

# WILLOWBROOK COMMUNITY ASSOCIATION

## Bylaws and Constitution Updated 2022

### Purpose

To maintain and enforce building restrictions imposed upon the property within the subdivision in which members reside; to aid in maintaining the character of the neighborhood; to promote the social, educational and general welfare of all members; to afford a means for collective action in community projects.

### ARTICLE I

#### Name and Location

The name of the corporation shall be "WILLOWBROOK COMMUNITY ASSOCIATION". The location of this corporation shall be Sections 24 & 25 in the City of Novi, Oakland County, Michigan. The registered office of this corporation shall be in the vicinity of Willowbrook Estates Subdivision 1, 2, and 3 in the Village or City of Novi, County of Oakland, Michigan. The exact location shall be determined by the Board of Directors.

### ARTICLE II

#### Membership

Section 1. All persons owning property in Willowbrook are members of the Willowbrook Community Association.

Section 2. **ACTIVE:** All persons owning property in Willowbrook Subdivision shall be **ACTIVE** members of the corporation upon payment to the secretary and/or treasurer of such annual fees as shall then be in force.

Each dues paying household in good standing shall be entitled to cast one vote at all meetings of members.

### ARTICLE III

#### Fees

Section 1. The fiscal year of the corporation shall begin October 1 and end September 30 of each year.

Section 2. Each member of the association shall be required to pay the annual association fee set forth by the board of directors for the forthcoming year. Payment of fee constitutes **ACTIVE** membership in good standing in the Association, and **ACTIVE** members shall be entitled to all rights and privileges, and services provided by the Willowbrook Community Association, except where restricted in other sections of this constitution. The Association fee shall be fifteen dollars (\$15.00) annually.

Section 3. Annual fees shall be paid in advance and shall be deemed due on the first day in October of each year.

- Section 4. Any member whose fee for the current year shall not have been paid on or before October 1 shall be deemed delinquent. It shall be the duty of the secretary and/or treasurer to mail notice of delinquency to the delinquent homeowner on or before October 15 of each year. A member household whose fee remains unpaid on October 31 of each year shall be automatically suspended from membership in good standing until the fee is paid in full. The secretary and/or treasurer may accept installment payments for the Association fee in "hardship" cases upon authorization of the Board of Directors
- Section 5. (a) The funds of the Association shall be deposited in the name of the Association in such bank or banks as the directors shall direct. It is preferable that all deposits be made in a bank within the city of Novi.
- (b) Funds of the Association shall be withdrawn only at the direction of the Association, signed by the Treasurer and countersigned by one other officer.
- (c) The treasurer shall not sign checks or orders drawn on the General Fund to amounts exceeding in total the recurring sum of \$100.00 per month unless or until such expenditures have been authorized by resolution of the members.
- (d) The directors shall not authorize non-recurring expenditures exceeding the sum of \$200.00 each without vote of the members at a regular or special meeting of the members.
- Nothing herein contained shall be construed as prohibiting the issuance, signature, countersignature, and authorization of checks covering necessary operating expenses of the Association generally authorized by the members.
- Section 6. It shall be the duty of the treasurer to render a financial report concerning the Association to the members at least annually.
- Section 7. There shall be a review of the Association Financial records yearly to coincide with the annual elections. The reviewer shall be selected by the current Board of Directors and results made available at the meeting when annual elections are held.
- Section 8. The treasurer and secretary shall each be given a yearly nominal fee of \$500.00.
- Section 9. The president, vice-president, and directors shall each be given a yearly nominal fee of \$200.00. Participation in 70% of the Willowbrook meetings/activities is required of all officers and directors.

#### ARTICLE IV

##### Rules of Eligibility

- Section 1. The officers shall consist of a President, Vice-President, and Secretary and/or Treasurer. These officers shall be elected and only ACTIVE members in good standing shall be eligible and shall hold office for a term of one (1) year. For election of officers, only members in good standing shall be allowed to vote as defined in Article II.
- Section 2. In addition to the officers listed under Article IV, Section I, there shall be a maximum of eight (8) directors elected for one-year terms.

Section 3. The directors, together with the officers listed under Article IV, Section 1, shall constitute the Board of Directors. The rules of eligibility for the office of director shall be the same as for the other officers. It shall be the general policy, but not mandatory, that each section of the Willowbrook Subdivision (Willowbrook Subdivision 1, 2, and 3) shall be represented by at least two directors.

## ARTICLE V

### Duties of Officers

Section 1. The President shall be the chief executive officer of the Association and chairman of the Board of Directors. He/she shall preside at all meetings of the Association and of the Board of Directors, and he/she shall be ex officio, a member of all standing committees, and shall see that all resolutions and orders of the Board of Directors are carried into effect.

Section 2. The Vice-President shall fulfill all the duties of the President in case of the absence or disability of the latter, or such other duties as the Board of Directors shall prescribe.

Section 3. The Secretary shall have direct charge of all corporate books, records, and seals of the Association. He/she shall issue notices of all directors and members meetings and shall attend and keep the minutes of the same. He/she shall keep an accurate and up to date record of the names and addresses of all members. He/she shall perform all other duties as are incident to the office.

Section 4. The Treasurer shall have custody of all moneys and securities of the Association and shall give bond in such sum and with such surety as the directors may require conditioned upon the faithful performance of the duties of his/her office. The Board of Directors shall arrange for the treasurer to be bonded for an amount to be determined by them through an accredited bonding company.

Section 5. The Secretary and Treasurer positions may be combined however, the nominal fee provided the officer fulfilling both offices shall be \$500.00.

