

# TWIN-SUN LAKES SUBDIVISION HOMEOWNERS ASSOCIATION

## BYLAWS

### ARTICLE I

#### PURPOSE

Twin-Sun Lakes Subdivision Homeowners Association, a Michigan nonprofit corporation (the "Association"), is organized under the applicable laws of the State of Michigan for those specific and general purposes set forth in the Association's Articles of Incorporation. In furtherance of such purposes, the Association shall promote and maintain the safety, property values and general well being of the members of the Association and the property of the members located within the Twin-Sun Lakes Subdivision (the "Subdivision"), and shall provide maintenance services with respect to certain common areas within the Subdivision (the "Common Areas") to which reference is made in that certain Additional Building and Use Restrictions dated September 18, 1998 (the "Restrictions"), executed by Sierra Development, Inc., a Michigan corporation (the "Developer") and recorded on September 23, 1998 in Liber 18981, Page 474, Oakland County Records. All terms used and not otherwise defined herein shall have the same meaning as set forth in the Restrictions.

### ARTICLE II

#### MEMBERS

Section 1. Eligibility. The corporation shall have two classes of membership, being Class A and Class B, as follows:

- (a) Class A membership shall be voting, and the owner of a Lot other than the Developer shall be a Class A member;
- (b) Class B membership shall be voting, and the Developer shall be the only Class B member;
- (c) Class A members shall be entitled to one (1) vote for every Lot owned. Class B members shall be entitled to three (3) votes for every Lot owned;
- (d) At such time as each Lot owned by Developer is transferred, except five (5) or more Lots to a builder, the Class B membership for that Lot shall be converted to Class A membership; in the event that five (5) or more Lots are transferred to a builder, those Lots shall retain their class membership until subsequently transferred; and
- (e) At such time as 75% or more of the Lots shall have occupied residences on them or at such earlier time as shall have been designated in writing by the Developer the Association shall be turned over to the Owners.

Section 2. Active Members. Notwithstanding Section 1 of this Article II, only eligible individuals who have currently paid any and all dues and/or assessments levied by the Association within the time periods for making such payments shall be considered active members of the Association. Only active members shall be eligible for election or appointment as directors or officers of the Association, or for membership on an Association committee. Only active members shall be entitled to vote on any

matter coming before the Association for decision. Furthermore, only active members shall be entitled to the use and benefit of the Common Areas. As used herein, the term "member" means only an active member.

### ARTICLE III

#### DUES AND ASSESSMENTS

Section 1. Dues and Assessments. The Board of Directors shall determine the amount of dues and/or assessments to be levied from time to time. The basis of the annual assessments, and the maximum amounts thereof, shall be as follows:

- (a) from and after January 1st of the year immediately following the conveyance of the first Lot to an Owner other than Developer, the maximum annual assessment shall be One Hundred Dollars (\$100.00) per Lot provided that such amount may be increased by the Board to Three Hundred Dollars (\$300.00) per Lot;
- (b) thereafter, the maximum annual assessment may be increased each year by the Board not more than ten percent (10%) above the maximum assessment for the prior year without a vote of the Owners (it being understood that the maximum annual assessment for any year may be increased by more than ten percent (10%) above the maximum assessment for the prior year upon the affirmative vote of two-thirds of the Owners voting in person, or by proxy, at a meeting duly called for that purpose);
- (c) the Board may, after consideration of the current fiscal needs of the corporation, fix the actual annual assessment for any year at an amount less than the maximum herein otherwise permitted;
- (d) an additional assessment for those Lot owners with a boat slip, from and after January 1st of the year immediately following the conveyance of the first Lot to an Owner other than Developer, the maximum annual additional assessment shall be Fifty Dollars (\$50.00) per Lot provided that such amount may be increased by the Board to One Hundred and Fifty Dollars (\$150.00) per Lot, without a vote of the Owners; and
- (e) the foregoing notwithstanding, no annual assessment shall be imposed upon Lots owned by Developer.

In addition to the annual assessments provided for herein, the Association may levy special assessments applicable to any assessment year only for the purpose of defraying, in whole or in part, the cost of any construction, reconstruction, repair or replacement of a capital improvement to the Common Areas; provided, however, that any such special assessment shall first be approved by two-thirds (2/3) of the votes of the members who are voting in person or by proxy at a meeting duly called for this purpose.

All annual, special and deficiency assessments shall be fixed and established at the same rate for all Lots.

Section 2. Notice of Dues and Assessments. The Board of Directors shall cause a notice of any dues and/or assessments of members to be delivered by first-class mail or by personal delivery. Except in the case of Association dues to be used for the general purpose of defraying costs incurred by

the Association in the normal conduct of its business, the notice shall state the purpose of the levy and the method used to determine the amount of assessment.

Section 3. Payment of Dues and Assessments. The first annual assessment shall commence and be due for each Lot from the Owner within thirty (30) days after title is acquired by an Owner to such Lot except that with respect to Lots owned by the Developer, there shall be no assessments due. In the event of land contract or option sales by the Developer, the land contract vendee or optionee shall be responsible for all assessments for the Lot sold on land contract or option from the date of the land contract or option. The amount of the annual assessment which shall be due for the first annual assessment shall be an amount which bears the same proportion to the annual assessment specified in Section 1 of this Article III as the remaining number of months in that year bears to twelve (12). The annual assessments for any year, after the first assessment year, shall become due and payable on the first day of February of each year; provided, however, that the Board of Directors, in its discretion may establish an installment program for payment of the annual, special or deficit assessments and may charge interest in connection therewith, but each such assessment shall be and immediately become a lien on each Lot on the date assessed.

Subject to the foregoing provisions, each member shall pay the amount of dues and/or assessments levied within the time period granted by the Board of Directors. The time period shall not be less than thirty (30) days from the date of notice, unless otherwise required by unavoidable circumstances. The Board of Directors shall maintain in the office of the Association a roster of the Lots and assessments applicable thereto, which roster shall be open to inspection by any member at all reasonable times.

Section 4. Default in Payment. If dues and/or assessments are not paid within the required time period set by the Board of Directors, they shall be considered as being in default. A member whose dues and/or assessments are in default shall no longer be an active member of the Association and shall lose the privileges of active membership, as such privileges are set forth in Section 2 of Article II. The Board of Directors may foreclose the lien granted by these Bylaws when a member is in default. If a director or officer of the Association loses the privileges of active membership, he or she shall immediately be relieved of the duties of such position. A member may again become an active member by paying to the Association all assessments in default (including those levied while a member but not an active member), with interest at the highest rate permitted by law from thirty (30) days after the due date of each obligation in default, to the date of payment. If a member has been relieved of his or her position as a director or officer by virtue of a default hereunder, and such vacancy has not been filled, upon reinstatement as an active member such person shall again hold such position. If such vacancy has been filled, reinstatement as an active member shall not entitle such person to such prior position.

