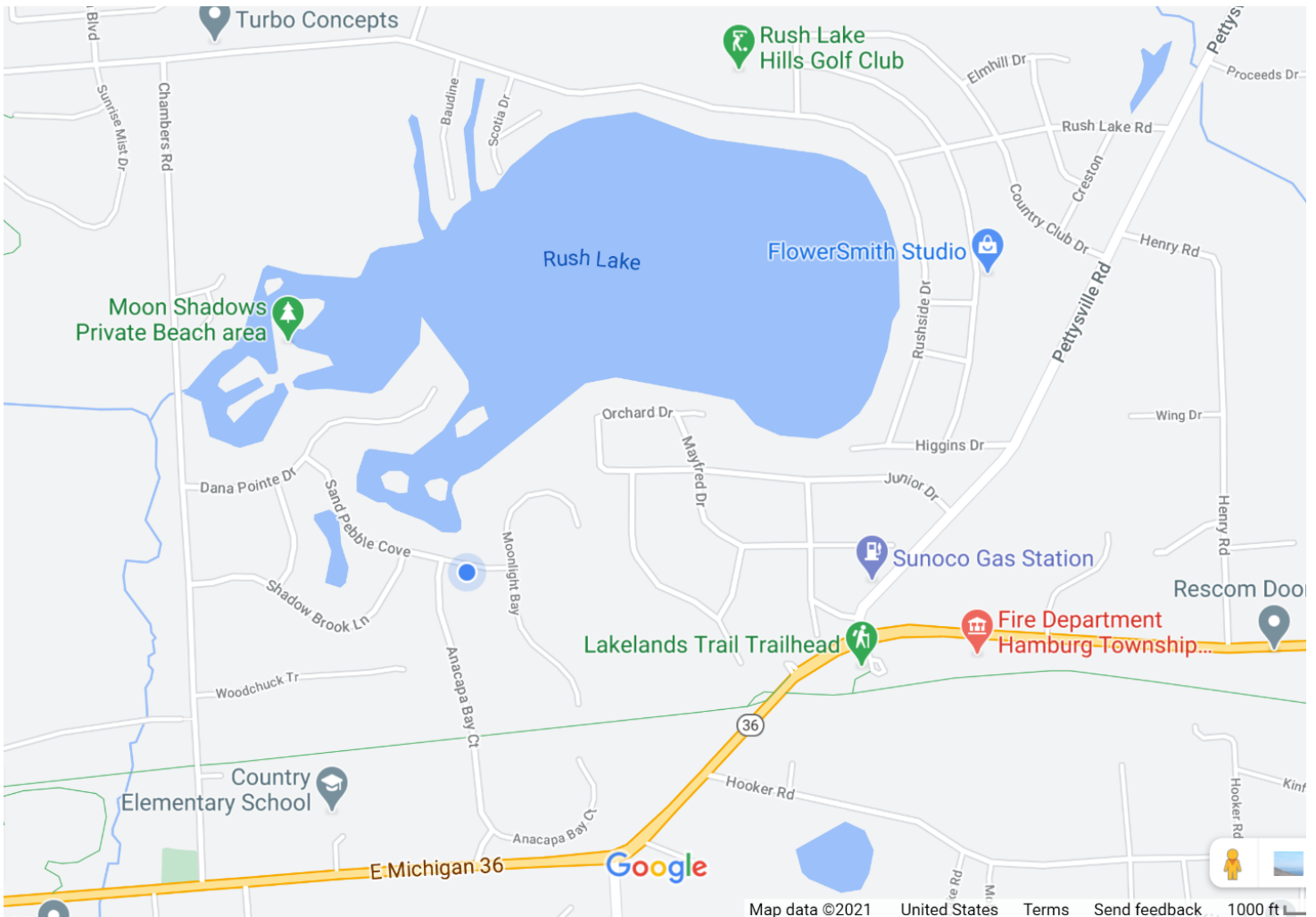




MOON SHADOWS ON RUSH LAKE HOME OWNERS ASSOCIATION

Homeowners Information

Updated: November 2021





MOON SHADOWS ON RUSH LAKE HOME OWNERS ASSOCIATION

Welcome home to Moon Shadows on Rush Lake!

