

Sunset Forest Association Architectural Review and Building Handbook

Section i - Introduction

Sunset Forest Association is a grouping of neighborhood developments in a beautiful and unique setting on Mackinac Island, Michigan. These neighborhoods are called Woodbluff, Stonecliffe Manor I, II, III, IV, and V. The Association was incorporated with the following goals in mind:

1. Coordinating safety for property owners, their families, and their guests.
2. Collaborating on architectural review.
3. Improving communication between all six developments, the City of Mackinac Island, and the Mackinac Island State Park.
4. Protecting the unique character of Sunset Forest as a private Mackinac Island community.

As part of the City of Mackinac Island, Sunset Forest is surrounded by the serenity of the Mackinac Island State Park. Located on the western side of the Island and far from the daily bustle of town, the “Stonecliffe Manors” intertwine with the sweeping fairways of the Grand Hotel’s “Jewel / Woods” golf course. “Woodbluff” perches on a bluff overlooking Lake Huron and the Straits of Mackinac waterway.

As historic as the Island itself, this area represents one of the largest tracks of private ownership land outside the boundaries of the state park. It was once part of the 150-acre palatial grounds of the “Stonecliffe” mansion (Turn-of-the-Century Tudor Revival style) - built by Chicago cottager, John Cudahy and family, in 1901. As shown in the circle on the 1915 map below, this area has long been known as Sunset Forest.



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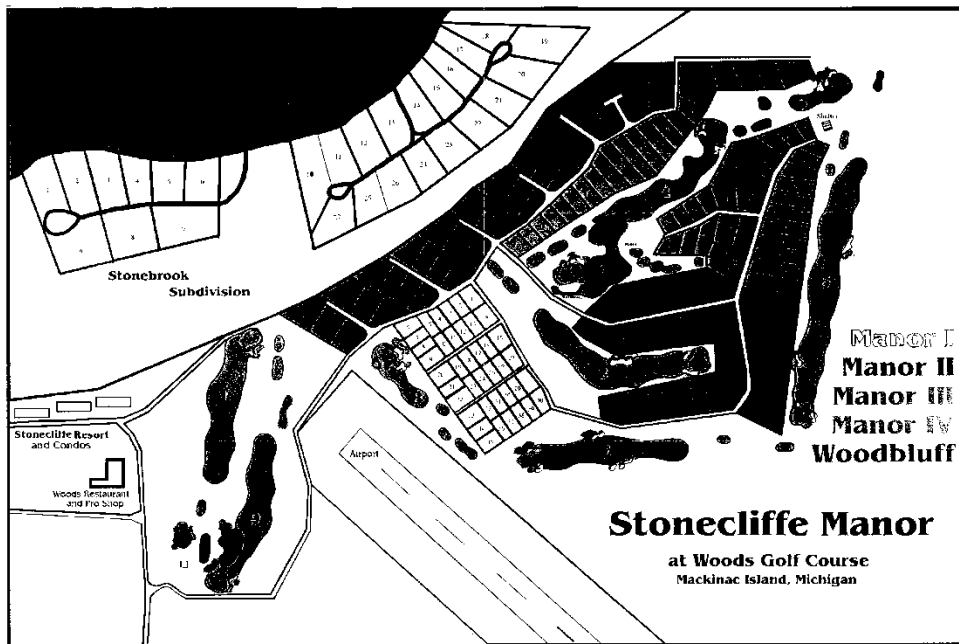
With development beginning in the late 1980's, Sunset Forest represents a truly magnificent community of permanent homes and summer cottages. It is a community that is entrusted with the important responsibility of stewardship – to promote and preserve the historic architecture and all that has come to represent this Island – this place we love and call “Mackinac”.

The Architectural Review and Building Handbook contains the following sections:

- Section I Victorian and Turn-of-the-Century Architecture
- Section II Architecture and Building Requirements
- Section III General Neighborhood Requirements
- Section IV Architectural Plan Submittal and Approval Process
- Section V Helpful Hints for Building and Living on Mackinac Island

- Appendix A ARC Co-Owner Acknowledgement Statement
- Appendix B ARC Design Review Form
- Appendix C ARC Project Approval Form

The following pages describe the location of the various neighborhoods in Sunset Forest.



You may obtain the latest promotional map from local Mackinac Island realtors.

