

****IMPORTANT****

We have a new website! Visit us at:
RiverWoodsofCanton.org

- ◆ Find out what's going on with your HOA and in your community. Go to our new website and sign-up to receive your Newsletter electronically. Go to the Forms tab and complete the HOA Contact Form or contact us via email with your email address.
- ◆ Are you having trouble paying your annual HOA dues? Are you behind in your payments? Do you know a homeowner that is struggling to meet their HOA obligation? Reach out to a Board member. We're here to help. We can provide different methods for you to pay or catch up on your unpaid HOA dues. Please contact us by going to an HOA meeting or dropping us an email from our new website.
- ◆ Please come to the next HOA meeting. We are looking for your questions, concerns, comments, suggestions and feedback on the upcoming amended C&Rs. You can also post your questions and comments on our website.

Next Meeting - Monday, July 8, 2019 at 7:00 PM

Drains - If you are a homeowner with drains in front of or on the side of your home, please clear the leaves from the drains. This ensures the continuous flow of water into the drains.

HOA Meetings - Meetings are held every second Monday of the month, unless otherwise announced. A sign is posted on the Marquee at the front entrance of the subdivision. Meetings are held in the Administration Bldg. next to the Canton Public Library located at Canton Center and Civic Center.

NOTE: In order for newsletters to be delivered correctly, please ensure that your house number is displayed prominently on the mailbox associated with that house.

WATCH YOUR STEP

Falls are the number one cause of injury-related visits to the ER for people over 65, yet they're not just a concern for the elderly. Falls are also the number one cause of injury for children ages 0 through 19. In addition, slips and stumbles aren't much fun for people of other ages either. Take these precautions in order to help your family avoid harmful missteps:

- * Clear the Clutter
- * Secure Rugs and Carpet With Slip-Resistant Mats
- * Install Railings
- * Add Lighting
- * Don't Stand on Chairs or Unsteady Ottomans

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PROPOSED CHANGES TO OUR SUBDIVISION RULES

*****COME TO THE JULY HOA MEETING TO ASK QUESTIONS AND GIVE FEEDBACK TO THE PROPOSED CHANGES OR DROP US AN EMAIL ON OUR NEW WEBSITE*****

- # 1 ARTICLE IV, SECTION 10: Makes it easier for the Board to collect delinquent dues.
- #2 ARTICLE VI, SECTION 5: Allows non-compliant decks if built before 2002.
- # 3 ARTICLE VI, SECTION 8: Allows non-compliant fences/walls if built before 2002.
- # 4 ARTICLE VI, SECTION 9: Allows kiddie pools for 48 hours.
- # 5 ARTICLE VI, SECTION 12: Prohibits more than 4 vehicles stored in driveway.
- # 6 ARTICLE VI, SECTION 15: Allows vegetation near utility boxes.
- # 7 ARTICLE VI, SECTION 19: Allows shielded A/C units in side yard.
- # 8 ARTICLE VI, SECTION 26: Allows owners to dig well for sprinklers.
- # 9 ARTICLE VIII, SECTION 1: Clarifies that the Board can enforce Schedule of Fines.
- # 10 ARTICLE VI, SECTION 28 is added: As of May 1, 2020, the mailbox for each Lot must be of a standard design and materials as approved by the Architectural Review Committee.

BALSAMIC SALMON KABOBS

Ingredients:

- 1 lb. salmon, skinless & de-boned
- 2 zucchinis, cut into 1/2-inch coins
- 1/2 green bell pepper
- 1/2 yellow bell pepper
- 1/2 large red onion
- 1/2 cup whole mushrooms
- 1/2 cup cherry tomatoes

Marinade Ingredients:

- 1/2 cup grapeseed oil
- 1/4 cups balsamic vinegar
- 1/4 tsp. salt and pepper
- 2 sprigs fresh thyme and rosemary, minced
- 1 tsp. minced garlic
- 1 tbsp. whole grain mustard

Directions:

In large bowl, whisk together all marinade ingredients. Cut salmon into 1 1/2-inch cubes. Cut peppers and onion into 1-inch pieces. Add salmon and vegetables to marinade. Toss to coat. Cover and refrigerate for 1 hour. Heat grill to medium-high heat and rub oil on grates. Add salmon and vegetables to skewers. Grill kabobs for 5 minutes or until salmon is 145° F. Enjoy! (©2019 The Personal Marketing Co® (TPMC). All rights reserved.)



DID YOU KNOW . . . A Canton Fun Fact!

