



RECEIPT# 1195, STATION 1E
\$30.00 RESTRICTIONS

THIRD AMENDMENT TO BUILDING & USE RESTRICTIONS

for

LAKE NEPESSING BLUFFS

The Building and Use Restrictions for Lake Nepessing Bluffs originally recorded at Liber 1232, Page 133 et seq. of Lapeer County Records (as amended at Liber 1237, Page 605, et seq., Liber 1392, Page 274, et seq., and Liber 1242, Page 712, et seq., of the Lapeer County Records) are hereby amended by at least 75% of the owners of lots in the Development as follows:

Section I (Land Use & Other Restrictions) Paragraph 15 (Accessory Buildings) is hereby amended to read in its entirety as follows:

- "15. Accessory Buildings: Outbuildings or other accessory buildings shall be permitted only if they comply with the following restrictions:
- a. the outbuilding/accessory building shall be no greater than 1,280 square feet in size;
 - b. the Architectural/Control Committee must determine in its sole discretion that the proposed building is compatible and harmonious with the overall architectural quality in the Development and that it is compatible and harmonious with the overall Development with respect to its location;
 - c. no such outbuilding/accessory building shall be constructed on a lot not also accompanied by a residential home unless the lot owner also owns an adjoining lot in the Development with a home and the lot with the outbuilding (without a house on the same lot) shall thereafter not be conveyed to a third party unless the original lot with the home is conveyed together to the same third party and the two lots shall not thereafter be sold separately unless a house is subsequently constructed on the lot with the outbuilding. This Section 15c is not intended to prevent sale of the separate lot with an outbuilding if a residential home compliant with these deed restrictions has also been constructed on the separate lot;
 - d. the outbuilding/accessory building shall not be used for commercial purposes and shall only be used as an accessory to the owner's home on the subject lot or the adjoining lot;
 - e. no portable or temporary sheds shall be permitted;
 - f. structures of pole barn type construction shall be permitted but only if they comply with all the remaining requirements in this Article I, Section 15;

DELIVERED ON
09/17/2018 3:28:45 PM
LAPEER CO REGISTER OF DEEDS



- g. the building drive must be concrete or asphalt no less than 15 feet from the road right of way, but the remaining portion of the drive need not be paved or asphalted.

Section I(18) shall be amended in its entirety to state as follows:

- "18. **DRIVEWAY.** Except as provided in Section I(15)(g), all driveways on each lot shall be made of concrete or asphalt."

Section II(1)(g) shall be amended in its entirety to state as follows:

- "g. **FAILURE TO PAY ASSESSMENT.** If any landowner is in default for any assessment payment of thirty (30) or more days, the Association may bring suit to collect the assessment, together with any costs of collection, including but not limited to attorney fees. Additionally, a landowner who is more than thirty (30) days late in paying assessments shall be required to pay a late fee of \$100 for each such late assessment, plus interest which shall accrue at a rate of seven percent (7%) per annum on the unpaid balance (including late fees) until the balance is paid. Additionally, the Association may file a lien against the land in the public records and foreclose the lien in the same manner as the enforcement and foreclosure of mortgages in Michigan."

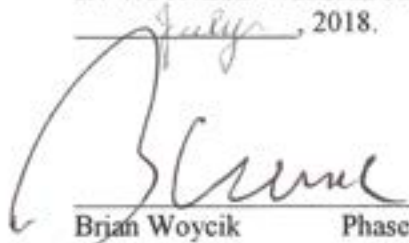
All other parts of the Building and Use Restrictions for Lake Nepessing Bluffs shall remain unchanged.



LIBER 2985

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IN WITNESS WHEREOF, the parties hereto have set their hands and seals this 10 day of July, 2018.


Brian Woycik Phase I Lot 1 Co-Owner

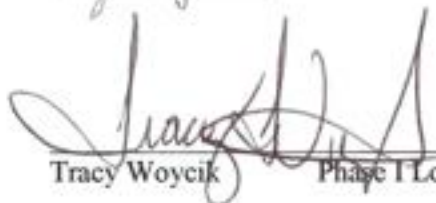
State of Michigan)
) ss
County of Lapeer)

On this 10 day of July, 2018, before me personally appeared **Brian Woycik** to me known to be the person described in and who executed the foregoing instrument and acknowledged that he executed the same as his free act and deed.