## ARTICLE VI

### Board of Directors

Section 1. The business and property of this organization shall be managed by the Board of Directors. A quorum for transacting business at any regular or special meetings of the Board of Directors shall consist of five.

Section 2. The Board of Directors shall meet once a month exempt in July and August, at a time and place to be determined by them. Special meetings of the Board of Directors may be held at any time at the call of the President or by mutual agreement of the directors or; upon written request of ten ACTIVE members of the Association.

Section 3. The Board of Directors shall receive monthly reports from all committees for necessary action or for submission to the Association at their meetings. The Board of Directors shall receive individual copies of the minutes of all regular and special meetings for consideration and analysis.

Section 4. In the event of the death, disqualification, or resignation of a member of the Board of Directors, the remaining directors shall elect a successor to serve until the next annual meeting at which time a successor shall be elected by the general membership to fill such vacancy. Any member of the board of directors serving less than a full year's term will be given a prorated nominal fee.

## ARTICLE VII

### Meetings

Section 1. The Association shall hold two regular meetings annually during the month of September and the month of February.

Section 2. Special meetings of the Association may be held at any time upon the call of the President, the Board of Directors, or if requested in writing, by twenty-five ACTIVE members.

Section 3. A quorum shall consist of a majority of ACTIVE members present, in good standing.

Section 4. The secretary shall give written notice of time, place, and purpose of all meetings of the Association to its entire membership in good standing at least five days prior to the date of the meeting.

Section 5. By unanimous consent of the Board of Directors, special meetings of the Board of Directors may be held at any time and place without prior notice.

## ARTICLE VIII

### Nominations and Elections

Section 1. The annual nomination and election of officers and directors shall be during the month of September and shall take office effective on October 1st. Each candidate who receives a majority of the valid votes cast shall be declared elected to the office for which said votes are cast.

## ARTICLE IX

### Committees

Section 1. The President, with the consent of the Directors, shall appoint all committees except such, if any, as shall be designated by vote of the members or otherwise directed herein.

Section 2. The regular committee(s) shall be as follows:

(a) Restrictions Committee: This committee shall be charged with the enforcement of building and use restrictions, and assist neighbors in calling to the attention of the proper authorities any violation or infractions of zoning ordinances and building codes of the Village or City of Novi.

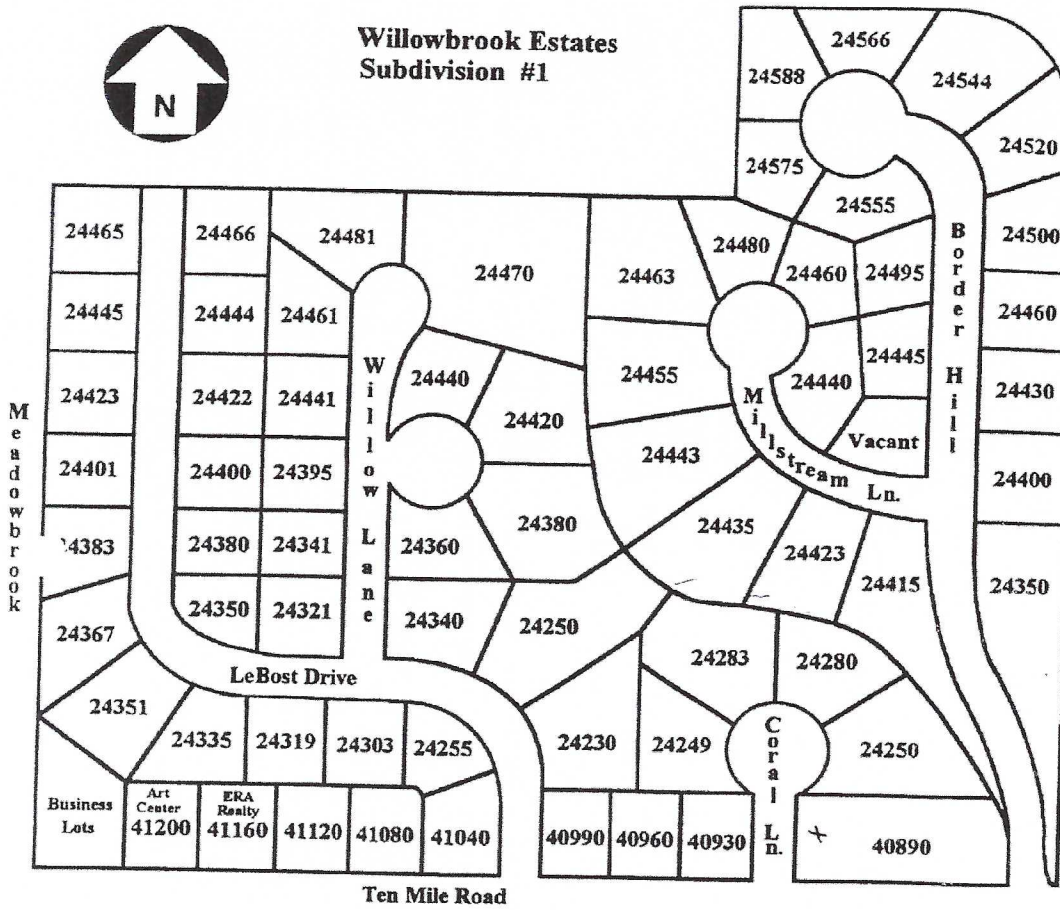
## ARTICLE X

### Amendments

This constitution may be amended at any regular meeting of members by two-thirds vote of the ACTIVE members present and entitled to vote provided the proposed amendment has been submitted in writing at the immediately preceding meeting of members.



