



2024 Gowdy Shores Homeowners Association Rules

Revised by Members: 2024, April 20

ANNUAL ENFORCEMENT POLICY FOR ALL RULES:

- 1st violation: Friendly reminder
 - 2nd violation: \$50 fine
 - 3rd violation: \$100 fine
 - 4th violation: \$150 fine
 - 5th violation: Board discretion: May result in liens and legal proceedings and/or suspension of beach rights.
- Flag replacement fee: \$50

BEACH:

1. Display the current numbered flag issued to the household. Persons without flags will not be allowed access to the GSHA beach and will be directed to the public beach.
2. No dogs are allowed on the beach 11:00 am - 6:00 pm (Michigan time). Dogs must be under the control of their owner at all times and within their owner's sight.
3. Leave no garbage on the beach. Use the trash container at the top of the stairs. If the trash containers are full, do not leave garbage outside the container. Unwanted beach chairs, toys and coolers must be taken to your home trash container.
4. Leave no beach chairs, toys and watercraft overnight on the beach or in the fragile dune grass area. Items left on the beach will be removed and disposed. Only beach chairs may be left overnight at the designated area at the top of the stairs.
5. No overnight camping on the beach.
6. Do not leave beach fires unattended. Make sure the fire is extinguished before you leave.
7. No loud music or sound systems are permitted at the beach.
8. No smoking or vaping is permitted on Gowdy Shores Beach or in Gowdy Shores Park.

ROADS:

1. Golf carts, LSVs (Low Speed Vehicles) and off-road vehicles are not permitted on GSHA roads, beach or Lots.
2. Unlicensed drivers are not allowed to operate any type of motor vehicle within Gowdy Shores.
3. There is a maximum 15 mph speed limit. Drive slowly - our roadways are our walkways.
4. No parking at any time on GSHA roads. New Buffalo Township has designated all roads as fire lanes. Emergency vehicles must be able to get through.
5. A current Gowdy Shores hang tag must be displayed on all cars parked at the beach access area. Violators may be towed at the owner's expense.

ENVIRONMENT:

1. New Buffalo Township Noise Ordinance must be observed which requires quiet time 11:00 pm – 7:00 am Michigan time. Violation of the Noise Ordinance, including yelling, loud music, etc. should be reported to the Berrien County 24/Hour Non-emergency dispatch (269) 756-1111.
2. The New Buffalo Township Fireworks Ordinance only permits fireworks for limited hours December 31 to January 1, Saturday and Sunday immediately preceding Memorial Day, June 29 – July 4, July 5 if it is a Friday or Saturday and Saturday and Sunday preceding Labor Day. Violations should be reported to the Berrien County 24 Hour Non-emergency dispatch 269-756-1111
3. All homes must provide adequate garbage and recycling containers. Trash is not permitted outside these containers.
4. No business or advertising signs may be erected or placed on any Lot other than one "For Sale" or rental signs.
5. Trailers, boats, motor/mobile homes, or inoperable cars are not permitted to remain on any Lot unless enclosed storage is provided and said items are not in open view.

RENTALS:

1. Homeowners are responsible for the behavior of their guests and renters. Homeowners are subject to warnings and fines for violations of GSHA rules.
2. A copy of the GSHA Rules must be sent to renter in advance, and a copy must be posted in the home.
3. Rental properties must comply with provisions for adequate garbage and recycling containers.
4. Only registered renters may use the beach and Gowdy Shores common areas.
5. The number of vehicles parked on a lot cannot exceed the maximum number of parking spaces determined by the New Buffalo Township Short Term Rental License inspection. Do not infringe on neighboring property. (Amended April 20, 2024)
6. Commencing January 1, 2024, homeowners must file a Rental Information Form with Harbor Cove Management at least three (3) business days prior to the rental period. Each rental agreement will be assessed a rental fee equal to 10% of the rate per night for one night. Missing rental forms or forms received the day guests arrive or later will be assessed a fee under the current rule violation penalties in addition to the rental fee.
7. All homeowners who rent their properties must obtain a New Buffalo Township Short-Term or Long-Term Rental License. The application and approved license must be presented to the GSHA board via Harbor Cove Management. Unlicensed rentals will be subject to GSHA penalties and reported to New Buffalo Township and subject to Township penalties. Rentals that occur between the filing of the application and Township approval will not be penalized or reported by GSHA. (*Effective May 1, 2023*)
8. Commencing April 20, 2024, rental periods of less than six consecutive nights are not permitted during the period beginning the Friday before Memorial Day and ending on Labor Day each year. (*Approved April 20, 2024*)
9. Commencing January 1, 2024 the maximum number of overnight occupants of a rental is 12 or the maximum number approved for the property by New Buffalo Township – whichever is fewer. (*Approved April 22, 2023*)
10. Homeowners who rent their properties shall not directly or indirectly, through real estate agents, rental services or otherwise, advertise their homes for rent in a way that violates GSHA rental rules. (Board approved June 12, 2024)