Beverly C. Woycik Notary Public
State of Michigan, County of Lapeer
My Commission Expires: 12-23-19
Acting in the County of Lapeer



IN WITNESS WHEREOF, the parties hereto have set their hands and seals this 10 day of July, 2018.


Tracy Woycik Phase I Lot 1 Co-Owner

State of Michigan)
) ss
County of Lapeer)

On this 10 day of July, 2018, before me personally appeared Tracy Woycik to me known to be the person described in and who executed the foregoing instrument and acknowledged that she executed the same as her free act and deed.


Beverly C. Woycik, Notary Public
State of Michigan, County of Lapeer
My Commission Expires: 12-29-2019
Acting in the County of Lapeer



UBER 2985

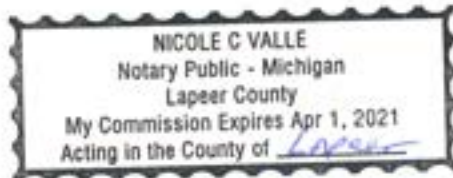
PAGE 140

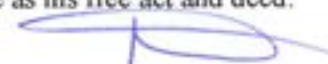
IN WITNESS WHEREOF, the parties hereto have set their hands and seals this 2 day of July, 2018.


Charles Farley Phase I Lot 2 Co-Owner

State of Michigan)
County of Lapeer) ss

On this 2 day of July, 2018, before me personally appeared **Charles Farley** to me known to be the person described in and who executed the foregoing instrument and acknowledged that he executed the same as his free act and deed.




_____, Notary Public
State of Michigan, County of Lapeer
My Commission Expires: 04/01/2021
Acting in the County of Lapeer



LIBER 2985

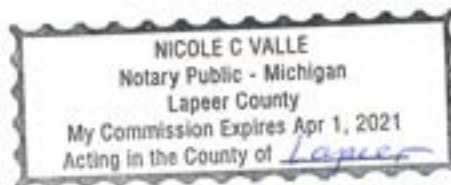
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IN WITNESS WHEREOF, the parties hereto have set their hands and seals this 2 day of July, 2018.

Donna Farley
Donna Farley Phase I Lot 2 Co-Owner

State of Michigan)
) ss
County of Lapeer)

On this 2 day of July, 2018, before me personally appeared **Donna Farley** to me known to be the person described in and who executed the foregoing instrument and acknowledged that she executed the same as her free act and deed.



[Signature], Notary Public
State of Michigan, County of Lapeer
My Commission Expires: 04/01/2021
Acting in the County of Lapeer



LIBER 2985

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IN WITNESS WHEREOF, the parties hereto have set their hands and seals this 13 day of July, 2018.


Paul Coulter
Phase I Lot 4 Co-Owner

State of Michigan)
County of Lapeer) ss

On this 13 day of July, 2018, before me personally appeared **Paul Coulter** to me known to be the person described in and who executed the foregoing instrument and acknowledged that he executed the same as his free act and deed.

JENNIFER M. ROSSMAN
NOTARY PUBLIC - STATE OF MICHIGAN
COUNTY OF LAPEER
My Commission Expires July 25, 2019
Acting in the County of Lapeer


Jennifer M. Rossman, Notary Public
State of Michigan, County of Lapeer
My Commission Expires: 7-25-19
Acting in the County of Lapeer



IN WITNESS WHEREOF, the parties hereto have set their hands and seals this 13 day of July, 2018.

Michelle Coulter
Michelle Coulter Phase I Lot 4 Co-Owner

State of Michigan)
County of Lapeer) ss

On this 13 day of July, 2018, before me personally appeared **Michelle Coulter** to me known to be the person described in and who executed the foregoing instrument and acknowledged that she executed the same as her free act and deed.

JENNIFER M. ROSSMAN
NOTARY PUBLIC - STATE OF MICHIGAN
COUNTY OF LAPEER
My Commission Expires July 25, 2019
Acting in the County of Lapeer

Jennifer M. Rossman
Jennifer M. Rossman, Notary Public
State of Michigan, County of Lapeer
My Commission Expires: 7-25-19
Acting in the County of Lapeer



IN WITNESS WHEREOF, the parties hereto have set their hands and seals this 10 day of July, 2018.

