

Milford Heights Condominium Association

May 30, 1995

Dear Co-Owner,

Our annual meeting has been changed from July 30, until August 27, Sunday, at 11:30 a.m. to accommodate numerous residents who have already scheduled their vacations for July. We were unable to get reservations for Kensington Park, but have arranged to have the meeting/picnic at Camp Dearborn. We have reserved the Pony Shelter and Evergreen #1, which is an adjoining picnic area. Maps are included with this letter to direct you. There is a fee of \$4.00 per car for Milford residents which you will have to pay. Remember to bring your own liquid refreshments and to contact me to sign up for a dish to pass. We expect this meeting to be longer than our past meeting, so please bring coolers or something to keep the cold dishes from spoiling while we conduct the meeting. Bring lawn chairs if available.

According to the bylaws, at this meeting the Advisory Board will be dissolved and we will be voting on three Directors. The person receiving the highest votes will receive a term of two years and the other two will receive terms of one year each. I am asking that you submit your profiles to me explaining your qualifications and what you feel you can contribute to the Association. These profiles will be copied and passed out to the membership. There can only be a maximum of 81 votes. Some of you may remember that at the meeting with Tri-Mount, when the Association was created, each household appointed one voting member. For the newer residents, you must elect to have only one person from your household as a voting member and we will have a list available for you to sign designating your choice. The profiles must be submitted to me by August 10th.

Also at the meeting, we will be changing the bylaws to better suit our needs. Any proposed changes must be put in writing and submitted to me at least two weeks prior to the meeting, again by August 10th. It has come to our attention that several people are in violation of the bylaws and we are asking that you comply with the present bylaws. The specific complaints have been that there has been dumping on the common areas and that there are boats and commercial vehicles parked in driveways. We now have to pay for this dumping which is costing the Association \$690 for cleanup. From this point forward, anyone caught dumping will be fined the amount of the cleanup. Also, we still have residents that have not put in their landscaping and we are asking that all lawns be in by this summer. We have already requested that Tri-Mount landscape their model and have hopes that this will be done by June 30th.

There is to be no swimming, sledding, skating or any recreational activities on or around the ponds, for liability purposes. Three of our residents' property backs up to a brick wall which has not been deemed common area and they are requesting that the Association take over the responsibility of the wall. We have not budgeted for the wall and would need to have a special assessment if our membership feels compelled to vote for annexing this wall. We are also asking that there be no climbing on, jumping or walking on that wall. Parents will be held responsible for their children.

We have not had an overwhelming response to people volunteering for committees. I want to remind you that we need people to help make our community one that we are all proud of. Chris and Kathy McCarthy will be heading up the Beautification Committee and if you wish to volunteer your time to help with the upcoming plantings, you may call them at 685-7406. James and Jenny Ade will be chairing the Architectural Control Committee and anyone wanting to join that committee can reach them at 684-3429. We still need people for all the committees and need chairpeople for the Trustee Committee. If we cannot get volunteers for this committee the Directors will enforce the bylaws and impose the fines. If you wish to join any committee you may also contact me at 685-9805.

It has also been proposed that we have a directory printed of everyone in the subdivision and include other pertinent information. Anyone that does not wish to be included in the directory should contact me so that they can be omitted, or specific information can be omitted.

For those of you that may not know, one of our own, Jim Kovach, is now a member of the Village of Milford Council. Congratulations Jim! Sharon Butsavich is our new Treasurer, and Sue Laszlo is our new Secretary. Welcome aboard Sharon and Sue.

We are looking forward to seeing you all at the meeting.

