

Declaration of Restrictions - Amendments

Category: Declaration of Restrictions

Original source pages: 25

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Original Page 1 - Transcription

LIBER 2735 PAGE 394

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**AMENDMENT TO
HARTLAND ESTATES SITE CONDOMINIUM PLANNED UNIT DEVELOPMENT
DECLARATION OF RESTRICTIONS**

THE DECLARATION OF RESTRICTIONS made on the 8th day of February, 1998, and recorded at Liber 2295, Page 0834 of the Livingston County Register of Deeds by HARTLAND ESTATES DEVELOPMENT, L.L.C., a Michigan Limited Liability Company, whose address is 20793 Farmington Road, Suite 18, Farmington, Michigan 48336 (hereinafter "Declarant" or "Grantor"), the owner of the property as described in the attached Addendum, Exhibit "A" thereto, is hereby amended to include and be applicable to all units hereafter existing on the expandable land area which is the subject of the Amended Master Deed recorded herewith.

WITNESSETH:

WHEREAS, the Declarant/Grantor is the Developer as that term is used and defined in the Bylaws of the Hartland Estates Association, a Michigan non-profit corporation of certain real property known as

**HARTLAND ESTATES, a site condominium planned unit development in Hartland
Township,**

Livingston County, Michigan.

NOW THEREFORE, IT IS DECLARED that the general restrictions applicable to said HARTLAND ESTATES shall now also apply to units hereafter existing on the following described property, which now also constitutes a part of said HARTLAND ESTATES:

A parcel of land comprising 45.95 +/- acres

Commencing of the South ¼ Corner of Section 19, T3N, R6E, Hartland Township, Livingston County, Michigan; thence N 88°36'56"E 1311.79 feet along the South line of said section: thence N 01°23'04" W 1022.26 feet for a PLACE OF BEGINNING; thence continuing N 01°23'04" W 1166.84 feet; thence S 88°36'56" W 343.91 feet; thence N 01°52'30" W 464.52 feet;

thence N 88°07'36" E 1366.80 feet along the East-West ¼ line of said

section as monumented and occupied; thence S 01°17'36" E 271.43 feet;

thence N 88°42'24" E 192.36 feet; thence S 01°17'36" E 400.00 feet; thence

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LIBER2735 PAGE 395

N 88°42'24" E 160.00 feet; thence S 01°17'36" E 712.80 feet along the East line of said Section and the centerline of Cullen Road; thence S 86°25'46" W 807.39 feet; thence non-tangentially northerly 67.38 feet along the arc of a 567.00 foot radius curve to the left, through a central angle of 06°48'32" and having a chord bearing N 15°33'05" W 67.34 feet; thence nontangentially S 71°02'39" W 179.33 feet; thence S 00°05'36" E 238.63 feet;

thence S 88°36'56" W 369.39 feet to the Place of Beginning. Being a part of the Southeast ¼ of Section 19, T3N, R6E, Hartland Township, Livingston County, Michigan, containing 45.95 acres of land, more or less, being subject to the rights of the public over the easterly 50.00 feet thereof as occupied by Cullen Road, also being subject to easements and restrictions of

set forth below.

IN WITNESS WHEREOF, the parties have hereunto set their hands and seals on the day and year

WITNESSETH:

DECLARANT/GRANTOR:

HARTLAND ESTATES DEVELOPMENT, L.L.C.

By:

Joseph # Rotondo, Agent and President of J. Rotondo Construction, Inc., its authorized Elisabeth Darison Member
El: cAbeth D.Jemieson

STATE OF MICHIGAN SS.

COUNTY OF ANe On this Oth day of March, 2000, before me, a Notary Public in and for said County, personally appeared Joseph Rotondo, to me personally known, who being duly sworn, did say that he/they is/are the members)/agent of Hartland Estate Development, L.L.C., the company named in the foregoing instrument and that he/they executed the same on behalf of said company and he/they acknowledged his authority to do so and said instrument to be the free act and deed of said company.

_ Notary Public wayne County, Michigan Vy commission expires 1|14/3003 Acting in Livingstan Carty
KRISTEN M. FUGA Notary Public, Wayne County, MI My Commission Expires Dec 14, 2003 2

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LIDER2 735 PA0 396

When Recorded Return To:

Mr. Joseph Rotondo 20793 Farmington Road, Suite 18

Farmington, Michigan 48336

Drafted by;

George libutter, Esa.

300 fiver flace, ste 3000 DetRoit, MI 48207

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LIBER 3 b 5 8 PAGE 0578

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2002 DEC 12 P 12: 37

NANCY HAVILAND

REGISTER OF DEEDS

LIVINGSTON COUNTY. MI.

48843

**SECOND AMENDMENT TO HARTLAND ESTATES SITE CONDOMINIUM PLANNED UNIT
DEVELOPMENT DECLARATION OF RESTRICTIONS**

This Second Amendment to Hartland Estates Site Condominium Planned Unit Development Declaration of Restrictions is made as of September 162002 by HARTLAND ESTATES DEVELOPMENT, L.L.C. a Michigan limited liability company, whose address is 20771 Randall, Farmington Hills, Michigan 48336 (the "Declarant").