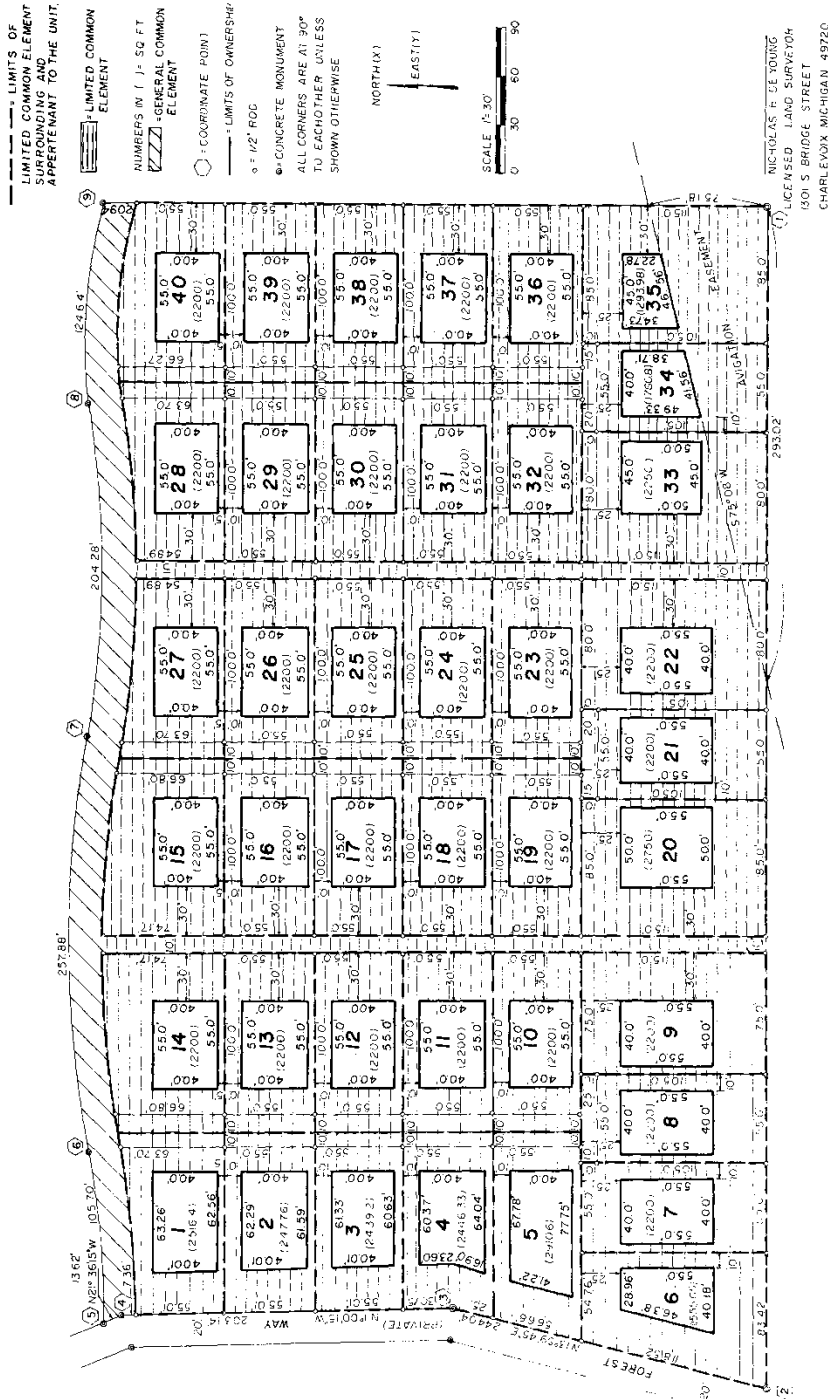
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Stonecliffe Manor I

Presently consisting of 40 Units or Lots. Borders Jewel / Woods Golf Course – Fairways 7 and 8

