDUCT – Schuss Mountain Property Owners Association (SMPOA)**

**Adopted 09/17/2022**

This Code of Conduct addresses expectations of personal behavior by rental guests, owners, and owners' guests while visiting Schuss Mountain. This Code of Conduct is, in part, based upon already established Bylaws of the Schuss Mountain Property Owners Association. The purpose of these guidelines is to protect and increase the value of real estate properties in the Schuss Mountain Resort area, thus, to enhance the quality of life for the benefit of its members. SMPOA exists to hold, maintain, beautify, and regulate, to the extent possible, real estate property and development in the Schuss Mountain Resort area.

Owners are committed to this Code of Conduct by virtue of their purchase and duty to comply with the Bylaws of the Association. Renters are committed to this code of conduct by virtue of their rental agreement(s) with owners and/or rental agents. Owners must post this code within the unit where it can be read and understood by all guests.

### **Code of Conduct Regulations Are as Follows:**

#### **➤ Personal Behavior:**

- Quiet Hours Are From 11:00 p.m. to 8:00 a.m.
- Use of Offensive language, profanity, loud partying, unlawful or offensive activity is strictly prohibited and will not be tolerated.
- Be courteous toward neighbors and golfers on the course and ski hill.
- Cigarette smoking, marijuana smoking and/or vaping is not permitted on common elements, adjoining decks, or limited common elements of the association. (Decks, Walking Paths, Sidewalks, Lawn, etc.)
- Golf and Ski access is strictly governed by resort operating hours, no use of the resort property is allowed after hours.
- ATVs, snowmobiles, sleds, motorized vehicles of any kind, are prohibited on resort owned or private property, other than where permitted by law.
- Occupancy in use of premises shall not be such as to disturb or offend neighbors. The use of firearms or fireworks is strictly prohibited. Guest(s) certify that they have read carefully the limitations placed on the number of persons permitted to occupy the premises, and agree to abide by such limitations.
- Nothing, including cigarette butts, bottles, cans or other debris may be tossed over balconies or onto the lawns or other common elements.

- Use of fire pits must be supervised by an adult at all times. Fires must be completely extinguished after use. No burning of refuse, papers, or anything other than firewood is permitted. All fire pits must be constructed on fire resistant materials, located at least 25' from adjoining property lines, houses, sheds, or any combustible material.

➤ **TRASH:**

- Totes are for **bagged garbage only**. They are to be used only by association owners and their guests. Cardboard and other recyclables may be taken to the one of two recycle centers, one in Bellaire and one in Mancelona, each on M-88.
- If there is more bagged garbage than fits in a single 96 Gallon Tote, you must place extra garbage in RED Waste Bags purchased at Family Fare. The garbage company will NOT pick up generic bags left on the ground beyond a single 96 Gallon Tote. The garbage company will not clean up garbage strewn on the road by animals.

➤ **Parking:**

- Parking, of any type of vehicle, must be on driveways. No parking on the hiking trails, yards, or roadway.
- Additional vehicle and Trailer parking for boats, RV's, snowmobiles is located in the gravel lot near the Pink chair lift.

➤ **PETS:**

- Pets must be leashed at all times.
- Pet waste is the responsibility of the pet owner and must be picked up promptly.
- Dog barking must be kept under control.

➤ **INCIDENTS OF BAD BEHAVIOR or VIOLATIONS**

- Owners who rent, must register their unit with the Association as a "rental" property. "Incidents" are defined as any event of bad behavior and/or violations which require management's time to resolve.
- Registration requires listing a local contact person who can respond to a complaint / incident within 45 minutes.

- If complaints received are not immediately addressed by the local contact person, SMPOA management may call the police and/or other authorities to correct the issue. Violations may be posted electronically.