

PURCHASER INFORMATION BOOKLET

FOR



THE
MAPLES
OF NOVI

Maple Greens

A Condominium Project

in

Novi, Michigan

Developed by:

The Maple Group/Novi, Inc.

7001 Orchard Lake Road, Suite 130
West Bloomfield, Michigan 48322

PURCHASER INFORMATION BOOKLET
FOR
THE MAPLES OF NOVI, MAPLE GREENS
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CONDOMINIUM SUBDIVISION PLAN

THE MAPLES OF NOVI, MAPLE GREENS ASSOCIATION ARTICLES OF INCORPORATION

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DECLARATION OF EASEMENTS, COVENANTS, CONDITIONS AND RESTRICTIONS FOR THE MAPLES OF NOVI COMMUNITY

THE MAPLES OF NOVI COMMUNITY ASSOCIATION ARTICLES OF INCORPORATION

THE MAPLES OF NOVI COMMUNITY ASSOCIATION BYLAWS

MANAGEMENT AGREEMENT

ESCROW AGREEMENT

DISCLOSURE STATEMENT

COPY
REGISTER OF DEEDS
COUNTY OF OAKLAND

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MASTER DEED

THE MAPLES OF NOVI, MAPLE GREENS

This Master Deed is made and executed on this 22 day of August, 1989, by The Maple Group/Novi, Inc., a Michigan corporation ("Developer"), the address of which is 7001 Orchard Lake, Suite 130, West Bloomfield, Michigan 48322, in pursuance of the provisions of the Michigan Condominium Act (being Act 59 of the Public Acts of 1978, as amended), hereinafter referred to as the "Act".

WHEREAS, the Developer desires by recording this Master Deed, together with the Bylaws attached hereto as Exhibit A and together with the Condominium Subdivision Plan attached hereto as Exhibit B (both of which are hereby incorporated herein by reference and made a part hereof), to establish the real property described in Article II below, together with the improvements located and to be located thereon, and the appurtenances thereto, as a residential Condominium Project under the provisions of the Act.

NOW, THEREFORE, the Developer does, upon the recording hereof, establish The Maples of Novi, Maple Greens as a Condominium Project under the Act and does declare that The Maples of Novi, Maple Greens (hereinafter referred to as the "Condominium", "Project" or the "Condominium Project") shall, after such establishment, 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 the Developer, its successors and assigns, and any persons acquiring or owning an interest in the Condominium Premises, and its successors and assigns. In furtherance of the establishment of the Condominium Project, it is provided as follows:

ARTICLE I

TITLE AND NATURE

The Condominium Project shall be known as The Maples of Novi, Maple Greens, Oakland County Condominium Subdivision Plan No. 628. The Condominium Project is established in accordance with the Act. The Units contained in the Condominium, including the number, boundaries, dimensions and area of each, are set forth completely in the Condominium Subdivision Plan attached as Exhibit B hereto. 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 an exclusive right to his Unit and shall have undivided and inseparable rights to share with other Co-owners the General Common Elements of the Condominium Project.

ARTICLE II

LEGAL DESCRIPTION

The land which is submitted to the Condominium Project established by this Master Deed is described as follows:

Part of the Northeast 1/4 of section 2 Town 1 North, Range 8 East, City of Novi, Oakland County, Michigan, described as beginning at a point distant North 89°00'02" West along the North line of said Section 2, 95.00 feet and South 01°00'00" West, 385.32 feet and North 89°00'00" West, 24.84 feet and 192.07 feet along the arc of a curve to the left, said curve having a radius of 310.00 feet, a central angle of 35°30'00", a chord length of 189.02 feet, and a chord bearing of South 73°15'00" West and South 55°30'00" West, 72.19 feet and North 35°32'40" West, 14.00 feet from the Northeast corner of said Section 2; thence from said Point of Beginning South 55°30'00" West, 62.71 feet; thence 133.83 feet along the arc of a curve to the right, said curve having a radius of 216.00 feet, a central angle of 35°30'00", a chord length of 131.70

Recorded in Liber 11034,
Pages 636 through 677,
Oakland County Records on
August 23, 1989

feet and a chord bearing of South 73°15'00" West; thence North 89°00'00" West, 8.44 feet; thence North 01°00'00" East, 87.25 feet; thence North 89°00'00" West, 98.40 feet; thence North 01°00'00" East, 178.96 feet; thence North 83°05'54" East, 239.47 feet; thence South 55°01'56" East, 86.12 feet; thence South 42°00'00" West, 129.45 feet; thence 20.31 feet along the arc of a curve to the right, said curve having a radius of 93.42 feet, a central angle of 12°27'12", a chord length of 20.27 feet and a chord bearing of South 41°46'21" East; thence South 35°32'40" East, 77.02 feet to the Point of Beginning, together with and subject to all easements and restrictions of record and all governmental limitations and together with and subject to a certain Declaration of Easements, Covenants, Conditions and Restrictions for The Maples of Novi Community recorded in Liber 11034, Pages 570 through 592, Oakland County Records.

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 Maples of Novi, Maple Greens 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 The Maples of Novi, Maple Greens 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 The Maples of Novi, Maple Greens 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 The Maples of Novi, Maple Greens.

Section 7. **Condominium Project, Condominium or Project.** "Condominium Project", "Condominium" or "Project" means The Maples of Novi, Maple Greens, 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 the final amended Master Deed which shall describe The Maples of Novi, Maple Greens as a completed Condominium Project and shall reflect the entire land area added to or withdrawn from the Condominium from time to time under Article VII, and which shall express percentages of value pertinent to each Unit as finally readjusted. Such Consolidating Master Deed, if and when recorded in the office of the Oakland County Register of Deeds, shall supersede the previously recorded Master Deed for the Condominium and all amendments thereto.

Section 10. **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 owns one or more Units in the Condominium Project. The term "Owner", wherever used, shall be synonymous with the term "Co-owner".

Section 11. **Declaration.** "Declaration" means that certain Declaration of Easements, Covenants, Conditions and Restrictions for The Maples of Novi Community recorded in Liber 11034, Pages 570 through 592, Oakland County Records which creates certain relationships between The Maples of Novi, Maple Greens and adjoining land.

Section 12. **Developer.** "Developer" means The Maple Group/Novi, Inc., a Michigan corporation, which has made and executed this Master Deed, and its successors and assigns. Both successors and assigns 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. **Development and Sales Period.** "Development and Sales Period", for the purposes of the Condominium Documents and the rights reserved to Developer thereunder, shall be deemed to continue for so long as Developer continues to own any Unit in the Project and for so long as Developer continues or proposes to construct other residences or owns or holds an option or other enforceable purchaser interest in land for residential development within The Maples of Novi development as described in the Declaration, whichever is longer.

Section 14. **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 that may be created are conveyed, or (b) mandatorily within (i) 54 months from the date of the first Unit conveyance, or (ii) 120 days after 75% of the Units that may be created are conveyed, whichever first occurs.

Section 15. **The Maples of Novi Community.** "The Maples of Novi Community" shall mean the land area and improvements thereon, from time to time, described as such in the Declaration.

Section 16. **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 17. **Unit or Condominium Unit.** "Unit" or "Condominium Unit" each mean a single residential building site in The Maples of Novi, Maple Greens, as described in Article V, Section I hereof and on Exhibit B hereto, and shall have the same meaning as the term "Condominium Unit" as defined in the Act. All structures and improvements now or hereafter located within the boundaries of a Unit shall be owned in their entirety by the Co-owner of the Unit within which they are located and shall not, unless otherwise 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 described in Article II hereof and other common areas, when included as a part of the Condominium, not identified as Units or Limited Common Elements. All land contained within such description shall be and remain a General Common Element of the Condominium subject only to the rights of the owners of the adjoining land as set forth in the Declaration.

(b) **Electrical.** The electrical transmission system throughout the Project up to, but not including, the electric meter for each residential dwelling that now or hereafter is constructed within the perimeter of a Unit.

(c) **Site Lighting.** Any lights designed to provide illumination for the Condominium Premises as a whole.

(d) **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.

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

(f) **Water.** The water distribution system throughout the Project up to, but not including, the water meter for each residential dwelling that now or hereafter is constructed within the perimeter of a Unit, including the irrigation system that lies within the Condominium Premises.

