2 Z	NOV. 23. 2004 11: 22. 04. 01:35P	36AM CENTURY 21 Naroy Zurawaki	NO. 258 P. 4 (248) 347-0836 P. 2
-	10/30/57	CONSTITUTION	ON AND BY-LAWS OF
E)		CIVIC ASSC Article	CIVIC ASSOCIATION Article I
	Section 1. The name an Northville Estates Civic	d title by Associati	which said corporation is to be known in law is: ion.
		A r ti	Article II
	Section 1. The princ. 47055 S. Chigwidden,	lpal office or Novi Townsh	place of business of the corporation shall be at ip, Oakland County, Michigan.
		Aru	Article III
		Meni	Membership
	Section I. The m names are duly re	membership of the Asso recorded in its Roll of A	membership of the Association consists of those persons whose recorded in its Roll of Membership.
	Section 2. (a) Mc All classes must membership shall	Section 2. (a) Membership shall he of two classes: All classes must be residents of the community kno mambership shall consist of 2 members, each entit	ae of two classes: (1) Active, and 2) Associate. be community known as Northine Estates. Each mbers, each entitled to a vit
	(b) Active members must be Estates subdivision. They sl ation.	owne tall b	must be owners of residence propirious in Marthville They shall be eligible to hold elector office in the Associ-
٩	(c) Associate Members must b Northville Estates subdivision. the Association, except the rigi	mbers must be occupa a subdivision. They sh except the right to hold	ate Members must be occupants of residence property situated in Estates subdivision. They shall be exitied to all of the privileges of stion, except the right to hold electic office.
	Section 3. Ownership Association, shall be	ship of all property. I be excitutively vested	othreal and personal, belonging to the the Active Members.
	Section 4. Any perspression to the Secret writing on forms suptible application to the wise determine the a vote of a majority of	erson meeting the tree retary his application supplied by the Associ the Boar Atbirectories a admissability of the of the Directors shall	Section 4. Any person meeting the degoing requirements for membership may present to the Secretary his appropriation for Active or Associate membership, in writing on forms supplied by the Association. The Secretary shall promptly submit the application to the Boar Active of the Secretary shall promptly submit wise determine the admissantlity of the applicant as a member. An affirmative vote of a majority of the Directors shall be necessary for election to membership,
	9	CO Arti	Article IV
2 2 10	ク		Darpose and the second s
	Section 1. The pu of the residents o use of its member enforce building z	rpose of this association of the sector of the sector, to rest to the sector of the se	Section 1. The purpose of this association is: To promote the interest and welfare of the residents of Northville Estates; to construct and maintain buildings for the use of its members; to maintain park facilities for the use of its members; to enforce building restrictions within the subdivisions included in Northville Estates;
	PAGE 4	FAX:517 423 3610	FILE No.065 11/22 '04 17:01 ID:CITY of TECUMSEH