UNIT PLAN OF STONECLIFFE MANOR A CONDOMINIUM



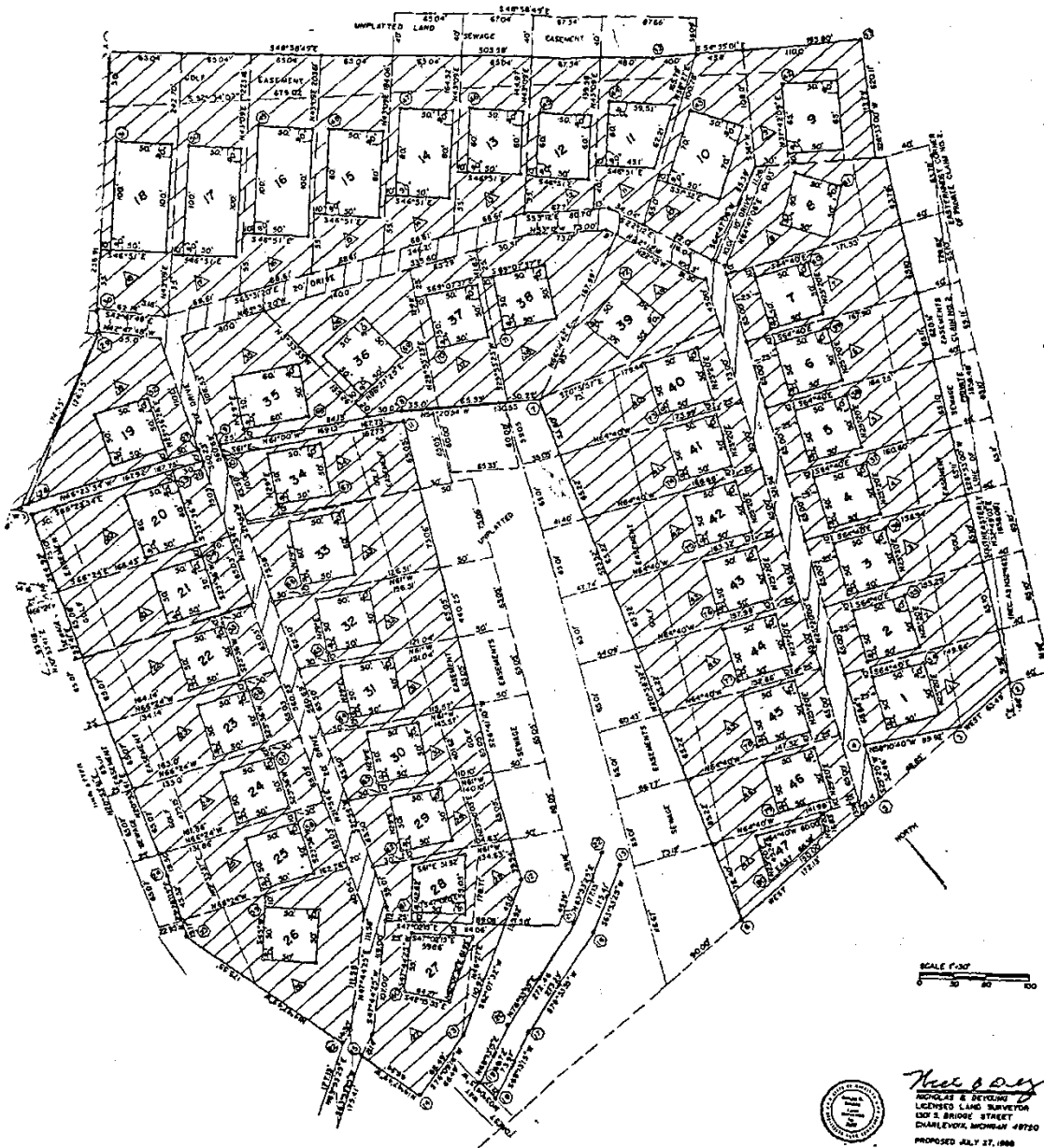
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Stonecliffe Manor II

Presently consisting of 38 Units or Lots. Borders Jewel / Woods Golf Course – Fairways 2, 3, 6 and 7. (Originally had 47 Units. Units 1 through 9 were acquired by Musser Reality for the Grand Hotel Jewel / Woods Golf Course.)

