

OWNER INFORMATION BOOK

FARMINGTON HILLS HUNT CLUB

**A RESIDENTIAL COMMUNITY
LOCATED IN THE CITY OF FARMINGTON HILLS
OAKLAND COUNTY, MICHIGAN**

**AMENDED AND RESTATED
DECLARATION OF COVENANTS
AND RESTRICTIONS FOR
FARMINGTON HILLS HUNT CLUB
SUBDIVISIONS NOS. 1, 2 AND 3
FARMINGTON HILLS HUNT CLUB**

**AMENDED AND RESTATED DECLARATION OF COVENANTS AND RESTRICTIONS
FOR FARMINGTON HILLS HUNT CLUB SUBDIVISIONS NOS. 1, 2 AND 3**

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Lisa Brown, Clerk/Register of Deeds

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AMENDED AND RESTATED DECLARATION OF COVENANTS AND RESTRICTIONS FOR FARMINGTON HILLS HUNT CLUB SUBDIVISIONS NOS. 1, 2 AND 3

This Amended and Restated Declaration of Covenants and Restrictions for Farmington Hills Hunt Club Subdivisions Nos. 1, 2 and 3 (the "Amended and Restated Declaration") is made and executed this 30th day of August, 2023, by Farmington Hills Hunt Club Homeowners Association, a Michigan nonprofit corporation (the "Association").

The Association desires by recording this Amended and Restated Declaration to continue to provide for and reaffirm the affirmative obligations, restrictions and covenants upon the Subdivision (defined below) and the owners of lots within the Subdivision and to help ensure and preserve the value, harmony and attractiveness of the Subdivision. This Amended and Restated Declaration supersedes the Declaration of Covenants, Conditions and Restrictions for Farmington Hills Hunt Club Subdivision 1, 2 and 3, recorded in Liber 7482, Page 637 et seq., as amended by the First Amendment recorded in Liber 8143, Page 737 et seq., Oakland County Records.

The real property described on Exhibit A and included within the Subdivision shall be held, transferred, sold, conveyed, occupied, encumbered, leased, improved and utilized subject to the covenants, conditions, restrictions, easements, charges and liens set forth in this Amended and Restated Declaration, all of which run with the real property and which are a burden and a benefit to the Association, its successors and assigns, and any persons acquiring or owning an interest in the Subdivisions, their grantees, successors, heirs, administrators and assigns.

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**ARTICLE I
DEFINITIONS AND INTERPRETATION**

Section 1. Definitions. Certain terms are utilized not only in this Amended and Restated Declaration, but may be used in various other instruments like, by way of example and not limitation, the Bylaws, Articles of Incorporation and any Association rules and regulations. Wherever used in these documents or any other pertinent instruments, these terms are defined as follows:

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A. "Agreement for Planned Unit Development" means the Agreement for Planned Unit Development recorded against the Subdivisions in Liber 7487, Page 380 et seq., Oakland County Records.

B. "Assessments" means the various forms of payment that Owners (defined below) are required to make to the Association, including without limitation annual, additional and special assessments described in Article IV of this Declaration, and any interest, late fees, fines, costs and attorneys' fees incurred in collecting the same.

C. "Association" means Farmington Hills Hunt Club Homeowners Association, a Michigan nonprofit corporation of which all Owners are members. The Association shall administer, operate and manage the Subdivisions and administer, operate, manage and maintain the Common Areas (defined below) in accordance with all applicable laws and the Subdivision Documents (defined below). Any action required of or permitted to the Association is exercisable by its Board of Directors unless specifically reserved to the Owners by the Subdivision Documents or Michigan law.

D. "Bylaws" or "Amended and Restated Bylaws" means the Amended and Restated Bylaws of the Association attached as Exhibit B and made a part of this Amended and Restated Declaration, and as may be amended from time to time.

E. "Common Areas" mean those items or areas of land within the Subdivisions designated on the Plats (defined below) as Common Areas or that are for the beneficial use and enjoyment of the Owners including, without limitation, Harry F. Sucher Memorial Hunt Club Park and Woodland Park, including benches, pavilion, playground equipment, walking paths, and perimeter fences, and any other improvements located within these parks. Title to the Common Area is vested in the Association.

F. "Declaration" or "Amended and Restated Declaration" means this document and all its Exhibits, as the same may be amended from time to time.

G. "Electronic transmission" means transmission by any method authorized by the person receiving the transmission and not directly involving the physical transmission of paper, which creates a record that may be retrieved and retained and that may directly reproduce in paper through an automated process.

H. "Good standing" means an Owner who is current in all financial obligations to the Association and is not in default of any of the Subdivision Document provisions.

I. "Lot" means any Lot on the recorded Plats.

J. "Owner" means the record owner, whether one or more persons or entities, of the fee simple title to any Lot. Both land contract vendors and vendees shall be considered Owners, and are jointly and severally liable for all obligations and responsibilities of Owners under this Amended and Restated Declaration.

K. "Permittee" means the visitors, invitees and guests of each Owner and occupant of a Residence.

L. "Plats" means one or more of the Plats attached as Exhibit A and made a part of this Amended and Restated Declaration, which individually and collectively cover the Property, as recorded in Oakland County Records.

M. "Property" means the property described in Exhibit A, together with the improvements and additions to the Property. The Property includes 194 Lots and the Common Areas.

N. "Residence" means any single-family residence constructed on a Lot.

O. "Subdivisions" means the Subdivisions listed in Exhibit A and covered by the Plats.

P. "Subdivision Documents" means and includes this Amended and Restated Declaration, the Bylaws, the Plats, the Association's Articles of Incorporation and any Association rules and regulations.

Section 2. Interpretation. This Amended and Restated Declaration, the Articles of Incorporation, the Bylaws and any Association rules and regulations shall be liberally construed to effectuate the purposes expressed in these documents with respect to the efficient operation of the Association and the Subdivisions, the beautification, betterment, protection and harmony of the external design and appearance of the Subdivisions, and the preservation of values of the Lots and Residences.

ARTICLE II

MEMBERSHIP AND VOTING RIGHTS IN THE ASSOCIATION

Section 1. Membership. Every Owner is a mandatory Association member. Membership is appurtenant to and may not be separated from ownership of a Lot. Notwithstanding anything to the contrary, any person or entity who holds an interest merely as security for the performance of an obligation shall not be a member of the Association.

Section 2. Voting Rights. Each Owner is entitled to one vote for each Lot owned, provided the Owner is in good standing. When reference is made to a majority or specific percentage of Owners, the reference shall be deemed to be reference to a majority or specific percentage of the votes of Owners in good standing. If any Lot is owned jointly by more than one Owner, the voting rights appurtenant to that Lot may be exercised only jointly as a single vote. The Owners shall determine how they exercise their vote for the Lot, but in no event shall the Owners cast more than one vote with respect to any one Lot.

ARTICLE III
COMMON AREAS; ASSOCIATION MAINTENANCE, REPAIR AND REPLACEMENT
RESPONSIBILITY; EASEMENTS

Section 1. Owners' Easements. Subject to Section 2 below, each Owner shall have a non-exclusive and perpetual easement over and upon the Common Areas for their intended use and enjoyment in common with all other Owners, and this easement is appurtenant to and shall pass with the title to each Lot regardless of whether specifically set forth in the deed or other conveyance to a Lot.

Section 2. Extent of Owner's Easement. Each Owner's easement over and upon the Common Areas is subject to the provisions of this Amended and Restated Declaration and the Subdivision Documents including, without limitation, the following:

A. The right of the Board of Directors to adopt and enforce rules and regulations governing the use of the Common Areas, the rights and responsibilities of the Owners and the Association with respect to the Subdivisions or the manner of operation of the Association or the Subdivisions;

B. The right of the Association to suspend each Owner's right to use the Common Areas for any period during which the Owner is not in good standing; and

C. The right of the Association, authorized by a two-thirds (2/3^{rds}) affirmative vote of all Owners in good standing and subject to the approval of the City of Farmington Hills, to dedicate or convey portions of the Common Areas to any public or quasi-public agency, authority or utility under terms as the Association deems appropriate, and to which the dedication or contract all Owners by the acceptance of the deeds to their Lots shall be deemed to have consented.

Section 3. Delegation of Use. An Owner may delegate their right of access on and over the Common Areas to Permittees.

Section 4. Use of Common Areas. The Common Areas may be used for all forms of passive recreation, including hiking, nature study, picnicking and similar pursuits in keeping with the nature of the area. No Owner shall remove any trees or shrubs from the Common Areas. Additional uses for the Common Areas may be established if approved in writing by not less than two-thirds (2/3^{rds}) of Owners in good standing and ratified by the Farmington Hills City Council. No Owner shall permit or suffer the use of the Common Areas for any commercial purposes.

Section 5. Association Maintenance, Repair and Replacement Responsibilities.

A. Common Areas. The Association is responsible for maintaining, repairing and replacing the Common Areas.

B. Subdivision Entryway Improvements. The Association has appropriate easements

to and is responsible for maintaining, repairing, and replacing the Subdivisions' entryway improvements including entryway signs, landscaping, lighting, and related facilities.

C. Cul-De-Sac Islands. The Association may maintain, repair and replace the lawn and landscaping located within the cul-de-sac islands throughout the Subdivisions.

Section 6. Planned Unit Development Agreement; City Right to Cure Deficiencies. The Subdivisions are also subject to the Planned Unit Development Agreement. The Planned Unit Development Agreement subjects the Subdivisions to certain conditions including, without limitation, the following provision:

If the Association fails to maintain the Common Areas in reasonable order and condition, the City may serve written notice on the Association or the Owners setting forth the way the Association failed to maintain the Common Areas in reasonable condition. This notice shall include a demand that the deficiencies be cured within thirty (30) days of the notice and shall state the date and place of a hearing before the City Council or such other board, body or official to whom the City Council shall delegate such responsibility, which shall be held within fourteen (14) days of the notice. At the hearing, the City may modify the terms of the original notice as to the deficiencies and may give an extension of time within which they must be cured. If the deficiencies set forth in the original notice or in the modifications to the notice are not cured within the thirty (30) days or any extension of the thirty (30) day period, the City, to preserve the taxable value of the properties within the Subdivisions and to prevent the Common Area from becoming a public nuisance, may enter the Common Area and maintain the same for a period of one (1) year. The City's maintenance shall not constitute a taking of the Common Area nor vest in the public any right to use the Common Area. Before expiration of the one (1) year period, the City shall, upon its own initiative or upon the request of the Association, call a public hearing upon notice to the Association and to the Owners at which hearing the Association or the Owners shall show cause why the City's maintenance should not, at the election of the City, continue for a succeeding year. If the City determines that the Association is ready and able to maintain the Common Area in reasonable condition, the City shall cease to maintain the Common Area at the end of the one-year period. If the City determines that the Association is not ready and able to maintain the Common Area in a reasonable condition, the City may, in its discretion, continue to maintain the Common Area during the next succeeding year and, subject to a similar hearing and determination, in each subsequent year. The cost of the City's maintenance shall be assessed against the properties within the Subdivisions and shall become a lien on each Lot. The City at the time of entering upon the Common Area shall file a notice of lien with the County Register of Deeds upon the Lots affected by the lien. If the costs are not paid by the Association, the City may pursue collection through appropriate court actions and the Association shall pay, in addition to said costs, all costs of litigation, including attorney fees.

Section 7. Maintenance Easement. The Association and the City of Farmington Hills, have a perpetual easement over all Common Areas at all reasonable times as may be necessary to fulfill any responsibilities of maintenance, repair, replacement or upkeep which they or either of them are required or permitted to perform under the Subdivision Documents.

Section 8. Reservation of Easements. Subject to all applicable municipal statutes and ordinances, easements for the construction, installation, maintenance and replacement of public utilities, surface drainage facilities, sanitary sewer, storm sewer, water main facilities are reserved as may be indicated on the recorded Plats. No structure, landscaping or other materials shall be placed or permitted to remain within any of these easements which may damage or interfere with the installation or maintenance of these utilities or which may change, obstruct or retard the flow or direction of water in, on or through any drainage channels, if any, in these easements. The finished grade of any Lot shall not be changed which may obstruct or retard the flow of surface water or be detrimental to the property of others. The Owner of each Lot shall maintain the surface area of all easements within the Owner's Lot, keep grass and weeds cut, keep the area free of trash and debris and take such actions as may be necessary to eliminate or minimize surface erosion. Drainage ditches now located or to be constructed in the Subdivisions shall not be drained, filled, altered, changed, dammed or widened without the express written consent of the Architectural Control Committee and a permit from the City of Farmington Hills.

ARTICLE IV COVENANT FOR MAINTENANCE ASSESSMENTS

Section 1. Creation of Lien and Personal Obligation for Assessments. Each Owner, by acceptance of a deed or land contract vendee's interest to their Lot or other conveyance to their Lot, whether expressed in the instrument or not, is deemed to covenant and agree to pay to the Association all annual, additional and special assessments for the operation of the Association, maintenance, management and operation of the Subdivisions and the Common Areas, and for the payment of other expenses allocated or assessed by the Association. All Assessments, together with interest, late fees, costs, attorneys' fees incurred in the collection of Assessments and advances for taxes or other liens or costs that the Association pays to protect its rights shall be a charge on the Owner's Lot and shall be a continuing lien upon the Lot against which each Assessment is made and shall be superior to all other liens except tax liens on the Lot in favor of any state or federal taxing authority and, subject to Section 10 below, sums unpaid on the first mortgage of record. Assessments shall also be the personal obligation of the person who is the Owner of the Lot at the time the Assessment fell due.

Section 2. Purpose of Assessments. Except as otherwise provided in this Declaration, the Association shall use annual assessments for the purpose of: (a) promoting the recreation, health, safety and welfare of the Association Members; (b) improving, maintaining, repairing and replacing the Common Areas and any improvements located on the Common Areas including benches, pavilions, playground equipment, walking paths, perimeter fences, entryway signs, gates, landscaping and other entryway improvements; and (c) enforcing the Subdivision Documents and administering the Subdivisions.