RECITALS:

A. Declarant has heretofore executed the Hartland Estates Site Condominium Planned Unit Development Declaration of Restrictions dated February 8, 1998, recorded February 13, 1998 in Liber 2295, page 0834, with the Livingston County, Michigan Register of Deeds and an Amendment to Hartland Estates Site Condominium Planned Unit Development Declaration of Restrictions dated March 8, 2000 and recorded March 8, 2000 in Liber 2735, Page 0394 with the Livingston County Register of Deeds (as so amended, the "Declaration").

B. Declarant continues to own lots in the development that is subject to the Declaration and has not assigned its rights or privileges under the Declaration to the Association.

Therefore as provided in Section 23 of the Declaration, Declarant has the authority to unilaterally change or modify the Declaration by executing, acknowledging and recording a written instrument for such purpose.

C. Declarant desires to modify the Declaration as hereinafter set forth.

NOW THEREFORE, the Declaration is hereby modified and amended by deleting the last sentence contained in Section 5(c) in its entirety and replacing it with the following new sentence: "Trees pursuant to this provision must (a) be a minimum of one inch (1") caliper, (b) be red maples or other type of maple tree and (c) be installed as required hereby prior to the initial occupancy of any lot in the development."

Original Page 5 - Transcription

LIBER 3 6 5 8 PAGE 0579

WITNESS the due execution hereof by the Declarant as of the day and year first above written.

HARTLAND ESTATES DEVELOPMENT, L.L.C.

By: J. Rotondo Construction, Inc., its Member

By: S Toseph Rotondo, President

STATE OF MICHIGAN) SS

COUNTY OF Oakland The foregoing instrument was acknowledged before me this 11th day of Sept. → 2002 by Joseph Rotondo, President of J. Rotondo Construction, Inc., as member of Hartland Estates Development, L.L.C., a Michigan limited liability company.

Elization Atomieson Print Name:

Notary Public, Oakland County, Michigan My commission expires: April 28 04

ELIZABETH D. JAMIESON**HOTARY PUBLIC OAKLAND CO. MI**

Drafted by and when recorded

MY COMMISSION EXPIRES April 22, 2024

Return to

Maureen H. Burke Dickinson Wright PLLC 38525 Woodward Avenue, Suite 2000 Bloomfield Hills, Michigan 48304

WHEN RECORDED RETURN TO:

NCS Division 1050 Wilshire Dr, Ste. 311 Case No. To M 44849 BLOOMFIELD 27045-1 505167

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LIBER 3 6 2 2 PAGE 0 4193

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NANCY NAVILAND

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•TOCTOR COUNTY. Mi.

48943

B/A THIRD AMENDMENT TO HARTLAND ESTATES SITE CONDOMINIUM PLANNED

UNIT DEVELOPMENT DECLARATION OF RESTRICTIONS

This Third Amendment to Hartland Estates Site Condominium Planned Unit Development Declaration of Restrictions is made as of November 15, 2002 by HARTLAND ESTATES DEVELOPMENT, L.L.C. a Michigan limited liability company, whose address is 20771 Randall, Farmington Hills, Michigan 48336 (the "Declarant").

RECITALS:

Declarant has heretofore executed the Hartland Estates Site Condominium A.

Planned Unit Development Declaration of Restrictions dated February 8, 1998, recorded February 13, 1998 in Liber 2295, page 0834, with the Livingston County, Michigan Register of Deeds (the "Original Declaration") and an Amendment to Hartland Estates Site Condominium Planned Unit Development Declaration of Restrictions dated March 8, 2000 and recorded March 8, 2000 in Liber 2735, Page 0394 with the Livingston County Register of Deeds (the "First

Amendment to Declaration"), and a Second Amendment to Hartland Estates Site Condominium

Planned Unit Development Declaration of Restrictions dated September 16, 2002 (the "Second

Amendment to Declaration, the Original Declaration as amended by the First Amendment and

the Second Amendment being called herein the "Declaration").

B. Declarant continues to own lots in the condominium development that is subject to the Declaration and has not assigned its rights or privileges under the Declaration to the Association. Therefore as provided in Section 23 of the Declaration, Declarant has the authority to unilaterally change or modify the Declaration by executing, acknowledging and recording a written instrument for such purpose.

Declarant desires to modify the Declaration to subject additional property into which the condominium project has expanded to the Declaration restrictions as hereinafter set

NOW THEREFORE, the Declaration is hereby modified and amended as follows:

Original Page 7 - Transcription

LIBER 3 6 2 2 PAGE 0494**Exhibit A to the Declaration is hereby replaced with Exhibit A attached hereto.**

All references in the Declaration to Exhibit A shall be deemed to be references to Exhibit A attached hereto.

2. The paragraph beginning with "NOW THEREFORE IT IS DECLARED" on page 1 of the Declaration is hereby amended in its entirety to read as follows:

"Units one through one hundred twenty six (1-126), inclusive, and all easements, appurtenances, common elements or areas of HARTLAND ESTATES SITE CONDOMINIUM PLANNED UNIT DEVELOPMENT, of a part of the southeast one-quarter Section 19, Town Three North (T 3 N), Range Six East (R 6 E), Hartland Township, Livingston County, Michigan, according to the description thereof in attached Exhibit 'A'. "

Section 21 of the Declaration is hereby amended by deleting the second to the last

paragraph contained in therein in its entirety.

[remainder of page intentionally blank]

Original Page 8 - Transcription

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WITNESS the due execution hereof by the Declarant as of the day and year first above written.

