

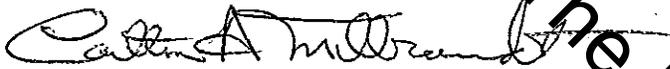
January 2, 2006

*Blue Heron Pointe Condominium Association*

To My Fellow Co-owners,

As I'm sure you will recall, our Articles of Incorporation and our Bylaws were recently updated. By action of our co-owners at the September 2005 Annual Meeting, both of these items were approved. The documents have been duly recorded with the Wayne County Registrar and are now ready for distribution. Your copy of these documents, along with other legal documents are enclosed.

I encourage you to review these documents and to keep them with other valuable papers related to your condominium ownership. These documents replace the current documents that you have. If, at some future date, you decide to sell your unit, these documents should be passed on to the new owners.



President  
Blue Heron Pointe Condominium Association

*Copies of The DiMora Team*

KEEP

# Blue Heron Pointe Condominium Association

## Co-Owner Project Documents Package

Courtesy of The Divora Team

### Final Consolidating Master Deed

*(Recorded January 6, 1999 in Liber 26266 Page 24-41)*

### Condominium Subdivision Plan

*(Recorded January 6, 1999 in Liber 26266 Page 79-91)*

### First Amendment to Final Consolidating Master Deed

*(Recorded November 5, 1997 in Liber 27113 Page 1760.0)*

*\*\*\*\*Intentionally not included because superseded\*\*\*\**

### Second Amendment to Final Consolidating Master Deed

*(Recorded September 16, 2005 in Liber 43302 Page 1-2)*

### Amended and Restated Condominium Bylaws

*(Recorded September 16, 2005 in Liber 43302 Page 3-28)*

### Restated Articles of Incorporation

*(Filed October 14, 2005)*

November 10, 2005

93002439

FINAL CONSOLIDATING MASTER DEED OF THE BLUE HERON POINTE CONDOMINIUM LI 26266 PA 024

THIS FINAL CONSOLIDATING MASTER DEED of the Blue Heron Pointe Condominium is made and executed as of the 29th day of October, 1992, by Blue Heron Pointe, Inc., a Michigan corporation, whose address is 30069 Wixom Road, Wixom, Michigan 48096 (the "Developer"), pursuant to the provisions of the Michigan Condominium Act (being Act 59 of the Public Acts of 1978, hereinafter referred to as the "Act"), as amended.

WITNESSETH:

Developer is the successor developer under the Act to Beck Development Joint Venture I, a Michigan co-partnership, which originally established the Blue Heron Pointe Condominium pursuant to the Master Deed thereof, recorded in Liber 23491, Pages 557 through 616, Wayne County Records, and known as Blue Heron Pointe Condominium, Wayne County Condominium Subdivision Plan No. 227.

Developer has previously amended the Master Deed and the Condominium Subdivision Plan attached thereto pursuant to a First Amendment to Master Deed dated June 6, 1989 and recorded on June 8, 1989 at Liber 24206, page 260, Wayne County Records, and pursuant to a Second Amendment to Master Deed recorded on June 23, 1989 in Liber 24227, page 170, Wayne County Records, and pursuant to a Third Amendment to Master Deed dated March 29, 1990 and recorded on May 16, 1990 at Liber 24649, page 923, Wayne County Records.

Developer wishes to establish this Final Consolidating Master Deed pursuant to Sections 52, 74 and 90 of the Act and Section 4 of Article VIII of the Master Deed, as amended, together with the Condominium Bylaws attached hereto as Exhibit "A" and the Condominium Subdivision Plan attached hereto as Exhibit "B".

NOW, THEREFORE, the Developer does hereby establish this Final Consolidating Master Deed for the Blue Heron Pointe Condominium, a condominium, and does declare that the Blue Heron Pointe Condominium (hereinafter sometimes referred to as the "Condominium Project") shall be held, conveyed, hypothecated, encumbered, leased, rented, occupied, improved, or in any other manner utilized, subject to the provisions of the Act, and to the covenants, conditions, restrictions, uses, limitations and affirmative obligations set forth in this Master Deed and Exhibits A and B hereto, all of which shall be deemed to run with the land and shall be a burden and a benefit to any persons now owning or hereafter acquiring or owning an interest in the said land, their grantees, successors, heirs, executors, administrators and assigns. In furtherance of the foregoing, it is provided as follows:

a:blue-her.cnd  
October 8, 1992

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24 JAN 9 - NYC ES

EXAMINED AND APPROVED  
DATE JAN 4 1993  
BY DANIEL P. LANE  
PLAT ENGINEER

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ARTICLE I

TITLE AND NATURE

Upon the recording hereof, this Final Consolidating Master Deed amends and restates the Master Deed that established the Condominium Project, all amendments thereto, and the Condominium Bylaws and Condominium Subdivision Plan attached thereto, as amended. As provided by the Act and the Master Deed, as amended, this Final Consolidating Master Deed (hereinafter referred to as the "Master Deed") and Exhibits "A" and "B" attached hereto shall supersede the previously recorded Master Deed, Condominium Bylaws and Condominium Subdivision Plan and all amendments thereto.

The Condominium Project shall be known as Blue Heron Pointe Condominium, according to Replat No. 2 of Wayne County Condominium Subdivision Plan No. 227. The architectural plans and specifications for each unit constructed in the Condominium Project have been filed with the Township of Northville, Wayne County, Michigan. The Condominium Project consists of One Hundred Forty (140) residential condominium units on the land described in Article II hereof. The buildings and Units contained in the Condominium Project, including the location, boundaries, dimensions, volume and area of each Unit therein, and the designation of Common Elements as general Common Elements or limited Common Elements are as set forth in the Condominium Subdivision Plan attached as Exhibit "B" attached hereto. Each Unit has been constructed exclusively for residential purposes and each Unit is capable of individual utilization on account of having its own entrance from and exit to a Common Element of the Condominium Project. Each Co-Owner in the Condominium Project shall have a particular and exclusive property right to his Unit and the Limited Common Elements appurtenant to such Unit, and shall have undivided and inseparable rights to share with the other Co-Owners the general Common Elements of the Condominium Project as are designated by the Master Deed.

ARTICLE II

LEGAL DESCRIPTION

A part of the E. 1/4 of Section 8, T1S, R8E, Township of Northville, Wayne County, Michigan, being more particularly described as follows:

Beginning at the East 1/4 corner of Section 8; thence S 00°57'31" E. 348.60 feet along the East line of Section 8 said line also being the (nominal) centerline of Beck Road; thence S 86°43'33" W. 1224.61 feet; thence N 01°24'48" W. 350.23 feet; thence S 89°02'00" W. 68.00

COURTESY OF THE DIMORA Team

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feet; thence N 01°18'45" W. 1930.64 feet; thence N 85°39'52" E. 658.89 feet; thence N 01°07'15" W. 75.99 feet; thence N 84°23'33" E. 350.95 feet; thence S 01°03'04" E. 210.06 feet; thence N 84°15'04" E. 300.00 feet to a point on the East line of Section 8, said line also being the (nominal) centerline of Beck Road; thence S 00°56'57" E. 1840.97 feet along the East line of Section 8 to the point of beginning, containing 67.75 acres and being subject to all easements, restrictions and right of ways of record.

### ARTICLE III

#### DEFINITIONS

Certain terms are utilized not only in this Master Deed and Exhibits "A" and "B" hereto, but are or may be used in various other instruments such as by way of example and not limitation, the Articles of Incorporation and rules and regulations of the Blue Heron Pointe Condominium Association, a Michigan non-profit corporation, and deeds, mortgages, liens, land contracts, easements and other instruments affecting the establishment of, or transfer of, interests in Blue Heron Pointe Condominium as a condominium. Wherever used in such documents or any other pertinent instruments, the terms set forth below shall be defined as follows:

Section 1. ACT. The "Act" means the Michigan Condominium Act, being Act 59 of the Public Acts of 1978, as amended.

Section 2. ASSOCIATION. "Association" means Blue Heron Pointe Condominium Association, which is the non-profit corporation organized under Michigan law of which all Co-Owners shall be members, which corporation shall administer, operate, manage and maintain the Condominium.

Section 3. BYLAWS. "Bylaws" means Exhibit A hereto, being the Bylaws setting forth the substantive rights and obligations of the Co-Owners and required by Section 3(8) of the Act to be recorded as part of the Master Deed. The Bylaws shall also constitute the corporate bylaws of the Association as provided for under the Michigan Nonprofit Corporation Act.

Section 4. COMMON ELEMENTS. "Common Elements", where used without modification, means both the General and Limited Common Elements described in Article IV hereof.

Section 5. CONDOMINIUM DOCUMENTS. "Condominium Documents" means and includes this Master Deed and Exhibits A and B hereto, and the Articles of Incorporation, Bylaws and rules and

regulations, if any, of the Association, as all of the same may be amended from time to time.

Section 6. CONDOMINIUM PREMISES. "Condominium Premises" means and includes the land described in Article II above, all improvements and structures thereon, and all easements, rights and appurtenances belonging to Blue Heron Pointe Condominium as described above.

Section 7. CONDOMINIUM PROJECT, CONDOMINIUM OR PROJECT. "Condominium Project", "Condominium" or "Project" each mean Blue Heron Pointe Condominium as a Condominium Project established in conformity with the Act.

Section 8. CONDOMINIUM SUBDIVISION PLAN. "Condominium Subdivision Plan" means Exhibit B hereto.

Section 9. CONSOLIDATING MASTER DEED. "Consolidating Master Deed" means this final amended Master Deed, which shall supersede the previously recorded Master Deed for the Condominium and all amendments thereto.

Section 10. CONSTRUCTION AND SALES PERIOD. "Construction and Sales Period", for the purposes of the Condominium Documents and the rights reserved to Developer thereunder, means the period commencing with the recording of the Master Deed and continuing as long as the Developer owns any Unit which it offers for sale.

Section 11. CO-OWNER OR OWNER. "Co-Owner" means a person, firm, corporation, partnership, association, trust or other legal entity or any combination thereof who or which own one or more Units in the Condominium Project. The term "Owner", wherever used, shall be synonymous with the term "Co-Owner".

Section 12. DEVELOPER. "Developer" means Blue Heron Pointe, Inc., a Michigan corporation, which has made and executed this Master Deed, and its successors and assigns. Both successors and assigns of Blue Heron Pointe, Inc. shall always be deemed to be included within the term "Developer" whenever, however, and wherever such terms are used in the Condominium Documents.

Section 13. FIRST ANNUAL MEETING. "First Annual Meeting" means the initial meeting at which non-developer Co-Owners are permitted to vote for the election of all Directors and upon all other matters which properly may be brought before the meeting. Such meeting is to be held (a) in the Developer's sole discretion after 50% of the Units which may be created are sold, or (b) mandatorily within (i) 54 months from the date of the first Unit conveyance, or (ii) 120 days after 75% of all Units which may be created are sold, whichever first occurs.

Section 14. TRANSITIONAL CONTROL DATE. "Transitional Control Date" means the date on which a Board of Directors of the Association takes office pursuant to an election in which the votes which may be cast by eligible Co-Owners unaffiliated with the Developer exceed the votes which may be cast by the Developer.

Section 15. UNIT, CONDOMINIUM UNIT OR SITE CONDOMINIUM UNIT. "Unit", "Condominium Unit" or "Site Condominium Unit" each mean a single Unit in Blue Heron Pointe Condominium, as the same may be described in Article V, Section 1 hereof and on Exhibit B hereto and shall have the same meaning as the term "Condominium Unit" as defined in the Act. All structures or improvements now or hereafter located within the boundaries of a Unit shall be owned in their entirety by the Co-Owner of the Unit in which they are located and shall not, unless expressly provided in the Condominium Documents, constitute Common Elements.

Whenever any reference herein is made to one gender, the same shall include a reference to any and all genders where the same would be appropriate, similarly, whenever a reference is made herein to the singular, a reference shall also be included to the plural where the same would be appropriate and vice versa.

#### ARTICLE IV

#### COMMON ELEMENTS

The Common Elements of the Project, and the respective responsibilities for maintenance, decoration, repair or replacement thereof, are as follows:

Section 1. GENERAL COMMON ELEMENTS. The General Common Elements are:

(a) LAND. The land, including the lake and canals, described in Article II hereof as may be hereafter amended (other than that portion thereof described in Article V, Section 1, and in Exhibit "B" hereto as constituting the Condominium Units and their appurtenant Limited Common Elements).

(b) ELECTRICAL. The electrical transmission system throughout the Project up to, but not including, the electric system and meter for each residential dwelling that now or hereafter is constructed within the perimeter of a Unit, together with common lighting for the Project designated as such by the Developer, if any is installed.

(c) TELEPHONE. The telephone system throughout the Project up to the point of connection to each residential dwelling that now or hereafter is constructed within the perimeter of a Unit.

(d) GAS. The gas distribution system throughout the Project up to, but not including, the gas system and meter for each residential dwelling that now or hereafter is constructed within the perimeter of a Unit.

(e) WATER. The water distribution system throughout the Project up to, but not including, the water system and meter for each residential dwelling that now or hereafter is constructed within the perimeter of a Unit.

(f) SANITARY SEWER. The sanitary sewer system throughout the Project up to the point of entry to each dwelling now or hereafter constructed within the perimeter of a Unit.

(g) SPRINKLER SYSTEM. The general sprinkler system utilized to water the landscaping throughout the Condominium.

(h) STORM SEWER. The storm sewer system throughout the Project, including the catch basins and leaching basins.

(i) TELECOMMUNICATIONS. The telecommunications system throughout the Project, if and when it may be installed, up to, but not including, connections to provide service to each residential dwelling that now or hereafter is constructed within the perimeter of a Unit.

(j) ROADWAY. The private roadway which provides access to the Units and their appurtenant Limited Common Elements.

(k) OTHER. Such other elements of the Project not herein designated as General or Limited Common Elements which are not enclosed within the boundaries of a Unit, and which are intended for common use or are necessary to the existence, upkeep and safety of the Project.

Some or all of the utility lines, systems (including mains and service leads), equipment, and the telecommunication system, described above may be owned by the local public authority or by the company that is providing the pertinent service. Accordingly, such utility lines, systems, equipment, and the telecommunication system, shall be General Common Elements only to the extent of the Co-Owners' interest therein, if any, and Developer makes no warranty whatever with respect to the nature or extent of such interest, if any.

Section 2. LIMITED COMMON ELEMENTS. The Limited Common Elements shall be subject to the exclusive use and enjoyment of the owner of the Unit to which the Limited Common Elements are appurtenant. The Limited Common Elements are:

(a) PORCHES AND BALCONIES. Each individual porch and balcony in the Project is restricted in use to the Co-Owner of the Unit which opens onto such porch and balcony as shown on Exhibit "B" hereto.

(b) PATIOS. Each individual patio within the Limited Common Element Patio areas, as designated on Exhibit "B" hereto, shall be restricted in use to the Co-Owner of the Unit which opens into such patio area. Co-Owners may, upon specific written approval of the Association and the Developer during the Construction and Sales Period, construct patios, decks, privacy walls, and similar improvements within said areas. The precise number, size and type of construction of such improvements shall be approved prior to construction by the Association and the Developer during the Construction and Sales Period. So long as such improvements do not extend beyond the respective appurtenant Limited Common Elements patio areas for each unit, as shown on Exhibit "B" hereto, they need not be precisely depicted on the Condominium Subdivision Plan. To ensure compatibility with other portions of the Condominium Project, Co-Owners should consult Blue Heron Construction Company prior to constructing the aforesaid private amenities. Notwithstanding anything in this subsection (b) to the contrary, no deck or other improvement shall be constructed outside of the designated Limited Common Element patio area appurtenant to each respective unit as shown on Exhibit "B" hereto, unless, after written approval from the Association and the Developer during the Construction and Sales Period is obtained, the co-owner whose deck or other improvement has exceeded the designated Limited Common Element patio area promptly records the requisite amendment to the Condominium Subdivision Plan precisely depicting such deck or other improvement. In the event an amendment is thereby necessary, the costs attributable to its preparation and recordation shall be borne by the co-owner whose deck or other improvement exceeds the respective Limited Common Element patio area. The amendment shall be in a format which is satisfactory to the attorney for the Association or the attorney for the Developer during the Construction and Sales Period. The dimensions of the Limited Common Element patio areas, as designated on Exhibit "B" hereto, are as follows:

(i) TYPICAL UNITS B AND C. The Limited Common Element patio areas for the units designated on the Condominium Subdivision Plans as "Typical B and C" (the two inside units of each building) extend 24' outward

from the rear of such units in a plane parallel to the two side walls of the respective Unit dwelling, but in no event, notwithstanding anything to the contrary herein, shall such deck or other improvement be built closer than 10' to the edge of the lake and/or canals. The edge of the lake and/or canals shall be determined based on 820.5' above sea level.

(ii) TYPICAL UNITS A AND D. The Limited Common Element patio areas for the units designated on the Condominium Subdivision Plans as "Typical A and D" (the two outside units of each building) extend 22' from the rear of such units in a plane parallel to the two side walls of the respective Unit dwelling, and 10' beyond the dimensions of the outside (uncommon) wall directly parallel to the 22' area described above, as depicted on Exhibit "B" hereto. In the event that any two outside units (Typical A and D type) do not have sufficient footage to extend their deck or other improvement 10' beyond the dimensions of their outside (uncommon) wall directly parallel to the 22' area described above (i.e., less than 20' between such units), the total Limited Common Element patio area, as prescribed herein, between such units shall be equally divided, as is depicted on Exhibit "B" hereto, in the event either such co-owner constructs a deck or other improvement. In no event, notwithstanding anything to the contrary herein, shall such deck or other improvement be built closer than 10' to the edge of the lake and/or canals. The edge of the lake and/or canals shall be determined based on 820.5' above sea level.

In the event of any conflict between the language in this subsection and Exhibit "B", as attached hereto, this subsection shall control.

(c) AIR CONDITIONER AND COMPRESSORS. Each individual air conditioner compressor and its pad in the Project and the ground surface immediately below the same is restricted in use to the Co-Owner of the Unit which such air conditioner compressor services.

(d) GARAGE DRIVES. Each drive immediately adjacent to a garage is limited in use to the Co-Owner of the unit of corresponding number as designated in the Condominium Subdivision Plan.

(e) UTILITY METERS. Meters for natural gas and electricity shall be Limited Common Elements respectively appurtenant to each Unit for which they measure such utility service.

(f) Intentionally Deleted.

(g) UNIT A-1 PRIVATE GAZEBO. The gazebo appurtenant to Building 1, Unit A, as depicted on Exhibit "B" hereto, is limited in use to the Co-Owner of Building 1, Unit A.

(h) LIMITED COMMON ELEMENT WITH MULTIPLE ACCESS. Each Limited Common Element With Multiple Access Area (lake access assignment), as depicted on Exhibit "B" hereto, is restricted in use to the Co-Owners of the Units in the Building Site that opens onto such Limited Common Element With Multiple Access Area, as depicted on Exhibit "B" hereto.

Section 3. RESPONSIBILITIES. The respective responsibilities for the maintenance, decoration, repair and replacement of the Common Elements and the improvements constructed within Units are as follows:

(a) PRIMARY RESPONSIBILITY OF CO-OWNERS; DWELLINGS AND LIMITED COMMON ELEMENTS. It is anticipated that a separate residential dwelling will be constructed within each Unit depicted on Exhibit "B" hereto and that various appurtenances to such dwellings may extend into the Limited Common Elements surrounding the same. Except as otherwise expressly provided in or pursuant to Article IV, Section 3(b) below, the responsibility for, and the costs of maintenance, decoration, repair and replacement of any dwelling and appurtenance to each dwelling as a Limited Common Element shall be borne by the Co-Owner of the Unit which is served thereby; provided, however, that the exterior appearance of such dwellings and appurtenant Limited Common Elements, to the extent visible from any other Unit or Common Element on the Project, shall be subject at all times to the approval of the Association and to reasonable aesthetic and maintenance standards prescribed by the Association in duly adopted rules and regulations.

(b) ASSOCIATION RESPONSIBILITY FOR PORTIONS OF UNITS, DWELLINGS LOCATED THEREIN AND LIMITED COMMON ELEMENTS APPURTENANT THERETO.

(1) MAINTENANCE, REPAIR AND REPLACEMENT OF EXTERIOR SIDING AND ROOFS; PAINTING AND/OR STAINING OF DWELLING EXTERIORS. The Association shall be responsible for the maintenance, repair, and replacement of the exterior siding and roofs of the dwellings constructed within the Units; provided, however, that the Association shall not be responsible for the maintenance (except painting and/or staining), repair or replacement of the balconies appurtenant to Units in the Condominium. The Association shall also be responsible for the painting and/or staining of the exteriors of the dwellings constructed within the Units and such

painting and/or staining shall be performed at such times and with such materials and by such contractors as the Association shall, in its sole discretion, determine from time to time. The Association shall assess and collect from the Co-Owners of the respective Units all costs incurred with respect to such maintenance, repair, replacement, painting and/or staining referenced in this subsection attributable to the respective Units in the manner provided in Article II of the Condominium Bylaws (Exhibit "A" hereto).

