

1. State of Michigan Campground License rule, regulations and rights will apply to this project.
2. Ponds are not MDNRE regulated wetlands.
3. There will be a minimum of 10' setback around the perimeter of the property from the condo sites to the exterior property lines.
4. Allowed uses may include up to 3 home sites in to be determined locations that meet township set back requirements.
5. The PUD will allow for construction and operations of commercial/retail uses that could be open all year round provided the total area for such uses will not exceed 15% of the PUD area, example include: small grocery store, laundries, Offices, miniature golf, private clubhouse, chapel rental, meeting/banquet facilities, etc.
6. Roads will be gravel or paved, at least 20' wide and will have a 40' right of way.
7. Fencing of 4'-8' will be provided along the perimeter where adjacent to neighboring land, except along 12th Ave. Screening, including bushes, trees, berms or flora will be provided at any boundary areas along the perimeter within 50' of existing residences.
8. No fencing is required around the ponds.
9. LID/Low Impact Development concepts, e.g. rain gardens, natural drainage, and renewable energy sources will be encouraged, as long as in conformity with state or local laws.
10. Parking required will be: Sunset Lodge with <3,000SF of useable floor or meeting area, 1 space/75SF =40 parking spaces. Current total parking spaces = 48.
11. Note: 2 parking spaces are also provide at most sites (~20'x80' concrete pads x 170+ sites).
12. RV Site Numbering/density: Site numbers and exact locations are approximate. The total number of RV sites may be increased or decreased by up to 6% from the 200 total units shown on this plan, as long as all setback, utility, and density standards are maintained within that increase or decrease of 6%.
13. Alternative RV Site Configurations: Any RV site shown hereon may be reconfigured as a pull-through, back-in, or angled site, or may be converted to a larger premium site by combining two adjacent sites.
14. Glamping / Alternative Accommodation Sites: Any RV site or parking/open area shown hereon, including but not limited to areas near Sunset Lodge, Sunset Pond, and Hummingbird Lake, may be substituted with or converted to Glamping accommodations (including but not limited to safari tents, cabins, yurts, tree houses, or similar structures) or premium glamping sites, in lieu of traditional RV pad sites. Total unit count shall not exceed the ~200 unit total shown on this plan, plus or minus 6%.
15. All buildings shown hereon, but not yet built are considered

SW COR
SECTION 14
T. 1 S., R. 17 W.
SOUTH HAVEN TWP.
(FD. IRON)
T.C.B.—NE—37.20'
12" APPLE—SE—53.50'
10" APPLE—SW—60.55'

15FT ROW
410
NATURE AREA
15FT ROW

Community Garden / Nature Area: Areas designated as 'Nature Area', 'Community Garden', or similar may be used for passive recreation, nature programming, food gardens, apiary, or similar low-intensity uses, or may be converted to additional parking or site uses.

Homestead Property Flexibility: The boundaries and dimensions of individual homestead lots may be adjusted by up to 10% from those shown, provided overall project density and setback requirements are met, subject to administrative review. Homesteads may be individual lots or condo RV sites, to be determined by ownership.

Future Utility Extensions: Utility stub-outs, sewer laterals, water service connections, and electrical pedestals may be extended to serve possible future sites, including camping sites, additional RV sites, or future buildings, as shown or in locations determined by the project engineer, as long as density does not exceed PUD allowances .

Future Access or Emergency/Fire Access: Road and cul-de-sacs being built will conform to South Haven Fire Dept IFC-Appendix D-Fire Apparatus Access Roads. Future emergency access points or hammerheads may be added in locations approved by the South Haven Township Fire Department, including future vehicular access road and/or entry/egress drive to M-43 Highway, if it becomes available.

Future M43 access, if it becomes available, private roads or access may be constructed, pending acquisition of such adjacent parcel(s), as well as setback requirements are met, and receipt of any applicable MDOT approvals.

Landscaping of entry will primarily be indigenous flora.

Green Space and Bonus density: Previous density allowed 199 units /5.45 units/acre with bonus density), Adding 2.4 acres to the PUD = 13.1 units + 199 = 212 units allowed.

Solar / Renewable Energy: Solar canopies, ground-mounted solar

Boat Storage / RV Storage Expansion: The enclosed boat/RV storage area may be expanded in size or reconfigured within the general area shown, provided setbacks are maintained.

Pickleball / Sports Courts: Future recreational courts (pickleball, tennis, basketball, or similar) may be constructed in any open or parking area without requiring PUD amendment, as long as open space and parking requirements are met.

Dog Park / Pet Area: A fenced dog park or pet exercise area may be added in any open area.

Parking Areas: All parking areas shown are approximate in layout and may be reconfigured, expanded, or reduced by up to 8% of the spaces shown, or may be partially converted to camping sites, outdoor event space, seasonal vendor areas, or recreational uses at the owner's election, as long as the minimum parking spots requirement is met.

Outdoor Event / Assembly Area: Any common area, open space, or parking area may be used for temporary outdoor events, farmers markets or similar activities without requiring PUD amendment.

Minor Revisions: Minor revisions to the site plan (+/-6%), including but not limited to adjustments to road alignments, site numbering, building footprints, utility routing, landscaping, and amenity locations may occur without PUD amendment, provided total density, impervious coverage, and setbacks remain within the limits approved herein.

Future Parcels: In the event that one or more adjacent or contiguous parcels are acquired by the owner in the future, this PUD may be amended to incorporate such parcels through zoning administrative process if it does not exceed a 10% increase in units, and density of 5.45 units per additional acre is not exceeded.