Canton's first government office (township hall) was constructed in 1874 at the corner of Canton Center and Cherry Hill. It cost \$700.00 to construct. When Canton's population increased to 5,300 by 1961, at that time, residents were interested in enhancing services for Canton. As a result, residents voted to become one of Michigan's first charter townships. This move permitted the township to establish a police force, make traffic rules and adopt township ordinances. It also provided additional protection from annexation. (©2006-2019 Canton Township, MI and its representatives. All rights reserved.)

MONTHLY HEALTH TIP

Exercise: What's In It for You? (Part One of Three)

- **Better Mood**

Cranky? Get moving. Exercise makes you feel happier. When you work out, your body makes endorphins -- "feel-good" chemicals in the brain. You can actually start to feel better within a few minutes of moving. But the effects of regular exercise can last for a long time.

- **More Energy**

You might not expect it, but using energy to exercise gives you more get-up-and-go. Sometimes when you're tired, the last thing you want to do is move. But when you exercise regularly, that fatigue goes away and you find yourself with a lot more pep.

- **Good Night's Sleep**

Get regular exercise to help you fall asleep faster and sleep more soundly. The harder you exercise, the more likely you are to have a good night's sleep. It doesn't matter when you exercise, as long as you don't have trouble sleeping. If you do have problems, though, work out earlier in the day.

- **More Confidence**

You just walked a mile or ran your first 5K. Success like that can boost your self-esteem and make you ready to conquer anything. Exercise makes you feel good about yourself.

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SAFETY AWARENESS: FAMILY EMERGENCY PREPAREDNESS

The first step toward creation of a family disaster kit is to make sure that disaster supplies are readily available in



preparedness is the disaster supply kit. Assistance may not be available the first few days of a disaster, supply kits are a very important factor in ensuring that your family can be self-sufficient while at home during this period.

Basic Emergency Supply Kit:

- ◇ **Water, one gallon of water per person per day for at least three days, for drinking and sanitation.**
- ◇ **Food, at least a three-day supply of non-perishable food for the entire family.**
- ◇ **Battery-powered or hand crank radio and an NOAA Weather Radio with tone alert and extra batteries for both.**
- ◇ **Flashlight and extra batteries.**
- ◇ **First aid kit.**
- ◇ **Whistle to signal for help.**
- ◇ **Dust mask, to help filter contaminated air.**
- ◇ **Plastic sheeting and duct tape to shelter-in-place.**
- ◇ **Moist towelettes, garbage bags and plastic ties for personal sanitation.**
- ◇ **Wrench or pliers to turn off utilities.**
- ◇ **Hand crank can opener for food (if kit contains canned food).**
- ◇ **Local maps.**
- ◇ **Cell phone(s) with chargers.**

Family Emergency Planning Guide, January 10, 2011, FEMA Region V.



New Neighbors:

Please welcome our new neighbors, Azad & Sayran Saeed of 2590 Riverwoods Drive North.

NEWSLETTER

HOME SAFETY ADVICE

Your vehicle's key fob can be used during emergency situations, if you should hear something going on outside of your home. If your vehicle key fob is close to you, you can press the panic button to alert neighbors that something maybe going on outside of your home. The panic button can start the horn to blow and lights to flash and this will allow the police to find your home faster.

WANT ADS AND SERVICES

Christopher Kowalski
Topnotch Painting & Drywall
25623 Baker Street
Taylor, MI
734-507-5215

SERVICE(S):

Power washed, sanded and stained deck and playscape.



Neighbor Rating: Excellent

GIVE YOUR MUDROOM A MAKEOVER

- ⇒ Install easy-to-clean flooring, such as concrete, laminate wood or patterned tile.
- ⇒ Use hooks to hang jackets and coats for quicker and easier access for kids.
- ⇒ Create a drying place for wet shoes and boots by using pegs on the wall to hang wet shoes.
- ⇒ Designate a spot for each member of the family and tailor that space to that person's needs.
- ⇒ Add some stylish accents to inspire you to keep the area clean.



An organized mudroom can be the key to keeping the rest of your living space tidy.

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RiverWoods Subdivision/Board Members:
HOA Contact Information
P.O. Box 871776
Canton, MI 48187
Email: riverwoods92@yahoo.com
Web: www.RiverWoodsofCanton.org

President—Jim Darling
Vice-President—Jack Tandon
Secretary—Julie Edgar
Treasurer—Teresa Dickie

Director—Dave McCreedy
Director—Joe LaRussa
Director—Sharon Conciello
Director—Teresa Scott-Feijoo

Missed or Misdirected Mail - Call Lee Thompson—313-226-8607

Road Complaints: www.waynecounty.com/servicerequest20/ or call: 888-762-3273

*The information provided in this newsletter is for informational purposes only and it is not intended to be a recommendation by the RiverWoods HOA or any of its board members for use of any information provided. The RiverWoods HOA and its board members disclaim any liability for the use of such information.