(2) **LANDSCAPING.** The Association shall be responsible for the maintenance, repair and replacement of the lawns and landscaping installed by the Developer (and any replacements thereof by the Association) which are appurtenant to the Units, except for areas containing decks, patios, privacy areas or other improvements which, in the sole discretion of the Association, are determined to be inaccessible to the landscaping maintenance equipment of the Association or its employees or contractors.

(3) **DRIVEWAYS.** The Association shall be responsible for the maintenance, repair and replacement of garage driveways appurtenant to the Units as well as for snow plowing with respect thereto.

(4) **LIMITED COMMON ELEMENT WITH MULTIPLE ACCESS.** The Association shall be responsible for the maintenance, repair and replacement of the Limited Common Element With Multiple Access areas in the Condominium.

(5) **COMMON LIGHTING.** The Developer may (but is not required to) install illuminating fixtures within the Condominium and to designate the same as common lighting as provided in Article IV, Section 1(b) hereof. Some of such common lighting may be installed on the General Common Elements or may be located within the Limited Common Elements (such as coach lamps) or affixed to dwelling exteriors (such as exterior garage lights). The costs of electricity for common lighting located within Limited Common Elements or Units may be metered by the individual electrical meters of the Co-Owners to whose Unit the same are respectively appurtenant and shall be paid by such individual Co-Owners without reimbursement therefor from the Association. Said fixtures shall be maintained, repaired and replaced and light bulbs furnished by the Association. The sizes and nature of the bulbs to be used in the fixtures shall also be determined by the Association in its discretion. No Co-Owner shall modify or change such fixtures in any way nor shall a Co-Owner (except the Developer or the Association) cause the electricity flow for operation thereof to be interrupted at any time. Said fixtures shall operate on photoelectric cells

whose timers shall be set by and at the discretion of the Association and shall remain lit at all times determined by the Association for the lighting thereof. As an example of the foregoing provisions of this subsection, each Co-Owner shall be responsible for the costs of electricity with respect to the use of the two (2) garage lights appurtenant to the Co-Owner's Unit; however, the Association shall maintain the photoelectric cell and shall replace the light bulbs for said lights. Further, the light bulbs for the center courtyard lights appurtenant to the respective Units shall be replaced by the Association and the cost of the electricity in regard to said center courtyard lights shall be paid by the Co-Owner of the two-story Unit housing the electric meter for the center courtyard light; provided, however, notwithstanding anything herein to the contrary, the Association shall advance the estimated costs of electricity in regard to the use of said center courtyard lights to said Co-Owner for each year in advance. The determination of Detroit Edison with respect to said estimated cost of electricity, based upon the assumption of twelve (12) hours use per day, 365 days per year, shall be conclusive with respect to the costs to be advanced to said Co-Owner by the Association.

(6) OTHER. In order to provide for flexibility in administering the Condominium, the Association, acting through its Board of Directors, shall also undertake such other regularly recurring, reasonably uniform, periodic maintenance functions with respect to exteriors of dwellings or other improvements constructed or installed within any Unit boundaries and their appurtenant Limited Common Elements. Any such additional services undertaken by the Association shall be charged to the benefitted Unit and assessed to and collected from the Co-Owner of said Unit in the manner provided in Article II of the Condominium Bylaws (Exhibit "A" hereto). The Developer, in the initial maintenance budget for the Association, shall be entitled to determine the nature and extent of such services and reasonable rules and regulations may be promulgated in connection therewith.

(c) GENERAL COMMON ELEMENTS. The cost of maintenance, repair and replacement of all General Common Elements shall be borne by the Association, subject to any provision of the Condominium Documents expressly to the contrary.

Section 4. USE OF UNITS AND COMMON ELEMENTS. No Co-Owner shall use his Unit or the Common Elements in any manner inconsistent with the purposes of the Project or in any manner which will interfere with or impair the rights of any other Co-Owner in the use and enjoyment of his Unit or the Common Elements.

ARTICLE V

UNIT DESCRIPTION AND PERCENTAGE OF VALUE

Section 1. DESCRIPTION OF UNITS. Each Unit in the Condominium Project is described in this paragraph with reference to the Condominium Subdivision Plan of Blue Heron Pointe Condominium as surveyed by JOSEPH L. BISHOP, R.L.S., and attached hereto as Exhibit B. Each Unit shall consist of the land contained within the Unit boundaries as shown in Exhibit B hereto and delineated with heavy outlines, together with all appurtenances thereto. All dwellings shall be constructed within Unit boundaries unless expressly approved otherwise in writing by the Developer during the Construction and Sales Period, and thereafter by the Association.

Section 2. PERCENTAGE OF VALUE. The percentage of value assigned to each Unit shall be equal. The determination that percentages of value should be equal was made after reviewing the comparative characteristics of each Unit which affects value and concluding that there are not material differences among the Units insofar as the allocation of percentages of value is concerned. The percentage of value assigned to each Unit shall be determinative of each Co-Owner's respective share of the Common Elements of the Condominium Project, the proportionate share of each respective Co-Owner in the proceeds and the expenses of administration and the value of such Co-Owner's vote at meetings of the Association. The total value of the Project is 100%.

ARTICLE VI

EXPANSION OF CONDOMINIUM

Section 1. AREA OF FUTURE DEVELOPMENT. The Condominium Project established pursuant to this Master Deed contains a maximum of 140 Units, and may not be further expanded to include additional land or Units without the consent of all of the Co-Owners and the consent of the holders of all institutional mortgages upon Units in the Condominium Project.

Section 2. Intentionally deleted.

Section 3. Intentionally deleted.

ARTICLE VII

(INTENTIONALLY DELETED)

## ARTICLE VIII

(INTENTIONALLY DELETED)

## ARTICLE IX

EASEMENTS

Section 1. EASEMENT FOR MAINTENANCE OF ENCROACHMENTS AND UTILITIES. In the event of any encroachments due to shifting, settling or moving of a building, or due to survey errors, or construction deviations, reciprocal easements shall exist for the maintenance of such encroachment for so long as such encroachment exists, and for maintenance, repair and replacement thereof following damage or destruction. Such reciprocal easements shall also exist for any encroachments necessitated by the architectural design of the structures, buildings and improvements therein, constructed within the Condominium. There shall also be easements to, through and over the entire Project, including all of the land, structures, buildings and improvements therein, for the installation, continuing maintenance and repair of all utilities in the Condominium. One of the purposes of this Section is to clarify the right of the Co-Owner to maintain structural elements and fixtures which project into the Common Elements surrounding each Unit notwithstanding their projection beyond the Unit perimeters.

Section 2. Intentionally deleted.

Section 3. EASEMENT FOR MAINTENANCE OF DWELLING EXTERIORS AND LIMITED COMMON ELEMENT AREAS. There shall be easements to and in favor of the Association and its officers, directors, agent and designees, in, on and over all Units and their appurtenant Limited Common Element areas and Common Elements in the Project, for access to the units and the exterior of each of the residential dwellings that is constructed within the Project to permit the maintenance, decoration, repair and replacement thereof in accordance with the provisions of Article IV, Section 3 hereof and in accordance with the terms hereinafter set forth. Each Co-Owner shall, in the first instance, be responsible for decoration, maintenance, repair and replacement of the residential dwelling constructed within his Unit in the Project, together with all appurtenances thereto, except that painting and staining of the dwelling exteriors shall be performed by the Association as provided by the Association as provided in Article IV, Section 3(b) hereof. In the event such Co-Owner fails to maintain such residential dwelling and its appurtenances in accordance with the standards imposed by the Association and the Condominium Documents, however, the Association may enter upon the Unit (but not inside the residential dwelling) and the Limited Common Elements appurtenant thereto and perform any required decoration,

maintenance, repair or replacement in accordance with the provisions of Article IX, Section 6 below, and assess the costs thereof to the pertinent Co-Owner in accordance with the provisions of Article II of the Bylaws.

Section 4. RIGHTS RETAINED BY DEVELOPER. The Developer reserves all of the oil, gas and mineral rights in and under the land described in Article II above.

Section 5. GRANT OF EASEMENTS BY ASSOCIATION. The Association, acting through its lawfully constituted Board of Directors (including any Board of Directors acting prior to the Transitional Control Date) shall be empowered and obligated to grant such easements, licenses, rights-of-entry and rights-of-way over, under and across the Condominium Premises for utility purposes, access purposes or other lawful purposes as may be necessary for the benefit of the Condominium. No easements created under the Condominium Documents may be modified nor may any of the obligation with respect thereto be varied, without the consent of each person benefited thereby.

Section 6. EASEMENTS FOR MAINTENANCE, REPAIR AND REPLACEMENT. The Association and all public or private utilities shall have such easements over, under, across and through the Condominium Premises, including all Units and Common Elements, as may be necessary to fulfill any responsibilities of maintenance, repair, decoration or replacements which they or any of them are required or permitted to perform under the Condominium Documents or by law. These easements include, without any implication of limitation, the right of the Association to obtain access during reasonable hours and upon reasonable notice to water meters, sprinkler controls and valves and other Common Elements located within any Unit or its appurtenant Limited Common Elements. Also, as indicated in Article IV, Section 3, it is a matter of concern that a Co-Owner may fail to properly maintain the dwelling and its appurtenances located within his Unit and its appurtenant Limited Common Elements in accordance with standards established by the Association. Therefore, in the event a Co-Owner fails, as required by this Master Deed, the Bylaws or any rules and regulations promulgated by the Association, to properly and adequately maintain, decorate, repair, replace or otherwise keep his Unit or any improvements or appurtenances located therein or any Limited Common Elements appurtenant thereto, the Association (and/or the Developer during the Construction and Sale Period) shall have the right, and all necessary easements in furtherance thereof, (but not the obligation) to take whatever action or actions it deems desirable to so maintain, decorate, repair or replace the Unit, its appurtenances or any of its Limited Common Elements, all at the expense of the Co-Owner of the Unit. Failure of the Association (or the Developer) to take any such action shall not be deemed a waiver of the Association's (or the Developer's) right to take any

such action at a future time. All costs incurred by the Association or the Developer in performing any responsibilities which are required, in the first instance to be borne by any Co-Owner, shall be assessed against such Co-Owner and shall be due and payable with his monthly assessment next falling due; further, the lien for non-payment shall attach as in all cases of regular assessments and such assessments may be enforced by the use of all means available to the Association under the Condominium Documents and by law for the collection of regular assessments including, without limitation, legal action, foreclosure of the lien securing payment and imposition of fines.

Section 7. TELECOMMUNICATIONS AGREEMENTS. The Association, acting through its duly constituted Board of Directors, shall have the power to grant such easements, licenses and other rights of entry, use and access and to enter into any contract or agreement, including wiring agreements, right-of-way agreements, access agreements and multi-unit agreements and, to the extent allowed by law, contracts for sharing of any installation or periodic subscribed service fees as may be necessary, convenient or desirable to provide for telecommunications, videotext, broad band cable, satellite dish, earth antenna and similar services (collectively "Telecommunications") to the Project or any Unit therein. Notwithstanding the foregoing, in no event shall the Board of Directors enter into any contract or agreement or grant any easements, license or right of entry or do any other act or thing which will violate any provision of any federal, state or local law or ordinance. Any and all sums paid by any Telecommunications or other company or entity in connection with such service, including fees, if any, for the privilege of installing same or sharing periodic subscribed service fees, shall be receipts affecting the administration of the condominium Project within the meaning of the Act and shall be paid over to and shall be the property of the Association.

ARTICLE X

AMENDMENT

This Master Deed and the Condominium Subdivision Plan may be amended with the consent of 66-2/3% of the Co-Owners, except as hereinafter set forth:

Section 1. MODIFICATION OF UNITS OR COMMON ELEMENTS. No Unit dimension may be modified in any material way without the consent of the Co-Owner or mortgagee of such Unit nor may the nature or extent of Limited Common Elements or the responsibility for maintenance, repair or replacement thereof be modified in any material way without the written consent of the Co-Owner and mortgagee of any Unit to which the same are appurtenant, except as

otherwise expressly provided in this Master Deed or in the Bylaws to the contrary.

Section 2. MORTGAGEE CONSENT. Whenever a proposed amendment would materially alter or change the rights of mortgagees generally, then such amendments shall require the approval of 66-2/3% of all first mortgagees or record allocating one vote for each mortgage held.

Section 3. BY DEVELOPER. Prior to one (1) year after expiration of the Construction and Sales Period, the Developer may, without the consent of any Co-Owner or any other person, amend this Master Deed and the Condominium Subdivision Plan attached as Exhibit B in order to correct survey or other errors made in such documents and to make such other amendments to such instruments and to the Bylaws attached hereto as Exhibit A as do not materially affect any rights of any Co-Owners or mortgagees in the Project. The effect of modifications and amendments made for the benefit of all mortgage lenders generally to satisfy any primary or secondary institutional mortgage lender shall be presumed to be of immaterially diminishing impact on such rights.

Section 4. CHANGE IN PERCENTAGE VALUE. The value of the vote of any Co-Owner and the corresponding proportion of common expenses assessed against such Co-Owner shall not be modified without the written consent of such Co-Owner and his mortgagee, nor shall the percentage of value assigned to any Unit be modified without like consent, except as provided in this Master Deed or in the Bylaws.

Section 5. TERMINATION, VACATION, REVOCATION OR ABANDONMENT. The Condominium Project may not be terminated, vacated, revoked or abandoned without the written consent of not less than 80% of the Co-Owners.

Section 6. DEVELOPER APPROVAL. During the Construction and Sales Period, no amendment to this Master Deed or the other Condominium Documents shall be effective without the written consent of the Developer.

#### ARTICLE XI

#### ASSIGNMENT

Any or all of the rights and powers granted or reserved to the Developer in the Condominium Documents or by law, including the power to approve or disapprove any act, use or proposed action or any other matter or thing, may be assigned by it to any other entity or to the Association. Any such assignment or transfer

LI26266PA041

shall be made by appropriate instrument in writing duly recorded in the office of the Wayne County Register of Deeds.

IN WITNESS WHEREOF, the undersigned has executed this Final Consolidating Master Deed of Blue Heron Pointe Condominium as of the day and year first above written.

BLUE HERON POINTE, INC., a Michigan corporation

By: [Signature]  
Dennis A. Park, President

By: [Signature]  
Earl J. LaFaye, Secretary/Treasurer

Courtesy of The Dimora Team

STATE OF MICHIGAN )  
COUNTY OF Wayne ) SS.

The foregoing instrument was acknowledged before me this 29 day of October, 1992, by Dennis A. Park, the President of Blue Heron Pointe, Inc., and Earl J. LaFaye, the Secretary/Treasurer of Blue Heron Pointe, Inc., a Michigan corporation, on behalf of the corporation.

[Signature] *Acting in*  
Notary Public, Wayne County, MI  
My commission expires: 1/24/96

This instrument was prepared by, and when recorded return to:

Lawrence A. Kilgore  
Evans & Luptak  
31731 Northwestern Highway  
Suite 201E  
Farmington Hills, MI 48334

U26266P1079

**WAYNE COUNTY CONDOMINIUM**  
**SUBDIVISION PLAN**  
**EXHIBIT "B" TO THE MASTER DEED OF**  
**BLUE HERON POINTE CONDOMINIUM**  
**NORTHVILLE TOWNSHIP**  
**WAYNE COUNTY, MICHIGAN**

**DEVELOPER**

BLUE HERON POINTE, INC.  
 30009 WIXOM ROAD  
 WIXOM, MICHIGAN 48091  
 PH. NO. 513-624-8122

**DESCRIPTION**

A PART OF THE E. 1/2 OF SECTION 8, T. 1 S., R. 2 E., TOWNSHIP OF  
 NORTHVILLE, WAYNE COUNTY, MICHIGAN, BEING MORE PARTICULARLY  
 DESCRIBED AS FOLLOWS:

BEGINNING AT THE EAST 1/4 CORNER OF SECTION 8; THENCE  
 S 00°57'31" E 348.60 FEET ALONG THE EAST LINE OF SECTION 8; SAID  
 LINE ALSO BEING THE (NOMINAL) CENTERLINE OF BEER ROAD; THENCE  
 S 86°43'33" W 1224.87 FEET; THENCE S 07°24'48" W 350.25 FEET;  
 THENCE S 87°02'00" W 88.00 FEET; THENCE N 07°18'48" W 1930.64  
 FEET; THENCE N 85°39'51" E 300.00 FEET; THENCE N 07°07'16" W  
 75.89 FEET; THENCE N 84°23'33" E 360.96 FEET; THENCE S 07°03'04" E  
 470.88 FEET; THENCE N 84°16'04" E 300.00 FEET TO A POINT ON  
 THE EAST LINE OF SECTION 8; SAID LINE ALSO BEING THE (NOMINAL)  
 CENTERLINE OF BEER ROAD; THENCE S 00°56'57" E 1840.87 FEET ALONG  
 THE EAST LINE OF SECTION 8 TO THE POINT OF BEGINNING, CONTAINING  
 87.76 ACRES AND BEING SUBJECT TO ALL EASEMENTS AND RIGHT OF  
 WAYS OF RECORD.

**PREPARED BY**  
 JCK & ASSOCIATES, INC.  
 45860 GRAND RIVER  
 P. O. BOX 759  
 NOVI, MICHIGAN 48060  
 PH. NO. 313-348-2680

**SHEET INDEX**

- 1. COVER SHEET
- 2. SURVEY PLAN
- 3. SITE PLAN
- 3A. SITE PLAN
- 3B. SITE PLAN
- 3C. SITE PLAN
- 4. UTILITY PLAN
- 4A. UTILITY PLAN
- 4B. UTILITY PLAN
- 4C. UTILITY PLAN
- 5. BUILDING FLOOR PLANS
- 5A. FRONT REAR ELEVATIONS
- 5B. END ELEVATION

**AS-BUILTS BY:**  
 JOSEPH L. BISHOP, R.L.S.  
 31 OTTAWA DRIVE  
 PONTIAC, MICHIGAN 48341  
 PH. NO. 313-334-2442  
 JOB NO. 92-102  
 AUG. 1, 1992



