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 LIBER 23691 PAGE 837
 \$23.00 MISC RECORDING
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 09/20/2001 02:28:39 P.M. RECEIPT# 64086
 PAID RECORDED - OAKLAND COUNTY
 G.WILLIAM CADDELL, CLERK/REGISTER OF DEEDS

MD

NINTH AMENDMENT TO MASTER DEED OF OAKHURST

Oakhurst Land, L.L.C., a Michigan limited liability company, the address of which is, 39400 Woodward, Suite 270, Bloomfield Hills, Michigan 48304-2856, being the Developer of Oakhurst, a Condominium Project established pursuant to the Master Deed thereof, recorded on March 20, 1997 in Liber 17072, Pages 18 through 95, Oakland County Records, as amended by the First Amendment to Master Deed recorded in Liber 19091, Pages 837 through 868, Second Amendment to Master Deed recorded in Liber 20695, Pages 340 through 356, Third Amendment to Master Deed recorded in Liber 20798, Pages 172 through 217, Fourth Amendment to Master Deed recorded in Liber 20927, Pages 176 through 193, Fifth Amendment to Master Deed recorded in Liber 20927, Pages 196 through 212, Sixth Amendment to Master Deed recorded in Liber 21577, Pages 867 through 876, Seventh Amendment to Master Deed recorded in Liber 21836, Pages 481 through 498, and Eighth Amendment to Master Deed recorded in Liber 21968, Pages 665 through 671, Oakland County Records, and known as Oakland County Condominium Subdivision Plan No. 1036, hereby amends the Master Deed of Oakhurst pursuant to the authority reserved in Article VIII thereof for the purposes of reconfiguring the boundaries of Units 279, 280, 281, 282 and 283, eliminating Units 284, 285 and 286, relocating the golf easement adjacent to Unit 248, and deleting the 10-foot public utility easement in front of Unit 171. Upon the recording of this Amendment in the office of the Oakland County Register of Deeds, said Master Deed and Exhibit B thereto shall be amended in the following manner:

Amended Sheets 1, 33, 49, 52, 54, 57 and 58 of the Condominium Subdivision Plan for Oakhurst Condominium attached hereto shall replace Sheets 1, 33, 49, 52, 54, 57 and 58 as previously amended and the previously amended Sheets 1, 33, 49, 52, 54, 57 and 58 shall no further force and effect.

In all respects, other than as hereinabove indicated, the original Master Deed of Oakhurst, including the Bylaws and Condominium Subdivision Plan respectively attached thereto as Exhibits A and B, recorded as aforesaid, as amended, is hereby ratified, confirmed and redeclared.

Dated: August 13, 2001.

08-24-401-003	<u>Unit</u> 279
08-24-401-004	280
08-24-401-005	281
08-24-401-006	282
08-24-401-007	283
08-24-401-008	284
08-24-401-009	285
08-24-401-010	286
08-24-301-000	Unit

O.K. - RC

OK-G.K

WITNESSES:

Mary E. Baer
 Mary E. Baer

Henry R. Davis
 Henry R. Davis

OAKHURST LAND, L.L.C.,
 a Michigan limited liability company

By: OAKHURST MANAGEMENT INC., a
 Michigan corporation, Member

By: *D. Craig Valassis*
 D. Craig Valassis, President

STATE OF MICHIGAN)
) SS.
 COUNTY OF OAKLAND)

The foregoing Ninth Amendment to Master Deed of Oakhurst was acknowledged before me this 13th day of August, 2001, by D. Craig Valassis, the President of Oakhurst Management Inc., a Michigan corporation, Member of Oakhurst Land, L.L.C., a Michigan limited liability company, on behalf of the corporation and company.

Tammy M. Pote

Notary Public, Oakland County,
 Michigan My commission expires: 9-21-2002

TAMMY M. POTE
 Notary Public, Oakland County, MI
 My Commission Expires 09/21/2002

Ninth Amendment to Master Deed drafted by:

C. Kim Shierk, Esq.
 MYERS NELSON DILLON & SHIERK PLLC
 40701 Woodward Ave., Suite 235
 Bloomfield Hills, Michigan 48304-2221

When recorded, return to drafter

INDEPENDENCE TOWNSHIP, OAKLAND COUNTY, MICHIGAN

LEGAL DESCRIPTION

SUBJECT
MILITICS AND ASSOCIATES
4035 GRAND RIVER AVE., STE. 110
NOV, MICHIGAN 48375-2123

ENGINEER
SIEBER, KEAST AND ASSOCIATES, INC.
40380 GRAND AVE., STE. 110
NOV, MICHIGAN 48375-2123

PRINCE
OAKHURST LAND, LLC
1400 N. WOODWARD AVENUE SUITE 270
BRIDGEFIELD HILLS, MICHIGAN 48304-2834

[illegible][illegible]

(SEE SHEET 1A FOR CONTINUATION)

LINE	TEXT	UNIT	QTY	PRICE	AMOUNT	TAX	TOTAL
01	NET PAGE DESCRIPTIONS						
1A	UNIT 100 - 100						
1B	UNIT 100 - 100						
2A	UNIT 100 - 100						
3A	UNIT 100 - 100						
4A	UNIT 100 - 100						
5A	UNIT 100 - 100						
6A	UNIT 100 - 100						
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61A	UNIT 100 - 100						
62A	UNIT 100 - 100						
63A	UNIT 100 - 100						

NOTES:
THE (*) AS SHOWN IN THE SHEET INDEX INDICATES AMENDED OR ARE NEW SHEETS WHICH ARE REVISED. DATED JUNE 15, 2001. THESE SHEETS WITH THIS SUBMISSION ARE TO REPLACE OR BE SUPPLEMENTAL TO THOSE SHEETS PREVIOUSLY RECORDED.

**PROFESSIONAL ENGINEERING ASSOCIATES
PREPARED THE ORIGINAL DAWHURST CONDOMINIUM
SHEETS 1 THROUGH 25.**

PROPOSED DATED
06-15-2001

OAKHURST	TITLE PAGE
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SEIBER, KEAST & ASSOCIATES, INC.

1 of 77

INDEPENDENCE TOWNSHIP, OAKLAND COUNTY, MICHIGAN

<u>LEGAL DESCRIPTION</u>	<u>ACRES</u>	<u>OWNER</u>	<u>TAXES</u>	<u>REMARKS</u>
0.0000	0.0000	0.0000	0.0000	0.0000

SUBJECT:
MULTICS AND ASSOCIATES
40388 GRAND RIVER AVE., 51E, 110
ROOM, MICROMAN 40375-2123

SCIBER, KEAST AND ASSOCIATES, INC.
40388 CRAWFORD AVE., STE. 110
NOV. MICIGAN 48325-2123

ADDRESSES:
OASISWEST INC. LLC
1400 N. MOOREHEAD AVENUE
BROOKFIELD HILLS, MICHIGAN 48304-7666

[illegible][illegible]

(SEE SHEET 1A FOR CONTINUATION)

NOTE:
THE (*) AS SHOWN IN THE SHEET INDEX INDICATES AMENDED OR ARE NEW SHEETS WHICH ARE REVISED. DATED JUNE 15, 2001. THESE SHEETS WITH THIS SUBMISSION ARE TO REPLACE OR BE SUPPLEMENTAL TO THOSE SHEETS PREVIOUSLY RECORDED.

PROFESSIONAL ENGINEERING ASSOCIATES
PREPARED THE ORIGINAL OAKHURST CONDOMINIUM
SHEETS 1 THROUGH 25.

PROFESSIONAL ENGINEERING ASSOCIATES
PREPARED THE ORIGINAL OAKHURST CONDOMINIUM
SHEETS 1 THROUGH 25.

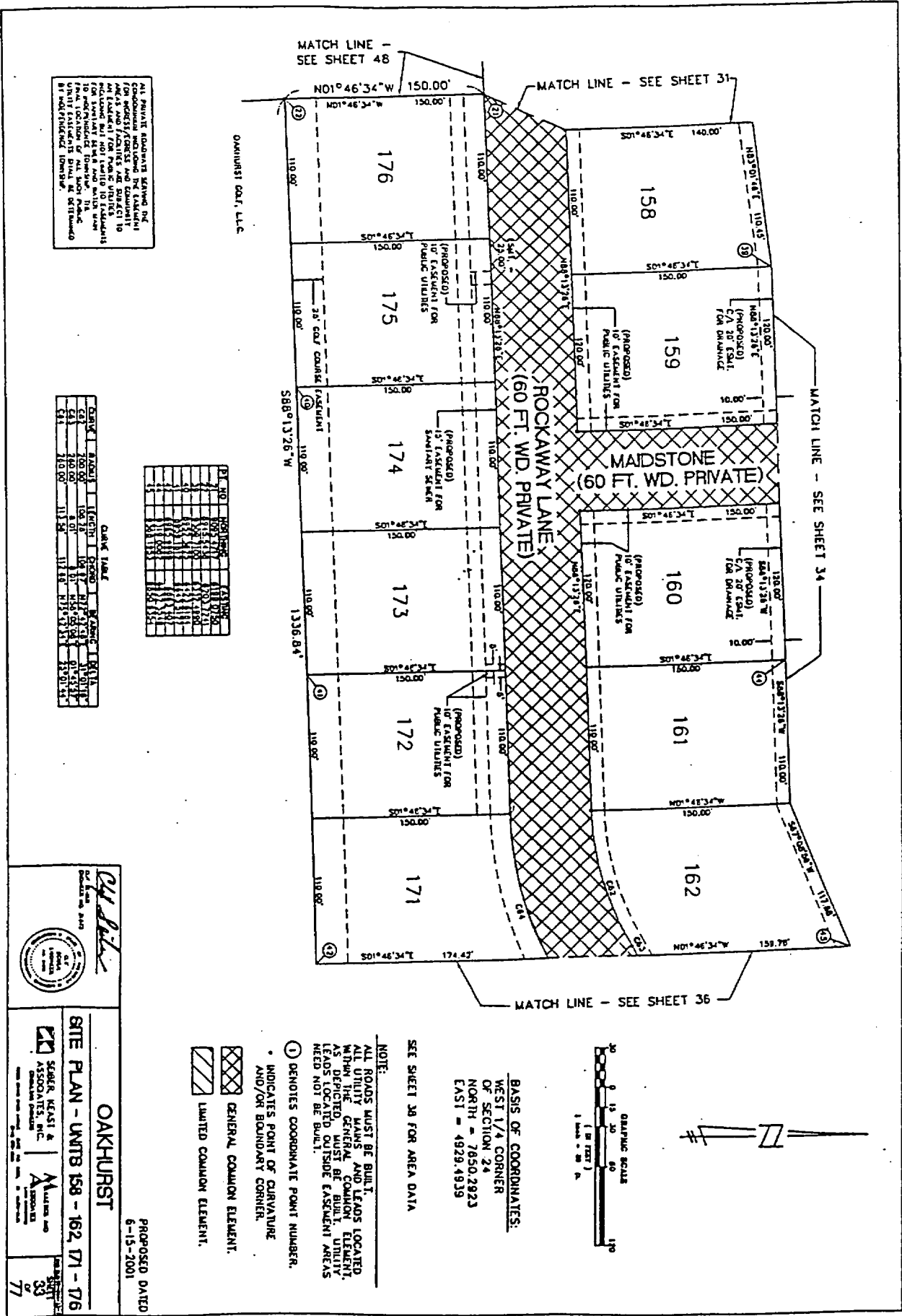
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2.	THE PAGE	DESCRIPTION	11.	SIT PLAM - UNITS 177 - 178, 203 - 211
3.	LOCATION PLAM		12.	SIT PLAM - UNITS 187 - 190, 197 - 198
4.	SAFETY PLAM		13.	SIT PLAM - UNITS 181 - 184
5.	SAFETY PLAM		14.	SIT PLAM - PLAM
6.	SAFETY PLAM		15.	AREA AND VOLUME PLAM - UNITS 177 - 2
7.	SAFETY PLAM		16.	SIT PLAM - UNITS 212 - 218
8.	SAFETY PLAM		17.	COMPOSITE PLAM - UNITS 210 - 310
9.	LOCAL DESCRIPTION - PARCEL A		18.	SIT PLAM - UNITS 320 - 323, 340 - 343
10.	LOCAL DESCRIPTION - PARCEL B		19.	SIT PLAM - UNITS 343 - 345, 360 - 377
11.	SIT PLAM		20.	SIT PLAM - UNITS 346 - 350, 372 - 377
12.	SIT PLAM		21.	UTILITY PLAM - UNITS 320 - 341, 340 - 343
13.	SIT PLAM		22.	UTILITY PLAM - UNITS 343 - 345, 360 - 377
14.	SIT PLAM		23.	UTILITY PLAM - UNITS 377 - 310
15.	UTILITY PLAM AND AREA DATA		24.	UTILITY PLAM - UNITS 311 - 353
16.	UTILITY PLAM AND AREA DATA		25.	SAFETY PLAM - UNITS 317 - 321
17.	UTILITY PLAM AND AREA DATA		26.	SIT PLAM - UNITS 322 - 323, 351 - 353
18.	UTILITY PLAM AND AREA DATA		27.	SIT PLAM - UNITS 324 - 325, 350 - 353
19.	UTILITY PLAM AND AREA DATA		28.	SIT PLAM - UNITS 316 - 318, 311 - 353
20.	UTILITY PLAM AND AREA DATA		29.	AREA AND VOLUME DATA - UNITS 311 - 3
21.	LOCAL DESCRIPTIONS		30.	COMPOSITE PLAM - UNITS 311 - 315
22.	LOCAL DESCRIPTIONS		31.	SIT PLAM - UNITS 315 - 315
23.	LOCAL DESCRIPTIONS		32.	SIT PLAM - UNITS 317 - 321
24.	LOCAL DESCRIPTIONS		33.	SIT PLAM - UNITS 322 - 323, 351 - 353
25.	LOCAL DESCRIPTIONS		34.	SIT PLAM - UNITS 324 - 325, 350 - 353
26.	COMPOSITE PLAM - UNITS 83 - 174, 312 - 318		35.	SIT PLAM - UNITS 316 - 318, 311 - 353
27.	SIT PLAM - UNITS 84 - 85, 149		36.	UTILITY PLAM - UNITS 311 - 315
28.	SIT PLAM - UNITS 85 - 85, 149		37.	SIT PLAM - UNITS 317 - 321
29.	SIT PLAM - UNITS 86 - 86, 149		38.	SIT PLAM - UNITS 322 - 323, 351 - 353
30.	SIT PLAM - UNITS 87 - 87, 149		39.	SIT PLAM - UNITS 324 - 325, 350 - 353
31.	SIT PLAM - UNITS 88 - 88, 149		40.	UTILITY PLAM - UNITS 311 - 315
32.	SIT PLAM - UNITS 89 - 89, 149		41.	SIT PLAM - UNITS 317 - 321
33.	SIT PLAM - UNITS 90 - 90, 149		42.	SIT PLAM - UNITS 322 - 323, 351 - 353
34.	SIT PLAM - UNITS 91 - 91, 149		43.	SIT PLAM - UNITS 324 - 325, 350 - 353
35.	SIT PLAM - UNITS 92 - 92, 149		44.	UTILITY PLAM - UNITS 311 - 315
36.	SIT PLAM - UNITS 93 - 93, 149		45.	SIT PLAM - UNITS 317 - 321
37.	SIT PLAM - UNITS 94 - 94, 149		46.	SIT PLAM - UNITS 322 - 323, 351 - 353
38.	SIT PLAM - UNITS 95 - 95, 149		47.	SIT PLAM - UNITS 324 - 325, 350 - 353
39.	SIT PLAM - UNITS 96 - 96, 149		48.	UTILITY PLAM - UNITS 311 - 315
40.	SIT PLAM - UNITS 97 - 97, 149		49.	SIT PLAM - UNITS 317 - 321
41.	SIT PLAM - UNITS 98 - 98, 149		50.	SIT PLAM - UNITS 322 - 323, 351 - 353
42.	SIT PLAM - UNITS 99 - 99, 149		51.	SIT PLAM - UNITS 324 - 325, 350 - 353
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46.	SIT PLAM - UNITS 103 - 103, 149		55.	SIT PLAM - UNITS 324 - 325, 350 - 353
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53.	SIT PLAM - UNITS 110 - 110, 149		62.	SIT PLAM - UNITS 322 - 323, 351 - 353
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55.	SIT PLAM - UNITS 112 - 112, 149		64.	UTILITY PLAM - UNITS 311 - 315
56.	SIT PLAM - UNITS 113 - 113, 149		65.	SIT PLAM - UNITS 317 - 321
57.	SIT PLAM - UNITS 114 - 114, 149		66.	

PROPOSED DATED
06-15-2001

OAKHURST	TITLE PAGE
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SEAGER, NEASI & ASSOCIATES, INC.

77 R.



ALL PRIVATE ROADS ARE SHOWN IN
CONFORMANCE WITH THE STANDARD
FOR ROADS/STREETS AND CEMENT
AND CONCRETE. ALL ROADS ARE
AT LEAST 20' WIDE. ALL ROADS
ARE AT LEAST 10' WIDE TO THE
CENTERLINE. ALL ROADS ARE
TO BE MAINTAINED PERMANENTLY.
THE LOCATION OF ALL SUCH PUBLIC
UTILITY FACILITIES SHALL BE DETERMINED
BY THE APPLICANT.

OAKHURST

SITE PLAN - UNITS 158 - 162, 171 - 176

SEWER, WATER & ASSOCIATES, INC.

DESIGNED BY: [Signature]

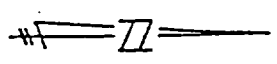
DATE: 6-15-2001

PROPOSED DATED

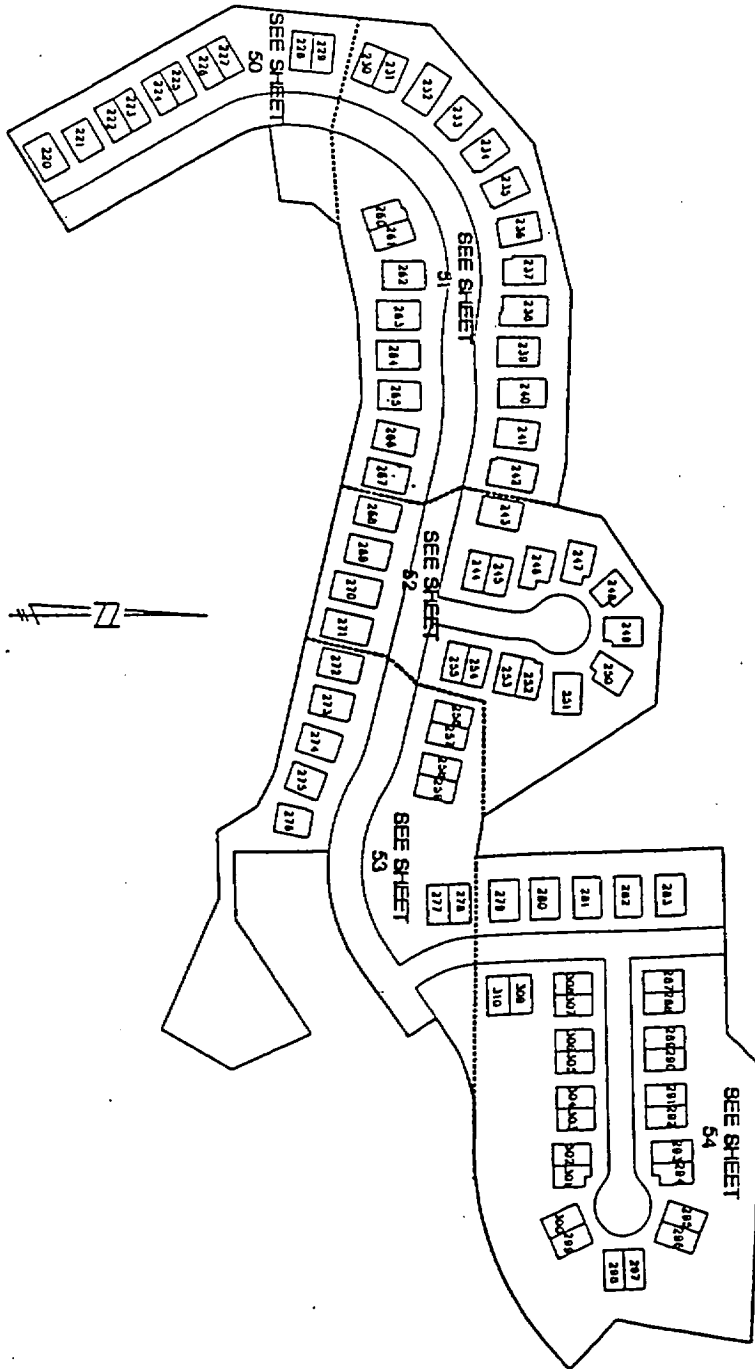
6-15-2001

- NOTE:**
- ALL ROADS MUST BE BUILT.
 - ALL UTILITY LINES AND LEADS LOCATED WITHIN THE GENERAL COMMON ELEMENTS, AND/OR BOUNDARY CORNER, AND/OR BOUNDARY CORNER.
 - LEADS LOCATED OUTSIDE GENERAL COMMON ELEMENTS NEED NOT BE BUILT.
 - ① DENOTES COORDINATE POINT NUMBER.
 - INDICATES POINT OF CURVATURE AND/OR BOUNDARY CORNER.
 - GENERAL COMMON ELEMENT.
 - LIMITED COMMON ELEMENT.

