

**FIRST AMENDMENT TO DECLARATION OF COVENANTS AND RESTRICTIONS  
Lake Oakland Estates  
Waterford, Michigan**

THIS FIRST AMENDMENT to the Declaration of Covenants and Restrictions, Lake Oakland Estates, Waterford, Michigan is made as of \_\_\_\_\_, 2019 by the majority of lot owners of the Lake Oakland Estates, as defined in the Declaration of Covenants and Restrictions dated as of August 5, 1993 and recorded in Liber 14284, Page 150 through 176, inclusive, Oakland County Records (the "Declaration").

WHEREAS, the Declaration provides in Article X, Section 2 that its covenants may be amended by an instrument signed by a majority of the then owners of the lots agreeing to change said covenants; and

WHEREAS, the undersigned constitute a majority of the lot owners of Lake Oakland Estates as of the date written above; and

WHEREAS, the undersigned desire to amend the covenants and restrictions contained in the Declarations.

NOW, THEREFORE, the undersigned lot owners agree as follows:

1. Article II, Section 2(f) of the Declarations is amended and replaced in its entirety by the following: "(f) There shall be an annual meeting of the members of the Association commencing with the First Annual Meeting held as provided in Section 6 of this Article II. Other meetings may be provided for in the Bylaws of the Association. Notice shall be given, and documents and communications shall be sent to each member, by email to all emails provided for each individual representative designated by the respective member. The member must request a printed copy be delivered by USPS mail, otherwise the notices, documents and communications will be presumed to have been delivered when sent to the email address(es) provided."

2. Article III, Section 3(b)(3) shall be amended by adding the following sentence to the end of said section: "As of the 2019 year the assessment will be increased to \$325.00. In addition, the Association Board of Directors at an annual meeting, based upon the current year's

budget and projected budget, may assess an additional amount up to five percent (5%) above the Consumer Price Index increase.”

3. Article V, Section 2(j) shall be amended by adding the following sentence to the end of said section: “Notwithstanding the previous sentence, satellite dishes for Dish Network, Direct TV or similar services will be allowed, provided the dishes do not exceed forty inches (40”) in any dimension.”

4. Article V, Section 2(p) is deleted in its entirety.

5. Article V, Section 4(c) shall be amended by adding the following sentence to the end of said section: “Camping or party tents shall not be erected for a duration exceeding five (5) calendar days.”

6. Article V, Section 4(d) shall be amended by adding the following sentence to the end of said section: “Exception: The use of battery powered golf carts is permitted.”

7. Article VI, Section 1(g) is removed and replaced in its entirety by the following: “Pleasant View and Woodland Parks are to be used only by LOE residents and their guests. Guests in Pleasant View or Woodland Park must be accompanied by an LOE resident. To maintain quiet surroundings no motorized vehicles are allowed in the parks, with the exception of lawn mowing equipment conducting landscape maintenance and LOE residents’ battery powered golf carts. Park occupancy is to end by 2:00 AM each day.”

8. Article VI, Section 1(h) is removed and replaced in its entirety by the following: “Motorized boats shall not be launched from either park. Boats, canoes, rafts or any other type of floatation object used for transportation shall not be stored or maintained in Pleasant View Park or Woodland Park, nor shall any seasonal or permanent docks be erected or installed at the shoreline of Lake Oakland from the said parks. This restriction may not be waived or amended by the association without the consent of the Township Board of the Charter Township of Waterford.”

9. Article X, Section 2 shall be amended by adding the following sentence to the end of said section: “Upon amendments to the covenants, the covenants as amended shall be effective immediately upon recording with the Oakland County Register of Deeds, and shall be binding on all parties and all persons claiming under them for a period effective for a period of ten (10) years, after which time the covenants as amended shall be automatically extended for successive periods of ten (10) years unless subsequently amended as set forth above.”

AS INDICATED BY OUR SIGNATURES BELOW, the undersigned lot owners of Lake Oakland Estates, constituting a majority of the subdivision lot owners as of the date written above, agree to the terms contained in this First Amendment to Declaration of Covenants and Restrictions.

1 ALEY POTHEN  
Print name(s) Lot # - Address

2 \_\_\_\_\_  
Print name(s) Lot # - Address

3 \_\_\_\_\_

4 \_\_\_\_\_

Senke Comp

6 Jack Leach  


5 Dawson Comp

7 Michelle K. Varnese  
C.M. & H

8 \_\_\_\_\_

9 \_\_\_\_\_

10 \_\_\_\_\_

11 \_\_\_\_\_

12 \_\_\_\_\_

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13

\_\_\_\_\_

15

\_\_\_\_\_

17

\_\_\_\_\_

19

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Jennie

Paula Jennie

Lucy King

21

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23

Paul Walsh

\_\_\_\_\_

25

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Cheryl Higer

V. Gansowicz

27

Nancy Gansowicz

\_\_\_\_\_

14

\_\_\_\_\_

16

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18

\_\_\_\_\_

20

Janece

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22

Handwritten signature

Lillian A. Eric

24

Handwritten signature

Carl Bo

\_\_\_\_\_

26

John BECKER

Cheryl Becker

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28

\_\_\_\_\_

29. Jim Proctor  
Lori Proctor

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30. Jeff VanBeek

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31. Todd Burt  
Kerry S Bachtel

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32. Bill Burt  
Theresa A Burtel

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33. Richard L. Sabina  
Mary E Sabina

---

34. Pat Burt  
Kiddi Mae

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35.

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36. Paul R Burt  
Lorelei

---

37. Kenneth Leslie  
Judy Leslie

---

38. Wili W Tiedeman  
Teresa Tiedeman

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39. Mark W Bider  
Sabrina Bider

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40.

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41 ~~Suppl. Kostume~~  
~~Jonikoz Kostic~~

43 ~~[Signature]~~  
~~[Signature]~~

45 [Signature]

47 [Signature]

49 Janet T. Perry

51 \_\_\_\_\_

53 [Signature] Sandra Carraker  
[Signature] Patrick Carraker

55 [Signature]  
Michelle Weston 6

Carol Walsh

42 [Signature]

44 \_\_\_\_\_

46 Edward J. Huff  
Carrie L. Huff

48 [Signature]

50 Sonja S. Schults

52 [Signature]  
Vickie Schaper

54 \_\_\_\_\_

56 \_\_\_\_\_