*Joseph L. Bishop, R.L.S.*

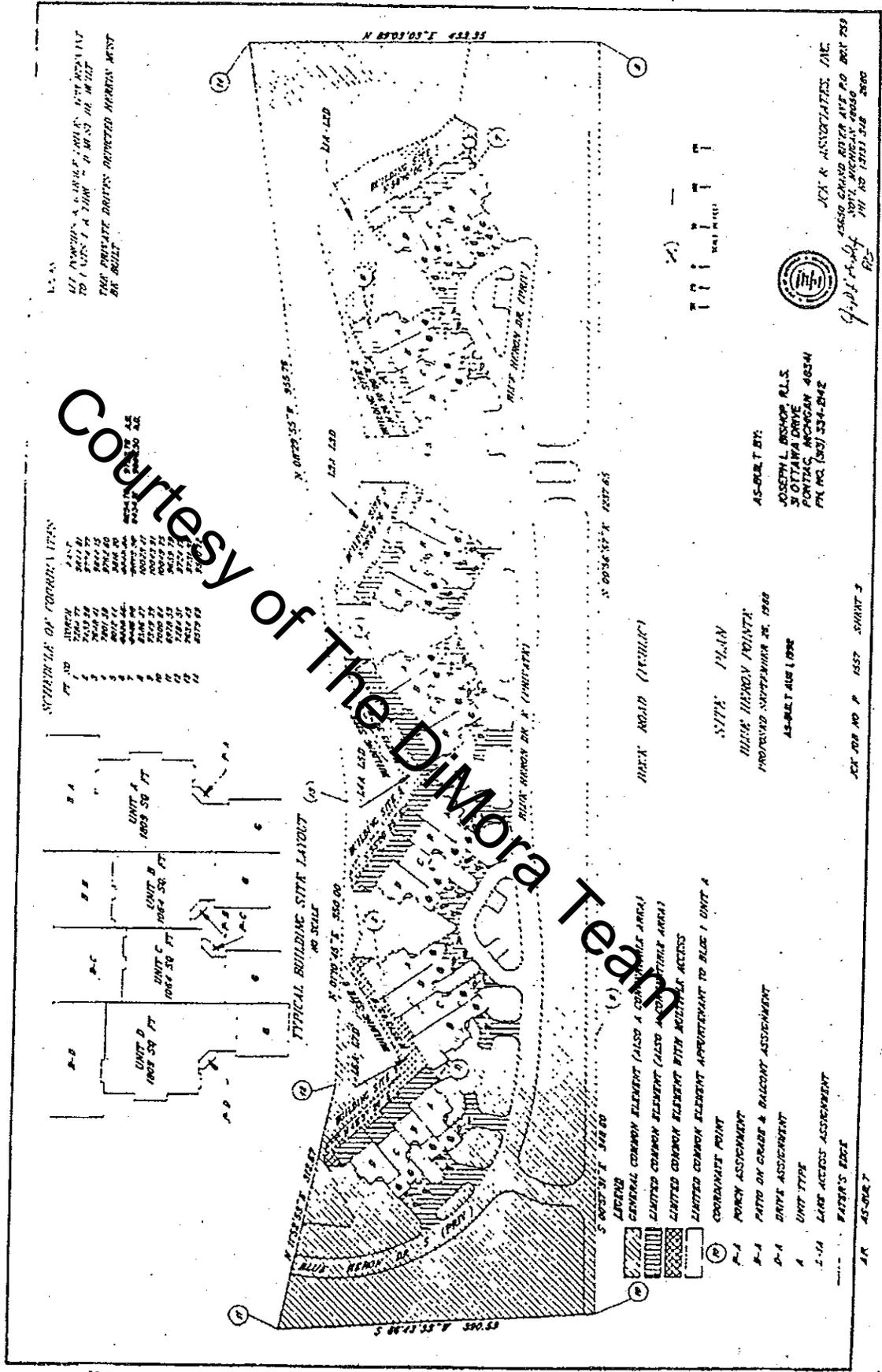
AS - BUILT AUGUST 1, 1992

JCK JOB NO. P-1557 5B

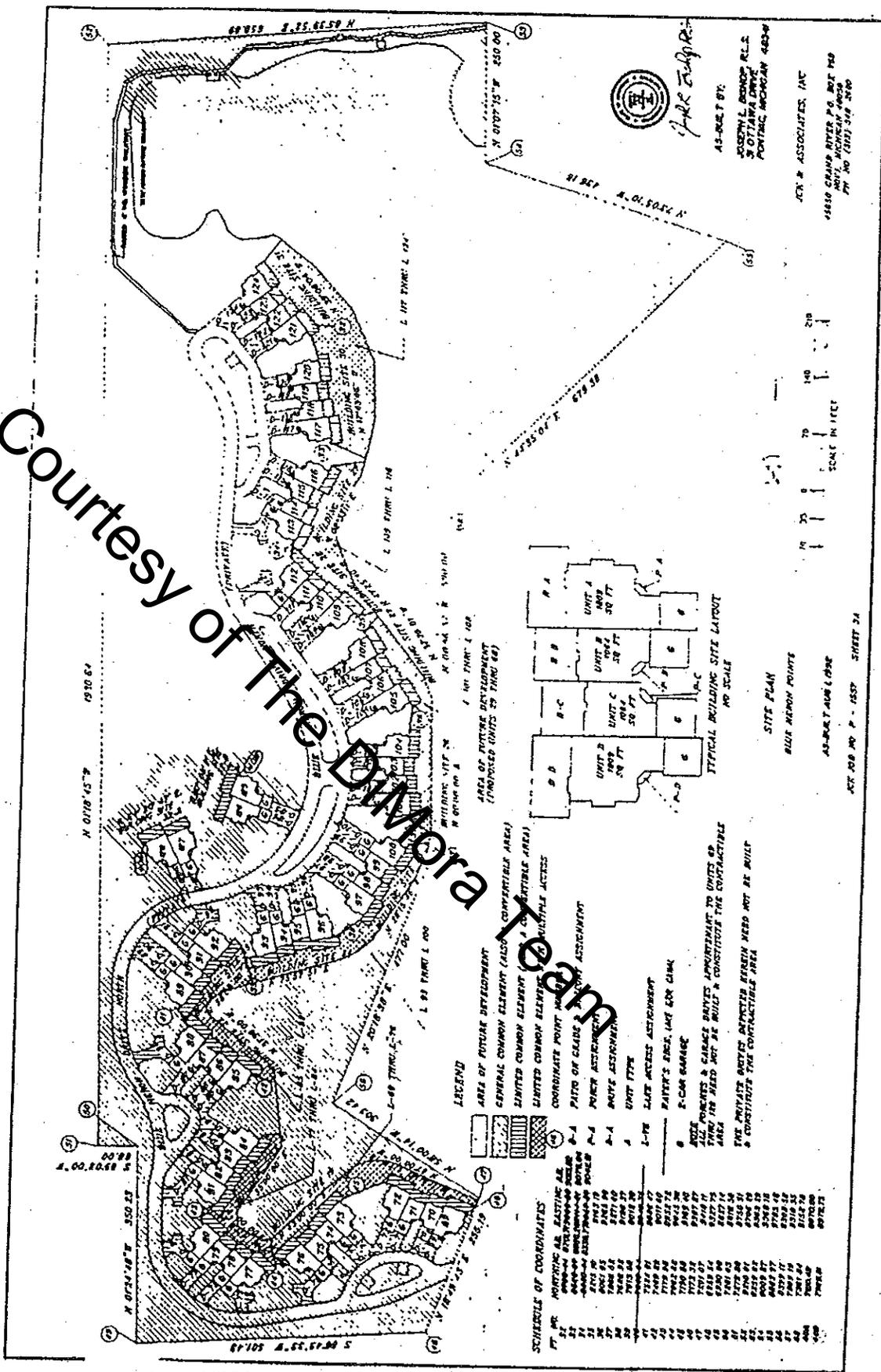
SHEET 1



U26266 PA081



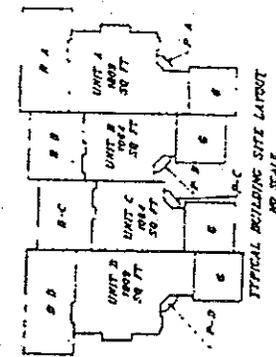
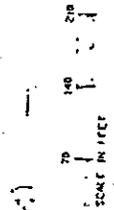
Courtesy of The Dimora Team



*John F. Taylor*

AS-BUILT BY:  
 JOSEPH L. BROWN, R.L.S.  
 3 OTTAWA DRIVE  
 PONTIAC, MICHIGAN 48304

JCN & ASSOCIATES, INC.  
 1810 GRAND RIVER P.O. BOX 140  
 MONTICELLO, MICHIGAN 48859  
 PH. NO. (313) 319-3600



SITE PLAN  
 BLUE MARK POINTS  
 AS-BUILT AND L.O.S.  
 JCN 100 00 P - 1057 SHEET 24

- LEGEND
- AREA OF FUTURE DEVELOPMENT (ALSO COMPARTIBLE AREA)
  - GENERAL COMMON ELEMENT (ALSO COMPARTIBLE AREA)
  - LIMITED COMMON ELEMENT (ALSO COMPARTIBLE AREA)
  - COORDINATE POINT MARKING MULTIPLE ACCESS
  - PLATO OF GARAGE & UNIT ASSIGNMENT
  - UNIT ASSIGNMENT
  - UNIT TYPE
  - LATE ACCESS ASSIGNMENT
  - PAVING'S DRIVE, LAKE FOR GARAGE
  - R-CON GARAGE
- NOTE:  
 ALL GARAGES & GARAGE DRIVES APPLICABLE TO UNITS OF THIS PLAN ARE NOT TO BE BUILT & CONSTITUTE THE COMPARTIBLE AREA.  
 THE PRIVATE DRIVE'S DRINKER SCREEN NEED NOT BE BUILT & CONSTITUTE THE COMPARTIBLE AREA.

SCHEDULE OF COORDINATES

PT. NO.	NORTHING AS EXISTING AS	EASTING AS
1	4000.00	1000.00
2	4000.00	1000.00
3	4000.00	1000.00
4	4000.00	1000.00
5	4000.00	1000.00
6	4000.00	1000.00
7	4000.00	1000.00
8	4000.00	1000.00
9	4000.00	1000.00
10	4000.00	1000.00
11	4000.00	1000.00
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100	4000.00	1000.00

U26266PA082

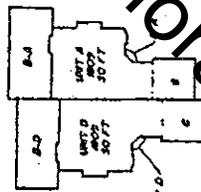
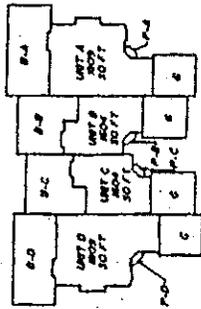


126266P1084

Courtesy of The DiMora Team

TABLE OF COORDINATES

POINT NO.	NORTH	EAST
40	888623	420845
41	888627	418148
42	888637	420848
43	888647	423551
44	888657	426254
45	888667	428957
46	888677	431660
47	888687	434363
48	888697	437066
49	888707	439769
50	888717	442472
51	888727	445175
52	888737	447878
53	888747	450581
54	888757	453284



TYPICAL UNIT BUILDING SITE LAYOUT

- LEGEND
- /// COMMON ELEMENT (ALSO A CONVERTIBLE AREA)
  - ||||| LIMITED COMMON ELEMENT (ALSO A CONVERTIBLE AREA)
  - XXXX LIMITED COMMON ELEMENT AREA WITH AREA TYPE ACCESS
  - COORDINATE POINT NUMBER
  - PATIO OR GRASS & BALCONY ASSIGNMENT
  - P-1 PORCH ASSIGNMENT
  - P-2 PORCH ASSIGNMENT
  - DRIVE ASSIGNMENT
  - UNIT TYPE
  - LAKE ACCESS ASSIGNMENT
  - WATER'S EDGE LAKE OR CANAL
  - P-CAR GARAGE

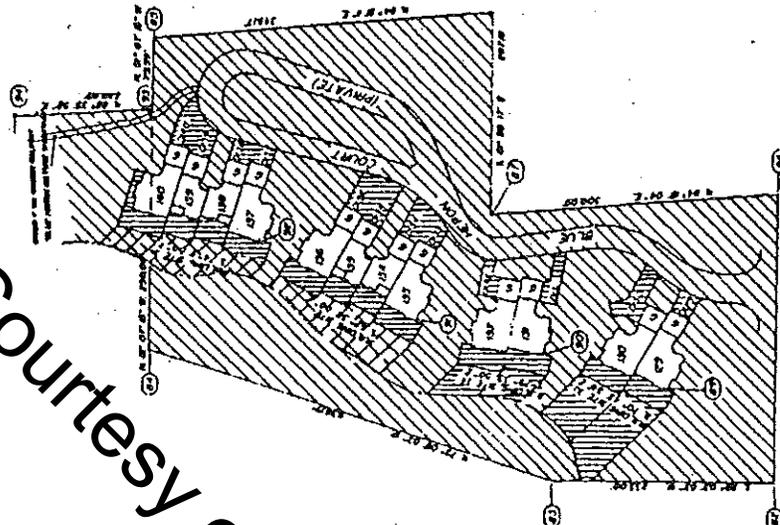
NOTE

ALL PORCHES & GARAGE DRIVE ASSIGNMENT TO UNITS ARE  
THAT NO NEED NOT BE PART & CONSTITUTE THE CONTRACTIBLE  
AREA

THE PRIVATE DRIVE DESIGNATED AREA NEED NOT BE PART  
& CONSTITUTE THE CONTRACTIBLE AREA

IF THE DRIVE AND THE LAND SURROUNDING SAME INTO  
NO BE PART AND CONSTITUTE THE CONTRACTIBLE AREA

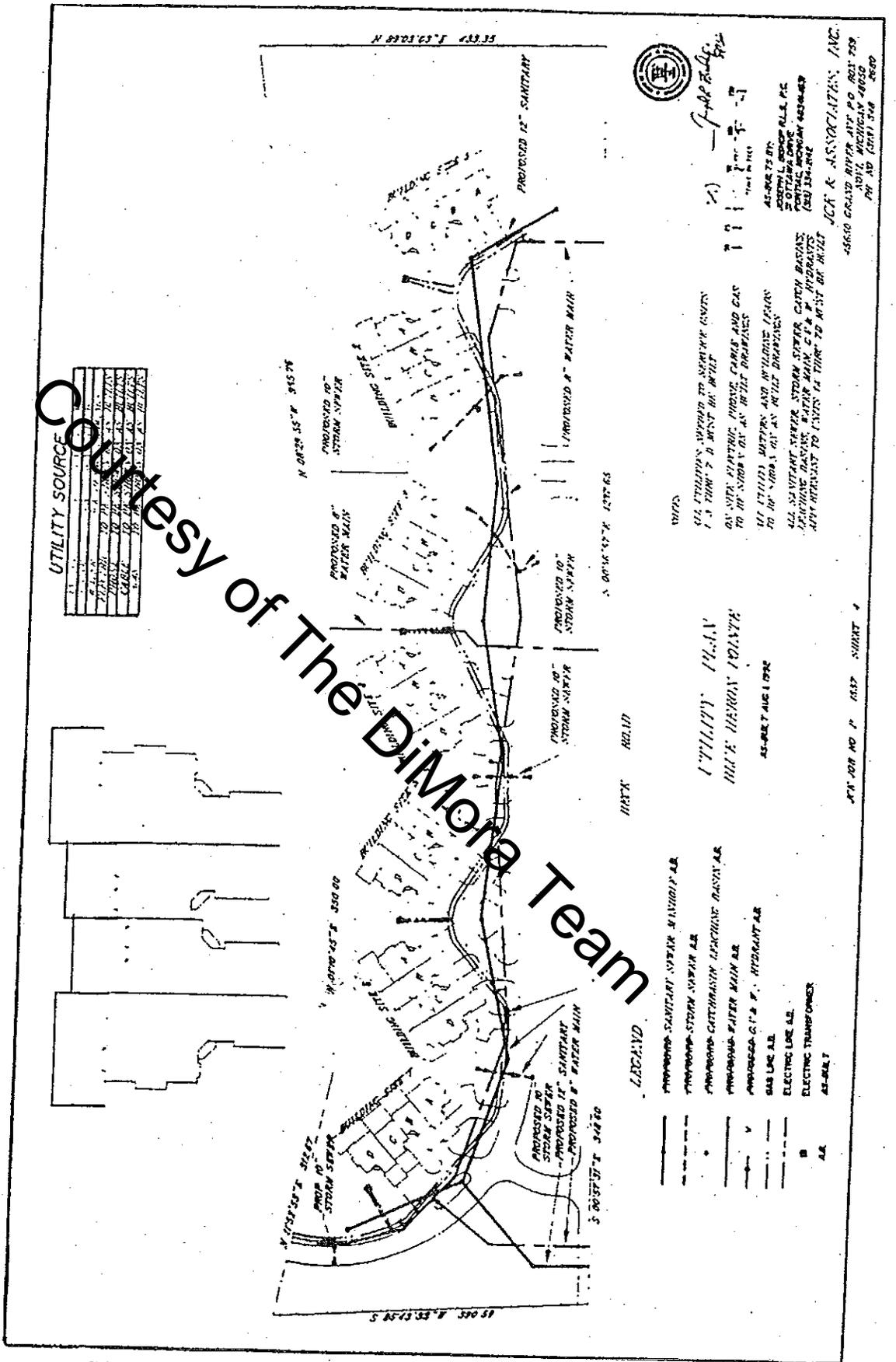
UNITS BUILT AS  
PROPOSED



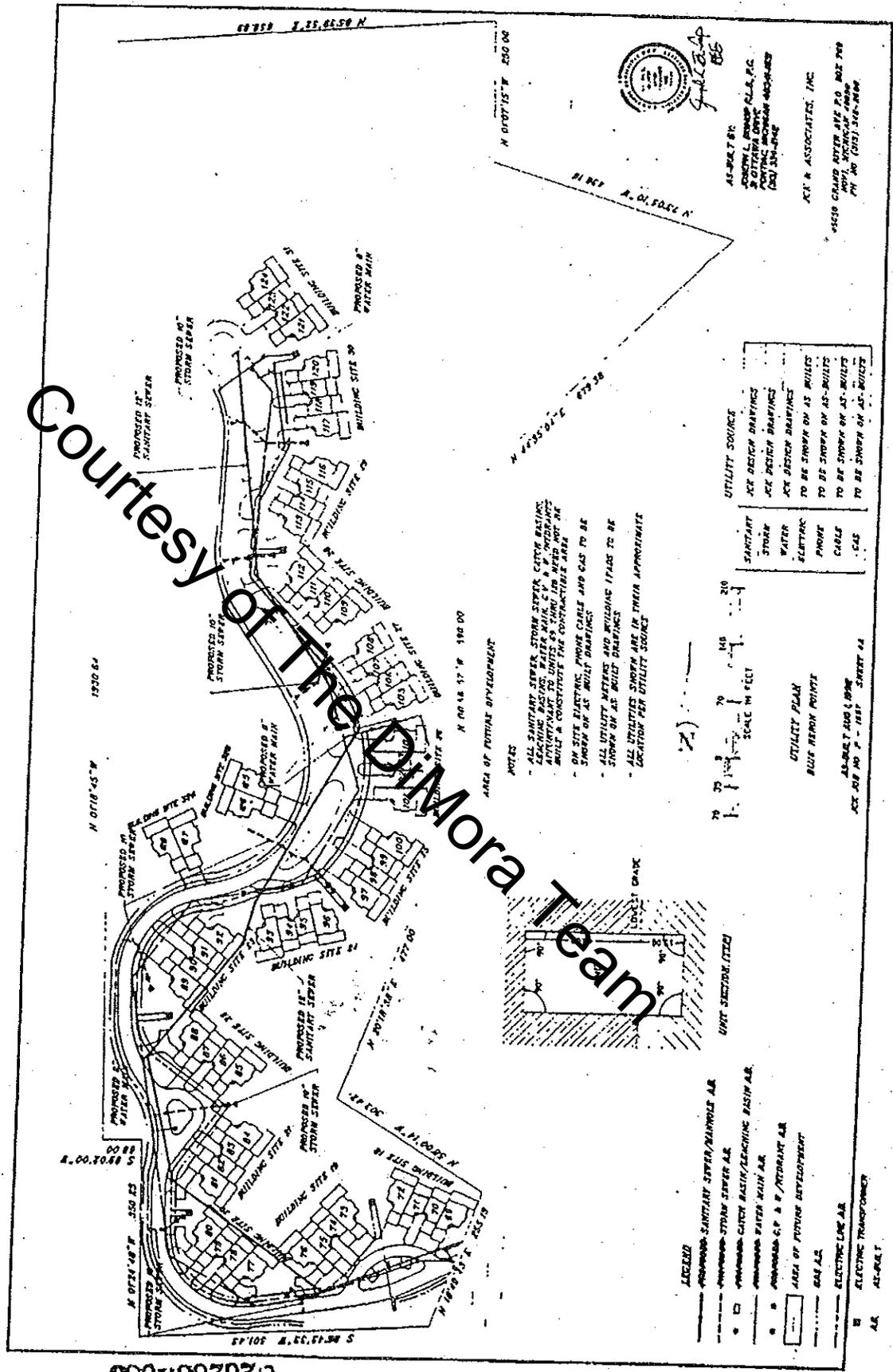
JOHN J. DIMORA, A.L.A., P.C.  
20710A JONES  
PORTER, MICHIGAN 48862  
(313) 534-7000



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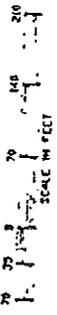
Courtesy of the DiMora Team



AS-BUILT BY  
 JAMES L. WINDUP A.L.E., P.E.  
 20 OTTAWA DRIVE  
 FT. LAUDERDALE, FLORIDA 33309  
 (305) 348-1111

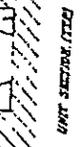
JCY & ASSOCIATES, INC.  
 45518 GRAND RIVER AVE. P.O. BOX 769  
 MIAMI, FLORIDA 33154  
 PH: (305) 368-7666

UTILITY SOURCE	
XXX DESIGN DRAWINGS	SANITARY
XXX DESIGN DRAWINGS	STORM
XXX DESIGN DRAWINGS	WATER
XXX DESIGN DRAWINGS	ELECTRIC
TO BE SHOWN ON AS-BUILTS	PHONE
TO BE SHOWN ON AS-BUILTS	CABLE
TO BE SHOWN ON AS-BUILTS	GAS



NOTES

- ALL SANITARY SEWER, STORM SEWER, CITY WATER LEACHING BASIN, WATER MAIN, AND PHONE CABLES ADJACENT TO UNITS 85 THRU 100 NEED NOT BE SHOWN & CONSTITUTE THE CONTRACTIBLE AREA.
- ON SITE ELECTRIC, PHONE CABLE AND GAS TO BE SHOWN ON AS-BUILT DRAWINGS.
- ALL UTILITY METERS AND BUILDING PLANS TO BE SHOWN ON AS-BUILT DRAWINGS.
- ALL UTILITIES SHOWN ARE IN THEIR APPROXIMATE LOCATION PER UTILITY SOURCE.