(g) **Sanitary Sewer.** The sanitary sewer system throughout the Project up to the point of entry to each residential dwelling that is now or hereafter constructed within the perimeter of a Unit.

(h) **Storm Sewer.** The storm sewer system throughout the Project.

(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) **Beneficial Easements.** The beneficial easements described in Article II above.

(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) and 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 and equipment, and the telecommunication system, shall be General Common Elements only to the extent of the Co-owners' interest therein, if any, and the Developer makes no warranty whatever with respect to the nature or extent of such interest, if any.

Section 2. Limited Common Elements. 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) **Driveways.** Each Limited Common Element driveway as depicted on the Condominium Subdivision Plan shall be limited in use to the Unit to which it has been assigned.

(b) **Other.** The Developer has reserved the right in Article VIII of this Master Deed to designate Limited Common Elements within the Convertible Area which may, at the Developers discretion, be assigned as appurtenant to an individual Unit.

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 for Units, 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 be created pursuant to Article VIII hereof, adjacent to the same. Except as otherwise expressly provided, 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, including by way of example and not limitation decks, 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 and Limited Common Elements.**

(1) **Roofs, Siding, Painting and/or Staining of Dwelling Exteriors.** The responsibility for, and the costs of maintaining, repairing and replacing roofs and siding, and painting and/or staining of the exteriors of the dwellings constructed within the Units, but not including decks, shall be borne by the Association and 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. (However, the Developer may, at the time of its approval of construction of any dwelling or appurtenance require or impose, as a condition of any such approval, a larger assessment to be made against the Unit on which the same is located. The purpose of such larger assessment shall be to absorb the abnormally higher expenses which will be incurred by the Association in carrying out its responsibilities under this provision due to the nature and/or extent of additional painting, staining, maintenance or replacement required for any such dwelling or appurtenance.)

(2) **Landscaping.** The Association shall be responsible for maintenance, repair and replacement of the lawns and landscaping installed by the Developer whether lying inside a Unit or within the surrounding Common Elements (and any replacements thereof by the Association), 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 driveways appurtenant to each Unit as well as for snow plowing with respect thereto.

(4) **Common Lighting.** The Developer may install illuminating fixtures on the Common Elements and/or within Units and designate the same as common lighting as provided in Article IV, Section 1(c) hereof. The costs of maintenance, repair and replacement of such common lighting system and fixtures (including light bulbs) shall be borne by the Association. The Developer may, in its discretion, cause the electricity for such fixtures to be borne by either the Association or Co-owners, as it deems appropriate.

(5) **Other.** In order to provide for flexibility in administering the Condominium, the Association, acting through its Board of Directors, may also undertake such other regularly recurring, reasonably uniform, periodic exterior maintenance functions with respect to dwellings or other improvements constructed or installed within any Unit boundaries and their appurtenant Limited Common Elements (if any) as it may deem appropriate. Nothing herein contained, however, shall compel the Association to undertake any such additional responsibilities. Any such additional services undertaken by the Association shall be charged to any affected Co-owner on a reasonably uniform basis and collected in accordance with the assessment procedures established under Article II of the Bylaws. 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 DESCRIPTIONS AND PERCENTAGES 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 The Maples of Novi, Maple Greens as prepared by Zeimet-Wozniak & Associates, Inc. and attached hereto as Exhibit B. Each Unit shall consist of the space contained within Unit boundaries as shown in Exhibit B hereto and delineated with heavy outlines. The vertical boundaries of the Units may vary from time to time to accommodate changes in grade elevations. Accordingly, the Developer or, upon assignment, the Association shall have the right, in its sole discretion, to modify the Condominium Subdivision Plan to depict actual ground elevations and Unit boundaries. Even if no such amendment is undertaken, easements for maintenance of structures that encroach on Common Elements have been reserved in Article X below.

Section 2. Percentage of Value. The percentage of value assigned to each Unit is equal at 20%. The percentages of value were computed on the basis that the comparative characteristics of the Units are such that it is fair and appropriate that each Unit owner vote equally and pay an equal share of the expenses of maintaining the General Common Elements. The percentage of value assigned to each Unit shall be determinative of each Co-owner's respective share of the General Common Elements of the Condominium Project, the proportionate share of each respective Co-owner in the proceeds and expenses of administration and the value of such Co-owner's vote at meetings of the Association of Co-owners.

ARTICLE VI

EXPANSION OF CONDOMINIUM

Section 1. Area of Future Development. The Condominium Project established pursuant to the initial Master Deed of The Maples of Novi, Maple Greens and consisting of five Units is intended to be the first stage of an Expandable Condominium under the Act to contain in its entirety a maximum of 400 Units. Additional Units, if any, will be established upon all or some portion or portions of the following described land:

Part of the Northwest 1/4 of Section 1 and part of the Northeast 1/4 of Section 2, Town 1 North, Range 8 East, City of Novi, Oakland County, Michigan, described as beginning at a point distant North 89°00'02" West 95.00 feet along the North line of said Section 2 and South 01°00'00" West 334.87 feet from the Northeast corner of said Section 2; thence from said Point of Beginning continuing South 01°00'00" West 50.45 Feet; thence South 89°00'00" East 74.92 feet; thence 310.89 feet along the arc of a curve to the right, radius 375.00 feet, central angle 47°30'00", chord length 302.06 feet and a chord bearing of South 65°15'00" East, thence South 41°30'00" East 154.64 feet; thence 452.30 feet along the arc of a curve to the right, radius 365.00 feet, central angle of 70°59'58", chord length 423.91 feet and a chord bearing of South 06°00'00" East; thence South 29°30'00" West 404.06 feet; thence 82.83 feet along the arc of a curve to the left, radius 365.00 feet, central angle of 13°00'08", chord length 82.65 feet and a chord bearing of South 22°59'36" West; thence South 16°30'00" West 507.46 feet; thence 433.22 feet along the arc of a curve to the right, radius 310.00 feet, central angle 80°04'12", chord length 398.82 feet and a chord bearing of South 56°32'04", West; thence South 01°32'29" West 991.39 feet to the East & West 1/4 line of said Section 2; thence North 89°33'08" West 1320.64 feet along said East

& West 1/4 line of Section 2; thence North 09°14'28" West 428.00 feet; thence North 80°45'32" East 160.00 feet; thence North 32°51'51" East 116.63 feet; thence North 53°07'48" East 225.00 feet; thence due East 180.00 feet; thence North 19°21'08" West 217.28 feet; thence North 68°16'37" West 368.20 feet; thence North 39°59'57" West 51.02 feet; thence 190.67 feet along the arc of a curve to the right, radius 230.00 feet, central angle 47°29'57", chord length 185.26 feet and a chord bearing of North 16°15'00" West; thence North 07°30'00" East 72.89 feet; thence 38.13 feet along the arc of a curve to the left, radius 230.00 feet, central angle 09°29'58", chord length 38.09 feet and a chord bearing of North 02°45'00" East; thence North 02°00'00" West 160.79 feet; thence 36.13 feet along the arc of a curve to the right, radius 230.00 feet, central angle 08°59'59", chord length 36.09 feet and a chord bearing of North 02°30'00" East; thence North 07°00'00" East 262.83 feet; thence 56.20 feet along the arc of a curve to the right, radius 230.00 feet, central angle 14°00'00", chord length 56.06 feet and a chord bearing of North 14°00'00" East; thence North 20°59'58" East 81.47 feet; thence 202.72 feet along the arc of a curve to the left, radius 230.00 feet, central angle 50°29'58", chord length 196.22 feet and a chord bearing of North 04°15'00" West; thence North 29°29'59" West 79.72 feet; thence 76.27 feet along the arc of a curve to the right, radius 230.00 feet, central angle 18°59'58", chord length 75.92 feet and a chord bearing of North 20°00'00" West; thence North 10°30'01" West 262.19 feet; thence 148.53 feet along the arc of a curve to the right, radius 230.00 feet, central angle 37°00'00", chord length 145.96 feet and a chord bearing of North 08°00'01" East; thence South 89°00'02" East 490.00 feet; thence North 61°30'13" East 430.00 feet; thence North 83°05'54" East 390.00 feet; thence South 55°01'56" East 150.00 feet; thence South 89°00'02" East 193.68 feet to the Point of Beginning, excepting a parcel of land taken for Golf Holes 1, 2, & 3 described as beginning at a point distant South 09°33'37" West 389.66 feet from said Northeast corner of Section 2; thence from said Point of Beginning South 14°33'17" East 700.88 feet; thence South 12°59'41" West 266.83 feet; thence South 73°36'38" West 177.20 feet; thence South 12°31'44" West 92.20 feet; thence North 73°35'21" West 761.00 feet; thence South 30°17'17" West 654.31 feet; thence North 63°09'57" West 95.26 feet; thence North 32°04'56" West 79.08 feet; thence North 31°48'05" East 452.72 feet; thence North 39°14'22" East 278.00 feet; thence North 72°37'09" East 133.68 feet; thence South 66°10'53" East 606.67 feet; thence North 71°41'51" East 136.93 feet; thence North 01°43'43" East 497.23 feet; thence North 15°11'09" West 362.66 feet; thence North 73°39'33" East 118.66 feet to the Point of Beginning "A"; thence South 33°54'26" West, 1817.46 feet to the Point of Beginning "B"; thence from said Point of Beginning "B" Golf Holes 4 & 5 described as beginning at a point distant South 56°58'34" East 238.54 feet, thence South 17°21'14" East 335.26 feet, thence South 00°05'33" West, 218.58 feet, thence South 78°10'49" West 714.80 feet; thence North 18°26'06" West 94.87 feet; thence North 53°07'48" East 225.00 feet; thence due East 180.00 feet; thence North 09°08'30" East 440.60 feet; thence North 15°56'43" West 145.60 feet; thence North 69°26'38" East 42.72 feet to the Point of Beginning and being subject to all easements of record, except for any portion of such land that is included in the parcel described in Article II of this Master Deed, as it may be amended,