Colleen Muir
Colleen Muir Phase I Lot 7 Owner

State of Michigan)
County of Lapeer) ss

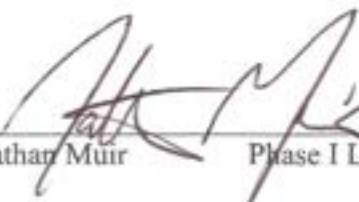
On this 10 day of July, 2018, before me personally appeared **Colleen Muir** to me known to be the person described in and who executed the foregoing instrument and acknowledged that she executed the same as her free act and deed.

ELIZABETH S. MOVET
NOTARY PUBLIC, STATE OF MI
COUNTY OF LAPEER
MY COMMISSION EXPIRES Feb 11, 2025
ACTING IN COUNTY OF Lapeer

Elizabeth S. Movet
Elizabeth S. Movet Notary Public
State of Michigan, County of Lapeer
My Commission Expires: 2-11-25
Acting in the County of Lapeer



IN WITNESS WHEREOF, the parties hereto have set their hands and seals this 9 day of July, 2018.



Nathan Muir Phase I Lot 8 Co-Owner

State of Michigan)
) ss
County of Lapeer)

On this 9 day of July, 2018, before me personally appeared **Nathan Muir** to me known to be the person described in and who executed the foregoing instrument and acknowledged that he executed the same as his free act and deed.



Colleen A. Muir , Notary Public
State of Michigan, County of Lapeer
My Commission Expires: 1/11/24
Acting in the County of Lapeer



IN WITNESS WHEREOF, the parties hereto have set their hands and seals this 9 day of July, 2018.

Molly Muir

Molly Muir

Phase I Lot 8 Co-Owner

State of Michigan)
) ss
County of Lapeer)

On this 9 day of July, 2018, before me personally appeared **Molly Muir** to me known to be the person described in and who executed the foregoing instrument and acknowledged that she executed the same as her free act and deed.

Colleen A. Muir
Colleen A. Muir, Notary Public
State of Michigan, County of Lapeer
My Commission Expires: 1/17/24
Acting in the County of Lapeer



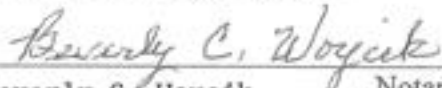
IN WITNESS WHEREOF, the parties hereto have set their hands and seals this 5th day of August, 2018.



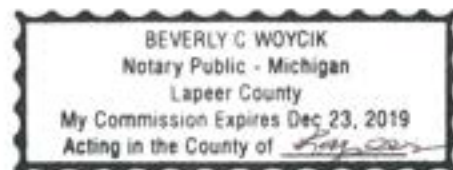
Dr. Ratan Rajani - Phase I Lot 9 Co-Owner

State of Michigan)
County of Lapeer) ss

On this 5th day of August, 2018, before me personally appeared **Dr. Ratan Rajani** to me known to be the person described in and who executed the foregoing instrument and acknowledged that he executed the same as his free act and deed.



Beverly C. Woycik, Notary Public
State of Michigan, County of Lapeer
My Commission Expires: 12-23-2019
Acting in the County of Lapeer





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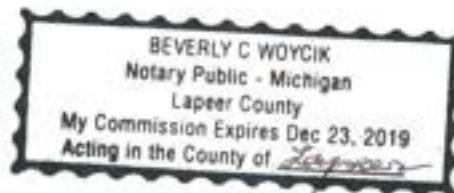
IN WITNESS WHEREOF, the parties hereto have set their hands and seals this 5th day of August, 2018.

Vijay Rajani
Vijay Rajani Phase I Lot 9 Co-Owner

State of Michigan)
County of Lapeer) ss

On this 5th day of August, 2018, before me personally appeared **Vijay Rajani** to me known to be the person described in and who executed the foregoing instrument and acknowledged that she executed the same as her free act and deed.

Beverly C. Wojcik
Beverly C. Wojcik, Notary Public
State of Michigan, County of Lapeer
My Commission Expires: 12/23/2019
Acting in the County of Lapeer





IN WITNESS WHEREOF, the parties hereto have set their hands and seals this 9th day of JULY, 2018.

Leander Kienzle
Leander Kienzle Phase I Lot 10 Co-Owner

State of Michigan)
County of Lapeer)^{ss}

On this 9th day of JULY, 2018, before me personally appeared **Leander Kienzle** to me known to be the person described in and who executed the foregoing instrument and acknowledged that he executed the same as his free act and deed.