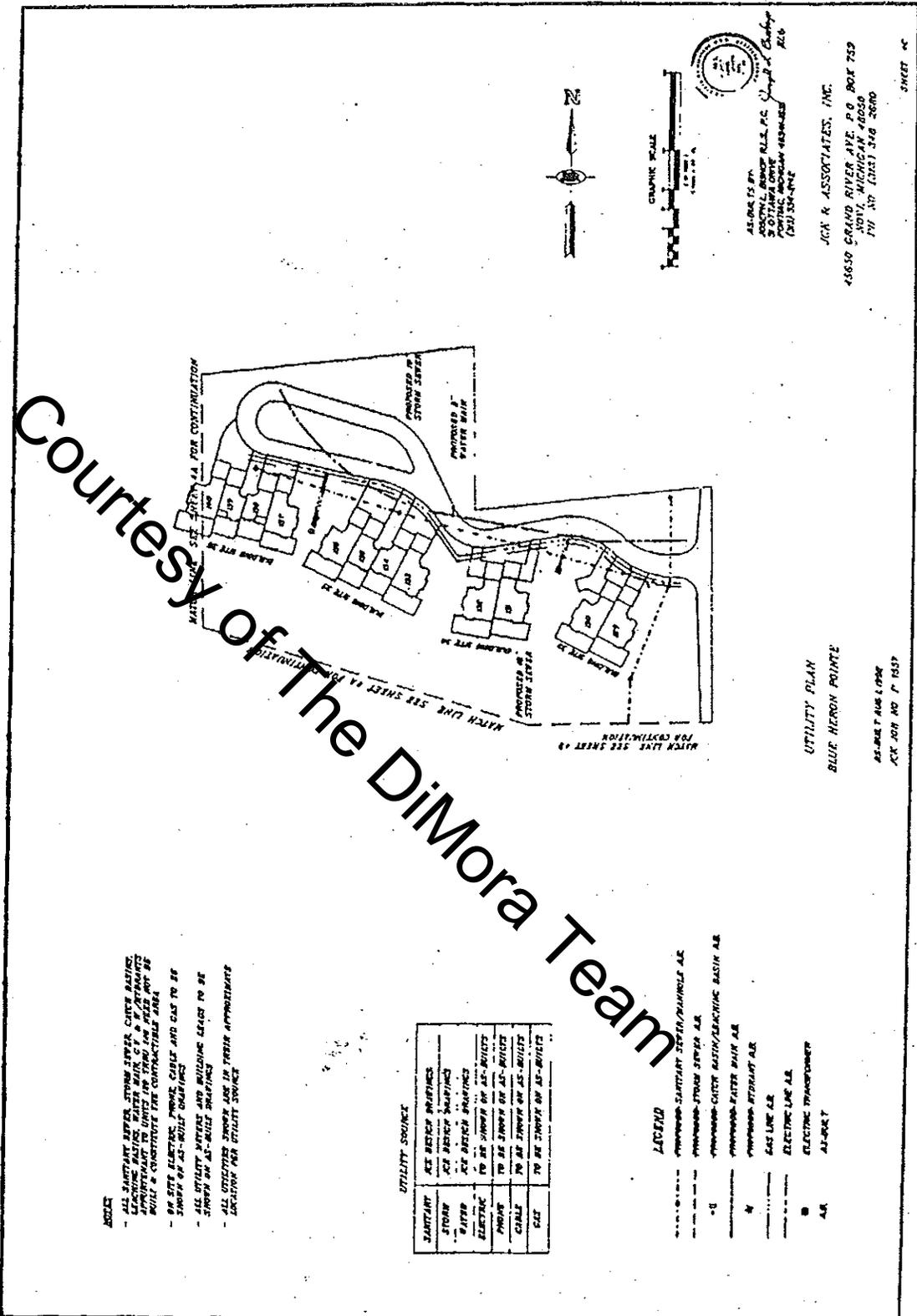


- LEGEND
- PROPOSED SANITARY SEWER MAINLINE AS
  - PROPOSED STORM SEWER AS
  - PROPOSED CATCH BASIN/LEACHING BASIN AS
  - PROPOSED WATER MAIN AS
  - PROPOSED C.P. & P. / TRENCH AS
  - AREA OF FUTURE DEVELOPMENT
  - SAN ALA
  - ELECTRIC LINE AS
  - ELECTRIC TRANSFORMER
  - AS-BUILT
- UTILITY PLAN  
 BUS FROM UNIT  
 AS-BUILT AND AS-BUILT  
 JCY JOB NO. P - 1487 SHEET 24

U126266M085



# Courtesy of The DiMora Team



- NOTES**
- ALL SANITARY SEWER, STORM SEWER, CURVE BASIN, AND ELECTRICAL UTILITY LINES TO BE CONSTRUCTED IN ACCORDANCE WITH THE CITY OF GRAND RAPIDS DEPARTMENT OF PUBLIC WORKS SPECIFICATIONS AND STANDARDS.
  - ON SITE ELECTRICAL, PHONE, CABLE AND GAS TO BE INSTALLED IN ACCORDANCE WITH THE CITY OF GRAND RAPIDS DEPARTMENT OF PUBLIC WORKS SPECIFICATIONS AND STANDARDS.
  - ALL UTILITY MATERIALS AND BUILDING DEVICES TO BE INSTALLED IN ACCORDANCE WITH THE CITY OF GRAND RAPIDS DEPARTMENT OF PUBLIC WORKS SPECIFICATIONS AND STANDARDS.
  - ALL UTILITIES SHOWN ARE IN THEIR APPROXIMATE LOCATION PER UTILITY SOURCE.

**UTILITY SOURCE**

SANITARY	SEE DESIGN SPECIFICATIONS
STORM	SEE DESIGN SPECIFICATIONS
GAS	SEE DESIGN SPECIFICATIONS
ELECTRIC	TO BE SHOWN BY AS-BUILT
PHONE	TO BE SHOWN BY AS-BUILT
CABLE	TO BE SHOWN BY AS-BUILT
CLG	TO BE SHOWN BY AS-BUILT

- LEGEND**
- SANITARY SEWER/STORM/PHONE/AS-BUILT
  - STORM SEWER
  - CURVE BASIN/SEWAGE BASIN
  - FIFTEEN FOOT DIA. AS-BUILT
  - GAS LINE
  - ELECTRIC LINE
  - ELECTRICAL TRANSFORMER
  - AS-BUILT

AS-BUILT BY:  
 JOHN R. ASSOCIATES, INC.  
 456.50 GRAND RIVER AVE. P.O. BOX 759  
 NOVI, MICHIGAN 48250  
 (313) 554-9422

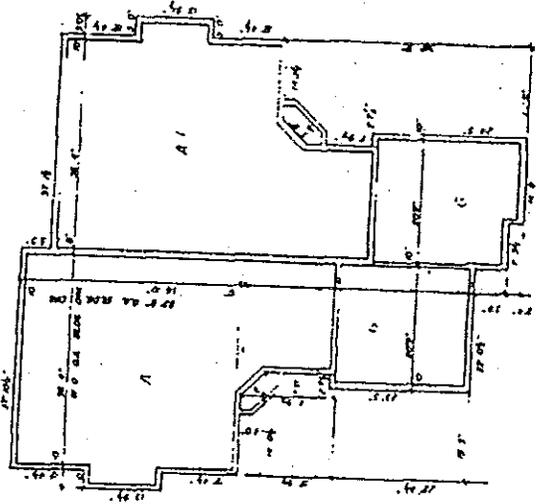
JOHN R. ASSOCIATES, INC.  
 456.50 GRAND RIVER AVE. P.O. BOX 759  
 NOVI, MICHIGAN 48250  
 (313) 554-9422

UTILITY PLAN  
 BLUE HERON POINTE  
 AS-BUILT AUG 1994  
 CK JOB NO. P. 059

SHEET 40

1:26266PA088

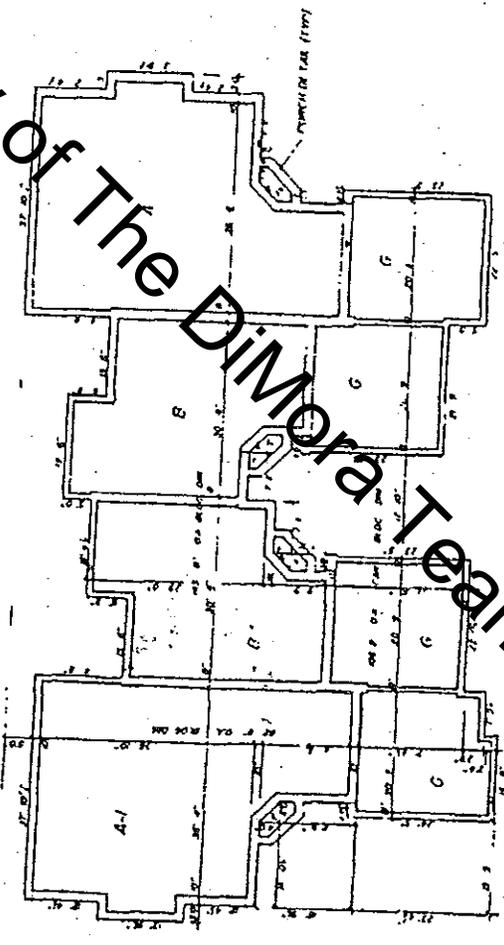
Courtesy of The Dimora Team



41-BURET ST.  
 JOSEPH L. BROWN R.L.S. P.C.  
 9 OTTAWA DRIVE  
 WINDY HOLLOW 4834-4835  
 1201 314 2447  
 AUG 1 1992



SHEET 5



BUILDING FLOOR PLANS  
 BLUE HERON POINTE  
 45-BURET AUG 1, 1992  
 SCALE: 1" = 10'

4 UNIT BLDG

- LEGEND
- G 1-CAR GARAGE
  - P COVERED PORCH
  - A RANCH STYLE UNIT TYPE
  - A-1 RANCH STYLE UNIT TYPE (ENLARGED)
  - B 2-STORY UNIT TYPE
  - B-1 2-STORY UNIT TYPE (ENLARGED)

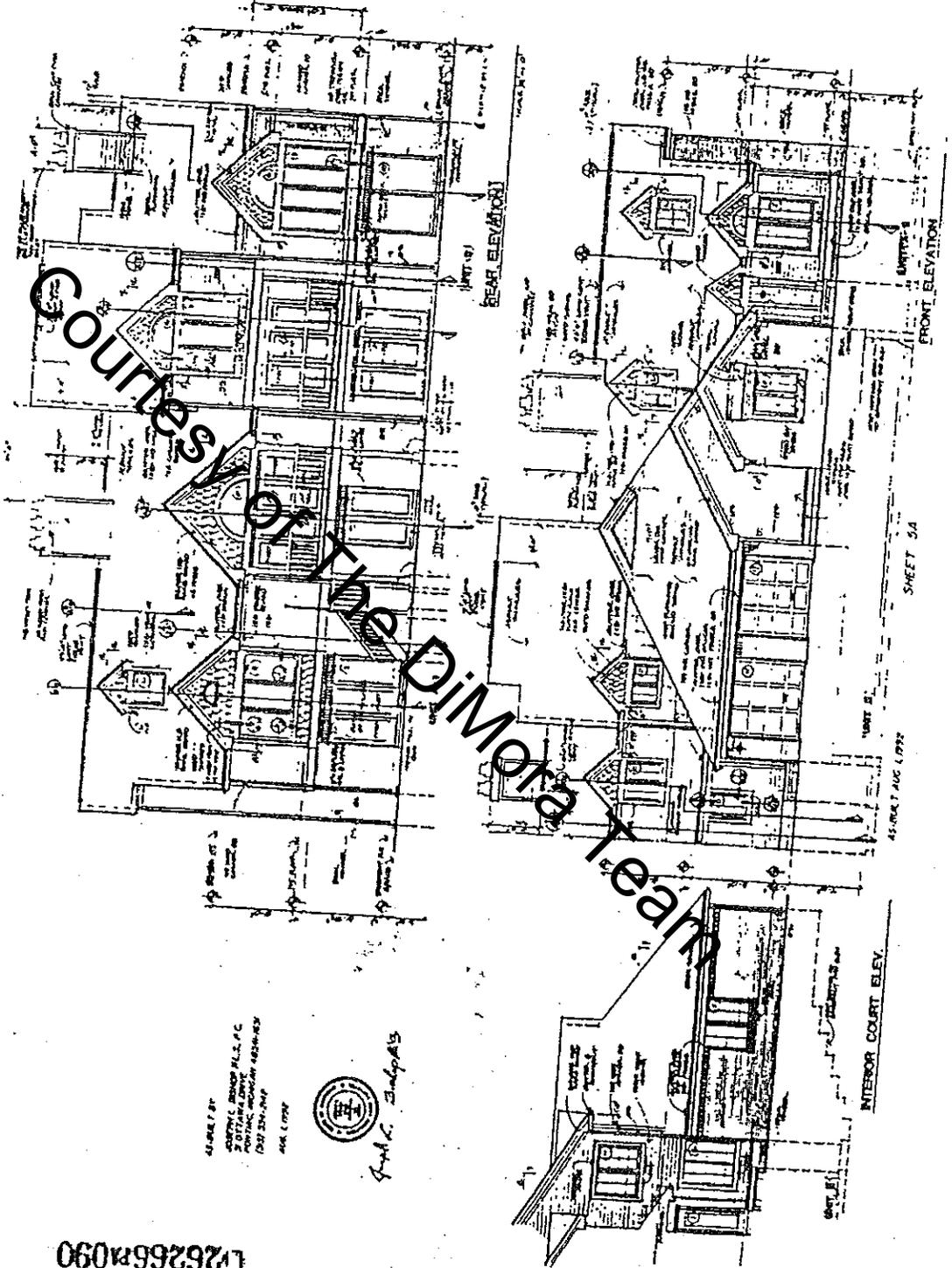
U26266PA089

COMMONWEALTH OF MASSACHUSETTS  
Department of Public Safety  
Division of Building Inspection  
Architectural

BLUE HERON POINT  
LAKE COMMUNITY  
NORFOLK COUNTY MASSACHUSETTS

DATE: 11/15/83  
PROJECT: BLUE HERON POINT  
SHEET: 5A

A9



Courtesy of the Dimora Team

SCALE: 1/8" = 1'-0"  
DESIGNED BY: JAMES J. DIMORA, P.E.  
DRAWN BY: JAMES J. DIMORA, P.E.  
DATE: 11/15/83



126266M090

INTERIOR COURT ELEV.

11/15/83

SHEET 5A

FRONT ELEVATION

REAR ELEVATION

BLUBBERON POINTS  
 BARRINGTON, ILLINOIS

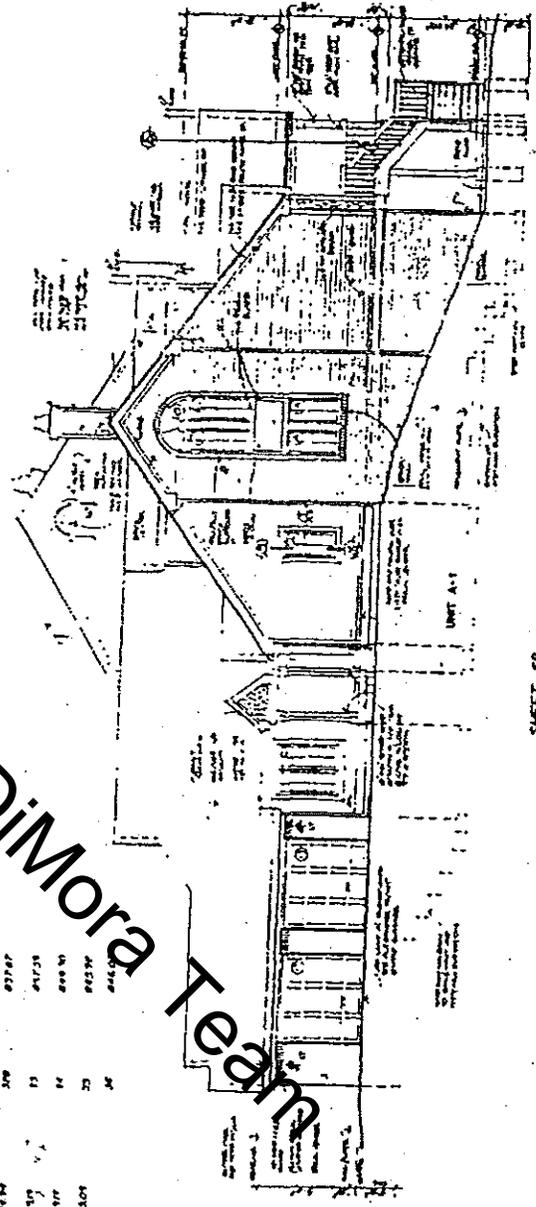


ALBERT W.  
 JAMES B. GALES, P.E.  
 CIVIL ENGINEER  
 1201 33rd Street  
 AUG 1 1997

Courtesy of The DiMora Team

BUILDING F. L. ELEVATIONS (U.S.G.S. DATUM)

BLDG. NO.	F. L. ELEV.	CODE NO.	F. L. ELEV.
1	439.00	01	435.37
2	437.20	02	436.00
3	434.83	03	433.78
4	433.67	04	434.77
5	432.50	05	435.26
6	433.88	06	434.98
7	435.46	07	434.33
8	434.29	08	433.06
9	433.38	09	433.67
10	434.69	10	433.63
11	434.66	11	432.33
12	434.07	12	434.33
13	434.84	13	433.46
14	435.08	14	436.00
15	434.84	15	437.67
16	435.07	16	437.38
17	434.91	17	436.90
18	433.07	18	435.39
		19	434.00



END ELEVATION  
 UNIT 101

45.0117 AUG 1 1997

SHEET 58

1126266M091

SEP 16 2005

10007178

Li-43302 Pa-1  
205370992 9/16/2005  
Bernard J. Youngblood  
Wayne Co. Register of Deeds

SECOND AMENDMENT TO FINAL CONSOLIDATING MASTER DEED  
OF  
BLUE HERON POINTE CONDOMINIUM

WHEREAS, Blue Heron Pointe was established as a residential condominium project in the Township of Northville, County of Wayne, State of Michigan, by the recording of a Master Deed in Liber 23491, Pages 557 through 616, a Final Consolidating Master Deed in Liber 26266, Pages 024 et seq., Wayne County Records, and a First Amendment to Final Consolidating Master Deed in Liber 29713, Page 1760, Wayne County Records and was designated as Wayne County Condominium Subdivision Plan No. 227; and,

WHEREAS, Blue Heron Pointe is administered by Blue Heron Pointe Condominium Association, the Michigan non-profit corporation designated to administer the affairs of the project pursuant to said Master Deed; and,

WHEREAS, amendments to the Condominium Bylaws (Exhibit A to the Master Deed) were duly proposed, adopted and approved by the requisite majority of the co-owners on September 12, 2005, in accordance with Article XVI of the Condominium Bylaws and MCL 559.190 for the purpose of generally updating same;

NOW, THEREFORE, the attached Amended and Restated Bylaws (Exhibit A to the Master Deed) supersede and replace the Condominium Bylaws that were attached as Exhibit A to the Master Deed and any amendments to that document adopted prior to the date of this amendment.

EXAMINED AND APPROVED

DATE 09/16/2005

BY alm N/C

NORMAN C. DUPIE  
PLAT ENGINEER

BLUE HERON POINTE CONDOMINIUM  
ASSOCIATION

BY: Carlton A. Milbrandt  
Carlton A. Milbrandt, President

\$90.00 DEED  
Receipt #101445

RECORDED  
BERNARD J. YOUNGBLOOD, REGISTER OF DEED  
WAYNE COUNTY, MI

\$6.00 RECONUMENTATION

RMDA 90 6R 28pgs Sci

STATE OF MICHIGAN)

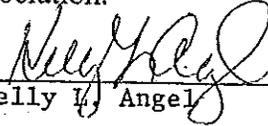
) ss.

Li-43302

Pa-2

COUNTY OF OAKLAND)

The foregoing Second Amendment to Final Consolidating Master Deed of Blue Heron Pointe Condominium Association was acknowledged before me, a notary public on the 13<sup>th</sup> day of September, 2005, by David Miller, known to me to be the President of Blue Heron Pointe Condominium Association, a Michigan non-profit corporation, who acknowledged and certified that the foregoing amendment was duly approved by affirmative vote of the co-owners of the Association and that he has executed this Fourth Amendment to Master Deed as his own free act and deed on behalf of the Association.



Kelly W. Angel, Notary Public

Wayne County, Michigan

My commission expires: 5-27-2012

Acting in the County of Wayne

Courtesy of The DiMora Team

DRAFTED BY AND WHEN RECORDED

RETURN TO:

D. DOUGLAS ALEXANDER (P2910)  
ALEXANDER, ZELMANSKI & LEE, PLLC  
44670 ANN ARBOR RD., STE. 170  
PLYMOUTH, MI 48170

BLUE HERON POINTE CONDOMINIUM  
AMENDED AND RESTATED CONDOMINIUM BYLAWS  
(EXHIBIT "A" TO THE MASTER DEED)

*Courtesy of The Dimora Team*

ARTICLE I

ASSOCIATION OF CO-OWNERS

Section 1. Blue Heron Pointe Condominium, a residential Condominium located in the Township of Northville, County of Wayne, State of Michigan, shall be administered by an Association of Co-owners which shall be a nonprofit corporation, hereinafter called the "Association", organized under the applicable laws of the State of Michigan, and responsible for the management, maintenance, operation and administration of the Common Elements, easements and affairs of the Condominium in accordance with the Master Deed, these Bylaws, the Articles of Incorporation, the duly adopted rules and regulations of the Association, and the laws of the State of Michigan.