On behalf of the Moon Shadows on Rush Lake Homeowners Association (Moon Shadows or MSHOA), we are delighted to have you as part of our community.

Moon Shadows is one of the premier communities in the area, and we hope you enjoy the many amenities available to you.

To help you make the most of Moon Shadows, we have put together this Homeowner Information, which will answer many of the questions you may have about your neighborhood.

If you have additional questions, please do not hesitate to visit our website, or contact MSHOA by email or phone.

MSHOA CONTACT INFORMATION

www.moonshadowshoa.org

This website is the best place to start for all information on MSHOA. Here you will find downloads of forms, bylaws, rules, and regulations. Also, board meeting minutes, informational downloads, and other information.

info@moonshadoshoa.org

This is the email address to use for any and all inquiries on Moon Shadows. The recipient list is the Moon Shadows Board of Directors and Associate Board Directors (see below). If you have a question, please ask! If we do not know the answer, then we will find it.

(734) 681-3049

This is our voicemail box, as we do not have an office or office receptionist. However, please leave a message and we will get back to you as soon as we can. Because this is a Google Voice system, when you leave a voicemail message, an email is sent to the Moon Shadows Board of Directors and Associate Board Directors. Only the Moon Shadows Board of Directors and Associate Board Directors have access to your message.

RESIDENT DIRECTORY

A directory of Moon Shadows residents is available in our private online portal that owners can register for at: www.moonshadowshoa.org/log-in

Please complete and return the attached Resident Information Form to make sure MSHOA has complete and up-to-date homeowner information.

Please send MSHOA an updated Resident Information Form any time your contact info changes.



MOON SHADOWS ON RUSH LAKE HOME OWNERS ASSOCIATION

UTILITIES

- Gas: Consumers Energy
800-477-5050
consumersenergy.com
- Electric: DTE Energy
(800) 477-4747
dteenergy.com or new site <https://www.newlook.dteenergy.com>
- Cable/Internet: Spectrum Cable
855-243-8892
Spectrum.com
- Garbage: The Garbage Man is the only approved contractor for our subdivision;
collection on Thursdays
810-225-3001
thegarbagemanllc.com

MEDICAL RESOURCES

- In an Emergency: Call 911
- Emergency Room: St. Joseph Mercy Emergency Department
7575 Grand River Ave.
Brighton, MI 48114
810-844-7511
stjoeshealth.org
- Hospital & ER: St. Joseph Mercy Chelsea
775 S. Main St.
Chelsea, MI 48118
734-593-6000
stjoeshealth.org
- Urgent Care: IHA Urgent Care East Brighton
5505 Old US 23, Suite 200
Brighton, MI 48116
810-494-6810 Call for Appointment
ihacares.com
clockwisemd.com Get Online Care



MOON SHADOWS ON RUSH LAKE HOME OWNERS ASSOCIATION

PUBLIC SAFETY

Fire: Fire Department Hamburg Township Station 11
3666 M-36
Pinckney, MI 48169
810-222-1100

Police: Hamburg Township Police Department
10409 Merrill Rd
Hamburg, MI 48139
(810) 231-9391

Moon Shadows has contracted with Hamburg Police to patrol our roads. Dial 911 in an emergency. In addition to handling emergencies, the local 911 operator can help you with non-emergency police assistance.

For non-emergency police assistance, dial 911 and say:
"This is not an emergency, but I need help with..."

PETS

Moon Shadows is a pet-friendly community. **Pets must be on a leash at all times when walking them, as required by Township Ordinance. Please pick up any dog waste if you walk them in the neighborhood.**

Also, because we are a fence-free community, we encourage you to consider an electric fence or similar option to keep your pets in your yard.