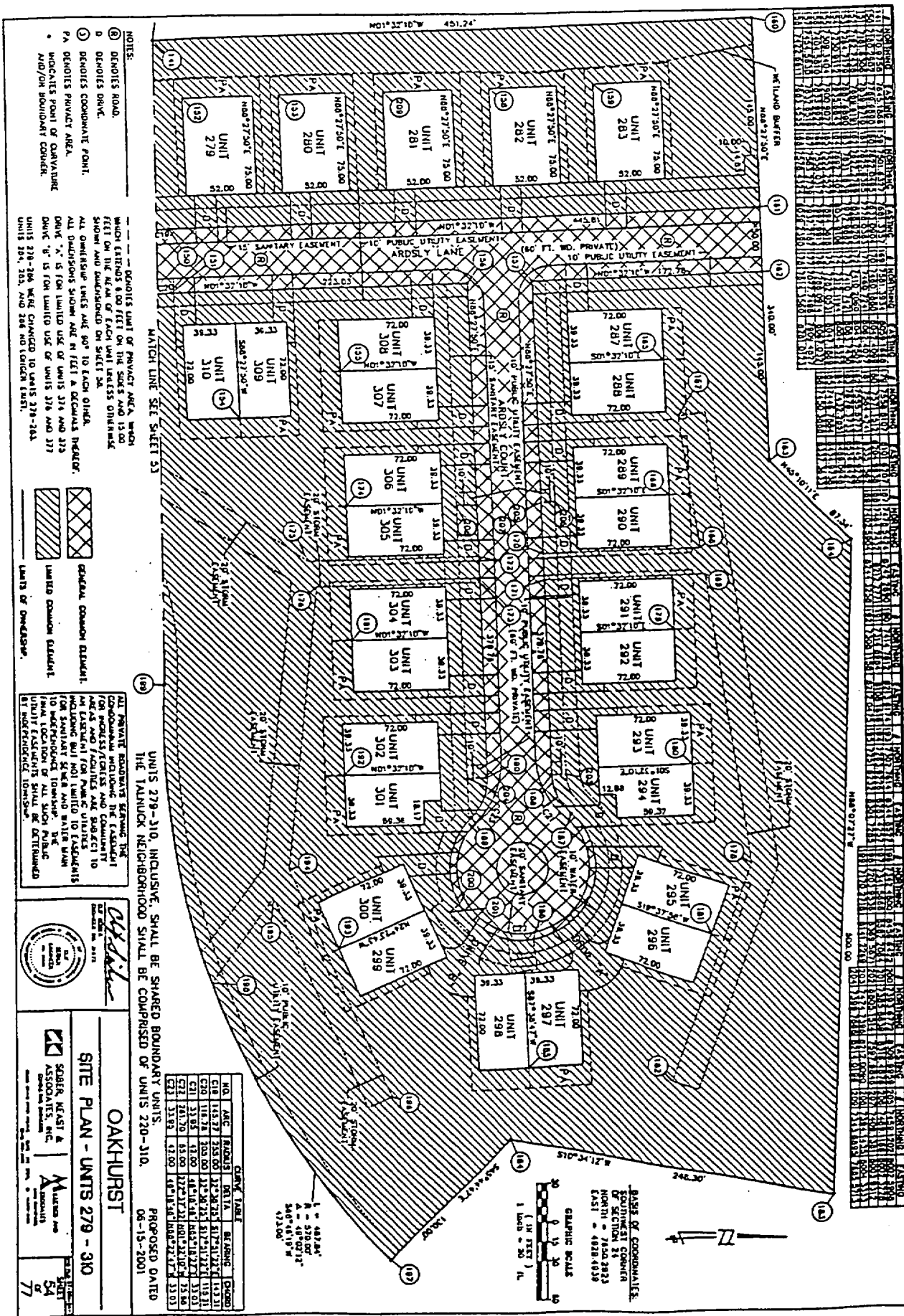
BASIS OF COORDINATES:
WEST 1/4 CORNER
OF SECTION 24
NORTH = 7850.2823
EAST = 4929.4939



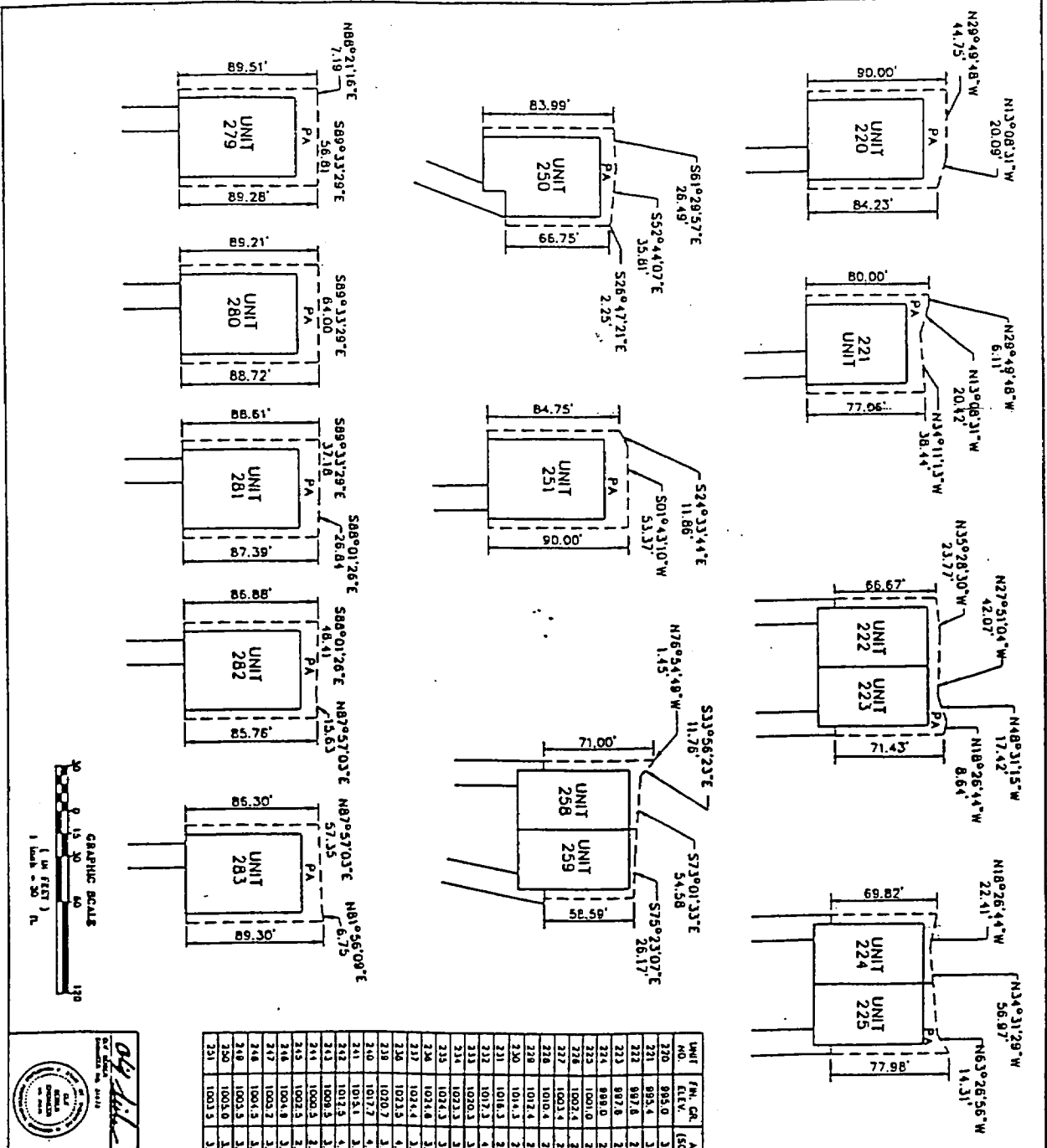
SEE SHEET 38 FOR AREA DATA



OAKHURST COMPOSITE PLAN - UNITS 220 - 310	
PREPARED BY SEIBER, KEAST & ASSOCIATES, INC. 10000 W. 10th Ave., Suite 100 Denver, CO 80202	CHECKED BY M. J. Smith 10000 W. 10th Ave., Suite 100 Denver, CO 80202
PROPOSED DATED 06-15-2001	SHEET 49 OF 77







NOTES:
 ----- DENOTES LIMIT OF CONVERTIBLE AREA WHICH EXTENDS 5.00 FEET ON THE SIDES AND FRONT, 15.00 FEET ON THE REAR OF EACH UNIT UNLESS OTHERWISE SHOWN AND DIMENSIONED ON THIS SHEET.
 ----- DENOTES LIMITS OF OWNERSHIP. ALL DIMENSIONS SHOWN ARE IN FEET AND DECIMALS THEREOF.

UNIT AREA TABLE

UNIT NO.	FR. GR. ELEV.	AREA (SQ. FT.)	UNIT NO.	FR. GR. ELEV.	AREA (SQ. FT.)	UNIT NO.	FR. GR. ELEV.	AREA (SQ. FT.)
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221	995.4	3,380	251	1015.8	3,882	281	995.4	3,832
222	997.8	2,832	256	1015.8	3,882	282	995.4	3,832
223	997.8	2,832	259	1015.8	3,882	283	995.4	3,832
224	998.0	2,832						
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OAKHURST

PROPOSED DATED 06-15-2001

SENIOR CARE ASSOCIATES, INC. ARCHITECT

77

STATE OF MICHIGAN
COUNTY OF OAKLAND
CHARTER TOWNSHIP OF INDEPENDENCE

STONEHEDGE
(f/k/a COUNTRY CLUB OF THE NORTH)
PLANNED RESIDENTIAL DEVELOPMENT
REVISED CONCEPT DEVELOPMENT PLAN
AMENDED AND RESTATED
CONCEPT DEVELOPMENT PLAN TEXT

May 17, 1994

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III. DEVELOPMENT GUIDELINES	5

STONEHEDGE
PLANNED RESIDENTIAL DEVELOPMENT
REVISED CONCEPT DEVELOPMENT PLAN

May 17, 1994

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Amended and Restated Concept Development Plan Text.....	1
Amended and Restated Permit Conditions.....	2
Revised Concept Development Plan Map	3

I. BACKGROUND

A. THE PROPERTY

Stonehedge (f/k/a Country Club of the North) is located in Independence and Orion Townships of Oakland County, Michigan. The property is located east of Clintonville Road and north of Waldon Road. The property includes a total of 805± acres, of which 625 acres are in Independence Township (the "Township") and 180 acres are in Orion Township.

The property is zoned PRD (Planned Residential Development) in the Township and SF (Suburban Farms) in Orion Township.

The property is located approximately one mile north of Interstate 75. Access from I-75 to the property is via Baldwin Road to Waldon Road or Sashabaw Road to Waldon Road, then north on Clintonville Road to the entry.

The property location is shown on the following Site Context Map, Exhibit A. The Zoning and Surrounding Development Map is Exhibit B.

B. CONCEPT DEVELOPMENT PLAN APPROVAL

The project will take several years to develop and market. In order to be sensitive to the site and provide flexibility for the best use, while affording the Township adequate control of the development within its jurisdiction, Concept Development Plan approval has been granted under the Planned Residential Development ("PRD") provisions of the Township Zoning Ordinance (the "Zoning Ordinance").

This Amended and Restated Concept Development Plan Text establishes the overall parameters for development of the property within the Township consistent with the intent and requirements of the PRD provisions of the Zoning Ordinance. The Concept Development Plan provides for substantial open space in the form of one golf course and wetlands preservation areas. The Concept Development Plan also specifies community road systems, densities and unit types for each development parcel, maximum density and development guidelines for the project. The Revised Concept Development Plan Map functions as part of the Concept Development Plan and will be deemed to be part of the Official Zoning Map of the Zoning Ordinance. The Concept Development Plan, comprising this Amended and Restated Concept Development Plan Text, the Revised Concept Development Plan Map, and the Amended and Restated Permit Conditions, will control the development of the project within the Township, along with applicable statutes, ordinances, rules and regulations. Land uses within Orion Township are discussed herein solely for the purpose of understanding the full plan for Stonehedge.

The Concept Development Plan is intended solely for the purpose of establishing the general arrangement and location of proposed residential development, recreational facilities, open space and roads in Stonehedge. The location, nature and size of those components are approximate and subject to change. The Concept Development Plan does not constitute a representation or warranty to anyone regarding the recreational or other facilities, if any, to be provided in Stonehedge. The Permittee will not make any legally binding representation or warranty to anyone regarding whether or when a golf course will be provided in Stonehedge until such time as the golf course is under construction.

C. SITE ANALYSIS

The following maps graphically depict the detailed analysis of the property which was undertaken prior to preparation of the Concept Development Plan. The site analysis includes the following information:

1. EXISTING CONDITIONS - Exhibit C.

An assessment of the existing physical features of the site; location of utilities, structures, wetlands, water areas, views, vegetation and roadways; and Township ordinances.

The only utility on the property is an overhead power line on the north side of Waldon Road. Sewer lines exist south of the property on Clintonville Road. Existing farm buildings are located in the center of the property. There are no other structures. Access to the farm is provided from the north via Eston Road and Ranch Road. The existing access road extends south to Waldon Road.

Wetlands cover a large portion of the property, with Millers Lake largely located in the eastern part of the wetland area. The large wetland area is forested wetland. The western portion of the property is made up of crop land, open fields and tree rows. A dense evergreen tree stand on a high point provides a unique focal point for the property. Existing vegetation along Clintonville Road provides filtered views into the property.

Native trees on-site consist primarily of hardwoods: hickory, oak, apple, poplar, white pine, scotch pine, cedar, ash and beech trees. The tree rows can be classified into the following categories:

- a. Mature tree edge - strong visual and physical separation.
- b. Mature trees/understory thicket - trees spaced apart.
- c. Thicket - blocks eye level view.

2. ELEVATIONS AND DRAINAGES - Exhibit D.

These areas were mapped and coded to identify high points, low points, site drainage, ridges, elevations and wetlands.

The property generally slopes southeasterly with approximately 100 feet of fall across the property. The high point of the property is 1,090 feet with the majority of the wetland area below the 990-foot elevation and the low point 600 feet east of Clintonville Road just north of Waldon Road. Drainageways tend to run southerly and then westerly along Waldon Road to the low point. Waldon Road, in effect, acts as a dam with large areas of the wetland area having standing water most of the year. Ridges exist on the northwest portion of the property and generally extend southeasterly. Several high points exist on the ridges providing views across the property to the east and south.

3. SLOPES AND DRAINAGES - Exhibit E.

Portrays the lay of the land based on the percent of slope, along with ridges, drainage and high points.

The property is rolling farm land northwest of the large wetland area, with fingers of wetland extending into this area generally along drainageways. There are limited areas with slopes of 20% or more. The primary view high point is just east of the evergreen tree stand which is the highest point. The drainageways, rolling topography and existing tree rows provide excellent development and golf course opportunities.

4. OPPORTUNITIES AND CONSTRAINTS - Exhibit E.

The previous analysis maps were compiled to identify aspects of the property to be utilized in preparing a concept development plan for the property. Key features identified were club facilities locations, development areas, marketing center locations, wetland and vegetation preservation areas, and access points.

The property is easily broken into development parcels, and preservation and open space areas. The wetland areas clearly define the best development area to be west of the large wetland areas. The tree rows provide a strong site amenity. The evergreen tree stand on the high point provides a natural focal point for the property and views from the east of this stand provide an exceptional clubhouse site. Access into the property at the high point on Clintonville Road provides good visibility and allows visual contact to the evergreen stand, with minimal distance to the clubhouse site.

Preservation of the wetland area provides a significant natural amenity to the project, which will continue to be an important habitat area for wildlife.

Presently, the property is secluded with views into the property limited by existing vegetation. This screening will be embellished and the development will be focused inward. The project will be a private, gated community. The existing land forms and vegetation lend themselves to this type of community.

II. CONCEPT DEVELOPMENT PLAN

The Concept Development Plan for Stonehedge is based on two primary goals. The first is recognition and preservation of the existing natural character of the property, including substantial open spaces. The second is development of a high quality, private project containing a championship golf course within a planned residential community.

There will be one 18-hole golf course. The course will generally play through the western portion of the property among the development parcels, as well as along and across the wetland areas of the property.

Stonehedge will be a gated, private community. The main access will be from Clintonville Road. Access will be limited to residents, guests and club patrons. All roadways will be private. From the main entry road, traffic will be able to access Community Drive and the traffic circle. The clubhouse will be southeast of the existing evergreen tree stand. The evergreen tree stand will be encircled by a traffic circle, preserving this predominant tree stand. Community Drive and local roads will provide access to the development parcels. The locations of these roadways will be positioned to minimize wetland crossings and provide windows to the golf course.

An emergency access will be provided between parcels "E" and "F" to Ranch Road. An additional emergency access will be provided through parcel "K" to Clintonville Road. This access may also serve as a construction access during development of the project. Another access road will be constructed off Waldon Road to provide access to the maintenance facility as well as emergency vehicle access to that part of the golf course. The specifications for the emergency accesses will be determined by the Township at the time of final development plan approval for the respective residential development parcels to be served thereby. Emergency access may need to be constructed before a respective development parcel is developed, depending upon the length of the road otherwise serving that portion of the project then completed. Construction access will be restricted to Clintonville and Waldon Roads, and there will be no construction access via Eston and Ranch Roads.

The road system within Stonehedge will be a rural country lane genre, which will encourage slow speed and a relaxed driving experience.