## ARTICLE IV

### VOTING

Section 1. Vote. Except as otherwise provided in these Bylaws, each member shall be entitled to one vote for each Lot owned. When more than one (1) person or entity holds an interest in any Lot ("multiple ownership"), all such persons shall be members but in no event shall there be more than one (1) vote cast with respect to any such Lot. When more than one (1) person or entity holds an interest in any Lot, such vote shall be exercised as the holders of such interests may, among themselves, agree and they shall so notify the Association in writing prior to any vote. Where a Lot is subject to multiple ownership, and the Lot Owners fail or refuse to notify the Association of such multiple ownership within fifteen (15) days of the date set for the meeting, then and in such event the Lot Owner whose name first appears on record title shall be deemed the member authorized to vote on behalf of all the multiple Lot

Owners and any vote cast in person or by proxy by said Lot Owner or the failure of said Lot Owner to vote shall be binding and conclusive on all such multiple Lot Owners.

Section 2. Eligibility to Vote. No member shall be entitled to vote at any meeting of the Association until the member has presented evidence of ownership of a Lot in the Subdivision to the Association. The vote of each member may be cast only by the individual representative designated by such member in the notice required in Section 3 of this Article IV or by a proxy given by such individual representative.

Section 3. Designation of Voting Representative. Each member shall file a written notice with the Association designating the individual representative who shall vote at meetings of the Association and receive all notices and other communications from the Association on behalf of such member. Such notice shall state the name and address of the individual representative designated, the street address of the Lot or Lots owned by the member, and the name and address of each person, firm, corporation, partnership, association, trust or other entity who is the member. Such notice shall be signed and dated by the member. The individual representative designated may be changed by the member at any time by filing a new notice in the manner herein provided. At any meeting the filing of such written notice as a prerequisite to voting may be waived by the chairman of the meeting.

Section 4. Annual Meeting. There shall be an annual meeting of the members held as provided in Article V, Section 2 hereof. Other meetings shall be held as provided for in Article V hereof. Notice of the time, place and subject matter of all meetings shall be given by mailing the same to each individual representative designated by the respective members.

25%  
Section 5. Quorum ~~Except as otherwise provided in these Bylaws, the presence in person or by proxy of more than one quarter (1/4) of the active voting members of the Association shall constitute a quorum for holding a meeting of the members of the Association, except for voting on questions specifically required by the Restrictions, the Articles of Incorporation or these Bylaws to require a greater quorum. The written vote of any person furnished at or prior to any duly called meeting at which meeting such person is not otherwise present in person or by proxy shall be counted in determining the presence of a quorum with respect to the question upon which the vote is cast.~~

Section 6. Voting. Votes may be cast only in person or by a writing duly signed by the designated voting representative not present at a given meeting in person or by proxy. Proxies and any written votes must be filed with the Secretary of the Association at or before the appointed time of each meeting of the members of the Association. Cumulative voting shall not be permitted.

51%  
Section 7. Majority. Unless otherwise required by law or by the Restrictions, the Articles of Incorporation or these Bylaws, any action which could be authorized at a meeting of the members shall be authorized by an affirmative vote of more than fifty-one (51%) percent of the members. The foregoing statement and any other provision of the Restrictions, the Articles of Incorporation or these Bylaws requiring the approval of a majority (or other stated percentage) of the members shall be construed to mean, unless otherwise specifically stated, a fifty-one (51%) percent (or other stated percentage) of the votes cast by active members present in person or by proxy (or written vote, if applicable) at a given meeting of the members duly called and held.

12 total votes / unc...  
 70 votes  
 100 60% = 60 votes = 30  
 90  
 104  
 = 30 votes  
 H.P. ...

ARTICLE V  
 MEETINGS

Section 1. Place of Meeting. Meetings of the Association shall be held at a suitable place convenient to the members as may be designated by the Board of Directors. Meetings of the Association shall be conducted in accordance with Roberts Rules of Order or some other generally recognized manual of parliamentary procedure, when not otherwise in conflict with the Restrictions, Articles of Incorporation, these Bylaws, or the laws of the State of Michigan.

Section 2. Annual Meetings. Following the first annual meeting, annual meetings of members of the Association shall be in the month of March each succeeding year (commencing the third Tuesday of March of the calendar year following the year in which the first annual meeting is held) on a date and at such time and place as shall be determined by the Board of Directors. At such meetings there shall be elected by ballot of the members a Board of Directors in accordance with the requirements of these Bylaws. The members may also transact at annual meetings such other business of the Association as may properly come before them.

Section 3. Special Meetings. It shall be the duty of the President to call a special meeting of the members as directed by resolution of the Board of Directors or upon a petition signed by one-third (1/3) of the members presented to the Secretary of the Association, but only after the first annual meeting has been held. Notice of any special meeting shall state the time and place of such meeting and the purposes thereof. No business shall be transacted at a special meeting except as stated in the notice.

Section 4. Notice of Quorum for Action Authorized Under Article III. Written notice of any meeting called for the purpose of taking any action authorized under Article III of these Bylaws shall be sent to all members entitled to vote not less than fifteen (15) days in advance of such meeting. At the first meeting so called, the presence at the meeting of the members, or of proxies, entitled to cast [sixty percent (60%)] of all votes of the Class A and Class B membership shall constitute a quorum. If the required quorum is not present at such meeting, another meeting may be called, subject to the notice requirement set forth above, and the required quorum at such subsequent meeting shall be one-half (1/2) of the required quorum at the proceeding meeting provided that such subsequent meeting shall be held not less than sixty (60) days following the proceeding meeting at which a quorum was not present.

Section 5. Notice of Meetings. It shall be the duty of the Secretary (or other Association officer designated by the President in the Secretary's absence) to serve a notice of each annual or special meeting, stating the purpose thereof as well as the time and place where it is to be held, upon each member of record, at least ten (10) days but not more than sixty (60) days prior to such meeting. The mailing, postage prepaid, of a notice to the representative of each member at the address shown in the notice required by Article IV, Section 3 of these Bylaws to be filed with the Association shall be deemed notice served. Any member may, by written waiver of notice signed by such member, waive such notice, and such waiver, when filed in the records of the Association, shall be deemed due notice.

