

Amendment to Declaration of Covenants, Conditions, and Restrictions

Whereas:

- A. The Declaration of Covenants, Conditions, and Restrictions for York Woods Subdivision No. 2 is recorded at Liber 2608, Page 741, Washtenaw County Records.
- B. The Declaration of Covenants, Conditions, and Restrictions for York Woods Subdivision No. 2 encumbers land described on the attached Exhibit A.
- C. The Declaration of Covenants, Conditions, and Restrictions for York Woods Subdivision No. 3 is recorded at Liber 2853, Page 619, Washtenaw County Records.
- D. The Declaration of Covenants, Conditions, and Restrictions for York Woods Subdivision No. 3 encumbers land described on the attached Exhibit B.
- E. The Declaration of Covenants, Conditions, and Restrictions for York Woods Subdivision No. 4 is recorded at Liber 3019, Page 373, Washtenaw County Records.
- F. The Declaration of Covenants, Conditions, and Restrictions for York Woods Subdivision No. 4 encumbers land described on the attached Exhibit C.
- G. The Declaration of Covenants, Conditions, and Restrictions for York Woods Subdivision No. 5 is recorded at Liber 3213, Page 689, Washtenaw County Records.
- H. The Declaration of Covenants, Conditions, and Restrictions for York Woods Subdivision No. 2 encumbers land described on the attached Exhibit D.
- I. The Declaration(s) of Covenants, Conditions, and Restrictions listed above may be amended by a vote of not less than 67% of the members of the York Woods Homeowners' Association, defined as owners of property contained within York Woods Subdivision Nos. 2, 3, 4, and 5,
- J. Not less than 67% of the members of the York Woods Homeowners' Association agree to amend The Declaration(s) of Covenants, Conditions, and Restrictions for York Woods Subdivision Nos. 2, 3, 4, and 5 as set forth below.

Therefore:

- 1. The Declaration(s) of Covenants, Conditions, and Restrictions for York Woods Subdivision No. 2 and 3 are hereby amended as follows:

Addition of Article V, Section 33.

The following paragraph is inserted following Section 32 of Article V, Building and Use Restrictions”, prior to Article VI.

Section 33. Short-Term Rentals. The term of any lease or rental agreement for any property shall not be less than 90 consecutive days. Tenancy on a month-to-month basis pursuant to a holding-over period at the end of a lease term, or as provided in an occupancy addendum to a sales agreement will be permitted, however a month-to-month tenancy is only permissible if the total duration of such tenancy is less than 90 consecutive days. Listing of properties on short-term rental marketplaces (such as Airbnb or VRBO) is prohibited.

2. The Declaration(s) of Covenants, Conditions, and Restrictions for York Woods Subdivision No. 4 and 5 are hereby amended as follows:

Addition of Article V, Section 31.

The following paragraph is inserted following Section 30 of Article V, Building and Use Restrictions”, prior to Article VI

Section 31. Short-Term Rentals. The term of any lease or rental agreement for any property shall not be less than 90 consecutive days. Tenancy on a month-to-month basis pursuant to a holding-over period at the end of a lease term, or as provided in an occupancy addendum to a sales agreement will be permitted, however a month-to-month tenancy is only permissible if the total duration of such tenancy is less than 90 consecutive days. Listing of properties on short-term rental marketplaces (such as Airbnb or VRBO) is prohibited.

(Signature pages and notary information follow)

Prepared by, and when recorded, return to:

Luke A. Schmerberg (P57413)
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209 E. Michigan Avenue
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Amendment to Declaration of Covenants, Conditions, and Restrictions

Signature Page

The undersigned, being the owner(s) of Lot _____, York Woods Subdivision No. _____, agree(s) to amend the Declaration(s) of Covenants, Conditions, and Restrictions for York Woods Subdivision Nos. 2, 3, 4, and 5.

Date: _____

State of Michigan)
) ss
County of Washtenaw)

On _____, _____

_____ appeared before me personally and, being duly sworn, acknowledged signing this Amendment to Declaration of Covenants, Conditions, and Restrictions as a free act and deed.