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	to procure the construction subdivisions and insure the matters of interest to the of Northville Estates.	m of nec leir prop walfare	of necessary public improvements within these r proper maintenance, and to do any and all other slfare and advancement of the property and residents
		Art.	Articie V
		Meeti	Meeting of Members
	Section 1. ANNUAL Association for the February 15 of cach Directore. At this y be presented and suc meeting.	- MEETINGS, The election d officers year. The date of meeting amual rep cch other business y	INNUAL MEETINGS. The annual meeting of the members of the for the election of officers and directors shall be hald between January 15 of each year. The date of this meeting shall be set by the Board of At this meeting amnual reports of the retiring officers and directors shall and such other business transacted as shall properly come before the
	Section 2. REGUL. meetings of the me	AR MEETINCS. In a mbers for the transac	Section 2. RECULAR MEETINCIS. In addition to the annual meeting, regular meetings of the members for the transaction of bustness shall be held quarterly.
2)	Section 3. SFECIA regulated by statute the directors. It shi requested in writing having at that time meeting.	L MEETINGS. Speci t may be called at any all also be the duty of t to do so by ten (10) power to vote, upon t	Section 3. SPECIAL MEETINGS. Special meetings of members, methan those regulated by statute may be called at any time by the president of a majority of the directors. It shall also be the duty of the president to call with meeting whenever requested in writing to do so by ten (10) per cent of the member of the Association having at that time power to vote, upon the matter or matter or matter to be considered at the
	Section 4. PLACE OF place designated by the promptly at 8:00 P. M.	PLACE OF MEETINGS, All nuted by the President or Boa 8:00 P.M.	MEETINGS. All meetings of the Members shall be held in a President or Baard of Directors, and shall be called to order
¢	Section 5. NOTICES. object thureof, shall 1 at least ten (10) days 1 member at his postof)	 NOTICES. A notice of every ereof, shall be given by serving san (10) days before such meeting at his postoffice address. 	NOTICES. A notice of every meaning stating the time, place and of, shall be given by serving percently or by mailing, postage prepaid, (10) days before such meeting copy of such notice addressed to each his postoffice address.
	Section 6. QUORUN Article V Section 5, and having at that til shall constitute a qu be confined to the ag membership la pres votes cast shall be c	M. All memberenariation b, any number all tem time the pore to vote fuorum for the transact agenda of forth in the seent, any new business controlling.	Section 6. QUORUM. All members having been duly informed in accordance with Article V Section 5, any number in the more present at a regularly called meeting and having at that time the porter by vote upon the matter or matters to be considered shall constitute a quorum for the transaction of business. Matters voted upon shall be confined to the agenda of north in the notice of meeting except that if $2/3$ of the membership is present, any new business may be transacted. A majority of the votes cast shall be controlling.
5	an,	Article VI Officers and Di	Article Vi Officers and Directors
	Section 1. OFFICERS. 2. Vice-President, 2 Sc	The cratar	officers of this association shall consist of a Fresident, .y, and a Treasurer.
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	Section 2. DIRE	Article DIRECTORS. The directors of 1	Article VI (Continued) directors of this Association shall consist of the	consist of th	ស្ម
	section 3. ELECTION. Section 3. ELECTION. Active Members, at the the term of approximate successors are elected s the Association.	أيسير ومستربا الأستر	e and inree additional members elected by the Assoc The officers and directors shall be elected from the annual meeting and shall hold their respective office y one (1) year following their election and until their nd have qualified, unless praviously removed by acti	y the Assoc ed from the ctive offices until their aved by acti	iation. for on of
	Section 4, NOM year the Freside select nominees and three (3) Div to the members	Section 4. NOMINATING COMMITTEE. (a) Not later than December 1 of each year the President shall appoint a Nominating Committee whose duty it shall be to select nominees for the office of President, Vice-Dresident, Secretary, Treasure and three (3) Directors, and to report its rocommondations which shall be deliver to the members at least 10 days prior to the aminal meeting.	5 COMMITTEE. (a) Not later than December 1 of each appoint a Nominating Committee whose duty it shall be to office of President, Vice-Dresident, Secretary, Treasurer, and to report its rocommendations which shall be delivered 10 days prior to the atomal meeting.	Jecember I of each se duty it shall be to Secretary, Treasurer hich shall be delivere	ch Je to Jurer, Ivered
	(b) It shall be the pot less than two of such nomines willingness to se	(b) It shall be the dury of the Normanney Committee whenever possible to select not less than two norminees for each office to be fulled and it shall be a gualification of such nominees that those selected have indicated to the Nominating Committee a willingness to serve in said office, if subsequently elected.	orrimitive whenever pos o he fulled and it shall i idicated to the Nominat grontly cleesed.	arble to self se a gualific int Commit	act Ation fee a