Section 6. Adjournment. If any meeting of members cannot be held because a quorum is not in attendance, the members who are present may adjourn the meeting to a time not less than ten (10) days from the time the original meeting was called, and notice of the meeting shall be provided as set forth in Section 5 of this Article V.

60% of votes  
 60% of votes  
 + 50% of votes =

Section 7. Action Without Meeting. Any action which may be taken at a meeting of the members (except for the election or removal of directors) may be taken without a meeting by written ballot of the members. Ballots shall be solicited in the same manner as provided in Section 5 of this Article V for the giving of notice of meetings of members. Such solicitations shall specify (a) the number of responses needed to meet the quorum requirements; (b) the percentage of approvals necessary to approve the action; and (c) the time by which ballots must be received in order to be counted. The form of written ballot shall afford an opportunity to specify a choice between approval and disapproval of each matter and shall provide that, where the member specifies a choice, the vote shall be cast in accordance therewith. Approval by written ballot shall be constituted by receipt, within the time period specified in the solicitation, of (i) a number of ballots which equals or exceeds the quorum which would be required if the action were taken at a meeting; and (ii) a number of votes which equals or exceeds the number of votes which would be required for approval if the action were taken at a meeting at which the total number of votes cast was the same as the total number of ballots cast.

Section 8. Minutes; Presumption of Notice. Minutes or a similar record of the proceedings of meetings of members, when signed by the President or Secretary, shall be presumed truthfully to evidence the matters set forth therein. A recitation in the minutes of any such meeting that notice of the meeting was properly given shall be prima facie evidence that such notice was given.

## ARTICLE VI

### BOARD OF DIRECTORS

Section 1. Number and Qualification of Directors. The Board of Directors shall consist of at least five (5) and not more than fifteen (15) persons, all of whom must be members of the Association. Directors shall serve without compensation.

Section 2. Election of Directors; Terms. The first Board of Directors shall be selected by the Developer and shall manage the affairs of the Association until the first annual meeting of the members of the Association. The successors to the first Board of Directors shall be elected at the first annual meeting of the members of the Association. The nominees who receive the highest number of votes shall be elected. Directors shall serve one (1) year terms, unless they sooner resign or are removed. The Directors shall hold office until their successors have been elected and hold their first meeting.

Section 3. Powers and Duties. The Board of Directors shall have the powers and duties normally enjoyed by directors of nonprofit corporations as more fully provided in the Michigan Nonprofit Corporation Act.

Section 4. Other Duties. In addition to the foregoing duties imposed by these Bylaws or any further duties which may be imposed by resolution of the members of the Association, the Board of Directors shall be responsible specifically for the following:

- (a) To levy and collect assessments against and from the members of the Association and to use the proceeds thereof for the purposes of the Association.
- (b) To carry insurance and collect and allocate the proceeds thereof.
- (c) To rebuild improvements after casualty.

(d) To maintain the Common Areas and contract for and employ persons, firms, corporations or other agents to assist in the maintenance of the Common Areas.

(e) To own, maintain, improve, operate and manage, and to buy, sell, convey, assign, mortgage or lease (as landlord or tenant) any real or personal property (including any Lot in the Subdivision) on behalf of the Association in furtherance of any of the purposes of the Association.

(f) To borrow money and issue evidences of indebtedness in furtherance of any or all of the purposes of the Association, and to secure the same by mortgage, pledge, or other lien on property owned by the Association; provided, however, that any such action shall be subject to the approval of not less than two-thirds (2/3) of the members of the Association.

(g) To establish such committees as it deems necessary, convenient or desirable and to appoint persons thereto for the purpose of implementing the administration of the Association and to delegate to such committees any functions or responsibilities which are not by law, the Restrictions, Articles of Incorporation, or these Bylaws required to be performed by the Board.

(h) To enforce the provisions of the Restrictions, Articles of Incorporation and these Bylaws.

Section 5. Vacancies. Vacancies in the Board of Directors which occur by any reason other than the removal of a director by a vote of the members of the Association shall be filled by vote of the majority of the remaining directors, even though they may constitute less than a quorum. Each person so elected shall be a director until a successor is elected at the next annual meeting of the members of the Association.

Section 6. Removal. At any regular or special meeting of the Association duly called with due notice of the removal action proposed to be taken, any one or more of the directors may be removed with or without cause by the affirmative vote of more than fifty (51%) percent of all of the active members and a successor may then and there be elected to fill any vacancy thus created. The quorum requirement for the purpose of filling such vacancy shall be the normal quorum set forth in Article IV, Section 5. Any director whose removal has been proposed by the members shall be given an opportunity to be heard at the meeting.

Section 7. First Meeting. The first meeting of a newly elected Board of Directors shall be held within ten (10) days of election at such place as shall be fixed by the directors at the meeting at which such directors were elected, and no notice shall be necessary to the newly elected directors in order legally to constitute such meeting, provided a majority of the whole Board shall be present.

Section 8. Regular Meetings. Regular meetings of the Board of Directors may be held at such times and places as shall be determined from time to time by a majority of the directors, but at least two such meetings shall be held during each fiscal year. Notice of regular meetings of the Board of Directors shall be given to each director personally, by mail, telephone or telegraph, at least ten (10) days prior to the date named for such meeting.

Section 9. Special Meetings. Special meetings of the Board of Directors may be called by the President on three (3) days' notice to each director given personally, by mail, telephone or telegraph, which notice shall state the time, place and purpose of the meeting. Special meetings of the Board of Directors shall be called by the President or Secretary in like manner and on like notice on the written request of two directors.

Section 10. Waiver of Notice. Before or at any meeting of the Board of Directors, any director may, in writing, waive notice of such meeting and such waiver shall be deemed equivalent to the giving of such notice. Attendance by a director at any meetings of the Board shall be deemed a waiver of notice by him of the time and place thereof. If all the directors are present at any meeting of the Board, no notice shall be required and any business may be transacted at such meeting.

Section 11. Quorum. At all meetings of the Board of Directors, a majority of the directors shall constitute a quorum for the transaction of business, and the acts of the majority of the directors present at a meeting at which a quorum is present shall be the acts of the Board of Directors. If, at any meeting of the Board of Directors, there is less than a quorum present, the majority of those present may adjourn the meeting to a subsequent time upon twenty-four (24) hours' prior written notice delivered to all directors not present. At any such adjourned meeting, any business which might have been transacted at the meeting as originally called may be transacted without further notice. The joinder of a director in the action of a meeting by signing and concurring in the minutes thereof, shall constitute the presence of such director for purposes of determining a quorum.

