

City Clerk

From: Mayor's Assistant
Sent: Monday, August 17, 2026 8:37 AM
To: City Clerk
Cc: Emma Motz; marsha.woodworth@kmgprestige.com
Subject: Updated FWTH Supplemental General Rules and Regulations for FWTH
Attachments: SKM_C36826081709170.pdf

Agenda Item for Discussion/Approval — Mayor & Council

Good morning, Danielle. Attached is the document derived from the **Housing Committee's recommendations** from our most recent meeting. This item is being submitted for **the Council's review and approval**.

Please see the attached for full details.

Mayor and Council BCC'd

Thank you,

Trista L. France

Mayor's Assistant
City of Mackinac Island
7358 Market Street
P.O. Box 455
Mackinac Island, MI 49757
assistant@cityofmi.org
(906) 847-6556 (office)
(906) 847-6430 (fax)

Forest Way Townhomes
3816 & 3824 Forest Dr.
Mackinac Island, MI 49757
(833) 381-0480

NEW



Supplemental General Rules and Regulations for Forest Way Townhomes

1. Only one dog or one cat is permitted according to the pet policy.
2. One member of the household must work a minimum of 1,500 hours annually on Mackinac Island.
3. ALL Leaseholders must reside in the unit for a minimum of eleven (11) months of the calendar year.
4. No smoking or vaping of any substance will be allowed at any time.
5. Residents/Applicants shall not own any other developed residential property on Mackinac Island; either individually or as a shareholder interest in a corporation or LLC.
6. Residents will be requalified annually on the anniversary of their move-in date.
7. An Emergency Worker working on Mackinac Island will receive first consideration for residency.

Emergency Worker is defined as an employee or volunteer, on call 24 hours/day 7 days a week for human, life threatening emergencies of a community-based organization that provides on-scene assistance giving personal care to victims, including but not limited to the following: Fire Department, EMS, and Utility Workers, Mackinac Marine Rescue, Police Officers, Emergency Room Medical Center Technicians, and Emergency Medical Technicians. To qualify as an Emergency Worker, the person's Emergency Service Department Head approval is required.

8. Residents are allowed to store up to five (5) gallons of gasoline in the resident's assigned out building, gasoline is not allowed in the resident's home at any time.
9. No snowmobile repairing, polishing or washing shall be done at any time in or around the apartment community.
10. No shades, awnings or other projections including air conditioners, television or radio antennas, or wiring shall be placed upon or attached to or extended from the outside walls or roof of the premises or any building at the apartment community without Landlord's prior written permission. (Antennas such as 'Starlink' permitted if pre-approved and installed by Landlord)
11. Residents may store a gas or electric barbeque grill on their porch or stoop, but the grill cannot be used on the porch or stoop. Charcoal grills are never permitted. If resident wishes to use a gas/electric barbecue grill, the grill must be placed on the ground, no closer than ten (10) feet from any building or structure.
12. No riding of bicycles on the walk, lawns or planted areas shall be permitted. Bicycles shall be kept in the areas designated by Landlord for such purpose, and at no time will other large articles be allowed in any lawn or planted area in the apartment community.
13. To protect resident safety and reduce fire-risk hazards associated with lithium-ion batteries, e-bike batteries and e-bikes may not be charged or stored inside any Forest Way Townhome unit or garage/storage unit at any time. Residents who use e-bikes must store and charge them outside of residential units in locations approved by Forest Way Townhomes and compliant with all applicable fire-safety guidelines. A Fireproof and waterproof battery bag are required to be used.

Resident Signature

Date

Resident Signature

Date

Resident Signature

Date

Resident Signature

Date

Landlord Signature

Date

Updated 8/2026



TDD/TTY: 711

This institution is an Equal Opportunity Provider.



OLD



FOREST WAY
TOWNHOMES

Forest Way Townhomes
3816 & 3824 Forest Dr.
Mackinac Island, MI 49757
(833) 381-0480

Supplemental General Rules and Regulations for Forest Way Townhomes

1. Only one dog or one cat is permitted according to the pet policy.
2. One member of the household must work a minimum of 1,500 hours annually on Mackinac Island.
3. ALL Leaseholders must reside in the unit a minimum of eleven (11) months of the calendar year.
4. No smoking or vaping of any substance will be allowed at any time.
5. Residents/Applicants shall not own any other developed residential property on Mackinac Island; either individually or as a shareholder interest in a corporation or LLC.
6. Residents will be requalified every two (2) years. *annually*
7. An Emergency Worker working on Mackinac Island will receive first consideration for residency.

Emergency Worker is defined as an employee or volunteer, on call 24 hours/day 7 days a week for human, life threatening emergencies of a community-based organization that provides on-scene assistance giving personal care to victims, including but not limited to the following: Fire Department, EMS, and Utility Workers, Mackinac Marine Rescue, Police Officers, Emergency Room Medical Center Technicians, and Emergency Medical Technicians. In order to qualify as an Emergency Worker, the person's Emergency Service Department Head approval is required.

8. Wall mounts for computer screens, televisions etc. are not permitted at any time. *Remove*
9. Residents are allowed to store up to five (5) gallons of gasoline in the resident's assigned out building, gasoline is not allowed in the resident's home at any time.
10. No snowmobile repairing, polishing or washing shall be done at any time in or about the apartment community.
11. No shades, awnings or other projections including air conditioners, television or radio antennas, or wiring shall be placed upon or attached to or extended from the outside walls or roof of the premises or any building at the apartment community without Landlord's prior written permission.
12. Residents may store a gas or electric barbeque grill on their porch or stoop but the grill cannot be used on the porch or stoop. Charcoal grills are never permitted. If resident wishes to use a gas/electric barbecue grill, the grill must be placed on the ground, no closer than ten (10) feet from any building or structure.
13. No riding of bicycles on the walk, lawns or planted areas shall be permitted. Bicycles shall be kept in the areas designated by Landlord for such purpose, and at no time will other large articles be allowed in any lawn or planted area in the apartment community.

Resident Signature

Date

Resident Signature

Date

Resident Signature

Date

Resident Signature

Date

Landlord Signature

Date



TDD/TTY: 711

This institution is an Equal Opportunity Provider.