

This column highlights promotions, transfers, hirings, awards wan and other key personnel moves within the suburban real estate community. Send a brief blographical summary—including the towns of residence and employment and a black and white photo if dostred—to: Movers and Shakers, Observer & Eccentric Newspapers, 36251 Schoolcraft, Livenia, 48150. Our fax number is (313)-591-7279

Stotzky Joins Cranbrook



Sylvia Stotzky, an associate bro-ker, has joined Cranbrook

ounty. Stotzky lives in West Bloomfield.

Kelly receives CRP



Leon Kelly, an associate broker with RE/MAX on the trail in Plymouth, has received the professional designation of Certified Relo-cation Professional

Certified Relocation Professional.

Kelly, a
Northville res
dent, also has achieved the designation of Graduate Realtor's Institute.

Brandewie heads Republic

Douglas E. Brandewie was appointed president and chief execu-tive officer for Republic Bancorp

tive officer for Republic Bancorp Mortgage.
He brings 15 years of mortgage banking experience to Republic, most recently serving with Unlimited Mortgage Services, a aubsidiary of Midwest Savings Bank.
Brandewie, a Bloomfield Hills resident, has a degree in business administration from Wittenberg University, Springfield, Ohio.

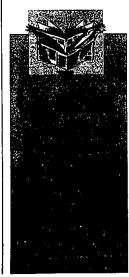
Gobba joins Century 21

Carlo David Gobba, a newcomer to the real estate business, joined Century 21 Country Hills in Bloom-field Hills.

field Hills. Gobba, who plans to major in busi-ness at Oakland University, is in process of writing a book "Living Debt Free in America Today."

Clark receives CRS

Bill Clark, an associate broker with Clarkston Real Estate Services, was awarded the professional desig-nation of Certified Residential Spe-cialist. Clark is past president of the North Oakland County Board of Realtors.



The Farmington Observer

Homes Sold, Page 14 • Mortgage Shopping is in New Homes

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Staying motivated: Dan Mullan, a Reditor with Mayfair, keeps pictures of his boat and favorite recreation activities, as well as motivational tapes and books around his desk.

Doldrums visit desk. Realtor with Mayfair, keeps pictures of his boat and fauorite recreation activities, as well as the motivational tapes and books, around his desk. Realtors. Realto

You don't need a builder's license to subcontract



Q. My wife and I are planning on building a new house and want to contract much of the work ourselves. Is it necessary or advisable to obtain a builder's license? If we do obtain a builder's license, are we exposing ourselves to any legal issues or liabilities?

A. Under MCL 339.2403 a person may engage in the business of or act in the capacity of a residential builder or a residential maintenance and alteration contractor or sales person in the state of Michigan withings, an owner of property, with reference to a structure on the property for the owner's own use and occupancy. Accordingly, it would not be necessary for you to obtain a builder's license if you plan to reside in the house yourself. you to obtain a builder's license if you plan to reside in the house yourself.

On the other hand, obviously if you want to con-tract out for the construction of the house, the con-tractors who work on the house must be licensed.

Moreover, the more information you have about contracting and building, the better you will do in regard to the construction of the house. You may be well advised to hire a "general contractor" to assist you in letting the contracts to the subcontractors for the construction of the house. If you were to obtain a builder's license, you would have to take classes and a test, which, would, no doubt, more familiarize you with the intricacies of building a house. In general, it is best advised to have as much assistance as possible in any endeavor, and that includes the construction of a house.

Q. We have a provision in our condominium documents restricting minor children. The president of the condominium association board of directors has indicated that since we are not enforcing this provision, we should not be violating any federal statute. Is this correct?

A: In a 1895 ruling by the federal Department of Housing and Urban Development (which enforces the Fair Housing Amendments), it ruled that a restriction on minor children included in the condominium documents, even though not enforced, violated Sec-

tion 804(c)42 USC, Paragraph 3604(c)), which would make it illegal to make ... or publish, or caused to be made or be published, any notice or statement which indicates a preference against families with children. Damages in that case were swarded in the amount of \$1,500 for emotional distress, \$500 to the children, \$500 in actual damages, \$750 penalty to the beard member and a \$1,500 civil penalty against the condeminium association.

It is incumbent, therefore, upon condominium asso-ciations to amend their documents to eliminate any prohibitive reference to childrea in order to avoid possible sanctions, damages and other penalties.

Robert M. Meisner is an Oakland County area attorney concentrating his practice in the areas of condominiums, real estate, corporate law and litigation. You are invited to submit topics that you would like to see discussed in this column, including questions about condominiums, by writing Robert M. Meisner, 30200 Telegraph Road, Suite 467, Bingham Farms MI 48025

48025.
This column provides general information and should not be construed as legal opinion.