



FIRST AMENDMENT TO THE SUBDIVISION RESTRICTIONS OF VENICE SHORES SUBDIVISION NO. 2 AND VENICE SHORES SUBDIVISION NO. 3

This First Amendment to the Subdivision Restrictions of Venice Shores Subdivision No. 2 and Venice Shores Subdivision No. 3 ("Amendment") is made and executed this 12th day of June, 2025, by Venice Shores Property Owners' Association, a Michigan nonprofit corporation (the "Association").

RECITALS:

A. The Subdivision Restrictions recorded in Liber 4079, Pages 11 et seq., Macomb County Records (the "Restrictions"), is being amended for the purpose of changing assessment dates, the term upon which the Subdivision Restrictions automatically renew, adding a prohibition on short-term rentals, and to add language regarding signs and flags.

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

NOW THEREFORE, the following changes are made to the Restrictions:

1. Article 7 of the Restrictions shall, upon recording of this Amendment with the Macomb County Register of Deeds, be deleted in its entirety and replaced with the following new Article 7:

7. No noxious or offensive activity shall be carried on upon any lot nor shall anything done thereon which may be or may become an annoyance or nuisance to the neighborhood. Political signs and flags may be erected in compliance with applicable Township Ordinances. All signs and flags shall be kept clean, rust-free, in good repair while installed on any Lot and must comply with Township ordinances and other applicable municipal regulations. Obscene, offensive or inappropriate language or pictures are prohibited from being displayed on any sign or flag in the Subdivision.

No lot shall be used or maintained as a dumping ground for rubbish, trash, garbage or other waste. Equipment for the storage or disposal of such material shall be kept in clean and sanitary condition.

No animals, livestock, or poultry of any kind shall be raised, bred or kept on any lot except that dogs, cats or other household pets may be kept provided that they are not kept, bred, or maintained for any commercial purpose.

No Owner may lease less than the entire Dwelling and no Dwelling or other Lot improvements shall be leased separately from the entire Lot. No Dwelling shall be utilized or leased as a boarding house, hotel, motel, tourist accommodation, motor court, short-term rental, or any other type of transient accommodation. As used in this Section, "short-term rental" refers to the rental of a Lot or Dwelling for less than thirty (30) days.

2. Article 13, Section 2 of the Restrictions shall, upon recording of this Amendment with the Macomb County Register of Deeds, be deleted in its entirety and replaced with the following new Article 13, Section 2:

2. The amount of the annual dues and/or assessment shall be governed by the Association By-Laws and may be amended or revised at the Annual Meeting of the Association by a majority vote of the members present at the Annual Meeting. The dues and/or assessment shall be due and payable on February 1st of each year. Any member whose dues and/or assessment shall remain unpaid as of the following March 15th shall be deemed delinquent. The Board of Directors of the Association shall record with the Macomb County Register of Deeds a Notice of such delinquency against each lot owned by the delinquent member, showing the amount due and owing, and such Notice shall act as a lien upon the delinquent member's lot, and any subsequent titleholder of such lot shall assume the indebtedness of the delinquent member. The Board of Directors shall discharge the lien only upon payment in full of the amount due and owing by the delinquent member, plus recording costs and attorney fees sustained in effectuating and discharging the lien.

3. Article 14 of the Restrictions shall, upon recording of this Amendment with the Macomb County Register of Deeds, be deleted in its entirety and replaced with the following new Article 14:

14. TERM. The covenants and restrictions are to run with the land and shall be binding on all parties hereto and all persons claiming under them until November 30, 1986, after which time said covenants shall be automatically extended for successive periods of one (1) year unless an instrument signed by a majority of the then owners of the lots has been recorded agreeing to change said covenants and restrictions in whole or part.

4. In all other respects, the Restrictions is ratified and confirmed.

1. The first step in the process is to identify the problem or issue that needs to be addressed. This involves gathering information and understanding the context of the problem.

[illegible][illegible]

1. The first step in the process of identifying a problem is to define the problem. This involves identifying the symptoms of the problem and determining the scope of the problem.

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

Venice Shores Property Owners' Association, a
Michigan Nonprofit Corporation

By: Mark Wright
Name: MARK WRIGHT
Title: President

STATE OF MICHIGAN)
) SS:
COUNTY OF Macomb)

The foregoing instrument was acknowledged before me this 12 day of June, 2025 by Mark Wright, the President of Venice Shores Property Owners' Association, a Michigan Nonprofit Corporation, on behalf of the Corporation.

SYDNEE WALTERS
NOTARY PUBLIC, STATE OF MI
COUNTY OF MACOMB
MY COMMISSION EXPIRES Nov 9, 2030
ACTING IN COUNTY OF Macomb

Sydney Walters
_____, Notary Public
Macomb County, Michigan
Acting in Macomb County, Michigan
My Commission Expires: 11-9-30

Document drafted by and when recorded return to:
John L. Finkelmann, Esq.
Makower Abbate Guerra Wegner Vollmer PLLC
23201 Jefferson
St. Clair Shores, MI 48080

Certification is attached on the following page:

1. The first part of the document is a letter from the President of the United States to the Congress.

2. The second part of the document is a report on the state of the Union.

3. The third part of the document is a report on the state of the Union.

4. The fourth part of the document is a report on the state of the Union.

5. The fifth part of the document is a report on the state of the Union.

6. The sixth part of the document is a report on the state of the Union.

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SYDNEE WALTERS
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