(hereinafter referred to as "area of future development").

Section 2. Increase in Number of Units. Any other provisions of this Master Deed notwithstanding, the number of Units in the Project and Common Elements may, at the option of the Developer, from time to time, within a period ending no later than six years from the date of recording this Master Deed, be increased by the addition to this Condominium of any portion of the area of future development. No Unit shall be created within the area of future development that is not restricted exclusively to residential or recreational use which may include, without implication of limitation, a golf course, golf paths, cart paths, club house, nature trails, jogging paths and other related incidental uses.

Section 3. Expansion Not Mandatory. Nothing herein contained shall in any way obligate the Developer to enlarge the Condominium Project beyond the phase established by this Master Deed and the

Developer may, in its discretion, establish all or a portion of said area of future development as a rental development, a separate condominium project (or projects) or any other form of development. There are no restrictions on the election of the Developer to expand the Project other than as explicitly set forth herein. There is no obligation on the part of the Developer to add to the Condominium Project all or any portion of the area of future development described in this Article VI, nor is there any obligation to add portions thereof in any particular order nor to construct particular improvements thereon in any specific locations.

ARTICLE VII

CONTRACTION OF CONDOMINIUM

Section 1. Right to Contract. As of the date this Master Deed is recorded, the Developer intends to establish a Condominium Project consisting of five Units on the land described in Article II hereof all as shown on the Condominium Subdivision Plan. In future recorded amendments to this Master Deed, however, the Developer may elect to include additional Units which may be later removed from the Condominium. In any such event, Developer reserves the right to withdraw from the Project any Units, together with the land area on which they are proposed, will be described and depicted as "Contractable Area" on the Condominium Subdivision Plan. Therefore, any other provisions of this Master Deed to the contrary notwithstanding, the number of additional Units hereinafter included in this Condominium Project may, at the option of the Developer, from time to time, within a period no later than six years from the date of recording this Master Deed, be contracted to any number determined by the Developer in its sole judgment, but in no event shall the number of Units be less than five.

Section 2. Withdrawal of Land. In connection with such contraction, the Developer unconditionally reserves the right to withdraw from the Condominium Project such portion or portions of the land as may be hereinafter described in any amendment to this Article VII as is not reasonably necessary to provide access to or otherwise serve the Units included in the Condominium Project as so contracted. Developer reserves the right to use the portion of the land so withdrawn to establish, in its sole discretion, a rental development, a separate condominium project (or projects) or any other form of development. Developer further reserves the right, subsequent to such withdrawal but prior to six years from the date of recording this Master Deed, to expand the Project as so reduced to include all or any portion of the land so withdrawn.

ARTICLE VIII

CONVERTIBLE AREAS

Section 1. Designation of Convertible Areas. The General Common Elements have been designated on the Condominium Subdivision Plan as Convertible Areas within which the Units and Common Elements may be modified as provided herein.

Section 2. Reservation of Rights to Modify Units and Common Elements. The Developer reserves the right, in its sole discretion, during a period ending no later than six years from the date of recording this Master Deed, to enlarge or extend Units and/or General Common Elements and to create Limited Common Elements appurtenant or geographically proximate to such Units within the Convertible Areas above designated for such purpose to locate and relocate driveways, and/or to construct privacy areas, courtyards, atriums, patios, decks and other private amenities. Any private amenity other than a Unit extension shall be assigned by the Developer as a Limited Common Element appurtenant to an individual Unit.

Section 3. Compatibility of Improvements. All improvements constructed within the Convertible Areas described above shall be reasonably compatible with the structures on other portions of the Condominium Project, as determined by Developer in its discretion.

ARTICLE IX

OPERATIVE PROVISIONS

Any expansion, contraction or conversion in the Project pursuant to Articles VI, VII or VIII above shall be governed by the provisions as set forth below.

Section 1. Amendment of Master Deed and Modification of Percentages of Value. Such expansion, contraction or conversion of this Condominium Project shall be given effect by appropriate amendments to this Master Deed in the manner provided by law, which amendments shall be prepared by and at the discretion of the Developer and in which the percentages of value set forth in Article V hereof may be proportionately readjusted when applicable in order to preserve a total value of 100% for the entire Project resulting from such amendments to this Master Deed. The precise determination of the readjustments in percentages of value shall be made within the sole judgment of the Developer. Such readjustments, however, shall reflect a continuing reasonable relationship among percentages of value based upon the original method of determining percentages of value for the Project.

Section 2. Redefinition of Common Elements. Such amendments to the Master Deed shall also contain such further definitions and redefinitions of General or Limited Common Elements as may be necessary to adequately describe, serve and provide access to the additional parcel or parcels being added to the Project by such amendments. In connection with any such amendments, the Developer shall have the right to change the nature of any Common Element previously included in the Project for any purpose reasonably necessary to achieve the purposes of this Article, including, but not limited to, the connection of roadways and sidewalks in the Project to any roadways and sidewalks that may be located on, or planned for the area of future development and to provide access to any Unit that is located on, or planned for the area of future development from the roadways and sidewalks located in the Project.

Section 3. Consolidating Master Deed. A Consolidating Master Deed shall be recorded pursuant to the Act when the Project is finally concluded as determined by the Developer in order to incorporate into one set of instruments all successive stages of development. The Consolidating Master Deed, when recorded, shall supersede the previously recorded Master Deed and all amendments thereto.

Section 4. Consent of Interested Persons. All of the Co-owners and mortgagees of Units and other persons interested or to become interested in the Project from time to time shall be deemed to have irrevocably and unanimously consented to such amendments to this Master Deed as may be proposed by the Developer to effectuate the purposes of Articles VI, VII and VIII above and to any proportionate reallocation of percentages of value of existing Units which the Developer may determine necessary in conjunction with such amendments. All such interested persons irrevocably appoint the Developer as agent and attorney for the purpose of execution of such amendments to the Master Deed and all other documents necessary to effectuate the foregoing. Such amendments may be effected without the necessity of rerecording the entire Master Deed or the Exhibits hereto and may incorporate by reference all or any pertinent portions of this Master Deed and the Exhibits hereto.