24-Hour Vet Emergency Veterinary Hospital
5245 Jackson Rd STE E
Ann Arbor, MI 48103
734-369-6446
ezyvet.com for Appointments
emergencyvetannarbor.com

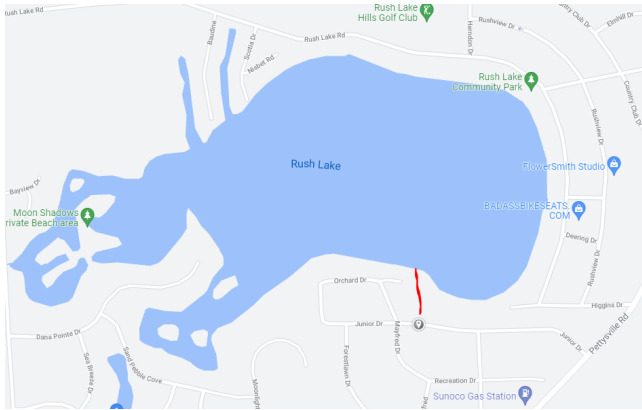
LAKE USE INFORMATION

Lake Access

The private Rush Lake boat landing is located in the southeast corner of the lake. You can get to the boat landing by taking M-36 east to Pettysville Road, then left on Pettysville to Bernice Road immediately on your left. Take Bernice to Junior Drive and turn left. The boat landing is on your right. Use your key card (from the Rush Lake Property Owners Association) to access the gate. Please note that vehicles and trailers are not allowed to stay at the boat landing overnight, and boats are not allowed to be moored at the boat landing overnight.



MOON SHADOWS ON RUSH LAKE HOME OWNERS ASSOCIATION



Boating on Rush Lake

Rush Lake is a private, all-sports lake, which means that powerboating (boating, PWCs, pontoons, etc.) is allowed. However, there are some rules that you will want to be aware of as you enjoy boating during the summer:

- As a private lake, **only members of the Rush Lake Property Owners Association, and the Moon Shadows on Rush Lake Homeowners Association are allowed to have boats on the lake.** The boat landing is located in the southeast corner of Rush Lake and can be accessed by key card. Non-homeowner association boats are not allowed access to Rush Lake.
- **No wake allowed pre-dawn or after dusk.** Please be careful when boating during dawn and dusk, as the low sun can make it difficult to see.
- **No wake allowed in either of the Moon Shadows canals.** There are two canals off of the main lake: one is the South Canal located at south end of the lake; and the second is the North Canal located at the northwest end of the lake. No wake signs are posted at each canal.
- **Boat traffic circulates in a counterclockwise direction.** Please follow this rule to avoid confusion with other boaters. This is particularly important when pulling skiers, tubers or other riders. All Rush Lake boating rules follow the MI Boating Laws (see: https://www.michigan.gov/dnr/0,4570,7-350-79119_79144_79641---,00.html)

Private Beaches and Easements

- Moon Shadows maintains a private beach that includes a picnic area with charcoal-ready grills, a playground, a volleyball net, a gazebo and a dock for day use by residents. **You can access the Moon Shadows Private Beach from the easement on Dana Pointe Drive.**
 - Picnic tables and a porta potty are provided for resident use at the Beach.
 - The gazebo and picnic area have electric outlets for your use.
 - Residents are required to clean up after use of Beach. Trash receptacles are provided.
- **There also is a private easement to an island with a gazebo off Moonlight Bay, just north of Sand Pebble Cove Drive.**



MOON SHADOWS ON RUSH LAKE HOME OWNERS ASSOCIATION

- Moon Shadows is proud to provide private amenities to its homeowners. Because these parks and common areas abut private homes, we ask that you follow the rules when enjoying them:
 - **No alcoholic beverages are allowed.**
 - **Please respect your neighbors by keeping noise to a minimum.**
 - **Please abide by the park hours that are posted at each location.**