The development parcels will be laid out to take advantage of the golf course and natural features of the property. The development parcels will provide a range of densities and housing types to provide flexibility in each development parcel. Generally, the parcels on the perimeter will be for lower density, single-family detached units. The interior parcels will allow for higher density, single-family detached and attached units. The maximum number of residential units developed within the Township will not exceed 495. Based on the 625 acres within the Township, this equates to 0.79 units per gross acre.

There will be provision for club facilities in addition to the golf course and clubhouse, which will principally serve club patrons and guests, including pro shops, swimming pools, tennis courts and dining facilities (including service and consumption of alcoholic beverages). Although

service and consumption of alcoholic beverages are an intended and permitted use of the property, the Township has not made a commitment to issue a liquor license.

The Concept Development Plan provides limited flexibility in development of parcels through allowance of a mixture of single-family detached and single-family attached (not to exceed 25%) residential units. The mixture of residential units will be submitted to and subject to approval by the Township based upon the Concept Development Plan and the Zoning Ordinance. The Permittee will attempt to respond to the demands of the market. If, for example, buyers are demanding more one-half acre lots than one-third or one-quarter acre lots, then development parcels will be modified to reflect the lower density in one area and increase the density in another development parcel, while still restricting the entire project to 495 units in the Township. The Development Guidelines will establish the parameters for the overall project and the individual parcels.

The residential property will be developed as a site condominium. Homeowners will become members of Stonehedge Homeowners' Association, a Michigan nonprofit corporation, and that association will assume responsibility for maintenance of roadways, other common areas and the residential area, subject to restrictions and the master deed, which documents will be subject to review and approval by the Township as to responsibility for maintenance of roadways, drainage and common area utilities, and preservation and maintenance of wetlands, within the Township.

III. DEVELOPMENT GUIDELINES

A. STATEMENT OF PURPOSE AND INTENT

Stonehedge will be a planned golf course community. While its primary focus will be residential, the recreational, open space and other components will play an integral part in creating a unique living environment. The golf course will be an integral part of the development, but will be conveyed to and operated by a separate entity from the Permittee and the homeowners' association. The open space designated as wetlands and golf course on the Revised Concept Development Plan Map will be perpetually restricted by a conservation easement in a form approved by the Township.

B. AUTHORITY

These standards will apply to all property contained in the project within the Township. The Permit issued for the project, including the Revised Concept Development Plan Map, and this Amended and Restated Concept Development Plan Text, together with the Zoning Ordinance, and other applicable laws, codes, ordinances and regulations, will be the governing standards for review, approval and modification of all development activities occurring on Stonehedge property within the Township. Provisions in the Concept Development Plan will supersede existing zoning and subdivision ordinances in the event and to the extent of conflicts. All other ordinances and regulations of the Township will apply where the provisions of the Concept Development Plan do not conflict. *

C. LAND USE SUMMARY

There will be five land use categories within the Township for Stonehedge:

	<u>Acres</u>	<u>Percent of Total</u>
Single-Family Residential (Detached and Attached)	257.0	41.1%
Golf Course	125.8	20.1%
Club Facilities	10.9	1.7%
Open Space	205.8	33.0%
Roads	<u>25.5</u>	<u>4.1%</u>
	<u>625.0</u>	<u>100.0%</u>

Any other use or uses will require amendment of the Concept Development Plan. The maximum total units which may be constructed within the Township will not exceed 495, including 6 residential units within the club facilities. The maximum number of attached units within the Township will not exceed 25% of the total number of residential units developed. The ratio of attached units will be maintained at all times during construction with regard to completed units.

Accessory structures customary to single-family residential use will be permitted, including attached garages.

In addition to the golf course and clubhouse, club facilities enumerated below and approved by the Township as part of final development plan approval may be constructed principally to serve club patrons and guests. These facilities may include pro shops, halfway house (to serve golfers only, and to include service of alcoholic beverages), swimming pools, tennis courts, dining facilities (including service and consumption of alcoholic beverages), benches, pathways, decks, boardwalks, not more than 6 residential units (as restricted in the Permit), rest rooms, maintenance buildings, storage, wells and other facilities approved as to permissibility, location, size and design by the Township as part of final development plan approval.

In the open space area, recreational amenities to be constructed will include jogging trails, nature trails and pathways for use of all residents.

Additional recreational facilities such as tennis courts and swimming pools may be constructed within the development for use of residents, with the specific location to be approved by the Township as part of initial or supplemental final development plan approval if located therein.

A temporary marketing building will, subject to approval, be erected on site, and the existing farm buildings will be used as the construction base. Detailed plans for the temporary marketing building, specifically including, but not limited to, precise location, specifications and elevation, duration, obligation to remove and sanctions for nonremoval, will be submitted and subject to approval as part of the initial final development plan approval.

The development parcels will have the potential to develop at the densities designated in the following parcel summaries; however, the total project will not exceed 495 residential units in the Township. The uses identified for each development parcel allow for limited flexibility to respond to market conditions, while maintaining the character and integrity of the overall Concept Development Plan. The precise boundaries of the development parcels may be adjusted based upon planning and engineering considerations when final development plan approval is requested from the Township. If an adjustment is approved, the Township may impose conditions and/or other requirements reasonably found to be necessary and/or appropriate in light of the adjustment (e.g., location of emergency access, and the like). Densities noted herein for each development parcel are gross densities for the parcel, and are not intended to represent lot sizes. Transfer of densities among development parcels will be permitted if consistent with the intent and standards of the Concept Development Plan and the Zoning Ordinance. The following development parcel designations refer to the development parcels on the Revised Concept Development Plan Map, and provide a land use summary for each parcel and any special conditions:

PARCEL "A":

Use:	Single-family detached
Density:	2.0 residential units/acre
Acreage:	20.6 acres
Total Units:	41

Special Conditions:

1. No access to parcel from Clintonville Road or main entry road.
2. Lots along perimeter of project will be a minimum of 15,000 square feet with a perimeter boundary setback of 30 feet for lots.*

PARCEL "B":

Use:	Single-family detached and/or attached
Density:	2.0 residential units/acre
Acreage:	30.5 acres
Total Units:	61

* At the Permittee's option, the 30-foot perimeter boundary setback may be included within lots, but shall be in addition to required yards/minimum setbacks, subject to restriction by easement in a form approved by the Township. Natural vegetation in the 30-foot perimeter boundary will be retained, and supplemented as required. The master deed will include an obligation to maintain the landscaping in the 30-foot perimeter boundary in accordance with the perimeter landscaping plan.

** At the Permittee's option, Parcel "B1" may be developed for single-family detached and/or attached residential units at a density of 2.0 residential units/acre (4 total units).

PARCEL "B1": **

Use:	Limited lodging
Density:	3.0 residential units/acre
Acreage:	2.1 acres
Total Units:	6

Special Condition: Units will be clustered. Units will be owned and operated by the club for short-term rentals, tournaments, guests and home buyers.

PARCEL "C":

Use:	Single-family detached and/or attached
Density:	2.0 residential units/acre
Acreage:	10.8 acres
Total Units:	21

PARCEL "D":

Use:	Single-family detached
Density:	2.0 residential units/acre
Acreage:	12.9 acres
Total Units:	25

Special Condition: Lots along perimeter of project will be a minimum of 15,000 square feet with a perimeter boundary setback of 30 feet for lots.*

PARCEL "E":

Use:	Single-family detached
Density:	2.0 residential units/acre
Acreage:	7.3 acres
Total Units:	14

Special Conditions:

1. Access to parcel from Ranch Road limited to emergency access only.
2. Lots along perimeter of project will be a minimum of 15,000 square feet with a perimeter boundary setback of 30 feet for lots.*

PARCEL "F":

Use: Single-family detached
Density: 2.0 residential units/acre
Acreage: 36.4 acres
Total Units: 72

Special Conditions:

1. Access to parcel from Ranch Road limited to emergency access only.
2. Lots along perimeter of project will be a minimum of 15,000 square feet with a perimeter boundary setback of 30 feet for lots.*

PARCEL "G":

Use: Single-family detached and/or attached
Density: 2.0 residential units/acre
Acreage: 18.1 acres
Total Units: 36

Special Conditions:

1. Approved wetlands crossings between parcels "G" and "P" will be preserved for fire access or private access roads to future lots.
2. Existing structures will be used as construction base, and may be used for temporary maintenance facilities for golf course.

PARCEL "H":

Use: Single-family detached
Density: 2.0 residential units/acre
Acreage: 7.2 acres
Total Units: 14

Special Conditions:

1. No access to parcel from Clintonville Road or main entry road.
2. Lots along perimeter of project will be a minimum of 15,000 square feet with a perimeter boundary setback of 30 feet for lots.*

PARCEL "I":

Use:	Single-family detached and/or attached
Density:	2.0 residential units/acre
Acreage:	12.5 acres
Total Units:	25

PARCEL "J":

Use:	Single-family detached
Density:	2.0 residential units/acre
Acreage:	5.3 acres
Total Units:	10

Special Conditions:

1. No access to parcel from Clintonville Road.
2. Lots along perimeter of project will be a minimum of 15,000 square feet with a perimeter boundary setback of 30 feet for lots.*

PARCEL "K":

Use:	Single-family detached
Density:	2.0 residential units/acre
Acreage:	12.9 acres
Total Units:	25

Special Conditions:

1. Access to parcel from Clintonville Road limited to emergency access only; no access to parcel from Waldon Road.
2. Lots along perimeter of project will be a minimum of 15,000 square feet with a perimeter boundary setback of 30 feet for lots.*

PARCEL "L":

Use:	Single-family detached and/or attached
Density:	2.0 residential units/acre
Acreage:	7.0 acres
Total Units:	14

PARCEL "M":

Use:	Single-family detached and/or attached
Density:	2.0 residential units/acre
Acreage:	5.6 acres
Total Units:	11

PARCEL "N":

Use:	Single-family detached and/or attached
Density:	2.0 residential units/acre
Acreage:	10.6 acres
Total Units:	21

PARCEL "O":

Use:	Single-family detached and/or attached
Density:	2.0 residential units/acre
Acreage:	2.3 acres
Total Units:	4

PARCEL "P":

Use:	Single-family detached and/or attached
Density:	2.0 residential units/acre
Acreage:	22.1 acres
Total Units:	44

PARCEL "Q":

Use:	Single-family detached and/or attached
Density:	2.0 residential units/acre
Acreage:	7.0 acres
Total Units:	14

PARCEL "R":

Use:	Single-family detached and/or attached
Density:	2.0 residential units/acre
Acreage:	23.3 acres
Total Units:	46

PARCEL "SI":

Use:	Single-family detached
Density:	2.0 residential units/acre
Acreage:	2.5 acres
Total Units:	5

Special Conditions:

1. Access to this parcel from Waldon Road.
2. This parcel will require access from Orion Township to develop. Development will be subject to receiving Orion Township approval prior to or in conjunction with submittal to the Township.

PARCEL "T":

Use:	Club facilities
Acreage:	10.9 acres

Special Condition: Retail and dining facilities (including service and consumption of alcoholic beverages) uses are permitted as part of the club facilities development, provided they are principally intended to serve club patrons and guests. Although service and consumption of alcoholic beverages are an intended and permitted use of the property, the Township has not made a commitment to issue a liquor license. Building permits for the clubhouse, golf pro shop and halfway house will not be issued until construction of the golf course has commenced, and certificates of occupancy for those facilities will not be issued until approximately the time the golf course is available for use.

D. GUIDELINES

Nine design elements are addressed in these guidelines. Discussion of each begins with a statement and description of the development objective, followed by the specific development guidelines. The 9 elements are as follows:

1. Site organization
2. Building heights, setback and minimum lot size
3. Streets
4. Parking
5. Community open space
6. Landscaping and fencing
7. Storm drainage
8. Lighting and signage
9. Sewer and water

1. Site Organization

Development Objective: Elements of the plan for Stonehedge, including buildings, circulation system and open space areas, will be designed and arranged to produce an efficient, functionally organized and cohesive development with a dominant open space feature.

Development Guidelines:

- a. The project will be designed to reserve and preserve large areas of open space, conserve natural resources, and incorporate active and passive recreational use as part of the project.
- b. Individual or groups of development parcels will be designed around a neighborhood focus/theme while reinforcing the overall identity and character of Stonehedge.
- c. Clustering of units will be permitted, as needed, in order to preserve and create open space areas; shorten vehicular trips; reduce hard surface areas for drainage, cost and aesthetic considerations; retain existing natural features; and provide visual interest to the community. Clustering will not require attachment.
- d. Building placement, size, height, mass and scale will be compatible with the surrounding area and provide a reasonable transition from adjacent streets and properties.
- e. Use of unifying elements, including but not limited to building materials, colors, landscaping and signage, will be encouraged.
- f. Natural features of the property will be identified and incorporated into the planning process. The plan will utilize these features to their best advantage and further enhance these elements to create a quality environment in which to live.

2. Building Height and Location: Minimum Lot Size

Development Objective: Promote a variety of building heights and locations related to individual development parcels.

Development Guidelines:

- a. Factors to be considered when approving building locations will include building type, height, architectural configuration, indoor/outdoor relationship, building orientation, relationship to golf course or other amenities, pedestrian circulation and landscape treatment.
- b. Varied building locations relative to front setbacks will be encouraged in order to provide visual relief and variety throughout the streetscene.
- c. Building setbacks will be as set forth in Permit Section 4.3.
- d. The long-range image of the project will be impacted by the character of the main entry road and Community Drive. A 30-foot minimum buffer along each side of access and utility easements for these roadways will protect the existing vegetation. No clearing of vegetation will be allowed except for driveways or utilities which cross the buffer. Where clearing occurs, earth sculpture and natural vegetation will be planted as replacement. Where significant vegetation does not exist within this 30-foot minimum buffer, the area will be landscaped and retained as a buffer. The limited clearing area may be used for placement of utilities if the access and utility easements for the main entry road and Community Drive are insufficient adequately to place the utilities.
- e. Maximum building height will be 35 feet.
- f. Minimum lot size for single-family detached units will be 15,000 square feet for lots along the perimeter of the project and 12,000 square feet for other lots. As part of final development plan approval for any development parcel, in unusual circumstances, based upon planning and engineering considerations which represent the exception to the general rule, the Township may permit clustering of single-family detached units with lot sizes smaller than 12,000 square feet, based upon the standards set forth in Section 5.15 of the Zoning Ordinance (governing special land use approval), provided that all setback requirements established in the Concept Development Plan are met, and provided further that clustering of units, as proposed, will not result in a particular and identifiable harm or problem, as determined in the Township Board's reasonable discretion following recommendation from the Township Planning Commission.
- g. Perimeter PRD boundary setback will be 30 feet for lots, and will be in addition to required yards/minimum setbacks.

3. Streets

Development Objective: Establish a street hierarchy system that responds to specific development and traffic movement needs.

Development Guidelines:

- a. Promote street design that is compatible with neighborhood and community needs, including safety for pedestrians and children.
- b. Protect integrity of residential neighborhoods by limiting traffic volume, traffic speed and through traffic.
- c. Design the internal street system to encourage local traffic only.
- d. Standards of the Oakland County Road Commission ("OCRC") will be met, except as otherwise specified in the Concept Development Plan, including the Permit. Deviations from OCRC standards for streets in the Township may be granted by the Township Board based upon environmental and/or topographic considerations, such determination to be made by the Township Board in its reasonable discretion, weighing safety, environmental, topographic and other relevant factors.
- e. Design road improvements in response to specific criteria such as type of drainage facility, utility placement, and sidewalk and parking requirements.
- f. All streets will be private and will be maintained by the homeowners' association, with provisions assuring maintenance to be set forth in the master deed.]*
- g. Streets in the Township will be designed as part of final development plan approval of individual development parcels, with specifications as set forth in Section 4.6 of the Permit. However, street design and construction in a parcel to be developed in the future may be required in connection with development of a parcel to be developed earlier where it is determined appropriate for safe and convenient travel, and/or for sure and convenient access by emergency vehicles.

4. Parking

Development Objective: Provide a sufficient amount of parking for residential and club related uses in an attractive and unobtrusive manner.

Development Guidelines:

- a. Each single-family detached unit will have a minimum of 2 off-street parking spaces, not including garage.

- b. At the club facilities, parking stall size will be as follows:

	<u>Width</u>	<u>Length</u>
Full	9' 6"	18'
Handicap	State barrier-free requirements	

- c. The type of residential product or structure to be built, projected vehicle ownership and/or use, traffic generation, setback distance, frontage lengths, driveway widths, topography and natural amenities are variables to consider in determining whether sufficient parking is available for the projected type of development.
- d. On-street parallel parking in residential neighborhoods will be discouraged in favor of providing landscape plantings. Where on-street parking is permitted, the site plan must indicate width of roadway and parking lane. Approval of parking layout in the Township will occur at the time of final development plan approval for each development parcel.

5. Community Open Space

Development Objective: Work with the natural features and beauty of the property to create community open space within Stonehedge that utilizes natural drainage courses, existing trees and other physical features, preserves wetlands and conserves natural resources.

Development Guidelines:

- a. Open space pockets within residential development parcels will serve to enhance the visual character of the community and allow for neighborhood recreational uses.
- b. Improvements to the community open space will be limited in order to preserve the property's natural character. Native plant materials will be used to augment existing vegetation. Construction of storm drainage structures within the community open space will be minimized, and any such improvements will be of natural character.
- c. The design and amount of open space (if any) within each development parcel will vary according to parcel land use and market demand.
- x d. Wetland areas will be retained in their natural state and held as common community open space. Any structure on any lot which abuts a wetland, lake or stream will be subject to a 50-foot minimum rear setback or 25-foot minimum side setback, as the case may be, from the identified wetland, except that the Township may modify the minimum rear setback to be less than 50 feet, but not less than 25 feet, where site conditions dictate.
- e. When completed, the project will have approximately 357.1 acres within the Township, or 57.1% of the total property within the Township, devoted to open space, active and/or passive outdoor recreational, and roadway, purposes. The project will consist of one 18-hole golf course, together with natural or open space and wetland areas, and certain

recreational amenities approved by the Township if located therein and available for residents and/or club patrons. Wherever possible, the property will be left in its natural state, and no more than 50% of the total acreage within the Township will be used for residential purposes.

- f. Impacts on wetlands will be minimized to the greatest extent possible and these areas will be left in their present native state. In addition to preserving this natural habitat area, tree rows will be preserved where possible. The tree rows provide protection for habitat. The evergreen tree stand will also be preserved as a natural focal point for the project.
- g. Removed trees in excess of 4-inch caliper 1 foot above grade will be replaced (within the project as a whole) on a one-for-one basis. Replacement trees will not necessarily be the same size or species as removed trees, but will meet minimum Zoning Ordinance requirements.

6. Landscaping and Fencing

Development Objective: Utilize landscape and fence treatments to improve the overall visual quality of the Stonehedge community and to provide transitions and/or buffers between differing land uses.

Development Guidelines:

- a. Retain existing vegetation where practical.
- b. Landscaping will be used to minimize the adverse visual impact of parking lots in attached residential neighborhoods and the club facilities area.
- c. Screening will be provided when buildings are adjacent to major streets and between different land uses. Examples of appropriate screening materials include the following:
 - shrubs
 - walls (in the form approved by the Township if located therein)
 - evergreen trees
- d. Fencing will be prohibited within Stonehedge except as allowed in the following situations:
 - (a) Perimeter fencing and berming of Stonehedge. The type, style, size and location of fencing in the Township will be subject to review and approval by the Township Board.
 - (b) Open rail type fencing on the golf course property for aesthetic purposes and for defining use areas.

(c) Solid fencing (as approved by the Township if located therein) around club maintenance areas and club facilities service and storage areas.

(d) Fencing in accordance with applicable design guidelines approved by the * Design Review Committee created pursuant to the master deed.

