

****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.

Friendly Reminders:

Next Meeting - Monday, September 9, 2019 at 7:00 PM

Street Tree Maintenance - Please ensure street trees are trimmed to no lower than 7 ft. above the road.

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, in the Administration Bldg. at Canton Center and Civic Center.

NOTE: For proper delivery of the newsletter, please ensure your house number is prominently displayed on your mailbox.

CANTON'S & WAYNE COUNTY'S HOUSEHOLD HAZARDOUS WASTE DAYS

In Canton, September 7, 2019, from 9 a.m.—2 p.m. It will be held at Canton's Division of Public Works, 4847 Sheldon Road, Canton. The final date for the 2019 Wayne County Hazardous Waste Day is Saturday, October 29, 2019, from 8 a.m.—2 p.m. It will be held at Wayne County Community College, 21000 Northline Road in Taylor.

Please call 734-397-1011 or go to www.canton-mi.org or call 734-326-3936 or go to waynecounty.com for more information on what will and what won't be accepted at hazardous waste day. (©2019 Canton Focus, August 2019 Volume 31—Issue 8. All rights reserved.)

DID YOU KNOW . . . A Canton Fun Fact!

Schooling History—Most of Canton's settlers came from New England with its strong emphasis on education. Along with their convictions, the Territorial Council of 1827 ruled that any township consisting of 50 or more families must employ one or more school masters of "good standing" to teach the "three R's." There were nine schools built in Canton, usually at a crossroad. They were located so that they were accessible to children walking to school. Teachers were hired for a specific number of weeks to teach and often boarded with local families. Each school was a "district" and had its own school board. Families in each area worked together to build and equip the school, paying a "tax" for each child that attended and donating a cord of firewood for the school stove. (©2006-2019 Canton Township, MI and its representatives. All rights reserved.)

PROPOSED CHANGES TO OUR SUBDIVISION RULES

- # 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.
- #11 ARTICLE 6, SECTION 1: Specifies the number of individuals leasing in one rental property.

SRIRACHA LIME SHRIMP

Ingredients:

- 1/2 cup Sriracha sauce
- 2 Tbsp. honey
- 1 tsp. minced garlic
- 1/4 cup fresh cilantro, chopped
- Juice of one lime
- 1/4 tsp. salt
- 1-1/2 lbs. shrimp, peeled and deveined
- Wooden skewers and lime wedges



Directions:

In a large bowl, whisk together Sriracha, honey, garlic, cilantro, lime juice and salt. Add shrimp to bowl and toss to combine. Marinate in refrigerator for 20 minutes. While shrimp is marinating, soak skewers in water.

Heat grill to high and thread shrimp onto skewers. Grill for 2-3 minutes per side or until shrimp is no longer translucent. Serve with lime wedges. Enjoy! (©2019 The Personal Marketing Co. (TPMC). All rights reserved.)

MONTHLY HEALTH TIP

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

- **Less Stress**

Exercise calms your body and your brain. After your body works hard, the levels of stress hormones -- like adrenaline and cortisol -- drop. Stress and anxiety fade away, especially after aerobic exercise.

- **More Productive**

Want to be more efficient at work? Take a break and get some exercise. In one study, people who got moving in the middle of the day were much more productive when they went back to work. They also were happier and got along better with their co-workers.

- **Weight Control**

Exercise and diet work together to keep your weight healthy. Whether you want to lose some inches around the waist or just avoid putting on extra pounds, exercise is the key. Try to work out 30 minutes most days of the week.

- **Less Arthritis Pain**

If you have arthritis, regular exercise can help ease your pain and it can make your daily activities easier. Try non-impact exercises like swimming. They can be easier on sore joints.

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FIVE WAYS TO WASTE LESS WATER

Saving water in your home doesn't have to be a painful experience. There are a few simple things you can do to waste less water without sacrificing your comfort:

⇒ **Turn off your faucet**—if you leave the faucet running each time you brush your teeth, wash your face and shave, you'll go through 1-2 gallons of water.