ARTICLE X EASEMENTS

Section 1. Easement for Maintenance of Encroachments. In the event any portion of a structure located within a Unit encroaches upon a Common Element due to shifting, settling or moving of a building, or due to survey errors or construction deviations or change in ground elevations, reciprocal easements shall exist for the maintenance of such encroachment for so long as such encroachment exists, and for maintenance thereof after rebuilding in the event of destruction. One of the purposes of this Section is to enable Co-owners to maintain structural elements and fixtures, including decks, which project into the General Common Elements surrounding each Unit notwithstanding their projection beyond the Unit perimeters.

Section 2. Easements Retained by Developer.

(a) **Roadway Easements.** The Developer reserves for the benefit of itself, its successors and assigns, and all future owners of the land described in Article VI or any portion or portions thereof, including any land that may be withdrawn from time to time as reserved in Article VII, an easement for the unrestricted use of all roads and walkways in the Condominium for the purpose of ingress and egress to and from all or any portion of the parcel described in Article VI and which lies outside of this

Condominium. All expenses of maintenance, repair, replacement and resurfacing of any shared road(s) shall be apportioned between this Condominium and any developed portions of the land described in Article VI whose closest means of access to a public road is over such road or roads. The Co-owners of this Condominium shall be responsible for payment of a proportionate share of such expenses which share shall be determined by multiplying such expenses by a fraction, the numerator of which is the number of Units in this Condominium, and the denominator of which is comprised of the numerator plus all other completed Units in the land described in Article VI which lies outside of the Condominium and whose closest means of access to a public road is over such road.

The Developer reserves the right at any time during the Development and Sales Period, and the Association shall have the right thereafter, to dedicate to the public a right-of-way of such width as may be required by the local public authority over any or all of the roadways in The Maples of Novi, Maple Greens shown as General Common Elements in the Condominium Subdivision Plan. Any such right-of-way dedication may be made by the Developer without the consent of any Co-owner, mortgagee or other person and shall be evidenced by an appropriate amendment to this Master Deed and to the Condominium Subdivision Plan hereto, recorded in the Oakland County Records. All of the Co-owners and mortgagees of Units and other persons interested or to become interested in the Project from time to time shall be deemed to have irrevocably and unanimously consented to such amendment or amendments of this Master Deed to effectuate the foregoing right-of-way dedication. Any such dedication shall be subject to rights of dedication and use reserved in the Declaration.

(b) **Utility Easements.** The Developer also hereby reserves for the benefit of itself, its successors and assigns, and all future owners of the land described in Article VI or any portion or portions thereof, including any land that may be withdrawn from time to time as reserved in Article VII, perpetual easements to utilize, tap, tie into, extend and enlarge all utility mains located in the Condominium, including, but not limited to, water, gas, electrical, telephone, storm and sanitary sewer mains. In the event Developer, its successors or assigns, utilizes, taps, ties into, extends or enlarges any utilities located in the Condominium, it shall be obligated to pay all of the expenses reasonably necessary to restore the Condominium Premises to their state immediately prior to such utilization, tapping, tying-in, extension or enlargement. All expenses of maintenance, repair and replacement of any utility mains referred to in this Section shall be shared by this Condominium and any developed portions of the land described in Article VI which are served by such mains. The Co-owners of this Condominium shall be responsible from time to time for payment of a proportionate share of said expenses which share shall be determined by multiplying such expenses times a fraction, the numerator of which is the number of Units in this Condominium, and the denominator of which is comprised of the numerator plus all other Units in the land described in Article VI that are served by such mains.

The Developer reserves the right at any time during the Development and Sales Period, and the Association shall have the right thereafter, to grant easements for utilities over, under and across the Condominium to appropriate governmental agencies or public utility companies and to transfer title of utilities and improvements lying within easements granted to governmental agencies or to utility companies. Any such easement or transfer of title may be conveyed by the Developer without the consent of any Co-owner, mortgagee or other person and shall be evidenced by an appropriate amendment to this Master Deed and to Exhibit B hereto, recorded in the Oakland County Records. All of the Co-owners and mortgagees of Units and other persons interested or to become interested in the Project from time to time shall be deemed to have irrevocably and unanimously consented to such amendments to this Master Deed as may be required to effectuate the foregoing grant of easement or transfer of title. All such grants shall be subject to rights reserved in the Declaration.

Section 3. 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 reasonable easements, licenses, rights-of-entry and rights-of-way over, under and across the Condominium Premises for utility purposes or other lawful purposes as may be necessary for the benefit of the Condominium subject, however, to the approval of the Developer so long as the Development and Sales Period has not expired.

Section 4. Association and Developer Easements for Maintenance, Repair and Replacement. The Developer, 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, replacement or upkeep which they or any of them are required or permitted to perform under the Condominium Documents or by law or to respond to any emergency or common need of the Condominium; provided, however, that the easements granted hereunder shall not entitle any person other than the Owner thereof to gain entrance to the interior of any dwelling or garage located within a Unit. 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. Neither the Developer nor the Association shall be liable to the Owner of any Unit or any other person, in trespass or in any other form of action, for the exercise of rights pursuant to the provisions of this Section or any other provision of the Condominium Documents which grant such easements, rights of entry or other means of access. 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. Further, the Association shall not be responsible for any consequential damages, including without limitation damage to the personal property of a Co-owner whether within or outside the Unit, that may result from the Association's failure to timely undertake repairs for which it is responsible. In the event a Co-owner fails to maintain his residential dwelling as required under the Condominium Documents and in accordance with the standards imposed by the Association, the Association or the Developer may enter upon the Unit (but not inside the dwelling) and the Limited Common Element appurtenant thereto (if any) and perform any required decoration, maintenance, repair or replacement. 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 5. Telecommunications Agreements. The Association, acting through its duly constituted Board of Directors and subject to the Developer's approval during the Development and Sales Period, 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 subscriber 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. Included within and not limited by the foregoing is the right of the Developer or an affiliate to establish and sell to the Association and the Co-owners service for telecommunications within the Condominium Project. In pursuance thereof, the Developer may place telecommunications equipment owned by it at such locations on the Common Elements as it may deem appropriate and may furnish the telecommunications service to users outside the Condominium and shall have such easements as may be necessary to lay and maintain cables within the Common Elements in connection therewith. Notwithstanding the foregoing, in no event shall the Board of Directors enter into any contract or agreement or grant any easement, 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 subscriber 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.

Section 6. The Maples of Novi Easement. Members and guests of the adjoining golf club shall have the right to enter the General Common Element lawn areas and roads of the Condominium Premises

for the purpose of retrieving golf balls that land within the Condominium Premises and for pedestrian access through the Condominium Premises while playing the golf course, including without limitation the use of golf cart paths and other pedestrian paths that may be located within the Condominium. This easement does not permit members and guests of the golf club to enter or cross over any other General Common Elements, or Limited Common Elements or Units, without the permission of the Co-owner of the Unit involved. Further, golf balls that enter the Condominium Premises shall be considered out-of-play and no golf balls shall be played from within the Premises.

Section 7. Other Community Easements. The Developer or the Association shall have the right to grant such further easements, including without limitation, easements for maintaining, repairing and replacing the adjacent golf course, and lakes, and for use of paths established for walking, hiking, jogging, skiing, cycling and for access purposes for all of the foregoing over or with respect to Common Elements of the Condominium as may be necessary or desirable in furtherance of development, community usage, and coordinated maintenance and operation of the entire development as described in the Declaration and to confer responsibilities and jurisdiction for administration and maintenance of such easements upon the administrator of The Maples of Novi Community as described in the Declaration.

ARTICLE XI 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 and 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.

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 of record allocating one vote for each mortgage held.

Section 3. By the Developer. Pursuant to Section 90(1) of the Act, the Developer hereby reserves the right, on behalf of itself and on behalf of the Association, to amend this Master Deed and the other Condominium Documents without approval of any Co-owner or mortgagee for the purposes of correcting survey or other errors and for any other purpose unless the amendment would materially alter or change the rights of a Co-owner or mortgagee, in which event Co-owner and mortgagee consent shall be required as provided above.

Section 4. Change in Percentage of 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 Article IX of this Master Deed, elsewhere in the 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 the Developer and 80% of non-Developer Co-owners.

Section 6. Developer Approval. During the Development and Sales Period, this Master Deed and Exhibits A and B hereto shall not be amended nor shall the provisions thereof be modified in any way without the written consent of the Developer.

