Macatawa Park

Overview

- Our association is the Cottages of Point West Cottagers Association
- Macatawa Park was not public when the Point West Hotel was here. Public was allowed to restaurant/ bar at Point West, but security existed for beach access.
- CPWCA does not own roads, beach, or anything other than the Grass area on Lake Macatawa. We have deeded access to the beach and the ability to use roads and common areas within Macatawa Park. See below for who owns which areas within Macatawa Park
- Gate house is managed by MPCA with funding provided from PW1 and CWPCA. MPCA pays 70% of the gatehouse fees, we pay 1/3 of the remaining 30%
- MPCA pays 50% of the property tax for the beach – PW1 pays 50%
- Neither one of our associations have a formal guest policy. Owners within Macatawa have the right to grant "guests" access to their home and common areas of the Park
- MPCA has added new trustees which has the view that we do need some additional controls in place via guest policies and access. With that said, they still have 225 member homes and those changes will take time and cooperation to happen.
- All residents within Macatawa Park currently have access to the central beach – South Hill, North Hill, Central Beach, North Beach, Fern Park. These areas have been identified in a security agreement dated 1996 between PW1 and the MPCA. Access is identified as the ability to enter through the gate and walk down Bay Road.
- Michigan Law allows people to traverse private beaches. They can walk the beach inside the historical high water mark but cannot sit, camp, etc. Therefore, people who live to the south (Forest beach, Scenic Shores, Castle Park, etc.) have the right to walk through Macatawa to the pier/ lighthouse.
- MPCA is currently in 3 disputes regarding access within and from outside of the park
    - Eldean family and rental access – who has access from the Eldean properties based on 1996 agreement between Van Andel Family and Eldean Family
    - Pier/ lighthouse access via bay road and channel – Access to residents of the pier though the Van Andel property that was shut down during COVID
    - General Public access to the lighthouse – Lighthouse commission wants to re-open the public access that was shut down during COVID – 3,500 visitors year prior to covid

All of these disputes are in some stage currently

There are six entities that have interest in Macatawa Park

- Macatawa Park Cottagers association (MPCA) – Approx. 215 cottages
- Cottages of Point West Cottagers Association (CPWCA) – 25 cottages
- Point West 1
- Dave & Carol Van Andel – Approx 10 cottages
- Macatawa Parking Association
- Macatawa lighthouse committee

Below is a breakdown of ownership generally speaking

- MPCA
    - South Hill roads
    - North Hill Roads
    - Interlake past the 2nd gate
    - Michigan Walk
    - Grove Walk
    - Bluebell CT, Dune Ct.
- CPWCA
    - Grassy area on lake Macatawa
- Point West 1
    - Bay Road - starting at guard shack to the Van Andel guard house
    - Parking lot South of Van Andel Guard house
    - Roads through CPWCA property
    - All property along Griswold Ave on both sides and behind CPWCA condos and homes on the dune
    - Interlake Walk up to 2nd gate
    - Lakeside Rd + Main beach up to Dune Ct.
- Dave & Carol Van Andel
    - Beach past due Ct. to lighthouse
    - All open property behind Interlake homes
    - Property past their guard house out to channel
    - All homes along channel except 2.
- Macatawa Parking
    - Parking lot near central beach
    - Parking lot near main gatehouse and tennis courts
- Macatawa Lighthouse
    - Lighthouse property
    - Walkway along channel from Van Andel homes to lighthouse

Landscaping

Policy (effective April 1, 2024):

The Association will contract with a landscape provider for common area maintenance and Homeowners landscaping maintenance in accordance with Master Deed, Section 4.3a. Homeowners opting out of landscaping services from Association selected provider are solely responsible for maintaining their landscape so that it remains safe, clean and sanitary. Homeowners neglecting their landscape will first receive a warning from the Board of Directors. If the neglect continues, the Board will reinstate the landscaping services from the contracted provider at the expense of the homeowner. Between May 15 and September 15, Homeowners **are not permitted** to hire or use another landscape provider for landscape maintenance.

4.3 Maintenance. Responsibility for the cleaning, decoration, maintenance, repair and replacement of the Condominium Property will be as follows:

(a) Common Unit Maintenance. The Association will be responsible, after construction of a residence on a Unit and installation of its landscaping and lawns, for mowing, grounds keeping, landscape maintenance, lawn and landscape irrigation system maintenance in the Build-To Zone in front of the residence on each Unit and the setback area in the back of the residence on each Unit, both areas as defined in the Planned Unit Development. The Association will also be responsible for clearing driveways and front sidewalks of snow. The Association will not maintain fences or any landscaping or lawns inside fences.

(b) General Unit Maintenance. Each Co-owner will maintain his or her Unit and the improvements thereon and any Limited Common Elements appurtenant thereto for which he or she has maintenance responsibility in a safe, clean and sanitary condition except for maintenance performed by the Association as provided in Section 4.3(a). Limited Common

Parking Policy

Adopted August 2020

Outlined is the Parking Policy for Cottages at Point West Condominium Association

1) **The parallel parking spots on Bay Road (in front of Kulich/Schwarz homes) and on Sunset (in front of Sisson home/Burns lot) are designated for guest parking for guests of homeowners. PW1 owns these spots but allows the Cottages at PW Association to utilize them for guest use.**

2) **These street spots should be for guests of Point West residents only. Owners should minimize the use of these spots for their or their children's personal vehicles unless needed temporarily or by vendors, etc.**

3) **Each resident of PW will receive a permit to be hanged from the rearview mirror. Vehicles parked without a hanger will be reported to the Gate House.**

4) **Additional parking spots are available for rent in area behind gate at the end of Bay Road (available from PW1 for $500/year/spot)**