

AMENDMENT TO DECLARATION OF COVENANTS,  
CONDITIONS AND RESTRICTIONS

Recorded in Liber 19070, Pages 831 to 841 inclusive, Wayne County Records covering Trailwood Subdivision No. 2, Plymouth Township, Michigan, according to the Plat thereof as recorded in Liber 95 of Plats, Pages 52 to 54 inclusive, Wayne County Records

WHEREAS, the Declaration of Covenants, Conditions and Restrictions for Trailwood Subdivision No. 2 contains the following provisions:

ARTICLE VI - GENERAL PROVISIONS

Section 3 - Amendment

The Covenants and Restrictions of this Declaration shall run with and bind the land, for a term of twenty (20) years from the date this Declaration is recorded, after which time they shall be automatically extended for successive periods of ten (10) years. This Declaration may be amended during the first twenty (20) years period by an instrument signed by not less than ninety (90%) percent of the Lot Owners and Plymouth Township, and thereafter by an instrument signed by not less than seventy-five (75%) percent of the Lot Owners and Plymouth Township. Any amendment must be recorded.

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AND WHEREAS, the undersigned companies are in excess of ninety (90%) percent of the lot owners,

AND WHEREAS, Plymouth Township has joined in the execution of this Amendment.

NOW THEREFORE, in consideration of the mutual promises herein contained the receipt and adequacy of which is hereby acknowledged, it is agreed as follows:

Pursuant to Section 3 of Article VI of the Declaration of Covenants, Conditions and Restrictions Article V Building and Use Restrictions, Section 2 is hereby amended to read as follows:

Section 2. All dwellings erected or placed in the subdivision shall have ground floor area of the main structure, exclusive of one-story porches, open or enclosed breezeways and garages, of not less than 1300 square feet in the case of a one-story structure with a basement; not less than 900 square feet in the case of a story-and-a-half structure; not less than 800 square feet in the case of a two-story structure. Tri-level homes shall have not less than 1600 square feet for all floors combined; one-story homes without basements shall have not less than 1500 square feet of ground floor area. Rear-facing basements shall not be considered as part of the living area.

All other provisions of said Declaration shall remain unchanged.

WITNESSETH:

Richard L. Komer  
Richard L. Komer

Jane M. Graham  
Jane M. Graham

DOVER HOMES COMPANY,  
a Michigan Corporation  
By: Phillip Stollman  
Phillip Stollman, Secretary

BILTMORE HOMES COMPANY,  
a Michigan Corporation  
By: Norman J. Cohen  
Norman J. Cohen, President

CURTIS BUILDING COMPANY,  
a Michigan Corporation  
By: Allen Menuck  
Allen Menuck, Vice President

RECORDED JUL 17 1975 AT 10 O'CLOCK AM  
FOREST E. YOUNGBLOOD, Register of Deeds  
WAYNE COUNTY, MICHIGAN 48226



L119148 PA600

STATE OF MICHIGAN )  
 ) SS  
COUNTY OF OAKLAND )

The foregoing instrument was acknowledged before me this 27th day of May, 1975 by HAROLD CULLUM, President of DEAN CULLUM BUILDERS, INC., a Michigan Corporation on behalf of the corporation.

My commission expires:  
October 13, 1975

Jane M. Graham  
Jane M. Graham, Notary Public  
Oakland County, Michigan

STATE OF MICHIGAN )  
 ) SS  
COUNTY OF WAYNE )

On this 9th day of July, 1975 before me the subscriber, a Notary Public in and for said County, appeared J. D. MC LAREN and HELEN I. RICHARDSON who being by me duly sworn did say that they are the SUPERVISOR and CLERK respectively, of the TOWNSHIP OF PLYMOUTH, a Municipal Corporation, and that said instrument was signed in behalf of the TOWNSHIP OF PLYMOUTH, by authority of the Township Board of Trustees, acknowledged said instrument to be the free act and deed of the Township.

My commission expires:

March 3, 1979.

Marilyn A. Messing  
Notary Public  
Wayne County, Michigan

Drafted by and when recorded return to:

Richard L. Komer  
2900 W. Maple Road  
Troy, Michigan 48084