_____, Notary Public

State of Michigan, County of Washtenaw

My Commission Expires: _____

Amendment to Declaration of Covenants, Conditions, and Restrictions Exhibit A

Legal Description of York Woods Subdivision No. 2

Land situated in the Township of York, Washtenaw County, Michigan, to-wit:

Commencing at the North 1/4 corner of Section 8, T4S, R6E, York Township, Washtenaw County, Michigan; thence S 00° 33' 00" E 508.73 feet along the North and South 1/4 line of said Section to the POINT OF BEGINNING; thence continuing S 00° 33' 00" E 2056.80 feet along said North and South 1/4 line to the Northeast corner of "York Woods Subdivision" as recorded in Liber 24 of Plats, pages 13-15, inclusive, Washtenaw County Records; thence along the North line of said York Woods Subdivision in the following four (4) courses: S 89° 27' 00" W 240.00 feet, S 70° 48' 40" W 90.76 feet, S 89° 39' 05" W 681.78 feet and N 72° 50' 15" W 90.28 feet; thence N 00° 32' 55" W 34.99 feet; thence Northeasterly 459.90 feet along the arc of a 292.13 foot radius circular curve to the right, through a central angle of 90° 12' 00" having a chord which bears N 44° 33' 05" E 413.85 feet; thence N 89° 39' 05" E 63.85 feet; thence N 00° 20' 55" W 210.00 feet to a point on an intermediate traverse line; thence along said intermediate traverse line in the following eight (8) courses: N 89° 39' 05" E 40.77 feet, N 42° 23' 45" E 404.70 feet, N 83° 33' 25" E 219.61 feet, Northerly 173.85 feet along the arc of a 297.00 foot radius circular curve to the left, through a central angle of 33° 32' 15" having a chord which bears N 05° 29' 10" W 171.38 feet, N 84° 03' 30" W 261.00 feet, N 09° 03' 15" W 353.97 feet, N 75° 11' 30" W 163.95 feet and S 89° 16' 35" W 333.49 feet; thence N 03° 34' 45" W 214.45 feet; thence Westerly 41.98 feet along the arc of a 843.00 foot radius circular curve to the right, through a central angle of 02° 51' 10", having a chord which bears S 87° 51' 00" W 41.98 feet; thence S 89° 16' 35" W 189.01 feet; thence Northerly 515.43 feet along the arc of a 273.00 foot radius circular curve to the right, through a central angle of 108° 10' 30", having a chord which bears N 36° 38' 10" W 442.21 feet; thence N 17° 27' 05" E 229.64 feet; thence Northerly 264.18 feet along the arc of a 840.93 foot radius circular curve to the left, through a central angle of 18° 00' 00", having a chord which bears N 08° 27' 05" E 263.10 feet; thence N 00° 32' 55" W 64.10 feet; thence N 89° 16' 35" E 86.00 feet along the North line of said Section; thence S 00° 32' 55" E 64.37 feet; thence Southerly 291.20 feet along the arc of a 926.93 foot radius circular curve to the right, through a central angle of 18° 00' 00", having a chord which bears S 08° 27' 05" W 290.01 feet; thence S 17° 27' 05" W 229.64 feet; thence Southerly 353.06 feet along the arc of a 187.00 foot radius circular curve to the left, through a central angle of 108° 10' 30", having a chord which bears S 36° 38' 10" E 302.91 feet; thence N 89° 16' 35" E 189.01 feet; thence Easterly 20.18 feet along the arc of a 757.00 foot radius circular curve to the left, through a central angle of 01° 31' 35", having a chord which bears N 88° 30' 45" E 20.18 feet; thence N 00° 43' 25" W 258.77 feet; thence S 71° 55' 35" W 73.92 feet; thence N 00° 32' 55" W 577.17 feet; thence N 89° 16' 35" E 559.72 feet along the North line of said Section and the centerline of Willis Road; thence S 00° 33' 00" E 363.00 feet; thence N 89° 16' 35" E 364.90 feet; thence S 54° 27' 40" E 246.38 feet to the Point of Beginning. Including all that land lying between the intermediate traverse line and York Woods Lake. Containing 32 Lots, numbered 25 through 56, inclusive.

