



12370 Tower Hill Rd.
Sawyer, MI 49125

Policy Statement

To: All Shorewood Hills Members, Sellers, Potential Buyers, and Area Realtors

Shorewood Hills Homeowners Association (SHHA) is a non-profit entity chartered by the State of Michigan in the 1920's. It began as a spin-off from the **Bethany Beach Syndicate**, our neighbor to the south. It is constitutionally governed by a very pro-active Homeowners Association and its Board of Directors, which includes officers and committee chairpersons. Officers are elected to two-year terms by the Membership in alternating years (even) at the Annual Meeting, traditionally held in late August. Committee Chairpersons are appointed by the President and confirmed by a majority vote of the Officers.

This **Policy Statement** defines the mission and the methods of SHHA. It also intends to clarify misconceptions or conflicting opinions that seem to surface downstream in the wake of transfers of ownership of member properties. Let us all be clear on these points so as to avoid potential future conflict.

SHHA is a voluntary organization that serves the common good and benefit of the entire membership at large; there are no "special interests" that receive special considerations. We endorse and encourage family life, respect for our neighbors and their privacy, and a dedication to the advancement of our community spirit. It is a place where kids can be kids and enjoy their time at play. We like to think of SHHA as a respite from some of the hurly-burly rush that exists elsewhere.

Please be aware that you, either as a SHHA owner member attempting to sell his/her property; or you, as a potential buyer of said property within our boundaries; or you, as a realtor offering members' properties for sale; that each of you has a mutual obligation to transfer proper respect for and responsible membership in Shorewood Hills Homeowners Association.

In other words, **buying a house** here also means **buying into the Association** and implicit observance of its by-laws, ordinances, and methods of operation; as well as sharing in the benefits of living in this wonderful little corner of the world, and sharing in the benefits that the Association provides its members. Our membership consists of about 200 property owners; roughly 70% are seasonal and 30% are full-time residents.

Member responsibilities include, but are not limited to the following:

The prompt payment in full of the Association's annual dues billings, any special assessments that may be approved by a majority of the membership, and any fees incurred.

Proper observance and support of the Association's by-laws, rules and regulations, and other working guidelines, is expected of and encouraged by all members, their families, guests, and service contractors that may have business to conduct on the premises.

Attendance, participation and support of the various Association events is encouraged; such as various social events, including **Summerfest**, beach and playground cleanups, **Town Hall Meetings**, and the **Annual Meeting**, where the annual operating budget is approved and officers are elected.



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Benefits of Association membership include both operational services and recreational activities.

Operations benefits include:

- The use of our private, non-dedicated roads, byways, and parking facilities.
- Strategic street lighting, winter snow removal, and beach entry security.
- Weekly curbside refuse collection.
- The right to use of a no-fee private locked mailbox, free intramural member mail exchange, and package delivery receiving service at our Community House.
- An on-premises Property Manager, daily security patrols.
- A membership newsletter and Association phone directory.

Recreational benefits are many, as befits a dunes and lakefront area.

- Beach rights and equal access through three portals to our 2/3 mile of Lake Michigan beachfront.
- Use of the playground, the basketball court, tennis courts, and Community property areas.
- Summerfest, a midsummer's day-long celebration, featuring a parade, games, races, and food, that sees wide community participation.

Finally, Shorewood maintains a natural wilderness area in a large ravine with Deer Creek flowing through to Lake Michigan.

You should familiarize yourself with the Association Rules which can be found online at Shorewood-hills.com. They cover areas such as cars, beach and boating, playground and basketball court, tennis, dogs, noise, refuse, conservation, security, and Property Manager. One special note: SHHA prohibits display of commercial signage within its boundaries; this includes display of "For Sale" and "For Rent" signs.

Shorewood Hills is something very, very special. Here there are multi-generational friendships between families, some extending back to our origins in the 1920's. We have a true sense of community that is valued.

- For those members who are planning to move on, we will miss your commitment.
- For the realtors, we expect you to furnish this information to interested parties.
- For you who are looking into a purchase here, we welcome you and your enthusiasm to help us continue to keep this place so vital.

It takes exceptional people
to make this exceptional place
work so well.

