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**Moon Lake Property Owners Association
2008 Modified Deed Restrictions**

Revised Declaration of Building and Use Restrictions

Secluded Moon Lake, Woodridge Estates, Woodridge Estates II,
Woodland Manor, Valleywood Estates subdivisions.
Greenwood Township
Oscoda County, Michigan

Whereas, paragraph IX of the Building and Use Restrictions of Secluded Moon Lake Subdivision recorded July 26, 1968 at Liber 71 of Miscellaneous, pages 85-92, Oscoda County Register of Deeds Office, provides for additional lands to be brought within the scheme of the declaration, and

Whereas, for the benefit of present and future landowners, the subdivision of Secluded Moon Lake: part of the N 1/2 of the SE 1/4 of Sec. 12, T28N, R1E, Greenwood Township, Oscoda County, MI,
Woodridge Estates: part of the W 1/2 of the E 1/2 of Sec. 12, T28N, R1E, Greenwood Township, Oscoda County, MI,
Woodridge Estates II: part of SE 1/4 of the SW 1/4 of Sec. 12, T28N, R1E, Greenwood Township, Oscoda County, MI,
Woodland Manor: part of Sec. 12, T28n, R1E, Greenwood Township, Oscoda County, MI, and
Valleywood Estates: part of the E 1/2 of the NE 1/4, Sec. 12, T28N, R1E, Greenwood Township, Oscoda County, MI,
have previously been brought within the scheme of the declaration, and

Whereas, complimentary additions and modifications are deemed beneficial, the following Revised Declarations of Building and Use Restrictions are made:

Purpose:

The purpose of these restrictions is to ensure the use of the entire plat for attractive residential purposes, to prevent nuisances, to prevent impairment of the attractiveness of the property, to maintain the desirability of the community, and thereby to secure to each property owner the full benefits and enjoyments of their property with no greater restriction upon the free and undisturbed use of the property than is necessary to insure the same advantages to other owners. These restrictions shall apply to all lands within the associated subdivision lands, as noted above, and shall be appurtenant to and shall pass with the title to each lot.

Restrictions:

I. Use

Unless otherwise specified, all land and structures shall be used for single-family residential purposes; no commercial, business, or manufacturing uses shall be allowed. This restriction shall not apply to uses within designated areas, such as parks, the clubhouse, boat launch, or other common areas, used for the benefit of all property owners.

II. Type, Size, and Construction

1. Moon Lake property owners and their Association shall conform to the existing zoning and building restrictions of Greenwood Township and Oscoda County.
2. No mobile homes (manufactured single-wide dwellings) shall be allowed on lakefront lots or lots abutting a lakefront lot.
3. Garages or storage buildings shall conform in appearance to the residence on the lot.
4. No use shall create or allow a health or safety hazard or code violation, nor diminish surrounding property values. Garbage, trash, or debris, must be contained within properly maintained closed containers.
5. **Manufactured and Temporary Structures.** All manufactured homes (double-wide, mobile home, kit, etc.) and all temporary structures, (camper, 5th wheel trailer, tents, or any structure not permanently affixed to the ground) shall be in good, modern condition. Temporary structures may be used for camping or housing purposes on lots designated as camping lots within a subdivision. Manufactured homes may not be used or stored within a subdivision except on designated lots. The designated lots within each subdivision are as follow:

Secluded Moon Lake: none

Woodridge Estates: Manufactured home lots: 55-63, 67, 83-91, and 95-113.
Camping lots: 22-54, 64-66, 68-82, and 92-94.

Woodridge Estates II: Manufactured home lots: 146-151, 161-166, 209-211, 216-229, 248-254, 269-272, and 318-324.
Camping lots: 152-160, 172-186, 187-208, 212-215, 230-247, 313-317, and 325.

Woodland Manor: Manufactured home lots: 47-53, 56-66, 123-125, 127-130, and 159-163.
Camping lots: 67-122, and 131-158.

Valleywood Estates: Manufactured home lots: 58-70.
Camping lots: 1-57, and 71-139.

III. Setback

All setbacks shall comply with the Greenwood Township zoning ordinance. "Front" shall mean the street-side of any lot except for lakefront property where the lakeside shall be the "front".

IV. Signs

Temporary signs, such as real estate, for sale by owner, building trades, and garage sales may be used with the approval of the Building and Use Committee and in accordance with the Township Ordinances.

V. Maintenance Fund

1. Payment and Use. On May 1st of each year, the owners(s) of each lot shall pay to the Moon Lake Property Owner's Association the annual dues and assessments that have been duly approved. The MLPOA shall use those funds for maintenance of and improvements to the associated subdivision lands and specifically lands available for the benefit of all lot owners including, without limitation, the payment of taxes, insurance, labor material, equipment, and management costs.

2. Collection. Lot owner(s) shall be responsible for all collection costs. Annual dues and assessments not paid by June 1st of each year shall be delinquent, shall be subject to an interest rate of 6% per annum, and shall have added to them all collection costs, including administrative, court, lien, and attorney fees, all of which shall be subject to a lien on the lot. Delinquent payments and costs may be described in an affidavit and recorded at the County Register of Deeds Office. The lien may be enforced, as are real estate mortgages by foreclosure, by advertisement or in Circuit Court. The delinquent dues, assessments, and costs may also be collected through any other legal means, including Small Claims Court or a collection agency.