â	(c) Additional nornirat by any member at the a and is willing to serve.	norninations for the offices to be filled may be made from the floor r at the annual meeting provided the member of thated is present o serve.	be filled may be maked	trom the fl ted is prese	100X
	Section 5, BAL) ballot. Candidat offices shall be r any such votes fr	Section 5. BALLOT. (a) Election of officers and directors shall be by secret ballot. Candidates receiving the greatest number offices shall be declared elected. The use of such offices shall be declared elected. The use of such votes is prohibited and any such votes for sticker candidates shall be void	res and directors shall urrbur of votes cast for of stick candidates 18 be void	lac by secro the respect prohibited	t Live and
	(b) Balloting - f. place is provided present with the to vote; that a su tial and prompt t annual meeting.	(b) Balloting - It shall be the duty of the Pacebuck to see that a proper polling place is provided to ansure the taking of the relative that the Secretary is present with the Roll of Membership and that only qualified members are permit to vote; that a sufficient number of the losit of the secret insure an honest, imp tial and prompt tabulation of votes and bork of election during the course of the annual meeting.	ender to see that a pre- trift ballot; that the Set it only qualified membe re appointed to insure re of election during the	oper polling cretary is rs are permitted an honest, impar	nitted rnpar- the
	(c) ABSENTEE (ts unable to appe voting, he shall t ballot from the 5 the voter must be chvelope in turn	(c) ABSENTEE BALLOT. In the event a mumbur, otherwise qualified to vote, is unable to appear in person, it the polling place during the hours designated for voting, he shall not thereby dedeprived of bis right vote but may obtain as absentee ballot from the Secretary in advance of the election. Such ballot when marked by the voter must be ploted in another scaled envelope with no writing thereon, which and address of the placed in another scaled envelope which must bear the name	wuther, otherwise qual place during the hours is right vote but may o rlection. Such ballot w envelope with no writin envelope with no writin	fied to vote lesignated f otain as abs hen marked g thereon, iust bear th	er entee by which e name
i i Namal	to the tellers of	targe of the polling place, .	velope may then be dell who shall see that the	vared by m. นอกกอ 2000 สม	e e se e ng e r 1 ng 1 ng
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NOV. 23. 2004 11:36AM CENTURY 21 • 22 04 01:42p Nancy Zurawski (240) 347-0036 P. 7	10/30/57 Article VI (Continued)	on the outer envelope is checked by the Secretary against the Roll of Membership to ascertain if it is the name of a qualified voter, and if so this envelope shall be opened and the plain envelope enclosing the ballot shall then be placed in the sealed hallot box. Should the name of the envelope not be that of a qualified voter, the ballot shall immediately be destroyed.	(d) In the event of a the vote for any office, culter nomines for the office may request a recount of the votes cast, in which event the President shall nominate a new set of tellers who stall forthwith proceed with a new tabulation of the votes cast and report their findings before adjournment of the annual business meeting. Should the recount disclose a tie vote or should no recount be requested, a selection to fill the office shall immediately ly, made by drawing.	Article VII Duties and Powers of Officers and Directors	Section I. FRESIDENT. The President shall preside at all meetings of the Association and of the Board of Diroctors. He shall appoint all stating and special committees and shall be ex-officio member of such committees, we shall call meetings of the Board of Directors at such times as how the may deen advisable and shall call special meetings of the Board at the request of two (2) methers of the Board It is his duty to carry out the will of the Board at the request of the dociation as expressed at their respective meetings, and, in general, to control the notifies of the Associ- ation in a manner form stend with the mution if y and individing to his office.	Section 2. VICE-PRESIDENT. The Vice-President, in the absence of the President, a hall discharge the duties of the President.	Section 3. SECRETARY. The Secretary tail give notice of all meetings of the Board of Directors and of the Aspociation, and shall altered all such meetings and keep a true and accurate record of their proceedings. He shall enroll a complete list of all members of the Association with their addresses on the Roll of Membership. He shall carry on the correspondence of the Association and perform such other duries as instructed by the Board of Provident of the Association and perform such other duries by the Board of Directors perform such duties of the Secretary as may become necessary during his absect or incapacity.	Section 4. TREASUREN The Treasurer shall keep account of all monies received by and expended for the use of the Association. All checks shall be signed by the Treasurer and othersagned by the President or the Secretary in the President's absence. Whe his form of office expires, the Treasurer shall deliver to his successor all onies, books, papers, and other property belonging to the Association	FILE No.065 11/22 '04 17:03 ID:CITY of TECUMSEH HAX:SIY 4/23 'SSIU MHE 1
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Article VIL (Contraved)