These Bylaws shall constitute the Bylaws referred to in the Master Deed and required by Section 3 (8) of Act No. 59 of the Michigan Public Acts of 1978, as amended (hereinafter the "Act") and the Michigan Nonprofit Corporation Act.

Section 2. Each Co-owner shall be a member of the Association and no other person or entity shall be entitled to membership.

The share of a Co-owner in the funds and assets of the Association cannot be assigned, pledged or transferred in any manner except as an appurtenance to the Co-owner's Unit in the Condominium.

A Co-owner selling a Unit shall not be entitled to any refund whatsoever from the Association with respect to any reserve or other asset of the Association. The Association shall keep current copies of the Master Deed, all amendments to the Master Deed and other Condominium Documents for the Condominium available at reasonable hours to Co-owners, prospective purchasers and prospective mortgagees of Units in the Condominium. All Co-owners in the Condominium and all persons using or entering upon or acquiring any interest in any Unit therein or the Common Elements thereof shall be subject to the provisions and terms set forth in the aforesaid Condominium Documents.

BLUE HERON POINTE CONDOMINIUM  
AMENDED AND RESTATED CONDOMINIUM BYLAWS  
(EXHIBIT "A" TO THE MASTER DEED)

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## ARTICLE II

### ASSESSMENTS

All expenses arising from the management, administration and operation of the Association pursuant to the Condominium Documents and the Act, shall be levied by the Association against the Units and the Co-owners thereof in accordance with the following provisions:

**Section 1. Assessments For Common Elements.** All costs incurred by the Association in satisfaction of any liability arising within, caused by, or connected with the Common Elements or the administration of the Condominium shall constitute expenditures affecting the administration of the Condominium, and all sums received as the proceeds of, or pursuant to a policy of insurance securing the interest of the Co-owners against liabilities or losses arising within, caused by, or connected with the Common Elements or the administration of the Condominium shall constitute receipts affecting the administration of the Condominium, within the meaning of Section 54(4) of the Act.

**Section 2. Determination of Assessments.** Assessments shall be determined in accordance with the following provisions:

(a) **Budget, Basic Assessments.** The Board of Directors of the Association shall establish an annual budget in advance for each fiscal year and such budget shall project all expenses for the forthcoming year which may be required for the proper operation, management and maintenance of the Condominium, including a reasonable allowance for contingencies and reserves. Failure or delay of the Board of Directors to prepare or adopt a budget for any fiscal year shall not constitute a waiver or release in any manner of a Unit Co-owner's obligation to pay the allocable share of the common expenses as herein provided whenever the same shall be determined and, in the absence of any annual budget or adjusted budget each Unit Co-owner shall continue to pay each monthly installment at the monthly rate established for the previous fiscal year until notified of the new monthly payment which shall not be due less than ten (10) days after such new annual or adjusted budget is adopted. Each Co-owner's share of the annual budget shall be referred to as the Basic Assessment.

An adequate reserve fund for maintenance, repairs and replacement of those Common Elements that must be replaced on a periodic basis shall be established in the budget and must be funded by regular monthly payments as set forth in Section 3 below rather than by additional or lump sum assessments. At a minimum, the reserve fund shall be equal to ten (10%) percent of the Association's current annual budget on a non-cumulative basis. Since the minimum standard required by this Section may prove to be inadequate for this particular Condominium, the Association of Co-owners should carefully analyze the Condominium to determine if a greater amount should be set aside, or if additional reserve funds should be established for other purposes from time to time. The funds contained in such reserve fund should be used for major repairs and replacements of Common Elements.

Upon adoption of an annual budget by the Board of Directors, copies of said budget shall be delivered to each Co-owner and the assessment for said year shall be established based upon said budget, although the failure to deliver a copy of the budget to each Co-owner shall not affect the liability of any Co-owner for any existing or future assessments.

(b) **Supplemental Assessments.** If the Board of Directors determines at any time, in its sole discretion, that the Basic Assessments levied are, or may prove to be, insufficient to meet the needs of the Association, it shall have the authority to increase the budget and/or levy Supplemental Assessments payable in whatever manner it determines (i.e., lump sum or by installments). The discretionary authority of the Board of Directors to levy Supplemental Assessments pursuant to this subsection shall rest solely with the Board of Directors for the benefit of the Association and the members thereof, and shall not be enforceable by any

creditors of the Association or the members thereof except in the event that the Association may voluntarily and conditionally assign the right to levy assessments to any lender in connection with any voluntary loan transaction entered into by the Association.

(c) Special Assessments. Special assessments are hereby defined to mean assessments for additions to (and not repair or replacement of) the Common Elements of an aggregate cost exceeding One Thousand Five hundred Dollars (\$1,500.00) per year. Special assessments shall not be levied without the prior approval of more than sixty (60%) percent of all Co-owners. The authority to levy assessments pursuant to this subsection is solely for the benefit of the Association and the members thereof and shall not be enforceable by any creditors of the Association or the members thereof except in the event that the Association may voluntarily and conditionally assign the right to levy assessments to any lender in connection with any voluntary loan transaction entered into by the Association.

Section 3. Apportionment Of Assessments; Default In Payment. Unless otherwise provided herein, all assessments levied against the Co-owners to cover expenses of administration shall be apportioned among and paid by the Co-owners in equal shares, without increase or decrease for the existence of any rights to the use of Limited Common Elements appurtenant to a Unit.

Basic Assessments as determined in accordance with Article II, Section 2 (a) above (but not supplemental or special assessments) shall be payable by the Co-owners in twelve (12) equal monthly installments, commencing with acceptance of a Deed to, or a land contract purchaser's interest in, a Unit, or with the acquisition of fee simple title to a Unit by any other means. Monthly installments of the Basic Assessment are due on the first day of each month. The payment of any assessment shall be in default if such assessment, or any part thereof, is not paid to the Association in full on or before the due date for such payment. A late charge shall be assessed for any assessment in default paid more than ten (10) days after its due date. The late charge shall be in the amount of Twenty-five Dollars (\$25.00) or such other amount as may be determined by the Board of Directors from time to time. In the event the board establishes a new late charge amount, it shall give written notice to all members thirty (30) days before the new late charge rate shall become applicable. Such late charge shall not be deemed to be a penalty or interest upon the funds due to the Association but is intended to constitute a reasonable estimate of the administrative costs and other damages incurred by the Association in connection with the late payment of assessments. Assessments in default shall bear interest at the rate of seven (7%) percent per annum or such higher rate as may be allowed by law until paid in full. All payments shall be applied first against late charges, attorney fees, interest and costs and thereafter against assessments in order of oldest delinquency.

Each Co-owner (whether one or more persons) shall be and remain personally liable for the payment of all assessments (including late charges and costs of collection and enforcement of payment) pertinent to the Co-owner's Unit which may be levied while such Co-owner is the owner thereof. In addition to a Co-owner who is also a land contract seller, the land contract purchaser shall be personally liable for the payment of all assessments (including late charges and costs of collection and enforcement of payment) pertinent to the subject Condominium Unit which are levied up to and including the date upon which the land contract seller actually takes possession of the Unit following extinguishment of all rights of the land contract purchaser in the Unit.

Section 4. Waiver Of Use Or Abandonment Of Unit; Uncompleted Repair Work. No Co-owner may exempt himself or herself from liability for contribution toward the expenses of administration by waiver of the use or enjoyment of any of the Common Elements, or by the abandonment of the Co-owner's Unit, or because of uncompleted repair work, or the failure of the Association to provide service.

Section 5. Enforcement. The Association may enforce collection of delinquent assessments by a suit at law for a money judgment or by foreclosure of the statutory lien that secures payment of assessments, or both in accordance with the Act. Pursuant to Section 139 of the Act, no Co-owner may assert in an answer or set-off to a complaint brought by the Association for nonpayment of assessments the fact that the Association or its agents have not provided the services or management to the Co-owner.

Each Co-owner, and every other person who from time to time has any interest in the Condominium, shall be deemed to have granted to the Association the unqualified right to elect to foreclose such lien either by judicial action or by advertisement. The provisions of Michigan law pertaining to foreclosure of mortgages by judicial action and by advertisement, as the same may be amended from time to time, are incorporated herein by reference for the purpose of establishing the alternative procedures to be followed in lien foreclosure actions and the rights and obligations of the parties to such actions. Further, each Co-owner and every other person who from time to time has any interest in the Condominium, shall be deemed to have authorized and empowered the Association to sell or to cause the Unit to be sold with respect to which the assessment(s), is or are delinquent and to receive, hold and distribute the proceeds of such sale in accordance with the priorities established by applicable law. Each Co-owner of a Unit in the Condominium acknowledges that at the time of acquiring title to such Unit, the Co-owner was notified of the provisions of this Section and that the Co-owner voluntarily, intelligently and knowingly waived notice of any proceedings brought by the Association to foreclose by advertisement the lien for nonpayment of assessments and a hearing on the same prior to the sale of the subject Unit. The Association, acting on behalf of all Co-owners, may bid in at the foreclosure sale, and acquire, hold, lease, mortgage or convey the Condominium Unit.

Notwithstanding the foregoing, a judicial foreclosure action shall not be commenced, nor shall any notice of foreclosure by advertisement be published, until the expiration of ten (10) days after mailing, by first class mail, postage prepaid, addressed to the delinquent Co-owner(s) at his/her or their last known address of a written notice that one or more installments of the annual assessment and/or a portion or all of a supplemental and/or a special assessment levied against the pertinent Unit is or are delinquent and that the Association may invoke any of its remedies hereunder if the default is not cured within ten (10) days after the date of mailing. Such written notice shall be accompanied by or in the form of a written Affidavit of an authorized representative of the Association that sets forth (i) the Affiant's capacity to make the Affidavit, (ii) the statutory and other authority for the lien, (iii) the amount outstanding (exclusive of interest, costs, attorney fees and future assessments), (iv) the legal description of the subject Unit(s), and (v) the name(s) of the Co-owner(s) of record. The Affidavit may contain other information that the Association of Co-owners considers appropriate as per the Michigan Condominium Act including but not limited to the amount of any unpaid interest, costs, attorney fees, future assessments, court costs and/or unpaid monetary fines. Such Affidavit shall be recorded in the office of the Register of Deeds in the County in which the Condominium is located prior to commencement of any foreclosure proceeding, but it need not have been recorded as of the date of mailing to the Co-owner. If the delinquency is not cured within the ten (10) day period, the Association may take such remedial action as may be available to it hereunder or under Michigan law. In the event the Association elects to foreclose the lien by advertisement, the Association shall so notify the Co-owner and shall inform the Co-owner that he/she may request a judicial hearing by bringing suit against the Association.

The expenses incurred in collecting unpaid assessments, including interest, costs, actual attorney's fees (not limited to statutory fees), late charges, unpaid monetary fines and advances for taxes or other liens paid by the Association to protect its lien, shall be chargeable to the Co-owner in default including late charges and unpaid monetary fines, if any, and shall be secured by the lien on the Co-owner's Unit. In the event of default by any Co-owner in the payment of any installment of the annual assessment levied against the Co-owner's Unit, and/or in the event of default by any Co-owner in the payment of any installment and/or portion of any additional or special assessment levied against the Co-owner's Unit, or any other obligation of a Co-owner which, according to these Bylaws, may be assessed to and collected from the responsible Co-owner in the manner provided in Article II hereof, the Association shall have the right to declare all unpaid

installments of the annual assessment for the applicable fiscal year (and for any future fiscal year in which said delinquency continues) and/or all unpaid portions or installments of the supplemental or special assessment, if applicable, immediately due and payable. The Association also may discontinue the furnishing of any utility or other services to a Co-owner in default upon seven (7) days written notice to such Co-owner of its intention to do so. A Co-owner in default shall not be entitled to utilize any of the General Common Elements of the Condominium, shall not be entitled to vote at any meeting of the Association, and shall not be entitled to run for election as a director or be appointed an officer of the Association so long as such default continues; provided, however, this provision shall not operate to deprive any Co-owner of ingress or egress to and from the Co-owner's Unit. In a judicial foreclosure action, a receiver may be appointed to collect a reasonable rental for the Unit from the Co-owner thereof or any person claiming under such Co-owner as provided by the Act.

Section 6. Liability Of Mortgagee. Notwithstanding any other provisions of the Condominium Documents, the holder of any first mortgage covering any Unit in the Condominium which acquires title to the Unit pursuant to the remedies provided in the mortgage or by deed (or assignment) in lieu of foreclosure, or any purchaser at a foreclosure sale in regard to said first mortgage, shall take the property free of any claims for unpaid assessments or charges against the mortgaged Unit which accrue prior to the acquisition of title by such holder, purchaser or assignee (except for claims for a pro rata share of such assessments or charges resulting from a pro rata reallocation of such assessments or charges to all Units including the mortgaged Unit).

Section 7. Property Taxes And Special Assessments. All property taxes and special assessments levied by any public taxing authority shall be assessed in accordance with Section 131 of the Act.

Section 8. Personal Property Tax Assessment Of Association Property. The Association shall be assessed as the person or entity in possession of any tangible personal property of the Condominium owned or possessed in common by the Co-owners, and personal property taxes based thereon shall be treated as expenses of administration.

Section 9. Construction Lien. A construction lien (mechanic's lien) otherwise arising under Act No. 497 of the Michigan Public Acts of 1980, as amended, shall be subject to the limitations set forth in Section 132 of the Act, including the following:

- (a) A mechanic's lien for work performed upon a Condominium Unit or upon a Limited Common Element may attach only to the Condominium Unit upon which the work was performed.
- (b) A mechanic's lien for work authorized by the Association of Co-owners may attach to each Condominium Unit only to the proportionate extent that the Co-owner of the Condominium Unit is required to contribute to the expenses of administration as provided by the Condominium Documents.
- (c) A mechanic's lien may not arise or attach to a Condominium Unit for work performed on the Common Elements not contracted by the Association of Co-owners.

Section 10. Statement As To Unpaid Assessments. Pursuant to the provisions of the Act, the purchaser of any Unit may request a statement from the Association as to the outstanding amount of any unpaid Association assessments, interest, late charges, fines, costs and attorney fees thereon and related collection costs. Upon written request to the Association, accompanied by a copy of the executed purchase agreement pursuant to which the purchaser holds the right to acquire the Unit, the Association shall provide a written statement of such unpaid assessments and related collection costs as may exist or a statement that none exist, which statement shall be binding upon the Association for the period stated therein. Upon the payment of that sum within the period stated, the Association's lien for assessments as to such Unit shall be deemed satisfied; provided, however, that the failure of a purchaser to request such statement at least five (5) days prior to the closing of the purchase of such Unit shall render any unpaid assessments together with interest, costs, and

attorneys' fees incurred in the collection thereof, and the lien securing same fully enforceable against such purchaser and the Unit itself, to the extent provided by the Act. Under the Act, unpaid assessments constitute a lien upon the Unit and the proceeds of sale thereof prior to all claims except tax liens on the Condominium Unit in favor of any state or federal taxing authority and first mortgages of record. The Association may charge such reasonable amounts for preparation of such a statement as it may from time to time determine.

### ARTICLE III

#### ARBITRATION

Section 1. Scope And Election. Disputes, claims or grievances arising out of or relating to the interpretation or the application of the Condominium Documents, or any disputes, claims or grievances arising among or between Co-owners, or between a Co-owner or Co-owners and the Association shall, upon the election and written consent of both of the parties to any such disputes, claims or grievances, and written notice to the Association, if applicable, be submitted to arbitration and the parties thereto shall accept the arbitrators' decision as final and binding; provided that no question affecting the claim of title of any person to any fee or life estate in real estate is involved. The Commercial Arbitration Rules of the American Arbitration Association as amended and in effect from time to time hereafter shall be applicable to any such arbitration. Any agreement to arbitrate pursuant to the provisions of this Article III, Section 1 shall include an agreement between the parties that the judgment of any Circuit Court of the State of Michigan may be rendered upon any award rendered pursuant to such arbitration.

Section 2. Judicial Relief. In the absence of the election and written consent of the parties pursuant to Section I above, no Co-owner or the Association shall be precluded from petitioning the Courts to resolve any such disputes, claims or grievances.

Section 3. Election Of Remedies. Election by the parties to submit such disputes, claims or grievances to arbitration shall preclude them from litigating such disputes, claims or grievances in the Courts.

### ARTICLE IV

#### INSURANCE

Section 1. Insurance Responsibility of the Association. The Association shall carry property insurance, general liability insurance, officers and directors liability insurance, workers compensation insurance, if applicable, and such other insurance as the Board may determine to be appropriate with respect to the ownership, use and maintenance of the General and Limited Common Elements of the Condominium and the administration of Condominium affairs. Such insurance shall be carried and administered in accordance with the following provisions:

(a) Insurance Responsibility of the Association and the Co-owners. It shall be each Co-owner's responsibility to determine by personal investigation the nature and extent of insurance coverage needed to protect his/her Unit, his/her personal property located within his/her Unit or elsewhere in the Condominium and for his/her personal liability for occurrences within his/her Unit or upon the Limited Common Elements appurtenant to his/her Unit and also for additional living expenses. Each Co-owner may obtain insurance coverage at his/her own expense upon the building items within his/her Condominium Unit which were furnished with the Unit by the Developer however it will be considered to be excess insurance since the Association's property insurance will be primary coverage as described below. The Association shall purchase insurance for the benefit of the Association, the Co-owners and their mortgagees, as their interests may appear, and provision shall be made for the issuance of Certificates of Insurance with mortgagee endorsements to the mortgagees of the Co-owners. Each Co-owner and the Association shall use their best

efforts to obtain insurance whereby the insurers waive their rights of subrogation as to any claims against Co-owner and the Association.

(b) Insurance of Common Elements, Dwelling Structures and Fixtures. All dwell structures within Units and Common Elements of the Condominium shall be insured against fire, perils covered by a standard extended coverage endorsement, vandalism, malicious mischief and any other cause of loss deemed advisable by the Board of Directors of the Association, in an amount equal to the maximum insurable replacement value, including code reconstruction, if applicable, as determined annually by the Board of Directors of the Association in consultation with the Association's insurance carrier and/or its representatives in light of commonly employed methods for the reasonable determination of replacement costs. Such coverage shall include interior walls within any Unit and the pipes, wires, conduits and ducts contained therein and shall further include all building items including fixtures, equipment and trim within a Unit which were furnished with the Unit by the Developer. Each Co-owner shall be solely responsible to insure all betterments, improvements, and additions to their Unit and its appurtenant Limited Common Elements. The proper insurance coverage shall be written on a Blanket Amount basis including an Agreed Value clause for the entire Condominium with appropriate provisions in order that no coinsurance provisions shall be invoked by the insurance carrier in a manner that will cause loss payments to be reduced below the actual amount of any loss (except in the unlikely event of total project destruction and the insurance proceeds failed, for some reason, to be equal to the total cost of replacement). All information in the Association's records regarding insurance coverage shall be made available to all Co-owners upon request and reasonable notice during normal business hours so that the Co-owners shall be enabled to judge the adequacy of such coverage. Upon re-evaluation and effectuation of coverage, the Association shall notify all the Co-owners of the nature and extent of all changes in coverages.

(c) General Liability Insurance. General liability insurance shall be carried in such limits as the Board of Directors may from time to time determine to be appropriate. The general liability insurance shall cover: (1) the Association; (2) each Co-owner of the Condominium but only with respect to his/her liability arising out of the ownership, maintenance or repair of that portion of the premises which is their duty as such; and (3) any person or organization while acting as a managing agent for the Association. The liability insurance carried by the Association shall, where appropriate, contain cross-liability endorsements to cover liability of the Co-owners as a group to another Co-owner.

(d) Officers and Directors Liability Insurance. Officers and directors liability insurance shall be carried in such limits as the Board of Directors may from time to time determine to be appropriate. The liability insurance shall cover any persons who now are, or shall become duly elected or appointed directors or officers of the Association. The policy may also have to be endorsed to include "prior acts" coverage for persons who had been duly elected or appointed directors or officers of the Association if it is determined that previous expiring policies do not cover claims for wrongful acts reported after the expiration or termination date of those expiring policies.

(e) Premium Expense. All premiums upon insurance purchased by the Association pursuant to these Bylaws shall be expenses of the Association.

(f) Proceeds of Insurance Policies. Proceeds of all insurance policies owned by the Association shall be received by the Association, held in a separate account, and distributed to the Association, the Co-owners and their mortgagees as their interests may appear; provided, however, whenever Article V of these Bylaws requires the repair or reconstruction of the Condominium, any insurance proceeds received by the Association as a result of any loss requiring repair or reconstruction shall be applied for such purpose. Hazard insurance proceeds shall never be used for any purpose other than for repair, replacement or reconstruction of the project unless all of the holders of mortgages on Units, and all Co-owners, in the Condominium have given their prior written approval.