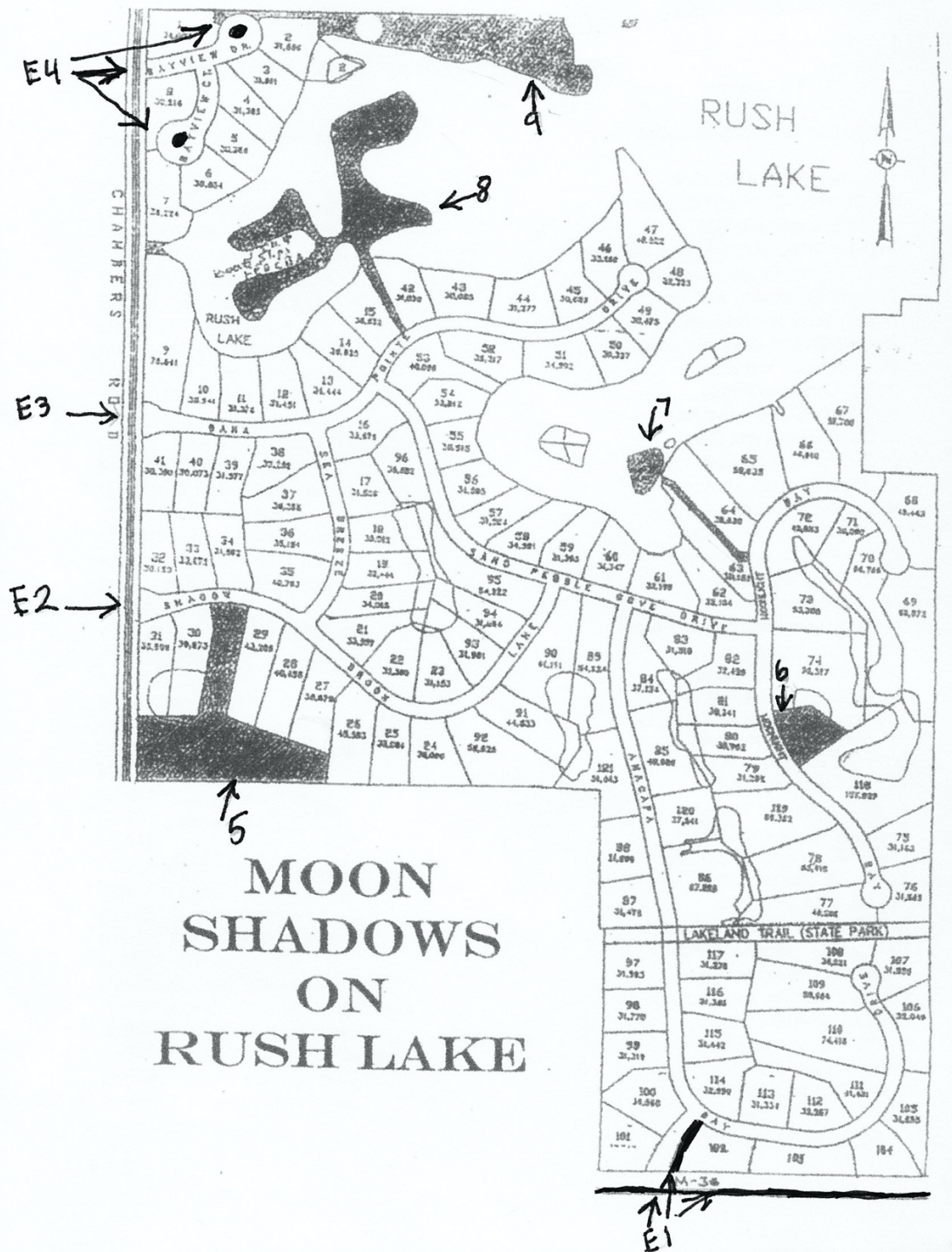
Winter Lake Activities

Rush Lake is a great four-season lake. During the winter months, residents take advantage of the ice by participating in several activities like ice fishing, hockey, and cross-country skiing. **Please be careful when you are on the ice, especially during early winter and early spring.** Though Rush Lake is shallow and freezes earlier than some other lakes, the ice can be unpredictable, so please use good judgement.