7. Storm Drainage

Development Objective: Accommodate historic storm drainage flows by utilizing existing natural drainage systems where practical.

Development Guidelines:

- a. Provide for stormwater management by utilizing existing wetland ecosystems that exist throughout the property, as well as enhancement of these ecosystems through construction of additional storage basins in appropriate locations within the golf course, subject to detailed review and approval by the Township if located therein.
- b. Reduce amount of impervious surface on site.
- c. Limit concentration of stormwater runoff.
- d. Preservation of existing vegetation to reduce runoff velocities and encourage percolation of stormwater. The overall intent will be to:
 - maximize use of natural drainage systems;
 - maximize water retention and water table recharge;
 - minimize possible adverse impact downstream;
 - reduce point discharges.
- e. Use accepted erosion control techniques during construction to reduce adverse impacts downstream.
- f. Water surface areas being created on the property will be intended to mature over time* and take on a natural look, rather than being maintained with manicured edges.
- g. In all areas where fertilizers, chemicals or other materials hazardous to wetland ecosystems may drain into those ecosystems, special drainage features will be designed into the project, as reviewed and approved by the Township Engineer. *

8. Lighting and Signage

Development Objective: Design signage and lighting that is appropriate to each neighborhood but consistent with an overall community theme.

Development Guidelines:

- a. All signage and lighting will be aesthetically pleasing, harmonious with existing neighborhoods, and consistent with the overall theme or intent of the community.
- b. Lighting fixtures will reflect the character, height and scale of the proposed development, enhance architectural features, and be designed and installed without intruding on adjacent development.
- c. The lighting objective will be to see the lighted area with minimum view of the light source.
- d. Entry identification at the entrances to development parcels will be provided consistent with the overall theme of the community.
- e. Permanent project identification signs will be provided at the main entry, and at the intersection of Clintonville and Waldon Roads. The former will be either a two-sided ground sign located in the landscaped median and not exceeding 32 square feet of sign surface area (excluding portions of the sign structure which do not form an integral part of the display) per side, or one-sided signs affixed to walls flanking the main entry and not exceeding 32 square feet of sign surface area per sign. The latter will be a one- or two-sided ground sign not exceeding 32 square feet of sign surface area per side, whether one- or two-sided.
- f. One neighborhood identification sign per neighborhood not exceeding 32 square feet of sign surface area per side may be placed at the entrance to each neighborhood.
- g. Two temporary signs not exceeding 48 square feet of sign surface area per side will be permitted, one at the main entry, and the other at the intersection of Clintonville and Waldon Roads. The former sign will be removed at the completion of the development or 7 years or abandonment of the project, whichever is sooner; the latter sign will be removed upon sale of the 250th lot or 7 years or abandonment of the project, whichever is sooner. The Township is authorized to remove these signs if they have not been removed in accordance with this provision.
- h. Identification signs, directional signs, parking and loading signs, model home signs, real estate signs announcing sale or lease of property, temporary directional real estate signs, temporary signs for grand openings and other incidental signs relating to the project located on the private road system will, subject to approval, be permitted. Such signs will not exceed 12 square feet in surface area per sign. Detailed plans for such signs will be included in the comprehensive sign plan for the entire project to be submitted and subject to approval as part of the initial final development plan approval.
- i. A coordinated and unified street signage and lighting standard will be used throughout the project.

9. Sewer and Water

Public community water and sewer will be provided for each development parcel within the Township, with connections to the existing Township systems, except that on-site wells may be used and Orion Township sewer facilities will be used to serve parcel "SI." Use of Orion Township sewer facilities to serve parcel "SI" will require an intergovernmental agreement between the Township and Orion Township. Extensions on site will be completed concurrently with each residential development parcel, as required in the Permit. Water and sewer systems will be designed and constructed in accordance with applicable State, County and Township standards.

Water will be extended by and at the cost of the Permittee to the property from the intersection of Sashabaw and Waldon Roads. The club facilities and not more than 4 unoccupied models may also be served by on-site wells until public water is available. The water line will be extended through the project to serve the entire property except any portion of the property served by on-site wells.

The Permittee will bring the water line down Waldon Road to and through the property except any portion of the property served by on-site wells. The Permittee will provide fire hydrants, as required by the Township, along Waldon Road and throughout the property within the Township except any portion of the property served by on-site wells. The Permittee will provide and pay for the engineering for the water lines to the site, but will receive credits against capital charges for water tap-ins equal to the prevailing unit capital charge at the time of connection, up to but not to exceed the total cost of construction of the off-site water transmission line to the property. Golf course irrigation water will be from on-site sources.

The public sewer will be extended to the property at the cost of the Permittee and extended throughout the property except any portion of the property served by Orion Township sewer facilities. The sewer extension along Clintonville Road will be sized to serve the ultimate sanitary sewer service area as determined by the Township Engineer, up to but not to exceed 15 inches in diameter.

The Permittee may request that required off-site sewer and water improvements be financed by the Township by means of special assessment districts comprising Stonehedge and such additional property as may voluntarily be annexed thereto.

E. PHASING

Stonehedge will be a phased development consistent with the PRD provisions of the Zoning Ordinance. The initial phase will consist of improvement of the construction access road to the clubhouse parcel, construction of wetland crossings and development of approximately 60 lots. Later phases will include development of the 18-hole golf course, extension of the local road and utility systems, and development of remaining residential parcels. Nothing contained in the Concept Development Plan, and no approval thereof, will be deemed or construed to constitute an assurance to the public by the Township of development of any recreational or other facilities

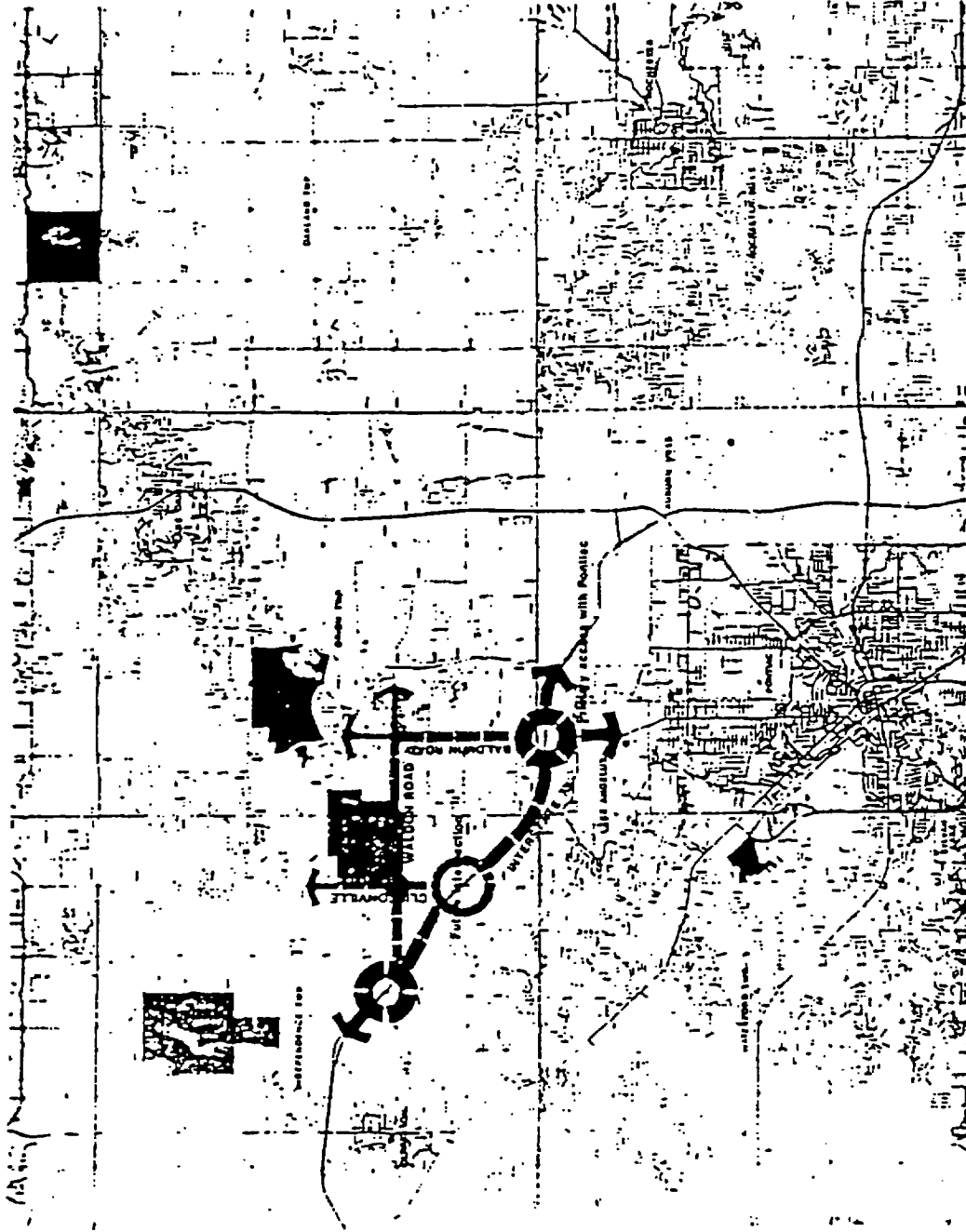
in the project. Development will generally progress from the main entry road along Community Drive. Temporary construction access may be provided to the property to keep construction traffic out of developed areas and off finished streets. Appropriate precautions, as needed, will be taken to prevent usage of temporary access routes by residents and/or persons using the golf course and/or club facilities.

F. EXTERIOR ROADS

The Permittee will obtain all necessary permits and pave, according to OCRC standards for two-lane roads, Clintonville Road, from Waldon Road north to Clarkston Road, and Waldon Road, from Royal St. George east to Clintonville Road. Waldon Road, as it borders the southern boundary of Stonehedge, will remain as is. All such exterior improvements will be constructed on the time schedule stated in the Permit.

STONEHEDGE

Exhibit A



SITE CONTEXT MAP



REVISED SEPTEMBER 24, 1992

DEVELOPER:
MANSUR DEVELOPMENT CORP.
700 MARKET TOWER
10 WEST MARKET STREET

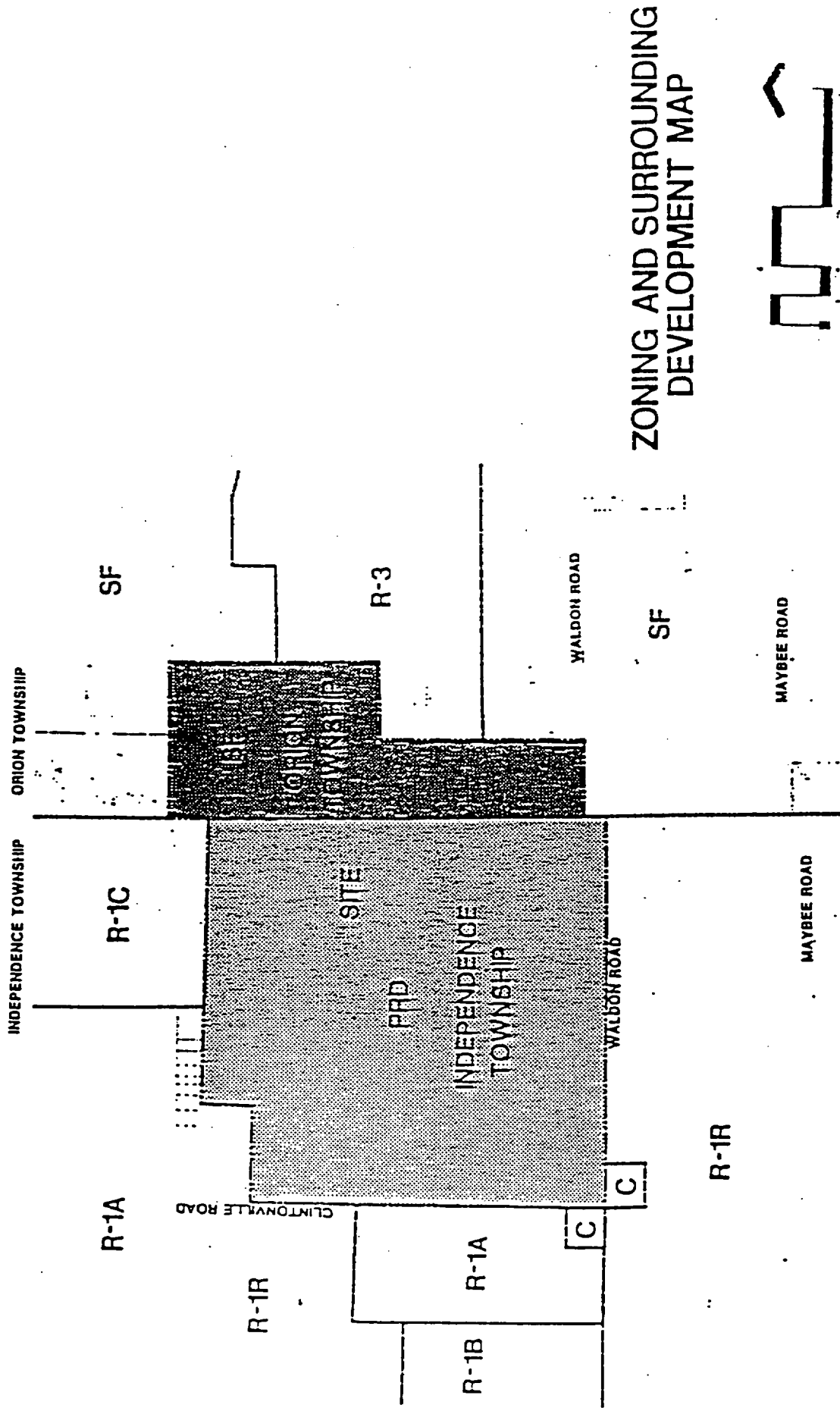
PLANNERS:
DAVID JENSEN ASSOCIATES, INC.
1451 SOUTH PARKER ROAD
DENVER, COLORADO 80231

GOLF COURSE ARCHITECTS:
ARTHIUR HILLS & ASSOCIATES
7361 WEST BANCROFT
TOLEDO, OHIO 43615

ENGINEERS:
ZEMET/WOZNIAK & ASSOCIATES, INC.
28460 FRANKLIN ROAD
SOUTHFIELD, MICHIGAN 48034

STONEHEDGE

Exhibit B



ZONING AND SURROUNDING DEVELOPMENT MAP

REVISED SEPTEMBER 24, 1993

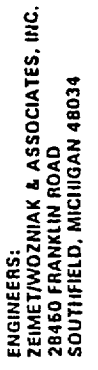
DEVELOPER:
MAHSUR DEVELOPMENT CORP.
700 MARKET TOWER

PLANNERS:
DAVID JENSEN ASSOCIATES, INC.
1451 SOUTH PARKER ROAD

GOLF COURSE ARCHITECTS:
ARTHUR HILLS & ASSOCIATES
7351 WEST BANCROFT

ENGINEERS:
ZEMET/WOZNIAK & ASSOCIATES, INC.
3825 FRANKLIN ROAD

Exhibit C



**GOLF COURSE ARCHITECTS:
ARTIUR HILLS & ASSOCIATES
7361 WEST BANCROFT
TOLEDO, OHIO 43615**

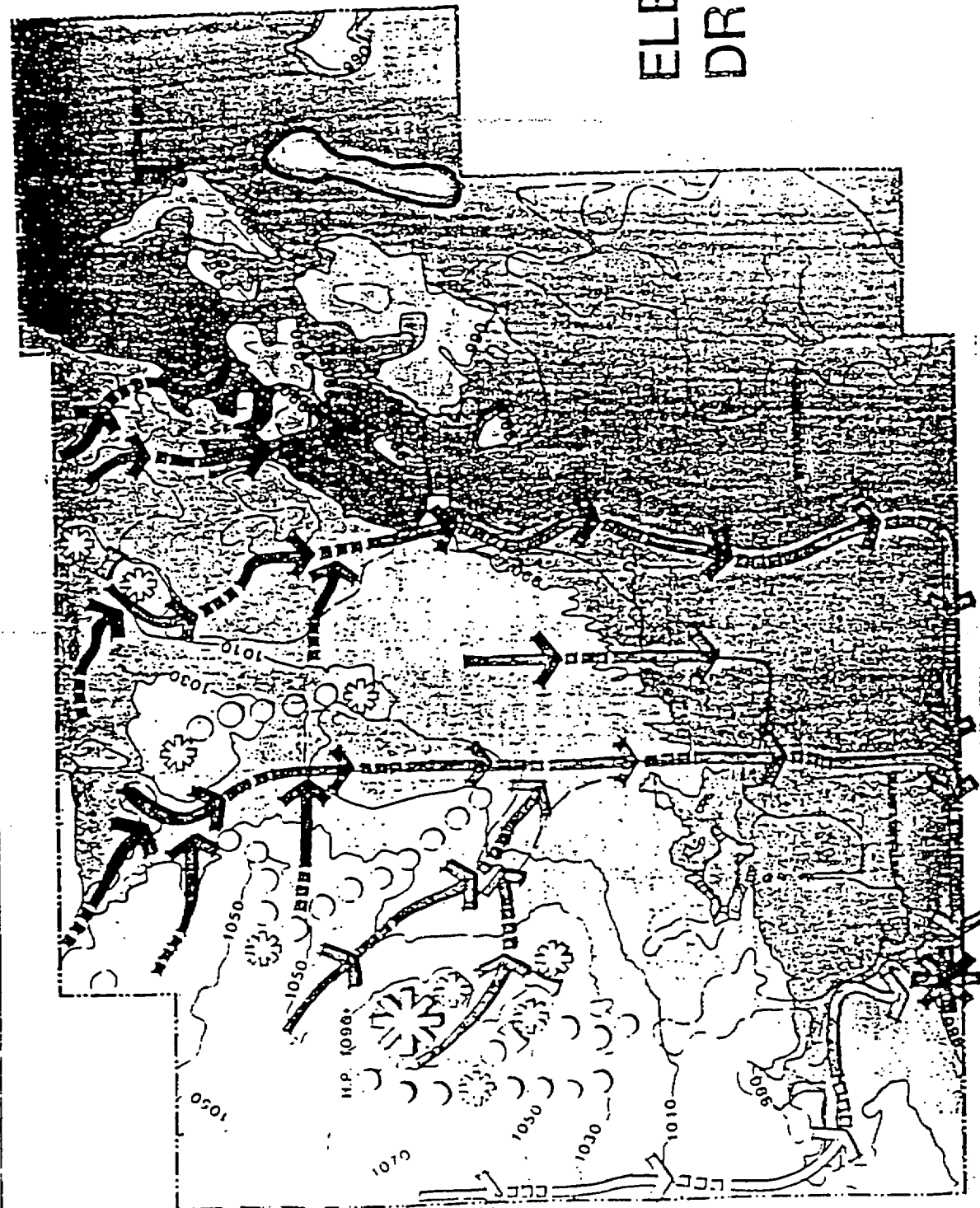
PLANNERS:
DAVID JENSEN ASSOCIATES, INC.
1451 SOUTH PARKER ROAD
DENVER, COLORADO 80231

DEVELOPER:
MANSUR DEVELOPMENT CORP.
700 MARKET TOWER
10 WEST MARKET STREET
INDIANAPOLIS, INDIANA 46204



STONEHEDGE

Exhibit D



LEGEND

	WETLAND BOUNDARY
	RIDGES
	HIGH POINT
	LOW POINT
	DRAINAGES
	RIDGE SADDLES
	ABOVE 1090
	1070 - 1090
	1050 - 1070
	1030 - 1050
	1010 - 1030
	990 - 1010
	BELOW 990