**Willowbrook Estates  
Subdivision #1**



08-20-94

WILLOWBROOK ESTATES SUBDIVISION #1  
DECLARATION OF RESTRICTIONS

STATE OF MICHIGAN            )  
  )SS  
COUNTY OF OAKLAND         )

KNOW ALL MEN BY THESE PRESENT THAT we, Paul LeBost and Irene LeBost, his wife; Julius LeBost and Ann LeBost, his wife; Harry N. Grossman and Annette Grossman, his wife; and J. Leonard Hyman and Geraldine Hyman, his wife, all of 19200 James Couzens, Detroit 35, Michigan; herein sometimes called the Owners, are the proprietors of the following subdivision situated in the Township of Novi, Oakland County, Michigan.

Part of the S. W. 1/4 of Section 24, Town 1 North, Range 8 East, Township of Novi, Oakland County, Michigan described as follows:

Beginning at a point on the S. line of said Sec. 24, S. 89 degrees 36' 54" W. 2005.0 feet from the 114 sec. corner; thence due N. 934.76 ft.; thence S. 89 degrees 36' 54" W. 466.0 feet; thence S. 934.76 ft. to point on S. line of Sec. 24; thence North 89 degrees 36' 54" E. 466.0 ft. along sec. line to point of beginning, containing 10.0 acres of land, more or less, except lot 1 of Plat, reserved for business purposes.

Beginning at a point on the S. line of said Sec. 24, S. 89 degrees 36' 54" W. 1539.0 ft. from the 1/4 sec. corner; thence due N. 934.76 ft.; thence S. 89 degrees 36' 54" W. 466.0 ft.; thence due S. 934.76 ft. to point in S. line of Sec. 24; thence North 89 degrees 36' 54" E. 466.0 ft. along sec. line to point of beginning, containing 10.0 acres of land more or less, except Lot 30 of Plat, reserved for water supply station.

Beginning at a point on the S. line of said Sec. 24, S. 89 degrees 36' 54" W. 1104.0 ft. from the 1/4 sec. corner; thence due N. 1183.7 ft.; thence S. 89 degrees 36' 54" W. 434.0 ft.; thence due S. 1183.7 ft. to point in S. line of Sec. 24; thence N. 89 degrees 36' 54" E. 435.0 ft. along sec. line to the point of beginning, containing 11.82 acres of land, more or less.

RESTRICTIONS

(1) The term "lot", as herein used, shall mean (1) a platted lot, (2) all or a portion of a platted lot plus the contiguous whole or portion of an adjoining platted lot, the combined total frontage of which shall be not less than sixty feet. No dwelling shall be erected upon a site of less than a lot as above defined.

(2) No structures other than single family dwellings shall be erected anywhere in the subdivision.

(3) No dwelling shall house more than one family. No garage or carport shall be of a size larger than required to accommodate two pleasure automobiles. No commercial vehicle shall be kept overnight on streets or side drives within the subdivision. No pleasure automobile shall be parked on streets over night.

(4) No dwelling or garage structure shall be less than one story in height. No dwelling shall be less than eight hundred feet in area.

(5) Exclusive of overhanging bays, open and uncovered porches and steps, no dwelling shall be erected less than twenty-five feet from the front or rear lot line, nor less than five feet to the side lot line thereof.

(6) A Subdivision Control Committee is hereby established for the purpose of enforcing restrictions.

(7) Fences may be erected only on the side and rear lot lines. They shall be ornamental, not solid, nor of brick or stone. They shall not exceed four feet in height and shall not extend closer than twenty five feet to the front line. The Subdivision Control Committee may permit the extension of side line fences nearer to the front line, within its discretion.

(8) Side drives shall be uniformly installed within the discretion of the Subdivision Control Committee.

(9) No trailer, basement, tent, shack, shed, garage or structure other than a fully completed, inspected and approved dwelling may be used or occupied temporarily or permanently for dwelling purposes, or except temporarily for construction purposes, upon the lot on which placed.

(10) No structure shall be erected or altered unless and until the plans and specifications and a plan showing the locating of proposed structures upon the land shall have been submitted to and approved in writing by the Subdivision Control Committee, hereinafter provided for as to quality of workmanship and materials, harmony of external design with existing structures, and as to location of building on the lot.

(11) The Subdivision Control Committee consisting of Paul LeBost of Royal Oak, Julius LeBost of Royal Oak, William A. Parker of Detroit and Carson C. Hollingsworth of Pinckney and three of whom are authorized to act for the committee to January 1, 1960. Whenever there shall have been approved by the committee, plans for 75% of the lots in the subdivision, the owners of the lots therein may, by majority vote, elect successors to the committee members above named, each person voting being permitted to cast one ballot for each lot owned. Vacancies in the committee at any time shall be filled by the other members thereof. Except for the four persons above names, no one may serve upon said committee who is not an owner of a lot in the subdivision. The committee shall promptly consider and pass upon plans and specifications presented to it. Failure of the committee to approve, modify, or reject proposed plans and specifications on or before the expiration of thirty days after presentation, shall stand in lieu of approval.

(12) SIGNS No sign of any kind shall be displayed to the public view on any lot except one professional sign of not more than one square foot, one sign of not more than five square feet advertising the property for sale or rent, or signs used by a builder to advertise the property during the construction and sales period.

(13) GARBAGE AND REFUSE DISPOSAL No lot shall be used or maintained as a dumping ground for rubbish. Trash, garbage, or other waste shall not be kept, except in sanitary containers.

