THE MICHIGAN COTTAGE TRUST

SAMPLE USE SCHEDULE FOR COTTAGE TRUST BENEFICIARIES

Schedule.

Prime Season. The *Prime Season* will be 16 weeks and begin the Saturday before Memorial Day and end the second Sunday after Labor Day. The first "use period" is to start on the first day of Prime Season; the second use period is to start one week later on the following Saturday, and so on.

1. Each Cottage User will meet annually, via phone call, in person, or by e-mail, at a time to be agreed on to choose weeks.

2. During the first year in which this Agreement is in force, the sequence by which the Cottage Users select a use period will be made by an initial draw. The winner is designated "Group A," second place is designated "Group B," and so on.

3. During the first round of selection, each Cottage User is entitled to choose (a) exclusive use of the Property (subject to the other provisions of this Agreement) for any two weeks within the Prime Season or (b) exclusive use of the Property for one week within Prime Season in the order as shown in the table below. Then the second round of selection will be conducted in the same manner, with the exception that each Cottage User selects only one week in the second round and an additional week in the third round until all Cottage Users have completed their desired scheduling or until all available weeks are scheduled.

	Group A	**Group B**	**Group C**	**Group D**
First year	First choice	Second choice	Third choice	Fourth choice
Second year	Second choice	Third choice	Fourth choice	First choice
Third year	Third choice	Fourth choice	First choice	Second choice

Fourth year	Fourth choice	First choice	Second choice	Third choice
Repeats	First choice	Second choice	Third choice	Fourth choice

4. The Scheduling and Record-Keeping Manager, or the Manager's delegate if he or she has designated a Cottage User to track the scheduling (Scheduling Member), will develop the use schedule for the following year based on the use period selections of the Cottage Users' selections, resolving schedule conflicts by reference to the foregoing table.

5. After the schedule is established, a Cottage User may share or exchange part or all of the Cottage User's Prime Season use period with one or more other Cottage Users. In this case, the Cottage Users will give written notice to the Scheduling and Record-Keeping Manager, or Scheduling Member, of the arrangements. This provision is intended to build some flexibility into scheduling with the consent of the Cottage Users.

6. After the scheduling process is completed and there remain "open weeks" not chosen by a particular Cottage User, that unscheduled time is available for use by any Cottage User on a daily or weekly basis along with the associated usage fees. Any Cottage User may schedule the use of the open week with the Scheduling and Record-Keeping Manager. If a Cottage User knows the Property is unoccupied and is able to use any portion of the open weeks without first scheduling the time, that Cottage User is free to do so, but must notify the Scheduling and Record-Keeping Manager of his or her use of the Property within 24 hours of the usage.

Off Season. The *Off Season* is defined as the 6 weeks before Memorial Day and the 10 weeks after Labor Day up until, and including, Thanksgiving weekend. Off Season use periods will be selected, shared, or exchanged in the same manner as Prime Season use periods, except that priority of selection will be reversed; the Cottage User having first choice of time during Prime Season will have last choice of time during the Off Season and vice versa.

The remainder of the year, that is, the months of December, January, February, and March, will constitute the "Closed Season" and the Property will be winterized for cost-saving purposes. Any one that desires to use the Property during this time period would need to pay the cost of the additional utilities and any associated costs of opening the Property. This time would be granted on a first-come basis and conflicts would be resolved by the Prime Season order.

Use charge. Each Cottage User will pay a nominal daily "use charge" each time he or she uses the Property. The use charge will be set at $20 per day and will be applied to the Property's basic expense reserve fund (Section 2.3.1(5)). The amount charged may be adjusted yearly by the Management Committee and subsequently approved by the Cottage Users in the annual budget. If the basic expense reserve fund has reached its upper limit cap, the use charge will be applied to the following year's operating budget.

The use charge is intended to offset periodic maintenance costs and is not rent. The obligated Cottage User will remit the use charge to the Financial Manager within 30 days after the use period to which the charge relates.

In addition, the Cottage User using the Property will also be billed for any long distance telephone charges incurred during his or her stay as well as charges for a cleaning service if the Cottage User chooses not to clean the Property or the Maintenance and Operations Manager determines that the Cottage User has not thoroughly cleaned the Property on vacating the premises.

Guests. While a Cottage User is in residence at the Property, a Cottage User may share the Property with one or more nonowners (e.g., other relatives, friends, and guests).

While a Cottage User is not in residence, a Cottage User may allow the Property to be used by one or more nonowners but is responsible for any damages or expenses that are incurred during that guest's stay. In addition, the Cottage User will convey to his or her guests the rules, regulations, and expected conduct of any Cottage User or guest using the Property. The Scheduling and Record-Keeping Manager may impose rules on use of the Property by these nonowners.

Pets. Pets will be allowed on the Property premises. A cleaning charge may be assessed if determined by the Maintenance and Operations Manager for maintenance of the Property resulting from clean up or repairs caused by a Cottage User's or his or her guest's pet (or pets).

Maintenance. Ongoing routine maintenance of the Property is considered the responsibility of the individuals using the Property and no user should ignore a maintenance need that might jeopardize the condition of the Property, its content, or its components

Regarding vacating the premises after use, each user is responsible for thoroughly cleaning the premises including vacuuming all carpets, sweeping all noncarpeted floors, changing linens, and washing and scrubbing all bathrooms (including toilets, showers, bathtubs, and sinks). All dishes should be washed and trash should be removed from the house and placed in the proper receptacles. All linens will be stripped from the beds, washed, folded, and placed in the linen closet. All beds should be remade with clean sheets and ready for the next Cottage User's usage.

Damages. Any damage caused to the Property, its contents, or its components (e.g., furniture, contents, and recreational items such as a boat and the like) beyond normal wear and tear is the responsibility of the user who caused any such damage to the property. The user should report any damage to the Maintenance and Operations Manager and a determination will be made regarding who should bear the financial responsibility for any repairs or replacement of a damaged item.