

MEMBERS

KEVIN M. HIRZEL, ESQ.*
MATTHEW W. HERON, ESQ.*
KAYLEIGH B. LONG, ESQ.*
ADAM C. TOOSLEY, ESQ.**

OF COUNSEL

MICHAEL D. MCCULLOCH, ESQ.*
RICHARD TAUBMAN, ESQ.*
EDWARD J. ZELMANSKI, ESQ.*

**Licensed in Michigan Only*

HIRZEL LAW
CONDOMINIUM & REAL ESTATE LAW

SENIOR ATTORNEYS

BRANDAN A. HALLAQ, ESQ.*
CHANTELLE R. NEUMANN, ESQ.*
TRACY N. DANNER-BOND, ESQ.*
GREGORY J. FIORITTO, ESQ.*

ATTORNEYS

MICHAEL T. PEREIRA, ESQ.*
MELISSA D. FRANCIS, ESQ.*
MATTHEW D. LEVINE, ESQ.*
LIVIA KHEMMORO, ESQ.*
***Licensed in Michigan and Illinois*

Chicago

159 N Sangamon St.,
Ste. 200
Chicago, IL 60607

Farmington

37085 Grand River Ave,
Ste. 200
Farmington, MI 48335

Grand Rapids

250 Monroe Ave. NW, Ste.
400
Grand Rapids, MI 49503

Sterling Heights

13425 19 Mile Rd.,
Ste. 300
Sterling Heights, MI 48313

Traverse City

1001 Bay St.,
Ste. E
Traverse City, MI 49684

Tracy N. Danner-Bond, Esq.
TDannerBond@HirzelLaw.com

DATE: August 10, 2023
TO: All Members of Swiss Village East Property Owners Association, Inc.
FROM: Tracy N. Danner-Bond of Zelmanski, Danner & Fioritto, PLLC
RE: Document Amendment Project Step 2 – Amended and Restated Restrictions and Regulations

Dear Members:

As you are aware, our law firm is engaged as legal counsel to Swiss Village East Property Owners Association, Inc. We have been working with the Board of Directors on Step 2 of the Association’s Document Amendment Project.

Step 1 of the Document Amendment Project was to remove the 3-year waiting period regarding the effectiveness of amendments to the Restrictions and Regulations. The Duration section was also revised to address future amendments to the Restrictions and Regulations. Step 1 was completed on August 16, 2021 when the homeowner/member-approved First Amendment to Swiss Village East Restrictions and Regulations, First Amendment to Swiss Village East #2 Restrictions and Regulations, and First Amendment to Swiss Village East #4 Restrictions and Regulations were recorded with the Antrim County Register of Deeds. The First Amendments will become effective August 6, 2024. Step 1 of the Document Amendment Project also included Restated Articles of Incorporation for the Association. That document became effective August 25, 2021, when it was filed with the State of Michigan.

Step 2 of the Document Amendment Project is the preparation of the NEW Swiss Village East Subdivision Amended and Restated Restrictions and Regulations. This new document combines the language contained in the unrecorded Declaration and Covenant, the recorded Restrictions and Regulations for each Subdivision, as amended, and the Bylaws.

The Board of Directors has called a Special Informational Meeting for the purpose of discussing Step 2 of the Document Amendment Project. This Informational Meeting will be held on Saturday, September 23, 2023 at the Schuss Mountain Ski Patrol Building at 10 a.m. (please see the enclosed Notice of Special Membership Meeting). As the Association’s attorney and drafter of the Document Amendment Project, I will present an overview of the proposed NEW Swiss Village East Subdivision Amended and Restated Restrictions and Regulations to the Membership. The Board will then open the floor to the homeowners so everyone will have the

opportunity to ask questions and to voice comments, objections, and opinions regarding the proposed document.

All Members are encouraged to attend the Special Informational Meeting and to speak freely regarding the amendment project. Member input is a valuable part of the amendment process. The Board of Directors recognizes that all Members have a right to their “say” regarding these amendments, and the Board appreciates their input on this important project. **As the proposed Amended and Restated Restrictions and Regulations have not yet been finalized, no voting on the document will take place at the Special Informational Meeting.**

If you are unable to attend the Special Informational Meeting on September 23, 2023 but would like to provide feedback to the Board of Directors, please complete the Member Survey and return it to Tracy N. Danner-Bond, Esq. at Hirzel Law, PLC (see mailing address/email address at the bottom of the survey).

After the Special Informational Meeting, the Board of Directors will continue working with our office to formalize a final draft of the proposed Swiss Village East Amended and Restated Restrictions and Regulations, considering any concerns or suggestions raised by the Members at the Meeting. The final draft of the proposed Swiss Village East Amended and Restated Restrictions and Regulations will be submitted to the Members, along with ballots and detailed voting instructions. Another Special Meeting of the Membership will be scheduled in late winter/early spring for the purpose of conducting the vote.

If the Step 2 voting is successful, the approved Swiss Village East Amended and Restated Restrictions and Regulations will become legally effective when the document is recorded with the Antrim County Register of Deeds. A copy of the recorded document will be distributed to all Members.

In closing . . .

Like you, the Board of Directors volunteers are Members of Swiss Village East Property Owners Association. It is their belief, as your fellow Members, that these amendments to the Governing Documents are in the Association’s best interests.

The Board of Directors will be working very hard on this project, and the Association has committed to making a significant monetary investment in this project. The Board Members hope that you will attend the Special Membership Meetings, cast your vote in support of the amendments to the Governing Documents, and continue to support them in this, and other, endeavors on behalf of the Association.

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

Very truly yours,

HIRZEL LAW, PLC

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

Enclosures