Section 3. Budget; Annual Assessment. The Board of Directors shall establish an annual budget for the upcoming fiscal year and the budget shall project all expenses for the upcoming year that may be required for the Association to perform its functions and duties under the Subdivision Documents and for the proper operation, management and administration of the Subdivisions, the Common Areas and the Association, including a reasonable allowance for contingencies and reserves. Upon the Board's adoption of an annual budget, copies of the budget

shall be made available to each Owner and, subject to Section 4 below, the annual assessment for the year shall be established based upon that budget, although the failure to deliver a copy of the budget to each Owner shall not affect or in any way diminish the liability of any Owner for any existing or future Assessments. In the absence of any annual budget or adjusted budget each Owner shall continue to pay the annual assessments at the rate established for the previous fiscal year until notified of any change in the assessment payment which shall not be due until at least thirty (30) days after the new annual or adjusted budget is adopted.

Section 4. Increase in Annual Assessment. The annual assessment at the time of recording of this Amended and Restated Declaration is \$275.00. The annual assessment for any given year may only be increased above ten percent (10%) from that of the prior year if approved by more than two-thirds (2/3^{rds}) of the Owners in good standing and voting at any Association meeting at which a quorum is present.

Section 5. Additional Assessments. Subject to the increase limitation in Section 4 and notwithstanding anything to the contrary, the Board of Directors shall have the authority to increase the annual assessment or to levy additional assessments as it shall deem necessary provided the same shall be required for only the following: (a) to meet deficits incurred or anticipated because current Assessments are insufficient for the Association to perform its functions or duties or to pay the costs of operation, management and administration of the Subdivisions, Common Areas or the Association as provided in Section 2 above; (b) to provide repairs or replacements of existing Common Areas; or (c) for any emergencies.

Section 6. Special Assessments. Special assessments, in addition to those described in Sections 3 and 5 above, may be made by the Board of Directors from time to time to meet other requirements of the Association, including, but not limited to: (a) providing additions to the Common Areas; or (b) assessments for any other appropriate purpose not described in the Subdivision Documents. Special assessments as provided for by this Section shall not be levied without the prior approval of sixty percent (60%) of the Owners in good standing.

Section 7. Rates of Assessments. All annual, additional and special assessments shall be made against each Lot equally.

Section 8. Date of Commencement of Annual Assessments. The annual assessment shall be imposed for the year beginning January 1 and ending December 31. These imposition dates are subject to change by the Board of Directors for accounting reasons or other good cause. The annual assessment shall be payable commencing with acceptance of a deed to or a land contract vendee's interest in a Lot, or with the acquisition of fee simple title to a Lot by any other means. All Common Areas and all other property exempt from State or local taxation and dedicated for public use shall be exempt from Assessments under this Article.

Section 9. Payment of Assessments and Penalties for Default. The annual assessment shall be payable in annual or other installments as the Board of Directors determines. Additional and special assessments shall be payable as stated in the notice announcing their levy. The payment of an annual assessment shall be in default if the assessment, or any part of the assessment, is not paid to the Association in full on or before the due date for the assessment,

which shall be the first (1st) day of January each year or such other date as the Board of Directors may establish from time to time for any assessment. Assessments in default may bear interest at a rate not to exceed 7% per annum or the highest rate allowed by law, whichever is lesser, until paid in full. In addition, all Assessments, or installments of Assessments that remain unpaid as of thirty (30) days after the due date shall incur a uniform late charge of \$25.00 per month. The Board of Directors may revise the frequency and rate of the uniform late charges, and may levy additional late charges for special and additional assessments, without the necessity of amending this Amended and Restated Declaration. Payments of installments of Assessments in default shall be applied as follows: first, to costs of collection and enforcement of payment, including attorney's fees; second, to any interest charges, fines and late fees on the installments; and third, to installments in default in order of their due dates. An Owner selling a Lot shall not be entitled to any refund whatsoever from the Association with respect to any reserve account or other asset of the Association.

An Owner may not withhold or escrow Assessments, and may not assert in an answer, or set-off to a complaint brought by the Association for nonpayment of Assessments, that the Association or its agents have not provided services. No Owner may waive or otherwise avoid liability for Assessments by non-use (whether voluntary or involuntary) of the Common Areas, abandonment of the right to use the Common Areas, or abandonment of their Lot. An Owner in default shall not be qualified to run for or function as an Association officer or Director, and shall not be entitled to vote so long as the default continues.

The Association may enforce collection of delinquent assessments by a suit at law for a money judgment against the Owner, may record against the Lot a lien securing the payment of all delinquent amounts, may foreclose the lien either by judicial action or by advertisement, or may pursue one or more of these remedies at the same time or successively. 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 by reference for the purposes of establishing the alternative procedures to be followed in lien foreclosure actions and the rights and obligation of the parties to these actions. The Association shall have other remedies for collection and enforcement of assessments as may be permitted by law. All remedies are cumulative.

Section 10. Subordination of the Lien. Except for claims evidenced by a lien recorded prior to the recordation of a first mortgage, the lien of the Assessments provided for in this Article shall be subordinate only to the lien of any first mortgage and to any unpaid taxes; provided, that the holder of any first mortgage covering a Lot, or the first mortgage holder's successors and assigns, that obtains title to the Lot pursuant to the foreclosure remedies provided in the mortgage, shall take the Lot free of any claims for unpaid assessments or charges against the mortgaged Lot that become due prior to the acquisition of title to the Residence (the date of the foreclosure sale) by the person or entity.

Section 11. Expenses of Collection. All expenses incurred in collecting unpaid Assessments, including interests, fines, costs, actual attorneys' fees (not limited to statutory fees and including attorneys' fees and costs incurred incidental to any bankruptcy proceedings filed by the delinquent Owner or probate or estate matters) and advances for taxes or other liens or

costs paid by the Association to protect its lien, shall be chargeable to the Owner in default and shall be secured by the lien on their Lot.

Section 12. Certificate with Respect to Assessments. Upon the written request of any Owner, the Association shall furnish, within ten (10) business days, a written certificate regarding the status of any Assessments or other charges levied against the Owner's Lot. The Board may charge a reasonable administrative fee for preparing this written statement. This certificate, when issued by the Association, shall be conclusive and binding with regard to the status of the Assessments as between the Association and any bona fide purchaser of the Lot described in the certificate and the lender who has taken a lien on the Lot as security for the repayment of a loan.

ARTICLE V BUILDING AND USE RESTRICTIONS

Section 1. Use of Lots.

A. Single-Family Use. All Lots shall only be used for single-family residential purposes and no building shall be erected, re-erected, placed or maintained or permitted to remain on any Lot except one (1) single family private Residence and its appurtenant buildings not to exceed the maximum height or number of stories permitted under the applicable ordinances of the City of Farmington Hills. A private garage for not more than three (3) cars, which must be attached to the Residence, may be permitted on each Lot. No Lot or other portion of the Subdivisions shall be utilized for commercial marijuana activities including, without limitation, growing or cultivating marijuana for eventual sale to third parties.

B. Occupancy Restrictions. The number of persons allowed to occupy or reside in any Residence shall be governed by the City of Farmington Hills codes or ordinances. Such restrictions shall automatically change, without the necessity of an amendment to this Amended and Restated Declaration, upon the adoption of alternative regulations by the City of Farmington Hills, so that the occupancy of all Residences shall always be in accordance with all City of Farmington Hills regulations.

Section 2. Architectural Control.

A. Architectural Control Committee. The Association may have an Architectural Control Committee whose members are appointed by the Board of Directors. If for any reason an Architectural Control Committee is not established or ceases to function, the Board of Directors shall function as the Architectural Control Committee. Architectural Control Committee members shall hold such membership at the Board's pleasure. The Board of Directors may remove any Architectural Control Committee member with or without cause.

B. Approval Required. It is the intention and purpose of this Amended and Restated Declaration to ensure that the Subdivisions remain beautiful and harmonious and that Residences are of a quality, design, workmanship and materials that the Architectural Control Committee has approved. Except as otherwise set forth in the Association's rules and regulations, prior to

installing, constructing, erecting or maintaining any building, fence, wall, retaining wall, deck, patio, drive, walk, swimming pool, hot tub, spa, pergola, pond, canopies, fire pits, awning, shed, outbuilding or other structure or improvement on any Lot and prior to making any addition, change or alteration to the exterior of any structure, Owners must submit plans and specifications acceptable to the Architectural Control Committee showing the nature, kind, shape, height, materials, color scheme, and location of the proposed addition, improvement, change or alteration, and shall obtain the Architectural Control Committee's prior written approval before proceeding with the addition, improvement, change or alteration. The Architectural Control Committee shall have the right to disapprove any such plans or specifications that are not suitable or desirable in its opinion for aesthetic or any other reasons, and in passing upon such plans, specifications, grading or landscaping, it shall have the right to take into consideration the suitability of the proposed structure, improvement or modification, the Lot upon which it is proposed to be constructed, and the degree of harmony with the Subdivisions as a whole. All installations, additions, modifications and alterations performed pursuant to this Section or otherwise made on or to a Lot shall be performed in accordance with all applicable governmental regulations and ordinances, including the requirement that proper permits be applied for and issued by appropriate governmental agencies.

C. Limitation of Liability. The Board and Architectural Control Committee shall not incur any liability whatsoever for approving or failing or refusing to approve all or any part of any submitted plans, specifications and related materials.

Section 3. Residence Size. The Residence constructed, altered, placed or permitted on any Lot shall contain a total floor area no less than the minimum number of square feet required by the applicable City Ordinances. Garages, open or enclosed porches, breezeways, arcades, or other similar types of construction, and steps, shall not be considered when computing the total floor area.

Section 4. Building Location. The location of all buildings and structures on each Lot shall be in accordance with City Ordinances. No building may be located on any Lot nearer than thirty (30) feet to the front Lot line. No building on any corner Lot may be located nearer than thirty (30) feet to the side street Lot line. For purposes of this Section, eaves, steps, and open porches shall not be considered a part of the building.

Section 5. Lot Area and Width. Nothing shall prevent an Owner from erecting a permitted Residence on more than one (1) Lot, other than observance of the setback requirements. All restrictions set forth in this Amended and Restated Declaration shall apply to the resulting Lot in the same manner as to any single Lot.

Section 6. Antenna and Satellite Dishes. No outdoor television antennas or satellite dishes will be allowed except those permitted by the Federal Communication Commission's Over the Air Reception Devices Rule, as amended. To the extent outdoor television antennas or satellite dishes are permitted by the Federal Communication Commission's Over the Air Reception Devices Rule, the outdoor television antennas and satellite dishes shall be located in a place shielded from the roadways within the Subdivisions, provided an acceptable quality can be

obtained in such a place and such a placement does not delay or increase the cost of installation or of obtaining service.

Section 7. Vehicles.

A. Permitted Vehicles in General. Except as otherwise provided in this Section or in the Association's rules and regulations, only currently licensed automobiles, motorcycles (if not objectionable due to excessive noise or irresponsible operation), non-commercial pickup trucks, SUVs, and passenger vans, which are used as an occupant's primary means of transportation and not for any commercial purposes, may be parked or stored on any Lot or within the Subdivisions. Unless parked fully in a Residence garage or except as otherwise provided in this Section, no commercial vehicles (as defined in subsection C below) and no house trailers, boat trailers, watercraft, boats, motor homes, camping vehicles, camping trailers, trailers, snowmobiles, snowmobile trailers, or similar recreational vehicles shall be parked or stored on any Lot or within the Subdivisions.

B. Temporary Presence. The Board of Directors has the discretion to issue rules and regulations permitting the temporary presence of recreational/leisure vehicles within the Subdivisions for purposes such as loading, unloading and cleaning. The Association shall not be responsible for any damages, costs, or other liability arising from any failure to approve the parking of or to designate a parking area for such vehicles.

C. Commercial Vehicles. Commercial vehicles shall not be parked on any Lot or within the Subdivisions (except as provided above) unless while making deliveries or pickups in the normal course of business. For purposes of this Section, commercial vehicles shall include vehicles or trucks with a curb weight of more than 12,000 pounds, overall length in excess of 21 feet, or with more than two axles, vehicles with commercial license plates, vehicles with any commercial markings or advertising appearing on the exterior, vehicles not designed or intended for personal transportation, or any vehicle either modified or equipped with attachments, equipment or implements of a commercial trade, including, but not limited to, ladder or material racks, snow blades, tanks, spreaders, storage bins or containers, vises, commercial towing equipment or similar items. Passenger vans, SUVs and pickup trucks used for primary transportation shall not be considered commercial vehicles provided they do not meet the definition of a commercial vehicle contained in this Section.

D. Nonoperational Vehicles. Except as the Board otherwise approves in writing, nonoperational vehicles or vehicles with expired license plates shall not be parked on any Lot or within the Subdivisions, other than inside a Residence garage.

Section 8. Prohibited Structures. Except as otherwise set forth in the Association's rules and regulations or as the Board otherwise approves, no trailers, tents, shacks, temporary buildings or any other similar structure or improvement shall be located at any time on a Lot.

Section 9. Signs. Except as otherwise set forth in the Association's rules and regulations or as the Board otherwise approves in writing, no sign or advertisement shall be placed or maintained on any Lot except one sign advertising the Residence for sale or lease. All

permitted signs must also comply City ordinances. All permitted signs must be kept clean and in good repair during the period of its placement and maintenance on any Lot.

Section 10. Conduct within the Subdivisions. No harmful, improper or unlawful activity shall be engaged in on or upon the Subdivisions or any Lot, nor shall anything be done which may be or become an annoyance or a nuisance to the Owners, nor shall any unreasonably noisy activity be carried upon the Common Areas or any Lot. There shall not be maintained any device or thing of any sort whose normal activities or existence is in any way harmful, noisy, dangerous, unsightly, unpleasant or of a nature as may diminish or destroy the reasonable enjoyment of other Lots and Residences.

Section 11. Animals.

