

NOWLAND ESTATES SUBDIVISION

First Amendment to Declaration of Covenants and Restrictions

The Declaration of Covenants and Restrictions (the "Declaration") made on August 30, 1994 and recorded in Liber 102 of Plats, Pages 80 to 83, all inclusive, Wayne County Records, is hereby amended, pursuant to Article VIII, Section 7, as follows:

Article VIII, Section 6 entitled "Pre-existing Homes" shall be deleted and replaced with the following:

\* 27760 P902

**SECTION 6. PRE-EXISTING HOMES.** Anything in this document to the contrary notwithstanding, any home in existence and occupied upon the Subdivision prior to recordation of the Subdivision Plat shall comply henceforth with the covenants and restrictions contained within the Declaration except to the extent that any present structural condition (including any maintenance of and improvements made to the exterior walls, garage and driveway by the present occupants) or present use of the home is not in compliance with the Declaration. Any subsequent purchaser of the home may continue to maintain the home substantially in the condition purchased but may not make any improvements not in compliance with the Declaration, and such subsequent purchaser must comply with all of the use restrictions in the Declaration.

IN WITNESS WHEREOF, Declarant has caused this Declaration to be executed as at the date first above set forth.

Signed in the presence of:

Signed by:

Stanley  
Remond & Cosco  
Harry Chudnow  
 HARRY CHUDNOW

SHERR DEVELOPMENT CORPORATION,  
 a Michigan corporation

By: Stuart D. Sherr  
 Stuart D. Sherr \$ 22.00 DEED  
 Vice President 26 APR 95 10:58 A.M.

RECEIPT # 20A  
 RECORDED  
 FOREST E. YOUNG, JR., REGISTER OF DEEDS  
 WASHINGTON, MI

STATE OF MICHIGAN )  
 ) ss.  
 COUNTY OF OAKLAND )

The within instrument was acknowledged before me this 17<sup>th</sup> day of April, 1995, by Stuart D. Sherr, who is a Vice President of Sherr Development Corporation, a Michigan corporation ("Corporation"), on behalf of the Corporation.

LISA LOTT  
 NOTARY PUBLIC - WAYNE COUNTY, MICH.  
 My Commission Expires 7-3-99  
Acting in Oakland County

Lisa Lott  
 Public Notary  
 County, Michigan  
 My Commission Expires:

WILLIAM C. AND L. SORAYA NOWLAND  
 husband and wife,

Robert Sherr  
 ROBERT SHERR  
Jennifer Budlong  
 Jennifer Budlong  
Robert Sherr  
 ROBERT SHERR  
Jennifer Budlong  
 Jennifer Budlong

By: William C. Nowland  
 William C. Nowland  
 By: L. Soraya Nowland  
 L. Soraya Nowland

STATE OF MICHIGAN )  
 ) ss.  
 COUNTY OF Oakland )

Personally came before me this 25<sup>th</sup> day of April, 1995 William C. Nowland and L. Soraya Nowland, and acknowledged that they executed the foregoing instrument as such Owners as the free act and deed of said ownership.

LISA LOTT  
 NOTARY PUBLIC - WAYNE COUNTY, MICH.  
 MY COMMISSION EXPIRES 7-3-99  
Acting in Oakland County

Lisa Lott  
 Public Notary  
 County, Michigan  
 My commission Expires:

Drafted by and when recorded return to: Stuart D. Sherr, Esq., 31555 W. Fourteen Mile Road, Suite 101, Farmington Hills, MI 48334

95088008

2K  
 20D  
 M

Description of the Nowland Parcel

L12776CPA909

A parcel of land in the Southeast 1/4 of Section 22, T.2S, R.8E, Canton Township, Wayne County, Michigan described as follows

Commencing at the South 1/4 corner of Section 22, T.2S, R.8E., and proceeding thence along the North and South 1/4 line of said Section 22, N. 00°41'14" W., 668.07'; thence S. 89°44'33" E., 769.01' to the point of beginning of the parcel herein described; thence N. 00°18'07" E., 138.21'; thence S. 89°41'53" E., 79.18'; thence S. 00°18'07" W., 138.15'; thence N. 89°44'33" W., 79.18' to the point of beginning.

The Nowland Parcel, after recordation of the Plat of Nowland Estates Subdivision, shall instead be described as:

Lot 15 of Nowland Estates Subdivision, according to the Plat thereof recorded in Liber 107, Pages 60 through 63 inclusive of Plats, Wayne County Records

Description of the Subdivision Parcel

A parcel of land in the Southeast 1/4 of Section 22, Town 2 South, Range 8 East, Canton Township, Wayne County, Michigan, described as follows:

Commencing at the South 1/4 corner of said Section 22, T.2S, R.8E., and proceeding thence along the North and South 1/4 line of said Section 22, North 00 degrees 41 minutes 14 seconds West, 668.07 feet to the point of beginning; thence continuing along said line North 00 degrees 41 minutes 14 seconds West, 198.83 feet; thence South 89 degrees 41 minutes 53 seconds East, 246.00 feet; thence North 00 degrees 41 minutes 14 seconds West, 135.00 feet; thence North 89 degrees 41 minutes 53 seconds West, 246.00 feet to a point on the North and South 1/4 line of said Section 22; thence along said line North 00 degrees 41 minutes 14 seconds West, 333.84 feet to a point on the boundary of Franklin-Palmer Estates Subdivision, recorded in Liber 96, Plats, Pages 22 through 26, Wayne County Records; thence along said boundary South 89 degrees 40 minutes 02 seconds East, 669.96 feet; and South 00 degrees 42 minutes 10 seconds East, 333.47 feet; and South 89 degrees 41 minutes 57 seconds East, 670.23 feet; thence in part along the boundary of said Franklin-Palmer Subdivision and in part along the boundary of Palmer Place Condominium as recorded in Liber 25747, Pages 4 through 66, Wayne County Records, South 00 degrees 45 minutes 20 seconds East, 707.45 feet; thence North 89 degrees 52 minutes 17 seconds West, 150.00 feet; thence South 00 degrees 45 minutes 20 seconds East to the South line of Section 22 also being the North line of Forest Brook Subdivision No. 1, as recorded in Liber 94, Plats, Pages 57, 58 and 59, Wayne County Records, 290.44 feet; thence North 89 degrees 52 minutes 17 seconds West, along said South line of Section 22, also being the said North line of Forest Brook Subdivision No. 1, 185.37 feet; thence North 00 degrees 45 minutes 06 seconds West, 665.82 feet; thence North 89 degrees 44 minutes 33 seconds West, 1005.31 feet to the point of beginning.

Being all of Tax Parcel Nos.: 71-088-99-0005-000; 71-088-99-0006-000; 71-088-99-0007-702; 71-088-99-0017-003; 71-088-99-0017-004; 71-088-99-0015-000.

FOREST E. YOUNGBLOOD, WAYNE COUNTY REGISTER OF DEEDS

APR 26, 1995

POOR COPY

Description of the Trask Parcel  
Wayne County Tax Item No. 71-88-990007-701

L127760PA910

A parcel of land in the Southeast 1/4 of Section 22, T.2S., R.8E., Canton Township, Wayne County, Michigan described as beginning at a point on the North and South 1/4 line of said Section 22, distant North 00°41'14" West, 866.90' from the South 1/4 corner of Section 22, T.2S., R.8E.; thence continuing along said line North 00°41'14" West, 135.00'; thence South 89°41'53" East, 246.00'; thence South 00°41'14" East, 135.00'; thence North 89°41'53" West, 246.00' to the point of beginning, containing 0.762 acres and being subject to the rights of the public in the Westerly 33.00' thereof for road purposes (Sheldon Road) and to any easements of record.

Upon completion of its acquisition of the Trask Parcel (which has been approved for property split); developer proposes to reconvey the split parcels as follows:

Description of Parcel A

A parcel of land in the Southeast 1/4 of Section 22, T.2S., R.8E., Canton Township, Wayne County, Michigan described as beginning at a point on the North and South 1/4 line of said Section 22, distant North 00°41'14" West, 866.90' from the South 1/4 corner of Section 22, T.2S., R.8E.; thence continuing along said line North 00°41'14" West, 135.00'; thence South 89°41'53" East, 113.01'; thence South 00°41'14" East, 135.00'; thence North 89°41'53" West, 113.01' to the point of beginning, containing 0.350 acres and being subject to the rights of the public in the Westerly 33.00' thereof for road purposes (Sheldon Road) and to any easements of record.

Description of Parcel B

A parcel of land in the Southeast 1/4 of Section 22, T.2S., R.8E., Canton Township, Wayne County, Michigan described as commencing at the South 1/4 corner of Section 22, T.2S., R.8E.; and proceeding thence along the North and South 1/4 line of said Section 22, North 00°41'14" West, 866.90'; thence South 89°41'53" East, 113.01' to the point of beginning; thence North 00°41'14" West, 135.00'; thence South 89°41'53" East, 70.00'; thence South 00°41'14" East, 135.00'; thence North 89°41'53" West, 70.00' to the point of beginning, containing 0.217 acres.

Description of Parcel C

A parcel of land in the Southeast 1/4 of Section 22, T.2S., R.8E., Canton Township, Wayne County, Michigan described as commencing at the South 1/4 corner of Section 22, T.2S., R.8E.; and proceeding thence along the North and South 1/4 line of said Section 22, North 00°41'14" West, 866.90'; thence South 89°41'53" East, 183.01' to the point of beginning; thence North 00°41'14" West, 135.00'; thence South 89°41'53" East, 62.99'; thence South 00°41'14" East, 135.00'; thence North 89°41'53" West, 62.99' to the point of beginning, containing 0.195 acres.

FOREST E. YOUNGBLOOD, WAYNE COUNTY REGISTER OF DEEDS

APR 26, 1995

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