⇒ **Address small leaks**—a small drip from a faucet can waste 20 gallons of water each day. Fix your leaky faucets as soon as possible.

⇒ **Invest in a new toilet**—newer model toilets are specifically designed to use less water per flush. Look for a toilet with the WaterSense label that meets EPA's certification.

⇒ **Make the most of your outdoor watering**—watering your lawn, garden and flower beds early in the morning will cause less loss of water through evaporation; you will therefore use less water.



⇒ **Update your washing machine**—front-loading and high-efficiency top-loading washing machines typically use less water and energy than top-loading machines with agitators.



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New Neighbors:

No new neighbors have moved into the subdivision.

NEWSLETTER

HOME SAFETY & SECURITY ADVICE

- ◇ Create the appearance that someone is at your house.
- ◇ Make sure all exterior doors have reliable locks.
- ◇ Always look before opening the door.
- ◇ Don't leave spare keys in obvious locations.
- ◇ Secure your sliding glass doors.
- ◇ Keep garage doors closed at all times.
- ◇ Keep drapes and blinds shut at night when the lights are on.

TRAVEL TIPS

Before your next long road trip, use these helpful tips. Give your vehicle an inspection and a tune-up, if needed. Check tire pressure, wiper blades, belt and hose connections, as well as oil and water levels. Test headlights, horn and turn signals. Check the condition and inflation of your spare and make sure your trunk has a tire iron and jumper cables. Don't forget your cell phone charger and emergency roadside kit. (©2019 Hudson, Ink. All rights reserved.)

CREATE A MOOD BOARD FOR YOUR NEXT HOME PROJECT

Home projects can escalate quickly in time and money spent if you don't have a well-prepared plan. Before spending any time or money, create a mood board to guide your project:

- 1) Create a Pinterest board dedicated to your home project, then pin images and websites that inspire you.
- 2) Using the Mood Board Creator on RoomStyle.com, add images to create a mock-up of your home project.
- 3) When you go shopping, use your mood board as a guide to purchase products that closely resemble your design images.

With a mood board, you can avoid impulsive decisions and your purchases will fit with your overall plan. (©2019 The Personal Marketing Co. (TPMC). All rights reserved.)



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.

**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.

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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 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.

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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 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.

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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 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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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; except that the following do not count against this limit: (i) vehicles stored fully enclosed within an attached garage otherwise constructed in accordance with this Declaration; (ii) Permittees' vehicles during the course of their stay, or 48 hours, whichever is less; and (iii) vehicles registered to Occupants of that Lot who are licensed drivers, if and to the extent that the number of Occupant/licensed drivers exceeds four. Further, no vehicle parked or stored on any Lot may be covered with any material, for any period of time, unless the vehicle is stored fully enclosed within an attached garage.**

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Article VI, Section 1 is amended:

SECTION 1. PERMITTED USE. No Lot shall be used except for single family residential purposes. Except as specifically permitted herein, no structure shall be erected, altered, re-erected, placed or permitted to remain on any Lot other than one single family residential dwelling (the "Dwelling"), not to exceed three (3) stories and 35 feet in height, and a private garage for not more than three (3) vehicles for the sole use of the Owner/Occupant of the Lot upon which such Dwelling shall have been erected, together with such other Improvements as the Committee shall have approved. Each garage shall be attached or architecturally related to the Dwelling to which such garage pertains, and shall be constructed at the time of, and in conjunction with, construction of such Dwelling. No garage shall provide space for less than two (2) vehicles. Garage doors shall not face the public street upon which such Lot fronts, nor shall any garage door face the rear line of any Lot. Carports are specifically prohibited. No part of any Dwelling or appurtenant structure shall be used for any activity normally conducted as a business. **No Dwelling or part of any Dwelling may be leased or rented, unless the number of Occupants does not exceed two times the number of building-code**

compliant bedrooms contained in the Dwelling. Except as specifically permitted herein, a pre-existing structure may not be moved onto any Lot.