A. Type. Farm animals, livestock and wild animals shall not be raised, kept or bred on any Lot. Household pets may be kept by Owners or occupants so long as the maintenance of any household pets complies with City Ordinances. As used in this Section, "household pet" means a dog or cat. Animals, fish or birds that are constantly caged or in a tank are permitted.

B. Restrictions Applicable to Pets; Responsibilities of Owners.

(1) No animals may be kept or bred for any commercial purpose. Any pets permitted to be kept in the Subdivisions shall have care and restraint so as not to be obnoxious on account of noise, odor or unsanitary conditions.

(2) Any pet maintained on a Lot shall be kept either on a leash in the control of a responsible person, or properly restrained via the utilization of a fence approved by the Architectural Control Committee, or an invisible fence.

(3) Each Owner shall be responsible for the immediate collection and disposition of all fecal matter deposited anywhere in the Subdivisions, including without limitation Lots and Common Areas, by any animal maintained by the Owner.

(4) No savage or dangerous animal of any type shall be kept and any Owner who causes any animal to be brought, maintained or kept within the Subdivisions for any length of time shall indemnify and hold harmless the Association for any loss, damage or liability, including attorney fees and costs, which the Association may sustain because of the presence of the animal within the Subdivisions, whether the animal is permitted or not, and the Association may assess and collect from the responsible Owner those losses and damages in the manner provided in Article IV of this Amended and Restated Declaration.

(5) No animal that creates noise and can be heard on any frequent or continuing basis shall be kept in any Residence or on any Lot.

(6) All animals kept in accordance with this Section shall be licensed by the municipal agency having jurisdiction.

Section 12. Garbage and Refuse. No Lot shall be used or maintained as a dumping ground or for outside storage for rubbish, trash, garbage or other materials. Waste shall be kept in sanitary trash containers properly sealed and concealed from public view, and trash containers and may not remain elsewhere on the Lot except for short periods of time as may be reasonably necessary to permit periodic trash collection. Trash shall be stored and handled in accordance with all applicable City ordinances.

Section 13. Sight Distance at Intersections. No fence, wall, structure, planting or obstruction shall be erected, established or maintained on any corner Lot within the triangular area formed by the street property lines and a line connecting them at points twenty-five (25') feet from the intersection of the street lines and in no case shall their height be more than two (2') feet, except that shade trees with side branches at least eight (8') feet above the ground are allowed.

Section 14. Existing Buildings. No existing building may be moved to any Lot in the Subdivisions.

Section 15. Owner Maintenance of Lot, Residence and Appurtenant Structures and Improvements. Owners shall keep their Lots, including without limitation all driveway and sidewalk surfaces, exterior Residence surfaces such as roofs, fascia, shutters and soffits, landscaping, trees, lawns, and other items and improvements located on the Lot, in a neat, orderly and attractive manner. This maintenance shall include, without limitation, replacing, repainting or staining of exterior surfaces as necessary, and keeping landscaping, lawn and other areas reasonably free of weeds. Commercial trade implements and equipment, including but not limited to, commercial lawn mowers or snowplow blades, may only be stored inside a Residence garage or otherwise shielded from the roadways within the Subdivisions.

Section 16. Leasing.

A. **Right to Lease.**

(1) An Owner may only lease their Residence for the same purposes as set forth in Article V, Section 1 and only if the Owner (a) is in compliance with this Section 16, (b) has followed the disclosure procedures contained in subsection B below, and (c) obtained the Board of Directors prior written approval as more fully set forth in this Section 16.

(2) No Owner shall lease less than an entire Residence, and all leases shall (i) be for an initial term of no less than one (1) year, (ii) require the lessee to comply with the Subdivision Documents, and (iii) provide that failure to comply with the Subdivision Documents constitutes a default under the lease.

(3) The terms of all leases, occupancy agreements and occupancy arrangements shall incorporate, or be deemed to incorporate, all the Subdivision Document provisions.

B. Procedures for Leasing. The leasing of Residences shall conform to the following additional provisions:

(1) Disclosure. An Owner desiring to rent or lease a Residence, shall disclose that fact in writing to the Association at least ten (10) days before presenting a lease form to a potential tenant, and shall at the same time supply the Association with a copy of the exact lease form for its review for its compliance with the Subdivision Documents. Each Owner shall, promptly following the execution of any approved lease of a Residence, forward a true copy of the fully executed lease to the Board of Directors. If no lease form is to be used, then the Owner shall supply the Association with the name and address of the potential tenant and other occupants, along with the amount and due dates of any rental or compensation payable to the Owner, and the term of the proposed occupancy arrangement.

(2) Administrative Fee. The Board of Directors may charge such reasonable administrative fees for reviewing, approving and monitoring lease transactions in accordance with this Section as the Board of Directors, in its discretion, may establish. Any such administrative fees shall be assessed to and collected from the leasing Owner in the same manner as the collection of assessments under Article IV of this Declaration.

(3) Compliance with Subdivision Documents. The tenant or non-Owner occupant shall comply with the Subdivision Documents.

(4) Default by Tenant or Non-Owner Occupant. If the Board of Directors determines that a tenant or non-Owner occupant has failed to comply with the conditions of the Subdivision Documents, the Association may take the following action:

(a) Notification. The Association shall notify the Owner by certified mail advising of the alleged violation. If the Owner refuses to accept the certified mail, the fifteen (15) days shall commence three (3) days after the date of mailing.

(b) Time to Cure. The Owner shall have fifteen (15) days after receipt of such notice to investigate and correct the alleged tenant or non-owner occupant breach or advise the Association that a violation has not occurred.

(c) Remedies. If after fifteen (15) days the Association believes that the alleged breach is not cured or may be repeated, it may institute on its behalf or derivatively by the Owners on behalf of the Association an action for eviction against the tenant or non-Owner occupant for breach of the conditions of the Subdivision Documents. The relief set forth in this Section may be by summary proceeding, although the Association may pursue relief in any Court having jurisdiction and whether by summary proceeding or otherwise. The Association may hold tenant, non-Owner occupant and the Owner liable for any damages caused by the Owner, tenant or non-Owner occupants. The Owner shall be responsible for reimbursing the Association for all costs incurred as a result of a tenant's or non-Owner occupant's failure to

comply with the Subdivision Documents, including the pre-litigation costs and actual attorneys' fees incurred in obtaining their compliance with the Subdivision Documents.

(d) Notice to Pay Rent Directly to Association. When an Owner is in arrears to the Association for assessments, the Association may give written notice of the arrearage to the Owner's tenant or non-Owner occupant and the tenant or non-Owner occupant after receiving the notice shall deduct from their rental payments to the Owner the arrearage and future assessments as they fall due and shall pay them to the Association. The deductions shall not be a breach of the rental agreement or lease by the tenant or non-Owner occupant. If the tenant or non-Owner occupant, after being so notified, fails or refuses to remit rent to the Association that is otherwise due the Owner, then the Association may (1) prohibit the tenant from utilizing any of the Common Areas, or (2) issue a statutory Notice to Quit for non-payment of rent, and enforce that notice by summary proceedings.

Section 17. Rules and Regulations. The Board of Directors may make and amend reasonable rules and regulations consistent with the Subdivision Documents concerning the rights and responsibilities of Owners and the Association with respect to the use of the Common Areas, Lots and Subdivisions or the manner of operation of the Association and of the Common Areas, Lots and Subdivisions. Copies of all rules and regulations and any amendments shall be furnished to all Owners and shall become effective as stated in such rule or regulation. Any rule or regulation may be revoked at any time by the affirmative vote of more than fifty percent (50%) of all Owners in good standing.

Section 18. Cost of Enforcing Documents. Any and all costs, damages, expenses and actual attorneys' fees incurred by the Association in enforcing any of the restrictions set forth in this Declaration may be assessed to, secured by a lien on the offending Owner's Lot and collected from the responsible Owner in the manner provided in Article IV for unpaid assessments. This includes actual costs and legal fees incurred by the Association in investigating and seeking legal advice concerning violations.

ARTICLE VI ENFORCEMENT

Section 1. Compliance by Owners. Every Owner and Permittee shall comply with the restrictions and covenants set forth in the Subdivision Documents.

Section 2. Remedies for Default; Rights of Owners. Failure of an Owner or a Permittee to comply with the Subdivision Documents shall be grounds for relief, which may include, without limitation, an action to recover sums due for damages, injunctive relief, foreclosure of Association's lien, or any combination of the foregoing. An Owner may maintain an action for injunctive relief or damages against any other Owner for noncompliance with the Subdivision Documents.

Section 3. Costs Recoverable from Owner. Failure of an Owner or a Permittee to comply with the Subdivision Documents shall entitle the Association to recover from the Owner

all damages, fines, expenses, pre-litigation costs, litigation costs and actual attorneys' fees (including pre-litigation, litigation and appellate costs and fees) incurred in obtaining their compliance with the Subdivision Documents. All such costs, damages, fines, expenses and actual attorneys' fees incurred may be assessed to and secured by a lien on the offending Owner's Lot. This specifically includes actual costs and legal fees incurred by the Association in investigating and seeking legal advice concerning violations. In no event shall any Owner be entitled to recover any attorney's fees or costs from or against the Association. All costs and attorneys' fees the Association is entitled to recover or recoup from any Owner or a Permittee under this Section may be assessed to, secured by the lien on the Owner's Lot and collected from the responsible Owner(s) in the manner provided in Article IV of this Amended and Restated Declaration.

Section 4. Association's Right to Abate. The violation of the Subdivision Documents shall also give the Association or its authorized agents the right, in addition to the rights set forth above, to enter upon the Common Areas or onto any Lot (but not into any Residence) and summarily remove and abate, at the expense of the Owner in violation, any structure, thing or condition existing or maintained contrary to the provisions of the Subdivision Documents. The Association shall have no liability to any Owner or a Permittee arising out of its exercise of its removal and abatement power granted hereunder.

Section 5. Failure to Enforce Rights. The failure of the Association or of any Owner to enforce any right, provision, covenant or condition that may be granted by the Subdivision Documents shall not constitute a waiver of the right of the Association or of any Owner to enforce such right, provisions, covenant or condition in the future.

Section 6. Cumulative Rights. All rights, remedies and privileges granted to the Association or any Owner pursuant to any terms, provisions, covenants or conditions of the Subdivision Documents shall be deemed to be cumulative and the exercise of any one or more shall not be deemed to constitute an election of remedies, nor shall it preclude the party from exercising other and additional rights, remedies or privileges as may be available to the party at law or in equity.

Section 7. Fines. The violation by any Owner or a Permittee of any of the provisions of the Subdivision Documents shall be grounds for Assessment by the Association, acting through its Board of Directors, of monetary fines against the involved Owner. No fine may be assessed unless rules and regulations establishing fines have first been adopted by the Board of Directors. Thereafter, fines may be assessed only upon notice to the offending Owner and an opportunity for the Owner to offer evidence in defense of the alleged violation. Upon finding a violation has occurred after an opportunity for hearing has been provided, the Board may levy a fine in an amount as it, in its discretion, deems appropriate, and as is set forth in the rules and regulations establishing the fine. Any fine levied pursuant to this Section shall be assessed against the Owner and shall be immediately due and payable. Failure to pay the fine will subject the Owner to all liabilities set forth in the Subdivision Documents including, without limitations, those described in Article IV of this Amended and Restated Declaration.

**ARTICLE VII
GENERAL PROVISIONS**

Section 1. Interpretation. The Article and Section headings have been inserted for convenience only and shall not be considered or referred to in resolving questions and interpretation or construction.

Section 2. Severability. Invalidation of anyone of these covenants or restrictions or any part, clause or word hereof, or the application thereof in specific circumstances, by judgment or court order shall not affect any other provisions or applications in other circumstances, all of which shall remain in full force and effect.

Section 3. Effective Date. This Amended and Restated Declaration shall become effective upon its recordation with the Oakland County Register of Deeds.

Section 4. Amendment. This Amended and Restated Declaration may be amended, changed or added to at any time and from time to time upon the execution and recording of an instrument signed by the President of the Association and certifying that the amendment set forth in the instrument was adopted by a vote of at least fifty-one percent (51%) of the votes of all Owners in good standing.

Section 5. Conflict. This Amended and Restated Declaration shall take precedence over conflicting provisions in the Articles of Incorporation, Bylaws and any Association rules and regulations and the Articles shall take precedence over the Bylaws and the rules and regulations.

Section 6. No Public Right or Dedication. Nothing contained in this Amended and Restated Declaration shall be deemed to be a gift or dedication of all or any part of the Common Areas to the public, or for any public use.

Section 7. Constructive Notice and Acceptance. Every person who owns, occupies or acquires any right, title, estate or interest or to any Lot or other property located on or within the Subdivisions shall be conclusively deemed to have consented and agreed to every limitation, restriction, easement, reservation, condition, lien and covenant contained in this Amended and Restated Declaration, whether any reference is contained in the instrument by which the person acquired an interest in the Lot or other property.

[SIGNATURE AND ACKNOWLEDGMENT ON FOLLOWING PAGE]

The Association has executed this Amended and Restated Declaration on the day and year first above written

Farmington Hills Hunt Club Homeowners Association, a Michigan Nonprofit Corporation

By: John Fanta
Name: John Fanta
Title: President

STATE OF MICHIGAN)

) SS:

COUNTY OF OAKLAND)

The foregoing instrument was acknowledged before me this 30th day of August, 2023 by John Fanta, the president of Farmington Hills Hunt Club Homeowners Association, a Michigan Nonprofit Corporation, on behalf of the Corporation.