Treasurer, the Presi which may then be in his possession or arder his control, and in the absence of such successor, the Treasurer shall deliver all such monies, booke, papers and other property to the Fresident of the Association upon the order and direction of the Board of Directors. In the absence or incapacity of the Treasurer, the Presi dent, or any of the officers may be authorized by the Board of Directors to issue checks or perform such other duries of the Treasurer as may become necessary during his absence or incapacity. Section 5. FUNDS. All monies of the Association shall be deposited in a bank approved by the Board of Directors. The Treasting's accounts shall be audited approved by the Board of Directors or by a competent auditor selected by the Board.

Treaurer Section 6. RECORDS. When the term of affice of the Secretary and, or Tressurer expires, they shall deliver to their successors all money, books, papers and other property belonging to the Association which may then be in their possession or

wider their courrel, and in the abserve of such successor, they shall deliver all such monies, books, papers and other property to the President of Passociation upon the order and direction of the Board of Directors. Section 7. DUTY AND FOWER OF DIRECTORS. It shall be the upty of the Board in policies for the corduct of us affairs, consistent with the hard to deter-mine policies for the corduct of us affairs, consistent with the hard the power to as the Board may receive from the Association. The But with the power to such means, not in confluct with these By-Laws, or whithe laws of this State, as is organized. an struction s

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may deem advisable. on 8. MEETINGS OF DIRECTORS. The Norry of Directors shall meet as often it such time and place as the President with Board itself, may deem advisable (5) Directore present in person at whings of the Board of Directors shall litute a quorum for the frareart, of Juanness. constitute a quorum for the traract. and at Five

Section 9. REMOVAL. The annual may remove from office any officer or director wherever, in ity judging the welfare of the Anyociation requires such removal, provided that a way of it welfare of the Anyociation requires such the members in good stand, deal setting forth, the prenty-five (25%) per cent of shall be filed with the Second stand, deal desiting forth, the president, or with any member of the shall be filed with the Second at a stated meeting of the Association. There-proceed, by a vote on one stand meeting of the Association, the Association may and put into effection femoval.