STONECLIFFE MANOR II

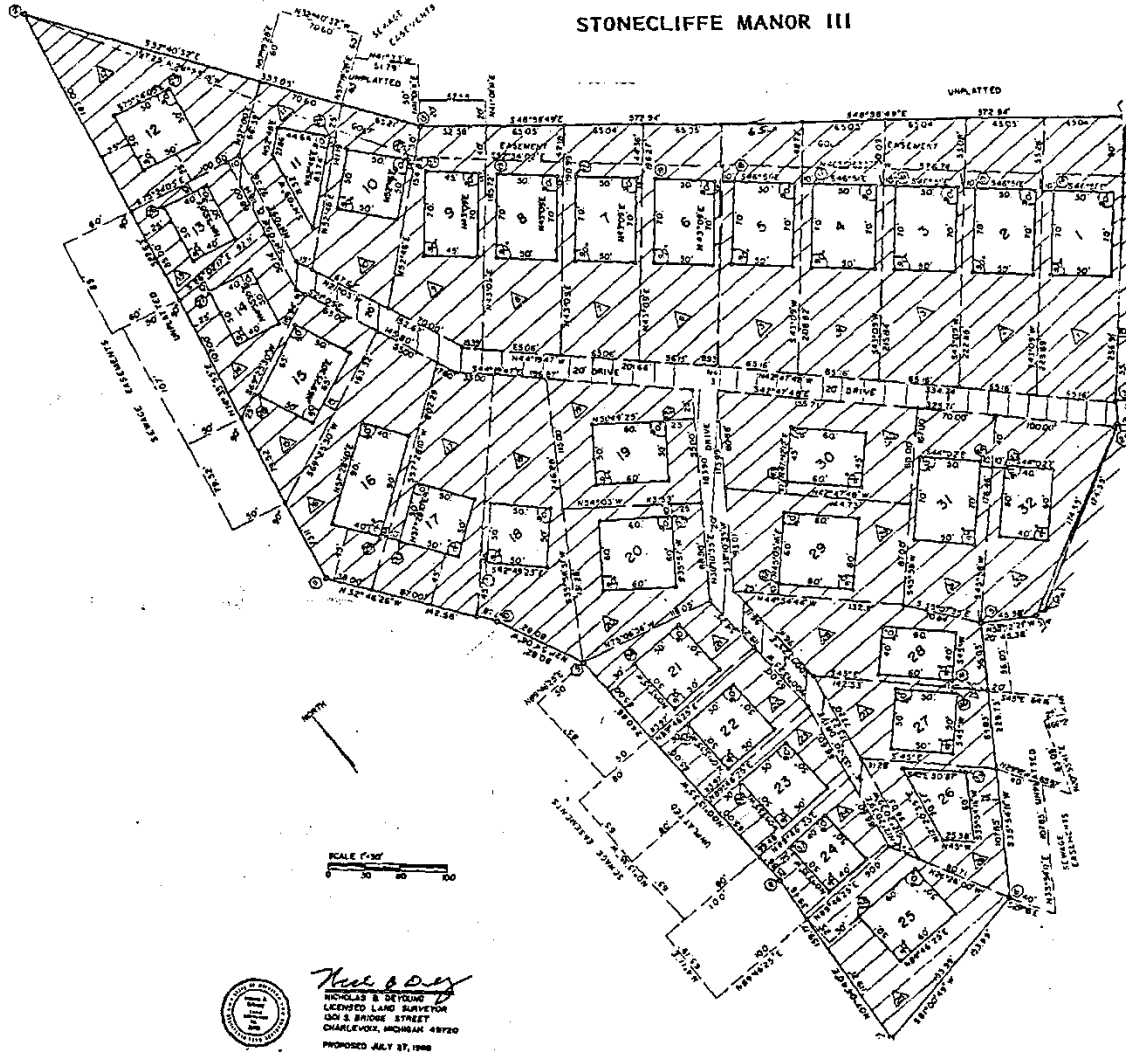


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Stonecliffe Manor III

Presently consisting of 30 Units or Lots. Borders Jewel / Woods Golf Course – Fairways 3, 4, 5 and 6. (Originally had 32 Units. Units 12 and 25 were acquired by Musser Reality for the Grand Hotel Jewel / Woods Golf Course.)