Jennifer Renee Ingweiller
Jennifer Renee Ingweiller, Notary Public
Oakland County, Michigan
Acting in Oakland County, Michigan
My Commission Expires: 10/9/24

Document drafted by and when recorded return to:
Evan M. Alexander, Esq.
Makower Abbate Guerra Wegner Vollmer PLLC
30140 Orchard Lake Rd.
Farmington Hills, MI 48334

JENNIFER RENEE INGWEILLER
NOTARY PUBLIC, STATE OF MI
COUNTY OF OAKLAND
MY COMMISSION EXPIRES Oct 9, 2024
ACTING IN COUNTY OF Oakland

Certification is attached on the following page:

CERTIFICATION

STATE OF MICHIGAN)
) SS
COUNTY OF OAKLAND)

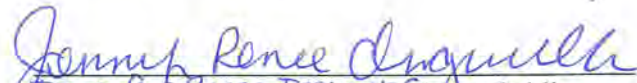
I, John Fanta, being first duly sworn, depose and state as follows:

1. I am the Board President of Farmington Hills Hunt Club Homeowners Association, the corporation named in and which executed the Amended and Restated Declaration of Covenants and Restrictions and Amended and Restated Bylaws of Farmington Hills Hunt Club Subdivision 1, 2 and 3.
2. The Amended and Restated Declaration of Covenants and Restrictions and Amended and Restated Bylaws of Farmington Hills Hunt Club Subdivision 1, 2 and 3 were submitted to all Owners of Lots in Farmington Hills Hunt Club Subdivision 1, 2 and 3 for the purpose of voting on the documents. The Owners approved the documents by a vote of more than 51% of all Owners.
3. The records of the Owner consents are maintained at the offices of Farmington Hills Hunt Club Homeowners Association.



John Fanta

Acknowledged, subscribed and sworn to before me
this 30th day of August, 2023.


Jennifer Renee Ingweiler, Notary Public
Oakland County, Michigan
Acting in Oakland County
My Commission Expires: 10/9/24

JENNIFER RENEE INGWEILLER
NOTARY PUBLIC, STATE OF MI
COUNTY OF OAKLAND
MY COMMISSION EXPIRES Oct 9, 2024
ACTING IN COUNTY OF Oakland

EXHIBIT A

SUBDIVISIONS COVERED BY THIS AMENDED AND RESTATED DECLARATION

The premises are located in the City of Farmington Hills, County of Oakland and are more particularly described as follows: Part of the Northwest one-quarter of Section 20, Town 1 North, Range 9 East, more particularly described as commencing at the Northwest corner of said Section 20 for a point of beginning; thence South 88 degrees 51 minutes 45 seconds East 975.15 feet along the North line of said Section 20; thence South 0 degrees 22 minutes 16 seconds West 522.75 feet; thence South 88 degrees 51 minutes 45 seconds East 1000.65 feet to the West line of "Independence Commons No. 3" Subdivision, (as recorded in Liber 129, Pages 8 and 9 of Plats, Oakland County Records); thence South 0 degrees 22 minutes 16 seconds West 2117.65 feet along the West line of said "Independence Commons No. 3" to the East and West one-quarter line of said Section 20; thence North 89 degrees 17 minutes 28 seconds West 1980.84 feet along the East and West one-quarter line of said Section 20 to the West one-quarter corner of said Section 20; then North 0 degrees 28 minutes 57 seconds East 2655.20 feet along the West line of said Section 20 to the point of beginning.

23-20-101-000 ENT. FARMINGTON HILLS HUNT CLUB SUB NO. 1
23-20-103-000 ENT. FARMINGTON HILLS HUNT CLUB SUB NO. 2
23-20-152-000 ENT. FARMINGTON HILLS HUNT CLUB SUB NO. 3

PLATS COMPRISING THE SUBDIVISION
(see attached)

" FARMINGTON HILLS HUNT CLUB Sub'n No 1 "

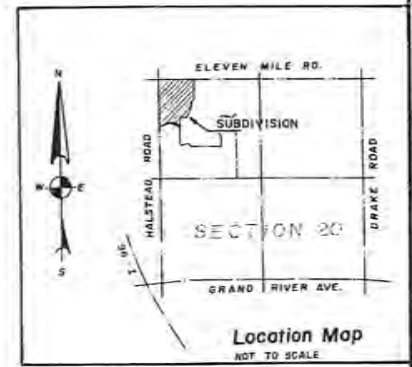
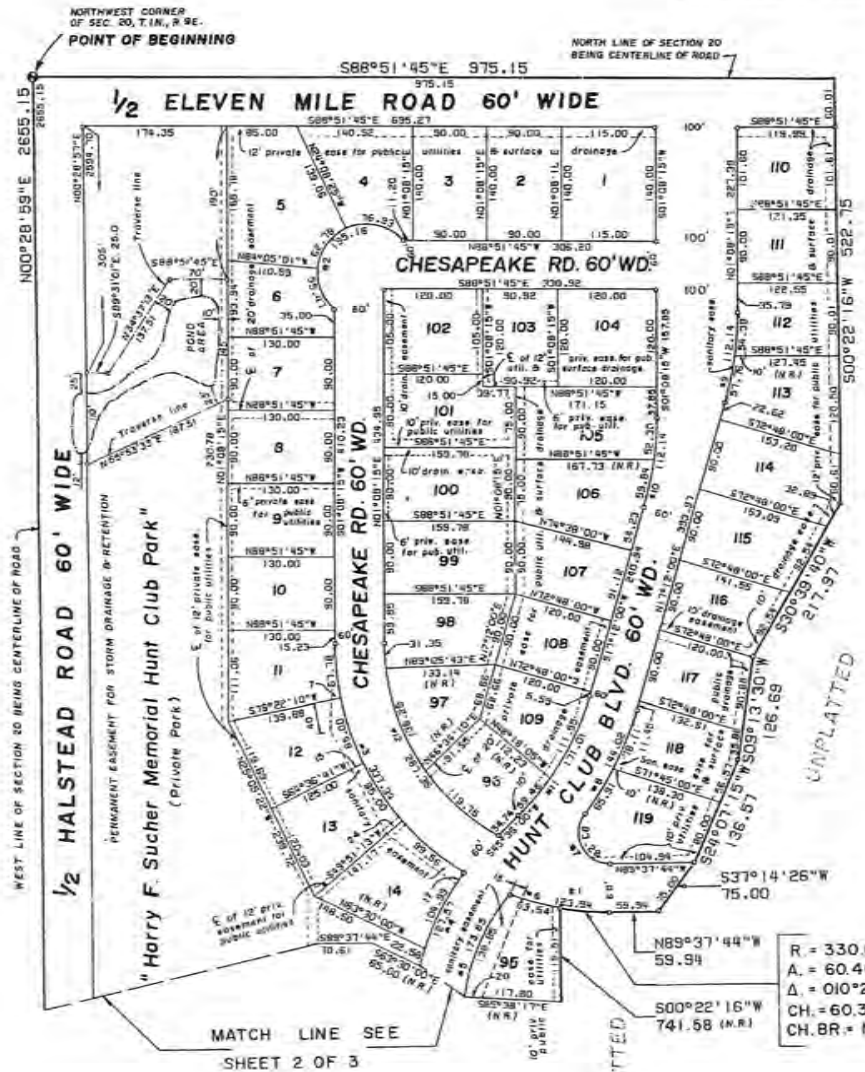
A PART OF THE N.W. 1/4 OF SECTION 20, T.1N., R.9E., City of FARMINGTON HILLS, Oakland County, Michigan.

SCALE: 1 INCH = 100 FEET



CURVE DATA

NUMBER	RADIUS	ARC	DELTA	CHORD	CHORD BEING
1	330.00	50.40	010°29'10"	80.31	N89°23'09".0"W
2	80.00	195.18	185°52'46"	119.81	S49°08'15.0"W
3	330.00	337.39	058°34'15"	322.85	S89°08'52.5"E
4	305.56	201.77	037°50'03"	156.12	S19°17'17.5"E
5	248.56	173.65	040°23'57"	170.24	N60°39'09.5"E
6	290.00	123.94	021°31'09"	123.21	S78°52'09.5"E
7	373.51	83.28	127°12'15"	67.20	N62°01'36.5"W
8	405.00	144.02	020°22'31"	143.27	N27°23'15.5"E
9	400.00	112.14	016°03'45"	111.77	N05°10'07.5"E
10	400.00	112.14	016°03'45"	111.77	S05°10'07.5"W
11	345.00	171.01	028°24'00"	169.25	S31°24'00.0"W
12	270.00	267.35	060°58'38"	273.28	N63°21'04.0"W



LEGEND
 All side lines of lots fronting on curvilinear street lines are radial thereto unless otherwise noted as (N.R.)
 All dimensions are shown in feet.
 All curvilinear dimensions are shown along the arc.
 All bearings are shown in relation to "Independence Commons No. 3" Liber 129, Pages 8 & 9.
 The symbol I = 1 indicates a concrete monument.
 All lot markers are 1/2" iron bars and are 18" long.

CERTIFIED TRUE COPY OF RECORDED PLAT
Loren E. Monroe
 LOREN E. MONROE
 STATE TREASURER
Richard E. Lomas, Plat Examiner
 Date April 4, 1974

R = 330.00
 A = 60.40
 Δ = 010°29'10"
 CH = 60.31
 CH.BR = N.84°23'09"W

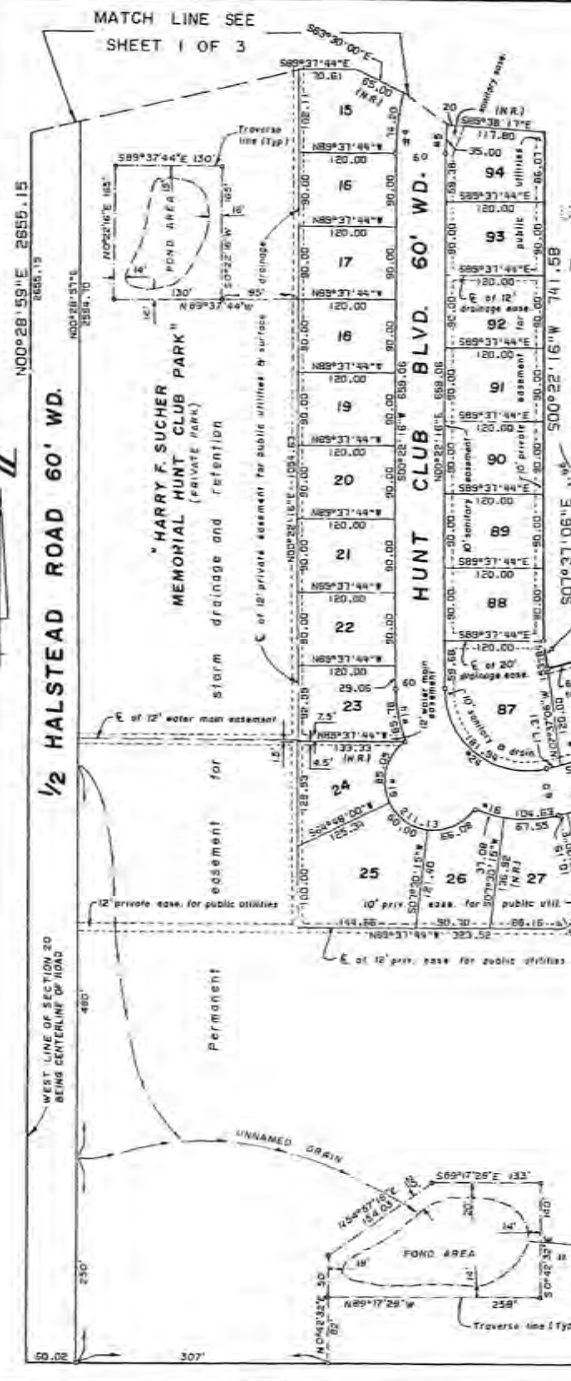
HARB, ANDERSON & ASSOC.
 CIVIL ENGINEERS & LAND SURVEYORS
 2548 MEADOWBROOK RD.
 NOV1, Mich., 48050
 TEL. 474-3400

56863

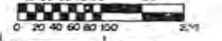
" FARMINGTON HILLS HUNT CLUB Sub'n No 1 "

A PART OF THE N.W. 1/4 OF SECTION 20, T.1N., R.9E.,
City of FARMINGTON HILLS, Oakland County, Michigan.

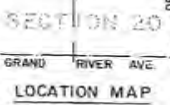
R=87.42 A=54.64
Δ=35°48'44"
CH. 53.76
CH. BR. S.71°43'22"E



SCALE ONE INCH = 100 FEET.



LEGEND
All side lines of lots fronting on curvilinear street lines are radial thereto unless otherwise noted (N/R).
All dimensions are shown in feet.
All curvilinear dimensions are shown along the arc.
All bearings are shown in relation to "Independence Commons No. 3" Liber 129, Pages 8 & 9.
The symbol (x) indicates a concrete monument.
All lot markers are 1/2" iron bars and are 18" long.



