



MEADOWBROOK CONDOMINIUMS

**FIRST AMENDMENT TO COMBINED CONDOMINIUM AND ASSOCIATION
BYLAWS**

THIS FIRST AMENDMENT to the Combined Condominium and Association Bylaws is executed this 16th day of January, 2002 by the members of the Meadowbrook Condominium Owners Association (Co-owners) passed in accordance with Articles VII and XIV of the Condominium and Association Bylaws at a special meeting held for that purpose on January 16, 2002.

The original Master Deed recorded in Liber 730, Page 761 ✓

WHEREAS the Co-owners desire to change or add to the Combined Condominium and Association Bylaws to improve safety, efficiencies of administration and the aesthetic values of the neighborhood

NOW, THEREFORE, the Co-owners hereby amend the Association Bylaws as follows:

**ARTICLE VIII
ASSESSMENTS**

Section 7. Default. "...assessments shall be payable by co-owners monthly" shall be changed to, "...condominium fees will be paid on a minimum basis of quarterly (January 1, April 1, July 1, October 1). All payments ten days late are subject to late fees, penalties and collection charges. Payments annually or semi-annually are acceptable."

NOW, THEREFORE, the Co-owners hereby amend the Condominium Bylaws as follows:

**ARTICLE XII
RESTRICTIONS**

Section 5. Aesthetics. [ADD: Television/communication satellite dish location is limited to the back of the house and high enough to not present a hazard to children.]

Section 8 Storage/Vehicles. No garbage or trash shall be permitted to be stored upon any unit except in enclosed receptacles designed for that purpose and screened from view from any adjoining street [ADD: and the adjacent neighbors' normal front entrance,] except that such trash may be permitted on or near the common elements solely and only for trash pickup services [ADD: for the day of that service.]

Section 10 Landscaping. [ADD: All members will have at least minimal landscaping (grass) in place, front and rear yards, within 9 months of occupancy. Grass lengths must



be maintained not to exceed six inches. The design committee must approve any other type of yard other than grass.]

[ADD: Section 19 Safety. The maximum speed limit on all roads for all vehicles within the condominium boundaries is 20 miles per hour.]

WITNESSES:

Meadowbrook Condominium Owners Association

Brenda Lathber

Art Aguirre

Art Aguirre, President

Brenda Lathber

Deron Goolsby

Deron Goolsby, Vice President

State of Michigan)

) ss

County of Clinton)

On this 9 day of Oct., 2006 the foregoing First Amendment to Combined Condominium and Association Bylaws was acknowledged before me by Art Aguirre and Deron Goolsby of the Meadowbrook Condominium Owners Association.

Brenda J. Palomo
Notary Public

BRENDA J. PALOMO
NOTARY PUBLIC - STATE OF MICHIGAN
COUNTY OF EATON
My Commission Expires July 21, 2010
Acting in the County of Ingham

Drafted By and
When recorded return to: Art Aguirre
Meadowbrook Condominium Owners Association
P.O. Box 471
Haslett, Michigan 48840