Section 12. Fidelity Bonds. The Board of Directors may require that all officers and employees of the Association handling or responsible for Association funds shall furnish adequate fidelity bonds. The premiums on such bonds shall be expenses of administration.

## ARTICLE VII

### OFFICERS

Section 1. Officers. The principal officers of the Association shall be a President, a Secretary and a Treasurer, who shall be members of the Board of Directors. The directors may appoint such other officers as in their judgment may be necessary.

(a) President. The President shall be the chief executive officer of the Association, and shall preside at all meetings of the Association and of the Board of Directors. The President shall have all of the general powers and duties which are usually vested in the office of the President of an Association, including, but not limited to, the power to appoint committees from among the members of the Association from time to time in the President's discretion as may be deemed appropriate to assist in the conduct of the affairs of the Association.

(b) Secretary. The Secretary shall keep the minutes of all meetings of the Board of Directors and the minutes of all meetings of the members of the Association and shall have charge of the corporate seal and of such books and papers as the Board of Directors may direct; and shall, in general, perform all duties incident to the office of the Secretary.

(c) Treasurer. The Treasurer shall have responsibility for the Association's funds and securities and shall be responsible for keeping full and accurate accounts of all receipts and disbursements in books belonging to the Association. The Treasurer shall be responsible for the deposit of all monies and other valuable effects in the name and to the credit of the Association, and in such depositories as may, from time to time, be designated by the Board of Directors.

Section 2. Election. The officers of the Association shall be elected annually by the Board of Directors at the organizational meeting of each new Board and shall hold office at the pleasure of the Board.



Section 3. Removal. Upon affirmative vote of a majority of the members of the Board of Directors, any officer may be removed either with or without cause, and the officer's successor elected at any regular meeting of the Board of Directors, or at any special meeting of the Board called for such purpose. No such removal action may be taken, however, unless the matter shall have been included in the notice of such meeting. The officer who is proposed to be removed shall be given an opportunity to be heard at the meeting.

Section 4. Duties. The officers shall have such other duties, powers and responsibilities as shall, from time to time, be authorized by the Board of Directors.

## ARTICLE VIII

### FINANCE

Section 1. Fiscal Year. The fiscal year of the Association shall be an annual period commencing on such date as may be initially determined by the Board. The commencement date of the fiscal year shall be subject to change by the Board for accounting reasons or other good cause.

Section 2. Bank. Funds of the Association shall be initially deposited in such bank or savings association as may be designated by the Board and shall be withdrawn only upon the check or order of such officers, employees or agents as are designated by resolution of the Board of Directors from time to time. The funds may be invested from time to time in accounts or deposit certificates of such bank or savings association as are insured by the Federal Deposit Insurance Corporation or the Federal Savings and Loan Insurance Corporation and may also be invested in interest-bearing obligations of the United States Government.

## ARTICLE IX

### INDEMNIFICATION OF OFFICERS AND DIRECTORS

Every director and officer of the Association shall be indemnified by the Association against all expenses and liabilities, including attorneys' fees, incurred by or imposed upon the director or officer in connection with any proceeding to which the director or officer may be a party, or may become involved, by reason of the director or officer being or having been a director or officer of the Association, whether or not a director or officer at the time such expenses are incurred, except in such cases wherein the director or officer is adjudged guilty of willful or wanton misconduct or gross negligence in the performance of such director's or officer's duties; provided that, in the event of any claim for reimbursement or indemnification hereunder based upon a settlement by the director or officer seeking such reimbursement or indemnification, the indemnification herein shall apply only if the Board of Directors (with the director seeking reimbursement abstaining) approves such settlement and reimbursement as being in the best interest of the Association. The foregoing right of indemnification shall be in addition to and not exclusive of all other rights to which such director or officer may be entitled. At least ten (10) days prior to payment of any indemnification which it has approved, the Board of Directors shall notify all members thereof. Further, the Board of Directors is authorized to carry directors' and officers' liability insurance covering acts of the directors and officers of the Association in such amounts as it shall deem appropriate.

## ARTICLE X

### AMENDMENTS

Section 1. Method. These Bylaws may be amended by the Association, at a duly constituted meeting, by the affirmative vote of a majority of the members entitled to vote.

Section 2. Proposed. Amendments to these Bylaws may be proposed by the Board of Directors of the Association acting upon the vote of a majority of the Directors or by one-third (1/3) or more in number of the active members of the Association whether meeting as active members or by instrument in writing signed by them.

Section 3. Meeting. Upon any such amendment being proposed, a meeting for the consideration of the same shall be duly called in accordance with these Bylaws.

Section 4. Distribution. A copy of each amendment to these Bylaws shall be furnished to every active member of the Association after adoption; provided, however, that any amendment adopted in accordance with this Article shall be binding upon all members irrespective of whether such persons actually receive a copy of the amendment.

## ARTICLE XI

### SEVERABILITY

In the event that any of the terms, provisions or covenants of these Bylaws are held to be partially or wholly invalid or unenforceable for any reason whatsoever, such holding shall not affect, alter, modify or impair in any manner whatsoever any of the other terms, provisions or covenants of such documents or the remaining portions of any terms, provisions or covenants held to be partially invalid or unenforceable.

## Amendments to bylaws and use & restrictions

### February 12<sup>th</sup> 2000 - General Meeting

#### Bylaws - Article III Section 2- Membership and dues

Membership dues are increased from \$100 per year to \$250 per year. Boat slip dues remain unchanged at \$50 per year.

#### Bylaws - Article V - Meetings

All future meetings (with the exception of special meetings called) will adopt the attached Agenda for the purpose of conformity.

### July 26<sup>th</sup> 2001 - General Meeting

#### Additional Building & Use Restrictions - Article 15 Paragraph (a)

No vehicles shall be parked on the street 2:0am to 6:0am for periods of more than forty eight consecutive hours.

#### Additional Building & Use Restrictions - New

Non motorized boats under fifteen feet in length are allowed to use the sub-division pond for recreational purposes. Mooring of unattended boats within the pond is prohibited at any time. Boats must be stored adjacent to the owners home and not upon any common area. (Exception Lot # 9 boat and small wooden dock , boat must be moored out of the water at all times.)