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i				Å	Article VII (Continued)	antinued)					
	Section 10. VACANCY. In car said vacancy shall be filled wit balance of the unexpired term.	/ACANCY. In shall be filled = unexpired ter	. In caso illed withi d terrn.	a a hini	vacancy shall occur among the Board of Directo 30 days by vote of the Board of Directors for the	occur arnoog s of the Boar	s the Board rd of Direct	rd of ctors	Directors, s for the	Lora, Lora,	
				Åı	Article VIII						
				Dues al	Dues and Assessments	ente B					
	Section 1. (a) The dues and aggessments of the members shall be fo or amounts as shall be determined by the Members, at any meeting, to meet the needs and defray the expenses of the Association.	The due hall be is and d	s and deter lefray	arresem mined by the expension	ents of the n the Member lees of the <i>i</i>	rembera sh 'e, at any m Association.		Pa Pa	a amourt Recessar	lo. Bary	
	(b) Until this By-Law is amended, the following schedule of duss, payable in advance shall apply to Active and Associate members.	y-Law î ctivo al	ie ame 1d Ass	nded, th ociate m	: following : mbere,	ichedule of	dues, pay	yable	in ad.	/ance	
	\$20.00 for each membership for the full calender year commencing January let, for new members admitted during the months of January, February, and March.	membe e admi	tted d	for the f sting the	t membership for the full calender year conumencing readmitted during the months of January, February,	ycar conun anuary, Fe	iencing Ja bruary, a	anuary lec, and March	y ler, Grch,	01	
	\$15,00 for each	new ma	ember	ahip adm	each new membership admitted during the months of Apri	the months	of April		lay, and	Лиле.	
	\$10.00 for each new membership admined any time after July	new m	amber	ship adm	itted ary tin	to after Jul				•	6
	Section 2. BILLINGS AND PAYMENT OF DUES. Du of each year the Treasurer shall prepare and mail to appear on the Roll of Membership an invoice specifyil and requesting payment thereof in advance of the date	LINCS / Treass oll of M	AND P urer a (emba)	AYMENT Hall prep rship an of in adv	BILLINGS AND PAYMENT OF DUES. During the wonth of December r the Treasurer shall prepare and mail to all munbers whose names he Roll of Membership an invoice specifying and dues for the ensuing y ing payment thereof in advance of the date of the annual meeting.	During to I to all the i	there who use for the annual ma	f Dec os n de cus seting	Jecember e names ensuing year, ing.	1.499%	
	Section 3, DELINQUEN following April 1st forfed leges of the Association.	INQUEI 1st forfe ociation	NCY. eus bi r.	(a) Any a right to	DELINQUENCY. (a) Any member when dues remain unpaid by the pril lef forfeits bis right to vote and to choy the other rights and privi Association.	dues re	imain unp ther righ		y the d priv	б *е-4	
	(b) If his dues are suil unpaid by the following shall be dropped from the Roll of Membership. be possible by special resolution of the soard o delinquent duce.	are sull unpaid by ed from the Roll of special resolution	l unpai the Ro resolu	id by the ll of Men tion of f	. foloning Ju phermup. R he Board of I	erning July 15th, such delinquent member arthip. Re-instatement thereafter shall only soard of Directors following payment of all	such delinquent member ement thereatter shall o s following payment of a	ienc m aiter ayms	stall shall sut of	r only all	
	Section 4. RESIGNATION. An acroher wishing to resign his mombership may do so in good standing by fully his resignation with the Secretary provided his due are paid to date. Such more shall then be sligible for reinstatement by special resolution of the Board of Directors.	IGNATI anding l Such Board	NON THE REAL	er shall rectors.	ber wishing ignation wi then be eligi	to resign h h the Secre ble for rea	is mombo dary prov astemen	erehip vided at by	p may bis dr specie	8) 8) 14 21	
	Section 5. EXPULTION The Association may expel any of its members whenever, in its judgment, the elfare of the Association requires such expulsion. Provided,	R O Th	Lare I	c Association Association of the Astronomy of the Astrono	tion may en octation re	pel any of l quires such	ite memb expulsion	8 G	/henev rovide	, de r	
ک پر میده	nowever, that are at round against whom they are brow (10) days before the meeting	the me	brough eting	at by the at which a at which a	Secretary l bey are to b	or conga ana y registere e submitter	the give to the A	sn the Bt lea Beoci	Lation	for for	
	before the vote of expulsion is take present shall be necessary to carr so expelled aball not be entitled to	of axpull necess	laion i lary to entit	of expulsion is taken.	A vote of n A vote of n and put in refund for	ot less than t effect such dues paid.	u apoun u two-thir (axpulato		the merning the more the the the the the the the the the th	e mali de t de t	180 -
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5		Art	Article IX		" କୁମ୍ପ ja	
		A me	A mendments			
	Section 1. These box or group of membe as he rnay think ad- arneddments to the shall report to the sgainst adoption, o The amendment, o read at the meeting the alterations. add	Section 1. These by-laws may be amended in the following manner. Any member or group of members, may file with the Secretary such amendment or amendments as he may think advisable. The Secretary shall submit this amendment or these amendments to the Board of Directors, who, after due and thorough consideration shall report to the Association at its next meeting, with a recommendation for or against adoption, or the Board may recommend alterations, additions or omissions. The amendment, or amendments, in its, or their original form, must, however, be read at the meeting of the Association and may be adopted by the Association without the alterations. additions or omissions recommended by the Board. A two-thirds	ded in the following : Secretary such am ary shall submit this who, after due and wt meeting, with a r ornnend alterations , or their original f nd may be adopted the recommended by the	manner. / amendmen amendmen khorough co scoums nde scoums nde board, muet y the Assoc	Any member ir amendments ent or these consideration dation for or a or omissions, it, however, be ociation withoul A two-thirds	- д д. 4 <u>4</u>
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(. 23. 2004 11:37AM CENTURY 21 .04 01:47p Nancy Zurawski	e Davelopmant Co. Luk Malloy and mith Malloy, his wife and State Bank of as to as to Estates Subdivialon.	9 4 4 4 4 4 4 4 4 4 4 4 4 4	And MARL CONSTITUED A RENSEL PIED OF UNMFORM RESTICTIONS EIL LOTE IN ARIJ SUNDIN THE AND ANDIA PAUL DE LINGING UNON THE RID NDD THEIT MELTS, LEGAL REPRESENTATIVES, ENCODESCYS AND UPON ALL GRAND BUTIDING TYPE ARIGUES. IND BUTIDING TYPE (A) NO BUTIDING TYPE (A) NO BUTIDING TYPE Placed on, or Permitted to No. MAY LOT AN SAID SUCCEDS Than one detached MINGLE FUNILY FIRST OF AUXING NOT TO SUCCEDS MADIN FURCHASON, MAT 198268 CONSTRUCTING SAID TO NOUSE MADIN FURCHASON, MAT 198268 CONSTRUCTING TO THE USE OF FUILT AND 4 PRIVECT STATE OF THE TO THE OF THE USE OF THE OF FURCHASON, MAT 198268 CONSTRUCTING TO THE OF THE OF THE OF THE OF FURCHASON, MAT 198268 CONSTRUCTING TO THE OF THE	(2) No structure shall to remain on any bullding pl in event of construction of a building plot sonstruction of such plot shall be tratted lot but in any event on lo acre of land, " over to lo acre of land," " over to lo acre of land," " over the lot stallding, farte, we connent design with existing the topegraphic finish, Fratter	first have approval of the ahall by an hereinarter proves RESTDENCE STHICTURES Placed on, or purtured to the tast. Seet.	EH FAX:517 423 3610 PAGE
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54 6796 fed. 1 7 000 1 ,000 9 9 9 9 esidence structure shal h cm ary lot unless such t flour level of at les is ramaly at first 1015 10 7-N C R 5 -1.4 014 014 04 04 04 04 04 E-18 1.44 0 à er e N n N n N n 1.000 altered. ahull ha square ? by including exterior walls, bayinduds, if the i heated porches and all not be credited for artees and open or unheated i computing square foot area. iquare Foot Area" anall be compured by includin thall incluin partitions and interior walls, bay to the floor, and fully enclosed and heated por-but such porches and breezeways shall not be c but such porches and breezeways shall not be c breezeways shell not be included in computing WINDS H 40.1.1. 504 611 8800 79801 79 5788284873 50 676183 810 676183 834 03 $\widehat{\mathbf{c}}$

