



Higgins Lake Property Owners Association

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HIGGINS LAKE PROPERTY OWNERS ASSOCIATION MARINA POLICY

The mission of the HLPOA is to protect, preserve and enhance the quality of Higgins Lake and its surrounding watershed. The corporate purpose of the HLPOA is to promote the general welfare of the owners of property on the shores of Higgins Lake, Roscommon County, Michigan. A primary goal of the HLPOA is to promote riparian owners' interests and property values. (Resolution August 8, 2012).

The HLPOA does not support any activity that is unlawful or any regulated activity, which is conducted without the necessary local, state and federal permits, or that is conducted in violation of such permits. (Environmental Policy 9, adopted July 16, 2016.)

For approximately 25 years, this organization has opposed the creation of illegal, unauthorized marinas and the illegal mooring of boats. Illegal, unauthorized marinas and illegally moored boats adversely affect the quality of Higgins Lake and the rights of riparian owners by adding pollution to the lake, noise, overcrowding and restricting access of legal Higgins Lake users.

Marinas, whether illegal, unauthorized or ones that are legally permitted, constitute "funneling" of multiple boats on to the lake through a small area of shoreline. To the extent that these "marinas" are not controlled, they can result in overcrowding and cause adverse consequences to the quality of Higgins Lake, the rights of its riparian owners and those of legal users.

It is the policy of the HLPOA to oppose illegal, unauthorized marinas and illegally moored boats. The HLPOA will undertake such action as it determines is necessary and advisable to remove illegal, unauthorized marinas and illegally moored boats. With regard to requests to expand existing legal marinas or to create new legal marinas, it is the policy of the HLPOA to oppose expansion or the creation of new marinas unless each of the following is established:

1. The use will not cause substantial or significant harm to the quality of Higgins Lake
2. The use will not adversely affect the rights of Higgins Lake riparian owners.
3. The use will not cause a significant adverse effect on the use of the waters of Higgins Lake by boats legally using it.
4. The use is legal in all respects.

Passed by the HLPOA board effective May 12, 2017

Dedicated to preserving the quality and beauty of Higgins Lake