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

WITNESSES:

[Signature]
LARRY DELBERT
[Signature]
MORAN E. [unclear]

THE MAPLE GROUP/NOVI, INC., a Michigan corporation

By: [Signature]
Sam Blumenstein, President

STATE OF MICHIGAN)
) SS.
COUNTY OF OAKLAND)

On this 22nd day of August, 1989, the foregoing Master Deed was acknowledged before me by Sam Blumenstein, the President of The Maple Group/Novi, Inc., a Michigan corporation, on behalf of the corporation.

[Signature]

Notary Public, Oakland County, Michigan
My commission expires: 8-18-91

Master Deed drafted by:

William T. Myers, of Dykema Gossett
505 North Woodward Ave.
Suite 3000
Bloomfield Hills, Michigan 48013

and

Robert L. Friedman, Esquire
Friedman & Friedman, P.C.
29777 Telegraph Road, Suite 2401
Southfield, Michigan 48034

When recorded, return to:

William T. Myers, of Dykema Gossett
505 North Woodward Ave.
Suite 3000
Bloomfield Hills, Michigan 48013

ARLEEN R. BLUMENSTEIN
Notary Public, Oakland County, MI
My Commission Expires 8-18-91

THE MAPLES OF NOVI, MAPLE GREENS

EXHIBIT A

BYLAWS

ARTICLE I

ASSOCIATION OF CO-OWNERS

The Maples of Novi, Maple Greens, a residential Condominium Project located in the City of Novi, Oakland County, Michigan, shall be administered by an Association of Co-owners which shall be a non-profit 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 Project in accordance with the Condominium Documents and the laws of the State of Michigan. These Bylaws shall constitute both the Bylaws referred to in the Master Deed and required by Section 3(8) of the Act and the Bylaws provided for under the Michigan Nonprofit Corporation Act. Each Co-owner shall be entitled to membership 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 his Unit. The Association shall keep current copies of the Master Deed, all amendments to the Master Deed, and other Condominium Documents for the Condominium Project available at reasonable hours to Co-owners, prospective purchasers and prospective mortgagees of Units in the Condominium Project. All Co-owners in the Condominium Project 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.

ARTICLE II

ASSESSMENTS

All expenses arising from the management, administration and operation of the Association in pursuance of its authorizations and responsibilities as set forth in 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 General Common Elements or the administration of the Condominium Project shall constitute expenditures affecting the administration of the Project, and all sums received as the proceeds of, or pursuant to, any policy of insurance securing the interest of the Co-owners against liabilities or losses arising within, caused by, or connected with the General Common Elements or the administration of the Condominium Project shall constitute receipts affecting the administration of the Condominium Project, 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.** 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 Project, including a reasonable allowance for contingencies and reserves. An adequate reserve fund for maintenance, repairs and replacement of those General Common Elements that must be repaired or replaced on a periodic basis shall be established in the budget and must be funded by regular payments as set forth in Section 3 below rather than by special assessments. At a minimum, the reserve fund shall be equal to 10% of the Association's current annual budget on a noncumulative basis. Since the minimum standard required by this subparagraph may prove to be inadequate for this particular project, the Association of Co-owners should carefully analyze the Condominium Project 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. Upon adoption of an annual budget by the Board of Directors, copies of the 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 or in any way diminish the liability of any Co-owner for any existing or future assessments. Should the Board of Directors at any time decide, in the sole discretion of the Board of Directors: (1) that the assessments levied are or may prove to be insufficient to pay the costs of operation and management of the Condominium, (2) to provide repairs or replacements of existing General Common Elements, Limited Common Elements and improvements located on Limited Common Elements and Units to the extent the Association is obligated to repair and replace, (3) to provide additions to the General Common Elements not exceeding \$1,000.00 annually for the entire Condominium Project, or (4) in the event of emergencies, the Board of Directors shall have the authority to increase the general assessment or to levy such additional assessment or assessments as it shall deem to be necessary. The Board of Directors also shall have the authority, without Co-owner consent, to levy assessments pursuant to the provisions of Article V, Section 3 hereof. The discretionary authority of the Board of Directors to levy assessments pursuant to this subparagraph 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 of the members thereof.

(b) **Special Assessments.** Special assessments, in addition to those required in subparagraph (a) above, may be made by the Board of Directors from time to time and approved by the Co-owners as hereinafter provided to meet other requirements of the Association, including, but not limited to: (1) assessments for additions to the General Common Elements of a cost exceeding \$1,000.00 for the entire Condominium Project per year, (2) assessments to purchase a Unit upon foreclosure of the lien for assessments described in Section 5 hereof, or (3) assessments for any other appropriate purpose not elsewhere herein described. Special assessments referred to in this subparagraph (b) (but not including those assessments referred to in subparagraph 2(a) above, which shall be levied in the sole discretion of the Board of Directors) shall not be levied without the prior approval of more than 80% of all Co-owners. The authority to levy assessments pursuant to this subparagraph is solely for the benefit of the Association and the members thereof and shall not be enforceable by any creditors of the Association or of the members thereof.

(c) **Planned Residential Development Assessments.** The Association shall collect a prorata share from each Co-owner, in addition to the assessments set forth above, of all assessments levied against the Association and/or the Co-owners pursuant to the Declaration of Easements, Covenants, Conditions and Restrictions for The Maples of Novi Community as defined in Article III of the Master Deed. The default and enforcement provisions contained in Sections 3 and 5 of this Article II shall apply with respect to the collection of all assessments levied under the Declaration. All assessments collected from the Co-owners shall be paid over by the Association to the appropriate entity on or before the due date established for the payment of such assessments in the Declaration.

Section 3. Apportionment of Assessments and Penalty for Default. Unless otherwise provided herein or in the Master Deed, all assessments levied against the Co-owners to cover expenses of administration shall be apportioned among and paid by the Co-owners in accordance with the percentage of value allocated to each Unit in Article V of the Master Deed, without increase or decrease for the existence of any rights to the use of Limited Common Elements appurtenant to a Unit. Annual assessments as determined in accordance with Article III, Section 2(a) above shall be payable by Co-owners in regular installments, commencing with acceptance of a deed to or a land contract vendee's interest in a Unit, or with the acquisition of fee simple title to a Unit by any other means. The payment of an 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 not exceeding \$25 per installment may be assessed automatically by the Association upon each installment in default 5 or more days until each installment together with all applicable late charges is paid in full. The Board of Directors shall also have the right to increase the amount of the late charge upon notification to all Co-owners. The Association also may, pursuant to Article XX hereof, levy fines for late payment

of assessments in addition to the late charge. Each Co-owner (whether 1 or more persons) shall be, and remain, personally liable for the payment of all assessments (including fines for late payment and costs of collection and enforcement of payment) pertinent to his Unit which may be levied while such Co-owner is the owner thereof, except a land contract purchaser from any Co-owner including Developer shall be so personally liable and such land contract seller shall not be personally liable for all such assessment levied up to and including the date upon which such land contract seller actually takes possession of the Unit following extinguishment of all rights of the land contract purchaser in the Unit. Payments on account of installments of assessments in default shall be applied as follows: first, to costs of collection and enforcement of payment, including reasonable attorney's fees; second, to any interest charges and fines for late payment on such installments; and third, to installments in default in order of their due dates.

Section 4. Waiver of Use or Abandonment of Unit. No Co-owner may exempt himself from liability for his contribution toward the expenses of administration by waiver of the use or enjoyment of any of the Common Elements or by the abandonment of his Unit.

Section 5. Enforcement.

(a) **Remedies.** In addition to any other remedies available to the Association, 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. In the event of default by any Co-owner in the payment of any installment of the annual assessment levied against his Unit, the Association shall have the right to declare all unpaid installments of the annual assessment for the pertinent fiscal year immediately due and payable. The Association also may discontinue the furnishing of any services to a Co-owner in default upon 7 days' written notice to such Co-owner of its intention to do so. A Co-owner in default shall not be entitled to serve on committees or as a Director of the Association, to utilize any of the General Common Elements of the Project and shall not be entitled to vote at any meeting 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 his 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 persons claiming under him. The Association may also assess fines for late payment or non-payment of assessments in accordance with the provisions of Article XX of these Bylaws. All of these remedies shall be cumulative and not alternative.

