

WOODLAND ACRES NEIGHBORHOOD ASSOCIATION

Amendments to "AGREEMENT AND DECLARATION OF RESTRICTIONS," dated May 10, 1973 and recorded June 5, 1973 in Liber 469 of pages 982-986 of Eaton County Records and private road "MAINTENANCE AGREEMENT," dated April 20, 1984 and recorded in Liber 658 of pages 649-650 of Eaton County Records.

In accordance with section 15 of the above referenced "AGREEMENT AND DECLARATION OF RESTRICTIONS" affecting property and owners of the area commonly known as "Woodland Acres" the undersigned owners of lots and parcels in "Woodland Acres" hereby amend the above referenced documents as follows:

1. Rules for the Government of the Neighborhood Association and Regulation of Its Affairs

A. The owner of each lot or parcel shall be a member in the Association and entitled to one vote in the conduct of the business of the Association. (One vote per lot or parcel.)

B. There shall be at least one annual meeting of the members of the Association each calendar year.

1. Notice of the annual meeting shall be provided to members at least 30 days prior to the meeting.

2. Special meetings may be called by agreement of a majority of the members at any time by giving all members at least 14 days notice prior to the meeting.

3. A majority of the members shall constitute a quorum at any membership meeting.

C. Members shall elect, by majority vote of those members voting at a membership meeting, three members to act as directors of the Association. Each director shall serve a term. (The first year, one director shall be elected to serve a three-year term, one director shall be elected to serve a two-year term and one director shall be elected to serve a one-year term. Thereafter, one director shall be elected at the annual meeting.)

1. The directors shall convene and conduct the annual meeting.

2. The directors shall be authorized to conduct the business of the Association in accordance with the rules of the Association.

a. The directors shall collect fees for private road maintenance and other purposes as determined by the Association.

b. The directors shall deposit collected fees in an Association bank account and, upon signature of two of the directors, pay for services as determined by the Association.

3. The directors shall have no authority to expend any monies of the Association unless expressly authorized by a majority vote of members attending a membership meeting.

4. The directors shall keep a record of the meetings, actions and financial transactions of the Association, copies of which shall be made available to any member upon request.

5. The directors shall contact new residents regarding the Association.

6. The directors shall be responsible for notifying members of non-compliance with the terms of the Agreement and for recommending to the members means of enforcing the Agreement if necessary.

2. Association Fees

A. Road Maintenance

1. All members who rely, for ingress and egress to their property, on the private roads contained within Woodland Acres shall equally contribute annually to the Road Maintenance Fund.

a. The initial contribution and the annual contribution shall be determined by a majority of members affected and voting at a membership meeting.

b. Contributions shall be made by March 1 of each year.

2. The directors shall contract for snowplowing and road maintenance and shall make disbursements from the Road Maintenance Fund accordingly.

3. Should the proposed maintenance needs exceed funds available in the Fund, the directors shall convene a meeting of the affected members to address the issue before engaging in a maintenance contract.

B. Legal Fund

1. Members may initiate a Legal Fund if necessary to enforce the legal rights of the Association. It shall require a three-quarters majority vote of members voting at a membership meeting to establish the Legal Fund and set the assessment for the Fund.

2. Expenditures from the Legal Fund must be approved by a majority vote of the members voting at a membership meeting.

C. Other Fees

1. Special assessments may be made by the Association. It shall require a three-quarters majority vote of members voting at a membership meeting to establish a special assessment.

2. Expenditures of special assessments must be approved by a majority vote of the members voting at a membership meeting.

Woodland Acre Neighborhood Association Mtg.

November 20, 2016, 7:00P

HOUSEHOLDS REPRESENTED: 11 of 20, email notice sent 11/10/2016.

Don Pierce	10239 Woodland Acres	Stuart Pribble	10174 Woodland Acres
Dick & Nancy Switzer	10079 Woodland Acres	Mike Fiero	10090 Woodland Acres
Matt & Cheryl Richardson	10382 Apple Blossom	Chuck Lipsch	10134 Woodland Acres
Bruce & Janet Bierkamp	10350 Apple Blossom	Mike Gough	10033 Woodland Acres
Devin Lavengood	10306 Apple Blossom	Mike Cornell	10278 Apple Blossom Lane
		Steve & Wendy Bower	10230 Woodland Acres

Road Repair and Resurfacing

Having established a quorum (simple majority) of households in attendance, a neighborhood association meeting was held to discuss the manner to fund road repairs/resurfacing as needed in the future.

