

Date: July 8, 2007

To: All Moon Lake Property Owners

Moon Lake Property Owners Association operates under a set of Deed Restrictions which are recorded with the County and a set of Bylaws.

By-Laws

- Rules by which a group chooses to operate/conduct business
- Items can be changed by a majority of the property owners that choose to vote

Deed Restrictions

- Filed in July, 1968 - Legal document filed with county that is included with each property deed
- Were written by Moon Lake Corporation (not our property owners association) Still have references to the corporation and other outdated items.
- Could not be changed for the first 20 years
- Can only be changed every 10 years (2008). We will not have an opportunity to change them again until 2018.
- Current restrictions do not allow an increase beyond a \$45 maximum. The revised restrictions will allow for increase over the next ten years by a member vote.
- To change them requires a "signature" by the property owner(s) equal to the majority of the total number of lots – NOT the majority of the people voting
- The updated restrictions will require approval by a majority of the people voting to increase maintenance fees versus the current two thirds of the people voting.
- Original restrictions were written when the township was not zoned. Current township zoning in many instances is stricter.
- The updated restrictions still contain lot designations, signs, docks, property use, etc.

Because of the time limitations for changes in the restrictions, during 2006, a legal committee comprised of Moon Lake property owners, spent countless hours reviewing all of the wording in the current set of restrictions. The legal committee presented them to the Board of Directors during the summer of 2006. The Board of Directors then forwarded the proposed restriction changes to a lawyer for further inspection. The attorney made additional suggestions to simplify the terminology for ease of use by all.

At the annual meeting of the Association on June 9, 2007, the current Board of Directors presented the proposed restrictions to the Moon Lake residents attending the meeting. At this time we are now formally presenting these to all Moon Lake Property Owners for your approval. Enclosed are two sets of restrictions. One is the current set of restrictions in use today. The other set is the **proposed changes for 2008.**

Please review them in detail and contact the director for your specific subdivision or any board member with any questions that you may have. The Board of Directors will be collecting signatures over the summer indicating your approval. These signatures will then be recorded with the county.

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