

PONDS HOMEOWNER'S ASSOCIATION

Second Amendment to the Master Deed of The Ponds

**Master Deed Reference:
Liber No. 16366 pages 405 - 466**

**First Amendment Reference:
Liber No. 17166 pages 502 - 508**

**Submitted to:
Oakland County Registrar of Deeds
Realestate Unit Department No. 480
1200 N. Telegraph Road
Pontiac, Michigan 48341-0480**

Joe Driscoll – President **Date**

Rich Miller – Vice President **Date**

Notary Public **Date**

Notary Name: _____

Location: _____

Commission expiration: _____

**The Ponds By-Law Amendments
(Second amendment to the Master Deed)**

Page	Article	Section	Revision
2 - 3	II	2 (b)	Remove the "\$6,000 per year" assessment.
3 - 4	II	3	<p>Change the "(10) or more days" to "(30) or more days" for the 7% interest on late dues.</p> <p>Add "unless there are special circumstance (i.e. financial hardship) to be determined by the Board of Directors" to imposing the 7% interest assessment decision.</p>
12	VI	1 (b)	<p>Remove the rule stating that garage door must be kept closed at all times.</p> <p>Add "open garages must not create a nuisance of noise".</p>
15	VI	1 (g)	<p>Remove the rule stating no outside storage of garbage shall be permitted.</p> <p>Add "One closed garbage receptacle may be kept outside. It must remain out of view from the front of the property and closed at all times. Garbage and garbage bags shall not be exposed, outside of the receptacle, or within reach of animals."</p>
18	VI	5	<p>Add the rule of one individual garage sale allowed per household per year.</p> <p>Keep other garage sale restrictions as currently stated.</p>

19	VI	8	Remove the first sentence and replace with the following: "No travel trailers, motor homes, commercial vehicles, or vehicles other than general personal transportation vehicles shall be parked upon the Project unless parked within the garage. Small recreational vehicles on a trailer, utility trailers, and pop-up campers are allowed to be parked in upper rear most part of driveways, behind front of house line, with the following restrictions: 1. Boat trailers must be 25' maximum length tongue to rear 2. Utility and other Recreational Vehicle trailers must be 8'W x 16'L maximum bed size 3. Camper types allowed: Pop-up compact type only (compacted dimensions 8'W x 16'L x 4'H) 4. Trailers can only contain good condition and working Recreational Vehicles (i.e. boats, snowmobiles, motorcycles) 5. Trailers cannot contain full size automobiles, auto parts, household items, etc. 6. Utility Trailers shall be empty within two days of arrival 7. Only one trailer or camper allowed per driveway."
20	VI	12	Change time limit of installation of basic landscaping from six (6) months to one (1) year.
21	VI	12	Remove the rule stating "No pesticides, herbicides or commercial fertilizers shall be used on any unit."
22	VI	16	Add the rule stating "Boats may be stored securely on common elements with permission from the Board of Directors. If battery powered trolling motors are used, batteries must be stored within individual's garage."
1 - 40	All	All	The "Association" was formed in August 2002. Therefore, the "Association" shall take precedence over "Developer" where applicable throughout the by-laws.