

BELLE MAER HARBOR CONDOMINIUM

During 1987 and 1988, Belle Maer Harbor redeveloped and sold 406 slips as Condominium Units often referred to as "dockominiums". These 406 Units are located off of the four wharves (Lexington, Joss, Griffon and Elco) inside of Belle Maer Harbor marina. The filing of a Master Deed in January 1987 created Belle Maer Harbor Condominium.

Belle Maer Harbor Condominium Association, a Michigan Nonprofit Corporation, is responsible for the management, maintenance, operation and administration of the affairs of Belle Maer Harbor Condominium. The Association is overseen by an elected seven-member Board of Directors. The fiscal year of the Association is June 1st through May 31st with an Annual Meeting and the election of Directors held the 3rd Wednesday of June each year. Harbor/Marina Management, Inc. is contracted by the Association to perform the day to day management of the Condominium. The Board meets at 7:30 pm on the 3rd Wednesday of the month in April, May, June (Annual Meeting), August, September and October.

Association dues are payable by the Owners bi-annually on March 1st and September 1st. Owners are also responsible for real property taxes assessed by the Charter Township of Harrison. All Units are metered separately for electric service and the Owners are billed by DTE Energy for their electric usage. All other expenses such as water, amenities, guard service, etc. is paid out of the Association operating fund. The Association has also established a replacement reserve to cover forecasted repair and replacement of common elements such as seawall, sidewalks, catwalks, electric, etc.

UNIT CATWALK LENGTH, DUES & TAXES

| UNIT # | CATWALK LENGTH | BI-ANNUAL ASSOC. DUES | ESTIMATED PROPERTY TAXES |
|----------|----------------|-----------------------|--------------------------|
| L001-053 | 35' | 604.05 | 261.13 |
| L054-063 | 50' | 647.36 | 463.23 |
| L064-111 | 40' | 681.73 | 386.03 |
| J112 | 60' | 1,161.76 | 262.11 |
| J113-160 | 35' | 604.05 | 261.13 |
| J161-168 | 45' | 647.36 | 421.78 |
| J169-215 | 35' | 604.05 | 262.09 |
| J216 | 60' | 1,161.76 | 261.13 |
| G217 | 60' | 1,161.76 | 210.62 |
| G218-268 | 30' | 596.16 | 210.62 |
| G269-276 | 45' | 647.36 | 421.78 |
| G277-315 | 35' | 604.05 | 261.13 |
| E316-359 | 35' | 604.05 | 262.09 |
| E360-361 | 50' | 647.36 | 463.23 |
| E362-367 | 45' | 647.36 | 421.78 |
| E368-405 | 40' | 681.73 | 386.03 |
| E406 | 30' | 596.16 | 210.62 |

NOTES:

All property tax data must be confirmed with the Township or County for accuracy.

Look up tax information on the Harrison Twp web site by parcel number which is 17-12-09-478-XXX where the XXX is the Unit #.

All electric charges are paid direct by Owner to DTE Energy.

Water charges are paid by the Association from dues.

The Association maintains a replacement reserve and there has never been any special assessments since the Association was formed in 1987.

Boats may be winter stored without charge except for hoist, shoring & bottom wash service fees and oversized boat fees which must be paid to the Marina.