HARTLAND ESTATES DEVELOPMENT, L.L.C.

By: J. Rotondo Construction, Inc., its Member

By:

STATE OF MICHIGAN) SS

COUNTY OF CAKLIZAD

The foregoing instrument was acknowledged before me this 15 day of November, 2002 by Joseph Rotondo, President of J. Rotondo Construction, Inc., as member of Hartland Estates Development, L.L.C., a Michigan limited liability company.

Elzabeth D. Jamieson Print Name:

Notary Public, OAKI AnCCounty, Michigan My commission expires: 4-28-04

ELIZABETH D. JAMIESON**NOTARY PUBLIC OAKLAND CO., MI**

Drafted by and when recorded

MY COMMISSION EXPIRES Apr 28, 2004

Return to

Maureen H. Burke V Dickinson Wright PLLC 38525 Woodward Avenue, Suite 2000 Bloomfield Hills, Michigan 48304

3

Original Page 9 - Transcription

LIBER 3 6 2 2 PACE 0 0 96

EXHIBIT A

BEGINNING at the South 1/4 Comer of Section 19, Town 3 North, Range 6 East, Hartland Township, Livingston County, Michigan; thence N 01°39'19" W 1302.59 feet along the NorthSouth 1/4 line of said Section as monumented and occupied; thence N 85°28'27" E 843.21 feet;

thence N01°23'04" W 350.00 feet; thence; thence N 17°48'21"E 69.88 feet; thence N 88°36'56" E 135.01 feet; thence Northeasterly 50.01 feet along the arc of a 30.00 foot radius curve to the left, through a central angle of 95°30'41" and having a chord bearing N 40°51'35" E 44.42 feet; thence S 86°59'43" E 66.87 feet; thence Southeasterly, non-tangentially 44.89 feet along the arc of a 30.00 foot radius curve to the left, through a central angle of 85°43'29" and having a chord bearing S 48°31'20" E 40.81 feet; thence N 88°36'56" E 160.23 feet; thence Northeasterly 31.43 feet along the arc of a 240.00 foot radius curve to the left, through a central angle of 07°30'09" and having a chord bearing N 84°51'51" E 31.40 feet; thence N 01°23'04" W 422.26 feet; thence S 88°36'56" W 343.91 feet; thence N 01°52'30" W 464.52 feet; thence N 88°07'36"E 1366.80 feet along the East-West 1/4 line of said Section as monumented and occupied; thence S 01°17'36"E 271.43 feet; thence N E E: 192.36 feet; thence S 01°17'36" E 400.00 feet; thence N 88°42'24" E 160.00 feet; thence S 01°17'36"E 1993.27 feet along the East line of said Section and the centerline of Cullen Road to the Southeast Corner of said Section; thence S 88°36'56" W 2678.76 feet along the South line of said Section to the Place of Beginning. Being a part of the Southeast 1/4 of Section 19, Town 3 North, Range 6 East, Hartland Township, Livingston County, Michigan.

Containing 128.56 acres of land, more or less.

Being subject to the rights of the public over the Southerly part thereof as occupied by Highway M-59 (Highland Road), also subject to the rights of the public over the Easterly 50.00 feet thereof as occupied by Cullen Road.

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Original Page 10 - Transcription

LIBER 3 797 PAGE 0 236
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2003 MAR 11 A 8: 23
KENCY HAVILAND
REGISTER OF DEEDS
LIVINGSTON COUNTY. MI.

48843

**FOURTH AMENDMENT TO HARTLAND ESTATES SITE CONDOMINIUM PLANNED UNIT
DEVELOPMENT DECLARATION OF RESTRICTIONS**

This Fourth Amendment to Hartland Estates Site Condominium Planned Unit Development Declaration of Restrictions is made as of JANUARY 27, 2003 by HARTLAND ESTATES DEVELOPMENT, L.L.C. a Michigan limited liability company, whose address is 20771 Randall, Farmington Hills, Michigan 48336 (the "Declarant").

RECITALS:

Declarant has heretofore executed the Hartland Estates Site Condominium Planned Unit Development Declaration of Restrictions dated February 8, 1998, recorded February 13, 1998 in Liber 2295, page 0834, with the Livingston County, Michigan Register of Deeds (the "Original Declaration") and an Amendment to Hartland Estates Site Condominium Planned Unit Development Declaration of Restrictions dated March 8, 2000 and recorded March 8, 2000 in Liber 2735, Page 0394 with the Livingston County Register of Deeds (the "First

**Amendment to Declaration"), and a Second Amendment to Hartland Estates Site
Condominium**

Planned Unit Development Declaration of Restrictions dated September 16, 2002 (the "Second

**Amendment"), and a Third Amendment to Hartland Estates Site Condominium Planned
Unit**

Development Declaration of Restrictions dated November 15, 2002 (the "Third Amendment to.

Declaration, the Original Declaration as amended by the First Amendment, the Second

Amendment and the Third Amendment being called herein the "Declaration").

B. Declarant continues to own lots in the condominium development that is subject to the Declaration and has not assigned its rights or privileges under the Declaration to the Association. Therefore as provided in Section 23 of the Declaration, Declarant has the authority to unilaterally change or modify the Declaration by executing, acknowledging and recording a written instrument for such purpose.