MOON SHADOWS ON RUSH LAKE HOME OWNERS ASSOCIATION

MAP OF MOON SHADOWS STREETS, LOTS & COMMON GROUND (E1, E2, E4, 5, 6, 7, 8, 9)



Legend:

E1 - front entrance at Anacapa Bay Drive off of M-36



MOON SHADOWS ON RUSH LAKE HOME OWNERS ASSOCIATION

- E2 – Shadow Brook Ln entrance off of Chambers Road**
- E3- Dana Pointe Dr entrance off of Chambers Road**
- E4 – Bayview Dr entrance off of Chambers Road**
- #5 – Common area with storage shed off of Chambers Road**
- #6 – Common area off of Moonlight Bay**
- #7 – Common area off of Moonlight Bay with access to island/gazebo**
- #8 – Common area off of Bayview Dr**
- #9 – Common area off Dana Pointe Dr with access to gazebo, beach, volleyball, playground, and marina**

LOCAL AREA INFORMATION

There are many great outdoor venues in our local area, including:

Lakelands Trail

- The Mike Levine Lakelands Trail State Park Trailhead is on the south side of M-36 near Pettysville Road (just east of Moon Shadows). You can access the trail within Moon Shadows off Anacapa Bay drive.
- The Mike Levine Lakelands Trail State Park is a 34-mile-long linear trail that stretches between Ingham and Livingston counties and passes through woods, pastures, picturesque wetlands and by the beautiful Huron River. This multiple-use trail is suitable for biking, walking, running and equestrian use; everything other than motorized vehicles.

BMX Bike Park

- There is a BMX park within easy biking distance of Moon Shadows. You can access the park by heading east on Lakelands Trail (enter where Lakelands Trail crosses Anacapa Bay drive). Take Lakelands Trail to the left when you reach the fork – that will take you under M-36. The BMX park is on the eastern side of the public parking lot for Lakelands Trail (on the south side of M-36, directly across the road from Cap'n Frosty's. You can also drive to the park.
- This is a public park (it is small but fun for younger kids).

Cap'n Frosty Ice Cream

- This popular local ice cream parlor, located at 9245 Bernice Drive, is a must-visit during the summer months. You can walk or bike to Cap'n Frosty by going east on Lakelands Trail (off Anacapa Bay drive).

Parks

- The surrounding Pinckney, Hamburg, Brighton and Ann Arbor area offers a number of public parks including:



MOON SHADOWS ON RUSH LAKE HOME OWNERS ASSOCIATION

- Unity Park
- Brighton Recreation Area
- Pinckney Recreation Area
- Winkelhaus Park
- Huron River Foot Bridge
- Manley W. Bennet Park
- Bishop Lake Complex
- Genoa Township Park
- Mill Pond Park

Propane and Rec Fuel

Propane and rec fuel (for your boats, ATVs, PWCs, etc.) can be purchased at the Sunoco station at the corner of M-36 and Pettysville Road.

ABOUT THE MOON SHADOWS HOMEOWNERS ASSOCIATION (MSHOA)

Annual Dues

Moon Shadows homeowners are members of two associations, MSHOA and the Rush Lake Property Owners Association (RLPOA). As residents of Moon Shadows, we are responsible for both dues.