Advisory Board:
Christine Rollinson
James Pantelas
James Schaeffer

Sincerely,



Laura Moore, Director

685-9805

CAMP DEARBORN

626 ACRES

COMMERCE ROAD MYSTIC CREEK GOLF CLUB

27 HOLES
Open 1996

Picnic Site Holding Capacity

A - Evergreen (1000)

A1 - 500
A2 - 500

B - Pine Hill (1000)

B1 - 500
B2 - 500

C - Apache Pass

D - Greenfield Grove (1200)

O1 - 600
O2 - 600

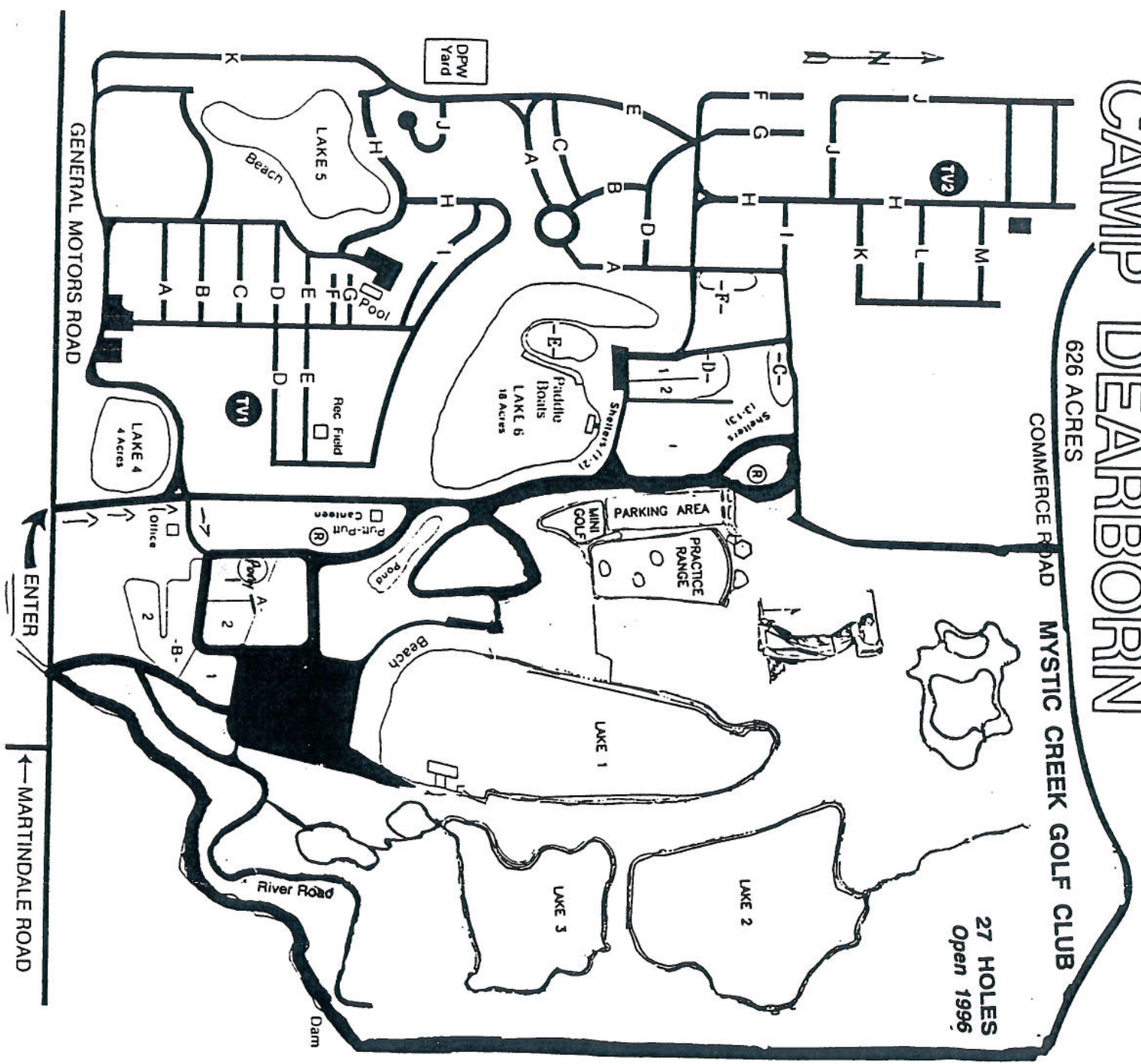
E - Christmas Tree Peninsula

F - Stony End

CAMP DEARBORN
INFORMATION AND
RESERVATIONS

(313) 943-2050
DEARBORN

(810) 684-6000
MILFORD



ENTER

MARTINDALE ROAD

MILFORD HEIGHTS CONDOMINIUM ASSOCIATION

Non-Developer Director and Advisory Board

April 30, 1995

Dear Milford Heights Co-Owner,

The time has come that you've all been dreading - the annual dues. Enclosed is an invoice requesting your address, lot number and name. The form must be completed and returned with your dues in the amount of \$145.00. This amount is due by June 1, 1995. Our fiscal year will run from June 1st through May 31, and dues will be levied June 1st each year. Failure to pay the annual dues can result in a lien being placed against your home, (Section 5). After June 10th, payments made must include a 20% late fee.

We are planning our annual meeting/picnic, which will be held again in Kensington Park on July 30, 1995 starting at 11:00 a.m. The exact location will be provided to you at a later date. To contain costs, we are asking everyone to bring a dish to pass; meat, salad, sidedish, dessert or paper products. Everyone is to bring their own beverages, and only softdrinks, beer and wine are allowed in the park, no liquor. It is also advisable to bring lawn chairs. In order to avoid too much duplication, and to provide a variety of food, contact Laura Moore, 685-9805, to R.S.V.P. and to sign up for whatever you wish to bring.

The Board believes we have a very cohesive and friendly environment in our subdivision. We would like to perpetuate this feeling by getting more people involved. We need volunteers for the positions of Treasurer and Secretary to the Advisory Board. We are forming a Beautification Committee to purchase and plant flowers, shrubs, etc. in the common areas, particularly the front entrance, and need volunteers. Also, we need volunteers for a Trustee Committee. This committee will receive complaints from residents regarding violations of the bylaws and/or disclosure statement, verify these complaints and report back to the Advisory Board concerning their findings. This committee will also be responsible for setting fines for violations. Volunteers are also needed for an Architectural Control Committee whose responsibilities will be to review and either approve or disapprove additions and structural changes to homes.