Amendment to Declaration of Covenants, Conditions, and Restrictions Exhibit B

Legal Description of York Woods Subdivision No. 3

Land situated in the Township of York, Washtenaw County, Michigan, to-wit:

“YORK WOODS SUBDIVISION NO .3”: Part of the NW 1/4 of Section 8, T4S-R6E, York Township, Washtenaw County, Michigan, being further described as BEGINNING at the NW Corner of said section; thence N 89° 16’ 35” E 1237.72 feet, along the North Section line; to the intersection of said section line with the Westerly line of Whispering Pines Drive, as established in “YORK WOODS SUBDIVISION NO. 2”, according to the plat thereof as recorded in Liber 28 of Plats on Pages 59, 60 and 61, Washtenaw County Records; thence S 00° 32’ 55” E 64.10 feet, along said Westerly line; thence along the arc of a curve to the right, an arc distance of 264.18 feet, said curve having a radius of 840.93 feet and a chord bearing and distance of S 08° 27’ 05” W 263.10 feet, continuing along said Westerly line; thence S 17° 27’ 05” W 229.64 feet, continuing along said Westerly line; thence along the arc of a curve to the left, an arc distance of 515.43 feet, said curve having a radius of 273.00 feet and a chord bearing and distance of S 36° 38’ 10” E 442.21 feet, continuing along the Westerly and Southerly line of said drive; thence N 89° 16’ 35” E 189.01 feet, along the Southerly line of said drive; thence along the arc of a curve to the left, an arc distance of 41.98 feet, said curve having a radius of 843.00 feet and a chord bearing and distance of N 87° 51’ 00” E 41.98 feet, to the Northwesterly corner of Lot 47, “YORK WOODS SUBDIVISION NO. 2”; thence S 03° 34’ 35” E 214.45 feet, along said Westerly lot line, to a point on the Northerly shore of Sunset Lake, said point being 16 feet, more or less, Northerly of the water’s edge; thence on an intermediate Traverse Line along the Northerly, Westerly and Southerly shore of said lake, S 89° 16’ 30” W 183.13 feet and S 60° 18’ 55” W 73.00 feet and S 24° 06’ 55” E 256.04 feet and S 06° 34’ 07” E 321.67 feet and S 10° 04’ 01” W 232.31 feet and S 43° 57’ 12” E 130.27 feet and N 89° 04’ 24” E 347.16 feet, to the end of said traverse line at a point on the Westerly line of Lot 56, “YORK WOODS SUBDIVISION NO. 2”, said point being 21 feet, more or less, Southerly of the water’s edge; thence S 00° 20’ 55” E 210.00 feet, along the Westerly line of said lot; thence S 89° 39’ 05” W 63.85 feet, along the Northerly line of York Woods Drive, as established in “YORK WOODS SUBDIVISION NO. 2”; thence along the arc of a curve to the left, an arc distance of 459.90 feet, said curve having a radius of 292.13 feet and a chord bearing and distance of S 44° 33’ 05” W 413.85 feet, continuing along the Northerly and Westerly line of said drive; thence S 00° 32’ 55” E 34.99 feet, along the Westerly line of said drive, to a point on the Northerly line of “YORK WOODS SUBDIVISION”, according to the plat thereof as recorded in Liber 24 of Plats on Pages 13, 14 and 15, Washtenaw County Records; thence S 89° 27’ 05” W 230.00 feet, along the Northerly line of said subdivision, thence S 00° 32’ 55” E 101.06 feet, along the Westerly line of said subdivision and the W 1/8 line, to the E-W 1/4 line; thence S 89° 39’ 05” W 150.00 feet, along said 1/4 line; thence N 09° 48’ 06” W 351.06 feet; thence N 48° 48’ 40” W 66.00 feet; thence along the arc of a curve to the right, an arc distance of 214.69 feet, said curve having a radius of 297.00 feet and a chord bearing and distance of S 61° 53’ 51” W 210.05 feet; thence N 00° 20’ 55” W 298.65 feet; thence S 89° 39’ 05” W 150.00 feet; thence N 02° 55’ 13” E 360.59 feet; thence N 05° 22’ 48” W 361.39 feet; thence S 89° 39’ 05” W 330.47 feet; thence N 04° 50’ 11” W 67.76 feet; thence along the arc of a curve to the right, an arc distance of 136.54 feet, said curve having a radius of 197.00 feet and a chord bearing and distance of N 15° 01’ 10” E 133.83 feet; thence N 59° 51’ 27” W 493.79 feet, to the West Section line; thence N 00° 32’ 50” W 895.00 feet, along said line, to the POINT OF BEGINNING, containing 36 lots numbered from 57 to 92, inclusive. This plat contains 58.30 acres more or less.