- MSHOA annual dues are \$1,000 per year. Residents receive a bill by mail from MSHOA on or about January 1st. Annual dues are due upon receipt, but not subject to late fees until April 1st. You have the option of paying quarterly and if so payments are due: January 1, April 1, July 1, and Oct 1 and quarterly payments are subject to late fees at the end of those months. Payment options include paper check sent to: Moon Shadows Accounting Dept, PO Box 326, Lady Lake, FL 32158. You can also pay by credit card on our website, and we have the option of paying with Venmo (email us for the Venmo details).
- RLPOA annual dues are set and billed by RLPOA. The RLPOA website is: <https://www.rushlakepoa.com/> and all related information, including dues and due dates, can be found there. The best way to contact the RLPOA is to email the association clerk clerk@rushlakepoa.com

Lakefront Homes and Deeded Docks

We have 121 homes in Moon Shadows, and 39 have lake frontage. In addition to lakefront lots, we have ten lake dock lots with a dock that are deeded to specific off-lake lots within Moon Shadows. Some of these deeded dock owners rent their docks to other homeowners in Moon Shadows, and they do so independently of the MSHOA Board. A homeowner who owns one of the deeded docks is only allowed to rent it to another resident of Moon Shadows.

Volunteer Committees



MOON SHADOWS ON RUSH LAKE HOME OWNERS ASSOCIATION

Moon Shadows Homeowners Association (MSHOA) is a Member run HOA of 121 homes and is a Non-Profit LLC.

The Board of Directors, Associate Board Members, and Committee members are all volunteers and are your neighbors. **We invite you to join us on one of our committees.** Your volunteerism helps keep our homeowner's association costs down. Committees include Landscaping, Beach/Common Ground, Roads, Welcome, Architectural, and Communications. Other volunteer opportunities are available as well. Please contact us to let us know how you would like to get involved. Contact us for more info.

Designated Voting Representative (DVR)

It is very important to complete the attached DVR form and email it to info@moonshadowshoa.org or mail it to Moon Shadows on Rush Lake HOA, P.O. Box 251 Pinckney, MI 48169. The form is also available on our website at: <https://www.moonshadowshoa.org/document-downloads/>. The DVR form is needed because only one vote is allowed per lot, per our ByLaws. If there is more than one person on the title of the home, the DVR designates the person who can vote on MSHOA matters. Even if you have only one person on the title of the home, please fill out the DVR because it confirms to us who is the designated voter.

The most common issue voted on is the election of MSHOA Board Members, who serve two-year terms. Every year at our Annual Meeting (typically the first week in December) we elect or reelect two or three board members, as terms expire.

ARCHITECTURE, LANDSCAPING & MAINTENANCE

The Architectural Committee oversees construction, renovation, painting, landscaping, etc.

Architecture

Be sure to read the Moon Shadows Architectural Control Rules and Regulations, where we have tried to address most of the questions we get asked. See: (<https://www.moonshadowshoa.org/wp-content/uploads/architectural-guidelines-mshoa-july-01-2017.pdf>).

Landscaping

- New landscaping requires an Architectural Request.
- Routine maintenance, including replacing existing plants, does not.

The Architectural Committee is less concerned about what you plant than where it is being planted. Most people do not have a survey done of their lot and could inadvertently plant on a neighbor's yard. In particular, a hedgerow delineating a property line is not allowed (see ByLaws).

Maintenance

Residents are required to maintain their homes and property, such as:

- Paint
- Roof



MOON SHADOWS ON RUSH LAKE HOME OWNERS ASSOCIATION

- Windows
- Doors
- Mailbox
- Driveway
- Landscaping: Remove & replace dead trees & bushes, etc.; remove grass clippings, leaves from the road; no designation of lot lines with plantings, structures
- Maintenance of storm drains on the property
- Maintenance of ponds on the property
- Dock Lots: Maintain flotation docks
- Outbuildings not allowed
- Trailers, motorhomes, boats, etc. are not to be stored on the driveway; please see our Boat, Trailer, and RV Policy on our website.
- Parking on lawns is not allowed, only on driveways and in garages; large gatherings may park on one side of the road ONLY - to allow emergency vehicle access (this is a requirement in our neighborhood due to the narrow private roads – the Hamburg police watch this closely).
- No signage is allowed in yards or on Common Ground (see ByLaws). We are lenient on For Sale signs and Open House signs in private yards, however, For Sale signs and Open House signs are not allowed on common ground.