Section 2. Authority of Association to Settle Insurance Claims. Each Co-owner by ownership, of a Unit in the Condominium, shall be deemed to appoint the Association as the true and lawful attorney-in-fact to act in connection with all matters concerning insurance pertinent to the Condominium, the Unit and the Common Elements appurtenant thereto. Without limitation on the generality of the foregoing, the Association as said attorney shall have full power and authority to purchase and maintain such insurance, distribute the same to the Association, the Co-owners and respective mortgagees, as their interests may appear (subject always to the Condominium Documents), to execute releases of liability and to execute all documents and to do all things on behalf of such Co-owners and the Condominium as shall be necessary or convenient to accomplish the foregoing.

## ARTICLE V

### RECONSTRUCTION OR REPAIR

Section 1. Responsibility For Reconstruction Or Repair. In the event any part of the Condominium property shall be damaged, the determination of whether or not it shall be reconstructed or repaired shall be made in the following manner:

(a) One Or More Units Tenantable. In the event the damaged property is a Common Element or a Unit, the property shall be rebuilt or repaired if any Unit in the Condominium is tenantable, unless it is determined by unanimous vote of all of the Co-owners in the Condominium that the Condominium shall be terminated and each institutional holder of a first mortgage lien on any Unit in the Condominium has given its prior written approval for such termination.

(b) No Unit Tenantable. In the event the Condominium is so damaged that no Unit is tenantable, the damaged property shall not be rebuilt and the Condominium shall be terminated, unless seventy-five (75%) percent or more of all the Co-owners agree to reconstruction by vote or in writing within ninety (90) days after the destruction.

Section 2. Repair In Accordance With Master Deed, Etc. Any such reconstruction or repair shall be substantially in accordance with the Master Deed and the plans and specifications for the Condominium to a condition as comparable as possible to the condition existing prior to damage unless 66 2/3rds percent of the Co-owners shall consent to do otherwise.

Section 3. Association Responsibility for Certain Non-Common Element Repairs to the Extent of its Insurance Proceeds. In the event that damage occurs to any of the following listed items and there is coverage under the Association's policy, then the reconstruction or repair of these items shall become the duty of the Association except that the portion of the expense incurred but not recovered by virtue of any insurance deductible shall be the Co-owner's obligation:

- (a) interior walls within a Co-owner's Unit.
- (b) pipes, wire, conduits, ducts or other Common Elements within the Unit.
- (c) any fixtures, equipment and trim which were standard items (or like kind replacements thereof).
- (d) All appliances within the Unit and supporting hardware, including, but not limited to, furnace, humidifier, air cleaner, air conditioner, compressor, garbage disposal, dishwasher, range, oven, vent fan, duct work, vent covers, filter, water softeners, water filters and water heaters, if any.

- (e) All windows, doors, storm doors and door walls and their locking mechanisms, handles, knobs and related hardware and screens.
- (f) All electrical fixtures and appliances within the individual Unit, including, but not limited to, doorbell systems (all components inside and out of Unit), lighting fixtures, switches, outlets, antenna outlets and circuit breakers.
- (g) All plumbing fixtures including commodes, tubs, shower pans, shower stalls, shower enclosures, tub and shower caulking, faucets, shut-off valves, rings, seals and washers.
- (h) All cabinets, counters, sinks, tile and wood, either floor or wall, and related hardware.
- (i) All improvements and decorations including, but not limited to, paint, wallpaper, paneling, carpeting, linoleum and trim.
- (j) Individual Unit drain lines located within the Unit perimeter walls (foundation); however, in the event a drain line services more than one Unit, then in that event, the Association will be responsible for its reconstruction, repair, maintenance and replacement.
- (k) All other items not specifically enumerated above which may be located within the individual Unit's perimeter walls.

If any other interior portion of a Unit is covered by insurance held by the Association for the benefit of the Co-owner, the Co-owner shall be entitled to receive the proceeds of insurance relative thereto and if there is a mortgage endorsement, the proceeds shall be payable to the Co-owner and the mortgagee jointly. In the event damage to a Co-owner's Unit is covered by insurance held by the Association for the benefit of the Co-owner, the Co-owner shall begin reconstruction or repair of the damage upon receipt of the insurance proceeds from the Association. In the event of substantial damage to or destruction of any Unit or any part of the Common Elements, the Association promptly shall so notify each institutional holder of a first mortgage lien on any of the Units in the Condominium.

Section 4. Association Responsibility For Common Element Repairs and "Incidental Damages". The Association shall be responsible for reconstruction, repair and maintenance of the Common Elements as provided in the Master Deed, and all maintenance, repair and replacement of docks, "French" drains, maintenance of the beach areas and replenishment of beach sand. The Association shall further be liable for any incidental damage (only as that term is hereafter defined) to a Unit caused by such Common Elements or the reconstruction, repair or maintenance thereof. "Incidental damage" shall be defined as damage incurred to the drywall and/or floor of a Unit, but excludes any damage to the contents of a Unit, including, but not limited to, wallpaper, carpeting, paneling, furniture, and personal property. Notwithstanding anything hereinabove to the contrary, the responsibility of the Association for "incidental damage" to a Unit under the provisions of this Section 4 shall not exceed the sum of \$500.00 per occurrence. Any "incidental damage" to a Unit as described in this Section 4 in excess of \$500.00 shall be borne by the Co-owner of the Unit. In the event that the Co-owner shall have insurance which covers "incidental damage" as herein defined, the Association shall not be liable for any "incidental damage" and the insurance carrier of the Co-owner shall have no right of subrogation against the Association. This Article shall not be construed to require replacement of mature trees or vegetation with equivalent trees or vegetation.

Immediately after a casualty causing damage to property for which the Association has the responsibility of maintenance, repair or reconstruction, the Association shall obtain reliable and detailed estimates of the cost

to place the damaged property in a condition as good as that existing before the damage. If the proceeds of insurance are not sufficient to defray the estimated costs of reconstruction or repair required to be performed by the Association, or if at any time during such reconstruction or repair, or upon completion of such reconstruction or repair, the funds for the payment of the costs thereof are insufficient, assessments shall be made against the Co-owners who are responsible for the costs of reconstruction or repair of the damaged property (as provided in the Master Deed) in sufficient amounts to provide funds to pay the estimated or actual costs of repair.

Section 5. Co-owner Responsibility for Repair If Not Covered by Association Insurance Policy Proceeds. Each Co-owner shall be responsible for wear and tear, ordinary decoration, maintenance, repair and replacement (and casualty damage not covered by the Association's insurance proceeds) involving the interior of the Co-owner's Unit, including all finished flooring and floor coverings, all interior walls, wall coverings, interior trim and all of the items enumerated in Section 3 hereinabove.

Section 6. Timely Reconstruction and Repair. The Association or Co-owner responsible for the reconstruction, repair and/or maintenance shall proceed with and complete reconstruction, repair, maintenance or replacement of the damaged property without delay. In the event a Co-owner fails to timely complete any reconstruction, repair, maintenance or replacement, the Association may proceed with the work and assess the resulting costs to the Co-owner.

Section 7. Eminent Domain. Section 133 of the Act and the following provisions shall control upon any taking by eminent domain.

(a) Taking of Entire Unit. In the event of any taking of an entire Unit by eminent domain, the award for such taking shall be paid to the Co-owner of such Unit and the mortgagee thereof, as their interests may appear. After acceptance of such award by the owner and his/her mortgagee, they shall be divested of all interest in the Condominium. In the event that any condemnation award shall become payable to any Co-owner whose Unit is not wholly taken by eminent domain, then such award shall be paid by the condemning authority to the Co-owner and his/her mortgagee, as their interests may appear.

(b) Taking of Common Elements. If there is any taking of any portion of the Condominium other than any Unit, the condemnation proceeds relative to such taking shall be paid to the Co-owners and their mortgagees in proportion to their respective interests in the Common Elements and the affirmative vote of more than fifty (50%) percent of all of the Co-owners shall determine whether to rebuild, repair or replace the portion so taken or to take such other action as they deem appropriate.

(c) Continuation of Condominium After Taking. In the event the Condominium continues after taking by eminent domain, then the remaining portion of the Condominium shall be resurveyed and the Master Deed amended accordingly, and, if any Unit shall have been taken, then Paragraph 6 of the Master Deed shall also be amended to reflect such taking and to proportionately readjust the percentages of value of the remaining Co-owners based upon the continuing value of the Condominium of one hundred (100%) percent. A Condominium Unit partially taken shall receive a reallocated percentage of value based pro rata on the percentage taken. Such amendment may be effected by an officer of the Association duly authorized by the Board of Directors without the necessity of execution or specific approval thereof by any Co-owner, but only with the prior written notice to all holders of first mortgage liens on individual Units in the Condominium.

(d) Notification of Mortgagees. In the event any Unit in the Condominium, or any portion thereof, or the Common Elements or any portion thereof, is made the subject matter of any condemnation or eminent domain proceeding or is otherwise sought to be acquired by a condemning authority, the Association promptly shall so notify each institutional holder of a first mortgage lien on any of the Units in the Condominium.

Section 8. Mortgages Held By FHLMC; Other Institutional Holders. In the event any mortgage in the Condominium is held by the Federal Home Loan Mortgage Corporation ("FHLMC") then, upon request therefor by FHLMC, the Association shall give it written notice at such address as it may, from time to time, direct of any loss to or taking of the Common Elements of the Condominium if the loss or taking exceeds \$10,000.00 in amount or if damage to a Condominium Unit covered by a mortgage purchased in whole or in part by FHLMC exceeds \$10,000.00. The Association shall provide such other reasonable notice as may be required, from time to time, by other institutional holders of mortgages upon Units.

Section 9. Priority Of Mortgagee Interests. Nothing contained in the Condominium Documents shall be construed to give a Condominium Unit owner, or any other party, priority over any rights of first mortgagees of Condominium Units pursuant to their mortgages in the case of a distribution to Condominium Unit owners of insurance proceeds or condemnation awards for losses to or a taking of Condominium Units and/or Common Elements.

## ARTICLE VI

### RESTRICTIONS

Section 1. Residential Use. No Unit in the Condominium shall be used for other than residential purposes and the Common Elements shall only be used for purposes consistent with those set forth in this Section 1. Neither the Units nor the Common Elements shall be used in violation of applicable zoning and other ordinances of the Township of Northville or in violation of other pertinent laws and/or public regulations.

#### Section 2. Leasing And Rental.

(a) Violation of Condominium Documents by Tenants or Non-Co-owner Occupants. If the Association determines that the tenant or non-Co-owner occupant has failed to comply with the conditions of the Condominium Documents, the Association shall take the following action:

(1) The Association shall notify the Co-owner by certified mail advising of the alleged violation by the tenant or non-Co-owner occupant.

(2) The Co-owner shall have fifteen (15) days after receipt of such notice to investigate and correct the alleged breach by the tenant or non-Co-owner occupant or advise the Association that a violation has not occurred.

(3) If after fifteen (15) days the Association believes that the alleged breach is not cured or may be repeated, it may institute on its own behalf an action for eviction against the tenant or non-Co-owner occupant and simultaneously for money damages in the same action against the Co-owner and tenant or non-Co-owner occupant for breach of the conditions of the Condominium Documents. The relief set forth in this subsection may be by summary proceedings. The Association may hold both the tenant or non-Co-owner occupant and the Co-owner liable for any damages caused by the Co-owner or tenant or non-Co-owner occupant in connection with the Condominium Unit or the Condominium and for actual legal fees incurred by the Association in connection with legal proceedings hereunder.

(b) Arrearage in Condominium Assessments. When a Co-owner is in arrears to the Association for assessments, the Association may give written notice of the arrearage to a tenant occupying a Co-owner's Condominium Unit under a lease or rental agreement and the tenant, after receiving the notice, shall deduct from rental payments due the Co-owner the arrearage and future assessments as they fall due and pay them to the Association. The deductions shall not be a breach of the rental agreement or lease by

the tenant. The form of lease used by any Co-owner shall explicitly contain the foregoing provisions. Pursuant to the Michigan Condominium Act, if the tenant, after being notified, fails or refuses to remit rent otherwise due the Co-owner to the Association of Co-owners, then the Association of Co-owners may do the following:

(1) issue a statutory notice to quit for nonpayment of rent to the tenant and shall have the right to enforce that notice by summary proceeding.

(2) initiate proceedings pursuant to MCL 559.212(4)(b).

(c) A Co-owner may lease his unit for a minimum term of six (6) months for the same purposes set forth in Section 1 above provided the occupancy is only by the lessee and his family. No rooms in a unit may be rented and no transient tenants accommodated. An exact copy of the proposed lease shall be provided to the Association ten (10) days prior to presenting it to the tenant for execution and shall specifically state that the tenant acknowledges that he/she must abide by all of the terms and conditions of the Condominium Documents including the Association's rules and regulations. If no lease form is to be used, then the Co-owner shall supply the Association of co-owners with the name and address of the potential lessee, along with the rental amount and due dates under the proposed agreement.

Section 3. Alterations And Modifications Of Units And Common Elements. No Co-owner shall make alterations in exterior appearance or make structural modifications to the Co-owner's Unit (including interior walls through or in which there exist easements for support or utilities) or make changes in any of the Common Elements, Limited or General, without the advance express written approval of the Board of Directors (which approval shall be in recordable form), including, but not by way of limitation, exterior painting or the erection of antennas, lights, aerials, awnings, doors, shutters, newspaper holders, mailboxes, basketball backboards or other exterior attachments or modifications, nor shall any Co-owner damage or make modifications or attachments to walls between Units which in any way impair sound conditioning. Over the air reception devices including but not limited to satellite dish antennas shall not be attached or installed upon any General Common Element chimney or roof; such devices shall not be attached or installed upon any other General Common Element without the advance written permission of the Board of Directors. Over the air reception devices such as satellite dish antennas may be installed within Units or Limited Common Elements in accordance with the rules and regulations of the Federal Communications Commission. No attachment, appliance or other item may be installed which is designed to kill or repel insects or other animals by light or humanly audible sound.

The foregoing is subject to the applicable provisions of the Michigan Condominium Act governing improvements or modifications if the purpose of the improvement or modification is to facilitate access to or movement within the Unit for persons with disabilities under the circumstances provided for in the Act at MCL 559.147 a, as amended from time to time.

The Co-owner shall be responsible for the maintenance and repair of any such modification or improvement. In the event that the Co-owner fails to maintain and/or repair said modification or improvement to the satisfaction of the Association, the Association may undertake to maintain and/or repair same and assess the Co-owner the costs thereof and collect same from the Co-owner in the same manner as provided for the collection of assessments in Article II hereof. The Co-owner shall indemnify and hold the Association harmless from and against any and all costs, damages, and liabilities incurred in regard to said modification and/or improvement.

No Co-owner shall in any way restrict access to any plumbing, water line, water line valves, water meter, sprinkler system valves, sump pumps, or any element which affects an Association responsibility in any way. Should access to any facilities of any sort be required, the Association may remove any coverings or attachments, including, but not limited to, patios and finished basements of any nature that

restrict such access and will have no responsibility for repairing or reinstalling any materials, (whether or not installation thereof has been approved hereunder), that are damaged in the course of gaining such access, nor shall the Association be responsible for monetary damages of any sort arising out of actions taken to gain necessary access.

Section 4. Activities. No unlawful or nuisance activity shall be carried on in any Unit or upon the Common Elements, Limited or General, nor shall anything be done which may be or become an annoyance or a nuisance to the Co-owners of the Condominium. No unreasonably noisy activity shall be carried on in or on the Common Elements or in any Unit at any time. No Co-owner shall do or permit anything to be done or keep or permit to be kept in the Co-owner's Unit or on the Common Elements anything that will increase the rate of insurance on the Condominium without the written approval of the Association, and each Co-owner shall pay to the Association the increased cost of insurance premiums resulting from any such activity or the maintenance of any such condition even if approved. Activities which are deemed offensive and are expressly prohibited include, but are not limited to, the following: the use of firearms, air rifles, pellet guns, b-b guns, bows and arrows, or other similar dangerous weapons, projectiles or devices.

Section 5. Pets. No animals, including household pets shall be maintained by any person at the Condominium unless specifically approved in writing by the Association. No animal may be kept or bred for any commercial purpose. All animals shall have such care and restraint so as not to be obnoxious or offensive on account of noise, odor or unsanitary conditions. No animal may be permitted to run loose at any time upon the Common Elements and all animals shall at all times be leashed and attended by some responsible person while on the Common Elements, Limited or General. The Board of Directors may, in its discretion, designate certain portions of the General Common Elements of the Project wherein such animals may be walked and/or exercised. Nothing herein contained shall be construed to require the Board of Directors to so designate a portion of the General Common Elements for the walking and/or exercising of animals.

No savage or dangerous animals shall be kept and any Co-owner who causes any animal to be brought or kept upon the premises of the Condominium shall indemnify and hold harmless the Association for any loss, damage or liability (including costs and attorney fees) which the Association may sustain as a result of the presence of such animal on the premises, whether or not the Association has given its permission therefor, and the Association may assess and collect from the responsible Co-owner such losses and/or damages in the manner provided in Article II hereof.

Each Co-owner shall be responsible for collection and disposition of all fecal matter deposited by any pet maintained by such Co-owner. No animal which can be heard on any frequent or continuing basis shall be kept in any Unit or on the Common Elements. The Association may charge all Co-owners maintaining animals a reasonable additional assessment to be collected in the manner provided in Article II of these Bylaws in the event that the Association determines such assessment necessary to defray the maintenance cost to the Association of accommodating animals within the Condominium. The Association shall have the right to require that any pets be registered with it and may adopt such additional reasonable rules and regulations with respect to animals as it may deem proper.

The Association may also assess fines for such violation of the restrictions imposed by this Section or by any applicable rules and regulations of the Association. Small animals, which are constantly caged, such as small birds or fish shall not be subject to the foregoing restrictions.

Section 6. Aesthetics. The Common Elements, Limited or General, shall not be used for storage of supplies, materials, personal property or trash or refuse of any kind, except as provided in duly adopted rules and regulations of the Association. No unsightly condition shall be maintained on any patio or porch and only furniture and equipment consistent with the normal and reasonable use of such areas shall be permitted to remain there during seasons when such areas are reasonably in use and no furniture or equipment of any kind

shall be stored thereon during seasons when such areas are not reasonably in use. Trash receptacles shall be kept inside the Units or garages until dusk of the day preceding collection and shall be returned inside on the day of collection. Co-owners shall be responsible to clean up any garbage or trash which escapes their trash receptacles for any reason including but not limited to animals opening receptacles or removing items therefrom. The Common Elements shall not be used in any way for the drying, shaking or airing of clothing or other fabrics. In general, no activity shall be carried on nor condition maintained by any Co-owner either in the Co-owner's Unit or upon the Common Elements, which is detrimental to the appearance of the Condominium.

**Section 7. Utilization of Common Elements.** Sidewalks, yards, landscaped areas, driveways, roads, parking areas, and porches shall not be obstructed in any way nor shall they be used for purposes other than for which they are reasonably and obviously intended. No bicycles, vehicles, chairs, benches or other objects may be left unattended on or about the Common Elements. Use of any recreational facilities or other amenities in the Condominium may be limited to such times and in such manner as the Association shall determine by duly adopted regulations; provided, however, that use of any amenities in the Condominium shall be limited to resident Co-owners who are members in good standing of the Association and to the tenants, land contract purchasers and/or other non-Co-owner occupants of Condominium Units in which the Co-owner does not reside and/or such guests as may be permitted by the rules and regulations made by the Association; provided, further, however, that the nonresident Co-owners of such Condominium Units are members in good standing of the Association. Only clean water may be deposited into the leaching basins as they are critical to the protection of the water quality of the lake; absolutely no oil, gas, cleaning agents or any other pollutants shall be deposited into any leaching basin or into the lake or its watershed.

**Section 8. Vehicles.** No mopeds, motorcycles, house trailers, recreational vehicles, or similar vehicles, such as vehicles larger than the standard parking spaces, commercial vehicles, boat trailers, boats, camping vehicles, camping trailers, mobile homes, dune buggies, motor homes, all terrain vehicles, snowmobiles, snowmobile trailers or vehicles other than automobiles, mini-vans, sport utility vehicles and pickup trucks may be parked upon the premises of the Condominium, unless specifically approved by the Association or parked in an area specifically designated therefor by the Association. Each resident shall park their vehicles within their garage and driveway but not elsewhere upon the Common Elements. Nothing herein contained shall be construed to require the Association to approve the parking of such vehicles as are described in the first sentence of this Section or to designate an area therefor. The Association shall not be responsible for any damages, costs, or other liability arising from any failure to approve the parking of such vehicles or to designate an area therefor.