Drocken 220 othar (D) Exterior walls of residence structures, garages and breastant be near structed and of stone (briar hill, ledge rock or oth of equal grade and quality), brick, or of cedar, white pine, or o siding with an exponent of not loss then h inches to the weather equar shakes. Vertical confige and freading or ernamptal pines to be used if not less than 250 square feet of brick or of the weather exterior starts that 250 square feet of he weather of a start or starts for of and down white and the starts of the weather for the weather exterior shakes. Vertical confige to the weather for the weather exterior starts than 250 square feet of the down be weather of a start of the weather of a start of the sta

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112 ۵ چ (E) No old, used, or other structure of any kind upon any lot. No structure of a bambonary character, t tent, sheek, garage, barn, or other building, or out bu constructed or placed upon the premises prior to the by struction of the main residunce structure, nor shall th occupied on any lot at any time as a residence cirtar parmanently. In the overt an one as a residence cirtar trailer such trailer shall not be stored in the open bu that a garage or other adequate permanent enclosed structure

GRADES BREETEWAYS AND STABLES (A) GATERES Dryozeways and stables to house horses arterior walls only of marerials permitted for exterior we residence atructures.

(2) All carages must be built integral with or connected thereto with an enclosed breazeway. $\boldsymbol{\mathfrak{C}}$

ce structur

The to int side o structure shall extend nourer the (C) No

to house nd for na lo ľoť 84 N 8 50 adarrature tables shal tables thall a)le of res LEE HALT ON E MUSE LIFE Stable shal ž Č No private stable shall be erect than of not more than two full acres tion of not more than 3 horses. Si iy of materials permitted for ext es. Such stables shall not be building and shall be erected of the strate of the stretted threal Control Committees in stabl or the private use of an ouner, h tures. Such : u the pr charge 1 and in any case Architestural Co horses for the F which no charge (D) No p E, un Arae céation o coly of 00700 havinf, accomo walla

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A flour area at leas than 300 square feet cornice not leas than 5 inches is width. [Z] No Sarage ehall All Garages shall have a√

structure attraction actions and Mindows simultaneously (F) All Car With completion of

erry Char Jag a dr livestoch regt that not mo. sol leas than rwi id pets may be ki family or a tend kept havi

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(1) No structure shull be constructed, created or maintained on any lot unless the same be constructed or ensured useder the direct supervision and control of a builder who is registered useder the laws of the State of Michigan, except that the subdividur reserves the right. In place a temporary soles office and-signs on any lots to said subdivision and maintain storage and necessary alops during construction of homes.

HULL DING AND CHADE LINES

and marked source and the final for shell by such as shell be entablished by the Architectural Control Committee (A) The final grade into shell by such as shell be entablished by the Architectural Control Committee giving the consideration to the topography of each lot. No structure abuil be created, alweed, placed or permitted to remain on any lot unless the finish grade thereof shall conform to the grade lines established by said committee.

(B) No structure shall be created, altered, placed or periaitted to remain on any lots more than 50 feet to the front to line or nonzer than 15 feet5 to interval lot lines or periaitted to remain on any lots more than 50 feet to building line grouter or less than 65 feet5 to interval line may be established upon arry lot by the Architecharal Control Committee after giving due consideration to the topography of the lot and harmory with the building line of them extends.

(C For the purpose of building line restrictions, caves, steps, and open porches extrations more than five test beyond the main residence structure shull not be considered a part of a building.