### July 26<sup>th</sup> 2001 - General Meeting

Flagpoles - Flags and temporary flagpoles are permitted within the sub-division if hung from brackets attached to the home. Permanent flagpoles are not permitted. (Exception Lot # 30 Allowed permanent flagpole already installed. Flagpole must be removed upon sale of property.)

### March 4<sup>th</sup> 2002 - General Meeting

#### Additional Building & Use Restrictions - New

No playing/hitting golf balls on any common area property.

RECEIVED OCT 28 1998

\$ 15.00 MISCELLANEOUS RECORDING  
\$ 2.00 REDEMPTION FEE  
25 SEP 98 11:17 A.M. RECEIPT# 138  
PAID RECORDED - OAKLAND COUNTY  
LYNN D. ALLEN, CLERK/REGISTER OF DEEDS

TWIN-SUN LAKES SUBDIVISION  
ADDITIONAL BUILDING AND USE RESTRICTIONS

The restrictions herein appearing shall apply to the following described property:

*25037*  
Lots 1 through 80, inclusive, of Twin-Sun Lakes Subdivision of part of the Northwest 1/4 of the Southeast 1/4 of Section 28, T.2N., R.8E., Commerce Township, Oakland County, Michigan, according to the plat thereof as recorded in Liber 255, Pages 37-43 of Plats, Oakland County Records, and shall constitute a general plan for the improvement and development of said subdivision as a fine residential community. These restrictions are intended to fully protect each lot and these restrictions shall run with the land and shall be binding upon the grantors and all subsequent purchasers, their heirs, successors, administrators and assigns. By inference or otherwise, these restrictions are not to be construed as apply to any lands other than the lots described above. These Building and Use Restrictions are in addition to the Government Building and Use Restrictions recorded in Liber 17548, Pages 729-732 of Plats, Oakland County Records. *17-28-402-000 extra*

1. LAND USE: All lots in the subdivision shall be used as, known as and described as residential lots. No permanent structure shall be erected, altered, placed on or permitted to remain on any lot other than one single family dwelling, a private garage for not less than two cars (which said garage shall be attached to said dwelling) and such other buildings and auxiliary structures as are consistent with or incidental to the residential use of the property. No structure of a temporary character, no trailer, basement, tent, shack, garage, barn or other building shall be used on any lot at any time as a residence, either temporarily or permanently. No temporary building shall be permitted to remain on any lot except as may be necessary or incidental to the promotion and sale of the lots herein or adjacent property, or incidental to the construction of a permitted building. Outdoor, above ground swimming pools and any structures detached from the house shall not be permitted unless express written consent is obtained from the Declarant, which consent may be withheld for any reason. *17-28-402-000*

2. LOT SIZE: No lots shall be reduced in size without the express prior written consent of the Declarant. Lots may be enlarged by consolidation of all or part of adjoining lots providing such consolidation lots are under one ownership. In the event that consolidated lots are used for a dwelling all restrictions herein contained shall apply to the consolidated lots as if a single lot.

3. FRONT AND SIDE BUILDING LINE: Each side yard shall be a minimum of four (4) feet and the combined total of the width of the two side yards on any lot must not be less than fourteen (14) feet. Dwellings shall not be constructed less than ten (10) feet from a dwelling on an adjacent lot. Front yards shall be a minimum of twenty-five (25) feet from the right-of-way line of the street. Side yard setbacks on the street side of corner lots shall be a minimum of twenty-five (25) feet from the right-of-way line of the street. Rear yards shall be a minimum of thirty-five (35) feet.

Anything herein to the contrary notwithstanding, the minimum distances in this Paragraph No. 3 may be reduced to the extent permitted or waived by Commerce Township and provided the Declarant has specifically consented to such reduction in writing.

**GRECO** 4. GRADING REQUIREMENTS: Twin Suns Lake is subject to two flood plain elevations. For those homes that front Twin Suns Lake, no opening in the homes should be below the elevation of 920.00 NGV Datum. For those homes that front JJ Park, including lots 1-29, they are subject to a floodplain elevation equal to 1' plus the as-built high water elevation of the detention pond. Therefore, no openings to any of the homes around the JJ Park should

ve an opening less than 928.00 (per proposed construction plans) and no homes fronting Twin Suns Lake should have an opening exposed to the floodplain lower than 920.00. This is to safeguard the homes from any flooding from any potential 100-year flood elevation.

5. FENCES: No fence, freestanding wall, shrub wall or hedgerow or any other similar purpose barrier may be erected on any lot without the written consent of the Declarant, which approval may be withheld for any reason, except for fences required by law or ordinance. Hedgerows are permitted between lots 18 & 19, lots 26 & 27 and lots 61 & 62. These lots are next to commons and/or access areas that may need additional privacy due to the traffic.

6. ACCESS RESTRICTIONS FOR CERTAIN LOTS: No direct vehicular access is permitted to Benstein Road from Lots 68 through 80, inclusive.

7. PLAN APPROVAL: No building permit shall be applied for and no grading, clearing or building of any kind whatsoever shall be commenced, erected or maintained on any lot, nor shall any addition to, including without limitation any decks, dog pens or trash receptacle enclosures, or change or alteration to any existing building or change of grade or installation of any structure be made, until such time as two copies of the proposed plans and specifications, building or structure location, building elevations and exterior colors and finish grading proposals are delivered to the Declarant for prior written approval of same and such approval is obtained or there is failure of Declarant to act upon same as provided herein. Such approval may contain conditions as may be required by Declarant. Such approval procedure is hereby established as a desirable method of guiding the development of the subdivision as a planned and restricted community.

Within thirty (30) days after submission of the foregoing, the Declarant will approve or disapprove the request; failure to act within the said period will constitute approval as submitted, except that failure to obtain approval because of lapse of time shall not give the lot owner the right to deviate from the requirements of the building and use restrictions elsewhere set forth in this instrument nor the right to deviate from the finish grade shown on the engineering plans filed with and approved by Commerce Township. Further, without express written consent of Declarant, no structure, earth fill, landscaping or other obstruction is to be placed within a drainage easement area shown on the plat that would interfere with the free passage of drainage waters as contemplated by said engineering plans. An approval by Declarant shall not be taken to mean that the proposed plans, specifications, building elevations and grades satisfy the requirements of any governmental laws, ordinances or requirements, but merely means that Declarant has no objection thereto.

8. NUISANCES: No noxious or offensive activity shall be carried on or permitted upon any lots, as interpreted by the Declarant, nor shall anything be done thereon which is or may be an annoyance or nuisance to adjacent or other lot owners in the subdivision as interpreted by the Declarant. This Paragraph No. 7 is not, and is not meant to be, applicable to activities of Declarant, builders and/or sellers of new homes within the subdivision or on property adjacent to the subdivision.

