



September 29, 2025

Planning Commission
Village of Lake Orion
21 E. Church St.
Lake Orion, MI 48362

RE: Snug Harbor Orion Condominium
Master Deed & Exhibit B Review #1
NFE Job No. 0039

Dear Commissioners:

We have reviewed the Master Deed and Exhibit B drawings for the proposed Snug Harbor condominium conversion. The documents are prepared for Units 1 through 4, as previously approved via site plan process as a “for lease” apartment building. The Master Deed indicates the project as a Contractible Condominium project, allowing the Developer to contract the project to as few as two (2) units. Our comments are as follows:

Master Deed and Bylaws:

1. The legal description may require minor revision. See markup for comments and coordinate with Exhibit B.
2. The Developer name is not consistent between the introductory paragraph, Article 3.K, and the Cover Sheet of Exhibit B.
3. Per the approved site plan and per recent discussion with the Fire Marshal, the building is (or will be) fire suppressed. The fire suppression system should be specified as a general common element.
4. We note that Article 7 refers to easements for Water Supply System and Sanitary Sewer System. Water supply and sanitary service to the building is via a single common lead to each utility, not via extension of main lines, and no easements are being granted to the Village.
5. We note that, while the Bylaws do not expressly refer to potential solar power installations, Article 6.03 (Architectural Control) requires approval of the Developer or Association for any exterior alterations or modifications. This may be in conflict with Michigan’s Homeowner’s Energy Policy Act (HEPA) which became effective April 1, 2025.

Exhibit B: Applicable to all sheets; each sheet shall bear the legible seal and signature of the professional responsible for the preparation of that sheet. We recognize this may not be provided until plans are deemed approved for recording.

Cover Sheet

6. See the markup.
7. See comment 2.

Survey Plan

8. Surveyor’s Certificate must include the condominium by name as well as number.

Site Plan

9. Utility service leads are currently noted "Need not be built". As the water and sanitary leads serve the entire building and are general common elements, they must be built for any unit to function.
10. The unit areas shown are contradicted by the information on the Floor Plans, and need not be shown on the Site Plan except for site condominium developments, per the Condominium Act. Avoid contradictory information.
11. See comments on markup.

Utility Plan

12. See comments 9 and 10.
13. Minimum lettering size is 0.14" on full size plans in order to remain readable when reduced. See markup regarding labeling existing utilities.

Floor Plans and Sections

14. Sheet 6 title does not match the list of plans on the Cover Sheet.
15. See sheet 8 for mislabeled building section.

We recommend the condominium documents be revised and resubmitted to address the above comments.

If you have any questions, please do not hesitate to contact us.

Sincerely,
NOWAK & FRAUS ENGINEERS



Wendy E. Spence, PE
Sr. Project Manager

Enclosure: Marked condo plans, Master Deed

CC: Mario Ortega, Planning and Zoning
 Wesley Sanchez, DPW Director
 Mary Kucharek, Village Attorney
 Mark Amundson, Lake Orion Police
 Jeffrey Williams, Fire Marshall, Orion Township
 David Goodloe, Building Official, Orion Township
 Sonja Stout, Clerk, Village of Lake Orion
 John Redash, PS, Giffels Webster