(b) **Foreclosure Proceedings.** Each Co-owner, and every other person who from time to time has any interest in the Project, shall be deemed to have granted to the Association the unqualified right to elect to foreclose the lien securing payment of assessments 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 purposes 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 Project shall be deemed to have authorized and empowered the Association to sell or to cause to be sold the Unit 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 Project acknowledges that at the time of acquiring title to such Unit, he was notified of the provisions of this subparagraph and that he 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.

(c) **Notice of Action.** Notwithstanding the foregoing, neither a judicial foreclosure action nor a suit at law for a money judgment shall be commenced, nor shall any notice of foreclosure by advertisement be published, until the expiration of 10 days after mailing, by first class mail, postage prepaid, addressed to the delinquent Co-owner(s) at his or their last known address, a written notice that 1 or more installments of the annual 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 20

days after the date of mailing. Such written notice shall be accompanied by 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's 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. Such affidavit shall be recorded in the office of the Register of Deeds in the county in which the Project is located prior to commencement of any foreclosure proceeding, but it need not have been recorded as of the date of mailing as aforesaid. If the delinquency is not cured within the 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 delinquent Co-owner and shall inform him that he may request a judicial hearing by bringing suit against the Association.

(d) **Expenses of Collection.** The expenses incurred in collecting unpaid assessments, including interest, costs, actual attorney's fees (not limited to statutory fees) and advances for taxes or other liens paid by the Association to protect its lien, shall be chargeable to the Co-owner in default and shall be secured by the lien on his Unit.

Section 6. Liability of Mortgagee. Notwithstanding any other provisions of the Condominium Documents, the holder of any first mortgage covering any Unit in the Project which comes into possession of 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, shall take the property free of any claims for unpaid assessments or charges against the mortgaged Unit which accrue prior to the time such holder comes into possession of the Unit (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. Developer's Responsibility for Assessments. The Developer of the Condominium, although a member of the Association, shall not be responsible at any time for payment of the regular Association assessments. The Developer, however, shall at all times pay all expenses of maintaining the Units that it owns, including the improvements located thereon, together with a proportionate share of all current expenses of administration actually incurred by the Association from time to time, except expenses related to maintenance and use of the Units in the Project and of the improvements constructed within or appurtenant to the Units that are not owned by Developer. For purposes of the foregoing sentence, the Developer's proportionate share of such expenses shall be based upon the ratio of all Units owned by the Developer at the time the expense is incurred to the total number of Units then in the Project. In no event shall the Developer be responsible for payment of any assessments for deferred maintenance, reserves for replacement, for capital improvements or other special assessments, except with respect to Units owned by it on which a completed building is located. For instance, the only expense presently contemplated that the Developer might be expected to pay is a *pro rata* share of snow removal and other road maintenance from time to time as well as a *pro rata* share of any administrative costs which the Association might incur from time to time. Any assessments levied by the Association against the Developer for other purposes shall be void without Developer's consent. Further, the Developer shall in no event be liable for any assessment levied in whole or in part to purchase any Unit from the Developer or to finance any litigation or other claims against the Developer, any cost of investigating and preparing such litigation or claim or any similar or related costs. A "completed building" shall mean a building with respect to which a certificate of occupancy has been issued by the City of Novi.

Section 8. 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 9. 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 10. **Mechanic's Lien.** A mechanic's lien otherwise arising under Act No. 497 of the Michigan Public Acts of 1980, as amended, shall be subject to Section 132 of the Act.

Section 11. **Statement as to Unpaid Assessments.** The purchaser of any Unit may request a statement of the Association as to the amount of any unpaid Association assessments thereon, whether regular or special. 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 a Unit, the Association shall provide a written statement of such unpaid assessments 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 5 days prior to the closing of the purchase of such Unit shall render any unpaid assessments and the lien securing the 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 real property taxes and first mortgages of record.

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 the Co-owners and the Association, upon the election and written consent of the parties to any such disputes, claims or grievances (which consent shall include an agreement of the parties that the judgment of any circuit court of the State of Michigan may be rendered upon any award pursuant to such arbitration), and upon written notice to the Association, shall be submitted to arbitration and the parties thereto shall accept the arbitrator's 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.

Section 2. **Judicial Relief.** In the absence of the election and written consent of the parties pursuant to Section 1 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.** Such election and written consent by Co-owners or the Association to submit any such dispute, claim or grievance to arbitration shall preclude such parties from litigating such dispute, claim or grievance in the courts.

ARTICLE IV INSURANCE

Section 1. **Extent of Coverage.** The Association shall carry fire and extended coverage, vandalism and malicious mischief and liability insurance, and workmen's compensation insurance, if applicable, pertinent to the residential dwellings in the Condominium and to the ownership, use and maintenance of the Common Elements and certain other portions of the Condominium Project, as set forth below, and such insurance, other than title insurance, shall be carried and administered in accordance with the following provisions:

(a) **Responsibilities of Co-owners and Association.** All such insurance shall be purchased by the Association for the benefit of the Association, and the Co-owners and their mortgagees, as their interests may appear, and provision shall be made for the issuance of certificates of mortgagee endorsements to the mortgagees of Co-owners. It shall be each Co-owner's responsibility to determine by personal investigation or from the Co-owner's own insurance advisors the nature and extent of insurance coverage adequate to the Co-owner's needs and thereafter to obtain insurance coverage for

the Co-owner's personal property and any additional fixtures, deck(s), equipment and trim (as referred to in subsection (b) below) located within the Co-owner's dwelling and Unit or elsewhere on the Condominium and for the Co-owner's personal liability for occurrences within the Co-owner's dwelling, Unit or upon Limited Common Elements appurtenant to the Unit, and also for alternative living expense in event of fire, and the Association shall have absolutely no responsibility for obtaining such coverages.

(b) **Insurance of Dwellings, Common Elements and Fixtures.** All Common Elements of the Condominium Project and all dwellings shall be insured against fire and other perils covered by a standard extended coverage endorsement, in an amount equal to the current insurable replacement value, excluding foundation and excavation costs, 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 be effected upon an agreed-amount basis for the entire Condominium Project with appropriate inflation riders in order that no co-insurance 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 if 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 Co-owners shall be enabled to judge the adequacy of coverage and, upon the taking of due Association procedures, to direct the Board at a properly constituted meeting to change the nature and extent of any applicable coverages, if so determined. Upon such annual re-evaluation and effectuation of coverage, the Association shall notify all Co-owners of the nature and extent of all changes in coverages. Such coverage shall also include interior walls within any dwelling and the pipes, wires, conduits and ducts contained therein and shall further include all fixtures, equipment and trim within a dwelling which were furnished with the dwelling as standard items in accord with the plans and specifications thereof as are on file with the City of Novi (or such replacements thereof as do not exceed the cost of such standard items). It shall be each Co-owner's responsibility to determine the necessity for and to obtain insurance coverage for all fixtures, equipment, trim and other items or attachments within the dwelling or any Limited Common Elements appurtenant thereto which were installed in addition to said standard items (or as replacements for such standard items to the extent that replacement cost exceeded the original cost of such standard items) whether installed originally by the Developer or subsequently by the Co-owner, and the Association shall have no responsibility whatsoever for obtaining such coverage unless agreed specifically and separately between the Association and the Co-owner in writing.

(c) **Premium Expenses.** All premiums upon insurance purchased by the Association pursuant to these Bylaws shall be expenses of administration.

(d) **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, and the Co-owners and their mortgagees, as their interests may appear; provided, however, whenever repair or reconstruction of the Condominium shall be required as provided in Article V of these Bylaws, the proceeds of any insurance received by the Association as a result of any loss requiring repair or reconstruction shall be applied for such repair or reconstruction.

Section 2. Authority of Association to Settle Insurance Claims. Each Co-owner, by ownership of a Unit in the Condominium Project, shall be deemed to appoint the Association as his true and lawful attorney-in-fact to act in connection with all matters concerning the maintenance of fire and extended coverage, vandalism and malicious mischief, liability insurance and workmen's compensation insurance, if applicable, pertinent to the Condominium Project, his Unit and the Common Elements appurtenant thereto, with such insurer as may, from time to time, provide such insurance for the Condominium Project. 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, to collect and remit premiums therefor, to collect proceeds and to

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-owner and the Condominium as shall be necessary or convenient to the accomplishment of the foregoing.