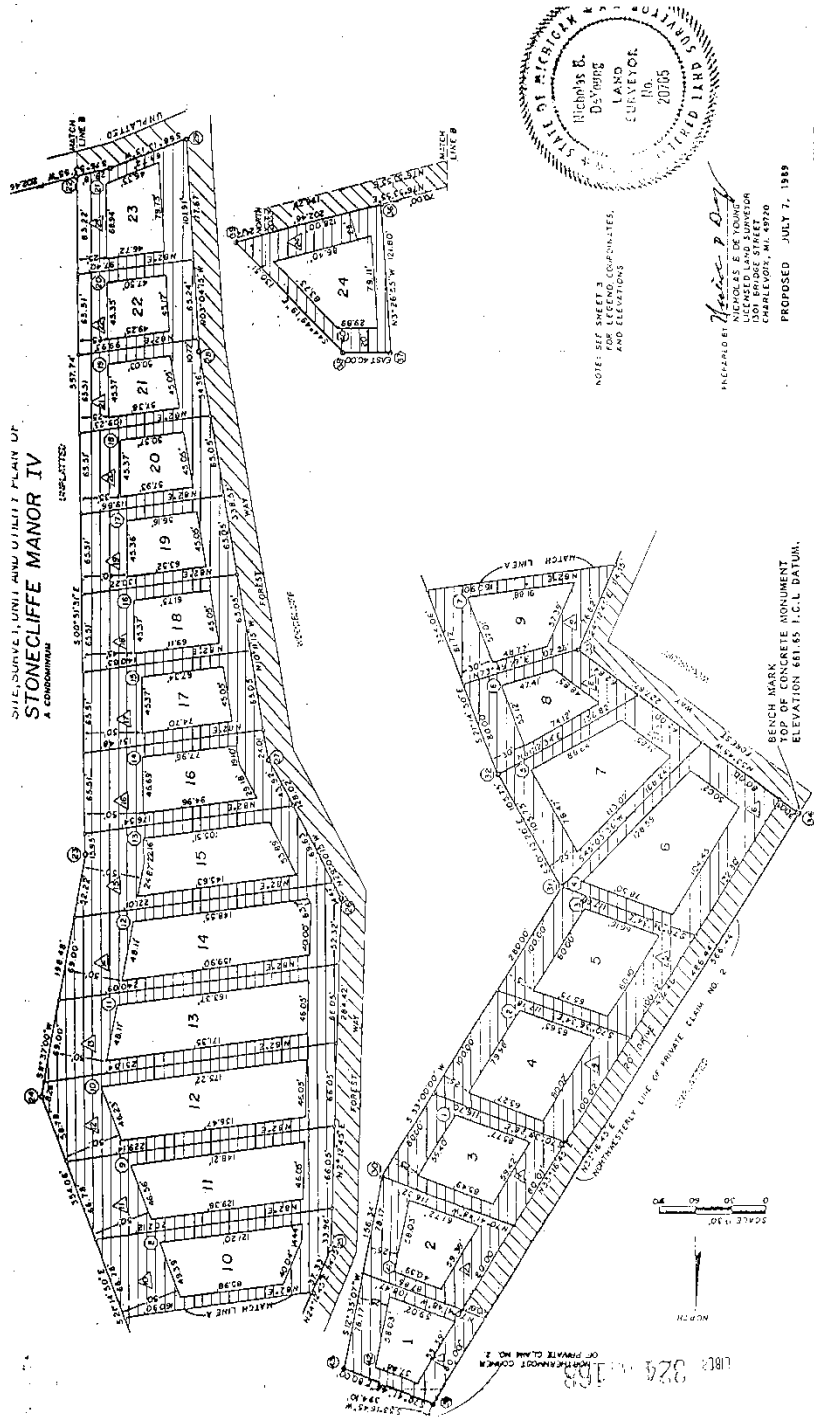


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Stonecliffe Manor IV

Presently consisting of 23 Units or Lots. Borders Jewel / Woods Golf Course – Fairways 3, 4 and 5.



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Woodbluff

Presently consisting of 38 Units or Lots. Borders Jewel / Woods Golf Course – Fairways 1 and 9, and bluff overlooking Stonebrook Subdivision Development. Please note that Woodbluff has its own architectural requirements and approval process which are not part of this handbook.

WOODBLOUFF
PART OF PRIVATE CLAIM NUMBER 2
CITY OF MACKINAC ISLAND, MACKINAC COUNTY, MICHIGAN