C. Declarant desires to modify the Declaration to modify as hereinafter set forth.

Original Page 11 - Transcription

LIBER 3 79 7 PAGE 0 237

NOW THEREFORE, the Declaration is hereby amended to add the following additional

sentence to the eleventh (11") paragraph of Section 21:

"In the alternative, mailboxes may be located in groups within the common areas, subject to the review and approval by the Declarant/Grantor or its successor or assigns of the design and location of such mailboxes."

WITNESS the due execution hereof by the Declarant as of the day and year first above written.

HARTLAND ESTATES DEVELOPMENT, L.L.C.

By: J. Rotondo Construction, Inc., its Member

By:

Joseph Rotondo, President

STATE OF MICHIGAN) SS

COUNTY OF Oakland The foregoing instrument was acknowledged before me this 27 day of January, 2003 by Joseph Rotondo, President of J. Rotondo Construction, Inc., as member of Hartland Estates Development, L.L.C., a Michigan limited liability company

ELIZABETH D. JAMIESON

NOTARY PUBLIC OAKLAND CO., MI

MY COMMISSION EXPIRES Ap: 23, 200%

Print Name:

Notary Public, Oakland County, Michigan My commission expires: _4-28-04 Eencern O. Jamicon Drafted by and when recorded Return to

WHEN RECORDED RETURN ID:

LANDAMERICA

Maureen H. Burke NCS Division Dickinson Wright PLLC 1050 Wilshire Dr., Ste. 310 Troy, MI 48084 38525 Woodward Avenue, Suite 2000 Casa lia. 1 4064395 Bloomfield Hills, Michigan 48304

• BLOOMFIELD 27033-4 526975

Original Page 12 - Transcription

LIBER 3 9 76 PAGE 0 1 0.2

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2003 JUN 18 A 8: 04

NANCY HAVILAND

REGISTER OF DEEDS

IVINGSTON COUNTY. MI

8843

1914 FIFTH AMENDMENT TO HARTLAND ESTATES SITE CONDOMINTUM PLANNED

UNIT DEVELOPMENT DECLARATION OF RESTRICTIONS

This Fifth Amendment to Hartland Estates Site Condominium Planned Unit Development Declaration of Restrictions is made as of June 10 2003 by HARTLAND ESTATES DEVELOPMENT, L.L.C. a Michigan limited liability company, whose address is 20771 Randall, Farmington Hills, Michigan 48336 (the "Declarant").

RECITALS:

Declarant has heretofore executed the Hartland Estates Site Condominium Planned Unit Development Declaration of Restrictions dated February 8, 1998, recorded February 13, 1998 in Liber 2295, page 0834, with the Livingston County, Michigan Register of Deeds and an Amendment to Hartland Estates Site Condominium Planned Unit Development Declaration of Restrictions dated March 8, 2000 and recorded March 8, 2000 in Liber 2735, Page 0394 with the Livingston County Register of Deeds, a Second Amendment to Hartland Estates Site Condominiur Planned Unit Development Declaration of Restrictions dated September 16, 2002 and recorded on December 12, 2002 in Liber 3658, Page 0578, Livingston County Register of Deeds, Third Amendment to Hartland Estates Site Condominium Planed Unit Development Declaration of Restrictions dated November 15, 2002, recorded on November 21, 2002 in Liber 3622, Page 493, Livingston County Register of Deeds, and a Fourth Amendment to Hartland Estates Site Condominium Planned Unit Development Declaration of Restrictions dated January 27, 2003 (as so amended, the "Declaration").

Declarant continues to own lots in the development that is subject to the Declaration and has not assigned its rights or privileges under the Declaration to the Association.

Therefore as provided in Section 23 of the Declaration, Declarant has the authority to unilaterally change or modify the Declaration by executing, acknowledging and recording a written instrument for such purpose.

Rev. 6/5/03

Original Page 13 - Transcription

LIBER 3 9 76 PAGE 0 1 03

C.: Declarant desires to modify the Declaration to subject additional property into as hereinafter set forth. which the condominium project has expanded to the Declaration restrictions, among other things,

NOW THEREFORE, the Declaration is hereby modified and amended as follows:

Exhibit A to the Declaration is hereby replaced with Exhibit A attached hereto.

All references in the Declaration to Exhibit A shall be deemed to be references to Exhibit A attached hereto.

The paragraph beginning with "NOW THEREFORE IT IS DECLARED" on page 1 of the Declaration is hereby amended in its entirety to read as follows:

"Units one through one hundred thirty one (1-131), inclusive, and all easements, appurtenances, common elements or areas of HARTLAND ESTATES SITE CONDOMINIUM PLANNED UNIT DEVELOPMENT, of a part of the ..southeast one-quarter Section 19, Town Three North (T 3 N), Range Six East (R 6 E), Hartland Township, Livingston County, Michigan, according to the description thereof in attached Exhibit 'A'. "

Section S(c) of the Declaration is hereby amended by deleting the last sentence

WITNESS the due execution hereof by the Declarant as of the day and year first above written.

HARTLAND ESTATES DEVELOPMENT, L.L.C.