Commercial vehicles and trucks shall not be parked in or about the Condominium (except as above provided) unless while making deliveries or pick-ups in the normal course of business. For purposes of this Section, the term "commercial vehicle" means any vehicle that has any one of the following characteristics: (a) more than two axles; (b) gross vehicle weight rating in excess of 10,000 pounds; (c) visibly equipped with or carrying equipment or materials used in a business; or (d) carrying a sign advertising or identifying a business.

Non-operational vehicles, and vehicles with expired license plates shall not be parked or stored on the Condominium Premises without the written permission of the Board of Directors. Vehicles which detract from the appearance of the Condominium shall not be parked or stored on the Condominium Premises. Non-emergency maintenance or repair of motor vehicles shall not be permitted on the Condominium Premises unless specifically approved by the Board of Directors. The Association may assign General Common Element parking spaces for the use of the Co-owners of a particular Unit or Units in an equitable manner.

The Association may cause vehicles parked or stored in violation of this Section or of any applicable rules and regulations of the Association to be removed from the Condominium Premises and the cost of such removal may be assessed to, and collected from, the Co-owner of the Unit responsible for the presence

of the vehicle in the manner provided in Article II hereof. Co-owners shall, if the Association shall require, register with the Association all vehicles maintained on the Condominium Premises. The Board of Directors may make reasonable rules and regulations governing the parking of vehicles in the Condominium consistent with the provisions hereof.

Section 9. Signs, Advertising. No signs shall be displayed which are visible from the exterior of a Unit or on the Common Elements at any time for any reason without the advance written permission of the Association. This prohibition includes, but is not limited to, "For Sale" signs, "open" signs, "Garage Sale" signs and political signs. No advertising devices shall be displayed which are visible from the exterior of a Unit or on the Common Elements at any time without the advance written permission of the Association.

Section 10. Regulations. Reasonable regulations consistent with the Act, the Master Deed and these Bylaws, concerning the use of the Condominium may be made and amended from time to time by the Board of Directors of the Association. Copies of all such regulations and amendments thereto shall be furnished to all Co-owners and shall become effective thirty (30) days after mailing or delivery thereof to the designated voting representative of each Co-owner. Any such regulation or amendment may be revoked at any time by the affirmative vote of more than fifty (50%) percent of all Co-owners.

Section 11. Right Of Access Of Association. The Association or its duly authorized agents shall have access to each Unit and any Limited Common Elements appurtenant thereto from time to time, during reasonable working hours, upon notice to the Co-owner thereof, as may be necessary for the maintenance, repair or replacement of any of the Common Elements. The Association or its agents shall also have access to each Unit and any Limited Common Elements appurtenant thereto at all times without notice as may be necessary to make emergency repairs to prevent damage to the Common Elements or to another Unit and/or to protect the safety and/or welfare of the inhabitants of the Condominium.

It shall be the responsibility of each Co-owner to provide the Association means of access to the Co-owner's Unit and any Limited Common Elements appurtenant thereto during all periods of absence and in the event of the failure of such Co-owner to provide means of access, the Association may gain access in such manner as may be reasonable under the circumstances and shall not be liable to such Co-owner for any necessary damage to the Co-owner's Unit and any Limited Common Elements appurtenant thereto caused thereby or for repair or replacement of any doors or windows damaged in gaining such access. In the event that it is necessary for the Association to gain access to a Unit to make repairs to prevent damage to the Common Elements or to another Unit or to protect the safety and welfare of the inhabitants of the Condominium, the costs, expenses, damages, and/or attorney fees incurred by the Association in such undertaking shall be assessed to the responsible Co-owner and collected in the same manner as provided in Article II of these Bylaws, including all damages resulting from any Co-owner or their tenants, family, occupants, invitees or contractor's failure or delay in providing access to the Association. The Association shall have no liability for damages to Co-owner alterations, betterments, improvements or customizations resulting from the Association's efforts to gain access to any common element nor shall the Association be held liable for the expenses of the removal or replacements of any such obstructions.

Section 12. Landscaping. No Co-owner shall perform any landscaping or plant any trees, shrubs or flowers or place any ornamental materials upon the Common Elements unless approved by the Association in writing. Any such approved landscaping performed by the Co-owner and any such trees, shrubs, or flowers planted by the Co-owner shall be performed and/or planted, as the case may be, in a manner consistent with the landscaping in other portions of the Condominium Premises. The Co-owner shall be responsible for the maintenance of any such approved landscaping performed by a Co-owner and any such trees, shrubs, or flowers planted by the Co-owner. In the event that such Co-owner fails to adequately maintain such landscaping performed by the Co-owner and any such trees, shrubs, or flowers planted by the Co-owner to the satisfaction of the Association, the Association shall have the right to perform such maintenance and assess and collect from

the Co-owner the cost thereof in the manner provided in Article II hereof. The Co-owner shall also be liable for any damages to the Common Elements arising from the performance of such landscaping or the planting of such trees, shrubs, or flowers, or the continued maintenance thereof.

Section 13. Co-owner Maintenance. Each Co-owner shall maintain his/her Unit and any Limited Common Elements appurtenant thereto for which he/she has maintenance responsibility in a safe, clean and sanitary condition. Each Co-owner shall also use due care to avoid damaging any of the Common Elements including, but not limited to, the telephone, water, plumbing, electrical or other utility conduits and systems and any other elements in any Unit which are appurtenant to or which may affect any other Unit. Each Co-owner shall be responsible for damages or costs to the Association, or to other Co-owners, as the case may be, resulting from negligent damage to or misuse of any of the Common Elements by the Co-owner, or his/her family, guests, tenants, land contract purchasers, agents or invitees, unless such damages or costs are covered by insurance carried by the Association in which case there shall be no such responsibility (unless full reimbursement to the Association is excluded by virtue of a deductible provision in which case the responsible Co-owner shall bear the expense to the extent of the deductible amount). Any costs or damages to the Association or to other Co-owners, as the case may be, may be assessed to and collected from the responsible Co-owner in the manner provided in Article II hereof. The Co-owners shall have the responsibility to report to the Association any Common Element which has been damaged or which is otherwise in need of maintenance, repair or replacement and any other circumstances which if not promptly reported and attended to, could result in loss or damage to any Common Element. All damages, resulting from the failure of the Co-owner to report any of the foregoing items may be assessed to and collected from the responsible Co-owner in the manner provided in Article II hereof. Each Co-owner shall have these responsibilities and liabilities regardless of whether they occupy the Unit or the Unit is occupied by a tenant, guest, etc.

Section 14. Assessment Of Costs Of Enforcement. Any and all costs, damages, expenses and/or attorney fees incurred by the Association in enforcing any of the restrictions set forth in this Article VI and/or rules and regulations made by the Board of Directors of the Association under Article VI, Section 10 of these Bylaws, and any expenses incurred as a result of the conduct of less than all those entitled to occupy the Condominium Project, or by their licensees or invitees, may be assessed to and collected from the responsible Co-owner in the manner provided in Article II hereof.

Section 15. Use of Lake and Canals. The lake and adjoining canals are common elements restricted in use to members of the Association, their families and accompanied guests. Power boats other than those propelled by electric motors generating speeds of not greater than 5 m.p.h. are prohibited. Boats and other water craft may only be docked at the designated docking areas.

## ARTICLE VII

### MORTGAGES

Section 1. Notice To Association. Any Co-owner who mortgages his/her Unit shall notify the

Section 3. Notification Of Meetings. Upon request submitted to the Association, any institutional holder of a first mortgage lien on any Unit in the Condominium shall be entitled to receive written notification of every meeting of the members of the Association and to designate a representative to attend such meeting.

## ARTICLE VIII

### VOTING

Section 1. Vote. Each Co-owner shall be entitled to one (1) vote for each Condominium Unit owned.

Section 2. Eligibility To Vote. No Co-owner shall be entitled to vote at any meeting of the Association until he/she has presented a deed or other evidence of ownership of a Unit in the Condominium to the Association. Land contract vendees shall be recognized as owners unless the vendor provides the Association with a copy of the land contract expressly reserving voting privileges to the vendor. The vote of each Co-owner may be cast only by the individual representative designated by such Co-owner in the notice required in Section 3 of this Article VIII below or by a proxy given by such individual representative. No Co-owner who is in default of a duty to pay any sum to the Association shall be entitled to vote until such default is cured.

Section 3. Designation of Voting Representative. Each Co-owner shall file a written notice with the Association designating the individual representative who shall vote at meetings of the Association and receive all notices and other communications from the Association on behalf of such Co-owner. Such notice shall state the name, address and telephone number of the individual representative designated, the number or numbers of the Condominium Unit or Units owned by the Co-owner, and the name, address and telephone number of each person, firm, corporation, partnership, association, trust, or other entity who is the Co-owner. Such notice shall be signed and dated by the Co-owner. The individual representative designated may be changed by the Co-owner at any time by filing a new notice in the manner herein provided.

Section 4. Quorum. The presence in person or by proxy of thirty-five (35%) percent of the Co-owners qualified to vote shall constitute a quorum for holding a meeting of the members of the Association, except for voting on questions specifically provided herein to require a greater quorum. The written ballot of any person furnished at or prior to any duly called meeting at which meeting said person is not otherwise present in person or by proxy shall be counted in determining the presence of a quorum with respect to the question upon which the ballot is cast.

Section 5. Voting. Votes may be cast in person or by proxy or by a written ballot duly signed by the designated voting representative not present at a given meeting in person or by proxy. Proxies and any ballots must be filed with the Secretary of the Association, or such other person as the Association shall designate, at or before the appointed time of each meeting of the members of the Association. Cumulative voting shall not be permitted.

Section 6. Majority. A majority, except where otherwise provided herein, shall consist of more than fifty (50%) percent of those qualified to vote and present in person or by proxy (or written vote, if applicable) at a given meeting of the members of the Association. Whenever provided specifically herein, the requisite affirmative vote may be required to exceed the simple majority hereinabove set forth.

## ARTICLE IX

### MEETINGS

Section 1. Location; procedure. Meetings of the Association shall be held at such suitable place convenient to the Co-owners as may be designated by the Board of Directors. Voting shall be as provided in the Condominium Bylaws. Meetings of the Association shall be conducted in accordance with Roberts Rules of Order, when not otherwise in conflict with the Articles of Incorporation, the Bylaws of the Corporation, the Condominium Master Deed or the laws of the State of Michigan.

Section 2. Annual Meeting; Agenda. Annual Meetings of members of the corporation shall be held during the month of September at such date, time and place as the Board of Directors shall direct. At such meetings there shall be elected by ballot of the Co-owners a Board of Directors in accordance with the requirements of Article III of these Bylaws. The Co-owners may also transact at annual meetings such other business of the Corporation as may properly come before them. At the Annual Meeting of members, the order of business shall be as follows, unless otherwise determined by the Board:

- (a) Calling the meeting to order.
- (b) Proof of notice of the meeting.
- (c) Determination of Quorum.
- (d) Reading of minutes of the last previous Annual Meeting.
- (e) Election of directors.
- (f) Reports from officers.
- (g) Reports from committees.
- (h) Miscellaneous business.

Section 3. Special Meetings. It shall be the duty of the President to call a special meeting of the Co-owners as directed by resolution of a majority of the Board of Directors or upon a petition signed by one-third (1/3) of the Co-owners presented to the Secretary of the Association. Notice of any special meeting shall state the time and place of such meeting and the purposes thereof. No business shall be transacted at a special meeting except as stated in the notice.

Section 4. Membership Meeting Notices. It shall be the duty of the Secretary (or other Association officer in the Secretary's absence) to serve a notice of each annual or special meeting, stating the purpose thereof as well as the time and place where it is to be held, upon each Co-owner of record, at least ten (10) calendar days but not more than sixty (60) calendar days prior to such meeting. The mailing, postage prepaid, of a notice to the representative of each Co-owner at the address shown in the notice required to be filed with

Section 6. Adjournment for want of Quorum. If any meeting of Co-owners cannot be held because a quorum is not in attendance, the Co-owners who are present may adjourn the meeting to a time not less than forty-eight (48) hours from the time the original meeting was called.

## ARTICLE X

### BOARD OF DIRECTORS

Section 1. Eligibility. The affairs of the corporation shall be governed by a Board of Directors all of whom must be members of the corporation or the legal spouse of a member except that officers, partners, trustees, employees or agents of members that are legal entities and not individual persons may be designated by such entities to serve as directors, if elected, of the corporation. Directors shall serve without compensation. No candidate for election or appointment to the Board of Directors shall be eligible if delinquent in the payment of any sum of money owed to the Association. Only one person per unit shall be eligible as a candidate notwithstanding the fact that the unit is jointly owned by two or more persons and/or entities. If a member is a partnership then only a partner thereof shall be qualified and eligible to serve as a director. If a member is a corporation, then only a shareholder or a director thereof shall be qualified and eligible to serve as a director. Any co-owner landlord who is neither a partnership nor a corporation shall be qualified and eligible to serve as a director only in his or her individual capacity and the tenant or agent of such landlord shall not be qualified or eligible to serve as a director.

Section 2. Size, Terms of Office. The Board of Directors shall be composed of five (5) persons who shall manage the affairs of the corporation. Directors shall serve without compensation. Directors shall serve until their successors take office. The term of office for each Director shall be two (2) years. The terms of office of the Directors have previously been staggered so that either two (2) or three (3) terms of office will expire in any given year.

Section 3. Powers, Duties. The Board of Directors shall have all powers and duties necessary for the administration of the affairs of the Association and may do all acts and things as are not prohibited by the Condominium Documents or required thereby to be exercised and done by the Co-owners. In addition to the foregoing general duties imposed by these Bylaws, or any further duties which may be imposed by resolution of the members of the Association or which may be set forth in the Association Bylaws, the Board of Directors shall be responsible specifically for the following:

- (a) Management and administration of the affairs of and maintenance of the condominium project and the common elements thereof.
- (b) To collect assessments from the members of the Association and to use the proceeds thereof for the purposes of the Association.
- (c) To carry insurance and collect and allocate the proceeds thereof.
- (d) To rebuild improvements after casualty.
- (e) To contract for and employ persons, firms, corporations or other agents to assist in the management, operation, maintenance and administration of the condominium project.
- (f) To acquire, maintain and improve, and to buy, operate, manage, sell, convey, assign, mortgage or lease any real or personal property (including any apartment in the condominium and easements,

rights-of-way and licenses) on behalf of the Association in furtherance of any of the purposes of the Association.

(g) To borrow money and issue evidences of indebtedness in furtherance of any and all of the purposes of the business of the Association, and to secure the same by mortgage, pledge, or other lien, on property owned by the Association; provided, however, that any such action shall also be approved by affirmative vote of more than sixty (60%) percent of all of the members of the Association.

(h) To make rules and regulations in accordance with Article VI, Section 10 of the Condominium Bylaws.

(i) To establish such committees as it deems necessary, convenient or desirable and to appoint persons thereto for the purpose of implementing the administration of the condominium and to delegate to such committees any functions or responsibilities which are not by law or the Condominium Documents required to be performed by the Board.

(j) To enforce the provisions of the Condominium Documents.

(k) The Board of Directors may employ for the Association a professional management agent at reasonable compensation established by the Board to perform such duties and services as the Board shall authorize, including, but not limited to, the duties listed above, and the Board may delegate to such management agent any other duties or powers which are not by law or by the Condominium documents required to be performed by or have the approval of the Board of Directors or the members of the Association.

Section 4. Vacancies. Vacancies in the Board of Directors caused by any reason other than the removal of a Director by a vote of the members of the Association shall be filled by vote of the majority of the remaining Directors, even though they may constitute less than a quorum. Each person so elected shall be a Director until a successor is elected at the next Annual Meeting of the Association.

Section 5. Recall. At any regular or special meeting of the Association duly called, any one or more of the Directors may be removed with or without cause by affirmative vote of at least fifty-one (51%) percent of the entire membership and a successor may then and there be elected to fill any vacancy thus created. Any Director whose removal has been proposed by the Co-owners shall be given an opportunity to be heard at the meeting.

Section 6. First Meetings of Boards. The first meeting of a newly elected Board of Directors shall be held within ten (10) calendar days of election at such place as shall be fixed by the Directors at the meeting at which such Directors were elected, and no other notice shall be necessary to the newly elected Directors to constitute a duly called meeting.

Section 7. Regular Board Meetings. Regular meetings of the Board of Directors may be held at such times and places as shall be determined from time to time by a majority of the Directors, but at least two such meetings shall be held during each fiscal year. Notice of regular meetings of the Board of Directors shall be given to each Director, personally, by mail, fax, telephone or email, at least ten (10) days prior to the date named for such meeting.

Section 8. Special Board Meetings. Special meetings of the Board of Directors may be called by the President on three (3) calendar days' notice to each Director, given personally, by mail, fax, telephone or email, which notice shall state the time, place and purpose of the meeting. Special meetings of the Board of Directors shall be called by the President or Secretary in like manner and on like notice on the written request of one Director.

Section 9. Waiver of Notice. Before or at any meeting of the Board of Directors, any Director may, in writing, waive notice of such meeting and such waiver shall be deemed equivalent to the giving of such notice. Attendance by a Director at any meetings of the Board shall be deemed a waiver of notice by him of the time and place thereof. If all the Directors are present at any meeting of the Board, no notice shall be required and any business may be transacted at such meeting.

Section 10. Quorum. At all meetings of the Board of Directors, a majority of the Directors shall constitute a quorum for the transaction of business, and the acts of the majority of the Directors present at a meeting at which a quorum is present shall be the acts of the Board of Directors. If, at any meeting of the Board of Directors, there be less than a quorum present, the majority of those present may adjourn the meeting from time to time. At any such adjourned meeting, any business which might have been transacted at the meeting as originally called may be transacted without further notice. The joinder of a Director in the action of a meeting by signing and concurring in the minutes thereof, shall constitute the presence of such Director for purposes of determining a quorum.

Section 11. Fidelity Bonds/Employee Dishonesty Insurance. The Board of Directors shall require that all directors, officers, agents and employees of the Association handling or responsible for Association funds shall be covered by adequate fidelity bonds and/or adequate employee dishonesty insurance purchased by the Association. The premiums on such bonds and/or insurance shall be expenses of administration. Such bonds shall not be less than the estimated maximum of funds, including reserve funds and in no event less than a sum equal to three month's aggregate assessments on all units plus reserve funds.

Section 12. Executive Sessions. The Board of Directors, in its discretion, may close a portion or all of any meeting of the Board of Directors to the members of the Association or may permit members of the Association to attend a portion or all of any meeting of the Board of Directors. Any member of the Association shall have the right to inspect, and make copies of, the minutes of the meetings of the Board of Directors; provided, however, that no member of the Association shall be entitled to review or copy any minutes which reference privileged communications between the Board of Directors and counsel for the Association, or any other matter to which a privilege against disclosure pertains under Michigan Statute, common law, the Michigan Rules of Evidence, or the Michigan Court Rules.

## ARTICLE XI

### OFFICERS

Section 1. Officers. The principal officers of the Association shall be a President, a Vice President, a Secretary and a Treasurer, all of whom shall be members of the Association and members of the Board of Directors. The Directors may appoint an Assistant Treasurer, and an Assistant Secretary, and such other officers as in their judgment may be necessary. Any two offices except that of President and Vice President may be held by one person.

Section 2. Election. The officers of the Association shall be elected annually by the Board of Directors at the organizational meeting of each new Board and shall hold office at the pleasure of the Board.

Section 3. Removal. Upon affirmative vote of a majority of the members of the Board of Directors, any officer may be removed either with or without cause, and his successor elected at any regular meeting of the Board of Directors, or at any special meeting of the Board called for such purpose.

Section 4. President. The President shall be the chief executive officer of the Association. He/She shall preside at all meetings of the Association and of the Board of Directors. He/She shall have all of the

general powers and duties which are usually vested in the office of the President of an association, including, but not limited to the power to appoint committees from among the members of the Association from time to time as he/she may in his/her discretion deem appropriate to assist in the conduct of the affairs of the Association.

Section 5. Vice President. The Vice President shall take the place of the President and perform his/her duties whenever the President shall be absent or unable to act. If neither the President nor the Vice President is able to act, the Board of Directors shall appoint some other member of the Board to so do on an interim basis. The Vice President shall also perform such other duties as shall from time to time be imposed upon him/her by the Board of Directors.

Section 6. Secretary. The Secretary shall keep the minutes of all meetings of the Board of Directors and the minutes of the meetings of the members of the Association; he/she shall have charge of the corporate seal and of such books and papers as the Board of Directors may direct; and he/she shall, in general, perform all duties incident to the office of the Secretary.

Section 7. Treasurer. The Treasurer shall have responsibility for the Association funds and securities and shall be responsible for keeping full and accurate accounts of all receipts and disbursements in books belonging to the Association. He/She shall be responsible for the deposit of all monies and other valuable effects in the name and to the credit of the Association, and in such depositories as may, from time to time, be designated by the Board of Directors.

Section 8. Miscellaneous. The officers shall have such other duties, powers and responsibilities as shall, from time to time, be authorized by the Board of Directors.