(14) All sewage shall be disposed of by septic tank or other sanitary method approved by Michigan Department of Health or by such public body as may succeed to its duties and functions in the location of the restricted premises. Every septic tank and the appurtenant drainage field shall be approved in writing by the owner as to location, design and construction and shall conform to all requirements of the public health officers and bodies having control or jurisdiction in the matter and shall give due regard to any published recommendations of the Michigan Department of Health or any public body which may succeed to its duties and functions in the location of the restricted premises. All garbage and other refuse shall be promptly disposed of so as not to be objectionable to neighboring property owners, and no sewage, garbage or other refuse shall be permitted to enter any lake, canal or connecting waterway within the restricted premises or bordering thereon.

(15) WATER SUPPLY AND MAINTENANCE Water for said subdivision shall be supplied by Willowbrook Estate Water Company, Corporation.

(16) EASEMENTS are hereby created in accordance with the recorded plat.

(17) WATERWAY Each property owner backing up to WATERWAY EASEMENT will maintain and keep open said waterway.



(18) TERM These covenants are to run with the land and shall be binding on all parties an all persons claiming under them for a period of twenty-five years from the date these covenants are recorded, after which time said covenants shall be automatically extended for successive periods of ten years unless an instrument signed by a majority of the ten owners of the lots has been recorded, agreeing to change said covenants in whole or in part.

(19) ENFORCEMENT Enforcement shall be by proceedings at law or in equity against any person or persons violating or attempting to violate any covenant either to restrain violation or to recover damages.

(20) SEVERABILITY Invalidation of any one of these covenants by judgment or court order shall in no wise effect any of the other provisions which shall remain in full force and effect.

Dated this 19th day of July, A.D. 1954.

SIGNED, SEALED, AND DELIVERED IN  
PRESENCE OF:  
W. A. Parker  
Madeline Efrusy

SIGNED AND SEALED:  
Paul LeBost (L.S.)  
Irene LeBost (L.S.)  
Julius LeBost (L.S.)  
Ann LeBost (L.S.)  
Harry N. Grossman (L.S.)  
Annette Grossman (L.S.)  
J. Leonard Hyman (L.S.)  
Geraldine Hyman (L.S.)

WILLOWBROOK ESTATES SUBDIVISION #1  
AMENDMENT TO DECLARATION OF RESTRICTIONS

STATE OF MICHIGAN    )  
                                  )SS  
COUNTY OF OAKLAND    )

RESTRICTIONS

All restrictions set forth in Declaration filed with the Oakland County of Deeds on September 2nd, 1954, in Liber 3194, Page 222,k are affirmed and to be in full force and effect, except Lots 1 and 2 of said subdivision, which are and restricted for business purposes.

Dated this 4th day of January, A.D. 1955.

SIGNED SEALED AND DELIVERED  
IN PRESENCE OF:

Dora Wilson  
Carson Hollingworth

SIGNED AND SEALED:

Paul LeBost               (L.S.)  
Irene LeBost              (L.S.)

Subscribed and personally appeared before me, a Notary Public in and for said County, the above named Paul LeBost and Irene LeBost, his wife, on the 4th day of January, A.D. 1955, to me known to be the persons described in and who executed the foregoing instrument and acknowledged that they executed the same as their free act and deed.

Dora Wilson  
Notary Public, Wayne County, Mich.  
My commission expires 9/11/57

LIBER 17248PG150

Recorded 5/28/97  
Oakland County Register of Deeds

AMENDMENT TO DECLARATION OF RESTRICTIONS

WILLOWBROOK ESTATES SUBDIVISION #1

STATE OF MICHIGAN )  
                                  )SS  
COUNTY OF OAKLAND )

AMENDED RESTRICTION

Paragraph (4) of the original Restrictions are amended so that the reference to the single story dwelling shall now read: No dwelling or garage structure shall be less than one story in height. No dwelling shall be less than eight hundred square feet in area. Original Restrictions in Liber 3194 p. 222. Amended Restrictions in Liber 3281 p. 367.

This amendment was approved by a majority vote as outlined in the original Covenants and Restrictions. In all other respects, the Restrictions as heretofore declared and filed are affirmed.

Dated this 22nd day of May. A.D. 1997.

SIGNED, SEALED AND DELIVERED IN  
PRESENCE OF:

Dorothy J. Laird  
Witness

Susan L. Fennelly  
Witness

WILLOWBROOK ESTATES ASSOCIATION  
SIGNED AND SEALED:

Pat Fennelly  
President

Margaret Jankowski  
Vice President

Ken MacMillan  
Treasurer

Barbara Hillier  
Secretary

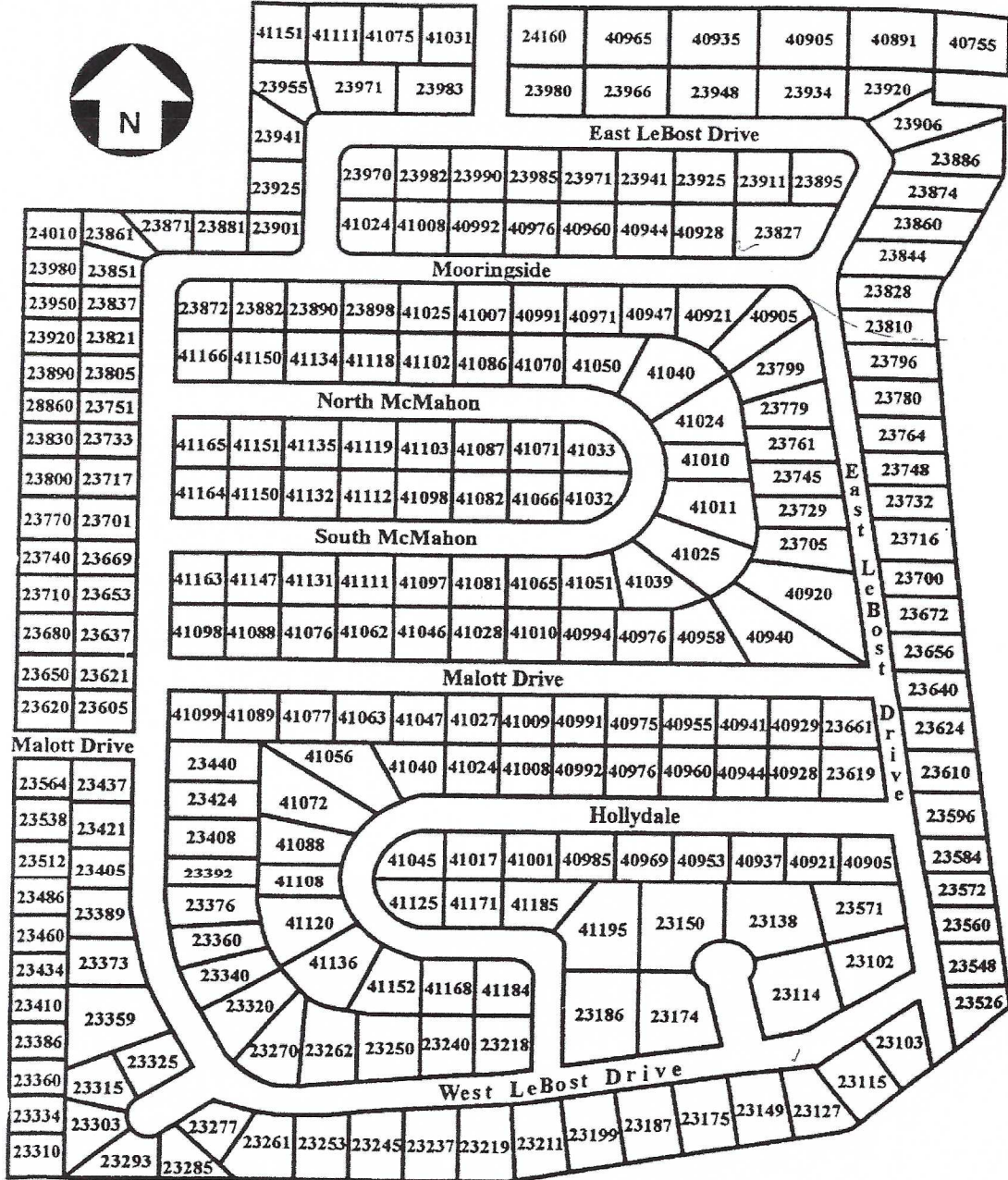
Subscribed and personally appeared before me, a Notary Public in and for said County, the above named Patrick Fennelly, President; Margaret Jankowski, Vice President; Ken MacMillan, Treasurer; and Barbara Hillier, Secretary (Executive Board\*), on the 22nd day of May. A.D. 1997, to me known to be the persons described in and who executed the foregoing instrument and acknowledged that they executed the same as their free act and deed.

\* of Willowbrook Estates Sub.

Dorothy J. Laird  
Notary Public, Oakland County, Michigan

22-24-351-000  
Lots 1 - 68

## Willowbrook Estates Subdivision # 2



WILLOWBROOK ESTATES SUBDIVISION #2

RESTRICTIONS

Paul LeBost, et al  
as to  
Willowbrook Estates Subdivision #2  
of Part of Section 25, Town 1 North  
Range 8 East, Novi Township, Oakland  
County, Michigan, recorded in liber 77  
page 4 and 5 of Oakland County Plats.

Declaration of Restrictions  
Liber 3310, pages 290-293, O.C.R.  
Dated: November 30, 1954  
Acknowledged: April 5, 1955  
Recorded: April 6, 1955  
Register No. 22140

Know All Men By These Present That we, Paul LeBost; Julius LeBost; Harry N. Grossman; and J. Leonard Hyman, all of 19200 James Couzens, Detroit 35, Michigan; herein sometimes called the Owners, are the proprietors of the following subdivision situated in the Township of Novi, Oakland County, Michigan.

Of Part of Section 25, Town 1 North, Range 8 East, Novi Township, Oakland County, Michigan.

Willowbrook Estates Subdivision #2, Recorded in liber 77 pages 4 and 5 of Oakland County Plats.

RESTRICTIONS:

(1) The term "lot" as herein used, shall mean (1) a platted lot, (2) all or a portion of a platted lot plus the contiguous whole or portion of an adjoining platted lot, the combined total frontage of which shall be not less than sixty feet. No dwelling shall be erected upon a site of less than a lot as above defined.

(2) No structures other than single family dwellings shall be erected anywhere in the subdivision.

(3) No dwelling shall house more than one family. No garage or car port shall of a size larger than required to accommodate two pleasure automobiles. No commercial vehicle shall be kept overnight on streets or side-drives within the subdivision. No pleasure automobile shall be parked on streets overnight.

(4) No dwelling or garage structure shall be less than one story in height. No dwelling shall be less than eight hundred feet in area.

(5) Exclusive of overhanging bays, open and uncovered porches and steps, no dwelling shall be erected less than twenty-five feet from the front or rear lot line, nor less than five feet to the side lot line thereof.

(6) A Subdivision Control Committee is hereby established for the purpose of enforcing restrictions.