3. Exempt Property. The Following property shall be exempt from payment and collection:

- A. All property dedicated and accepted by a local public authority and devoted to public use, including an easement.
- B. All property designated for the benefit of all lot owners and the "Common Property" described in paragraph VI.

4. Modification and Assessment. The base annual dues for each lot will be \$45.00. The MLPOA may change the amount of the annual dues provided that changes will have the assent of the majority of the votes of members in good standing who are voting in person or by proxy at a meeting called for that purpose. Written notice shall be sent to

all members at least 30 days in advance and shall set forth the purpose of the meeting if the members are voting on a dues increase. Dues shall be charged equally to each lot. Combining lots for property tax purposed does not change the number of lots owned regarding MLPOA dues.

VI. Common Properties

Common Properties designated for the benefit of all lot owners include the following:

All Green areas listed on the plat (4)
The Pool and Beach
The Peninsula Park
The Boat Launch and Dock area
The Clubhouse property

Any other property owned by the Moon Lake Property Owners' Association

1. Subject to the rules, restrictions and regulations prescribed by the Moon Lake Property Owners Association, each lot owner in good standing shall have a right and easement of enjoyment in and to the property designated for the benefit of lot owners and such easement shall be appurtenant to and shall pass with the title to every lot.

2. The rights and easements of enjoyment created hereby shall be subject to the following:

a. The right of the Moon Lake Property Owners Association to borrow money and mortgage properties for the purpose of improving lands in and around Moon Lake. The members' rights and easements shall be subordinate to any mortgage given by Moon Lake Property Owners Association its successors or assigns as security for funds borrowed for said improvements.

b. The right of the Moon Lake Property Owners Association to charge reasonable admission and other fees for the use of such designated properties.

VII. Membership and Voting

1. A lot owner qualifies as a member of the Association. An owner of multiple lots shall constitute only a single member of the Association. Ownership shall mean legal ownership as land contract vendee or under other contract of sale; a security interest alone shall not constitute ownership.

2. Persons not holding an interest in any lot may become a non-voting member of the Association under terms and conditions prescribed by the Board of Directors.

3. Each lot shall be entitled to one vote but only one vote. A member shall be entitled to as many votes as the number of lots he (and his common owners, if any) owns. Each lot shall have one vote regardless of the numbers of common owners. That vote shall be cast as such common owners agree.

4. No lot owner may vote on any issue if that owner has not paid in full all dues, assessments, fees, and penalties, or is not a member in good standing as provided in the Association bylaws.

VIII. Easements

Easements for all installation and maintenance of public utilities or drainage facilities are reserved along and within 6 feet of all rear, front, and side lot lines. Such other easements are hereby reserved to enter upon the premises if necessary to construct, maintain or operate any public improvement above or under ground. If an owner of two adjoining lots builds on the common lot line, the sideline restriction shall automatically be inoperative for the common lot line.

IX. Invalidation

These covenants shall run with the land and shall be binding on all parties claiming under them for a period of 10 years and shall be extended for successive periods of ten (10) years unless and prior to the expiration of any such ten year period, an instrument signed by the Board of Directors and approved by a majority of the lot owners has been recorded changing or modifying said covenants in whole or part.

Invalidation of any one of these covenants by judgment or decree shall in no way effect any of the other provisions hereof which shall remain in full effect.

X. Animals

No animals other than domestic house pets under leash or other control will be allowed to be housed or otherwise maintained on the lands included within the Association. All County and Township animal control ordinances shall be in force.

XI. Docks

No permanent docks or other structure may be erected within the waters of Moon Lake without the approval of the Moon Lake Property Owners Association.

XII. Building and Use Committee

The Building and Use Committee shall consist of 3 members appointed by the Moon Lake Property Owners Board of Directors. The committee may designate one of its members to act in its behalf. The committee shall oversee the enforcement of the Articles of Restriction.

XIII. Enforcement and Modification

1. Enforcement. The Moon Lake Property Owners Association Board of Directors, the Building and Use Committee, the Legal Committee members, as well as Greenwood Township and Oscoda County may enforce these restrictions. Enforcement may be by all legal means, including without limitation, suits in courts of equity having jurisdiction to issue injunctions, and violations may be removed and abated at the cost of the person violating the restriction.

2. Modification. Proposals to modify these restrictions may be made in writing to the Building and Use Committee, which shall consider the proposal and make a recommendation to the Moon Lake Property Owners Association Board of Directors. The Board of Directors shall consider the proposal at its next regular meeting, and may modify the proposal, as it deems necessary. If approved by a majority vote, the Board, shall send notice of the modification proposal, as approved by the Board, to the last known address of each voting association member at least 30 days in advance of a regular or special association meeting at which the members shall vote on the modification proposal. If the modification proposal is approved by a majority vote of the association members, it shall be integrated into these restrictions and recorded with the County Register of Deeds.

I certify that this document is an accurate statement of the "Revised Declaration of Building and Use Restrictions" duly approved by the Moon Lake Property Owners Association this 4th day of MAY, 2018.

William M. Kendall
William M. Kendall

Ronald E. Palmquist
Ronald Palmquist, President, MLPOA

Dated: May 4, 2018

WILLIAM M. KENDALL
NOTARY PUBLIC, STATE OF MICHIGAN
COUNTY OF OSCODA
MY COMMISSION EXPIRES 9-19-23
ACTING IN THE COUNTY OF Oscoda