NUISANCES

No noxious as offensive activity shall be carried an upon any lot not shall anything be dane thereon which may before may become an annoyance or multance to the neighborhood.

EASEMENTS

house on the juenoente for izutallutien and mainternance of utility and drainaga facilities and r recorded plat

MISCELLANEOUS (A) The exterior of all residence attactures, stables and garage aruss be contributed actualing at least revo coals of paint on all exterior woordwork, within six months from the date of commented or construction on any lot. (B) No los shall be used or maintained as a dumplag ground for rubbit all incinentators or other equipment for the disposed of rubbitsh and garbage shall be kept in a clain and assitution.

ARCHURGTURAL CONTROL COMMITTEE

-115 (A) The Architectural Control Commutes is composed the majority of the stockholder of Northville Development Company, a Michigun Carporation. A majority of the stockholder of Northville representative to any appoint a designated and the representative of any appoint a designated and any appoint to the event of any remember of suit contraities and will be even of the stockholder of the transities of any remember of suit contraities and the dispused of an another of the contraities. It is a the event of any remember of suit contraities and half or outperview dispused in a such that and the contraities of the contraities for the majority the transmittee. The majority the event of the contraities for the majority the transmittee that a such that the remember of the contraities for the contraities for the disputed to compose the for the members of the contraities for the contraities for the contraities for the contraities for the contraities of the contraities for the disputed to compose the for the members of the contraities for the contraities of the contraities for the disputed to compose the for the members of the contraities for the contraities of the contraities for the disputed to compose the dispute the members of the contraities for the dispute the members and the the contraities for the dispute the members of the contraities for the dispute the members. The former of the contraities for the dispute the members of the contraities for the dispute the members of the contraities for the dispute to the contraities for the dispute to the dispute to the contraities for the dispute to the dispute to

We could be required in these covenants whall he in writing. In the forthe fails to upproval or disapprove within 30 days after plans and ay event, if no suit to trajent construction has been commoned prior to a and the related covenants shall be deemed to have been complied their face are in accordance with resurctions. (B) The Committee's approval or ting event the Committee or its designated represents specifications have been submitted to it, caviran completion thereof, approval will not be reuted with, provided suid plane and specification on t



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PAGE 14

NO. 258 P. 15 (248) 347-0836 P. 14	 FIRST AMENDMENT TO DEED RESTRICTIONS NORTRVILLE ESTATES SUBDIVISION, whose address is 46976 Elmsmere, Northville, Michigan 48167, dues hereby amend its Deed Restrictions and states as follows: WHEREAS, NORTHVILLE DEVELOPMENT CO, as Grantor, did file certain Deed Restrictions us to Northville Estates Subdivision, said Deed Restrictions being recorded in Liber 3522, Pages 492-498 for certain real property described as follows: 	The land embraced in the annexed plat of "Northville Estates Subdivision of part of the southwest quarter of Section 33, town 1 north, range 8 cast, Novi Township, Oakland County, Michigan", comprising Lots 1 to 154, both inclusive, is described as follows: Beginning at the southwest corner of Section 33, town 1 north, range 8 cast; thence along the west line of said section due north 2643.79 feet to the west quarter line of said section; there north 89 degrees 34 minutes 30 seconds east, 668.61 feet; thence north 88 degrees 51 minutes 25 seconds east, 1222.30 feet; thence south 0 degrees 38 minutes 06 seconds cass, 2658,54 feet to the south line of said section; thence along said south line south 89 degrees 33 minutes 35 seconds west, 1920.18 feet to the point of beginning degrees 33 minutes 35 seconds west, 1920.18 feet to the point of beginning	WHEREAS, said Deed Restrictions provided under General Provisions, Paragraph (A) that the same could be modified by a majority of the lot owners of the same could be modified by a majority of the lot owners of the same could be modified by a majority of the lot owners of the same to the same could be modified by a majority of the lot owners of the same to the Beed WHEREAS, proposed Amendment for Modification and whendment to the Deed Restrictions has been circulated among the homeowners, and	WHEREAS, there are 155 property owners, thereby requiring 80 affirmative votes to obtain a 51% majority approval, and WHEREAS, 83 votes approving and Amendment have been forwarded and signed, and WHEREAS, the majority of property owners have voted for approval of the	NOW, THERERORE, Deed Restrictions dated April 6, 1956 and recorded May 4, 1956 are hareby amended Solt of Under proven Solt of the Sentence stating, "no tight hoard fence Under proven entitled Architectural Control, the sentence stating, "no tight hoard fence shall be erected any fence to be erected must first have approval of the Architectural Control	FILE No.065 11/22 '04 17:08 ID:CITY of TECUMSEH
CENTURY 21 Nemou Zureweki	EIRST AMENDMEN U.L.E. ESTATES SUBD m 48167, dues hereby an S, NORTHVILLE DEV Vorthville Estates Subdiv 98 for certain real proper	abraced in the annexed pluarter of Section 33, tov chigan", comprising Lots of the southwest corner of a fit southwest corner of a S9 degrees 34 minutes. 25 seconds east, 1222.30 14 feet to the south line o minutes 35 seconds west,	EREAS, said Deed Restrictions provided under e could be modified by a majority of the lot own EREAS, proposed Amendment for Modification has been circulated among the homeowners, and	there are 155 property ty approval, and 83 votes approving all	REFORM, Deed Restric Outous: On entitled Architectural any fence to be erected m	Fax:517 423 3610
NOV. 23. 2004 11: 37AM Mov. 22 04 01: 52P	Northville, Michiga Northville, Michiga WHEREA Restrictions 23 to N 3522, Pages 492-45	The land cm southwest q County, Mid Beginning a the west line thence north 51 minutes 3 cess, 2658.5 degrees 33 n	WHEREAS that the same could WHEREAS Resenctions has been	WHEREAS obtain a 51% majori WHEREAS	are hareby amended Under produced a	510 PAGE 15