Beverly C. Woycik
Beverly C. Woycik , Notary Public
State of Michigan, County of Lapeer
My Commission Expires: 12-23-2018
Acting in the County of Lapeer



IN WITNESS WHEREOF, the parties hereto have set their hands and seals this 9th day of June, 2018.

Gloria Kienzle
Gloria Kienzle Phase I Lot 10 Co-Owner

State of Michigan)
County of Lapeer) ss

On this 9 day of July, 2018, before me personally appeared **Gloria Kienzle** to me known to be the person described in and who executed the foregoing instrument and acknowledged that she executed the same as her free act and deed.

Beverly C. Woycik
Beverly C. Woycik, Notary Public
State of Michigan, County of Lapeer
My Commission Expires: 12-23-2019
Acting in the County of Lapeer



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IN WITNESS WHEREOF, the parties hereto have set their hands and seals this 11 day of August, 2018.

Kevin Immink Phase I Lot 12 Co-Owner

State of Michigan)
County of Genesee) ss

On this 11 day of August, 2018, before me personally appeared **Kevin Immink** to me known to be the person described in and who executed the foregoing instrument and acknowledged that he executed the same as his free act and deed.

, Notary Public

State of Michigan, County of Genesee

My Commission Expires: 9-25-19

Acting in the County of Genesee

DARLENE M. AYOTTE
NOTARY PUBLIC, STATE OF MI
COUNTY OF GENESEE
MY COMMISSION EXPIRES Sep 25, 2019
ACTING IN COUNTY OF Genesee





IN WITNESS WHEREOF, the parties hereto have set their hands and seals this 11 day of August, 2018.

Tina Immink

Tina Immink

Phase I Lot 12 Co-Owner

State of Michigan)
County of Genesee) ss

On this 11 day of August, 2018, before me personally appeared **Tina Immink** to me known to be the person described in and who executed the foregoing instrument and acknowledged that she executed the same as her free act and deed.

Darlene M. Ayotte

, Notary Public

State of Michigan, County of GeneseeMy Commission Expires: 9-25-19Acting in the County of Genesee

DARLENE M. AYOTTE
NOTARY PUBLIC, STATE OF MI
COUNTY OF GENESEE
MY COMMISSION EXPIRES Sep 25, 2019
ACTING IN COUNTY OF Genesee





IN WITNESS WHEREOF, the parties hereto have set their hands and seals this 15th day of July, 2018.

Beverly Woycik
Beverly Woycik Phase I Lot 13 Owner

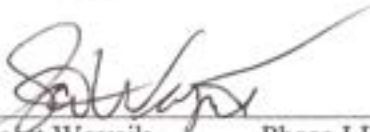
State of Michigan)
County of Lapeer) ss

On this 15th day of July, 2018, before me personally appeared **Beverly Woycik** to me known to be the person described in and who executed the foregoing instrument and acknowledged that she executed the same as her free act and deed.

Karen Mersino
Karen Mersino, Notary Public
State of Michigan, County of Lapeer
My Commission Expires: 05/09/19
Acting in the County of Lapeer



IN WITNESS WHEREOF, the parties hereto have set their hands and seals this 7th day of July, 2018.



Scott Woycik Phase I Lot 14 Co-Owner

State of Michigan)
) ss
County of Lapeer

On this 7th day of July, 2018, before me personally appeared **Scott Woycik** to me known to be the person described in and who executed the foregoing instrument and acknowledged that he executed the same as his free act and deed.



Karen Mersino , Notary Public
State of Michigan, County of Lapeer
My Commission Expires: 5/9/19
Acting in the County of Lapeer



IN WITNESS WHEREOF, the parties hereto have set their hands and seals this 7 day of July, 2018.

Anna Woycik
Anna Woycik Phase I Lot 14 Co-Owner

State of Michigan)
County of Lapeer) ss

On this 7th day of July, 2018, before me personally appeared **Anna Woycik** to me known to be the person described in and who executed the foregoing instrument and acknowledged that she executed the same as her free act and deed.