(7) Fences may be erected only on the side and rear lot lines. They shall be ornamental, not solid, nor of brick or stone. They shall not exceed four feet in height and shall not extend closer than twenty-five feet to the front line. The Subdivision Control Committee may permit the extension of side line fences nearer to the front line, within its discretion.

(8) Side drives shall be uniformly installed within the discretion of the Subdivision Control Committee.

(9) No trailer, basement, tent, shack, shed, garage or structure other than a fully completed, inspected and approved dwelling may be used or occupied temporarily or permanently for dwelling purposes, or except temporarily for construction purposes, upon the lot on which placed.

(10) No structure shall be erected or altered unless and until the plans and specifications and a plan showing the locating of proposed structures upon the land shall have been submitted to and approved in writing by the Subdivision Control Committee, hereinafter provided for as to quality of workmanship and materials, harmony of external design with existing structures, and as to location of building on the lot.

(11) The Subdivision Control Committee consisting of Paul LeBost of Royal Oak, Julius LeBost of Royal Oak, William A. Parker of Detroit and Carson C. Hollingsworth of Pinckney and three of whom are authorized to act for the committee to January 1, 1960. Whenever there shall have been approved by the committee, plans for 75% of the lots in the subdivision, the owners of the lots therein may, by majority vote, elect successors to the committee members above named, each person voting being permitted to cast one ballot for each lot owned. Vacancies in the committee at any time shall be filled by the other members thereof. Except for the four persons above names, no one may serve upon said committee who is not an owner of a lot in the subdivision. The committee shall promptly consider and pass upon plans and specifications presented to it. Failure of the committee to approve modify or reject proposed plans and specifications on or before the expiration of thirty days after presentation, shall stand in lieu of approval.

(12) SIGNS No sign of any kind shall be displayed to the public view on any lot except one professional sign of not more than one square foot, one sign of not more than five square feet advertising the property for sale or rent, or signs used by a builder to advertise the property during the construction and sales period.

(13) GARBAGE AND REFUSE DISPOSAL No lot shall be used or maintained as a dumping ground for rubbish. Trash, garbage, or other waste shall not be kept, except in sanitary containers.

(14) All sewage shall be disposed of by septic tank or other sanitary method approved by Michigan Department of Health or by such public body as may succeed to its duties and functions in the location of the restricted premises. Every septic tank and the appurtenant drainage field shall be approved in writing by the owner as to location, design and construction and shall conform to all requirements of the public health officers and bodies having control or jurisdiction in the matter and shall give due regard to any published recommendations of the Michigan Department of Health or any public body which may succeed to its duties and functions in the location of the restricted premises. All garbage and other refuse shall be promptly disposed of so as not to be objectionable to neighboring property owners, and no sewage, garbage or other refuse shall be permitted to enter any lake, canal or connecting waterway within the restricted premises or bordering thereon.

(15) WATER SUPPLY AND MAINTENANCE Water for said subdivision shall be supplied by Willowbrook Estate Water Company, Corporation.

(16) EASEMENTS are hereby created in accordance with the recorded plat.

(17) WATERWAY Each property owner backing up to WATERWAY EASEMENT will maintain and keep open said waterway.

(18) TERM These covenants are to run with the land and shall be binding on all parties and all persons claiming under them for a period of twenty-five years from the date these covenants are recorded, after which time said covenants shall be automatically extended for successive periods of ten years unless an instrument signed by a majority of the ten owners of the lots has been recorded, agreeing to change said covenants in whole or in part.

(19) ENFORCEMENT Enforcement shall be by proceedings at law or in equity against any person or persons violating or attempting to violate any covenant either to restrain violation or to recover damages.

(20) SEVERABILITY Invalidation of any one of these covenants by judgment or court order shall in no wise effect any of the other provisions which shall remain in full force and effect.

Signed and acknowledged by Paul LeBost, Julius LeBost, Harry N. Grossman, and J. Leonard Hyman.

LIER 17248PG150

Recorded 5128197  
Oakland County Register of Deeds

AMENDMENT TO DECLARATION OF RESTRICTIONS  
WILLOWBROOK ESTATES SUBDIVISION #2

STATE OF MICHIGAN    )  
                                  )SS  
COUNTY OF OAKLAND    )

AMENDED RESTRICTION

Paragraph (4) of the original Restrictions are amended so that the reference to the single story dwelling shall now read: No dwelling or garage structure shall be less than one story in height. No dwelling shall be less than eight hundred square feet in area. Original Restrictions in Liber 3194 p. 222. Amended Restrictions in Liber 3281 p. 367.

This amendment was approved by a majority vote as outlined in the original Covenants and Restrictions. In all other respects, the Restrictions as heretofore declared and filed are affirmed.

Dated this 22nd day of May, A.D. 1997.

SIGNED, SEALED AND DELIVERED IN  
PRESENCE OF:

Dorothy J. Laird  
Witness

Susan L. Fennelly  
Witness

WILLOWBROOK ESTATES ASSOCIATION  
SIGNED AND SEALED:

Pat Fennelly  
President

Margaret Jankowski  
Vice President

Ken MacMillan  
Treasurer

Barbara Hillier  
Secretary

Subscribed and personally appeared before me, a Notary Public in and for said County, the above named Patrick Fennelly, President; Margaret Jankowski, Vice President; Ken MacMillan, Treasurer; and Barbara Hillier, Secretary (Executive Board\*), on the 22nd day of May, A.D. 1997, to me known to be the persons described in and who executed the foregoing instrument and acknowledged that they executed the same as their free act and deed.