By: J. Rotondo Construction., Inc., its Member By: Ca Joseph Rotondo, President

Original Page 14 - Transcription

LIBER 3 9 7 6 PAGE 0 / 04

STATE OF MICHIGAN) SS

COUNTY O pumpin? The foregoing instrument was acknowledged before me this _Jin day of June.

by Joseph Rotondo, President of J. Rotondo Construction, Inc., as member of Hartland Estates

Print Name:

1-18.2007 DEBRA E. WIEDMAN

**OTARY PUBLIC LIVINGSTON CO., M
SY COMMISSION EXPIRES Jan 18, 200**

Drafted by and when recorded Return to

Kaureen H. Burke Dickinson Wright PLLC 38525 Woodward Avenue, Suite 2000 Bloomfield Hills, Michigan
48304

BLOOMFIELD 270334 546261v02

Original Page 15 - Transcription

LIBER 3 9 76 PAGE 0 1 05

EXHIBIT A

BEGINNING at the South 1/4 Corner of Section 19, Town 3 North, Range 6 East, Hartland Township, Livingston County, Michigan; thence N 01°39'19" W 1570.88 feet along the NorthSouth 1/4 line of said Section as monumented and occupied; thence N 50°48'40" E 457.44 feet;

thence Northwesterly, non-tangentially 19.48 feet along the arc of a 433.00 foot radius curve to the right, through a central angle of 02°34'40" and having a chord bearing N 40°28'39" W 19.48 feet; thence N 50°48'40" E 66.00 feet; thence Southeasterly, non-tangentially 334.33 feet along the arc of a 367.00 foot radius curve to the left, through a central angle of 52°11'44" and having a chord bearing S 65°17'12"E 322.89 feet; thence N88°36'56"E 309.93 feet; thence Northeasterly 50.01 feet along the arc of a 30.00 foot radius curve to the left, through a central angle of 95°30'41" and having a chord bearing N 40°51'35" E 44.42 feet; thence S 86°59'43" E 66.07 feet; thence Southeasterly, non-tangentially 44.89 feet along the arc of a 30.00 foot radius curve to the left, through a central angle of 85°43'29" and having a chord bearing S 48°31'20" E 40.81 feet; thence N 88°36'56" E 160.23 feet; thence Northeasterly 31.43 feet along the arc of a 240.00 foot radius curve to the left, through a central angle of 07°30'09" and having a chord bearing N 84°51'51" E 31.40 feet; thence N 01°23'04" W 422.26 feet; thence S 88°36'56" W 343.91 feet; thence N 01°52'30" W 464.52 feet; thence N 88°07'36" E 1366.80 feet along the East-West 1/4 line of said Section as monumented and occupied; thence S 01°17'36" E 271.43 feet; thence N 88°42'24" E 192.36 feet; thence S 01°17'36" E 400.00 feet; thence N 88°42'24" E 160.00 feet; thence S 01°17'36"E 1993.27 feet along the East line of said Section and the centerline of Cullen Road to the Southeast Corner of said Section; thence S 88°36'56" W 2678.76 feet along the South line of said Section to the Place of Beginning. Being a part of the Southeast 1/4 of Section 19, Town 3 North, Range 6 East, Hartland Township, Livingston County, Michigan.

Containing 137.03 acres of land, more or less.

Being subject to the rights of the public over the Southerly part thereof as occupied by Highway M-59 (Highland Road), also subject to the rights of the public over the Easterly 50.00 feet thereof as occupied by Cullen Road, also subject to easements and restrictions of record.

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19/4 SIXTH AMENDMENT TO HARTLAND ESTATES SITE CONDOMINIUM

PLANNED UNIT DEVELOPMENT DECLARATION OF RESTRICTIONS

This Sixth Amendment to Hartland Estates Site Condominium Planned Unit Development Declaration of Restrictions is made as of June 23, 2001 by HARTLAND ESTATES DEVELOPMENT, L.L.C. a Michigan limited liability company, whose address is 20771 Randall, Farmington Hills, Michigan 48336 (the "Declarant").

RECITALS:

A.

Declarant has heretofore executed the Hartland Estates Site Condominium Planned Unit Development Declaration of Restrictions dated February 8, 1998, recorded February 13, 1998 in Liber 2295, page 0834, with the Livingston County, Michigan Register of Deeds (the "Declaration of Restrictions"), an Amendment to Hartland Estates Site Condominium Planned Unit Development Declaration of Restrictions dated March 8, 2000 and recorded March 8, 2000 in Liber 2735, Page 0394 with the Livingston County Register of Deeds, a Second

**Amendment to Hartland Estates Site Condominium Planned Unit Development Declaration
of**

Restrictions dated September 16, 2002 and recorded on December 12, 2002 in Liber 3658, Page 0578, Livingston County Register of Deeds, Third Amendment to Hartland Estates Site Condominium Planned Unit Development Declaration of Restrictions dated November 15, 2002, recorded on November 21, 2002 in Liber 3622, Page 493, Livingston County Register of Deeds, a Fourth Amendment to Hartland Estates Site Condominium Planned Unit Development Declaration of Restrictions dated January 27, 2003 and a Fifth Amendment to Hartland Estates Site Condominium Planned Unit Development Declaration of Restrictions dated as of June 10, 2003. and recorded on June 18, 2003 in Liber 3976, Page 0102, Livingston County Register of Deeds (the Declaration of Restrictions as so amended, herein called the "Declaration").

B.

Declarant continues to own lots in the development that is subject to the instrument for such purpose.