Karen Mersino
Karen Mersino, Notary Public
State of Michigan, County of Lapeer
My Commission Expires: 5/9/19
Acting in the County of Lapeer

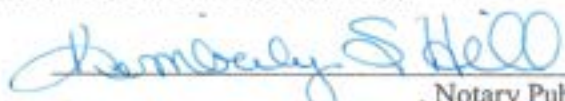


IN WITNESS WHEREOF, the parties hereto have set their hands and seals this 3rd day of August, 2018.


Dr. Andrew Aretakis Phase I Lot 15 Co-Owner

State of Michigan)
) ss
County of Lapeer)

On this 3rd day of August, 2018, before me personally appeared **Dr. Andrew Aretakis** to me known to be the person described in and who executed the foregoing instrument and acknowledged that he executed the same as his free act and deed.


_____, Notary Public
State of Michigan, County of Lapeer
My Commission Expires: 9-30-18
Acting in the County of Lapeer

KIMBERLY S. HILL
Notary Public, Lapeer County, MI
Acting in Lapeer County
My Commission Expires Sept 30, 2018



LIBER 2985

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IN WITNESS WHEREOF, the parties hereto have set their hands and seals this 25th day of July, 2018.



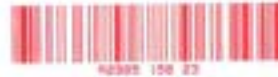
Leslie Artakis Phase I Lot 15 Co-Owner
Artakis

State of Michigan)
County of Lapeer) ss

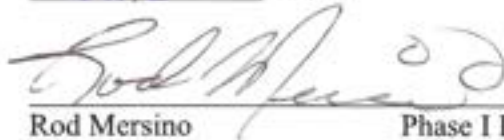
On this 25th day of July, 2018, before me personally appeared **Leslie Artakis** to me known to be the person described in and who executed the foregoing instrument and acknowledged that she executed the same as her free act and deed.


_____, Notary Public
State of Michigan, County of Lapeer
My Commission Expires: 10/22/2018
Acting in the County of Lapeer.

LAURA FROMWILLER
Notary Public, State of Michigan
County of Lapeer
My Commission Expires 10/22/18
Acting in the County of Lapeer.



IN WITNESS WHEREOF, the parties hereto have set their hands and seals this 25 day of June, 2018.


Rod Mersino Phase I Lot 16 Co-Owner

State of Michigan)
) ss
County of Lapeer)

On this 25 day of June, 2018, before me personally appeared **Rod Mersino** to me known to be the person described in and who executed the foregoing instrument and acknowledged that he executed the same as his free act and deed.


_____, Notary Public
State of Michigan, County of Lapeer
My Commission Expires: 4/16/2023
Acting in the County of Lapeer

JEREMY J WHITE
Notary Public, State of Michigan
County Of Macomb
My Commission Expires 04-16-2023
Acting in the County of Lapeer





IN WITNESS WHEREOF, the parties hereto have set their hands and seals this 25 day of June, 2018.

Karen Mersino

Karen Mersino

Phase I Lot 16 Co-Owner

State of Michigan)
) ss
County of Lapeer)

On this 25 day of June, 2018, before me personally appeared **Karen Mersino** to me known to be the person described in and who executed the foregoing instrument and acknowledged that she executed the same as her free act and deed.

Jeremy J. White, Notary Public
State of Michigan, County of Lapeer
My Commission Expires: 4/16/2023
Acting in the County of Lapeer

JEREMY J WHITE
Notary Public, State of Michigan
County Of Macomb
My Commission Expires 04-16-2023
Acting in the County of Lapeer





IN WITNESS WHEREOF, the parties hereto have set their hands and seals this 14th day of July, 2018.

Robert Morris

Phase I Lot 17 Co-Owner

State of Michigan)
) ss
County of Lapeer)

On this 14th day of July, 2018, before me personally appeared **Robert Morris** to me known to be the person described in and who executed the foregoing instrument and acknowledged that he executed the same as his free act and deed.

Colleen A. Muir, Notary Public
State of Michigan, County of Lapeer
My Commission Expires: 1-11-24
Acting in the County of Lapeer



IN WITNESS WHEREOF, the parties hereto have set their hands and seals this 14th day of July, 2018.

Laurie Morris
Laurie Morris Phase I Lot 17 Co-Owner

State of Michigan)
) ss
County of Lapeer)

On this 14th day of July, 2018, before me personally appeared **Laurie Morris** to me known to be the person described in and who executed the foregoing instrument and acknowledged that she executed the same as her free act and deed.