Section 3. Waivers of Subrogation. The Association, as to all policies which it obtains, and all Co-owners, as to all policies which they obtain, shall use their best efforts to see that all property and liability insurance carried by the Association or any Co-owner shall contain appropriate provisions whereby the insurer waives its right of subrogation as to any claims against any Co-owner or the Association.

ARTICLE V

RECONSTRUCTION OR REPAIR

Section 1. Responsibility for Reconstruction or Repair. If any part of the Condominium Premises shall be damaged, the determination of whether or not it shall be reconstructed or repaired, and the responsibility therefor, shall be as follows:

(a) **General Common Elements.** If the damaged property is a General Common Element the damaged property shall be rebuilt or repaired unless all of the Co-owners and all of the institutional holders of mortgages on any Unit in the Project unanimously agree to the contrary.

(b) **Limited Common Elements.** If the damaged property is a Limited Common Element for which individual Co-owners are obligated to insure, the Co-owner of such Unit shall apply the insurance proceeds towards and be responsible for rebuilding or repairing the damaged property, subject to the rights of any mortgagee or other person or entity having an interest in such property. Property damaged for which the Association is obligated to insure shall be repaired in accordance with Section 3 below. Either the Co-owner or the Association shall, depending on which has the obligation to insure the improvements, remove all debris and restore the Unit and the improvements thereon to a clean and sightly condition satisfactory to the Association and in accordance with the provisions of Article VI hereof as soon as reasonably possible following the occurrence of the damage.

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 original plans and specifications for any damaged improvements located within the Unit unless the Co-owners shall unanimously decide otherwise.

Section 3. Association Responsibility for Repair. Immediately after the occurrence of a casualty causing damage to property for which the Association has the responsibility of maintenance, repair, reconstruction and insuring, 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 cost 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 cost thereof are insufficient, assessment shall be made against all Co-owners for the cost of reconstruction or repair of the damaged property in sufficient amounts to provide funds to pay the estimated or actual cost of repair. This provision shall not be construed to require replacement of mature trees and vegetation with equivalent trees or vegetation.

Section 4. Timely Reconstruction and Repair. If damage to the General Common Elements adversely affects the appearance of the Project, the Association shall proceed with replacement of the damaged property without delay.

Section 5. Eminent Domain. The following provisions shall control upon any taking by eminent domain:

(a) **Taking of Unit or Improvements Thereon.** In the event of any taking of all or any portion of a Unit or any improvements thereon 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, notwithstanding any provision of the Act to the contrary. If a Co-owner's entire Unit is taken by eminent domain, such Co-owner and his mortgagee shall, after acceptance of the condemnation award therefor, be divested of all interest in the Condominium Project.

(b) **Taking of General Common Elements.** If there is any taking of any portion of the General Common Elements, 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 50% 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 Project continues after taking by eminent domain, then the remaining portion of the Condominium Project shall be resurveyed and the Master Deed amended accordingly, and, if any Unit shall have been taken, then Article V 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 100%. 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.

(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.

(e) **Applicability of the Act.** To the extent not inconsistent with the foregoing provisions, Section 133 of the Act shall control upon any taking by eminent domain.

Section 6. Priority of Mortgagee Interests. Nothing contained in the Condominium Documents shall be construed to give a Co-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 Co-owners of insurance proceeds or condemnation awards for losses to or a taking of Condominium Units and/or Common Elements.

Section 7. Notification of FHLMC and FNMA. In the event any mortgage in the Condominium is held by the Federal Home Loan Mortgage Corporation ("FHLMC") or by the Federal National Mortgage Association ("FNMA"), then, upon request therefor by FHLMC or FNMA, 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 in amount or damage to a Condominium Unit covered by a mortgage purchased in whole or in part by FHLMC or FNMA exceeds \$1,000.

ARTICLE VI RESTRICTIONS

All of the Units in the Condominium shall be held, used and enjoyed subject to the following limitations and restrictions:

Section 1. Residential Use. No Unit in the Condominium shall be used for other than single-family residential purposes and the Common Elements shall be used only for purposes consistent with single-family residential use and in accordance with the ordinances of the City of Novi. Notwithstanding the foregoing, maintenance of an Adult foster care facility, Adult foster care family home, Adult foster care large group home and Adult foster care small group home, as such terms are defined in the Adult Foster Care Facility Licensing Act (Act 218 of the Public Acts of 1979), shall not be permitted.

Section 2. Leasing and Rental.

(a) **Right to Lease.** A Co-owner may lease or sell his Unit for the same purposes set forth in Section 1 of this Article VI; provided that written disclosure of such lease transaction is submitted to the Board of Directors of the Association in the manner specified in subsection (b) below. With the exception of a lender in possession of a Unit following a default of a first mortgage, foreclosure or deed or other arrangement in lieu of foreclosure, no Co-owner shall lease less than an entire Unit in the Condominium and no tenant shall be permitted to occupy except under a lease the initial term of which is at least six months unless specifically approved in writing by the Association. The terms of all

leases, occupancy agreements and occupancy arrangements shall incorporate, or be deemed to incorporate, all of the provisions of the Condominium Documents. The Developer may lease any number of Units in the Condominium in his discretion.

(b) **Leasing Procedures.** The leasing of Units in the Project shall conform to the following provisions:

(1) A Co-owner, including the Developer, desiring to rent or lease a Unit, shall disclose that fact in writing to the Association at least 10 days before presenting a lease form to a potential lessee and, at the same time, shall supply the Association with a copy of the exact lease form for its review for its compliance with the Condominium Documents. If the Developer desires to rent Units before the Transitional Control Date, he shall notify either the Advisory Committee or each Co-owner in writing.

(2) Tenants and non-owner occupants shall comply with all of the conditions of the Condominium Documents and all leases and rental agreements shall so state.

(3) If the Association determines that the tenant or non-owner occupant has failed to comply with the conditions of the Condominium Documents, the Association shall take the following action:

(i) The Association shall notify the Co-owner by certified mail advising of the alleged violation by the tenant.

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

(iii) If after 15 days the Association believes that the alleged breach is not cured or may be repeated, it may institute on its behalf or derivatively by the Co-owners on behalf of the Association, if it is under the control of the Developer, an action for eviction against the tenant or non-owner occupant and simultaneously for money damages in the same action against the Co-owner and tenant or non-owner occupant for breach of the conditions of the Condominium Documents. The relief provided for in this subparagraph may be by summary proceeding. The Association may hold both the tenant and the Co-owner liable for any damages to the General Common Elements caused by the Co-owner or tenant in connection with the Unit or Condominium Project.

(4) 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 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 constitute a breach of the rental agreement or lease by the tenant.

Section 3. Architectural Control. No building, structure or other improvement shall be constructed within a Condominium Unit or elsewhere within the Condominium Project, nor shall any exterior modification be made to any existing buildings, structure or improvement, including the installation of any landscaping either within a Unit or on a Common Element, unless plans and specifications therefor, containing such detail as the Developer may reasonably request, have first been approved in writing by the Developer. All improvements shall be constructed by Developer or one of its affiliates. Construction of any building or other improvements must also receive any necessary approvals from the local public authority. Developer shall have the right to refuse to approve any such plans or specifications, or grading or landscaping plans, which are not suitable or desirable in its opinion for aesthetic or other reasons; and in passing upon such plans and specifications it shall have the right to take into consideration the suitability of the proposed structure, improvement or modification, the site upon which it is proposed to be constructed and the degree of

harmony thereof with the Condominium as a whole. Developer may also, in its discretion, require as a condition of approval of any plans, an agreement for special assessment of increased maintenance charges from any Co-owner whose proposed dwelling and appurtenances and related improvements will cause the Association abnormal expenses in carrying out its responsibilities with respect thereto under the Master Deed.