Road repair discussion ensued regarding the preliminary estimates gathered, (see estimate sheet from 10/19 email and **11/10 email notifying of meeting**). It was agreed that the estimated road repairs needed for Woodland Acres, Arbor Trail and Apple Blossom would be completed before Apple Blossom required additional repairs beyond those estimated. Discussion included when to plan for and how to fund for the eventual repair/resurfacing on Woodland Acres, Arbor Trail and Apple Blossom Lane. Based upon discussion, a date 3 years forward was determined to be the point of resurfacing (March 2020). The eleven households in attendance agreed to the following draft resolution that will be voted upon at a future January 15, 2017 Association meeting,

Tentative Resolution: Be it resolved that all twenty households, which constitute the Woodland Acres Neighborhood Association, will be responsible for committing a minimum of \$3,000.00 per household to perform needed repairs and resurfacing to Woodland Acres Drive, Arbor Trail and Apple Blossom Lane. The funds will be made payable to the association no later than March 1, 2020.

Additional Discussion Item

It was requested that all households review the street lighting connected to their homes. Each household is responsible for maintaining the light on their property. It was noted that all but one light is out on Woodland Acres Drive creating a safety concern for those walking pets or otherwise using the street at night. Please seek repairs to the lights as soon as possible.

MAINTENANCE AGREEMENT

LIBER 658 PAGE 649

This agreement is hereby entered into by all parties having ingress and egress over the 66 foot private road legally described as follows:

-----PRIVATE ROAD: A 66 ft. wide strip of land in the East 1/2 of the SW 1/4 of Section 19, T4N, R3W, Delta Township, Eaton County, Michigan, described as: Beginning on the South Section line S 87° 14' 29" W 801.32 ft. from the South 1/4 corner of said Section, said point of beginning also being the SW corner of the plat of WOODLAND ACRES NO. 2 (rec. in Liber 9 of Plats, on Pages 18 & 19); thence N 1° 12' 35" W along the West line of said plat and its Northerly extension, 608.60 ft. to a point on curve; thence Northeasterly 246.76 ft. along a 289.50 ft. radius curve concave to the Northwest, having a central angle of 48° 50' 13" and whose long chord bears N 23° 12' 32" E 239.36 ft. to a point of tangency; thence N 1° 12' 35" W 171.15 ft.; thence S 87° 14' 29" W 15.01 ft.; thence S 1° 12' 35" E 36.01 ft.; thence S 87° 14' 29" W 51.01 ft.; thence S 1° 12' 35" E 133.35 ft. to a point of curvature; thence Southwesterly 190.50 ft. along a 223.50 ft. radius curve concave to the Northwest, having a central angle of 48° 50' 13" and whose long chord bears S 23° 12' 32" W 184.79 ft. to a point of compound curvature; thence Southwesterly 190.92 ft. along a 276.13 ft. radius curve concave to the Northwest, having a central angle of 39° 36' 51" and whose long chord bears S 67° 26' 04" W 187.14 ft. to a point of tangency; thence S 87° 14' 29" W 148.22 ft.; thence S 1° 12' 35" E 66.02 ft.; thence N 87° 14' 29" E 150 ft. to a point of curvature; thence Northeasterly 156.33 ft. along a 342.13 ft. radius curve concave to the Northwest, having a central angle of 26° 10' 51" and whose long chord bears N 74° 09' 04" E 154.98 ft.; thence S 1° 12' 35" E 565.11 ft. to the South Section line; thence N 87° 14' 29" E 66.02 ft. to the point of beginning; containing 1.958 acres, more or less.-----

Whereas the parties hereto desire to provide for the joint maintenance of the PRIVATE ROAD on the above described premises.

Now therefore all parties agree to jointly maintain said PRIVATE ROAD and agree to share equally, expenses involved for said maintenance.

The above provisions shall apply to all parties, their grantees, heirs or assigns.

RECORDED

APR 30 2 34 PM '88

LINCOLN COUNTY, MICHIGAN
BY *[Signature]* DEPUTY

[Signature]

5.00

Dated this 26 day of April 1984.

Signed and Sealed in presence of:

Gordon Walter
Sandra K. Walter

Gordon Walter
Sandra K. Walter

Gordon Walter
Sandra K. Walter

Gordon Walter
Sandra K. Walter

David Peck
Sandra K. Lyons

Signed and Sealed:

James F. Walter (L.S.)
James F. Walter
Helga Walter (L.S.)
Helga Walter

James H. Brooks (L.S.)
James Brooks
Bonnie J. Brooks (L.S.)
Bonnie J. Brooks

Carol A. Tarry (L.S.)
Carol A. Tarry
Tim E. Tarry (L.S.)
Tim E. Tarry

Theodore R. Watson (L.S.)
Theodore R. Watson
Emma A. Watson (L.S.)
Emma A. Watson

Gordon Walter (L.S.)
Gordon Walter
Sandra K. Walter (L.S.)
Sandra K. Walter

State of Michigan
County of Eaton

The foregoing instrument was acknowledged before me this 26th day of April, 1984
by Gordon Walter and Sandra K. Walter

My comm. expires: Feb. 29, 1988

Sandra K. Lyons
Sandra K. Lyons
Notary Public, Eaton County Mich..