9. SIGNS: Other than signs used for promotional purposes during sales, development and/or construction of new homes built or to be built on the lot or property adjacent to the subdivision, no sign of any kind shall be displayed to the public view on any lot except a sign not more than six square feet used to advertise the lots or adjacent property for sale or rent and except for entryway signs or walls with signage thereon installed by Declarant or a homeowners association of lot owners within the subdivision to identify the subdivision. Any sign advertising the property for sale or rent shall be maintained in good condition and shall be removed upon termination of use.

10. PERMANENT EASEMENT FOR LOTS 74 AND 75: A permanent easement has been granted in favor of the Developer over the northeast corner of Lot 75 and the southeast corner of Lot 74 for the purpose of erecting advertising and entrance signage. The Homeowners Association for Twin-Sun Lakes hereby agrees to maintain, repair, and replace (if necessary) the signage which will be initially erected at the sole expense of the Developer.

11. LIVESTOCK AND POULTRY: No animals, livestock, birds or poultry of any kind shall be raised, bred, or kept on any lot, except that two domesticated household pets may be kept provided they are not kept, bred or maintained for any commercial purposes. In special circumstances, Declarant has the right to allow more than the two domesticated household pets on a lot. Pets causing a nuisance or destruction shall be restrained so as to prevent a re-occurrence of same.

12. REFUSE: No lot shall be used or maintained as a dumping ground for rubbish or debris of any kind. Trash and other forms of waste shall not be kept on any lot except in closed sanitary containers and which containers shall be concealed from public view except on the day before, the day of or the day after commercial refuse pickup.

13. DETACHED STRUCTURES, TELEVISION ANTENNAE, ETC: No exterior television antennae or any other type of exterior antennae, nor any outside satellite dish or similar exterior instrument for the reception of communication signals, nor any flagpoles, laundry poles or any building or structures detached from the dwelling built or to be built shall be permitted to be placed or remain on any lot within the subdivision without the express written consent of the Declarant. Further, outdoor drying of laundry is prohibited.

14. SUBSTITUTION OF APPROVING PARTY: Declarant has the right at any time or times hereafter to substitute (and re-substitute) for itself, as to all or a portion of the property and/or as to all or a portion of the provisions under these Building and Use Restrictions, a homeowners association of lot owners within the subdivision and/or a builder or builders as the party from whom approval or consent must be obtained under any portion of, or all of, the provisions of this instrument requiring the approval of Declarant.

15. GENERAL CONDITIONS:

a) No inoperative vehicles, and no operative vehicles parked and unmoved for more than seven consecutive days, and no commercial vehicles, camper vehicles, house trailers, mobile homes, boats or boat trailers shall be permitted to be parked or stored on any lot in the subdivision unless such vehicles, trailers, mobile homes and boats are parked or stored in an enclosed garage on said lot with the garage door closed, nor shall any of the same be parked upon any street within the subdivision except for commercial vehicles when present on business and then only for a limited period of time reasonably necessary to conduct the business. These provisions shall not apply to the developer during development or to builders during construction on a lot or property adjacent to the subdivision.

b) No "through the wall", including "through the window" air conditioners may be installed in any dwelling or structure on any lot without prior written permission of Declarant.

c) It shall be the sole responsibility of each homeowner to take all steps necessary to prevent his/her lot and any dwelling, improvements or structures located therein from becoming unsightly or unkept or from falling into a state of disrepair so as to materially decrease the beauty of the subdivision.

d) No lawn ornaments, sculptures or statues shall be placed or permitted to remain on any lot without the prior written permission of Declarant.

16. ENFORCEMENT: Any person or entity protected by the provisions of this instrument, and/or the Twin-Sun Lakes Homeowners Association referred to in Paragraph 15 below and/or the Declarant may seek enforcement of such provisions against any person or entity except the Declarant who shall violate or attempt to violate such provisions. Enforcement may be by proceeding at law and/or in equity either to restrain in violations or to recover damages, or both, and/or to obtain any other remedy as provided by the Court, and the successful party in any lawsuit over enforcement of these restrictions shall be entitled to recover reasonable costs in enforcing the restrictions, including without limitation reasonable attorney fees and costs of litigation, from the losing party.

In the event any court of competent jurisdiction shall declare void any provisions or restriction, or part thereof, herein contained, such determination shall not affect the validity of the remaining provisions and restrictions hereof, and the same shall remain in full force and effect.

17. **LAWNS:** The homeowner of each lot shall install a lawn, or otherwise landscape with ground cover approved by Declarant, on the front, sides and rear of its lot within six (6) months after taking residential occupancy of the house built on such lot, except no lawn or landscaping is required hereunder for the tree canopy area (the end of the branch drip line area) for such areas of the lot that are left treed and which area has natural ground cover or for which area ground cover of a type approved by Declarant has been installed.

18. **FAILURE TO EXERCISE RIGHTS:** It is specifically acknowledged that should Declarant or its assigns fail or refuse to exercise a right, or abandon a right, granted to Declarant in this instrument either expressly or implied, Declarant and its assigns shall have no responsibilities, duties, liabilities or obligations, express or implied, of any kind or nature whatsoever to anyone as to such right which it or its assigns failed or refused to exercise or abandon.

19. **NO WAIVER:** Failure to enforce any rights or provisions contained herein are for ease of reference only, and shall in no way serve or limit or interpret the provisions of any paragraph.

20. **CAPTION HEADINGS:** The caption headings to paragraphs herein are for ease of reference only, and shall not be deemed a waiver of the right to do so as to any continuing, subsequent or other violation of the provisions contained herein.

21. **MEMBERSHIP IN HOMEOWNERS ASSOCIATION:** Each lot owner in the subdivision shall be and is required to be a member of the Twin-Sun Lakes Homeowners Association. Each member shall have the rights, obligations and duties as may be established in the Articles of Incorporation and the By-Laws of said Homeowners Association as may be established by the Declarant, and as said Articles any Bi-Laws may be amended from time to time.

a) The Association shall have two classes of voting membership. Class A and Class B. Class A membership shall be all Lot Owners with the exception of the Declarants and shall be entitled to one vote for each Lot owned. Class B members shall be the Declarants and shall be entitled to three (3) votes for each Lot owned. The Class B membership shall cease and be converted to Class A membership as each lot is sold to an individual owner and when the total votes outstanding in the Class A membership equals seventy-five (75) percent at which time Declarant will turn Association over to homeowners.