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347-0836 NO. 258 P. 16	Liver 3522, page 492	and shall run with the land I. persons.claiming by, under rom and after the date of sof the Register of Deeds of said covenants, shall be ods of 10 years sach, unless rd of a majority of the lots the Register of Deed's Office the Register of Deed's Office the register of Deed's Office	these restrictions and covenants by affact any of the other provisions arce and effact, and be enforceable on herein contained is intended to be	Intended to be minimum restrictions and be used in full conformity with the of Novi, Oakland County, Michigan, or Dances and with the laws of the Township	oration e gred and mas finacksey, Vice Frequent-Secretary. torate Seal.	Oll, Cashier,		*	FILE No.065 11/22 '04 17:06 ID:
(248)	ESTATES	venents and sh and sll perso years from and o office of th ch date said of ve record of a d with the Reg d with the Reg	f these reatriant of affect any of orce and effector on orce on offector on the second	tended to be m used in full r Novi , Oaklar ces and with t	Michifan Carpo Liant and Thon Licksey, Vice J Merd of Direct	in F. Stubert	No.		Id) city of technseh
11:37AM CENTURY 21 DP Nancy Zurwwski	ZTTIANAINON	GENERAL FROVISIONS (A) These restrictions are covenants and shall run with the and Nahall be binding on all perties and all persons.claiming by or jthrough them for a period of 35 years from and after the date recording of this agreement with the office of the Register of De nationally extended for successive periods of 10 years each, u automatically extended for successive periods of 10 years each, u an instrument signed by the owners of record of a majority of the in the subdivision has been recorded with the Register of Deed's of Oakland County, Michigan, changing or modifying said restricti	(B) Invalidation of any one of the judgment or decree shall in no wise afference which shall remain in full force as herein providad. Each restriction he severable.	(C) These restrictions are inten all lots in the subdivision must be us zering ordinances of the Township of N any other applicabla zoning ordinances of Novi, Oakland County, Michigan.	Northville Development Co., a Michifan Corporationa gned and acknowledged by Harry Macksey, Fresident and Thomas H. Macksey, Vice Fresident-Treasurer and Alfred J. Macksey, Vice Fresident-Secretary. Executed by authority of its Board of Directory. Corporate Sea	sitors State Bank of North I Clarke, President and Jo	"Ding	Dra Joan	FAX:517 423 3610
NOV. 23. 2004 11	и ц Т	CENTRAL FR and Shall (A) and Shall (A) cr (A) recording cakland Co autometica an instrum in the sub cronants	(E) judgment o hereof whi as herein saverable.	(C) 81,1 1.0 ts 1 2 cr 1.1 g or d 2 n 0 ther 0 f N 0 v1 , C	Nort Bcknovløde President- Fxesldent-	Repos A. Russell			

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