

SECOND AMENDMENT TO DECLARATION OF
RESTRICTIONS FOR CRESCENT RIDGE
SUBDIVISION NO. 2

Liber 10123 Pg. 693-697

WHEREAS, the Crescent Ridge Subdivision Association, a Michigan Non-Profit Corporation, hereinafter referred to as the "Association" desires to amend the Declaration of Restrictions for Crescent Ridge Subdivision No. 2 for the benefit of all residents of the Subdivision, which is located in the City of Troy, Oakland County, Michigan and more particularly described as:

Lots 225 to 397 inclusive, of Crescent Ridge Subdivision No. 2, part of the East ½ of Section 5, T. 2 N., R. 11 E., City of Troy, Oakland County, Michigan, according to the Plat thereof, as recorded in Liber 194, Pages 31 through 40 inclusive, Oakland County, Records: hereinafter referred to as "Subdivision No. 2" and 194031 Ent 20-05-281-000

WHEREAS, the Association through its duly elected Board of Directors have obtained an approval of the below stated amendment by written consent of not less than Eighty (80%) percent of the lot owners pursuant to Article XI, Section 3 of the Declaration of Restrictions;

NOW, THEREFORE, in consideration of the premises and the covenants, terms and conditions contained herein, the Restrictions for Subdivision No. 2 are hereby amended, and additional restrictions are hereby established as follows:

1. Outside compressors for central air conditioners may be located in the rear or side yard and must be installed and maintained in such a manner so as to create no nuisance to the residents of the adjacent dwellings.
2. Basketball backboards or hoops may be located in rear or side yard of any lot and must be installed so as to create no nuisance to the residents of adjacent dwellings.
3. Mail boxes must be in compliance with U.S. Postal regulations for type, location, and grouping. The Board will keep a file of suggested manufacturers.
4. No single or stand-alone devices for the purpose of receiving newspapers, magazines, periodicals or other similar publications may be erected.
5. No swelling shall be permitted on any lot unless the living area thereof contains not less than 1800 sq. feet.

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No. 3 All lots in Subdivision No. 3 shall be used, held and/or sold expressly subject to the restrictions, covenants, easements, charges, liens and agreements set forth in the Restrictions and as provided herein, which restrictions, covenants, easements, charges, liens and agreements shall be incorporated by reference in all deeds of conveyance and contract for the sale of said lots and shall run with the land and be binding upon all grantees and assigns and their respective heirs, personal representatives, successors and assigns.

All conditions, restrictions, covenants and agreements in the Restrictions which are not herein specifically amended shall continue in full force and effect.

IN WITNESS HEREOF, the undersigned has cause these presents to be executed on the 11th of May, 1995.

CRESCENT RIDGE SUBDIVISION ASSOCIATION

Board of Directors:

Richard Kendziuk, President

Scott Wilson, Vice President

Gary Howard, Vice President

Mary Nofs, Treasurer

Janet Chapman, Secretary

Witnessed by: Kimberly L. Knopp

Renee Warner

The notary signing the amendment was:

Barbara J. Maloney (Commission Exp. 4/19/1997)