\* of Willowbrook Estates Sub.

Dorothy J. Laird  
Notary Public, Oakland County, Michigan

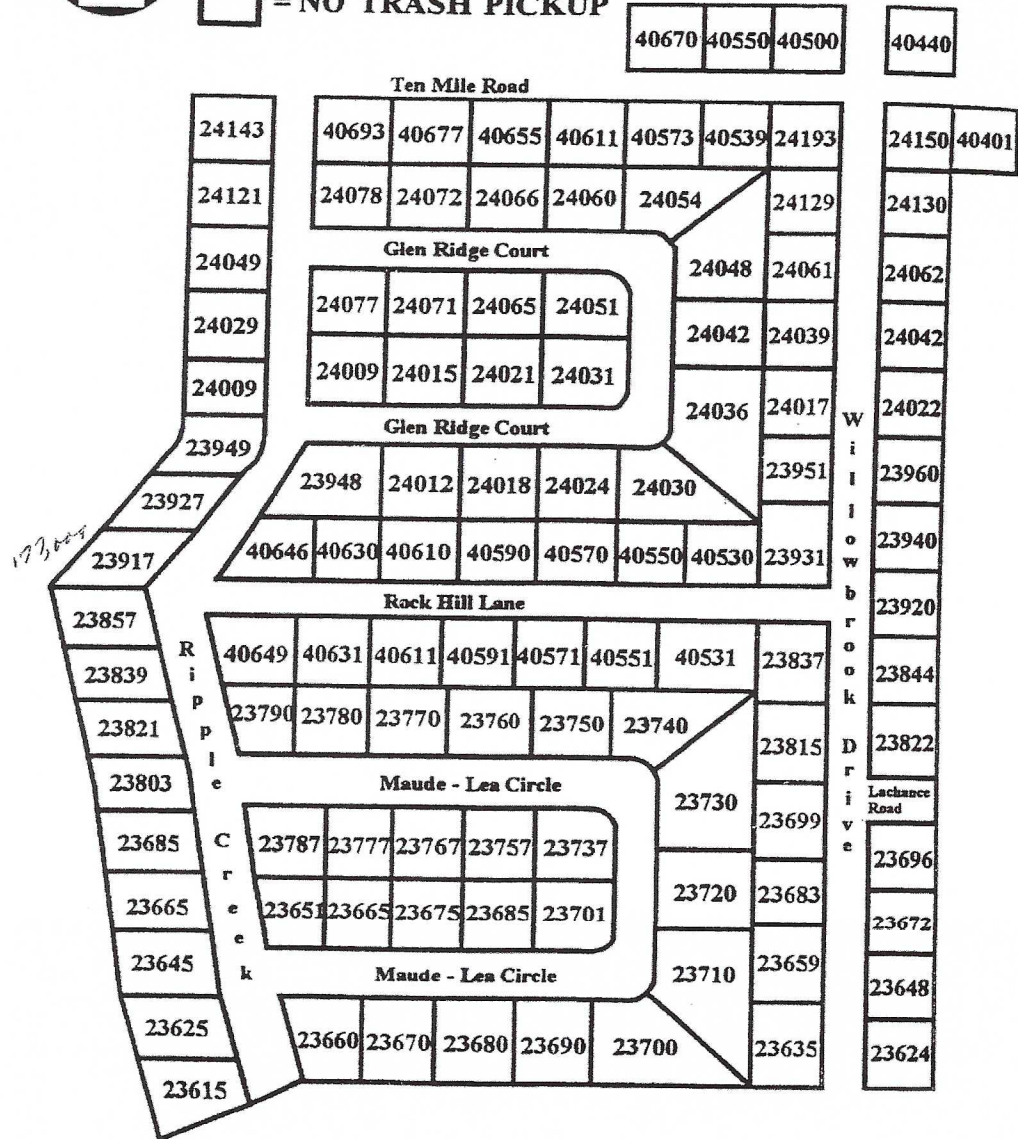
22-24-351-000  
Lots 1 - 259





### Willowbrook Estates Subdivision #3

= NO TRASH PICKUP



WILLOWBROOK ESTATES SUBDIVISION #3  
DECLARATION OF RESTRICTIONS

STATE OF MICHIGAN    )  
  )SS  
COUNTY OF OAKLAND    )

Know All Men By These Present That we, Paul LeBost; Julius LeBost; Harry N. Grossman; and J. Leonard Hyman, all of 19200 James Couzens, Detroit 35, Michigan; herein sometimes called the Owners, are the proprietors of the following subdivision situated in the Township of Novi, Oakland County, Michigan.

Of Part of Section 25, Town 1 North, Range 8 East,  
Novi Township, Oakland County, Michigan

RESTRICTIONS

(1) The term "lot", as herein used, shall mean (1) a platted lot, (2) all or a portion of a platted lot plus the contiguous whole or portion of an adjoining platted lot, the combined total frontage of which shall be not less than sixty feet. No dwelling shall be erected upon a site of less than a lot as above defined.

(2) Only one single residence and a garage and outbuildings incidental to such residential use may be erected upon each of the lots of Willowbrook Estates Subdivision #3, and the same may be used and occupied solely for such above designated purposes.

(3) No dwelling or garage structure shall be less than one story in height. No dwelling shall be less than eight hundred feet in area.

(4) Exclusive of overhanging bays, open and uncovered porches and steps, no dwelling shall be erected less than twenty-five feet from the front or rear lot line, nor less than five feet to the side lot line thereof.

(5) A Subdivision Control Committee is hereby established for the purpose of enforcing restrictions.