SECTION 20
LOCATION MAP
NO SCALE

Sheet 2 of 3 sheets

NUMBER	RADIUS	ARC	CHORD	CHORD BEING
1	100.00	100.00	100.00	N00°00'00"E
2	100.00	100.00	100.00	N00°00'00"E
3	100.00	100.00	100.00	N00°00'00"E
4	100.00	100.00	100.00	N00°00'00"E
5	100.00	100.00	100.00	N00°00'00"E
6	100.00	100.00	100.00	N00°00'00"E
7	100.00	100.00	100.00	N00°00'00"E
8	100.00	100.00	100.00	N00°00'00"E
9	100.00	100.00	100.00	N00°00'00"E
10	100.00	100.00	100.00	N00°00'00"E
11	100.00	100.00	100.00	N00°00'00"E
12	100.00	100.00	100.00	N00°00'00"E
13	100.00	100.00	100.00	N00°00'00"E
14	100.00	100.00	100.00	N00°00'00"E
15	100.00	100.00	100.00	N00°00'00"E
16	100.00	100.00	100.00	N00°00'00"E
17	100.00	100.00	100.00	N00°00'00"E
18	100.00	100.00	100.00	N00°00'00"E
19	100.00	100.00	100.00	N00°00'00"E
20	100.00	100.00	100.00	N00°00'00"E
21	100.00	100.00	100.00	N00°00'00"E
22	100.00	100.00	100.00	N00°00'00"E
23	100.00	100.00	100.00	N00°00'00"E
24	100.00	100.00	100.00	N00°00'00"E
25	100.00	100.00	100.00	N00°00'00"E
26	100.00	100.00	100.00	N00°00'00"E
27	100.00	100.00	100.00	N00°00'00"E
28	100.00	100.00	100.00	N00°00'00"E
29	100.00	100.00	100.00	N00°00'00"E
30	100.00	100.00	100.00	N00°00'00"E
31	100.00	100.00	100.00	N00°00'00"E
32	100.00	100.00	100.00	N00°00'00"E
33	100.00	100.00	100.00	N00°00'00"E
34	100.00	100.00	100.00	N00°00'00"E
35	100.00	100.00	100.00	N00°00'00"E
36	100.00	100.00	100.00	N00°00'00"E
37	100.00	100.00	100.00	N00°00'00"E
38	100.00	100.00	100.00	N00°00'00"E
39	100.00	100.00	100.00	N00°00'00"E
40	100.00	100.00	100.00	N00°00'00"E
41	100.00	100.00	100.00	N00°00'00"E
42	100.00	100.00	100.00	N00°00'00"E
43	100.00	100.00	100.00	N00°00'00"E
44	100.00	100.00	100.00	N00°00'00"E
45	100.00	100.00	100.00	N00°00'00"E
46	100.00	100.00	100.00	N00°00'00"E
47	100.00	100.00	100.00	N00°00'00"E
48	100.00	100.00	100.00	N00°00'00"E
49	100.00	100.00	100.00	N00°00'00"E
50	100.00	100.00	100.00	N00°00'00"E
51	100.00	100.00	100.00	N00°00'00"E
52	100.00	100.00	100.00	N00°00'00"E
53	100.00	100.00	100.00	N00°00'00"E
54	100.00	100.00	100.00	N00°00'00"E
55	100.00	100.00	100.00	N00°00'00"E
56	100.00	100.00	100.00	N00°00'00"E
57	100.00	100.00	100.00	N00°00'00"E
58	100.00	100.00	100.00	N00°00'00"E
59	100.00	100.00	100.00	N00°00'00"E
60	100.00	100.00	100.00	N00°00'00"E
61	100.00	100.00	100.00	N00°00'00"E
62	100.00	100.00	100.00	N00°00'00"E
63	100.00	100.00	100.00	N00°00'00"E
64	100.00	100.00	100.00	N00°00'00"E
65	100.00	100.00	100.00	N00°00'00"E
66	100.00	100.00	100.00	N00°00'00"E
67	100.00	100.00	100.00	N00°00'00"E
68	100.00	100.00	100.00	N00°00'00"E
69	100.00	100.00	100.00	N00°00'00"E
70	100.00	100.00	100.00	N00°00'00"E
71	100.00	100.00	100.00	N00°00'00"E
72	100.00	100.00	100.00	N00°00'00"E
73	100.00	100.00	100.00	N00°00'00"E
74	100.00	100.00	100.00	N00°00'00"E
75	100.00	100.00	100.00	N00°00'00"E
76	100.00	100.00	100.00	N00°00'00"E
77	100.00	100.00	100.00	N00°00'00"E
78	100.00	100.00	100.00	N00°00'00"E
79	100.00	100.00	100.00	N00°00'00"E
80	100.00	100.00	100.00	N00°00'00"E
81	100.00	100.00	100.00	N00°00'00"E
82	100.00	100.00	100.00	N00°00'00"E
83	100.00	100.00	100.00	N00°00'00"E
84	100.00	100.00	100.00	N00°00'00"E
85	100.00	100.00	100.00	N00°00'00"E
86	100.00	100.00	100.00	N00°00'00"E
87	100.00	100.00	100.00	N00°00'00"E
88	100.00	100.00	100.00	N00°00'00"E
89	100.00	100.00	100.00	N00°00'00"E
90	100.00	100.00	100.00	N00°00'00"E
91	100.00	100.00	100.00	N00°00'00"E
92	100.00	100.00	100.00	N00°00'00"E
93	100.00	100.00	100.00	N00°00'00"E
94	100.00	100.00	100.00	N00°00'00"E

"Harry F. Sucher Memorial Hunt Club Park" (PRIVATE PARK)
Permanent easement for storm drainage and retention

HARB, ANDERSON & ASSOC.
CIVIL ENGINEERS & LAND SURVEYORS
25464 MEADOWBROOK RD.
ROYAL OAK, MICH. 48060
TEL. 491-3400

" FARMINGTON HILLS HUNT CLUB Sub'n No 1 "

A PART OF THE N.W. 1/4 OF SECTION 20, T.1N., R.9E., City of FARMINGTON HILLS, Oakland County, Michigan.

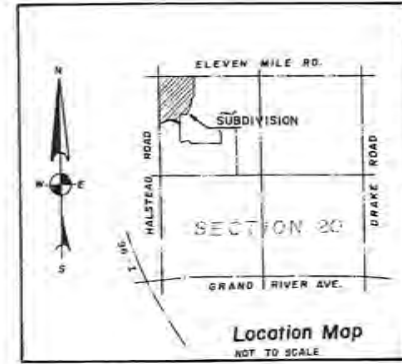
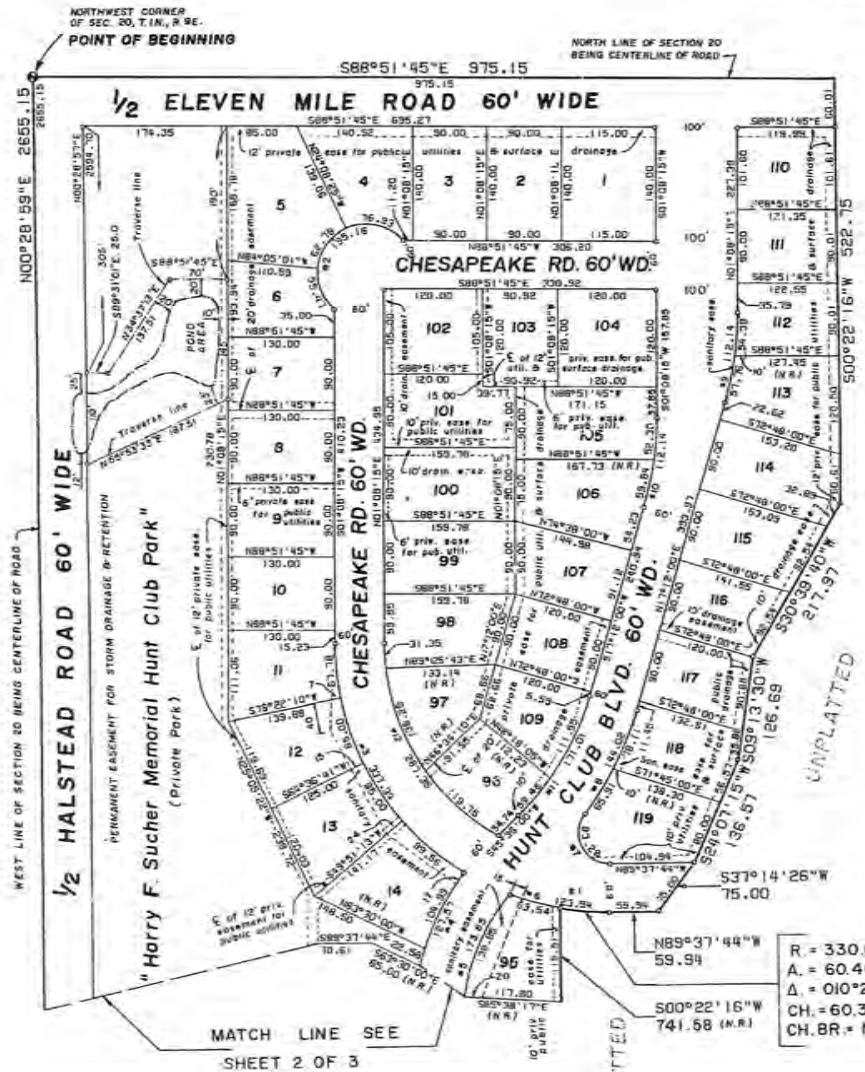
Sheet 1 of 3 sheets

SCALE: 1 INCH = 100 FEET



CURVE DATA

NUMBER	RADIUS	ARC	DELTA	CHORD	CHORD BRNG
1	330.00	50.40	010°29'10"	80.31	N89°23'09".0"W
2	80.00	195.18	185°52'46"	119.81	S49°08'15.0"W
3	330.00	337.39	058°34'15"	322.85	S89°08'52.5"E
4	305.56	201.77	037°50'03"	156.12	S19°17'17.5"E
5	248.56	173.65	040°23'57"	170.24	N60°39'09.5"E
6	290.00	123.94	021°31'09"	123.21	S78°52'09.5"E
7	373.51	83.28	127°12'15"	67.20	N62°01'36.5"W
8	405.00	144.02	020°22'31"	143.27	N27°23'15.5"E
9	400.00	112.14	016°03'45"	111.77	N05°10'07.5"E
10	400.00	112.14	016°03'45"	111.77	S05°10'07.5"W
11	345.00	171.01	028°24'00"	169.25	S31°24'00.0"W
12	270.00	267.35	060°58'38"	273.28	N63°21'04.0"W



LEGEND
 All side lines of lots fronting on curvilinear street lines are radial thereto unless otherwise noted as (N.R.)
 All dimensions are shown in feet.
 All curvilinear dimensions are shown along the arc.
 All bearings are shown in relation to "Independence Commons No. 3" Liber 129, Pages 8 & 9.
 The symbol I = 1 indicates a concrete monument.
 All lot markers are 1/2" iron bars and are 18" long.

CERTIFIED TRUE COPY OF RECORDED PLAT
Loren E. Monroe
 LOREN E. MONROE
 STATE TREASURER
Richard E. Lomas, Plat Examiner
 Date April 4, 1974

R = 330.00
 A = 60.40
 Δ = 010°29'10"
 CH = 60.31
 CH.BR = N.84°23'09"W

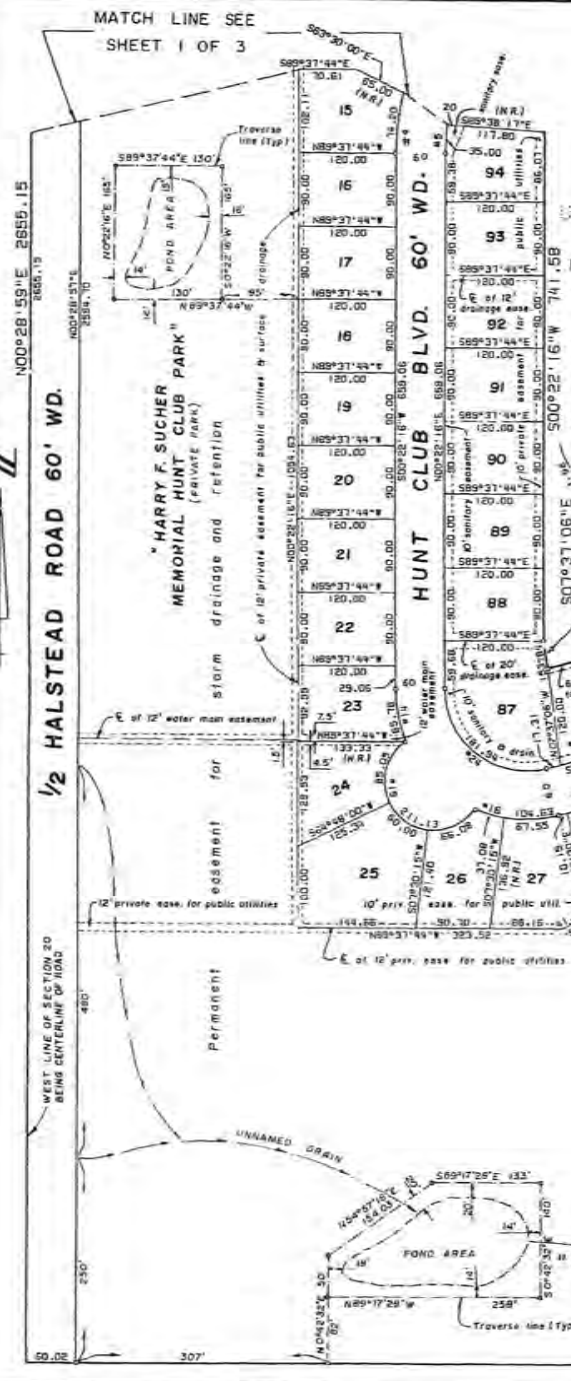
HARB, ANDERSON & ASSOC.
 CIVIL ENGINEERS & LAND SURVEYORS
 2548 MEADOWBROOK RD.
 NOV1, Mich, 48050
 TEL. 474-3400

56863

" FARMINGTON HILLS HUNT CLUB Sub'n No 1 "

A PART OF THE N.W. 1/4 OF SECTION 20, T.1N., R.9E.,
City of FARMINGTON HILLS, Oakland County, Michigan.