Dear Homeowner,

Are you having trouble paying your annual HOA dues?
Are you behind in your payments? Do you know a homeowner that is struggling to meet their HOA obligation? Reach out to a Board member. We're here to help. We can provide different methods for you to pay or catch up on your unpaid HOA dues. Please contact us.

You can reach a Board member by going to an HOA meeting; scheduled every second Monday of the month, unless otherwise changed. You can also contact us via our email address at riverwoods92@yahoo.com or our new website at www.RiverWoodsofCanton.org.

*Be in the Know with your HOA
Check out the new website today*

<http://RiverWoodsofCanton.org>

**AMENDED DECLARATION OF COVENANTS AND RESTRICTIONS
RIVER WOODS SUBDIVISION**

Pursuant to ARTICLE VIII, SECTION 5, of the DECLARATION OF COVENANTS AND RESTRICTIONS, RIVER WOODS SUBDIVISION, as recorded in Liber 29648, Page 1779, the Owners hereby amend Article VIII, Section 1 of that Declaration, dated July 28, 1997. This amendment shall run with and bind the lands hereinafter described, and shall inure to the benefit of, and be enforceable by, the owner of any land subject there to, their respective legal representatives, heirs, successors, and assigns, and in accordance with the provisions of Act No. 288, Public Acts of 1967 of the State of Michigan ("Subdivision Control Act of 1967").

Land covered by this Amended Declaration of Covenants and Restrictions:

Lots 1 through 92 inclusive, River Woods Subdivision, Deerfield Park and Pond Park, part of Section 29, Town 2 South, Range 8 East, Canton Township, Wayne County, Michigan, according to the Plat thereof recorded in Liber 111, Pages 48, 49, 50, 51, and 52 of Plats, Wayne County Records.

Article VIII, Section 1 is amended to the following:

SECTION 1. ENFORCEMENT. The Association or any Owner shall have the right to enforce these covenants and restrictions by any proceeding at law or in equity against any Person violating or attempting to violate any covenant or restriction, either to restrain violation or to recover damages, and against any Lot to enforce the lien created by these covenants upon such Lot; and failure by the Association or any Owner to enforce any covenant or restriction herein contained shall in no event be deemed a waiver of the right to do so thereafter. Further, pursuant to this right of enforcement, the Association may enact or amend a uniform Schedule of Fines, and may enforce and impose such fines against any Owner who violates any covenant or restriction (including late payment of the Annual Assessment).

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Article VI, Section 5 is amended to the following:

SECTION 5. DECKS. Each dwelling may have an open deck, which shall be attached to the rear portion thereof, and which shall (a) not have any type of roof, but may have a lattice overhead covering, subject to Committee approval; (b) not have sides or walls exceeding 42 inches in height; (c) not be any closer than 20 feet to the rear Lot line; and (d) not be located within any portion of the Required Side Yard Setback. Gazebos are not considered to be decks and are allowed, subject to Committee approval. That portion of any deck constructed before January 1, 2002, is exempt from this subsection.

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Pursuant to ARTICLE VIII, SECTION 5, of the DECLARATION OF COVENANTS AND RESTRICTIONS, RIVER WOODS SUBDIVISION, as recorded in Liber 29648, Page 1779, the Owners hereby amend Article VI, Section 8 of that Declaration, dated July 28, 1997. This amendment shall run with and bind the lands hereinafter described, and shall inure to the benefit of, and be enforceable by, the owner of any land subject there to, their respective legal representatives, heirs, successors, and assigns, and in accordance with the provisions of Act No. 288, Public Acts of 1967 of the State of Michigan ("Subdivision Control Act of 1967").

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Article VI, Section 8 is amended to the following:

SECTION 8. WALLS AND FENCES. No fence or wall of any type shall be permitted for the purpose of enclosing any Lot. Wrought iron fencing (but not fencing of the wire type commonly known as "Cyclone Fencing") may be used on any Lot for the purpose of enclosing a permitted swimming pool, in locations approved by the Committee. The side yards and rear yard (but not the front yard) of any Lot may be enclosed by landscaping pursuant to a plan approved by the Committee, provided that the street side of a corner Lot shall be considered a second front yard for purposes of the foregoing limitations. That portion of any wall or fence existing as of January 1, 2002, is exempt from these requirements.

