

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 Libel of Plats, Pages 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:

SECTION 8. 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:

Frances R. Coles

Harry Chudnow

Stuart D. Sherr

STATE OF MICHIGAN

COUNTY OF OAKLAND

The within Instrument was acknowledged before me this 17th 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

Notary – Lisa Lott

This Document is digitization of scanned records and is missing key signatures found in the originals. This file is meant for residents to easily search and find relevant information pertaining to Nowland Estates Governing Documents.

Roger Sherr
Jennifer Budlong
William C. Nowland
L. Soraya Nowland

STATE OF MICHIGAN

COUNTY OF OAKLAND

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

Drafted by and when recorded return to: Stuart D. Sherr, Esq., 31555 W. Fourteen Mile Road, Suite 101, Farmington Hills, MI. 46334

DESCRIPTION OF THE NOWLAND PARCEL

A parcel or land in the Southeast 1/4 or Section 22, T28, R 8E, Canton Township, Wayne County, Michigan described as follows

Commencing at the South 1/4 of Section 22, T28, 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 8 89°44'33" E., 769.01' to the point or beginning of the parcel herein described; thence N. 00°1s·o1" E., 138 21 '; thence 8. 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 or Nowland Estates Subdivision, according to the Plat thereof recorded In Liber 101, Pages 80 through 83 Inclusive of Plats, Wayne County Records.

DESCRIPTION OF THE SUBDIVISION PARCEL

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

Commencing at the South 1/4 corner said Section 22, T28, R 8E., and proceeding thence along the North and South 1/4 line or 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 or said Franklin-Palmer Subdivision and in part along the boundary or 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. I, 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.