Colleen A. Muir
Colleen A. Muir, Notary Public
State of Michigan, County of Lapeer
My Commission Expires: 1-11-21
Acting in the County of Lapeer



LIBER 2985

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IN WITNESS WHEREOF, the parties hereto have set their hands and seals this 11 day of June, 2018.

Fred Burkhardt

Phase I Lot 18 Co-Owner

State of Michigan)
) ss
County of Lapeer)

On this 11 day of June, 2018, before me personally appeared **Fred Burkhardt** to me known to be the person described in and who executed the foregoing instrument and acknowledged that he executed the same as his free act and deed.

JENNIFER M. ROSSMAN
NOTARY PUBLIC - STATE OF MICHIGAN
COUNTY OF LAPEER
My Commission Expires July 25, 2019
Acting in the County of Lapeer

_____, Notary Public
State of Michigan, County of _____
My Commission Expires: _____
Acting in the County of _____



IN WITNESS WHEREOF, the parties hereto have set their hands and seals this 11 day of June, 2018.

Martha A. Burkhardt

Martha Burkhardt Phase I Lot 18 Co-Owner

State of Michigan)
) ss
County of Lapeer)

On this 11 day of June, 2018, before me personally appeared **Martha Burkhardt** to me known to be the person described in and who executed the foregoing instrument and acknowledged that she executed the same as her free act and deed.

JENNIFER M. ROSSMAN
NOTARY PUBLIC - STATE OF MICHIGAN
COUNTY OF LAPEER
My Commission Expires July 25, 2019
Acting in the County of Lapeer

Jennifer M. Rossman
, Notary Public
State of Michigan, County of _____
My Commission Expires: _____
Acting in the County of _____



IN WITNESS WHEREOF, the parties hereto have set their hands and seals this 13 day of September, 2018.


Dustin Ackley Phase I Lot 19 Co-Owner

State of Michigan)
County of Lapeer) ss

On this 13 day of September, 2018, before me personally appeared **Dustin Ackley** to me known to be the person described in and who executed the foregoing instrument and acknowledged that he executed the same as his free act and deed.

JENNIFER M. ROSSMAN
NOTARY PUBLIC - STATE OF MICHIGAN
COUNTY OF LAPEER
My Commission Expires July 25, 2019
Acting in the County of Lapeer


_____, Notary Public
State of Michigan, County of _____
My Commission Expires: _____
Acting in the County of _____



IN WITNESS WHEREOF, the parties hereto have set their hands and seals this 13 day of September, 2018.


Justine Ackley


Phase I Lot 19 Co-Owner

State of Michigan)
County of Lapeer) ss

On this 13 day of September, 2018, before me personally appeared **Justine Ackley** to me known to be the person described in and who executed the foregoing instrument and acknowledged that she executed the same as her free act and deed.

JENNIFER M. ROSSMAN
NOTARY PUBLIC - STATE OF MICHIGAN
COUNTY OF LAPEER
My Commission Expires July 25, 2019
Acting in the County of Lapeer


_____, Notary Public
State of Michigan, County of _____
My Commission Expires: _____
Acting in the County of _____



IN WITNESS WHEREOF, the parties hereto have set their hands and seals this 3 day of SEPTEMBER, 2018.

Ken Morris

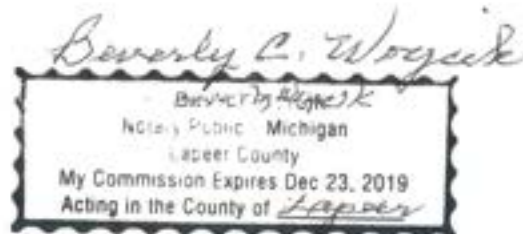
Phase I Lot 20 Co-Owner

State of Michigan)
County of Lapeer) ss

On this 3rd day of SEPTEMBER, 2018, before me personally appeared **Ken Morris** to me known to be the person described in and who executed the foregoing instrument and acknowledged that he executed the same as his free act and deed.

_____, Notary Public

State of Michigan, County of Lapeer
My Commission Expires: 12-23-2019
Acting in the County of Lapeer





IN WITNESS WHEREOF, the parties hereto have set their hands and seals this 3 day of SEPTEMBER, 2018.