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Pursuant to ARTICLE VIII, SECTION 5, of the DECLARATION OF COVENANTS AND RESTRICTIONS, RIVER WOODS SUBDIVISION, as recorded in Liber 29648, Page 1779, the Owners hereby amend Article VI, Section 9 of that Declaration, dated July 28, 1997. This amendment shall run with and bind the lands hereinafter described, and shall inure to the benefit of, and be enforceable by, the owner of any land subject there to, their respective legal representatives, heirs, successors, and assigns, and in accordance with the provisions of Act No. 288, Public Acts of 1967 of the State of Michigan ("Subdivision Control Act of 1967").

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Article VI, Section 9 is amended to the following:

SECTION 9. SWIMMING POOLS. No swimming pool may be installed on any Lot any portion of which is (a) higher than one foot above the finished grade of the Lot; (b) located nearer than 20 feet to the rear Lot line or (c) located within the Required Side Yard Setback. No above ground swimming pool may be erected, placed, or permitted to remain on any Lot, except that small, shallow, temporary pools that do not exceed 2 feet in height (commonly known as "kiddie pools") may be used. "Temporary" means that the pool *is capable* of being completely assembled, filled, disassembled, and removed within one hour, and that when used the pool *actually is* assembled, filled, disassembled, and removed within a 48-hour period.

**AMENDED DECLARATION OF COVENANTS AND RESTRICTIONS
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Pursuant to ARTICLE VIII, SECTION 5, of the DECLARATION OF COVENANTS AND RESTRICTIONS, RIVER WOODS SUBDIVISION, as recorded in Liber 29648, Page 1779, the Owners hereby amend Article IV, Section 10 of that Declaration, dated July 28, 1997. This amendment shall run with and bind the lands hereinafter described, and shall inure to the benefit of, and be enforceable by, the owner of any land subject there to, their respective legal representatives, heirs, successors, and assigns, and in accordance with the provisions of Act No. 288, Public Acts of 1967 of the State of Michigan ("Subdivision Control Act of 1967").

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Article IV, Section 10 is amended to the following:

SECTION 10. EFFECT OF NON-PAYMENT OF ASSESSMENT: THE PERSONAL OBLIGATION OF THE OWNER: THE LIEN: REMEDIES OF THE ASSOCIATION. Any assessment not paid within thirty days after the due date shall

be deemed delinquent. Delinquent assessments shall bear interest at the rate of ten percent per annum from the due date, and shall be subject to late payment fines imposed pursuant to a uniform Schedule of Fines as the Board may enact or amend. The Association may bring an action at law against the Owner personally obligated to pay such assessment, interest, and fines, or foreclose the lien against the Lot. The Association has the unqualified right to elect to foreclose the lien securing payment of assessments either by judicial action or by advertisement. The provisions of Michigan law pertaining to foreclosure of mortgages by judicial action and by advertisement, as the same may be amended from time to time, are incorporated herein by reference for the purposes of establishing the alternative procedures to be followed in lien foreclosure actions and the rights and obligations of the parties to such actions. The cost of preparing and filing the complaint in such action, or in connection with such foreclosure, shall be added to the amount of such assessment and, in the event a judgment is obtained, such judgment shall include interest and fines related to the assessment, as above provided, and a reasonable attorney's fee to be fixed by the court, together with the costs of the action. No Owner may waive or otherwise escape liability for any assessment by non-use of the Common Area or the abandonment of such Owner's Lot. Subject to the provisions of Section 11 of this Article IV, sale or transfer of any Lot shall not affect the lien for any assessment regarding such Lot. The Owner of any Lot, by acceptance of a deed, land contract, or other conveyance thereto, whether or not it shall be so expressed in any such deed, land contract, or conveyance, shall be deemed to have covenanted and agreed to this Section, as all other Sections of these Covenants and Restrictions.

AMENDED DECLARATION OF COVENANTS AND RESTRICTIONS RIVER WOODS SUBDIVISION

Pursuant to ARTICLE VIII, SECTION 5, of the DECLARATION OF COVENANTS AND RESTRICTIONS, RIVER WOODS SUBDIVISION, as recorded in Liber 29648, Page 1779, the Owners hereby amend Article VI, Section 12 of that Declaration, dated July 28, 1997. This amendment shall run with and bind the lands hereinafter described, and shall inure to the benefit of, and be enforceable by, the owner of any land subject there to, their respective legal representatives, heirs, successors, and assigns, and in accordance with the provisions of Act No. 288, Public Acts of 1967 of the State of Michigan ("Subdivision Control Act of 1967").