22. **USE OF TWIN-SUN LAKES:** Restrictions may be created from time to time, and recorded with the Oakland County Register of Deeds by Declarant or its assigns or the Twin-Sun Lakes Homeowner's Association, which restrict the use of, or impact upon all or a portion of Twin-Sun Lake, and such restrictions shall be adhered to by all owners and occupants of the lots in the subdivision. These restrictions include but are not limited to:

a) Each waterfront lot (being Lots 55 - 68) is limited to one seasonal boat dock or slip. The remaining 66 lots are limited to use of a maximum of 20 seasonal boat slips. These remaining lots will have lake access through the launch at the park between Lots 61 & 62 but are permitted to launch only 1 boat per lot.

b) The maximum length of a boat permitted to be used on Twin-Sun Lakes is fifteen (15) feet.

c) Any motors used on Twin-Sun Lakes shall be electric motors only, and gas motors are expressly prohibited except by Builder for marketing purposes and only for a period of three years.

d) All docks and boat slips used in Twin-Sun Lakes are to be seasonal and removed each fall.

23. **ASSOCIATION DOCK/SLIPS:** Homeowners Association for Twin-Suns Lake hereby agrees to maintain, repair, and replace (if necessary) the 15 boat slips which will be initially erected at the sole expense of the Developer.

a) Usage of the 15 slips will be granted to the first 15 purchasers that so desire this opportunity. The usage opportunity will remain with the lot until sold and will then be offered to the next lot owner on the waiting list that is maintained by the association. Additional Homeowners Association dues will be bore by the lot owners that have this opportunity during the entire time that they hold the opportunity to use

ardless if they choose to use it or not. The additional dues of \$50.00 per year per lot owner that holds this opportunity will be used for maintenance and/or replacement of slips. The additional dues may be increased based on actual costs for dock.

b) Homeowners Association may expand the number of boat slips if it so choses subject to all local and governmental approvals.

24. WALKWAY EASEMENT TO LAKE: Subject to a 20 foot wide private easement, for use as a walkway, for ingress and egress to Twin Sun Lake, Said easement described as being the northerly 20 feet of Lots 64 thru 67. Said Easement shall be for Lots 58 thru 68 inclusive.

25. RESERVATION OF MINERAL RIGHTS: Recordation of this instrument puts all lot purchasers on notice that Declarant has the right to reserve mineral rights, and reasonable access to obtain same, on all property owned by the Declarant which is transferred to the Twin-Sun Lakes Homeowners Association.

26. EXEMPTION OF DECLARANTS: Lots owned by the Declarants shall not be assessed, nor shall they be subject to lien for any sum required to be paid for the maintenance of common areas, storm or footing drains. Upon transfer of any Lot from Declarant, a Lot shall become immediately subject to assessment and any assessment levied in the year of sale shall be prorated on the billing year basis. Unless said transfer was to a builder who purchases five (5) or more lots at one time. Then lot shall become subject to assessment at the time said builder sells any one of the purchased lots.

27. TERM: The covenants and restrictions herein contained shall run with the land and shall be binding upon and shall inure to the benefit of all parties hereto and all parties claiming under them for a period of thirty (30) years from the date hereof, and thereafter until the within covenants and restrictions, or any of them, may be changed by the recording of any appropriate written instrument executed by the then owners of at least 2/3 of the lots in the subdivision.

IN WITNESS WHEREOF, the Declarant has this 18th day of September, 1998, as Declarant, caused these additional building and use restrictions to be executed.

WITNESSED BY:

SIERRA DEVELOPMENT, INC.  
A Michigan Corporation

Elizabeth Vogler  
Elizabeth Vogler  
Frank T. Howland  
Frank T. Howland

Dennis A. Park  
Dennis A. Park, President

STATE OF MICHIGAN)  
COUNTY OF OAKLAND)\*\*

The foregoing instrument was subscribed and sworn to before me this 18th day of September, 1998, by Dennis a. Park, President of Sierra Development, Inc., a Michigan Corporation, on behalf of said corporation.

Nancy L. Claridge  
Notary Public, Oakland County, Michigan

NANCY L. CLARIDGE  
NOTARY PUBLIC - OAKLAND COUNTY, MI  
MY COMMISSION EXPIRES 07/12/2001

My commission Expires: 7-12-01

DRAFTED BY/RETURN TO: Dennis Parks  
SIERRA DEVELOPMENT, INC.  
185 Huntley Drive  
Walled Lake, MI 48390  
(248) 624-5115



9 11.00 MISCELLANEOUS RECORDING  
9 2.00 REMONUMENTATION  
23 SEP 98 11:18 A.M. RECEIPT# 158  
PAID RECORDED - OAKLAND COUNTY  
LYNN D. ALLEN, CLERK/REGISTER OF DEEDS

TWIN-SUN LAKES SUBDIVISION  
FERTILIZER RESTRICTIONS

The undersigned Declarant, whose address is 185 Huntley Drive, Walled Lake, MI 48390, hereby establishes that the Restrictions herein appearing shall apply to the following described property:

Lots 55 through 68, inclusive, (and) Twin-Sun Lakes Subdivision, plat recorded in Liber 255, pages 37-43 of plats, Oakland County Records,

255037

and which Restrictions, or any provision hereof, can be waived by Declarant for any reason at the discretion of Declarant, These Restrictions shall run with the land and shall be binding upon the grantors and all subsequent purchasers, their heirs, successors, administrators and assigns. By inference or otherwise, these Restrictions are not to be construed as applying to any lands other than said Lots 55 through 68, inclusive, and Twin-Sun Lakes of said Twin-Sun Lakes Subdivision.

A. FERTILIZER APPLICATIONS: Unless and to the extent all or any portion of any of the following Restrictions are waived in writing by the undersigned Declarant, the following are Restrictions upon turf applications of manufactured fertilizers on the above described properties:

1. Manufactured fertilizers shall not be applied more than once every six (6) weeks or more than five (5) times during any one (1) calendar year to any turf area.
2. Application of manufactured fertilizers shall not be permitted prior to April 1 nor after November 15 in any year (due to the inability of frozen soil to absorb nutrients).
3. Manufactured fertilizers shall not be applied to sidewalks, streets, driveways or other nonturf or nonlandscaped areas unless removed within a period of two (2) hours.
4. Individuals who are not commercial or institutional applicators shall use their best efforts to conform with the following rates and applications. Commercial applicators and institutional applicators shall apply manufactured fertilizer only at the lowest rate necessary and without exceeding the maximum weight per application. Section 14.5-21 on attached Exhibit I is intended to assist all applicators in making the determinations necessary to comply with these maximum rates.

