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RICHARD L. WAGNER, JR.  
BROOKE M. JORDAN

DATE: January 19, 2022  
TO: All Owners/Members of Pheasant View Association, Inc.  
FROM: Tracy N. Danner-Bond of Zelmanski, Danner & Fioritto, PLLC  
RE: Vote on Proposed Amendments to the Articles of Incorporation and Declaration of Covenants and Restrictions

Dear Owners:

As you are aware, our law firm is retained as legal counsel for Pheasant View Association, Inc. We have been working with your Board of Directors for over a year to draft proposed amendments your Articles of Incorporation and Declaration of Covenants and Restrictions. The Board requests your vote in favor of the proposed amendments at the upcoming Special Membership Meeting of the Association, which will take place on **Monday, February 28, 2022 at 7:00 pm via Zoom.**

***Meeting ID: 991 4502 7531***  
***Passcode: 48188***

Prior to the Informational Meeting held on October 28, 2021, regarding the amendment project, the Association mailed a packet to each Owner containing drafts of proposed amended documents. The documents, which were discussed with the Owners at the Informational Meeting, included the following:

1. Restated Articles of Incorporation
2. Amended and Restated Declaration of Covenants and Restrictions

After the October 28, 2021, Informational Meeting, changes were made to the proposed Amended and Restated Declaration of Covenants and Restrictions only in the Sections identified below:

- Article I, Section 13 – Electronic Transmission or Electronically Transmitted
- Article XI, Section 4 – Air Conditioners
- Article XI, Section 15 – Play Structures
- Article XI, Section 19 – Temporary Structures
- Article XI, Section 20 – Street Parking
- Article XI, Section 31(B)(1) – Exemption for House-sitter, Animal-sitter, or Caregiver During Temporary Absence of Owner
- Article XV, Section 3 – Default of an Owner

In order to keep additional copying and mailing costs to a minimum regarding this amendment project, a copy of the full revised Amended and Restated Declaration of Covenants and Restrictions is not enclosed. Please reference the enclosed document containing the revised sections listed above, and the proposed amended documents previously received.

***When and how will we vote on the amendments?***

Voting will be conducted at the February 28, 2022 Special Membership Meeting via Zoom (please see the Notice of Membership Meeting). The sole purpose of the Special Meeting will be to collect ballots from the Owners on the amendment project. No other Association business will be discussed or entertained by the Board of Directors at the Special Meeting.

If the Association does not obtain enough votes to approve the amendments by the end of the February 28, 2022, Special Membership Meeting, the vote on the amendments will be adjourned for ninety (90) days to allow Board Members additional time to collect Ballots from those Owners who have not yet voted. This will help ensure that enough votes are cast by the Owners to decide the issues.

There are several ways to cast your ballot for the amendment project:

- ***In person/online at the Zoom Meeting:*** <https://www.pheasantview.org/vote> In person/online voting will begin at 7:00 pm on February 28, 2022. Further instructions will be given at the Zoom Meeting. Online voting may be open for up to 90 days from February 28, 2022, if the meeting is adjourned to collect additional votes.
- ***Mail:*** Mail your completed Ballot to *Pheasant View Association, Inc., Attn: Board of Directors, P.O. Box 871463, Canton, MI, 48187*. Ballots must be received no later than February 28, 2022, in order to be counted at the Special Membership Meeting.
- ***Drop Off:*** Deposit your completed Ballot in the box located at *1753 Stonebridge Way (Board Member Home)*. Ballots must be received no later than February 28, 2022, in order to be counted at the Special Membership Meeting.
- ***Proxy:*** Mail your completed Proxy form to the Board of Directors at *Pheasant View Association, Inc., Attn: Board of Directors, P.O. Box 871463, Canton, MI, 48187*, or deposit your completed Proxy form in the box located at *1753 Stonebridge Way (Board Member Home)*, to be received no later than February 28, 2022. Your Proxy holder may also provide/show the completed Proxy form at the Special Membership Meeting in exchange for a Ballot. Please note that if you grant a Proxy to another Owner for purposes of this vote, your Proxy holder will have the right to cast your Lot's vote at the Membership Meeting however they choose.

The proposed amendments to the Articles of Incorporation require the approval of a majority of the Owners/Members entitled to vote. The proposed amendments to the Declaration of Covenants and Restrictions require the approval of 80% of all Lots in the Subdivision entitled to vote.

***If the amendments are approved, when will they become effective?***

The Restated Articles of Incorporation will become effective when they are filed with the Michigan Department of Licensing and Regulatory Affairs. The Amended and Restated Declaration of Covenants and

Restrictions will become legally effective three (3) years from the date of recording with the Wayne County Register of Deeds. A copy of all filed/recorded amended documents will be distributed to the Owners.

***In closing . . .***

Like you, the Board Members are Owners in Pheasant View Subdivision. It is their belief, as your fellow Owners, that these amendments to the Governing Documents are in the Association's best interests.

The Board of Directors has worked very hard on this project, and the Association has made a significant monetary investment as well in this project. The Board Members respectfully ask for your vote in favor of these amendment proposals.

Your time, input, and involvement in this process is truly appreciated.

Very truly yours,

ZELMANSKI, DANNER & FIORITTO, PLLC

*/s/ Tracy N. Danner-Bond, Esq.*

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Enclosures



ZELMANSKI, DANNER  
& FIORITTO, PLLC

IN ALLIANCE WITH