ELEVATIONS & DRAINAGES



REVISED SEPTEMBER 24, 1991

ENGINEERS:
ZEIMET/WOZNIAK & ASSOCIATES, INC.
28460 FRANKLIN ROAD
SOUTHFIELD, MICHIGAN 48034

GOLF COURSE ARCHITECTS:
ARTHUR VILLS & ASSOCIATES
7351 WEST BANCROFT
TOLEDO, OHIO 43616

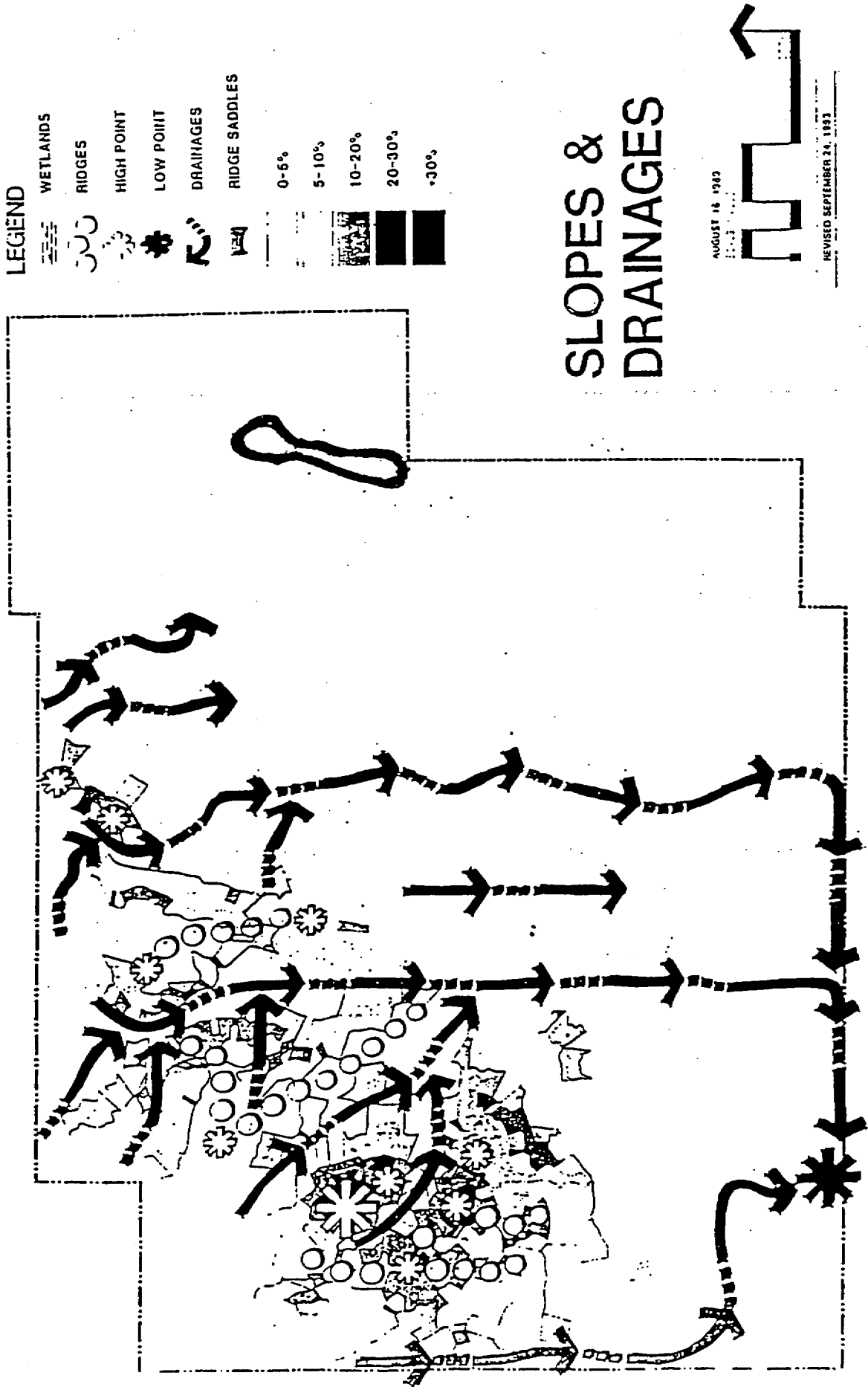
PLANNERS:
DAVID JENSEN ASSOCIATES, INC.
1451 SOUTH PARKER ROAD
DENVER, COLORADO 80231

DEVELOPER:
MANSUR DEVELOPMENT CORP.
700 MARKET TOWER
10 WEST MARKET STREET
INDIANAPOLIS, INDIANA 46204



STONEHEDGE

Exhibit E



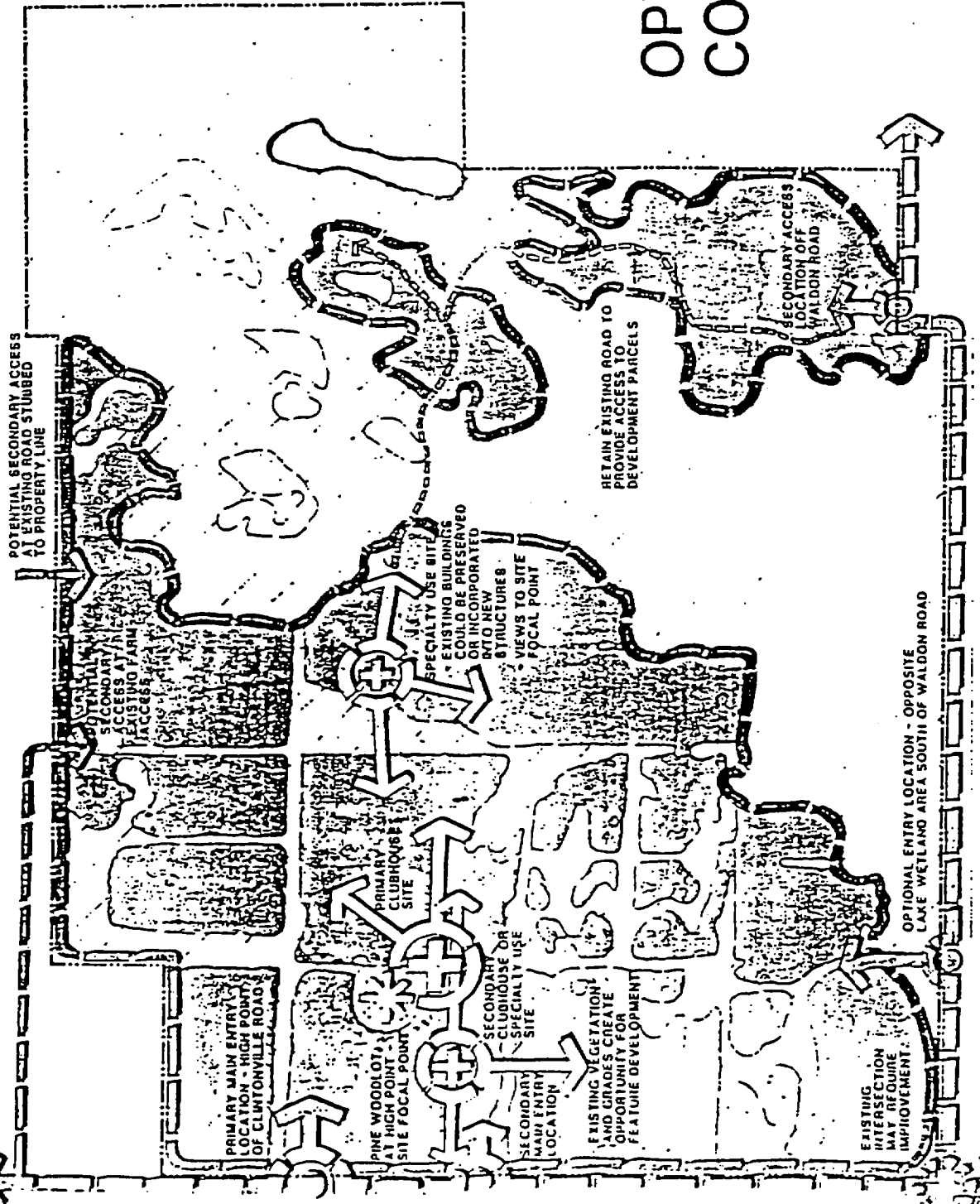
DEVELOPER:
MANSUR DEVELOPMENT CORP.
 700 MARKET TOWER
 10 WEST MARKET STREET
 INDIANAPOLIS, INDIANA 46204

PLANNERS:
DAVID JENSEN ASSOCIATES, INC.
 1461 SOUTH PARKER ROAD
 DENVER, COLORADO 80231

ENGINEERS:
ZEIMETWOZNIAK & ASSOCIATES, INC.
 28460 FRANKLIN ROAD
 SOUTHFIELD, MICHIGAN 48034

STONEHEDGE

Exhibit F



LEGEND

- DEVELOPMENT PARCEL BOUNDARY
- EXISTING ROADS
- POTENTIAL CLUBHOUSE LOCATIONS & VIEWS
- SITE HIGH POINT
- ACCESS POINTS
- WETLAND & VEGETATION PRESERVATION ZONE
- INTERSECTION

OPPORTUNITIES & CONSTRAINTS

DESIGN # 1010
10-1



REVISED SEPTEMBER 24, 1993

DEVELOPER:
MAHSUR DEVELOPMENT CORP.
700 MARKET TOWER
10 WEST MARKET STREET
INDIANAPOLIS, INDIANA 46204

PLANNERS:
DAVID JENSEN ASSOCIATES, INC.
1461 SOUTH PARKER ROAD
DENVER, COLORADO 80231

GOLF COURSE ARCHITECTS:
ARTHUR HILLS & ASSOCIATES
7361 WEST BANCROFT
TOLEDO, OHIO 43616

ENGINEERS:
ZEMET/WOZNIAK & ASSOCIATES, INC.
28460 FRANKLIN ROAD
SOUTHFIELD, MICHIGAN 48034





AMENDED AND RESTATED
PERMIT CONDITIONS
PLANNED RESIDENTIAL DEVELOPMENT
FOR
STONEHEDGE
(f/k/a COUNTRY CLUB OF THE NORTH)
INDEPENDENCE TOWNSHIP, MICHIGAN

May 17, 1994

1.0 GENERAL INFORMATION

PERMITTEE: MANSUR GROUP, INC. (SUCCESSOR-IN-INTEREST
TO COUNTRY CLUB OF THE NORTH DEVELOPMENT CORPORATION),
ITS SUCCESSORS AND ASSIGNS

PROJECT NAME: STONEHEDGE (f/k/a COUNTRY CLUB OF THE NORTH)

PLAN DATE: (1) REVISED CONCEPT DEVELOPMENT PLAN MAP, DATED
MAY 17, 1994
(2) AMENDED AND RESTATED CONCEPT DEVELOPMENT
PLAN TEXT, DATED MAY 17, 1994

ADOPTION DATE BY TOWNSHIP BOARD: JUNE 21, 1994

2.0 PERMIT; PROJECT DESCRIPTION

This Permit shall govern development and use of the property described on the attached Property Description Exhibit (the "Property"). Incorporated as part of this Permit is the Concept Development Plan approved by the Township Board, comprising the Revised Concept Development Plan Map, and the Amended and Restated Concept Development Plan Text, dated as noted above. To the extent that there are conflicts or discrepancies between this Permit and the Concept Development Plan, interpretation shall be based upon the more strict regulation of the Property, and interpretation shall be subject to the reasonable discretion of the Township Board.

Stonehedge will be a planned residential development consisting of 625 acres in Independence Township (the "Township") and 180 acres in Orion Township. The project will contain a mixture of uses consisting of single-family attached and detached residential units, one 18-hole golf course, club facilities and wetland preserves. A maximum of 495 residential units may be developed in the Township. The balance of the Property within the Township shall be devoted to open space/wetlands preservation, and development of the golf course and related club facilities, as referenced in this Permit and the Concept Development Plan.

The proposed project, approved as the zoning applicable to the Property, is described by a Revised Concept Development Plan Map dated May 17, 1994, and an Amended and Restated Concept Development Plan Text dated May 17, 1994. The following Permit Conditions are intended to summarize and supplement the details depicted on the Revised Concept Development Plan Map and described in the Amended and Restated Concept Development Plan Text. Such map and text constitute the Concept Development Plan, as read and interpreted together with this Permit.

The Concept Development Plan is intended solely for the purpose of establishing the general arrangement and location of proposed residential development, recreational facilities, open space and roads in Stonehedge. The location, nature and size of those components are approximate and subject to change. The Concept Development Plan does not constitute a representation or warranty to anyone regarding the recreational or other facilities, if any, to be provided in Stonehedge. The Permittee will not make any legally binding representation or warranty to anyone regarding whether or when a golf course will be provided in Stonehedge until such time as the golf course is under construction.

3.0 EFFECT OF APPROVAL

Adoption of the amendatory ordinance granting approval by the Township Board of the Concept Development Plan establishes the zoning on the Property as PRD, Planned Residential Development, on the Official Zoning Map. Such designation confers upon the Permittee approval of the Concept Development Plan, as authorized and governed by the Township Zoning Ordinance (the "Zoning Ordinance"). The Concept Development Plan shall be effective until January 1, 2005.

There are no uses as of right on the Property, i.e., all development and use of the Property shall be subject to application for and grant of Final Development Plan approval in accordance with the regulations set forth in the Zoning Ordinance governing PRD. During the period of effectiveness of the Concept Development Plan, the Permittee shall be permitted to submit one or more applications seeking Final Development Plan approval in the manner specified in the Zoning Ordinance. Development and use of the Property shall be permitted only if and to the limited extent of Final Development Plan approval. If a Final Development Plan is consistent with the Concept Development Plan, and in compliance with the standards set forth in the Zoning Ordinance, as applied by the Township Planning Commission and the Township Board in their reasonable discretion, the Township Planning Commission and the Township Board shall approve the Final Development Plan.

Upon application prior to expiration of the Concept Development Plan, the Township Board may extend the effectiveness of the Concept Development Plan as provided in, and based upon the standards contained in, the Zoning Ordinance.

4.0 PERMIT CONDITIONS

4.1 PHASING: The project shall be phased. The initial phase shall consist of improvement of the construction access road to the clubhouse parcel, construction of wetland crossings and development of approximately 60 lots. Later phases shall include development of the 18-hole golf course, extension of the local road and utility systems as more particularly provided in Sections 4.4 and 4.6, and development of remaining residential parcels. Nothing contained in the Concept Development Plan, and no approval thereof, will be deemed or construed to constitute an assurance to the public by the Township of development of any recreational or other facilities in the project. Development shall generally progress from the main entry road along Community Drive.

4.2 DENSITY AND LAND USE MIX: The project shall not exceed 495 residential units within the Township, of which the number of attached units shall not exceed 25% of the total number of units. The club facilities may include not more than 6 residential units. Such residential units shall be for the limited purpose of providing transient accommodations for current and prospective patrons and residents, and their guests, and in no event shall such units be in separate ownership from the club and/or publicly advertised for rent, lease, sale or other transfer.

Such residential units shall not be subject to rent, lease, sale or other transfer to or by any person not associated with the club or the project, nor shall they be subject to use as a permanent residence by any person, i.e., they shall not be subject to use by any person for more than 30 days.

With regard to attachment of units, at no time during construction of the project shall completed attached units within the Township constitute more than 25% of the aggregate number of completed units within the Township.

It is intended that the Permittee have limited flexibility for a range of densities and housing types in the project. It is the intent that residential units on the perimeter of the project shall be in relatively lower density, single-family detached units, and the interior parcels shall be in higher densities.

In addition to the golf course and clubhouse, the club facilities, which will principally serve club patrons and guests, may include pro shops, dining facilities (including service and consumption of alcoholic beverages), tennis courts, swimming pools and, as specified above, up to 6 residential units. Although service and consumption of alcoholic beverages are an intended and permitted use of the Property, the Township has not made a commitment to issue a liquor license. Building permits for the clubhouse, golf pro shop and halfway house will not be issued until construction of the golf course has commenced, and certificates of occupancy for those facilities will not be issued until approximately the time the golf course is available for use.

4.3 AREA, SETBACKS AND HEIGHT: The following minimum requirements shall apply:

	<u>Detached</u>	<u>Attached</u>
Lot Area		N/A
Perimeter Lots	15,000 sq. ft.	
Other Lots	12,000 sq. ft. *	
Front Setbacks (measured from outer edge of access and utility easement**)		
Main Entry Road	40'	40'
Community Drive	40'	40'
Local Roads	25'	25'
Side Setbacks	10' least; 25' total	20'
Rear Setbacks	25'***	20'***
Perimeter Setbacks	30'	30'
Wetlands Setbacks		
Rear	50' ****	50' ****
Side	25'	25'
Height	35'	35'
Distance Between Buildings	N/A	20'

* As part of Final Development Plan approval for any development parcel, in unusual circumstances, based upon planning and engineering considerations which represent the exception to the general rule, the Township may permit clustering of detached residential units with lot areas smaller than 12,000 square feet, based upon the standards set forth in Section 5.15 of the Zoning Ordinance (governing special land use approval), provided that all setback requirements established in the Concept Development Plan shall be met, and, provided, further, that clustering of units, as proposed, shall not result in a particular and identifiable harm or problem, as determined in the Township Board's reasonable discretion following recommendation from the Township Planning Commission.

** See Section 4.6 for width of access and utility easements.

*** The Township may modify the minimum rear setback at the time of site plan approval to permit encroachment of attached decks by up to 10 feet, where site conditions dictate.

**** As part of Final Development Plan approval for any development parcel, the Township may modify the minimum rear wetlands setback to less than 50 feet, but not less than 25 feet, where site conditions dictate.

In any attached unit project, there shall be a maximum number of 6 units per building, provided 8 units in a building may be allowed as part of Final Development Plan approval, based upon, among other things, physical, topographical and/or environmental considerations, demonstrating the need and/or benefit of such treatment.

All other regulations in the Zoning Ordinance applicable to the R-1R Rural Residential District shall be applicable to the Property, provided, however, to the extent that there are express provisions in the Concept Development Plan, including this Permit, which conflict with the regulations of the R-1R District, the provisions of the Concept Development Plan, including this Permit, shall govern.

4.4 ESSENTIAL FACILITIES AND SERVICES:

4.4.1 Water and Sewer

Public water and sewer shall be provided and dedicated to the Township, except that on-site wells may be used and Orion Township sewer facilities will be used to serve parcel "SI." Use of Orion Township sewer facilities to serve parcel "SI" will require an intergovernmental agreement between the Township and Orion Township. All sewer and water utilities shall be designed in accordance with applicable State, County and Township standards.

Sanitary sewer service shall be extended by and at the sole expense of the Permittee from the Oakland County Clinton-Oakland Interceptor located at Clintonville Road, except to any portion of the Property served by Orion Township sewer facilities. The sewer extension along Clintonville Road shall be sized to serve the ultimate sanitary sewer service area as determined by the Township Engineer, up to but not to exceed 15 inches in diameter. Sanitary sewers shall be completed and approved to serve each residential development parcel prior to issuance of building permits for residential units therein. However, the Permittee shall be entitled to post security in the form of cash or letter of credit approved by the Township, issued by an institution doing business in Oakland County, in an amount equal to 100% of the cost of construction as specified in a bona fide contract for construction of the improvements, approved by the Township Engineer and enforceable by the Township, or in an amount equal to 125% of the estimated cost of construction as estimated by the Township Engineer, together with an agreement with the Township authorizing the Township to install the sewer facilities if the Permittee has failed to do so within the time specified herein. In such case, the sewer facilities serving each residential development parcel shall be completed and approved prior to issuance of certificates of occupancy for residential units therein, but in any event within nine (9) months after issuance of the first building permit for a residential unit therein.

