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November 15, 2005

MR GREG DUTKIEWICZ  
DAVISON LAND SURVEYING INC  
1063 S STATE ST STE 9  
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**Re: Chestnut Hills Declaration of Protective Covenants**

Dear Greg:

I have received and reviewed the Chestnut Hills Declaration of Protective Covenants which you forwarded. In view of the rather onerous requirements that the amendments must have approval of 2/3 of the total number of votes entitled to be cast by members, changes to this document need to be pursued with care. The following is a sequence of actions required to do this:

1. Establish a line of communication with the owners. Is a newsletter sent out? Is there anybody within the board with sufficient web savvy to create a small inexpensive website? However you achieve it, you must have a line of communication with all of the owners.
2. The Board should make a list of all of the provisions in the Declaration which are questioned. You should also include a second list of provisions which should be in the Declaration but are not. One specifically would be language authorizing the association to recover any legal costs it incurs in an enforcement action against an owner. I can see other possible additions as well.
3. For each item, the Board should discuss the item and prepare a short list of reasons for and against a change.
4. For each item, the Board should take a position as to whether to delete or add a section.
5. A copy of your "position paper" should be sent to all owners either in a newsletter, separate mailing, website, etc. for their comments.

Mr. Greg Dutkiewicz  
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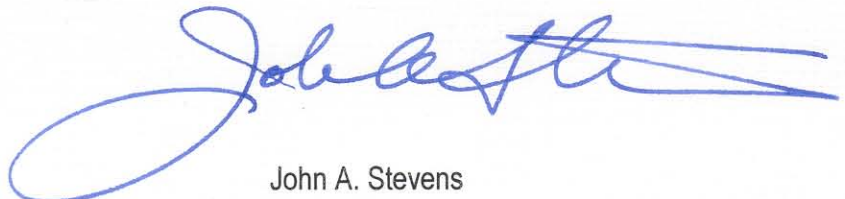
6. Bear in mind that you require 2/3 approval of all owners to pass amendments. Feedback from owners may dictate that certain proposed amendments be dropped.
7. Once the list of passable amendments is finalized, notice must be sent to all the owners of a special meeting of owners to consider and vote on each of the proposed amendments. It could be done as a total slate but, in my experience if you do it that way, it will more likely be voted down if there are owners who dislike one or two of the proposed amendments.
8. Only after obtaining 2/3 approval of all or part of the proposed amendments, should legal counsel be brought in to prepare the amendment to the Declaration for recording.

A very important initial issue is the status of your association. The attached printout from the Michigan Department of Labor and Economic Growth shows no Chestnut Hills Homeowners Association. There is a Chestnut Hills Association, but it is unclear if that is yours. This needs to be resolved.

After you have reviewed this, please call me so that we can discuss further, including fees that might be applicable.

Sincerely yours,

MATHESON, PARR, JOLLY,  
OSMER & STEVENS, LLP



John A. Stevens

JAS/nm  
Enclosure