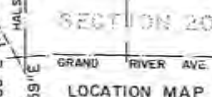
R=87.42 A=54.64
Δ=35°48'44"
CH. 53.76
CH. BR. S.71°43'22"E



LEGEND
All side lines of lots fronting on curvilinear street lines are radii thereto unless otherwise noted (N/R)
All dimensions are shown in feet.
All curvilinear dimensions are shown along the arc.
All bearings are shown in relation to "Independence Commons No 3" Liber 129, Pages 8 & 9
The symbol (x) indicates a concrete monument
All lot markers are 1/2" iron bars and are 18" long

Sheet 2 of 3 sheets

NUMBER	RADIUS	ARC	CHORD	CHORD BEING
1	100.00	100.00	100.00	N00°00'00"E
2	100.00	100.00	100.00	N00°00'00"E
3	100.00	100.00	100.00	N00°00'00"E
4	100.00	100.00	100.00	N00°00'00"E
5	100.00	100.00	100.00	N00°00'00"E
6	100.00	100.00	100.00	N00°00'00"E
7	100.00	100.00	100.00	N00°00'00"E
8	100.00	100.00	100.00	N00°00'00"E
9	100.00	100.00	100.00	N00°00'00"E
10	100.00	100.00	100.00	N00°00'00"E
11	100.00	100.00	100.00	N00°00'00"E
12	100.00	100.00	100.00	N00°00'00"E
13	100.00	100.00	100.00	N00°00'00"E
14	100.00	100.00	100.00	N00°00'00"E
15	100.00	100.00	100.00	N00°00'00"E
16	100.00	100.00	100.00	N00°00'00"E
17	100.00	100.00	100.00	N00°00'00"E
18	100.00	100.00	100.00	N00°00'00"E
19	100.00	100.00	100.00	N00°00'00"E
20	100.00	100.00	100.00	N00°00'00"E
21	100.00	100.00	100.00	N00°00'00"E
22	100.00	100.00	100.00	N00°00'00"E
23	100.00	100.00	100.00	N00°00'00"E
24	100.00	100.00	100.00	N00°00'00"E
25	100.00	100.00	100.00	N00°00'00"E
26	100.00	100.00	100.00	N00°00'00"E
27	100.00	100.00	100.00	N00°00'00"E
28	100.00	100.00	100.00	N00°00'00"E
29	100.00	100.00	100.00	N00°00'00"E
30	100.00	100.00	100.00	N00°00'00"E
31	100.00	100.00	100.00	N00°00'00"E
32	100.00	100.00	100.00	N00°00'00"E
33	100.00	100.00	100.00	N00°00'00"E
34	100.00	100.00	100.00	N00°00'00"E
35	100.00	100.00	100.00	N00°00'00"E
36	100.00	100.00	100.00	N00°00'00"E
37	100.00	100.00	100.00	N00°00'00"E
38	100.00	100.00	100.00	N00°00'00"E
39	100.00	100.00	100.00	N00°00'00"E
40	100.00	100.00	100.00	N00°00'00"E
41	100.00	100.00	100.00	N00°00'00"E
42	100.00	100.00	100.00	N00°00'00"E
43	100.00	100.00	100.00	N00°00'00"E
44	100.00	100.00	100.00	N00°00'00"E
45	100.00	100.00	100.00	N00°00'00"E
46	100.00	100.00	100.00	N00°00'00"E
47	100.00	100.00	100.00	N00°00'00"E
48	100.00	100.00	100.00	N00°00'00"E
49	100.00	100.00	100.00	N00°00'00"E
50	100.00	100.00	100.00	N00°00'00"E
51	100.00	100.00	100.00	N00°00'00"E
52	100.00	100.00	100.00	N00°00'00"E
53	100.00	100.00	100.00	N00°00'00"E
54	100.00	100.00	100.00	N00°00'00"E
55	100.00	100.00	100.00	N00°00'00"E
56	100.00	100.00	100.00	N00°00'00"E
57	100.00	100.00	100.00	N00°00'00"E
58	100.00	100.00	100.00	N00°00'00"E
59	100.00	100.00	100.00	N00°00'00"E
60	100.00	100.00	100.00	N00°00'00"E
61	100.00	100.00	100.00	N00°00'00"E
62	100.00	100.00	100.00	N00°00'00"E
63	100.00	100.00	100.00	N00°00'00"E
64	100.00	100.00	100.00	N00°00'00"E
65	100.00	100.00	100.00	N00°00'00"E
66	100.00	100.00	100.00	N00°00'00"E
67	100.00	100.00	100.00	N00°00'00"E
68	100.00	100.00	100.00	N00°00'00"E
69	100.00	100.00	100.00	N00°00'00"E
70	100.00	100.00	100.00	N00°00'00"E
71	100.00	100.00	100.00	N00°00'00"E
72	100.00	100.00	100.00	N00°00'00"E
73	100.00	100.00	100.00	N00°00'00"E
74	100.00	100.00	100.00	N00°00'00"E
75	100.00	100.00	100.00	N00°00'00"E
76	100.00	100.00	100.00	N00°00'00"E
77	100.00	100.00	100.00	N00°00'00"E
78	100.00	100.00	100.00	N00°00'00"E
79	100.00	100.00	100.00	N00°00'00"E
80	100.00	100.00	100.00	N00°00'00"E
81	100.00	100.00	100.00	N00°00'00"E
82	100.00	100.00	100.00	N00°00'00"E
83	100.00	100.00	100.00	N00°00'00"E
84	100.00	100.00	100.00	N00°00'00"E
85	100.00	100.00	100.00	N00°00'00"E
86	100.00	100.00	100.00	N00°00'00"E
87	100.00	100.00	100.00	N00°00'00"E
88	100.00	100.00	100.00	N00°00'00"E
89	100.00	100.00	100.00	N00°00'00"E
90	100.00	100.00	100.00	N00°00'00"E
91	100.00	100.00	100.00	N00°00'00"E
92	100.00	100.00	100.00	N00°00'00"E
93	100.00	100.00	100.00	N00°00'00"E
94	100.00	100.00	100.00	N00°00'00"E



LOCATION MAP NO SCALE

SECTION 20

UNPLATTED

BRIDLEPATH LANE 60' WD.

STABLEVIEW DRIVE 60' WD.

LANE 60' WD.

LANE 60' WD.

LANE 60' WD.

LANE 60' WD.

LANE 60' WD.

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LANE 60' WD.



HARB, ANDERSON & ASSOC.
CIVIL ENGINEERS & LAND SURVEYORS
25464 MEADOWBROOK RD
ROYAL OAK, MICH. 48060
TEL. 491-3400

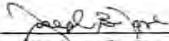
" FARMINGTON HILLS HUNT CLUB Sub'n No 1 "

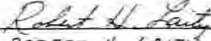
A PART OF THE N.W. 1/4 OF SECTION 20, T.1N., R.9E., City of FARMINGTON HILLS, Oakland Co., Mich.

Sheet 3 of 3 sheets

PROPRIETOR'S CERTIFICATE

Farmington Hills Hunt Club Development Company, a corporation duly organized and existing under the laws of the State of Michigan by Charles Snider, President, as proprietor, has caused the land to be surveyed, divided, mapped and dedicated as represented on this plat and that the streets are for the use of the public; that the public utility easements are private easements and that all other easements are for the uses shown on the plat. Also that Harry F. Sucher Memorial Hunt Club Park is a private park and is for the use of the lot owners. Also that any lots (including park area) embracing waters of the unnamed drain are subject to the correlative rights of other riparian owners and to the public trust in these waters.

Witnesses:

 JOSEPH B. ROSE


 ROBERT H. LAITY

Farmington Hills Hunt Club
 Development Company
 3093 Moon Lake Drive
 West Bloomfield, Michigan 48033


 Charles Snider, President

ACKNOWLEDGMENT

State of Michigan
 County of Oakland

Personally came before me this 24th day of NOVEMBER, 1978, Charles Snider, President of the above named corporation, to me known to be a person who executed the foregoing instrument, and to me known to be such president of said corporation, and acknowledged that he executed the foregoing instrument as such officers as the free act and deed of said corporation, by its authority.

My Commission Expires:

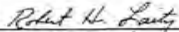
March 1983


 ELAINE P. SILVERMAN
 Notary Public, Oakland County
 Michigan

PROPRIETOR'S CERTIFICATE

Standard Federal Savings and Loan Association, a Federal Association by John P. Ray, Executive V.P., and Robert C. Rothman, Senior Vice President, as proprietors, has caused the land to be surveyed, divided, mapped and dedicated as represented on this plat and that the streets are for the use of the public; that the public utility easements are private easements and that all other easement are for the uses shown on the plat. Also that Harry F. Sucher Memorial Hunt Club Park is a private park and is for the use of the lot owners. Also that any lots (including park area) embracing waters of the unnamed drain are subject to the correlative rights of other riparian owners and to the public trust in these waters.


Witnesses:


 ROBERT H. LAITY


 JAMES D. LARK

Standard Federal Savings
 and Loan Association
 2401 Big Beaver
 Troy, Michigan 48064


 John P. Ray, Executive V.P.


 Robert C. Rothman, Senior V.P.

ACKNOWLEDGMENT

State of Michigan)ss
 Oakland County

Personally came before me this 24th day of November 1978, John P. Ray, Executive V.P., and Robert C. Rothman, Senior V.P. of the above named corporation, to me known to be the persons who executed the foregoing instrument and to me known to be such Executive V.P. and Senior V.P. of said corporation by its authority.

My Commission expires:

MARCH 18, 1979


 ARTHUR A. SAVOIE

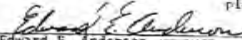
Notary Public, Wayne County,
 Michigan Acting in OAKLAND

SURVEYOR'S CERTIFICATE

I, Edward E. Anderson, Surveyor, certify:

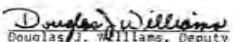
That I have surveyed, divided and mapped the land shown on this plat, described as follows: "Farmington Hills Hunt Club Sub. No. 1", and being a part of the NW 1/4 of Section 20, T1N-R9E, City of Farmington Hills Oakland County, Michigan, more particularly described as beginning at the NW corner of said Section 20; thence S88°11'45"E, 975.15 ft. along the north line of said section 20 and centerline of Eleven Mile Road; thence S00°22'16"W, 522.75 ft.; thence S30°39'40"W, 217.97 ft.; thence S09°13'30"W, 126.69 ft.; thence S24°07'15"W, 136.57 ft.; thence S37°14'26"W, 75.00 ft.; thence N89°37'44"W, 59.94 ft.; thence S0°40' ft. along a curve to the right, said curve having a radius of 330.00 ft., a central angle of 10°29'10", and a chord bearing and distance of N84°23'09"W, 60.31 ft.; thence S00°22'16"W, 741.58 ft.; thence S07°31'06"E, 33.84 ft.; thence N75°58'59"E, 119.03 ft.; thence S89°37'44"E, 180.00 ft.; thence S00°22'16"W, 55.00 ft.; thence S89°37'44"E, 755.00 ft.; thence N00°22'16"E, 120.00 ft.; thence N05°08'05"E, 60.21 ft.; thence N00°22'16"E, 120.00 ft.; thence N89°37'44"W, 45.00 ft.; thence N00°22'16"E, 242.80 ft.; thence N36°11'00"E, 120.00 ft.; thence N05°07'45"E, 66.97 ft.; thence S93°49'10"E, 45.99 ft.; thence S4, 64 ft. along a curve to the left, said curve having a radius of 87.42 ft., a central angle of 35°48'44", and a chord bearing and distance of S71°43'22"E, 53.76 ft.; thence S89°37'44"E 22.10 ft.; thence N14°01'58"E, 123.49 ft.; thence S89°37'44"E, 88.73 ft. to a point on the westerly boundary of "Independence Commons No. 3", as recorded in Liber 129, pages 8 and 9 of Oakland County Records, thence S00°22'16"W, 1611.30 ft. along the westerly boundary of said "Independence Commons No. 3" to the east and west 1/2 line of said section 20; thence N89°17'28"W, 1980.84 ft. along the east and west 1/2 line of said section 20 to the NW corner of said section 20 and the centerline of Halstead Road, thence N00°28'59"E, 2655.15 ft. along the west line of said section 20 and the centerline of Halstead Road to the point of beginning. Containing 76.286 ACRES more or less. This plat contains 18 lots numbered 1 to 119 both inclusive, and 1 private park. That I have made such survey, land division, and plat by the direction of the owners of such land. That such plat is a correct representation of all the exterior boundaries of the land surveyed and the subdivision of it. That the surveyed monuments and lot markers have been located in the ground or that the survey has been deposited with the municipality as required by Section 125 of the Act. That the accuracy of the survey is within the limits required by Section 126 of the Act. That the bearings shown on the plat are expressed as required by Section 126(3) of the Act and as explained in the legend.

Date: 9-29-78


 Edward E. Anderson, ASSOCIATE
 Registered Land Surveyor # 11495
 HARB, ANDERSON & ASSOC.
 25484 Meadowbrook Road
 Novi, Michigan 48050

COUNTY TREASURER'S CERTIFICATE

The records in my office show no unpaid taxes or special assessments for the five years preceeding Dec 1, 1978 involving the lands included in this plat.


 Douglas J. Williams, Deputy
 Treasurer, Oakland County

COUNTY DRAIN COMMISSIONER'S CERTIFICATE

Approved December 8, 1978 as complying with Section 197 of Act 288, P.A. 1967 and the applicable rules and regulations published by my office in the County of Oakland.


 George V. Kuhn,
 Drain Commissioner

CERTIFICATE OF MUNICIPAL APPROVAL

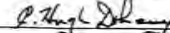
I certify that this plat was approved by the City Council of the City of Farmington Hills, at a meeting held Dec 11, 1978 and was reviewed and found to be in compliance with Act 288, P.A. 1967, also adequate surety has been deposited with the Clerk for the placing of monuments and markers within a reasonable length of time, not to exceed one year from the above date, also adequate surety was placed with the City for the installation of Public Water and Sanitary Sewer System. Also that the municipality has adopted a subdivision ordinance and zoning ordinance, and waives the minimum lot size requirements of Section 186 (d) of Act 288 of 1967, as amended.

Floyd A. Cairns

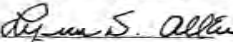
Floyd A. Cairns
 City Clerk

COUNTY PLAT BOARD CERTIFICATE

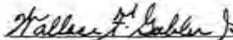
This plat has been reviewed and is approved by the Oakland County Plat Board on 1-30-1979 as being in compliance with all of the provisions of act 288, P.A. 1967 and the Plat Board's applicable rules and regulations.



C. Hugh Dohany, County Treasurer



Lynn D. Allen, Clerk
 Register of Deeds



Wallace F. Gabler Jr., Chairman
 Board of Commissioners

RECORDING CERTIFICATE

STATE OF MICHIGAN)
 COUNTY OF OAKLAND)ss

This plat was received for recording on the 26th day of March, A.D., 1978 at 11:02 A.M. o'clock and is recorded in Liber 165 of plat books on Pages 10-11-12.