Rev. 12/21/03

Original Page 17 - Transcription

LIBER 3 1 6 PADE 0 6 15

which the condolem detes to aparty die the briation selic ad, an ore things, as hereinafter set forth.

NOW THEREFORE, the Declaration is hereby modified and amended as follows:

1.

Exhibit A to the Declaration is hereby replaced with Exhibit A attached hereto.

All references in the Declaration to Exhibit A shall be deemed to be references to Exhibit A attached hereto.

The paragraph beginning with "NOW THEREFORE IT IS DECLARED" on page 1 of the Declaration is hereby amended in its entirety to read as follows:

"Units one through one hundred fifty five (1-155), inclusive, and all easements, appurtenances, common elements or areas of HARTLAND ESTATES SITE CONDOMINIUM PLANNED UNIT DEVELOPMENT, of a part of the southeast one-quarter Section 19, Town Three North (I 3 N), Range Six East (R 6 E), Hartland Township, Livingston County, Michigan, according to the

WITNESS the due execution hereof by the Declarant as of the day and year first above written.

HARTLAND ESTATES DEVELOPMENT, L.L.C.

By: J. Rotondo Construction., Inc., its Member

24 Let Joseph Rotondo, President

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Original Page 18 - Transcription

LIBER4 3 1 6 PASE 06 16

STATE OF MICHIGAN) SS

The foregoing instrument was acknowledged before me this 16 day of Yexuay 2004/ by Joseph Rotondo, President of J. Rotondo Construction, Inc., as member of Hartland Estates Development, L.L.C., a Michigan limited liability company 011i Print Name:

Debrace duty, Michiga

Drafted by and when recorded DEBRAE. WIEDMAN Return to NOTARY PUBLIC LIVINGSTON CO., LA
MY COMMISSION EXPIRES Jon 18, 2007 Maureen H. Burke, Esq.

Dickinson Wright PLLC 38525 Woodward Avenue, Suite 2000 Bloomfield Hills, Michigan 48304

BLOOMFIELD 27033-4 583084

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Original Page 19 - Transcription

LIBER4 3 1 6 PAGE 0617

EXHIBIT A

After the expansion of the Condominium Project to include such additional land, the land which is submitted to the Condominium Project established by the Master Deed is a 160.21 acre parcel of land described as follows:

BEGINNING at the South 1/4 Corner of Section 19, Town 3 North, Range 6 East, Hartland Township, Livingston County, Michigan; thence N 01°39'19" W 2645.30 feet along the North-South 1/4 line of said Section as occupied and previously surveyed to the center of said Section (as monumented); thence N 88°07'36" E 2343.24 feet along the East-West 1/4 line of said Section as occupied and previously surveyed; thence S 01°17'36" E 271.43 feet; thence N 88°42'24" E 192.36 feet; thence S 01°17'36" E 400.00 feet; thence N 88°42'24" E 160.00 feet;

thence S 01°17'36" E 1993.27 feet along the East line of said Section and the enterline of Cullen Road to the Southeast corner of said Section; thence 836'56". W 2678.76 feet along the South side of said Section to the Place o Beginning. Being a part of the Southeast 1/4 of Section 19, Town 3 North, Range 6 East, Hartland Township, Livingston County, Michigan.

Containing 160.21 acres of land, more or less.

Being subject to the rights of the public over the Southerly part thereof as occupied by Highway M-59 (Highland Road), also subject to the rights of the public over the Easterly 50.00 feet thereof as occupied by Cullen Road, also subject to easements and restrictions of record.

BLOOMFIECD 27033-4583084

Rev. 12/21/03

Original Page 20 - Transcription

* 2008R - 009 2* 2008R-009152 RECORDED ON 04/01/2008 12:42:53PM SALLY REYHOLDS REBISTER OF DEEDS 3 LIVINGSTON COUNTY, MI 48843 RECORDING: 16.00 REMON: 4.00 VazL

PAGES: 3

Seventh Amendment to Hartland Estates Site Condominium Planned Unit Development Declaration of Restrictions

This Seventh Amendment to Hartland Estates Site Condominium Planned Unit Development Declaration of Restrictions is made as of March 18, 2008, by Hartland Estates Condominium Association, a Michigan nonprofit corporation whose address is P.O. Box 174, Hartland, MI 48353 (the Association).

Recitals

WHEREAS, Hartland Estates Development, L.L.C., as Declarant, recorded the Hartland Estates Site Condominium Planned Unit Development Declaration of Restrictions dated February 8, 1998 on February 13, 1998 in Liber 2295 Page 834 et seq., Livingston County Records and an Amendment to the Hartland Estates Site Condominium Planned Unit Development Declaration of Restrictions dated and recorded on March 8, 2000 in Liber 2735 Page 394, et seq., Livingston County Records and a Second Amendment to Hartland Estates Site Condominium Planned Unit Development Declaration of Restrictions dated September 16, 2002 and recorded on December 12, 2002 in Liber 3658 Page 578 et seq., Livingston County Records and a Third Amendment to the Hartland Estates Site Condominium Planned Unit Development Declaration of Restrictions dated November 15, 2002 and recorded on November 21, 2002 in Liber 3622 Page 493 et seq., Livingston County Records and a Fourth Amendment to the Hartland Estates Site Condominium Planned Unit Development Declaration of Restrictions dated January 27, 2003 and recorded on March 11, 2003 in Liber 3797 Page 236, et seq., Livingston County Records and a Fifth Amendment to the Hartland Estates Site Condominium Planned Unit Development Declaration of Restrictions dated June 10, 2003 and recorded on June 18, 2003 in Liber 3976 Page 102 et seq., and Sixth Amendment to the Hartland Estates Site Condominium Planned Unit Development Declaration of Restrictions dated January 23, 2004 and recorded January 23, 2004 in Liber 4316 Page 614 et wseq., Livingston County Records; and,