Not more than 4 unoccupied model residential units may be temporarily served by on-site septic systems, provided such units shall be connected to the public sewer as soon as such sewer is within 200 feet of the units, and shall in all events be connected prior to occupancy.

is there any sewer cost for parcel "SI"?

(5) Center landscaped median islands of variable width may be provided to blend with the natural terrain.

4.6.5 Local Roads

Local roads shall provide access to individual development parcels from Community Drive and the traffic circle. Specific standards shall be as follows:

- (1) Two 11-foot minimum paved travel lanes.
- (2) No on-street parking allowed unless additional parking lanes are provided. Adequate on-site parking shall be provided as a preferred method.

4.6.6 Emergency and Construction Access

An emergency access shall be provided between parcels "E" and "F" to Ranch Road. An additional emergency access shall be provided through parcel "K" to Clintonville Road. This access may also serve as a construction access during development of the project. Another access road shall be constructed off Waldon Road to provide access to the maintenance facility as well as an emergency vehicle access to that part of the golf course. The specifications for the emergency accesses shall be determined by the Township at the time of Final Development Plan approval for the respective residential development parcels to be served by the emergency accesses. Emergency access may need to be constructed before a respective development parcel is developed, depending upon the length of the road otherwise serving that portion of the project then completed. Construction access will be restricted to Clintonville and Waldon Roads, and there will be no construction access via Eston and Ranch Roads.

4.6.7 Timing of Road Construction

All interior roads designed to serve specified residential units shall be completed and approved (except top coat) prior to issuance of building permits for the residential units to be served thereby. However, the Permittee shall be entitled to post security in the form of cash or letter of credit approved by the Township, issued by an institution doing business in Oakland County, in an amount equal to 100% of the cost of construction as specified in a bona fide contract for construction of such roads, approved by the Township Engineer and enforceable by the Township, or in an amount equal to 125% of the estimated cost of construction as estimated by the Township Engineer, together with an agreement with the Township authorizing the Township to install the roads in question if the Permittee has failed to do so within the time specified herein. In such case, building permits for residential units to be served thereby shall be issued subject to installation of an adequate gravel road (i.e., subsurface base) to provide access for Township personnel and fire fighting equipment; each such road shall be completed and approved (except top coat) prior to issuance of certificates of occupancy for residential units to be served thereby, but in any event within twelve (12) months after issuance of the first building permit for a residential unit to be served thereby; and any purchase agreement for any such residential unit shall provide that a certificate of occupancy will not be issued until the road has been paved (except top coat). Each interior road designed to serve specified residential units

Public water shall be provided by and at the sole expense of the Permittee, and dedicated as part of the Township water system, except to any portion of the Property served by on-site wells. To serve the Property, the Permittee shall extend a water transmission line from the intersection of Sashabaw and Waldon Roads, and through the Property, except to any portion of the Property served by on-site wells. The transmission line shall be completed and approved to serve each residential development parcel prior to issuance of building permits for residential units therein, except to any portion of the Property served by on-site wells. However, the Permittee shall be entitled to post security in the form of cash or letter of credit approved by the Township, issued by an institution doing business in Oakland County, in an amount equal to 100% of the cost of construction as specified in a bona fide contract for construction of the improvements, approved by the Township Engineer and enforceable by the Township, or in an amount equal to 125% of the estimated cost of construction as estimated by the Township Engineer, together with an agreement with the Township authorizing the Township to install the water facilities if the Permittee has failed to do so within the time specified herein. In such case, the water facilities serving each residential development parcel shall be completed and approved prior to issuance of certificates of occupancy for residential units therein, but in any event within nine (9) months after issuance of the first building permit for a residential unit therein, except to any portion of the Property served by on-site wells. The Permittee shall assume the risks of nonavailability of water serving unoccupied homes under construction, including fire protection risks, and shall indemnify and hold harmless the Township against any claims arising by reason of such nonavailability. The Permittee shall assume engineering costs for the design and construction supervision of the transmission line to the Property. In return for construction of the transmission line, the Permittee shall receive credits against capital charges for water tap-ins equal to the prevailing unit capital charge at the time of connection, up to but not to exceed the total cost of construction of the off-site water transmission line to the Property. *what about sewer lines.* *

The following facilities may also be served by on-site wells, subject to conditions:

(1) Not more than 4 unoccupied model residential units may be served temporarily until such time as the public water system has been extended to the project.

(2) The golf course.

(3) The club facilities may be served temporarily until such time as the public water system has been extended to the project, provided, however, that the on-site wells must provide adequate service for fire protection purposes, as approved by the Chief of the Township Fire Department.

The Permittee may request that required off-site sewer and water improvements be financed by the Township by means of special assessment districts comprising the Property and such additional property as may voluntarily be annexed thereto. *

4.4.2 Schools

School bus service shall be coordinated with the overall road design to ensure that Clarkston Area Schools can adequately serve the project. The Permittee shall be responsible for coordinating with the appropriate Clarkston Area Schools official to determine the necessary bus service requirements, and shall provide such safe school bus pick-up and drop-off facilities as Clarkston Area Schools deem necessary and appropriate. Such requirements shall be determined prior to and incorporated as part of Final Development Plan approval for the first residential development parcel.

4.5. HISTORICAL RESOURCES: Measures to preserve and enhance historical resources of significance on the Property shall be pursued and undertaken as follows, with details to be subject to review and approval as part of Final Development Plan approval for the initial residential development parcel. The Permittee shall retain wood and stone from the barns presently on the Property. The Permittee shall construct a Victorian style garden incorporating preserved wood and stone materials. The garden shall be located within an open space area serving as a focal point in the project. A small plaque describing the history of the Sashabaw Ranch which previously occupied the site shall be included within this open space area. In addition, in front of the clubhouse, a larger plaque shall be displayed within a landscaped/garden area in which additional amounts of the preserved stone and wood shall be incorporated. The plaque shall describe the history of the Sashabaw Ranch which previously occupied the site.

4.6. INTERNAL TRAFFIC CIRCULATION: Stonehedge shall be a gated community served by a private road system providing a continuous traffic circulation system throughout the Property. The road system shall consist of segments serving various functions. Minimum standards for each road segment shall be as set forth below.

4.6.1 General Road Standards

The following specific standards shall apply to all internal roads:

(1) The standards of the Oakland County Road Commission ("OCRC") shall be met except as otherwise specified in the Concept Development Plan, including this Permit. Deviations from the OCRC standards, except as otherwise specified in the Concept Development Plan, including this Permit, may be granted by the Township Board based upon environmental and/or topographic considerations, such determination to be made by the Township Board in its reasonable discretion, weighing safety, environmental, topographic and other relevant factors.

(2) Cul-de-sacs and turnarounds shall be reviewed on an individual basis to ensure that minimum Township subdivision standards to accommodate fire and safety vehicle access are met.

(3) Access and utility easements shall be 10 feet minimum from the outer edge of pavement.

(4) Edge treatments shall be 18-inch turf shoulder capable of supporting occasional vehicle traffic, or concrete curb and gutter, or rolled or similar curb.

4.6.2 Main Entry Road

The main entry road shall provide access to the Property from Clintonville Road. This road shall be a secured entry to the club facilities and the residential community. The Permittee shall be responsible for coordinating with the appropriate Township fire and police officials to determine the necessary fire and police access requirements. The main entry road shall be a divided road providing east-west access to Community Drive and a traffic circle providing access to the club facilities and adjacent housing. Specific standards are as follows:

- (1) Two 16-foot minimum paved travel lanes, divided by a landscaped median.
- (2) 30-foot minimum limited clearing and landscape easement on both sides of access and utility easement.
- (3) No on-street parking allowed.

4.6.3 Traffic Circle

The traffic circle shall provide access to the club facilities and adjacent housing. Specific standards are as follows:

- (1) 16-foot minimum travel lane with 150-foot minimum radius to the centerline.
- (2) Traffic shall flow one way in a counterclockwise direction.
- (3) No on-street parking allowed.

4.6.4 Community Drive

Community Drive shall provide primarily north-south access from the main entry road to all development parcels except those accessed from the traffic circle. Specific standards shall be as follows:

- (1) Two 11-foot minimum paved travel lanes. Travel lanes may be divided by landscaped medians.
- (2) 30-foot minimum limited clearing and landscape easement on both sides of access and utility easement, with 4-foot minimum concrete sidewalk on one side.
- (3) At intersections, a third lane may be provided for turning movements. In such cases, the access and utility easement will be increased to accommodate the improvements.
- (4) No on-street parking allowed.

shall be top coated within 120 days after issuance of certificates of occupancy for 95% of the residential units to be served thereby. The Permittee shall post security in the form of cash or letter of credit approved by the Township, issued by an institution doing business in Oakland County, in an amount equal to 100% of the cost of top coating as specified in a bona fide contract for top coating of such roads, approved by the Township Engineer and enforceable by the Township, or in an amount equal to 125% of the estimated cost of top coating as estimated by the Township Engineer, together with an agreement with the Township authorizing the Township to top coat the roads in question if the Permittee has failed to do so within the time specified herein.

4.7 SITE ACCESS: The Permittee shall improve at its expense Clintonville Road, from Waldon Road to Clarkston Road, and Waldon Road, from Royal St. George to Clintonville Road, in accordance with the applicable standards of OCRC for two-lane roads. In order to minimize tree removal and damage to the scenic beauty of Waldon Road, the Township and the Permittee shall jointly pursue with OCRC designation of Waldon Road, from Clintonville Road east to the Township line, as a Natural Beauty Road. Such joint pursuit shall commence forthwith and be pursued in good faith. Subject to OCRC approval, initial improvements to Clintonville Road, consisting of grading and proof rolling of existing road surface to accept 3.5 inches of asphaltic surface, shall be completed prior to issuance of certificates of occupancy. All improvements to Clintonville Road and Waldon Road shall be completed prior to issuance of the 125th certificate of occupancy. Prior to completion of the improvements, the Permittee shall apply dust palliative to and, if and to the extent OCRC fails to do so, otherwise maintain Clintonville Road and Waldon Road as necessary to keep them in good repair, and minimize problems for adjacent property owners and the motoring public at large. If the Permittee fails to maintain Clintonville Road and/or Waldon Road as required hereby, the Township may withhold issuance of further approvals and permits for the project until such failure is cured to the Township's reasonable satisfaction. The Permittee shall repair any damage to Waldon Road, from Clintonville Road east to the Township line, caused by its construction activities.

4.8 RELATIONSHIP OF PEDESTRIAN AND VEHICLE CIRCULATION: Four-foot minimum concrete sidewalks shall be provided along Community Drive. The necessity for additional sidewalks along local roads or within other portions of the development shall be addressed during the Final Development Plan approval process for each development parcel.

4.9 SAFETY PATHS: A concrete safety path shall be constructed along the east side of Clintonville Road from Waldon Road to Clarkston Road in accordance with the Township safety path plan and standards. Deviations from the Township safety path plan and standards may be granted by the Township Board, weighing environmental and/or topographic considerations with safety and other considerations. The Permittee shall not be required to construct a safety path along Waldon Road.

4.10 PERIMETER LANDSCAPING: Detailed landscape plans for perimeter berming and screening shall be submitted with the application for initial Final Development Plan approval, and installation shall be completed and approved prior to issuance of certificates of occupancy for residential units.

Specific measures along the north Property boundary shall provide buffering with neighboring residences. Plans for such measures shall be submitted with the application for Final Development Plan approval for any development parcel which includes area along any part of the north boundary, and installation of such measures shall be completed and approved prior to issuance of certificates of occupancy for residential units in such development parcel.

4.11 LIGHTING AND SIGNS: A comprehensive sign and lighting plan for the entire project shall be submitted and subject to approval as part of the initial Final Development Plan approval.

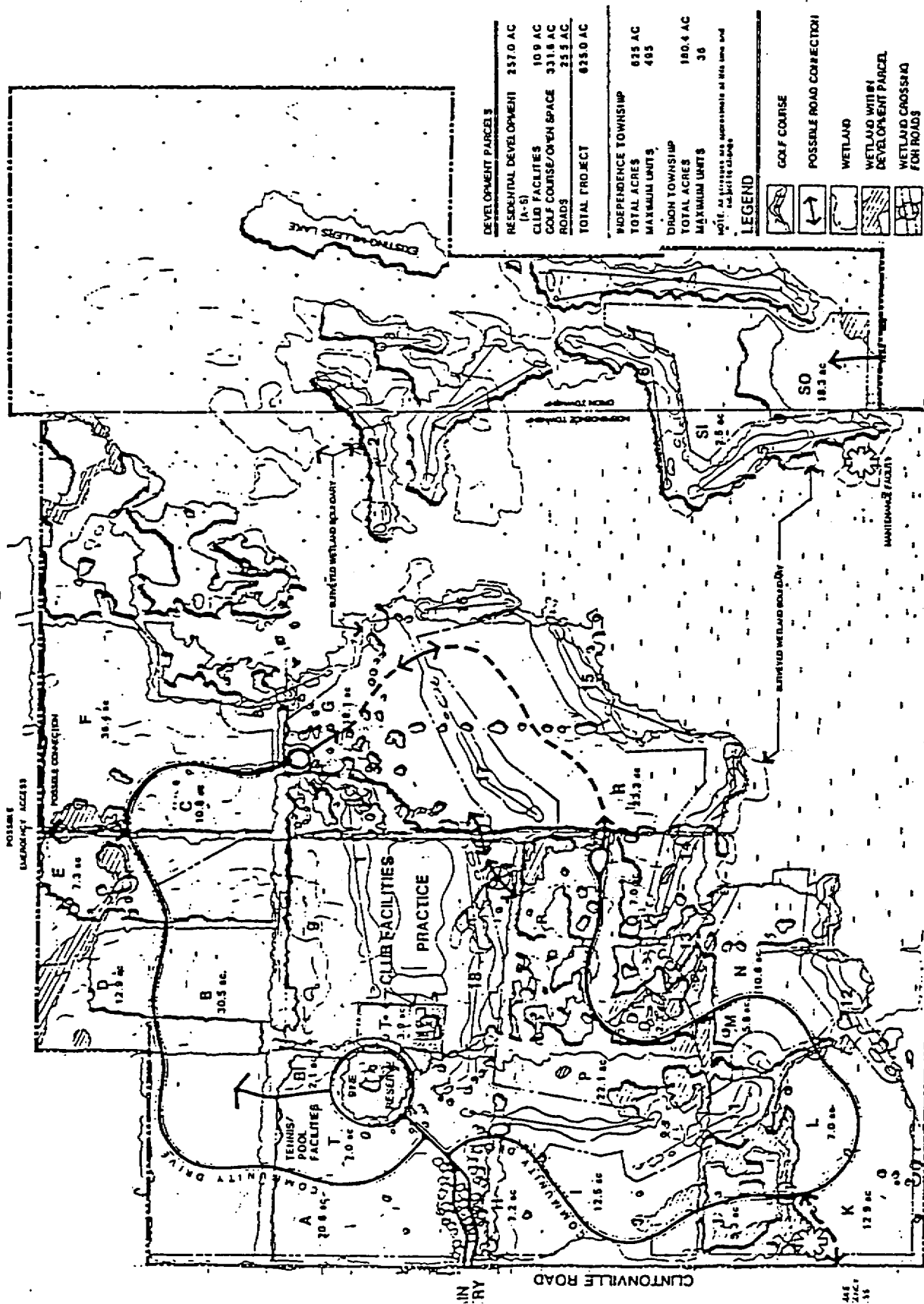
4.12 OPEN SPACE: For the purpose of insuring long-term preservation of open space on the Property, all open space designated on the Revised Concept Development Plan Map, including all wetlands and the golf course, shall be restricted by conservation easements provided by the Permittee, and any and all persons having an interest in the Property, on a form approved by the Township as part of the Concept Development Plan approval. Such conservation easements shall provide for perpetual preservation and maintenance of the open space, and shall be recorded with the Oakland County Register of Deeds prior to initial Final Development Plan approval.

Property Description Exhibit

A PARCEL OF LAND LOCATED IN PART OF SECTION 24, T. 4 N., R. 9 E., INDEPENDENCE TOWNSHIP, OAKLAND COUNTY, MICHIGAN; DESCRIBED AS BEGINNING AT THE S.W. CORNER OF SECTION 24 AND PROCEEDING ALONG THE W. LINE OF SAID SECTION 24 THE FOLLOWING TWO COURSES AND DISTANCES N. 01°31'13" W. 2653.46 FEET TO THE W. 1/4 CORNER OF SECTION 24 AND N. 01°26'15" W. 1975.38 FEET; THENCE THE FOLLOWING THREE COURSES AND DISTANCES ALONG "WALTER'S CLARKSTON- ORION ACRES" RECORDED IN LIBER 64 PAGE 14 O.C.R., N. 88°19'47" E. 1318.74 FEET MEASURED (N. 88°24'07" E. 1316.28 FEET RECORD) ALONG THE SOUTH LINE OF LOT 22 AND N. 01°21'53" W. 670.20 FEET MEASURED (N. 01°09'55" W. 669.37 FEET RECORD) AND N. 88°21'42" E. MEASURED, 1321.03 FEET (N. 88°28'50" E. 1319.60 FEET RECORD) ALONG THE NORTH LINE OF SECTION 24 TO THE N. 1/4 CORNER OF SAID SECTION 24, SAID LINE ALSO BEING THE SOUTH LINE OF PART OF LOT 18 AND LOTS 23 THROUGH 28 INCLUSIVE AND THE W. 1/2 R.O.W. OF ESTON ROAD (86' WIDE); THENCE N. 88°27'22" E. 2647.74 FEET MEASURED (S. 87°54'42" E. 2648.04 FEET RECORD) ALONG SAID N. LINE OF SECTION 24, SAID LINE ALSO BEING THE S. LINE OF PART OF LOT 85 AND LOTS 86 THROUGH 88 INCLUSIVE AND LOTS 48 THROUGH 54 INCLUSIVE AND THE E. 1/2 R.O.W. OF EATON ROAD (86' WIDE) AND WOODVIEW DRIVE (60' WIDE) OF "CLARKSTON RANCH ESTATES NO. 2" AS RECORDED IN LIBER 182 PAGES 36 THROUGH 42 INCLUSIVE TO THE N.E. CORNER OF SAID SECTION 24; THENCE ALONG THE EAST LINE OF SAID SECTION 24 S. 01°34'48" E. 2659.40 FEET TO THE E. 1/4 CORNER OF SECTION 24; THENCE CONTINUING ALONG SAID EAST SECTION LINE S. 01°34'48" E. 2659.40 FEET TO THE S.E. CORNER OF SECTION 24; THENCE THE FOLLOWING TWO COURSES ALONG THE SOUTH LINE OF SECTION 24 S. 88°36'56" W. 2651.84 FEET TO THE S. 1/4 CORNER OF SECTION 24 AND S. 88°36'51" W. 2645.90 FEET TO THE POINT OF BEGINNING, BEING THE S.W. CORNER OF SAID SECTION 24 CONTAINING 625.08 ACRES MORE OR LESS AND SUBJECT TO THE RIGHTS OF THE PUBLIC OVER CLINTONVILLE AND WALDON ROADS; ALSO SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD.