Amendment to Declaration of Covenants, Conditions, and Restrictions Exhibit C

Legal Description of York Woods Subdivision No. 4

Land situated in the Township of York, Washtenaw County, Michigan, to-wit:

“YORK WOODS SUBDIVISION NO. FOUR”: Part of the NW 1/4 of Section 8, T4S-R6E, York Township, Washtenaw County, Michigan, being further described as BEGINNING at the W 1/4 Corner of said section; thence N 00° 32' 50" W 1758.05 feet, along the West Section line; thence S 59° 51' 27" E 493.79 feet, along the Westerly and Southwesterly line of YORK WOODS SUBDIVISION NO. THREE, as recorded in Liber 29 of Plats on Pages 19, 20 and 21, Washtenaw County Records; thence along the arc of a curve to the left, an arc distance of 136.54 feet, said curve having a radius of 197.00 feet, chord bearing and distance of S 15° 01' 10" W 133.83 feet and a delta angle of 39° 42' 44", along said plat line; thence S 04° 50' 11" E 67.76 feet, along said plat line; thence N 89° 39' 05" E 330.47 feet, along said plat line; thence S 05° 22' 48" E 361.39 feet, along said plat line; thence S 02° 55' 13" W 360.59 feet, along said plat line; thence N 89° 39' 05" E 150.00 feet, along said plat line; thence S 00° 20' 55" E 298.65 feet, along said plat line; thence along the arc of a curve to the left, an arc distance of 214.69 feet, said curve having a radius of 297.00 feet, chord bearing and distance of N 61° 53' 51" E 210.05 feet and a delta angle of 41° 25' 01" along said plat line; thence S 48° 48' 40" E. 66.00 feet, along said plat line; thence S 09° 48' 06" E 351.06 feet, along said plat line, to the E W 1/4 line; thence S 89° 39' 05" W 1173.78 feet, along the E W 1/4 Line, to the POINT OF BEGINNING, containing 29.27 acres, more or less. This Plat contains 19 lots, numbered from 93 to 111, inclusive, and 2 OUTLOTS lettered “A” and “B”.

Amendment to Declaration of Covenants, Conditions, and Restrictions Exhibit D

Legal Description of York Woods Subdivision No. 5

Land situated in the Township of York, Washtenaw County, Michigan, to-wit:

“YORK WOODS SUBDIVISION NO. 5”, part of the E 1/2 of the W 1/2 of the SW 1/4 of Section 8, T4S-R6E, York Township, Washtenaw County, Michigan, being further described as COMMENCING at the SW Corner of said section; thence N 89° 30' 55" E 996.43 feet, along the South Section line, to the POINT OF BEGINNING; thence N 00° 31' 04" W 463.09 feet; thence N 07° 45' 25" W 68.75 feet; thence N 00° 58' 45" W 179.72 feet; thence S 89° 30' 55" W 323.64 feet; thence N 00° 31' 04" W 1263.56 feet, along the West line of the E 1/2 of the W 1/2 of the SW 1/4; thence S 86° 35' 33" E 71.91 feet; thence S 70° 33' 56" E 47.78 feet; thence S 62° 19' 14" E 97.04 feet; thence S 58° 51' 18" E 101.39 feet; thence along the arc of a curve to the left, an arc distance of 50.00 feet, said curve having a radius of 934.00 feet, chord bearing and distance of N 02° 41' 22" E 49.99 feet and central angle 03° 04' 02"; thence N 01° 09' 21" E 213.94 feet; thence S 89° 28' 56" W 297.52 feet; thence N 00° 31' 04" W 530.00 feet, along the West line of the E 1/2 of the W 1/2 of the SW 1/4, to the E-W 1/4 line and the Southerly line of YORK WOODS SUBDIVISION NO. 4, according to the plat thereof as recorded in Liber 29 of Plats, Pages 69 and 70, Washtenaw County Records; thence N 89° 39' 05" E 661.89 feet, along said 1/4 line, said plat line and the Southerly line of YORK WOODS SUBDIVISION NO. 3, according to the plat thereof as recorded in Liber 29 of Plats, Pages 19, 20 and 21, Washtenaw County Records; thence S 00° 32' 05" E 2031.97 feet, along the W 1/8 line; thence S 89° 30' 55" W 188.45 feet; thence S 00° 32' 05" E 312.88 feet; thence N 89° 30' 55" E 97.44 feet; thence S 14° 33' 08" E 103.09 feet; thence S 00° 31' 05" E 201.61 feet, to the South Section line; thence S 89° 30' 55" W, 262.83 feet, along said section line, to the POINT OF BEGINNING, containing 31.74 acres, more or less. This plat contains 25 lots, numbered consecutively from 112 to 136, inclusive.