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WHEREAS, Hartland Estates Condominium Association is the entity designated to administer Hartland _Estates Condominium in accordance with the Master Deed thereof dated February 8, 1998 and recorded on *February 13, 1998 in Liber 2295 Page 788 et seq., Livingston County Records and designated as Livingston ¿County Condominium Subdivision Plan No. 136, as amended by the First Amendment to Master Deed dated wand recorded March 8, 2000 in Liber 2735 Page 373 et seq., Livingston County Records and Second 2Amendment to Master Deed dated July 6, 2001 and recorded July 9, 2001 in Liber 3044 Page 573 et seq.,

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Page 600, et seq., Livingston County Records has, pursuant to paragraph 23 of the said Declaration, obtained the consents of more than two thirds of the fee owners to amend Paragraphs 2 (f) and 13 of the said Declaration;

NOW THEREFORE, Paragraph 2 (f), and Paragraph 13 of the said Declaration are hereby amended to read as follows:

nches in diameter and located where least visible to neighbors are allowed. Solar collectors or othe mechanisms or apparatus in connection therewith shall not be permitted on any portion of any lot or structure thereon if the same is visible from any road or from any lot within the subdivision. Abnormally tall radio or television antennas, including but not limited to ham radio towers, shall not be permitted. Determination as to what constitutes an abnormal height for such apparatus shall be in the sole discretion of the Declarant/Grantor or its authorized representative or the Association.

13. NUISANCES: No noxious or offensive activity shall be carried on or permitted upon any of the lots or in any of the common areas, nor shall anything be done thereon which is or may be an annoyance or nuisance to adjacent or other lot owners. All appurtenances shall conform to any and all regulations of every governmental agency having jurisdiction for the same.

GARAGE SALES will be limited to two weekends per year; the third full weekend of June and the last full weekend of September. (A full weekend shall be defined for this provision only as a weekend having both a Saturday and a Sunday both contained in the same month.) The sales shall be held 7:00 am to 6:00 pm Thursday through Sunday and the gates will be held open during sale hours. Any additional sales may be held only with the written permission of the Association Board of Directors and granted only for extenuating circumstances such as moving sales.

(Remainder of page intentionally left blank)

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In all other respects the Declaration, as previously amended, is hereby ratified, redeclared and affirmed.

HARTLAND ESTATES CONDOMINIUM

Dated: March /8, 2008 ASSOCIATION, a Michigan non-profit corporation

Hone BY: Toney Nancy Hopkins, Presiden

STATE OF MICHIGAN)ss

COUNTY OF LIVINGSTON)

The foregoing Seventh Amendment to the Hartland Estates Site Condominium Planned Unit Development Declaration of Restrictions was acknowledged before me, a notary public, on the 18 day o March, 2008, by Nancy Hopkins, known to me to be the President of Hartland Estates Condominiur Association, a Michigan non-profit corporation, who acknowledged and certified that the foregoing amendmen was duly approved by affirmative vote of the co-owners of the Association and that she has executed this Seventh Amendment to Master Deed as her own free act and deed on behalf of the Association.

tatricia tracklen

PATRICIA FRANKLIN

, Notary Public

NOTARY PUBUC

Oakland Coast Oakland County, MI My Commission Expires My commission expires: 7-31-2012. 07/31/2012
Acting in Livingston County

DRAFTED BY AND WHEN RECORDED RETURN TO:

D. DOUGLAS ALEXANDER (P29010) ALEXANDER, ZELMANSKI & LEE, PLLC 44670 ANN ARBOR
RD., STE. 170 PLYMOUTH, MI 48170

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2008 0 6 8 3 8 2008R-016838 RECORDED ON 05/21/2008 3 01:38:30PM SALLY REYNOLDS REGISTER OF DEEDS vazL

LIVINGSTON COUNTY. MI 48843 RECORDING: 16.00 REMON: 4.00 PAGES: 3

Eighth Amendment to Hartland Estates Site Condominium Planned Unit Development Declaration of Restrictions

This Eighth Amendment to Hartland Estates Site Condominium Planned Unit Development Declaration of Restrictions is made as of April 2, 2008, by Hartland Estates Condominium Association, a Michigan nonprofit corporation whose address is P.O. Box 174, Hartland, MI 48353 (the Association).