## ARTICLE XII

### FINANCE

Section 1. Records. The Association shall keep detailed books of account showing all expenditures and receipts of administration, and which shall specify the maintenance and repair expenses of the Common Elements and any other expenses incurred by or on behalf of the Association and the Co-owners. Such accounts and all other non-privileged Association records shall be open for inspection by the Co-owners and their mortgagees during reasonable working hours. The Association shall prepare and distribute to each Co-owner at least once a year a financial statement, the contents of which shall be defined by the Association. The books of account shall be reviewed or audited at least annually by qualified independent auditors; provided, however, that such auditors need not be certified public accountants nor does there need to be a certified audit. Any institutional holder of a first mortgage lien on any Unit in the Condominium shall be entitled to receive a copy of such annual financial statement within ninety (90) days following the end of the Association's fiscal year upon request therefor. The cost of any such review or audit and any accounting expenses shall be expenses of administration.

Section 2. Fiscal Year. The fiscal year of the Association shall be an annual period commencing on such date as may be initially determined by the directors. Absent such determination by the Board of Directors, the fiscal year of the Association shall be the calendar year. The commencement date of the fiscal year shall be subject to change by the directors for accounting reasons or other good cause.

Section 3. Depositories. The funds of the Association shall be initially deposited in such credit unions, banks or with insured securities brokers or invested in federally insured securities as may be designated by the directors and shall be withdrawn only upon the check or order of such officers, employees or agents as are designated by resolution of the Board of Directors from time to time. The funds may be invested from time to

time in accounts or deposit certificates of such banks or credit unions as are insured by an agency of the federal government and may also be invested in interest-bearing obligations of the United States Government or in such other depositories as may be adequately insured in the discretion of the Board of Directors.

### ARTICLE XIII

#### INDEMNIFICATION OF OFFICERS AND DIRECTORS; DIRECTORS' AND OFFICERS' INSURANCE

Section 1. Indemnification Of Directors And Officers. Every director and every officer of the Association shall be indemnified by the Association against all expenses and liabilities, including actual and reasonable counsel fees and amounts paid in settlement incurred by or imposed upon the director or officer in connection with any threatened, pending or completed action, suit or proceeding, whether civil, criminal, administrative, or investigative and whether formal or informal, to which the director or officer may be a party or in which he/she may become involved by reason of his/her being or having been a director or officer of the Association, whether or not he/she is a director or officer at the time such expenses are incurred, except in such cases wherein the director or officer is adjudged guilty of willful or wanton misconduct or gross negligence in the performance of the director's or officer's duties, and except as otherwise prohibited by law; provided that, in the event of any claim for reimbursement or indemnification hereunder based upon a settlement by the director or officer seeking such reimbursement or indemnification, the indemnification herein shall apply only if the Board of Directors (with the director seeking reimbursement abstaining) approves such settlement and reimbursement as being in the best interest of the Association. The foregoing right of indemnification shall be in addition to and not exclusive of all other rights to which such director or officer may be entitled. At least ten (10) days prior to payment of any indemnification which it has approved, the Board of Directors shall notify all Co-owners thereof.

Section 2. Directors' And Officers' Insurance. The Association shall provide liability insurance for every director and every officer of the Association for the same purposes provided above in Section 1 and in such amounts as may reasonably insure against potential liability arising out of the performance of their respective duties. With prior written consent of the Association, a director or an officer of the Association may waive any liability insurance for such director's or officer's personal benefit. No director or officer shall collect for the same expense or liability under Section 1 above and under this Section 2; however, to the extent that the liability insurance provided herein to a director or officer was not waived by such director or officer and is inadequate to pay any expenses or liabilities otherwise properly indemnifiable under the terms hereof, a director or officer shall be reimbursed or indemnified only for such excess amounts under Section 1 hereof.

### ARTICLE XIV

#### AMENDMENTS

Section 1. Proposal. Amendments to these Bylaws may be proposed by the Board of Directors of the Association acting upon the vote of the majority of the directors or by one-third (1/3) or more in number of the Co-owners or by an instrument in writing signed by them.

Section 2. Meeting. Upon any such amendment being proposed, a meeting for consideration of the same shall be duly called in accordance with the provisions of these Bylaws.

Section 3. Voting. These Bylaws may be amended by the Co-owners at any regular annual meeting or a special meeting called for such purpose by an affirmative vote of not less than sixty-six and two thirds (66 2/3%) percent of all Co-owners. Notwithstanding any provision of the Condominium Documents to the

contrary, mortgagees are entitled to vote only on amendments which are material to their interests as defined in the Michigan Condominium Act as amended from time to time.

Section 4. When Effective. Any amendment to these Bylaws shall become effective upon recording of such amendment in the office of the County Register of Deeds.

Section 5. Binding. A copy of each amendment to these Bylaws shall be furnished to every member of the Association after adoption; provided, however, that any amendment to these Bylaws that is adopted in accordance with this Article shall be binding upon all persons who have an interest in the Condominium irrespective of whether such persons actually receive a copy of the amendment.

## ARTICLE XV

### COMPLIANCE

The Association of Co-owners and all present or future Co-owners, tenants, land contract purchasers, or any other persons acquiring an interest in or using the facilities of the Condominium in any manner are subject to and shall comply with the Act, as amended, and with the Condominium Documents, and the mere acquisition, occupancy or rental of any Unit or an interest therein or the utilization of or entry upon the Condominium Premises shall signify that the Condominium Documents are accepted and ratified. In the event the Condominium Documents conflict with the provisions of the Act, the Act shall govern.

## ARTICLE XVI

### DEFINITIONS

All terms used herein shall have the same meaning as set forth in the Master Deed to which these Bylaws are attached as an Exhibit or as set forth in the Act. Whenever any reference herein is made to one gender, the same shall include a reference to any and all genders where same would be appropriate; similarly, whenever a reference is made herein to the singular, a reference shall also be included to the plural where the same would be appropriate.

## ARTICLE XVII

### REMEDIES FOR DEFAULT

Section 1. Relief Available. Any default by a Co-owner shall entitle the Association or another Co-owner or Co-owners to the following relief:

(a) Legal Action. Failure to comply with any of the terms and provisions of the Condominium Documents or the Act, including any of the rules and regulations promulgated by the Board of Directors of the Association hereunder, shall be grounds for relief, which may include without intending to limit the same, an action to recover sums due for damages, injunctive relief, foreclosure of lien (if default in payment of assessment) or any combination thereof, and such relief may be sought by the Association or, if appropriate, by an aggrieved Co-owner or Co-owners.

(b) Recovery Of Costs. In the event of a default of the Condominium Documents by a Co-owner and/or non-Co-owner resident or guest, the Association shall be entitled to recover from the Co-owner and/or non-Co-owner resident or guest, the pre-litigation costs and attorney fees incurred in obtaining their compliance with the Condominium Documents. In any proceeding arising because of an alleged default by any Co-owner, the Association, if successful, shall be entitled to recover the costs of the proceeding and such

reasonable attorney fees, (not limited to statutory fees) as may be determined by the Court, but in no event shall any Co-owner be entitled to recover such attorney fees. The Association, if successful, shall also be entitled to recoup the costs and attorney's fees incurred in defending any claim, counterclaim or other matter from the Co-owner asserting the claim, counterclaim or other matter.

(c) Removal And Abatement. The violation of any of the provisions of the Condominium Documents, including the rules and regulations promulgated by the Board of Directors of the Association hereunder, shall also give the Association, or its duly authorized agents, the right, in addition to the rights set forth above, to enter upon the Common Elements, Limited or General, or into any Unit, where reasonably necessary, and summarily remove and abate, at the expense of the Co-owner in violation, any structure, thing or condition existing or maintained contrary to the provisions of the Condominium Documents; provided, however, that judicial proceedings shall be instituted before items of construction are altered or demolished pursuant to this subsection. The Association shall have no liability to any Co-owner arising out of the exercise of its removal and abatement power authorized herein.

(d) Assessment Of Fines. The violation of any Co-owner, occupant or guest of any of the provisions of the Condominium Documents including any of the provisions of the Condominium Documents including any duly adopted rules and regulations shall be grounds for assessments by the Association, acting through its duly constituted Board of Directors, of monetary fines against the involved Co-owner. Such Co-owner shall be deemed responsible for such violations whether they occur as a result of his personal actions or the actions of his family, guests, tenants or any other person admitted through such Co-owner to the Condominium Premises.

(1) Procedures. Upon any such violation being alleged by the Board, the following procedures will be followed:

a. Notice. Notice of the violation, including the Condominium Document provision violated, together with a description of the factual nature of the alleged offense set forth with such reasonable specificity as will place the Co-owner on notice as to the violation, shall be sent by first class mail, postage prepaid, or personally delivered to the representative of said Co-owner at the address as shown in the notice required to be filed with the Association pursuant to Article VIII, Section 3 of these Bylaws.

b. Opportunity to Defend. The offending Co-owner shall have an opportunity to appear before the Board and offer evidence in defense of the alleged violation. The appearance before the Board shall be at its next scheduled meeting, but in no event shall the Co-owner be required to appear less than 10 days from the date of the notice.

c. Default. Failure to respond to the notice of violation constitutes a default.

d. Hearing and Decision. Upon appearance by the Co-owner before the Board and presentation of evidence of defense, or, in the event of the Co-owner's default, the Board shall, by majority vote of a quorum of the Board, decide whether a violation has occurred. The Board's decision is final.

(2) Amounts. Upon violation of any of the provisions of the Condominium Documents and after default of the offending Co-owner or upon the decision of the Board as recited above, the following fines shall be levied:

a. FIRST VIOLATION: No fine shall be levied.

- b. SECOND VIOLATION: Twenty-five Dollar (\$25.00) fine.
- c. THIRD VIOLATION: Fifty Dollar (\$50.00) fine.
- d. FOURTH VIOLATION AND SUBSEQUENT VIOLATIONS: One Hundred Dollar (\$100.00) fine.

(3) Continuing Violations. In the event that a violation continues beyond 10 days from the date of the offending Co-owner's hearing at which the Board determines that a violation has occurred, the continuing violation will be treated as a separate and subsequent violation and new and increased fines may be levied on each occasion of any subsequent violation determination without the necessity of a further hearing or hearings thereon.

(4) Collection. The fines levied pursuant to Section 3 above shall be assessed against the Co-owner and shall be due and payable together with the regular Condominium assessment on the first of the next following month. Failure to pay the fine will subject the Co-owner to all liabilities set forth in the Condominium Documents including, without limitation, those described in Article II and Article XIX of the Bylaws.

Section 2. Nonwaiver Of Right. The failure of the Association or of any Co-owner to enforce any right, provision, covenant or condition which may be granted by the Condominium Documents shall not constitute a waiver of the right of the Association or of any such Co-owner to enforce such right, provision, covenant or condition in the future.

Section 3. Cumulative Rights, Remedies, And Privileges. All rights, remedies and privileges granted to the Association or any Co-owner or Co-owners pursuant to any terms, provisions, covenants or conditions of the aforesaid Condominium Documents shall be deemed to be cumulative and the exercise of any one or more shall not be deemed to constitute an election of remedies, nor shall it preclude the party thus exercising the same from exercising such other and additional rights, remedies or privileges as may be available to such party at law or in equity.

#### ARTICLE XVIII

#### SEVERABILITY

In the event that any of the terms, provisions, or covenants of these Bylaws or the Condominium Documents are held to be partially or wholly invalid or unenforceable for any reason whatsoever, such holding shall not affect, alter, modify or impair in any manner whatsoever any of the other terms, provisions or covenants of such documents or the remaining portions of any terms, provisions or covenants held to be partially invalid or unenforceable.

MICHIGAN DEPARTMENT OF LABOR & ECONOMIC GROWTH  
BUREAU OF COMMERCIAL SERVICES

Date Received

OCT 14 2005

Trans Info: 11025343-1 09/15/05  
Chk#: 8859 Amt: \$10.00  
ID: 757256

This document is effective on the date filed, unless a subsequent effective date within 90 days of the date received date is stated in the Administrator

BUREAU OF COMMERCIAL SERVICES

Name	D. Douglas Alexander		
Address	44670 Ann Arbor Road Suite 170		
City	State	Zip Code	
Plymouth	MI	48170	

EFFECTIVE DATE:

Document will be returned to the name and address you enter above. If left blank document will be mailed to the registered office.

Courtesy of DMOP Team

**RESTATED ARTICLES OF INCORPORATION**  
For use by Domestic Nonprofit Corporations  
(Please read information and instructions on the last page)

Pursuant to the provisions of Act 162, Public Acts of 1982, the undersigned corporation executes the following Restated Articles:

- The present name of the corporation is: Blue Heron Pointe Condominium Association
- The identification number assigned by the Bureau is: 757256
- All former names of the corporation are: none
- The date of filing the original Articles of Incorporation was: October 27, 1987

The following Restated Articles of Incorporation supersede the Articles of Incorporation as amended and shall be the Articles of Incorporation for the corporation:

**ARTICLE I**

The name of the corporation is: Blue Heron Pointe Condominium Association

ARTICLE III

1. The corporation is organized on a nonstock basis.  
(stock or nonstock)

2. If organized on a stock basis, the aggregate number of shares which the corporation has authority to issue is \_\_\_\_\_ . If the shares are, or are to be divided into classes, the designation of each class, the number of shares in each class, and the relative rights, preferences, and limitations of the shares of each class are as follows:

3. If organized on a nonstock basis, the description and value of its real property assets are: (if none, insert "none")

none

and the description and value of its personal property assets are: (if none, insert "none")

cash deposits of \$190,000.00

(The valuation of the above assets was as of September 13, 2005 )

The corporation is to be financed under the following general plan:

assessment of members

The corporation is organized on a membership basis.  
(membership or directorship)

Courtesy of The DiMora Team

ARTICLE IV

1. The address of the registered office is:

1877 Orchard Lake Road Ste 101 Sylvan Lake, Michigan 48320  
(Street Address) (City) (ZIP Code)

2. The mailing address of the registered office, if different than above:

\_\_\_\_\_, Michigan \_\_\_\_\_  
(Street Address or P.O. Box) (City) (ZIP Code)

3. The name of the resident agent is: John C. Palmer

ARTICLE V (Additional provisions, if any, may be inserted here; attach additional pages if needed.)

please see attachment

5. COMPLETE SECTION (a) IF THE RESTATED ARTICLES DO NOT FURTHER AMEND THE ARTICLES OF INCORPORATION; OTHERWISE, COMPLETE SECTION (b).

- a.  These Restated Articles of Incorporation were duly adopted on the \_\_\_\_\_ day of \_\_\_\_\_, \_\_\_\_\_, in accordance with the provisions of Section 642 of the Act by the Board of Directors without a vote of the members or shareholders. These Restated Articles of Incorporation only restate and **integrate and do not further amend** the provisions of the Articles of Incorporation as heretofore amended and there is no material discrepancy between those provisions and the provisions of these Restated Articles.

Signed this \_\_\_\_\_ day of \_\_\_\_\_, \_\_\_\_\_

By \_\_\_\_\_  
(Signature of Authorized Officer or Agent)

\_\_\_\_\_  
(Type or Print Name)

- b.  These Restated Articles of Incorporation were duly adopted on the \_\_\_\_\_ 12th day of \_\_\_\_\_ September \_\_\_\_\_, 2005 in accordance with the provisions of Section 642 of the Act. These Restated Articles of Incorporation restate, integrate, and **do further amend** the provisions of the Articles of Incorporation and: (check one of the following)

were duly adopted by the shareholders, the members or the directors (if organized on a nonstock directorship basis). The necessary number of votes were cast in favor of these Restated Articles of Incorporation.

were duly adopted by the written consent of all the shareholders or members entitled to vote in accordance with Section 407(3) of the Act.

were duly adopted by the written consent of all the directors pursuant to Section 525 of the Act as the corporation is organized on a directorship basis.

were duly adopted by the written consent of the shareholders or members having not less than the minimum number of votes required by statute in accordance with Section 407(1) and (2) of the Act. Written notice to shareholders or members who have not consented in writing has been given. (Note: Written consent by less than all of the shareholders or members is permitted only if such provision appears in the Articles of Incorporation)

Signed this 13th day of September, 2005

By Carlton A. Milbrandt  
(Signature of President, Vice-President, Chairperson, or Vice-Chairperson)

Carlton A. Milbrandt

President

\_\_\_\_\_  
(Type or Print Name)

\_\_\_\_\_  
(Type or Print Title)

**AMENDED AND RESTATED  
NON-PROFIT  
ARTICLES OF INCORPORATION**

**ARTICLE II  
PURPOSES**

The purpose for which the Corporation is formed are as follows:

- (a) To manage and administer the affairs of and to maintain BLUE HERON POINTE CONDOMINIUM ASSOCIATION, a condominium (hereinafter called "Condominium");
- (b) To levy and collect assessments against and from the members of the Corporation and to use the proceeds thereof for the purposes of the Corporation;
- (c) To carry insurance and to collect and allocate the proceeds thereof;
- (d) To rebuild improvements after casualty;
- (e) To contract for and employ persons, firms, or corporations to assist in management, operation, maintenance and administration of said Corporation;
- (f) To make and enforce reasonable regulations concerning the use and enjoyment of said Condominium;
- (g) To own, maintain and improve, and to buy, sell, convey, assign, mortgage, or lease (as landlord or tenant) any real and personal property, including, but not limited to, any Unit in the Condominium, for any purpose of providing benefit to the members of the Corporation and in furtherance of any of the purposes of the Corporation;
- (h) To borrow money and issue evidences of indebtedness in furtherance of any or all of the objects of its business; to secure by mortgage, pledge or other lien;
- (i) To enforce the provisions of the Master Deed and Bylaws of the Condominium and of these Articles of Incorporation and such Bylaws and Rules and Regulations of this Corporation as may hereinafter be adopted;
- (j) To do anything required of or permitted to it as administrator of said Condominium by the Condominium Master Deed or Bylaws or by Act No. 59 of Public Act of 1978, as amended; and
- (k) In general, to enter into any kind of activity, to make and perform any contract and to exercise all powers necessary, incidental or convenient to the administration, management, maintenance, repair, replacement and operation of said Condominium and to the accomplishment of any of the purposes thereof.

**ARTICLE V  
EXISTENCE**

The term of corporate existence is perpetual.

**ARTICLE VI  
MEMBERSHIP AND VOTING**

The qualifications of members, the manner of their admission to the Corporation, the termination of membership, and voting by such members shall be as follows:

- (a) Each Co-owner of a Unit in the Condominium shall be a member of the Corporation, and no other person or entity shall be entitled to membership;
- (b) Membership in the Corporation shall be established by acquisition of fee simple title or the interest of a land contract vendee as per MCL 559.106(1) to a Unit in the Condominium and by recording with the Register of Deeds of Wayne County, Michigan, a deed or other instrument establishing a change of record title to such Unit and the furnishing of evidence of same satisfactory to the Corporation the new Co-owner thereby becoming a member of the Corporation, and the membership of the prior Co-owner thereby being terminated.
- (c) The share of a member in the funds and assets of the Corporation cannot be assigned, pledged, encumbered or transferred in any manner except as an appurtenance to his Unit in the Condominium.
- (d) Voting by members shall be in accordance with the provisions of the Bylaws of this Corporation.

**ARTICLE VII**

A volunteer Officer or Director of the Corporation shall not be personally liable to the Corporation or its members for monetary damages for a breach of fiduciary duty as an Officer or Director, except for liability:

- (a) for any breach of an Officer's or Director's duty of loyalty to the Corporation or its members;
- (b) for acts or omissions not in good faith or which involve intentional misconduct or a knowing violation of law;
- (c) resulting from a violation of MCLA 450.2551(1);
- (d) for any transaction from which the Officer or Director derived an improper personal benefit;
- (e) an act or omission occurring before the effective date if the provision grants limited liability.

(f) for any act or omission that is grossly negligent.

The Corporation assumes liability for all acts or omissions of volunteer Officers and Directors occurring on or after the date of these Restated Articles of Incorporation if all of the following are met:

(i) The volunteer was acting or reasonably believed he or she was acting within the scope of his or her authority.

(ii) The volunteer was acting in good faith.

(iii) The volunteer's conduct did not amount to gross negligence or willful and wanton misconduct.

(iv) The volunteer's conduct was not an intentional tort.

(v) The volunteer's conduct was not a tort arising out of the ownership, maintenance, or use of a motor vehicle for which tort liability may be imposed as provided in Section 3135 of the insurance code of 1956, Act No. 218 of the Public Acts of 1956, being Section 500.3135 of the Michigan Compiled Laws.

If the Michigan Nonprofit Corporation Act is amended to authorize corporate action further eliminating or limiting the personal liability of Officers or Directors, then the liability of the Officers and Directors of the Corporation shall be eliminated or limited to the fullest extent permitted by the Act, as so amended.

Any repeal, modification or adoption of any provision in these Articles of Incorporation inconsistent with this Article shall not adversely affect any right or protection of the Officers and Directors of the Corporation existing at the time of such repeal, modification or adoption.

Courtesy of The DiMora Team