Please feel free to send questions to info@moonshadowshoa.org.

NOISE

Please be considerate of your neighbors with respect to noisy activities. Whenever possible, noise volume should be limited to a level that is not audible significantly beyond the boundaries of your property. This is part of our ByLaws.

LIGHT POLLUTION:

Please be considerate of your neighbors with respect to excessive light encroaching into another lot. Motion sensors and timers are highly recommended to limit area/yard lights staying on during the night. This is part of our ByLaws.

ROAD SAFETY & MAINTENANCE

We have many families with young children in Moon Shadows, so we ask that you **obey the 25 MPH speed limit in the subdivision**. In addition, please be careful when crossing Lakelands Trail on Anacapa Bay Court. The bikers and walkers have a stop sign, but they don't always heed it, so take special precautions when driving through, especially during the warmer months when Lakelands Trail is busy.



MOON SHADOWS ON RUSH LAKE HOME OWNERS ASSOCIATION

Road Maintenance

- The roads in Moon Shadows are private and are maintained by the Home Owners Association through our association fees, so we ask that you follow some rules in order to keep our roads in good working order.
 - **Construction vehicles and landscaping projects**
 - **MSHOA roads have a weight limit.** All vehicles using Moon Shadows roads have a weight limit of (see below) of 20,000 pounds LOADED; which translates to five yards of heavy material/five tons of material haul maximum per truck load. If you are planning landscaping, contracting or other use, contract us for more information on weight limits.
 - **Dump trucks are limited to single-axle trucks only.**
 - Construction vehicle route into Moon Shadows via Chambers or Shadow Brook into Moon Shadows. Do not use the M-36 Front Entrance.
 - **Please note there is NO DUMPING on the streets** - all construction materials must be dumped in yard only.
 - Any damage to road surfaces, curbing, or common ground in general is the responsibility of the homeowner who hired the contractor and used common ground (MSHOA roads are MSHOA common ground).
 - Construction vehicles loaded onto/off trailers or driven on Moon Shadows Roads to access construction lot:
 - **No metal tracks allowed.** NOTE: if metal tracks must be used, plywood must be laid on all MSHOA road surfaces traversed. Preference is unloading/loading of metal-track construction vehicles only onto the lot ground.
 - Any damage to road surfaces, curbing, or common ground in general – is the responsibility of the homeowner who hired the contractor and used common ground (MSHOA roads are MSHOA Common Ground).

BYLAWS AND ARCHITECTURAL CONTROL RULES AND REGULATIONS

If you have not already done so, you are strongly encouraged to read through the MSHOA ByLaws and the Architectural Control Rules and Regulations and contact us if you have any questions:
www.moonshadowshoa.org/bylaws

We hope this homeowner information is helpful. Please reach out to MSHOA any time by email or phone and we will be happy to assist you.

Sincerely,

The MSHOA Board



**MOON SHADOWS ON RUSH LAKE
HOME OWNERS ASSOCIATION**

Moon Shadows on Rush Lake Condominium Association

DESIGNATED VOTING REPRESENTATIVE

Each condominium unit has one (1) vote at the meetings of the Association, and according to the Condominium By-Laws, Article VIII, Section 3, one (1) individual must be named the “Designated Voting Representative” (DVR) who shall vote at meetings of the association. A new DVR form can be submitted at any time throughout the year if co-owners wish to change their designated voter. **This DVR form must be completed, signed by all co-owners of the unit and submitted to the association in order to vote at meetings of the association.**

I/we, the undersigned co-owner(s) of the condominium unit, hereby designate the following named co-owner as “Designated Voting Representative” for unit # _____

The DVR person, _____, listed here shall be the individual representative who shall vote at the association meetings and receive all notices and other communications from the Association on our behalf, pursuant to the condominium By-Laws.

