

The Orchards at Crooked Tree Owner's Association Vision Statement

The Orchards at Crooked Tree Condominium Community, which lies within the Crooked Tree Golf Course boundaries across from Bay Harbor, is one of the premier condominium communities in Northern Michigan. The Golf Course is operated and maintained by the Boyne Corporation and Orchards Owners benefit from the beautiful views and location but do not contribute to the maintenance of the golf course. The location is conveniently located close to Petoskey city limits and near Charlevoix and Harbor Springs with access to parks, beaches, other championship caliber golf courses, ski resorts, downtown shopping, top quality hospital and medical facility, restaurants, wineries, Lake Michigan, inland lakes & rivers, and walking & bike trails.

This document serves to guide the Orchards at Crooked Tree Owners' Association Board of Directors to make investments and maintenance expenditures to facilitate keeping the appearance of the community as a premier condominium community in Northern Michigan which supports a turnkey type of living for the residents. The Owners' Association and property manager are primarily responsible for the maintenance and replacement of exterior building, landscaping, and common grounds. The Orchards at Crooked Tree community consists of 22 buildings each containing 2 residences that share one common wall.

All buildings have a beautifully refined cottage architecture featuring cedar shake siding, high roofs with distinctive profiles that include rooftop cupolas and several impressive gables. Each unit has a private driveway and is beautifully landscaped. The residences have covered entry ways, a 2 car garages, many large windows, and covered patios/decks. The units are large with tall ceilings and open floor plans featuring first floor great room, dining room, guest bath, guest bedroom, master bedroom with bath, and laundry room. Many units have additional bedrooms, offices, recreational rooms, and other features associated with large estate homes. The residences vary in size with the smallest being around 1600 square feet with many near 3100 square feet with finished lower levels that have walk out sliding glass doors to patio areas.

The Orchards at Crooked Tree Owners' Association is responsible for maintaining the condominium landscaping to include lawn, tree, and shrub maintenance for

individual units and common areas, as well as providing snow removal for the residences. The Association is also responsible for maintaining the exteriors of the homes to include roof replacement and maintenance of siding, driveways, walkways, and windows. The Association Board has recognized that additional investments will be needed over several years to replace roofs, windows, and other investments to keep the community looking like new and to maintain high property values. The Association Board will make necessary investments to maintain the community to keep the Orchard's community recognized as a premier condominium community in the Petoskey area.