Michelle Morris Phase I Lot 20 Co-Owner

State of Michigan)
County of Lapeer) ss

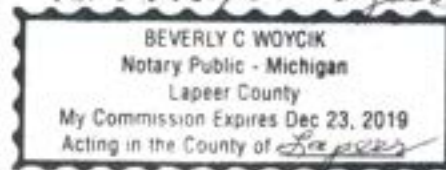
On this 3rd day of SEPTEMBER, 2018, before me personally appeared **Michelle Morris** to me known to be the person described in and who executed the foregoing instrument and acknowledged that she executed the same as her free act and deed.

, Notary Public

State of Michigan, County of Lapeer

My Commission Expires: 12-23-2019

Acting in the County of Lapeer





IN WITNESS WHEREOF, the parties hereto have set their hands and seals this 3 day of SEPTEMBER, 2018.

Ken Morris

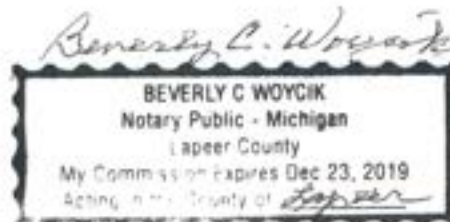
Phase II Lot 8 Co-Owner

State of Michigan)
County of Lapeer) ss

On this 3rd day of SEPTEMBER, 2018, before me personally appeared **Ken Morris** to me known to be the person described in and who executed the foregoing instrument and acknowledged that he executed the same as his free act and deed.

_____, Notary Public

State of Michigan, County of Lapeer
My Commission Expires: 12-23-2019
Acting in the County of Lapeer





IN WITNESS WHEREOF, the parties hereto have set their hands and seals this 3 day of SEPTEMBER, 2018.

Michelle Morris Phase II Lot 8 Co-Owner

State of Michigan)
County of Lapeer) ss

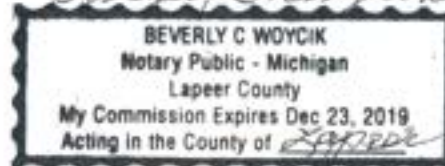
On this 3rd day of SEPTEMBER, 2018, before me personally appeared **Michelle Morris** to me known to be the person described in and who executed the foregoing instrument and acknowledged that she executed the same as her free act and deed.

, Notary Public

State of Michigan, County of Lapeer

My Commission Expires: 12-31-2019

Acting in the County of Lapeer





IN WITNESS WHEREOF, the parties hereto have set their hands and seals this 3 day of SEPTEMBER, 2018.

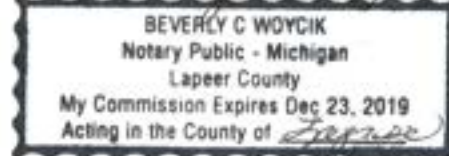
Ken Morris

Phase II Lot 9 Co-Owner

State of Michigan)
County of Lapeer) ss

On this 3rd day of SEPTEMBER, 2018, before me personally appeared **Ken Morris** to me known to be the person described in and who executed the foregoing instrument and acknowledged that he executed the same as his free act and deed.

, Notary Public

State of Michigan, County of LapeerMy Commission Expires: 12-23-2019Acting in the County of Lapeer



IN WITNESS WHEREOF, the parties hereto have set their hands and seals this 3 day of SEPTEMBER, 2018.

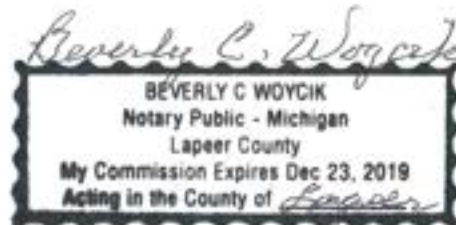
Michelle Morris Phase II Lot 9 Co-Owner

State of Michigan)
County of Lapeer) ss

On this 3rd day of SEPTEMBER, 2018, before me personally appeared **Michelle Morris** to me known to be the person described in and who executed the foregoing instrument and acknowledged that she executed the same as her free act and deed.

_____, Notary Public

State of Michigan, County of Lapeer
My Commission Expires: 12-23-2019
Acting in the County of Lapeer





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LIBER 2985

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Drafted By and Return To:
RICKARD, DENNEY, GARNO & LEICHLITER
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