Lynn D. Allen, Clerk
 Register of Deeds

SURVEYOR'S CERTIFICATE:

I, Edward F. Anderson, Surveyor, certify:
 That I have surveyed, divided and mapped the land shown on this plat, described as follows: "Farmington Hills Hunt Club Sub. No. 2", and being a part of the NW 1/4 of Section 20, T18N-R9E, City of Farmington Hills, Oakland County, Michigan; more particularly described as commencing at the NW corner of said Section 20; thence S88°51'45"E, 975.15 ft., along the North line of said Section 20 and the centerline of Eleven Mile Road; thence S00°22'16"W, 522.75 ft., to the point of beginning; thence S88°51'45"E, 1000.65 ft., to a point on the Westerly boundary of "Independence Commons No. 3", as recorded in Liber 129, Pages 8 and 9, of Oakland County Records; thence S00°22'16"W, 506.35 ft., along the Westerly boundary of said "Independence Commons No. 3", thence N89°37'44"W, 88.73 ft., thence S14°01'58"W, 123.49 ft.; thence N89°37'44"W, 32.10 ft.; thence N89°37'44"W, 32.10 ft.; thence 54.64 ft. along a curve to the right, said curve having a radius of 87.42 ft., a central angle of 35°48'44", and a chord bearing and distance of N71°43'22"W, 53.76 ft.; thence N53°49'00"W, 45.99 ft.; thence S25°57'45"W, 60.97 ft.; thence S36°11'00"W, 120.00 ft.; thence N53°49'00"W, 185.88 ft.; thence N16°16'00"E, 11.89 ft.; thence N89°37'44"W, 287.52 ft.; thence N00°22'16"E, 20.00 ft.; thence N89°37'44"W, 480.00 ft.; thence N00°22'16"E, 115.51 ft.; thence 60.40 ft. along a curve to the left, said curve having a radius of 330.00 ft., a central angle of 10°29'10", and a chord bearing and distance of S84°23'09"E, 60.31 ft.; thence S89°37'44"E, 59.94 ft.; thence N37°14'26"E, 75.00 ft.; thence N24°07'15"E, 126.69 ft.; thence N53°49'00"E, 217.97 ft., to the point of beginning. Containing 16.508 Acres more or less. This plat contains 32 lots numbered 120 to 151 both inclusive, and 1 private park. That I have made such survey, land division, and plat by the direction of the owners of such land. That such plat is a correct representation of all the exterior boundaries of the land surveyed and the subdivision of it. That the required monuments and lot markers have been located in the ground or that the surety has been deposited with the municipality as required by Section 125 of the Act. That the accuracy of the survey is within the limits required by Section 126 of the Act. That the bearings shown on the plat are expressed as required by Section 126(3) of the Act and as explained in the legend.

" FARMINGTON HILLS HUNT CLUB SUB'N NO. 2 "
 A PART OF THE N.W. 1/4 OF SECTION 20, T.18N., R. 9 E.
 CITY OF FARMINGTON HILLS, OAKLAND COUNTY, MICHIGAN.

SHEET 1 OF 2 SHEETS



PLAT LEGEND

All side lines of lots fronting on curvilinear street lines are radial thereto unless otherwise noted as (N.R.).
 All dimensions are shown in feet.
 All curvilinear dimensions are shown along the arc.
 All bearings shown are in relation to "Independence Commons No. 3" Liber 129, Pages 8 & 9.
 The symbol (c) indicates a concrete monument.
 All lot markers are 1/2" iron bars and are 18" long.



CERTIFIED TRUE COPY OF RECORDED PLAT
 Edward F. Anderson
 LOREN E. GORNOE
 STATE TREASURER
 By Richard P. ...
 Dated April 16, 1979

Date: 11-24-78
 Edward F. Anderson
 Edward F. Anderson, Associate
 Registered Land Surveyor
 #11495
 HARB, ANDERSON & ASSOC.
 25484 MEADOWBROOK RD.
 NOVI, MICH. 48050

CURVE DATA

NUMBER	RADIUS	ARC	DELTA	CHORD	CHORD BEING
1	87.42	54.64	035°48'44"	53.76	N71°43'22.0"W
2	330.00	60.40	010°29'10"	60.31	S84°23'09.0"E
3	260.00	175.01	035°48'44"	175.18	S71°43'22.0"E
4	547.18	342.01	035°48'44"	325.47	N89°15'38.0"E
5	60.00	312.15	035°48'44"	61.70	S78°53'11.0"W
6	487.18	304.51	035°48'44"	299.57	S18°15'38.0"E
7	340.00	212.51	035°48'44"	208.07	N71°43'22.0"W
8	60.00	314.16	000°00'00"	60.00	N89°37'44.0"W

R = 330.00 #2
 A = 60.40
 Δ = 10°29'10"
 CH = 60.31
 CH BR = S. 84°23'09"E

HARB, ANDERSON & ASSOC.
 CIVIL ENGINEERS & LAND SURVEYORS
 25484 MEADOWBROOK RD.
 NOVI, MICH. 48050
 TEL. 474-3440

56864

" FARMINGTON HILLS HUNT CLUB Sub'n N^o 2 "

A PART OF THE N.W. 1/4 OF SECTION 20, T.1N., R.9E., City of FARMINGTON HILLS, Oakland Co., Mich.

Sheet 2 of 2 sheets**PROPRIETOR'S CERTIFICATE**

Farmington Hills Hunt Club Development Company, a corporation duly organized and existing under the laws of the State of Michigan by Charles Snider, President, as proprietor, has caused the land to be surveyed, divided, mapped and dedicated as represented on this plat and that the streets are for the use of the public; that the public utility easements are private easements and that all other easements are for the uses shown on the plat. Also that Woodland Park is private park and is for the use of the lot owners. Also that any lots (including park area) embracing waters of the unnamed drain are subject to the correlative rights of other riparian owners and to the public trust in these waters.

Witnesses:

Joseph B. Rose
JOSEPH B. ROSE

Farmington Hills Hunt Club
Development Company
3093 Moon Lake Drive
West Bloomfield, Michigan 48033

Charles Snider
Charles Snider, President

ACKNOWLEDGEMENT

State of Michigan
County of Oakland

Personally came before me this 24th day of NOVEMBER, 1978, Charles Snider, President of the above named corporation, to me known to be a person who executed the foregoing instrument, and to me known to be such president of said corporation, and acknowledged that he executed the foregoing instrument as such officers as the free act and deed of said corporation, by its authority.

My Commission Expires:

March, 1980

Edw. P. Silveiman
EDW. P. SILVEIMAN
Notary Public, Oakland County
Michigan

PROPRIETOR'S CERTIFICATE

Standard Federal Savings and Loan Association, a Federal Association by John P. Ray, Executive V.P., and Robert C. Rothman, Senior Vice President, as proprietors, has caused the land to be surveyed, divided, mapped and dedicated as represented on this plat and that the streets are for the use of the public, that the public utility easements are private easements and that all other easements are for the uses shown on the plat. Also that Woodland Park is private park and is for the use of the lot owners. Also that any lots (including park area) embracing waters of the unnamed drain are subject to the correlative rights of other riparian owners and to the public trust in these waters.

Standard Federal Savings
and Loan Association
2461 Bly Beaver
Troy, Michigan 48064

Witnesses:

Robert H. Laffy
ROBERT H. LAFFY

John P. Ray
John P. Ray, Executive V.P.

James D. Lark
JAMES D. LARK

Robert C. Rothman
Robert C. Rothman, Senior V.P.

ACKNOWLEDGEMENT

State of Michigan)ss
Oakland County

Personally came before me this 24th day of NOVEMBER 1978, John P. Ray, Executive V.P., and Robert C. Rothman, Senior V.P. of the above named corporation, to me known to be the persons who executed the foregoing instrument and to me known to be such Executive V.P. and Senior V.P. of said corporation by its authority.

My Commission expires:

MARCH 18, 1979

Arthur J. Savio
ARTHUR J. SAVIO
Notary Public, WAYNE County,
Michigan ACTING IN OAKLAND

**COUNTY TREASURER'S CERTIFICATE**

The records in my office show no unpaid taxes or special assessments for the five years preceeding DEC 1, 1978 involving the lands included in this plat.

Douglas J. Williams
Douglas J. Williams, Deputy
Treasurer, Oakland County

COUNTY DRAIN COMMISSIONER'S CERTIFICATE

Approved December 8, 1978 as complying with Section 192 of Act 288, P.A. 1967 and the applicable rules and regulations published by my office in the County of Oakland.

George W. Kuhn
George W. Kuhn,
Drain Commissioner

CERTIFICATE OF MUNICIPAL APPROVAL

I certify that this plat was approved by the City Council of the City of Farmington Hills, at a meeting held Dec 11, 1978 and was reviewed and found to be in compliance with Act 288, P.A. 1967, also adequate surety has been deposited with the Clerk for the placing of monuments and markers within a reasonable length of time, not to exceed one year from the above date, also adequate surety was placed with the City for the installation of Public Water and Sanitary Sewer System. Also that the municipality has adopted a subdivision ordinance and zoning ordinance, and waives the minimum lot size requirements of Section 186 (d) of Act 288 of 1967, as amended.

Floyd A. Cairns
Floyd A. Cairns
City Clerk

COUNTY PLAT BOARD CERTIFICATE

This plat has been reviewed and is approved by the Oakland County Plat Board on 1-30-1979 as being in compliance with all of the provisions of act 288, P.A. 1967 and the Plat Board's applicable rules and regulations.

C. Hugh Dohany
C. Hugh Dohany, County Treasurer

Lynn D. Allen
Lynn D. Allen, Clerk
Register of Deeds

Wallace F. Gabler Jr.
Wallace F. Gabler Jr., Chairman
Board of Commissioners

RECORDING CERTIFICATE

STATE OF MICHIGAN)
COUNTY OF OAKLAND)ss

This plat was received for recording on the 24th day of Nov. 1978, A.D., 1978 at 8:36 AM o'clock and is recorded in Liber 165 of plat books on Pages 19-20

Lynn D. Allen
Lynn D. Allen, Clerk
Register of Deeds

56864

56844

CITY OF FARMINGTON HILLS
EASEMENT VACATION RESOLUTION NO. 2

At a session of the City Council of the City of Farmington Hills, Oakland County, State of Michigan, held in the City Hall on the 17th day of December, 1984, at 7:30 o'clock, P.M.

Present: Alkateeb, Dolan, Dudley, Marks, Soronen, Williams and Wolf
Absent: None

The following resolution was offered by Dolan and supported by Alkateeb:

WHEREAS, the Council of the City of Farmington Hills did on the 17th day of December, 1984, determine that it is advisable to vacate, discontinue or abolish the following portion of an easement located in the City of Farmington Hills, and subject to the jurisdiction of the City of Farmington Hills.

Commencing at the southwest corner of Lot 137, "Farmington Hills Hunt Club Subdivision No. 2", a part of the Northwest 1/4 of Section 20, T3N, R9E, City of Farmington Hills, Oakland County, Michigan (Liber 165, Page 19 and 20, Oakland County Records) th along the westerly line of said lot, N 100° 45' 36" E, 35.13'; th S 79° 14' 24" E, 10.0'; to the Point of Beginning on the easterly line of the 10' drain easement; Th N 11° 02' 30" W, 10.77' to a point, said point being 6' easterly of and perpendicular to the westerly line of Lot 137; th N 32° 33' 40" E, 10.77'; th along the easterly line of said drain easement S 10° 45' 36" W, 20.0' to the Point of Beginning.

WHEREAS, the Council has met and heard any and all objections to such vacation, discontinuance or abolition and having determined to proceed in accordance with the Farmington Hills City Code, Chapter 10, Article VI, 10.430.

13-20-126-025

9.00
2.88

56854

NOW THEREFORE, BE IT RESOLVED:

1. That the above-captioned portion of an easement is hereby vacated, discontinued or abolished.

2. That the City Clerk is hereby directed to file certified copies of this resolution with the Oakland County Register of Deeds and the Secretary of State of the State of Michigan, as required by statute.

Ayes: Alkateeb, Dolan, Dudley, Soronen, Marks, Williams and Wolf

Nays: None

Abstentions: None

This resolution was adopted.

STATE OF MICHIGAN
3 SS
COUNTY OF OAKLAND

I, the City Clerk of the City of Farmington Hills, hereby certify that the foregoing is a true and correct copy of a resolution of the City Council of the City of Farmington Hills, adopted at a regular meeting of said Council held on the 17th day of December, 1984, the original of which is on file in my office.

