



FIRST AMENDMENT TO WILDWOOD DEVELOPMENT PROPERTY RESTRICTIONS

This First Amendment to Wildwood Development Property Restrictions, is made this 8/15/2026 day of April, 2026, by **Randall W. Mann, sole member, Great Lakes Land-Northern Michigan LLC**, a Michigan limited liability company, whose address is 9497 Ridgecrest Drive, La Mesa, CA. 91941, being the Developer AND **Randall W. Mann, sole member, Wildwood – Northern Michigan LLC**, a Michigan limited liability company, whose address is 9497 Ridgecrest Drive, La Mesa, CA. 91941, being the Owner of property located in Springfield Township, Kalkaska County, Michigan described below

Parcels 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16 and 17, Part of the SW 1/4 of Section 16, 25N, R8W, Springfield Township, Kalkaska County, Michigan. Parcels being part of the development, survey dated 10/26/2024, recorded at #3175142 Kalkaska County Register of Deeds Office.

NOW, THEREFORE, the Developer and Owner hereby amends the “Wildwood Development Property Restrictions” dated 10/30/2024, recorded at #3175143 Kalkaska County Register of Deeds Office, as follows:

Section 1, Restrictions, Subsection 1.1 is hereby amended in its entirety to read as follows:

Dwellings must have a minimum of 800 square feet.

Section 1, Restrictions, Subsection 1.6, d) is hereby corrected to read as follows:

All activities are lawful and comply with **Springfield** Township Zoning Ordinance.

Section 1, Restrictions, Subsection 1.7 is hereby amended in its entirety to read as follows:

1.7 Each parcel shall not have more than one single family dwelling, with exception of an auxiliary dwelling allowable as follows:

- a) Approval as required by Zoning Ordinance, for a “Special Use Permit”.
- b) Accessory dwellings are only permitted with standard, detached single-family dwelling units.
- c) The accessory dwelling unit may be (i) incorporated into the primary residence on the property; (ii) incorporated into a garage or outbuilding serving the primary residence; or (iii) a free-standing and

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separate dwelling from the primary residence. Notwithstanding, any and all accessory dwelling units must comply with all federal, state and Local Laws, regulations, and ordinances.

d) Short-term rentals are permitted no less than a minimum of 3 days per stay.

e) No commercial business or activity other than what is described as permitted.

Section 1, Restrictions, Subsection 1.8 is hereby amended in its entirety to read as follows:

Upon completion of construction for a home, each drive must be installed with asphalt from the private road into the property no less than 30' in length and 10' in width.

In all other respects the "Wildwood Development Property Restrictions" are hereby reaffirmed and ratified in their entirety except as expressly modified herein.

The revisions of this "First Amendment to Wildwood Development Property Restrictions" shall supersede all prior provisions that may be contrary to it and shall govern in the event of any inconsistencies.

IN WITNESS THEREOF, the signors caused this First Amendment to Wildwood Development Property Restrictions to be executed the day and year as first above written.



Randall W. Mann, sole member,
Great Lakes Land-Northern Michigan LLC



Randall W. Mann, sole member,
Wildwood – Northern Michigan LLC

STATE OF MICHIGAN)
) SS
COUNTY OF GRAND TRAVERSE)

The foregoing instrument was acknowledged before me this 15th day of August 2026, by Randall W. Mann, sole member, Great Lakes Land-Northern Michigan LLC and as sole member of Wildwood – Northern Michigan LLC.



Rosemarie Franco-Bell
Kalkaska County Michigan Notary Public
Acting in the County of Grand Traverse, MI
My Commission Expires: 5/13/2030

Drafted by and return to: Randall W. Mann, whose address is P.O. Box 941 Traverse City MI 49685