1/5  
2/5  
3/5  
4/5  
5/5

GRECO

- a. Nitrogen (N). Elemental nitrogen shall be applied at the maximum of three and one-half (3 1/2) pounds per one thousand (1,000) square feet of turf area per year. Single applications of elemental nitrogen shall not exceed one (1) pound per one thousand (1,000) square feet of turf area.
- b. Phosphorus (P). Elemental phosphorus shall be applied at the maximum rate of seven-tenths (0.7) pound per one thousand (1,000) square feet of turf area per year. Single applications of elemental phosphorus shall not exceed one-quarter (0.25) pound per one thousand (1,000) square feet of turf area.
- c. Potassium (k). Concentrations of potassium are not regulated under these Restrictions.

11/20

RECEIVED OCT 23 1998

O.K. - ML

The above Restrictions were adopted from similar restrictions in an Ordinance enacted by West Bloomfield Township (Ord. No. C-310), and according to the letter attached from Chemlawn Commercial Services dated July 23, 1992 as Exhibit II, it would appear that they can comply with the above requirements, although the Declarant does not guarantee they can comply.

B. AMENDMENT: Declarant reserves the right to amend, modify and/or revoke any or all provisions of these Restriction (i) in accordance with any changes in the West Bloomfield Township Ordinance No. C-310 referred to above or (ii) for any other reason in the discretion of Declarant, by recording an instrument to such effect with the Oakland County Register of Deeds.

C. SUBSTITUTION OF PARTY GRANTING WAIVERS: Declarant has the right at any time or times hereafter to assign by specific assignment thereof the right to grant waivers herein for all or any portion of the above described property and as to all or any portion of the provisions under these Restrictions. This assignment can be made to the Twin Sun Lakes Homeowners Association and/or one or more lot owners within the Subdivision and/or owners of lots in any future phases of the Twin Sun Lakes Subdivision and/or owners of parcels of property adjacent to the Subdivision or any future phases of the Subdivisions and/or any group or committee of any of said parties.

D. ENFORCEMENT: The Declarant, or any assignee of Declarant of the right of enforcement hereunder, or the Twin Sun Lakes Homeowners Association, may seek enforcement of the Restrictions herein against any person or entity, except the Declarant, who shall violate or attempt to violate these Restrictions. Enforcement may be by proceeding at law and/or in equity either to restrain violations or to recover damages, or both, and/or to obtain any other remedy as provided by the Court, and the successful party in any lawsuit over enforcement of these Restrictions shall be entitled to recover reasonable costs in enforcing the Restrictions, including without limitation reasonable attorney fees and costs of litigation, from the losing party.

E. FAILURE TO ENFORCE RIGHTS: It is specifically acknowledged that should Declarant or its assigns, including the Twin Sun Lakes Homeowners Association, waive any of the provisions herein or fail or refuse to exercise a right or duty, or abandon a right or duty, granted to Declarant or any of them by virtue of this instrument either expressly or implied, Declarant and its assigns and the Twin Sun Lakes Homeowners Association shall have no responsibilities, duties, liabilities or obligations, express or implied, of any kind or nature whatsoever to anyone as to such waiver or such right or duty which it or its assigns failed or refused to exercise or abandoned.

F. NO WAIVER: Failure to enforce any rights or provisions contained herein in any particular instance shall not be deemed a waiver of the right to do so as to any continuing, subsequent or other violation of the provisions contained herein.

G. CAPTION HEADINGS: The caption headings to paragraphs herein are for ease of reference only, and shall in no way serve to limit or interpret the provisions of any Paragraph.

IN WITNESS WHEREOF, the Declarant has this 18th day of June <sup>ver.</sup> 1998, as Declarant, caused these Fertilizer Restrictions to be executed.

WITNESSED BY:

Elizabeth Vegli  
Elizabeth Vegli  
Frank Howland  
Frank Howland

DECLARANT:

Sierra Development, Inc.

By: Dennis A. Park  
Dennis A. Park, President

Dennis A. Park, Owner

Dennis A. Park

STATE OF MICHIGAN)  
 ) ss  
COUNTY OF OAKLAND)

LIBR 18981PC481

The foregoing instrument was subscribed and sworn to before me this 12th  
day of June, 1998, by Dennis A. Park, President of Sierra  
Development, Inc. a Michigan corporation, on behalf of said corporation.

Nancy L. Claridge  
Nancy L. Claridge, Notary Public  
Oakland County, Michigan  
My commission expires: 7-12-01

Drafted by and After  
Recording Return to:  
Nancy L. Claridge  
185 Huntley Drive  
Walled Lake, MI 48390

Tax Item No. 's:

Lot 55 17-28-401-045  
Lot 56 17-28-401-046  
Lot 57 17-28-401-047  
Lot 58 17-28-401-048  
Lot 59 17-28-401-049  
Lot 60 17-28-401-050  
Lot 61 17-28-401-051  
Lot 62 17-28-401-053  
Lot 63 17-28-401-054  
Lot 64 17-28-401-055  
Lot 65 17-28-401-056  
Lot 66 17-28-401-057  
Lot 67 17-28-401-058  
Lot 68 17-28-401-059

# Available Homesites



Lakefront living with a marina and swim area. Commons area features a soccer field, "Kid's Kingdom" playscape and reflection pond.



Sales Information  
248-624-9900

SULLIVAN ONE

ORANGE COUNTY RD  
- COMMISSION  
- WORK ORDER

## SERVICE PROVIDERS

LANDSCAPING + SNOW

ABSOLUTE OUTDOORS

PAUL C 810 599-5882

FERTILIZE

TOP LAWN

MIKE 248 560-4727

ELECTRIC

ANSTANDIG ELECTRIC

KRIS 248 347-0777

INSURANCE

AUTO - BUNN'S

10/25

MASON

DON BRECHT

248 343-4498

LANDSCAPE

WILKINS OUTDOOR

BRIAN C 248 884-5954

ADVANCED TREE MOVING

CHRIS CHRISTMAN C 248 207-7645

IRRIGATION + POND FOUNTAIN

FRED PEARLMAN INC

248 496-1600

DEQ PERMITS LAKE + POND TREATMENT

THE POND GUY

DAVE HATTIS 586 336-7663