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Article VI, Section 12 is amended to the following:

SECTION 12. STORAGE OF VEHICLES. No house trailer, commercial vehicle, truck, boat, boat trailer, camper, recreational vehicle, horse trailer or other utility trailer or similar vehicle (except passenger cars and passenger vans) may be parked or stored on any Lot unless stored fully enclosed within an attached garage otherwise constructed in accordance with this Declaration, except that (i) such vehicles may be parked on a Lot for up to 24 hours for purposes of loading or unloading, and (ii) commercial trucks and vehicles may be parked upon any Lot while making deliveries or pickups in the normal course of business. Additionally, no more than four vehicles of any type may be parked or stored at the same time on any Lot unless stored fully enclosed within an attached garage otherwise constructed in accordance with this Declaration, except that Permittees' vehicles may be allowed to remain on a Lot during the course of their stay, or 48 hours, whichever is less.

AMENDED DECLARATION OF COVENANTS AND RESTRICTIONS RIVER WOODS SUBDIVISION

Pursuant to ARTICLE VIII, SECTION 5, of the DECLARATION OF COVENANTS AND RESTRICTIONS, RIVER WOODS SUBDIVISION, as recorded in Liber 29648, Page 1779, the Owners hereby amend Article VI, Section 15 of that Declaration, dated July 28, 1997. This amendment shall run with and bind the lands hereinafter described, and shall inure to the benefit of, and be enforceable by, the owner of any land subject there to, their respective legal representatives, heirs, successors, and assigns, and in accordance with the provisions of Act No. 288, Public Acts of 1967 of the State of Michigan ("Subdivision Control Act of 1967").

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Article VI, Section 15 is amended to the following:

SECTION 15. EASEMENTS AND OTHER CONDITIONS. Easements for the construction, installation and maintenance of public utilities, for surface and road drainage facilities, and for sanitary sewer, storm sewer and water main facilities, are reserved as shown on the recorded Plat of the Subdivision, and/or as may otherwise appear of record.

Within each of the following easements, no structure, improvement, planting or other material shall be placed or permitted to remain which may damage or interfere with the installation and/or maintenance of such service facilities and utilities, or which may change, obstruct or retard the flow or direction of water in and through drainage channels in the easements, nor, without the written consent of the Committee, shall any change be made in the finished grade of any Lot once established upon completion of construction of the Dwelling on such Lot. The easement area of such Lot shall be maintained in a presentable condition continuously by the Owner, and the Owner of each Lot shall be liable for all damage to service facilities and utilities thereon, including, without limitation, damage to electric, telephone, natural gas and cable television distribution lines and facilities located therein.

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Article VI, Section 19 is amended to the following:

SECTION 19. AIR CONDITIONERS. No external air conditioning unit shall be placed in or attached to a window or wall of any Dwelling or appurtenant structure. No compressor or other component of a central air conditioning system (or similar system, such as a heat pump) shall be visible from any adjacent street, and, to the extent reasonably possible, all such external equipment shall be so located on any Lot so as to minimize the negative impact thereof on any adjoining Lot, in terms of noise and appearance.

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Pursuant to ARTICLE VIII, SECTION 5, of the DECLARATION OF COVENANTS AND RESTRICTIONS, RIVER WOODS SUBDIVISION, as recorded in Liber 29648, Page 1779, the Owners hereby amend Article VI, Section 26 of that Declaration, dated July 28, 1997. This amendment shall run with and bind the lands hereinafter described, and shall inure to the benefit of, and be enforceable by, the owner of any land subject there to, their respective legal representatives, heirs, successors, and assigns, and in accordance with the provisions of Act No. 288, Public Acts of 1967 of the State of Michigan ("Subdivision Control Act of 1967").

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Article VI, Section 26 amended to the following:

SECTION 26. WELLS. An Owner may dig a well on the Owner's lot.

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Article VI, Section 28 is added:

SECTION 28. MAILBOXES. As of May 1, 2020, the mailbox for each Lot must be of a standard design and materials as approved by the Architectural Review Committee. As of that date, (a) any Owner of a noncompliant mailbox must replace it with an approved mailbox; and (b) any new or replacement mailbox must be of a standard design and materials as approved by the Architectural Review Committee.