

\$10.00 DEED

RECORDED

FOREST E. YOUNGBLOOD, REGISTER OF DEEDS  
WAYNE COUNTY, MI

Receipt #69875

\$4.00 RENOVATION

**AMENDMENT TO THE BY-LAWS OF THE BELLE POINTE  
ESTATES CONDOMINIUM ASSOCIATION  
AS RECORDED IN  
LIBER 27582 AT PAGES 855 THROUGH 902**

The Belle Pointe Estates Condominium By laws as attached to the Master Deed and recorded in  
Liber 27582 Pages 855 to 902 is amended to read as follows: *PLAN 374*

**ARTICLE VI  
ARCHITECTURAL AND BUILDING SPECIFICATIONS  
AND USE RESTRICTIONS**

**Section 13. FENCES:**

- A.) Only chain link or wooden fences, approved by the Architectural Control Committee, no higher than (4) feet, may be erected along the perimeter of a Unit if in compliance with and approved, in writing, by the Architectural Control Committee.
- B.) No perimeter fences of any kind shall be allowed in the front portion of any residence constructed upon a Unit.
- C.) All fences of any/every description or use must be approved by the Architectural Control Committee.
- D.) No fences shall be built on any lot that abuts the pond located on the premises of the Belle Pointe Estates Condominiums.
- E.) No fences shall be built on corner lots that interfere with traffic safety, however exemptions may be allowed, if the Co-owner petitions and receives a finding of fact from the Architectural Control Committee.
- F.) Any fence that is erected may remain only by license (revocable at will) of the Architectural Control Committee.
- G.) All fences shall provide a finished surface on both sides.

**Section 15. LANDSCAPING, IRRIGATION AND WEED CONTROL:**

- A.) Anyone occupying a newly constructed residence between April 1 in any year and October 30 of that year shall, within thirty (30) days of occupancy install all sod, landscaping, trees and planting in accordance with the Co-owner's landscape plan approved by the Architectural Control Committee.
- B.) Anyone occupying a newly constructed residence between October 1 in any year and April 1 of the next succeeding year shall have all areas of the Unit landscaped as specified above by no later than May of that year.
- C.) Anyone purchasing a Unit shall install all of the landscaping specified in (A) above no later than one (1) month from the date of issuance of a Occupancy permit unless extended by the Architectural Control Committee.

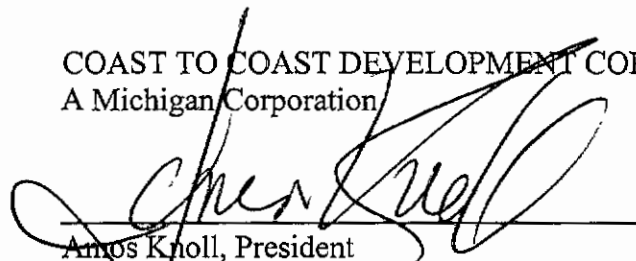
*1 Amd 10 4R 2P9 S MB*

- D.) No Co-owner shall perform any landscaping or plant any trees, shrubs, or flowers, or place any ornamental materials upon the Common Elements without the prior written approval; of the Architectural Control Committee.
- E.) All weeds shall be kept below a height of six (6) inches.
- F.) All landscaping must be in accordance with a plan approved by the Architectural Control Committee.

**Section 20. VEHICLES:** No vehicle other than licensed, insured and operating automobiles may be parked or stored on the condominium property. All house trailers, recreational vehicles, motor homes, commercial vehicles, boat trailer, boats, camping vehicles, camping trailers, motorcycles, all terrain vehicles, snowmobiles, snowmobile trailers or vehicles of any description, shall not be parked or stored upon the premises of the Condominium, unless parked inside the Co-owners garage. No inoperable vehicles of any type may be brought onto or stored upon the Condominium premises, either temporarily or permanently. All vehicles which are parked outside a garage, must be parked on the driveway and shall be operable, well maintained, and compatible in appearance with other vehicles in the Condominium. Clunkers and junkers are not permitted. No vehicle or automobile of any kind shall be parked outside a garage for more than one (1) week. The Condominium Association board of directors shall be given absolute authority over vehicles parked in open view within the Condominium property. Co-owners shall, if the Association requires, register with the Association all vehicles maintained on the Condominium premises. The Association shall have the right to tow away improperly parked vehicles and may also enable private towing of improperly parked vehicles to off-premises locations, all without any liability on the part of the Association to the Owner or user of any such improperly parked vehicles. All liability shall be the responsibility of the Co-owner and the vehicle owner only.

SIGNED THIS 28<sup>th</sup> DAY OF May, 1998.

COAST TO COAST DEVELOPMENT CORP.,  
A Michigan Corporation



Amos Knoll, President  
2285 Franklin Rd., Ste. 110  
Bloomfield Hills, MI 48302

Witness:

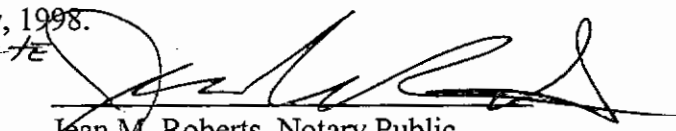


Diane Connelly



Bela Greenbaum

Subscribed and sworn to before me this 28<sup>th</sup> day of May, 1998.  
*Acknowledged BEFORE ME THIS DATE*  
*by Amos Knoll*



Jean M. Roberts, Notary Public  
Wayne County, Michigan  
My Comm. Exp. On 1-6-99

**RETURN TO DRAFTED BY**

Amos Knoll  
2285 FRANKLIN Rd St 110  
Bloomfield Hills, M. 48302

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