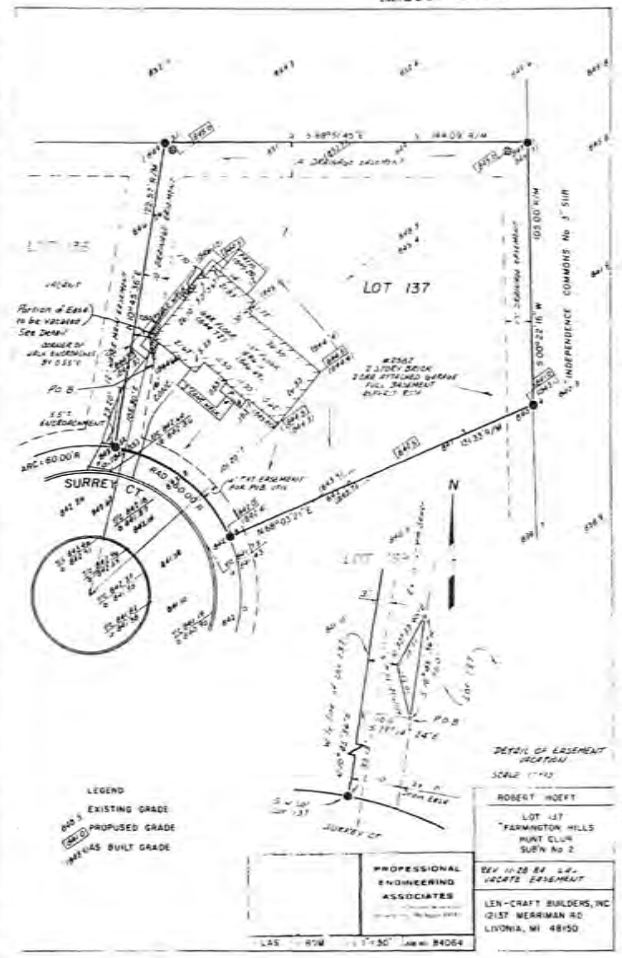
Frank Williams
City Clerk

1b

PLEASE RETURN TO
JOHN REYNOLDS
CITY OF FARMINGTON HILLS
3155 E. LAYMAN RD.
FARMINGTON HILLS, MI 48334



56864



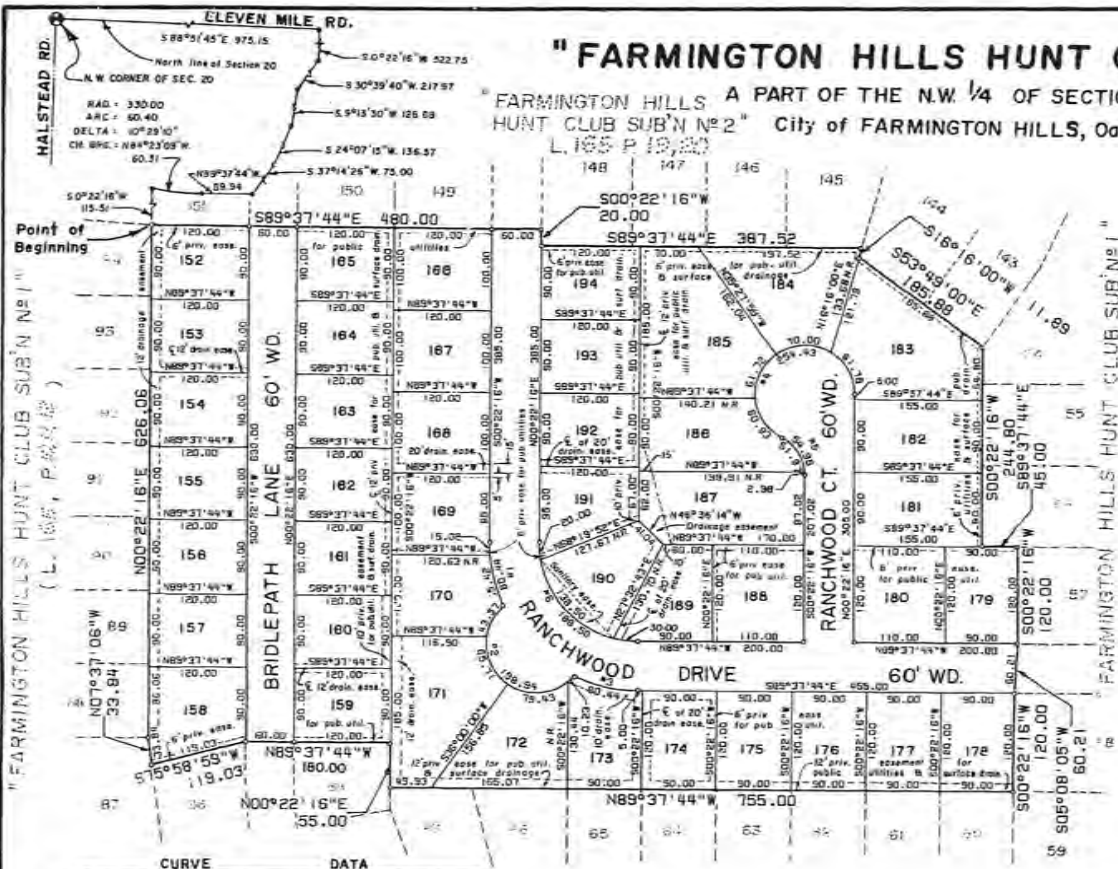
DETAIL OF EASEMENT LOCATION SCALE 1"=40'	
ROBERT HOEFT	LOT 137 FARMINGTON HILLS HUNT CLUB SUBD NO 2
PROFESSIONAL ENGINEER ASSOCIATES	REV 11-28-84 L.P. VACATE EASEMENT
LEN-CRAFT BUILDERS, INC	LEN-CRAFT BUILDERS, INC 12157 WERRMAN RD LIVONIA, MI 48150

NOV 29 1984

" FARMINGTON HILLS HUNT CLUB SUB'N No 3 "

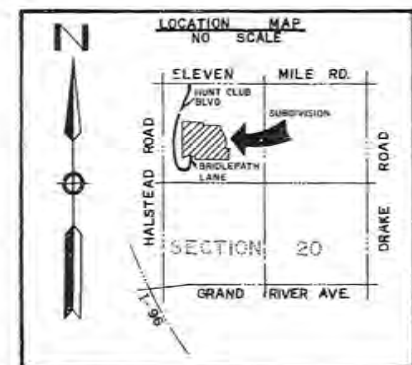
A PART OF THE N.W. 1/4 OF SECTION 20, T.1N., R.9.E.
City of FARMINGTON HILLS, Oakland Co., Mich.
L. 185 P. 19, 20

Sheet 1 of 2 sheets



" FARMINGTON HILLS HUNT CLUB SUB'N No 1 " (L. 185, P. 18, 19)

" FARMINGTON HILLS HUNT CLUB SUB'N No 1 " (L. 185, P. 18, 19)



CURVE DATA				
NUMBER	RADIUS	ARC	DELTA	CHORD
1	180.00	80.44	025°36'13"	75.77
2	80.00	189.24	189°58'15"	118.35
3	180.00	80.44	025°36'13"	75.77
4	60.00	254.43	242°51'52"	100.34
5	50.00	54.28	042°51'52"	52.23
6	180.00	189.24	050°00'00"	159.71

- LEGEND**
- All side lines of lots fronting on curvilinear street lines are radial thereto unless otherwise noted as (N.R.)
 - All dimensions are shown in feet.
 - All curvilinear dimensions are shown along the arc.
 - All bearings shown are in relation to Independence Commons No. 3 Liber 129, Pages 8 & 9.
 - The symbol (s) indicates a concrete monument.
 - All lot markers are 1/2" iron bars and are 18" long.

SURVEYOR'S CERTIFICATE

I, Edward F. Anderson, Surveyor, certify:

That I have surveyed, divided and mapped the land shown on this plat, described as follows: "Farmington Hills Hunt Club Subdivision No. 3", a part of the NW 1/4 of Section 20, T1N-R9E, City of Farmington Hills, Oakland County, Michigan; more particularly described as commencing at the NW corner of said Section 20; thence S88°51'45"E, 975.15 ft., along the North line of said Section 20 and the centerline of Eleven Mile Road; thence S0°22'16"W, 522.75 ft.; thence S33°03'40"W, 217.97 ft.; thence S9°13'30"W, 126.69 ft.; thence S24°07'15"W, 136.57 ft.; thence S37°14'26"W, 75.00 ft.; thence N89°37'44"W, 59.94 ft.; thence 60.40 ft. along a curve to the right, said curve having a radius of 330.00 ft., a central angle of 102°9'10", a chord bearing and distance of N84°02'30"W, 60.31 ft.; thence S0°22'16"W, 115.51 ft., to the point of beginning; thence S89°37'44"E, 480.00 ft.; thence S0°22'16"W, 20.00 ft.; thence S89°37'44"E, 387.52 ft.; thence S16°16'00"W, 11.89 ft.; thence S53°04'00"E, 185.89 ft.; thence S0°22'16"W, 244.80 ft.; thence S89°37'44"E, 45.00 ft.; thence S0°22'16"W, 120.00 ft.; thence S5°08'05"W, 60.21 ft.; thence S0°22'16"W, 120.00 ft.; thence N89°37'44"W, 755.00 ft.; thence N0°22'16"E, 55.00 ft.; thence N89°37'44"W, 138.00 ft.; thence S75°58'59"W, 119.03 ft.; thence N7°37'06"W, 33.84 ft.; thence N0°22'16"E, 626.06 ft., to the point of beginning. Containing 15.443 Acres more or less. This plat contains 43 lots numbered 152 to 194 both inclusive.

That I have made such survey, land division, and plat by the direction of the owners of such land. That such plat is a correct representation of all the exterior boundaries of the land surveyed and the subdivision of it. That the required monuments and lot markers have been located in the ground or that the surety has been deposited with the municipality as required by Section 125 of the Act. That the accuracy of the survey is within the limits required by Section 126 of the Act. That the bearings shown on the plat are expressed as required by Section 126(3) of the Act and as explained in the legend.

CERTIFIED TRUE COPY OF RECORDED PLAT

Lois E. Monroe

LOIS E. MONROE
STATE TREASURER

Richard E. Hendry

Notary Public for Michigan
Date April 18, 1979

DATE: 11-24-78

Edward F. Anderson
Edward E. Anderson, ASSOCIATE
Registered Land Surveyor #11495
HARB, ANDERSON & ASSOC.
25484 MEADOWBROOK RD
NOVI, MICH., 48050

HARB, ANDERSON & ASSOC.
CIVIL ENGINEERS & LAND SURVEYORS
25484 MEADOWBROOK RD.
NOVI, Mich., 48050
TEL. 474-3433

56866

" FARMINGTON HILLS HUNT CLUB Sub'n No 3 "

A PART OF THE N.W. 1/4 OF SECTION 20, T.1N., R.9E., City of FARMINGTON HILLS, Oakland Co., Mich.

Sheet 2 of 2 sheets

PROPRIETOR'S CERTIFICATE

Farmington Hills Hunt Club Development Company, a corporation duly organized and existing under the laws of the State of Michigan by Charles Snider, President, as proprietor, has caused the land to be surveyed, divided, mapped and dedicated as represented on this plat and that the streets are for the use of the public; that the public utility easements are private easements and that all other easements are for the uses shown on the plat. Also that any lots (including park area) embracing waters of the unnamed drain are subject to the correlative rights of other riparian owners and to the public trust in these waters.

Witnesses:

Joseph B. Rpe
JOSEPH B. RPE

Farmington Hills Hunt Club
Development Company
3093 Moon Lake Drive
West Bloomfield, Michigan 48033

Robert H. Laity
ROBERT H. LAITY

Charles Snider
Charles Snider, President

ACKNOWLEDGEMENT

State of Michigan
County of Oakland

Personally came before me this 24th day of NOVEMBER, 1978, Charles Snider, President of the above named corporation, to be known to be a person who executed the foregoing instrument, and to be known to be such president of said corporation, and acknowledged that he executed the foregoing instrument as such officers as the free act and deed of said corporation, by its authority.

My Commission Expires:

March, 1980

Elaine P. Silverman
ELAINE P. SILVERMAN
Notary Public, Oakland County
Michigan

PROPRIETOR'S CERTIFICATE

Standard Federal Savings and Loan Association, a Federal Association by John P. Ray, Executive V.P., and Robert C. Rothman, Senior Vice President, as proprietors, has caused the land to be surveyed, divided, mapped and dedicated as represented on this plat and that the streets are for the use of the public; that the public utility easements are private easements and that all other easements are for the uses shown on the plat. Also that any lots (including park area) embracing waters of the unnamed drain are subject to the correlative rights of other riparian owners and to the public trust in these waters.

Witnesses:

Robert H. Laity
ROBERT H. LAITY

Standard Federal Savings
and Loan Association
2401 Big Beaver
Troy, Michigan 48064

James D. Lark
JAMES D. LARK

John P. Ray
John P. Ray, Executive V.P.
Robert C. Rothman
Robert C. Rothman, Senior V.P.

ACKNOWLEDGEMENT

State of Michigan)ss
Oakland County

Personally came before me this 24th day of NOVEMBER 1978, John P. Ray, Executive V.P., and Robert C. Rothman, Senior V.P. of the above named corporation, to be known to be the persons who executed the foregoing instrument and to be known to be such Executive V.P. and Senior V.P. of said corporation by its authority.

My Commission expires:

MARCH 18, 1979

Arthur A. Savoie
ARTHUR A. SAVOIE
Notary Public, WAYNE County,
Michigan ACTING IN OAKLAND



COUNTY TREASURER'S CERTIFICATE

The records in my office show no unpaid taxes or special assessments for the five years preceeding Dec 1, 1978 involving the lands included in this plat.

Douglas J. Williams
Douglas J. Williams, Deputy
Treasurer, Oakland County

COUNTY DRAIN COMMISSIONER'S CERTIFICATE

Approved December 8, 1978 as complying with Section 192 of Act 288, P.A. 1967 and the applicable rules and regulations published by my office in the County of Oakland.

George W. Kuhn
George W. Kuhn,
Drain Commissioner

CERTIFICATE OF MUNICIPAL APPROVAL

I certify that this plat was approved by the City Council of the City of Farmington Hills, at a meeting held Dec 11, 1978 and was reviewed and found to be in compliance with Act 288, P.A. 1967, also adequate surety has been deposited with the Clerk for the placing of monuments and markers within a reasonable length of time, not to exceed one year from the above date, also adequate surety was placed with the City for the installation of Public Water and Sanitary Sewer System. Also that the municipality has adopted a subdivision ordinance and zoning ordinance, and waives the minimum lot size requirements of Section 186 (d) of Act 288 of 1967, as amended.

Floyd A. Cairns
Floyd A. Cairns
City Clerk

COUNTY PLAT BOARD CERTIFICATE

This plat has been reviewed and is approved by the Oakland County Plat Board on 1-31-1979 as being in compliance with all of the provisions of act 288, P.A. 1967 and the Plat Board's applicable rules and regulations.

C. Hugh Dohany
C. Hugh Dohany, County Treasurer

Wallace F. Gahler Jr.
Wallace F. Gahler Jr., Chairman
Board of Commissioners

Lynn D. Allen
Lynn D. Allen, Clerk
Register of Deeds

RECORDING CERTIFICATE

STATE OF MICHIGAN)
COUNTY OF OAKLAND)ss

This plat was received for recording on the 16th day of April, A.D., 1979 at 8:52 A.M. o'clock and is recorded in Liber 165 of plat books on Pages 31-32.

Lynn D. Allen
Lynn D. Allen, Clerk
Register of Deeds