Revised Concept Development Plan Map

This Revised Concept Development Plan Map is intended solely for the purpose of illustrating the general arrangement and location of proposed residential development, recreational facilities, open space and roads in Stonehedge. The location, nature and size of those components are approximate and subject to change. This Revised Concept Development Plan Map does not constitute a representation or warranty to anyone regarding the recreational or other facilities, if any, to be provided in Stonehedge.



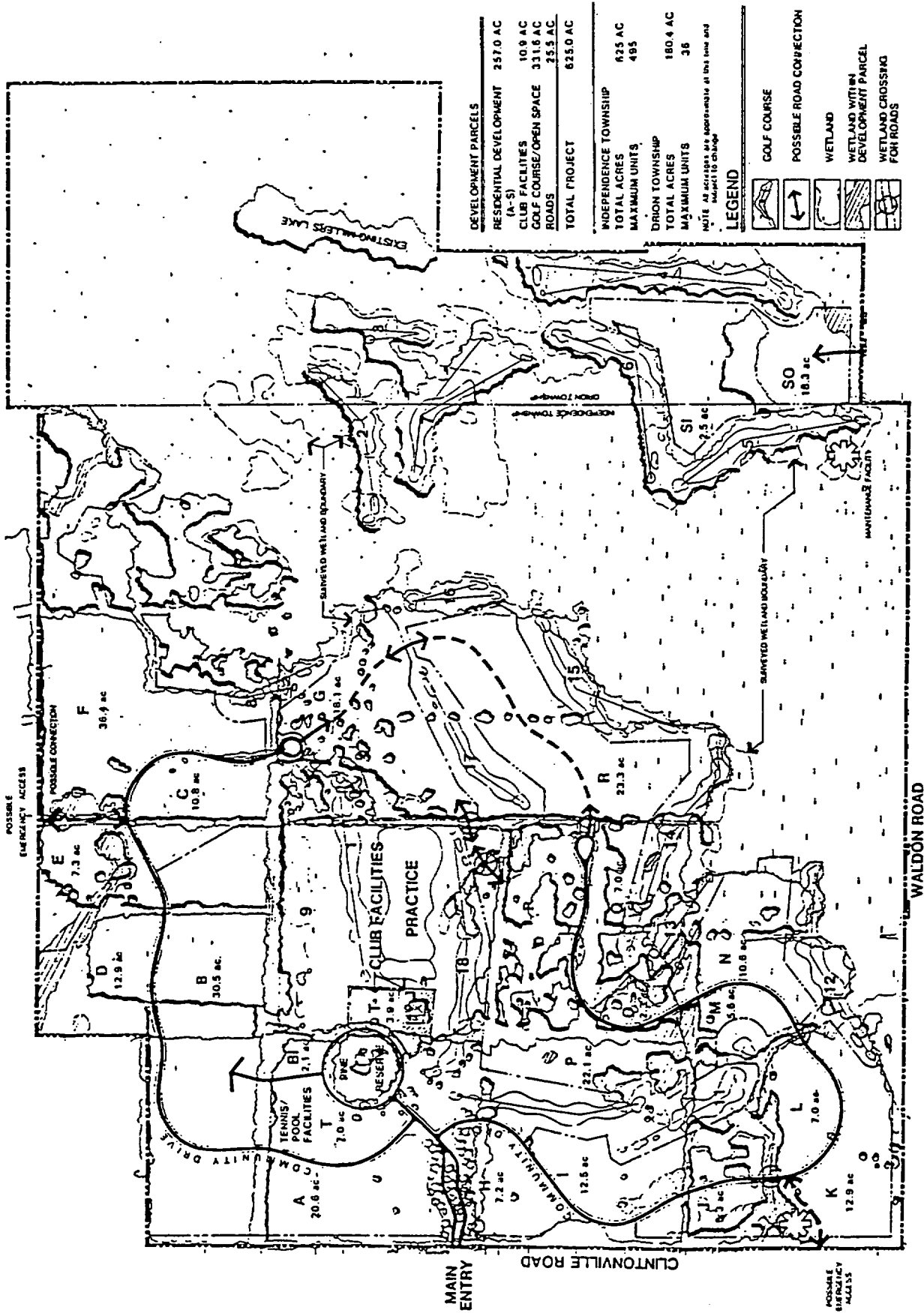
DEVELOPER: MANSUR DEVELOPMENT COMPANY
 1900 N. 10TH ST., SUITE 100
 MINNEAPOLIS, MN 55412
 (612) 338-1234

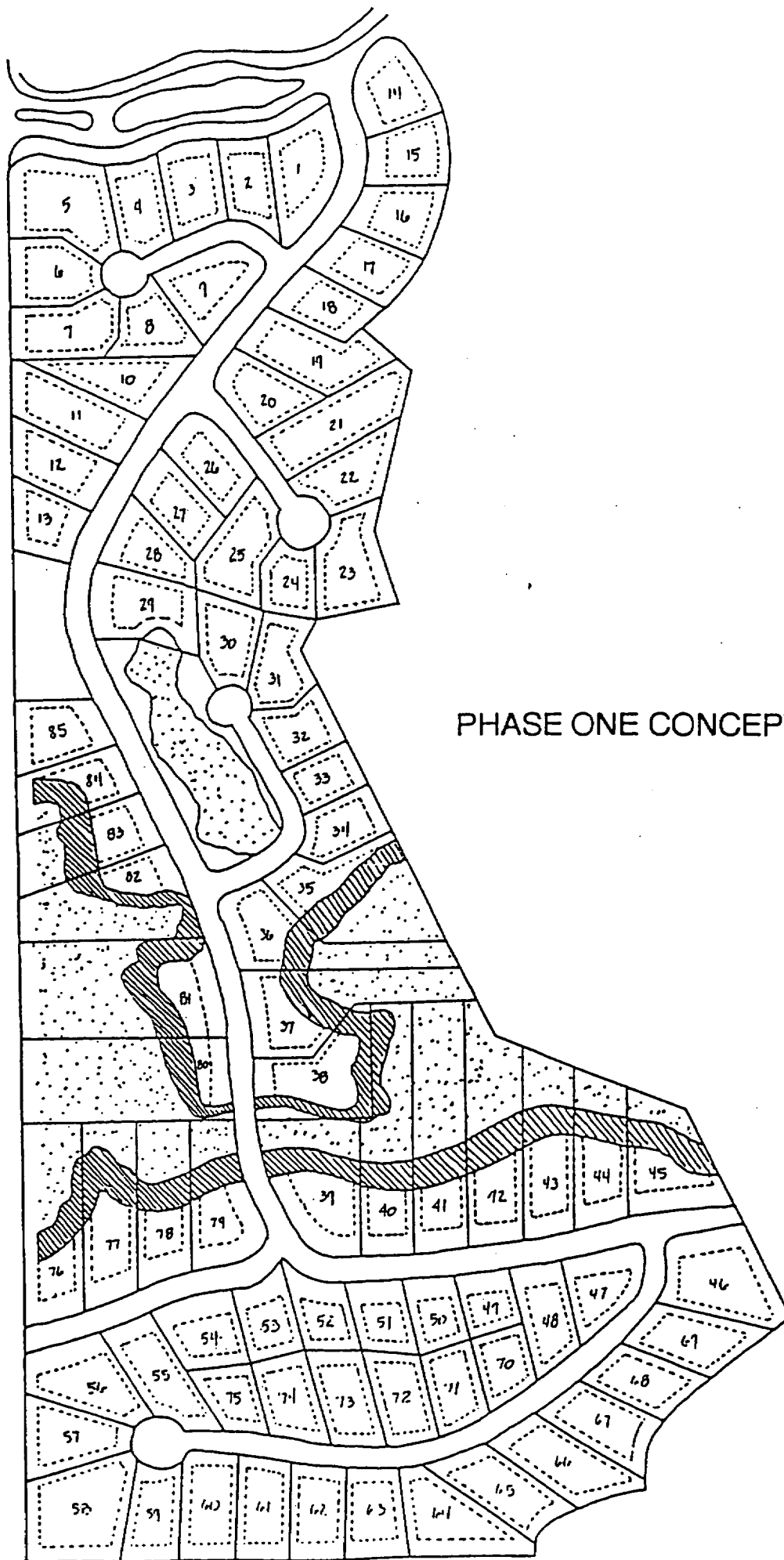
DESIGNER: MANSUR DEVELOPMENT COMPANY
 1900 N. 10TH ST., SUITE 100
 MINNEAPOLIS, MN 55412
 (612) 338-1234

ENVIRONMENTAL CONSULTANT: MANSUR DEVELOPMENT COMPANY
 1900 N. 10TH ST., SUITE 100
 MINNEAPOLIS, MN 55412
 (612) 338-1234

MAY 17, 1994 6694-0
 DAVID HENRIKSON ASSOCIATES

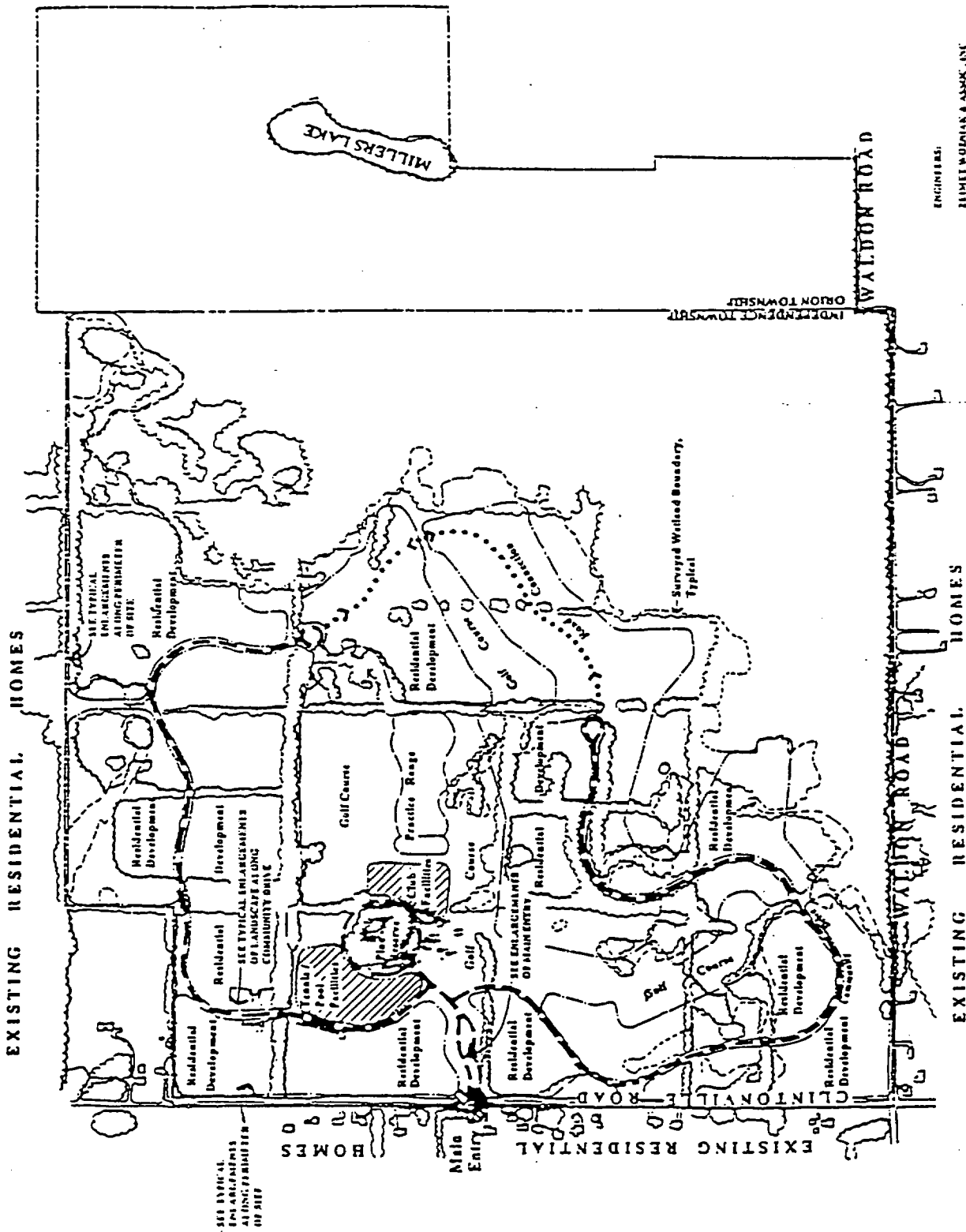
Revised Concept Development Plan Map





PHASE ONE CONCEPT PLAN

EXHIBIT 1



ENGINEERS:
JIMMY WOLFE & ASSOC., INC.
SOUTHFIELD, MICHIGAN

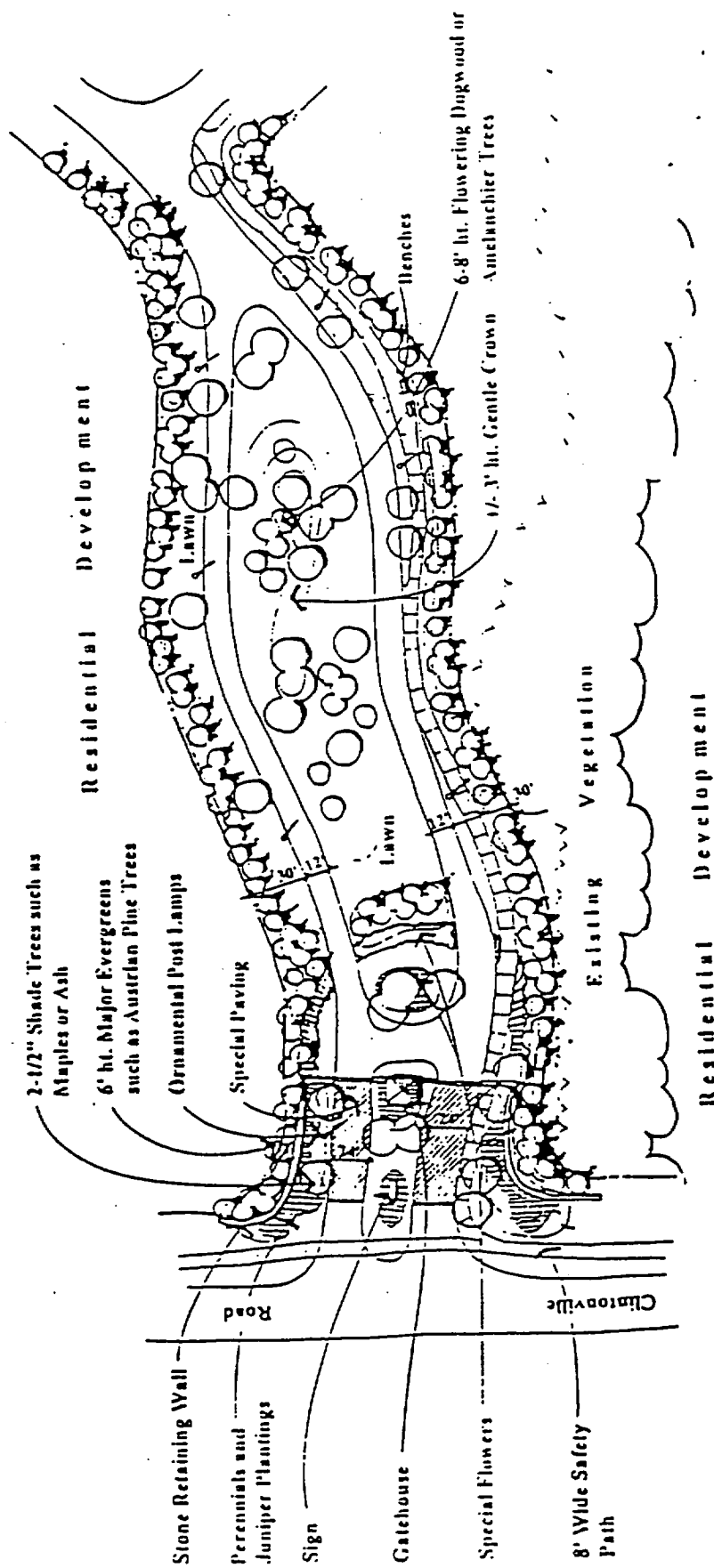
LANDSCAPE ARCHITECTS:
GRIMM / WHITE ASSOC., INC.
FARMINGTON HILLS, MICHIGAN

ENVIRONMENTAL CONSULTANTS:
DECKERS WILLIAMSON
NORTHVILLE, MICHIGAN

DEVELOPER:
MANSION DEVELOPMENT CORP.
INDIANAPOLIS, INDIANA

GEOTECHNICAL ARCHITECTS:
ARTHUR HILL & ASSOCIATES
TOLDO, OHIO

STONEHEDGE
Landscape Concept Plan
MARCH 1991



Plan - Main Entry Landscape

Scale: 1" = 30'

2 1/2" cal. Maple or Ash Trees

Retaining Wall

6. Berming with
Fine Tree Mass Plantings

Entry Sign

Entry Gates and
Gatehouse

Ornamental Post Lamps

tion / Elevation - Main Entry Landscape

1/8" = 1'-0"

Meandering Beds of Understory
Plantings of 18 - 24" sizes of
varieties such as:
Grey Stem Dogwood
Black Chokeberry
Nannyberry Viburnum
Staghorn Sumac
Alder

3' - 5' ht. Earth Berm may Occur
Within Landscape Buffer to
Supplement Existing or
Proposed Vegetation

8' wide Safety Path with long
sweeping curves in R.O.W.