Recitals

WHEREAS, Hartland Estates Development, L.L.C., as Declarant, recorded the Hartland Estates Site Condominium Planned Unit Development Declaration of Restrictions dated February 8, 1998 on February 13,

Site Condominium Planned Unit Development Declaration of Restrictions dated and recorded on March 8, 2000

U7 on December 12, 2002 in Liber 3658 Page 578 et seq., Livingston County Records and a Third Amendment to the Hartland Estates Site Condominium Planned Unit Development Declaration of Restrictions dated November 15, 2002 and recorded on November 21, 2002 in Liber 3622 Page 493 et seq., Livingston County Records and a Fourth Amendment to the Hartland Estates Site Condominium Planned Unit Development Declaration of Restrictions dated January 27, 2003 and recorded on March 11, 2003 in Liber 3797 Page 236, et seq., Livingston County Records and a Fifth Amendment to the Hartland Estates Site Condominium Planned Unit Development Declaration of Restrictions dated June 10, 2003 and recorded on June 18, 2003 in Liber 3976 Page 102 et seq., Sixth Amendment to the Hartland Estates Site Condominium Planned Unit Development RCVD Declaration of Restrictions dated January 23, 2004 and recorded January 23, 2004 in Liber 4316 Page 614 et seq., Livingston County Records; and Seventh Amendment to the Hartland Estates Site Condominium Planned Unit Development Declaration of Restrictions dated March 18, 2008 and recorded April 1, 2008 in 2008R009152 et seq., Livingston County Records, and;

WHEREAS, Hartland Estates Condominium Association is the entity designated to administer Hartland 05-12-08 Estates Condominium in accordance with the Master Deed thereof dated February 8, 1998 and recorded on February 13, 1998 in Liber 2295 Page 788 et seq., Livingston County Records and designated as Livingston - County Condominium Subdivision Plan No. 136, as amended by the First Amendment to Master Deed dated and recorded March 8, 2000 in Liber 2735 Page 373 et seq., Livingston County Records and Second Amendment to Master Deed dated July 6, 2001 and recorded July 9, 2001 in Liber 3044 Page 573 et seq., Livingston County Records, Third Amendment to Master Deed dated November 15, 2002 and recorded November 21, 2002 in Liber 3622 Page 471 et seq., Fourth Amendment to Master Deed recorded June 10, 2003

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in Liber 3976 Page 89 et seq. and Fifth Amendment to Master deed recorded January 23, 2004 in Liber 4316 Page 600, et seq., Livingston County Records has, pursuant to paragraph 23 of the said Declaration, obtained the consents of more than two thirds of the fee owners to amend Paragraph 21 of the said Declaration;

NOW THEREFORE, Paragraph 21 of the said Declaration is hereby amended to read as follows:

21. MISCELLANEOUS PROVISIONS: Roads within the Development will be paved, have concrete curbs and gutters and will be side walked as per the specifications of the Declarant/Grantor, its representative or assign and any applicable provisions elsewhere herein. Roads and storm drainage systems within the Development will remain private.

Unit areas will be a minimum of twenty thousand (20,000) square feet and one hundred (100) feet wide with an on-site well, on-site septic tank/subsurface disposal field systems, phone, cable, natural gas and electric service.

The development shall include open space areas (park) located along the west portion of the site. This park shall consist of primarily open fields with walking trails and paths for use by the residents of the Development, a softball field, a tennis court and other amenities. The softball field and tennis court shall be installed before the last lot is developed and sold.

The development shall be a restricted access, gated community. The development shall be gated as provided herein. Electronic access gates shall be provided at both the North and South entrance locations on Cullen Road and there restricted. The gates will automatically open during the daytime when a vehicle approaches the gates which will be activated by a sensor in order that school buses, mail service, maintenance and delivery services can be accommodated. At night, gate access shall be controlled by residents exclusively through use of a keycard or PIN to activate the entry gate controller. Remote control gate openers can also be made available at the resident's expense if desired.

A remote access combination system shall be provided to allow an arriving non-resident guest a phone line connection with any residence within the development. Remote gate activation by the resident shall be required for a guest to gain entry.

Exit gate activation shall be provided by automatic proximity sensors located in the pavement at each exit location.

rovided with a spring return latch to secure it closed.

Emergency vehicle access shall be provided through the use of a hand-latch/release system or other means acceptable to the responding agencies.

The Association shall contract with a single subcontractor to provide waste collection for all residents within the development.

(Remainder of page intentionally left blank)

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In all other respects the Declaration, as previously amended, is hereby ratified, redeclared and affirmed

HARTLAND ESTATES CONDOMINIUM

Dated: April 2, 2008 ASSOCIATION, a Michigan non-profit corporation

BY:

Nancy Ho Vancy Hopkins, President

STATE OF MICHIGAN

)SS

COUNTY OF LIVINGSTON)

The foregoing Eighth Amendment to the Hartland Estates Site Condominium Planned Unit Development Declaration of Restrictions was acknowledged before me, a notary public, on the 2nd day of April, 2008, by Nancy Hopkins, known to me to be the President of Hartland Estates Condominium Association, a Michigan non-profit corporation, who acknowledged and certified that the foregoing amendment was duly approved by affirmative vote of the co-owners of the Association and that she has executed this Seventh Amendment to Master Deed as her own free act and deed on behalf of the Association.

Patricia Franblen , Notary Public PATRICIA FRANKLIN Oakland NOTARY PUBLIC Livingston County, Michigan Oakland County, MI My commission expires: 7-31- 2012 My Commission Expires 07/31/2012 Acting in Livingston County

DRAFTED BY AND WHEN RECORDED RETURN TO: D. DOUGLAS ALEXANDER (P29010)
ALEXANDER, ZELMANSKI & LEE, PLLC 44670 ANN ARBOR RD., STE. 170 PLYMOUTH, MI 48170