Several people have asked about fencing and additions. At this time there are no restrictions on fencing other than on corner lots. There is a clause regarding aesthetics (Section 3). Therefore, the homeowner should be cautious as to materials used in fencing. Any additions, Florida/Sun Rooms, screened-in porches, etc., must be approved by the Architectural Control Committee (Article VIII).

We would like everyone to familiarize themselves with the bylaws and disclosure statement. We will be voting on changes to the bylaws at the meeting on July 30, 1995. If anyone has suggestions as to additions or deletions of the bylaws, please submit them, in writing. One change suggested is to allow sheds to be built, of either wood or vinyl siding, in colors consistent with the home, and as discreetly located near the residence as possible. This proposal is due to the limitation of space in most garages.

MILFORD HEIGHTS CONDOMINIUM ASSOCIATION

Non-Developer Director and Advisory Board

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We have received complaints that some homeowners do not as yet have landscaping. Tri-Mount notified homeowners that grass was to be installed within twelve months of occupancy. We would request that grass seed, sod or hydro-seed, at the minimum, be installed in a timely manner to preserve our property values. We are also requesting that Tri-Mount install grass at the model.

To volunteer for offices or committees; or made amendment suggestions to the bylaws, please send the information to Milford Heights Homeowner's Association, 873 Mill Street, Milford. We also need volunteers to pass out fliers. Only dues invoices will be mailed.

Please feel free to contact any of us with your concerns. We're looking forward to seeing you in July!

Milford Heights Director and Advisory Council

Ms. Laura Moore
873 Mill Street
Milford, Mi 48381
685-9805

Ms. Christine Rollinson
475 Dorchester Way
Milford, Mi 48381
685-0658

Mr. James Pantelas
837 Chatham Drive
Milford, Mi 48381
684-5393

Mr. James Schaeffer
549 Dorchester Way
Milford, Mi 48381
684-1648