(6) Fences may be erected only on the side and rear lot lines. They shall be ornamental, not solid, nor of brick or stone. They shall not exceed four feet in height and shall not extend closer than twenty-five feet to the front line. The Subdivision Control Committee may permit the extension of side line fences nearer to the front line, within its discretion.

(7) No trailer, basement, tent, shack, shed, garage or structure other than a fully completed, inspected and approved dwelling may be used or occupied temporarily or permanently for dwelling purposes, or except temporarily for construction purposes, upon the lot on which placed.

(8) No structure shall be erected or altered unless and until the plans and specifications and a plan showing the locating of proposed structures upon the land shall have been submitted to and approved in writing by the Subdivision Control Committee, hereinafter provided for as to quality of workmanship and materials, harmony of external design with existing structures, and as to location of building on the lot.

(9) The Subdivision Control Committee consisting of Paul LeBost of Royal Oak, Julius LeBost of Royal Oak, William A. Parker of Detroit and Carson C. Hollingsworth of Pinckney and three of whom are authorized to act for the committee to January 1, 1960. Whenever there shall have been approved by the committee, plans for 75% of the lots in the subdivision, the owners of the lots therein may, by majority vote, elect successors to the committee members above named, each person voting being permitted to cast one ballot for each lot owned. Vacancies in the committee at any time shall be filled by the other members thereof. Except for the four persons above names, no one may serve upon said committee who is not an owner of a lot

in the subdivision. The committee shall promptly consider and pass upon plans and specifications presented to it. Failure of the committee to approve, modify, or reject proposed plans and specifications on or before the expiration of thirty days after presentation, shall stand in lieu of approval.

(10) SIGNS No sign of any kind shall be displayed to the public view on any lot except one professional sign of not more than one square foot, one sign of not more than five square feet advertising the property for sale or rent, or signs used by a builder to advertise the property during the construction and sales period.

(11) GARBAGE AND REFUSE DISPOSAL No lot shall be used or maintained as a dumping ground for rubbish. Trash, garbage, or other waste shall not be kept, except in sanitary containers.

(12) WATER SUPPLY AND MAINTENANCE Water for said subdivision shall be supplied by Willowbrook Estate Water Company, Corporation.

(13) EASEMENTS are hereby created in accordance with the recorded plat.

(14) WATERWAY Each property owner backing up to WATERWAY EASEMENT will maintain and keep open said waterway.

(15) No fence, garage, shed or structure shall be erected unless complete plans for said fence, garage, shed or structure have been submitted and approved, in writing, by the Subdivision Control Committee.

(16) The surface water drainage grade as set by the developer or builder and approved by the Subdivision Control Committee shall be the established grade, shall be maintained by the individual lot owners and no change thereof shall be permitted unless approved, in writing, by the Subdivision Control Committee.

(17) Easements as shown on the recorded plat, are to be used for utility purposes as well as for the construction and maintenance of proper land grades for the control of surface and storm water.

GENERAL PROVISIONS

TERM These covenants are to run with the land and shall be binding on all parties and all persons claiming under them for a period of twenty-five years from the date these covenants are recorded, after which time said covenants shall be automatically extended for successive periods of ten years unless an instrument signed by a majority of the ten owners of the lots has been recorded, agreeing to change said covenants in whole or in part.

ENFORCEMENT Enforcement shall be by proceedings at law or in equity against any person or persons violating or attempting to violate any covenant either to restrain violation or to recover damages.

SEVERABILITY Invalidation of any one of these covenants by judgment or court order shall in no wise effect any of the other provisions which shall remain in full force and effect.

Dated this 2nd day of February A.D. 1956.

SIGNED, SEALED AND DELIVERED  
IN PRESENCE OF:

C. C. Hollingsworth  
Madeline Efrusy

SIGNED AND SEALED:

Paul LeBost  
Julius LeBost  
Harry N. Grossman

STATE OF MICHIGAN

COUNTY OF OAKLAND

On this second day of February in the year one thousand Nine Hundred Fifty-six, before me a Notary Public, in and for said county, personally appeared Paul LeBost, Julius LeBost, and Harry N. Grossman, to me known to be the same persons described in and who executed the within instrument, who then acknowledged the same to be their free act and deed.

Madeline Efrusy - Notary Public

WILLOWBROOK ESTATES SUBDIVISION #3

AMENDMENT TO RESTRICTIONS

AMENDED RESTRICTIONS

Declaration of Restrictions dated and acknowledged February 2, 1956 and recorded in Liber 3479, pages 7 through 10 inclusive, Oakland County Records, is hereby amended as follows:

(15) No fence, garage, shed or structure shall be erected unless complete plans for said fence, garage, shed or structure have been submitted and approved, in writing, by the Subdivision Control Committee.

(16) The surface water drainage grade as set by the developer or builder and approved by the Subdivision Control Committee shall be the established grade, shall be maintained by the individual lot owners and no change thereof shall be permitted unless approved, in writing, by the Subdivision Control Committee.

(17) Easements as shown on the recorded plat, are to be used for utility purposes as well as for the construction and maintenance of proper land grades for the control of surface and storm water.

In all other respects the original recorded Restrictions as heretofore declared are hereby affirmed.

Dated this 15th day of August 1956.

WITNESSES:

C. C. Hollingsworth  
Madeline Efrusy  
Rose Tessmer

SIGNED AND SEALED:

Paul LeBost  
Julius LeBost  
Harry N. Grossman

On this 15th day of August 1956 before me personally appeared Paul LeBost, and Harry N. Grossman, to me known to be the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same as their free act and deed.

Madeline Efrusy. Notary Public