STATE OF MICHIGAN
COUNTY OF EATON

The foregoing instrument was acknowledged before me this 25th day of April 1984
by: James F. Walter, Helga Walter, James H. BROOKS, Bonnie J. Brooks, Carol A. Tarry,
Tim E. Tarry, Theodore R. Watson, Emma A. Watson,

My commission expires: July 16, 1986

Sandra K. Walter
Sandra K. Walter
Notary Public, Eaton County, Mich.

Drafted by: under direction of:

Gordon Walter
6225 E. Mt. Hope
Grand Ledge, Mich. 48837

PROPOSED LAND DIVISION

PREPARED FOR:

TIM LEA
10398 APPLE BLOSSOM LANE
GRAND LEDGE, MI 48837

PROPERTY DESCRIPTION:

PARCEL 7A

That part of the East 1/2 of the Southwest fractional 1/4 of Section 19, Town 4 North, Range 3 West, Delta Township, Eaton County, Michigan being more particularly described as: Commencing at the South 1/4 corner of Section 19, T4N, R3W; thence N01°28'34"E, 2000.00 feet along the North-South 1/4 line of Section 19; thence West, 507.84 feet parallel with the South line of Section 19 to the point of beginning of the following described parcel; thence continuing West, 122.31 feet parallel with the South line of Section 19; thence S01°31'11"W, 92.01 feet parallel with the West line of the East 1/2 of the Southwest fractional 1/4 of Section 19; thence West, 19.01 feet; thence S01°31'11"W, 733.00 feet; thence West, 66.02 feet; thence N01°31'11"E, 1460.10 feet to the East-West 1/4 line of Section 19; thence S89°15'47"E, 285.16 feet along said East-West 1/4 line; thence S01°31'11"W, 407.94 feet; thence S20°34'04"W, 238.62 feet to the point of beginning. Containing 5.23 acres, more or less, and subject to any easements of use or record.

PARCEL 7B

That part of the East 1/2 of the Southwest fractional 1/4 of Section 19, Town 4 North, Range 3 West, Delta Township, Eaton County, Michigan being more particularly described as: Commencing at the South 1/4 corner of Section 19, T4N, R3W; thence N01°28'34"E, 2000.00 feet along the North-South 1/4 line of Section 19 to the point of beginning of the following described parcel; thence West, 507.84 feet parallel with the South line of Section 19; thence N20°34'04"E, 238.62 feet; thence N01°31'11"E, 407.94 feet to the East-West 1/4 line of Section 19; thence S89°15'47"E, 429.36 feet along said East-West 1/4 line to the Center of Section; thence S01°28'34"W, 625.88 feet along the North-South 1/4 line of Section 19 to the point of beginning. Containing 6.40 acres, more or less, and subject to any easements of use or record.

PROPOSED INGRESS-EGRESS EASEMENT

An easement for ingress-egress over and across that part of the East 1/2 of the Southwest fractional 1/4 of Section 19, Town 4 North, Range 3 West, Delta Township, Eaton County, Michigan, being more particularly described as: Commencing at the South 1/4 Corner of Section 19; thence N01°28'34"E, 995.00 feet along the North-South 1/4 line of Section 19; thence West, 700.94 feet parallel with the South line of Section 19 to the point of beginning of the following described easement; thence continuing West, 15.01 feet; thence N01°31'11"E, 1035.03 feet, parallel with the West line of the East 1/2 of the Southwest fractional 1/4 of Section 19; thence East 382.80 feet; thence South, 30.00 feet; thence West, 298.56 feet; thence S01°31'11"W, 92.01 feet; thence West, 19.01 feet; thence S01°31'11"W, 733.00 feet; thence West, 31.16 feet; thence Southwesterly, 53.54 feet along the arc of a curve to the right, said curve having a radius of 65.00 feet, a delta angle of 47°11'34", and a chord bearing S23°56'34"W, 52.04 feet; thence S01°31'11"W, 132.43 feet to the point of beginning.

Note: Parcels 7A & 7B are a division of Parcel 7 from LSG Project No. 01-1710, dated Feb. 7, 2002 and recorded in Liber 1788, Page 320, Eaton County Records.

Bearings were established by holding a course of West along the south line of Section 19, per the description of record.

