

**AMENDMENT TO DECLARATIONS OF COVENANTS AND RESTRICTIONS
SANSTONE ESTATES RESIDENTIAL PROPERTY OWNERS ASSOCIATION, INC.**

This document is exempt from the real estate transfer tax under MCL 207.505(a) and exempt from the state real estate transfer tax under MCL 207.526(a).

Sanstone Estates Residential Property Owners Association, Inc. (the "Association") represents the property owners of four platted residential subdivisions located in Eaton County, Michigan: Sanstone Estates, Sanstone Estates No. 2, Sanstone Estates No. 3, and Sanstone Estates No. 4, (each a "Plat"), and all together referred to as "Sanstone Estates." Capitalized terms used in this Amendment and not defined herein shall have the meaning ascribed to them in the Declarations or Plats.

This Amendment is made and executed by the property Owners pursuant to Article VIII, Section 1 of the following Declarations of Covenants and Restrictions (each a "Declaration" and together the "Declarations"):

- (1) Declaration of Covenants and Restrictions; a Plat of Sanstone Estates recorded in Liber 896, Page 777, Eaton County Records on May 12, 1992;
- (2) Declaration of Covenants and Restrictions; a Plat of Sanstone Estates No. 2 recorded in Liber 1090, Page 743, Eaton County Records on April 9, 1996;
- (3) Declaration of Covenants and Restrictions; a Plat of Sanstone Estates No. 3 recorded in Liber 1474, Page 556, Eaton County Records on December 5, 2001; and
- (4) Declaration of Covenants and Restrictions; a Plat of Sanstone Estates No. 4 recorded in Liber 1884, Page 88, Eaton County Records on November 24, 2004, as amended by a First Amendment recorded in Liber 2249, Page 930, Eaton County Records on September 22, 2009.

Whereas the undersigned Owners constitute two thirds (2/3) of the Lots subject to the Declarations, written notice of this Amendment has been given to every Owner at least ninety (90) days prior to the recording date of this Amendment, and the authority to amend the Declarations is thereby made effective on the first anniversary of recording this Amendment;

NOW THEREFORE, it is agreed as follows:

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(1) **Prohibition against Lot Rental.** The Article VI Restrictive Covenants of each of the Declarations is hereby amended to add the following new section 28:

Section 28. PROHIBITION AGAINST LOT RENTAL: No Lot shall be occupied by any person except as the single-family dwelling of the Lot Owner. Leasing or renting any part or all of any Lot and any dwelling thereon is strictly prohibited. The Association shall assess a fine against the Owner of any Lot in the amount of \$1,000.00 per occurrence and an additional \$500.00 per day for any violation of this provision.

(2) **Remaining Provisions.** All of the terms and provisions of the Declarations not expressly amended by this Amendment shall remain in full force and effect.

This Amendment has been approved by the Board of Directors of the Association on Feb 4, 2022.

Sanstone Estates Residential Property Owners Association, Inc.,
a Michigan non-profit corporation

By: Daryl D. Stadel
Name: Daryl D. Stadel
Its: President

STATE OF MICHIGAN)
) SS:
COUNTY OF EATON)

Acknowledged before me on the 6 day of July, 2022 by Daryl D. Stadel, the President of Sanstone Estates Residential Property Owners Association, Inc., a Michigan non-profit corporation, for and on behalf of the corporation.

Miranda Davis
Printed Name: Miranda Davis
Notary Public, Jackson County, Michigan
Acting in Eaton County
My Commission Expires: 10-18-2023



Drafted by and when recorded return to:
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This Amendment has been approved by the following Sanstone Estate Owners, all together representing at least two-thirds (2/3) of the Sanstone Estate Lots: