

FIRST AMENDMENT TO DECLARATION OF RESTRICTIONS OF SHAD BROOK SUBDIVISION

This First Amendment to Declaration of Restrictions of Shad Brook Subdivision ("Amendment") is made and executed this 27 day of May, 2021, by Shadbrook Property Owners Association, a Michigan nonprofit corporation (the "Association").

RECITALS:

A. The Declaration of Restrictions recorded in Liber 15035, Pages 911 et seq., as amended by the Amendment to Building Restrictions, recorded in Liber 29866, Page 1368 et seq., Wayne County Records (collectively the "Declaration"), is being amended to reaffirm the covenants, conditions, restrictions, obligations, easements, charges and liens set forth in the Declaration of Shad Brook Subdivision upon Shad Brook Subdivision and the owners of lots within the Shad Brook Subdivision.

B. This Amendment shall become effective upon approval by a majority of the lot owners and upon recording with the Wayne County Register of Deeds.

NOW THEREFORE, the following reaffirmations and confirmations are made with respect to the Declaration:

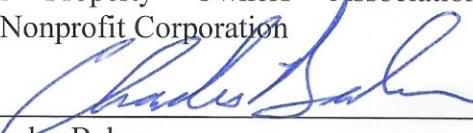
1. Shad Brook Subdivision (the "Subdivision") is a platted subdivision established pursuant to the Plat for Shad Brook Subdivision recorded in Liber 86, Page 90 et seq. of Plats, Wayne County Records (the "Plat"). The Subdivision is more particularly described on Exhibit A.

2. The Subdivision, including without limitation Lots 1 through 46, inclusive (collectively, the "Lots"), as designated on and established pursuant to the Plat, are subject to the Declaration.

3. The covenants, conditions, restrictions, obligations, easements, charges and other items contained in the Declaration are reaffirmed and confirmed by this Amendment so that the Declaration shall continue to run with the land and the Subdivision and Lots shall continue to be held, transferred, sold, conveyed, occupied, encumbered, leased, improved and utilized subject to the covenants, conditions, restrictions, obligations, easements, charges and liens set forth in the Declaration.

The Association has caused this Amendment to be executed the day and year first above written.

Shadbrook Property Owners Association, a Michigan Nonprofit Corporation

By: 

Name: Charles Baker

Title: President

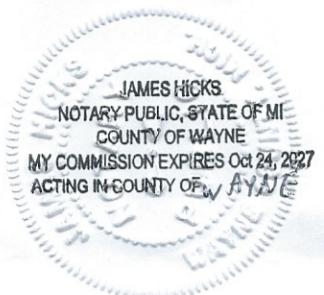
STATE OF MICHIGAN

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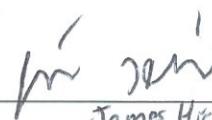
) SS:

COUNTY OF WAYNE

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The foregoing instrument was acknowledged before me this 27 day of May, 2021 by Charles Baker, the President of Shadbrook Property Owners Association, a Michigan Nonprofit Corporation, on behalf of the Corporation.



James Hicks, Notary Public

WAYNE County, Michigan
Acting in WAYNE County, Michigan
My Commission Expires: 10-24-2027

Document drafted by and when recorded return to:

John L. Finkelmann, Esq.

Makower Abbate Guerra Wegner Vollmer PLLC

23201 Jefferson

St. Clair Shores, MI 48080

EXHIBIT A
LEGAL DESCRIPTION

The land embraced in the annexed plat of SHAD BROOK SUB. of Part of the E. 1/2 of Sec. 9, T. 1 S., R. 8 E., Northville Twp., Wayne Co., Michigan, being in part a resubdivision of Lot 7 of SNOW ACRES as recorded in Liber 69 of Plats on Page 62, W. C. R.; comprises Lots 1 through 46, and is described as follows: Commencing at the East 1/4 Corner of Section 9, T. 1 S., R. 8 E., thence S 87° 15' 17" W 753.35 feet along the East and West 1/4 Line of Section 9 for a Point of Beginning; thence continuing S 87° 15' 17" W 361.52 feet on said 1/4 Line; thence N 02° 30' 36" E 286.55 feet; thence N 87° 29' 24" W 240.00 feet; thence S 65° 40' 01" W 174.98 feet; thence N 89° 00' 00" W 82.36 feet; thence S 01° 00' 00" W 247.99 feet to the East and West 1/4 Line of said Section; thence continuing S 01° 00' 00" W 78.92 feet; thence 285.75 feet along a curve to the right, radius 1086.00 feet, central angle 15° 04' 33", whose chord bears N 87° 00' 57" W 284.93 feet; thence 72.38 feet along a curve to the left, radius 317.00 feet, central angle 13° 05' 00", whose chord bears N 86° 01' 10" W 72.23 feet; thence S 87° 26' 20" W 2.17 feet; thence N 00° 19' 31" E 43.05 feet to the East and West 1/4 Line of said Section, thence S 87° 26' 20" W 7.45 feet along said 1/4 Section Line to a point which is N 87° 26' 20" E 642.13 feet from the Center 1/4 Corner of the Section; thence N 01° 00' 00" E 1106.86 feet along the East Line of Lot 6 of the aforementioned SNOW ACRES to the Northeast Corner of said Lot 6; thence S 88° 53' 10" W 15.00 feet along the North Line of said Lot 6; thence N 01° 00' 40" E 204.15 feet along the East Line of Valencia Avenue to the Southwest Corner of Lot 8 of said SNOW ACRES; thence N 88° 51' 41" E 245.32 feet along the South Line of said Lot 8; thence S 59° 26' 15" E 465.50 feet along the Southwesterly Line of said Lot 8 to the Southeast Corner of said Lot 8; thence N 01° 00' 23" E 241.06 feet along the East Line of said Lot 8 to the Center Line of the Johnson Drain; thence in the Center Line of the Johnson Drain for five courses as follows: N 58° 40' 46" E 104.47 feet, N 12° 34' 58" W 44.63 feet, N 78° 06' 16" E 115.15 feet, S 49° 54' 57" E 51.29 feet, and S 79° 50' 46" E 160.81 feet; thence S 76° 43' 24" E 176.05 feet; thence S 36° 18' 12" E 96.16 feet; thence S 39° 48' 50" W 130.15 feet; thence S 50° 11' 10" E 163.45 feet; thence S 39° 48' 50" W 120.00 feet; thence S 02° 30' 36 W 910.50 feet to the point of beginning.