30' LANDSCAPE BUFFER

SECTION

Massings of 4 - 5' ht. Large
Shrubs / Small Trees of:
Buckthorn
Cockspur Hawthorne
Alder
Michigan Holly

Natural Groupings of Indigenous-
2 - 1/2" Shade Trees such as:
Sugar and Red Maples
Red Oaks
White and Green Ash

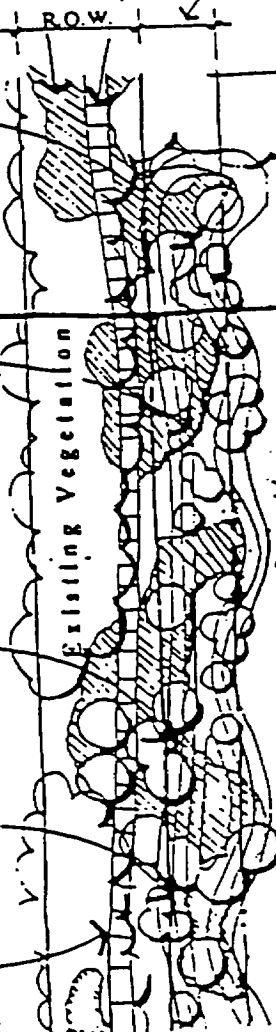
6' ht. Small Flowering Tree
Groupings of varieties of:
White Flowering Dogwood
Shadblow Serviceberry

Existing Vegetation to be Preserved
and Supplemented with Indigenous
Plantings to Provide Wildlife Habitat
and Refuge (Landscape Arch to

Existing Vegetation

RESIDENTIAL
DEVELOPMENT

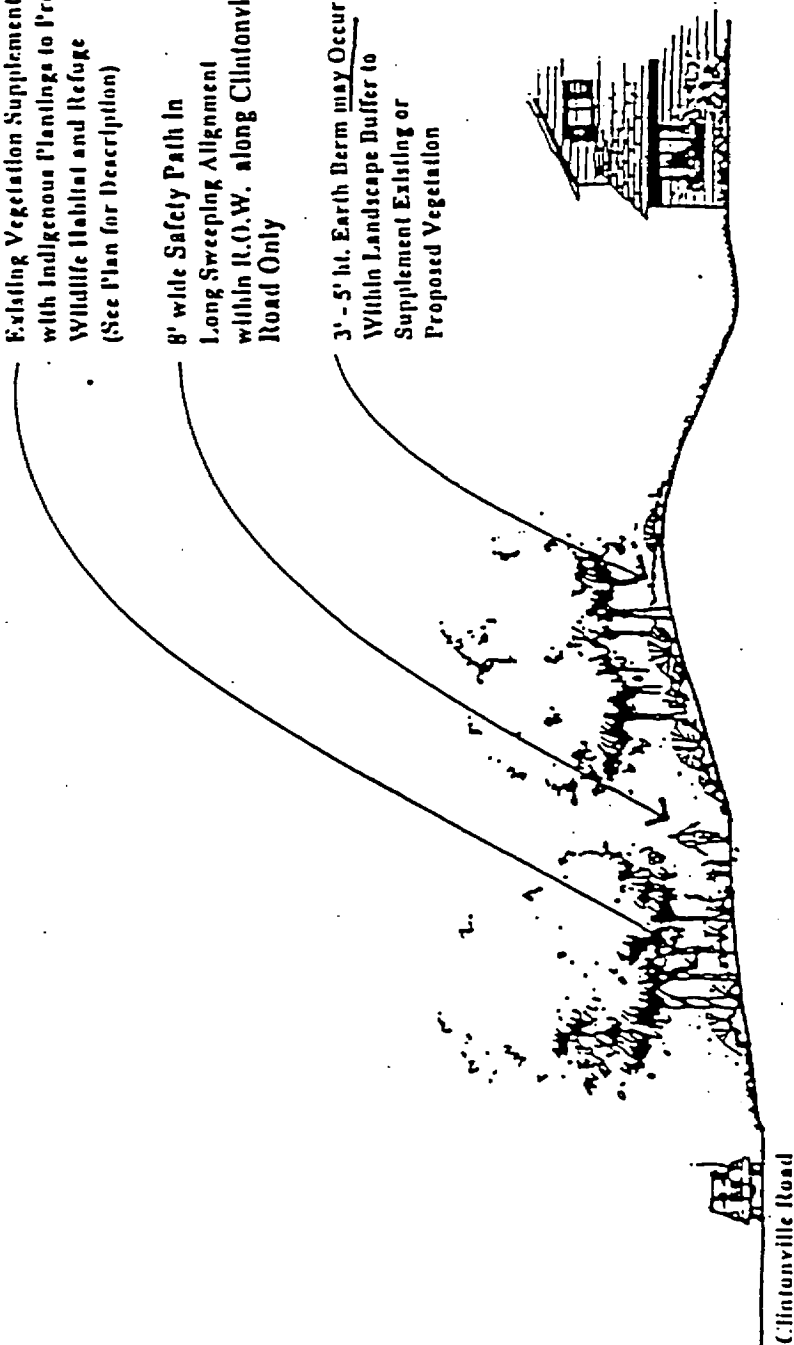
Clintonville Road



Existing Vegetation Supplemented
with Indigenous Plantings to Provide
Wildlife Habitat and Refuge
(See Plan for Description)

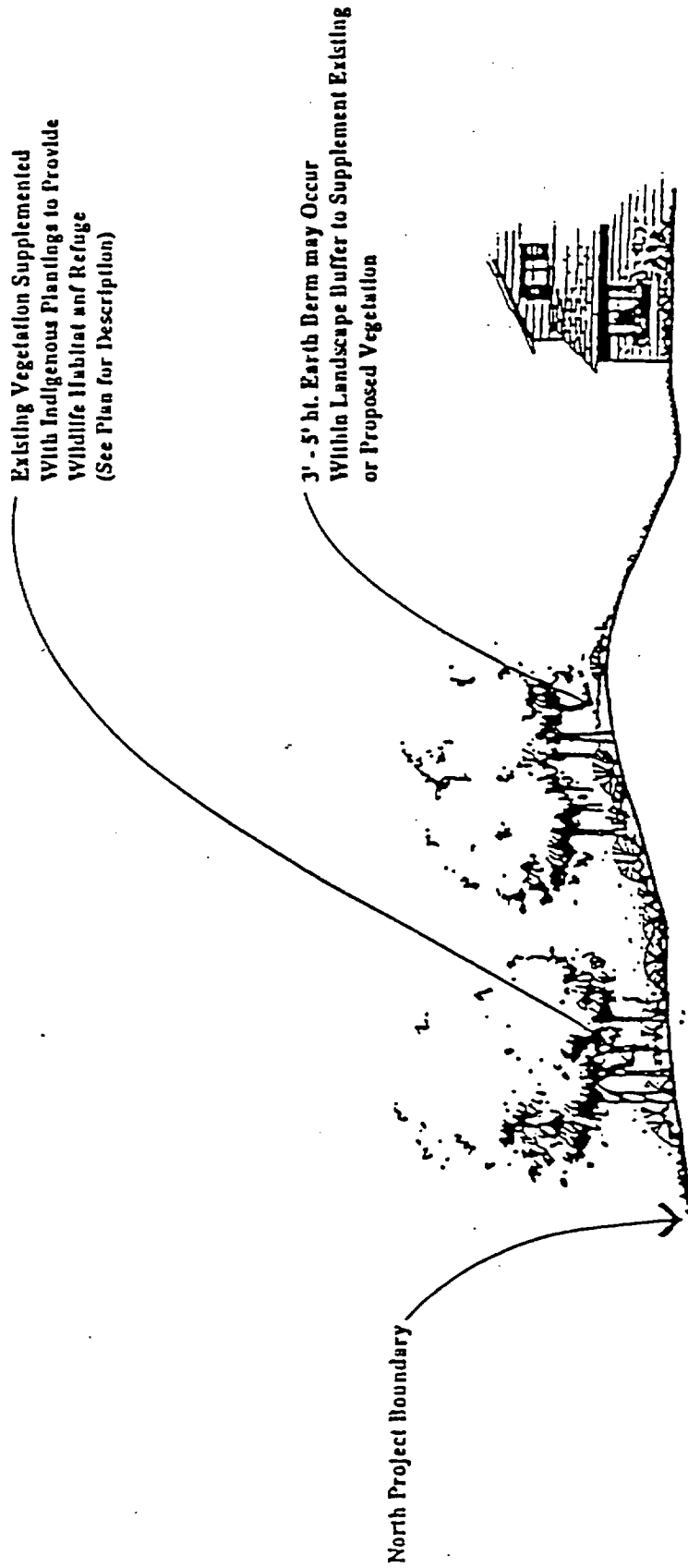
8' wide Safety Path in
Long Sweeping Alignment
within R.O.W. along Clintonville
Road Only

3' - 5' ht. Earth Berm may Occur
Within Landscape Buffer to
Supplement Existing or
Proposed Vegetation



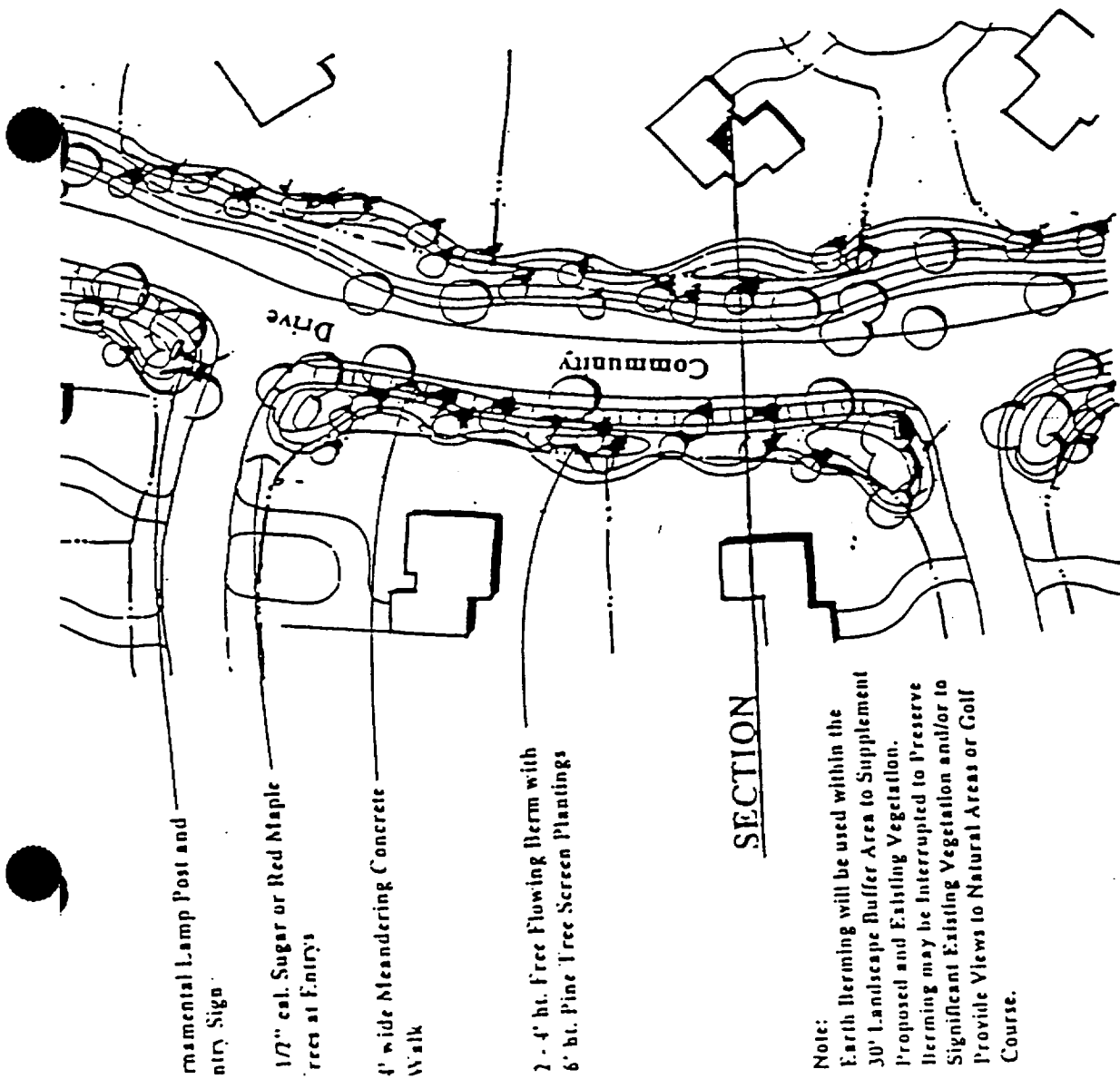
Section - Typical Landscape along Perimeter of Site

Scale: 1/8" = 1'-0"



Section - Typical Landscape along North Project Boundary

Scale: 1/8" = 1'-0"

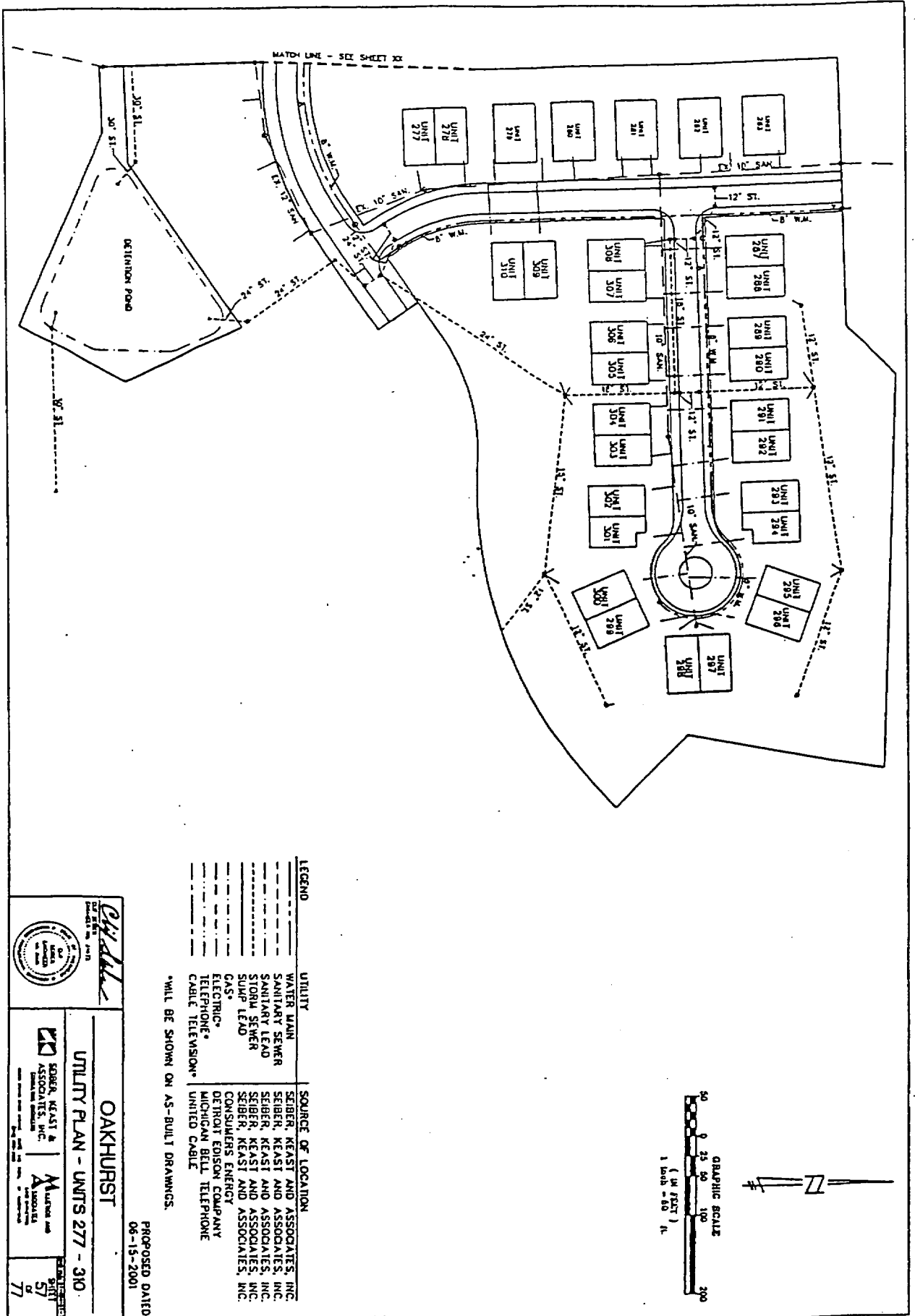


SECTION

Note:
 Earth Berming will be used within the
 30' Landscape Buffer Area to Supplement
 Proposed and Existing Vegetation.
 Berming may be Interrupted to Preserve
 Significant Existing Vegetation and/or to
 Provide Views to Natural Areas or Golf
 Course.

Plan - Typical Landscape along Community Drive

Scale: 1" = 30'



LEGEND	
UTILITY	SOURCE OF LOCATION
WATER MAIN	SEIBER, KEAST AND ASSOCIATES, INC.
SANITARY SEWER	SEIBER, KEAST AND ASSOCIATES, INC.
SANITARY LEAD	SEIBER, KEAST AND ASSOCIATES, INC.
STORM SEWER	SEIBER, KEAST AND ASSOCIATES, INC.
SUPPLY LEAD	SEIBER, KEAST AND ASSOCIATES, INC.
GAS	CONSUMERS ENERGY
ELECTRIC	DETROIT EDISON COMPANY
TELEPHONE	MICHIGAN BELL TELEPHONE
CABLE TELEVISION	UNITED CABLE

*WALL BE SHOWN ON AS-BUILT DRAWINGS.

PROPOSED DATED
06-15-2001

OAKHURST

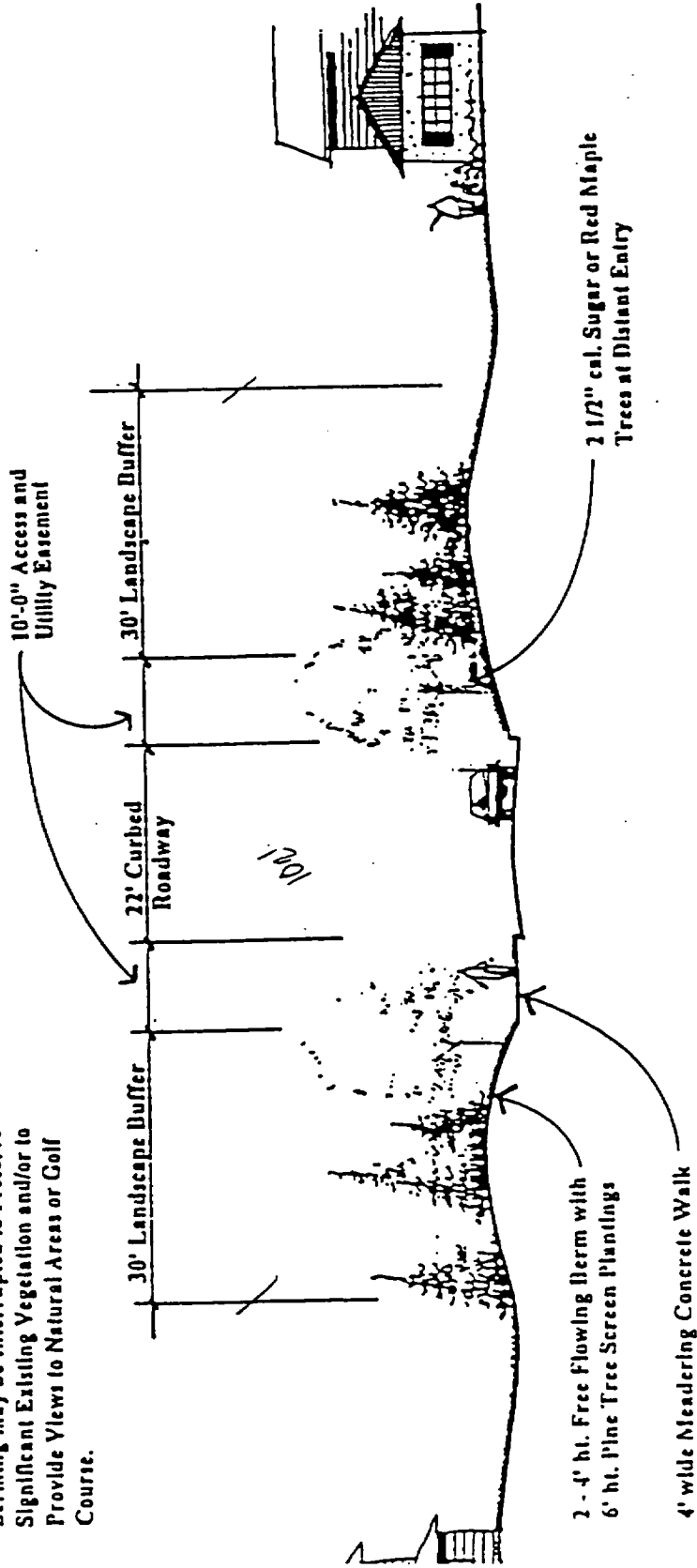
UTILITY PLAN - UNITS 277 - 310

SOBER, KEAST & ASSOCIATES, INC.

MAY 1977

77

30' Landscape Buffer Area to Supplement Proposed and Existing Vegetation. Berming may be Interrupted to Preserve Significant Existing Vegetation and/or to Provide Views to Natural Areas or Golf Course.



ion - Typical Landscape along Community Drive

1/8" = 1'-0"