(Co) Owner Name: _____ Signature: _____

Address: _____ Date: _____

(Co) Owner Name: _____ Signature: _____

Address: _____ Date: _____

Email Address: _____. As the Designated Voting Representative, I agree to receive all MSHOA notices via this email. I agree that I am responsible for notifying the Board at info@moonshadowshoa.org if there are any changes to this email.

If there are more than two (2) co-owners of the unit, the additional co-owners may sign and date the back of this form.

IMPORTANT – THIS FORM IS NOT VALID WITHOUT ALL CO-OWNERS OF THE UNIT LISTED ABOVE. ANY FORM NOT FILLED OUT CORRECTLY WILL AFFECT YOUR ABILITY TO VOTE.

Please bring this form to the meeting and present it when you check in.



MOON SHADOWS ON RUSH LAKE HOME OWNERS ASSOCIATION

Annual Dues payment and responsibilities

The below explanation is provided to avoid confusion or misunderstanding as to how the annual dues billing process works. MSHOA annual dues are \$1000.00. Homeowners have the option of paying all at once or quarterly. The following points are made for clarity and are the homeowners' responsibility:

1. Each homeowner would declare in January as to whether they are paying annually or quarterly. If no quarterly payment is received by Jan 31st then it is assumed the homeowner will be paying the full \$1000 at one time.
2. If paying the full \$1000 at one time, then this amount is due January 1st and would be considered late April 1st.
 - a. Per MSHOA Bylaws a late payment would incur a finance charge, a notification fee, and late fines of \$25 for the second violation, \$50 the third violation, and \$100 each subsequent violation. These are assessed each month.
3. If paying quarterly then payments of \$250.00 would be due January 1, April 1, July 1, and October 1. Payments would be considered late if not received by the end of these months, i.e., February 1, May 1, August 1, and November 1, respectively.
 - a. Per MSHOA Bylaws a late payment would incur a finance charge, a notification fee, and late fines of \$25 for the second violation, \$50 the third violation, and \$100 each subsequent violation. These are assessed each month. Note this is like 2a above but the finance charge would be on the total unpaid balance of quarterly dues accumulated to date.
 - b. *It will be up to the homeowner to remember to pay their quarterly fee amount when due as no quarterly invoices will be mailed out.*
4. If you have a dock lot fee, this amount is due in full on January 1st and would be considered late April 1st much the same as 2 above. Late payments would be enforced the same as 2a above.

The Moon Shadows Homeowners Association appreciates everyone paying on time as the money is needed to pay association bills. If you have any questions, please call the MSHOA hotline @ (734) 681-3049 or email info@moonshadowshoa.org.



MOON SHADOWS ON RUSH LAKE
HOME OWNERS ASSOCIATION

Moon Shadows New Resident Information

Name(s): _____

Address: _____

Phone #'s: Cell / Home / Work _____
Cell / Home / Work _____

Email address(s): _____

Is Email an effective way of communicating with you? Please circle one Yes / No

Do you think mailing paper copies of communications is needed as 2nd method? Yes / No

Are you interested in volunteering for community committees? Yes / No

Interested in (check all that apply)

____ Landscaping ____ Roads ____ Communications ____ Welcome
____ Beach/Common Ground ____ Architectural Other _____

THANK YOU!

Please read thru the MSHOA ByLaws and the Architectural Control Rules and Regulations and contact us if you have any questions. (<https://www.moonshadowshoa.org/bylaws/>)

Moon Shadows Home Owners Association (MSHOA)

<https://www.moonshadowshoa.org/>

Email: info@moonshadowshoa.org

Phone: (734) 681-3049