The purpose of this Section is to assure the continued maintenance of the Condominium as a beautiful and harmonious residential development, and shall be binding upon both the Association and upon all Co-owners. Developer's rights under this Article VI, Section 3 may, in Developer's discretion, be assigned to the Association or other successor to Developer. Developer may construct any improvements upon the Condominium Premises that it may, in its sole discretion, elect to make without the necessity of prior consent from the Association or any other person or entity, subject only to the express limitations contained in the Condominium Documents.

Section 4. Alterations and Modifications of Units and Common Elements. The written approval of the Board of Directors and, during the Development and Sales Period, also the written approval of the Developer, shall be obtained by a Co-owner prior to making alterations, modifications or changes in any of the Units or Common Elements, Limited or General, including, without limitation, the erection of antennas of any sort (including dish antennas), lights, aerials, awnings, newspaper holders, basketball backboards, mailboxes, flag poles or other exterior attachments or modifications. 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. No Co-owner shall in any way restrict access to any utility line, or any other element that must be accessible to service the Common Elements or any element which affects an Association responsibility in any way. No fences shall be permitted without the specific approval of the Developer, during the Development and Sales Period and, thereafter, by the Association.

Section 5. Activities. No immoral, improper, unlawful or offensive activity shall be carried on in any Unit or upon the Common Elements 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 occur in or on the Common Elements or in any Unit at any time and disputes among Co-owners, arising as a result of this provision which cannot be amicably resolved, shall be arbitrated by the Association. No Co-owner shall do or permit anything to be done or keep or permit to be kept in his 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: Any activity involving the use of firearms, air rifles, pellet guns, B-B guns, bows and arrows, or other similar dangerous weapons, projectiles or devices.

Section 6. Pets. No animals other than household pets shall be maintained in the Condominium by any Co-owner. No animal may be kept or bred for any commercial purpose and 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 any animal shall at all times be leashed and attended by some responsible person while on the Common Elements. No savage or dangerous animal 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 which the Association may sustain as the result of the presence of such animal on the premises, whether or not the Association has given its permission therefor. Each Co-owner shall be responsible for collection and disposition of all fecal matter deposited by any pet maintained by such Co-owner. No dog which barks and can be heard on any frequent or continuing basis shall be kept in any Unit or on the Common Elements. In the event of any violation of this Section, the Board of Directors of the Association may assess fines for such violation in accordance with these Bylaws and in accordance with duly adopted rules and regulations of the Association.

Section 7. Aesthetics. The Common Elements, both Limited and 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. Trash receptacles shall be maintained in areas designated therefor at all times and shall not be permitted to remain elsewhere on the Common Elements except for such short periods of time as may be reasonably necessary to permit periodic collection of trash. The Common Elements shall not be used in any way for the drying, shaking or airing of clothing or other fabrics. Any lawn furniture placed on lawn areas must be within the Unit, or the General Common Element surrounding his Unit, and must be removed immediately after use. In general, no activity shall be carried on nor condition maintained by a Co-owner, either in his Unit or upon the Common Elements, which is detrimental to the appearance of the Condominium. Without written approval by the Association, no Co-owner shall change in any way the exterior appearance of the residence and other improvements and appurtenances located within his Unit. Thus, in connection with any maintenance, repair, replacement, decoration or redecoration of such residence, improvements or appurtenances, no Co-owner shall modify the design, material or color of any such item including, without limitation, windows, doors, screens, roofs, siding or any other component which is visible from a Common Element or other Unit.

Section 8. Vehicles. No house trailers, commercial vehicles, boat trailers, boats, camping vehicles, camping trailers, motorcycles, all terrain vehicles, snowmobiles, snowmobile trailers or vehicles, automobiles or vehicles used primarily for general personal transportation purposes, may be parked or stored upon the General Common Elements of the Condominium. Notwithstanding the foregoing, a recreational vehicle may be parked in a driveway for a period not to exceed 24 consecutive hours for the purpose of loading and unloading. Vehicles shall be parked in garages to the extent possible. Any extra vehicles shall be parked on the paved driveway assigned to the Unit; provided, however, the vehicles are not parked in an unsightly manner as determined by the Board of Directors. The Association may require reasonable screening of such supplementary parking areas within any Unit. Garage doors shall be kept closed when not in use. No inoperable vehicles of any type may be brought or stored upon the Condominium Premises either temporarily or permanently. Commercial vehicles and trucks shall not be parked in or about the Condominium (except as above provided) unless while making deliveries or pickups in the normal course of business. Co-owners shall, if the Association shall require, register with the Association all cars maintained on the Condominium Premises. The Association may make reasonable rules and regulations in implementation of this Section. The purpose of this Section is to accommodate reasonable Co-owner parking but to avoid unsightly conditions which may detract from the appearance of the Condominium as a whole. Use of motorized vehicles anywhere on the Condominium Premises, other than passenger cars, authorized maintenance vehicles and commercial vehicles as provided in this Section 8, is absolutely prohibited. Overnight parking on any street in the Condominium is prohibited except as the Association may make reasonable exceptions thereto from time to time.

Section 9. Advertising. No signs or other advertising devices of any kind shall be displayed which are visible from the exterior of a Unit or on the Common Elements, excluding "For Sale" signs, without written permission from the Association and, during the Development and Sales Period, from the Developer or the declarant as defined in the Declaration.

Section 10. Rules and Regulations. It is intended that the Board of Directors of the Association may make rules and regulations from time to time to reflect the needs and desires of the majority of the Co-owners in the Condominium. Reasonable regulations consistent with the Act, the Master Deed and these Bylaws concerning the use of the Common Elements may be made and amended from time to time by any Board of Directors of the Association, including the first Board of Directors (or its successors) prior to the Transitional Control Date. Copies of all such rules, regulations and amendments thereto shall be furnished to 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 to carry out any responsibilities imposed on the Association by the Condominium Documents. The Association or its agents

shall also have access to Units and Limited Common Elements appurtenant thereto as may be necessary to respond to emergencies. 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 his Unit and any Limited Common Elements appurtenant thereto caused thereby. This provision, in and of itself, shall not be construed to permit access to the interiors of residences or other structures.

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, Limited or General, or within Units without the prior written approval of the Association and, during the Development and Sales Period, the Developer.

Section 13. Common Element Maintenance. Sidewalks, yards, landscaped areas, driveways, and parking areas shall not be obstructed nor shall they be used for purposes other than that for which they are reasonably and obviously intended. No bicycles, vehicles, chairs or other obstructions may be left unattended on or about the Common Elements.

Section 14. Co-owner Maintenance. Each Co-owner shall maintain his Unit and any Limited Common Elements appurtenant thereto for which he 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 driveways, telephone, water, gas, plumbing, electrical or other utility conduits and systems and any other Common Elements which are appurtenant to or which may affect any other Unit. Each Co-owner shall be responsible for damages or costs to the Association resulting from negligent damage to or misuse of any of the Common Elements by him, or his family, guests, 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 reimbursement to the Association is limited by virtue of a deductible provision, in which case the responsible Co-owner shall bear the expense to the extent of the deductible amount). Each individual Co-owner shall indemnify the Association and all other Co-owners against such damages and costs, including attorneys' fees, and all such costs or damages to the Association may be assessed to and collected from the responsible Co-owner in the manner provided in Article II hereof.

Section 15. Reserved Rights of Developer.

(a) **Prior Approval by Developer.** During the Development and Sales Period, no buildings, fences, walls, retaining walls, drives, walks or other structures or improvements shall be commenced, erected, maintained, nor shall any addition to, or change or alteration to any structure be made (including in color or design), except interior alterations which do not affect structural elements of any Unit, nor shall any hedges, trees or substantial plantings or landscaping modifications be made, until plans and specifications, acceptable to the Developer, showing the nature, kind, shape, height, materials, color scheme, location and approximate cost of such structure or improvement and the grading or landscaping plan of the area to be affected shall have been submitted to and approved in writing by Developer, its successors or assigns, and a copy of said plans and specifications, as finally approved, lodged permanently with the Developer. The Developer shall have the right to refuse to approve any such plan or specifications, or grading or landscaping plans which are not suitable or desirable in its opinion for aesthetic or other reasons; and in passing upon such plans, specifications, grading or landscaping, it shall have the right to take into consideration the suitability of the proposed structure, improvement or modification, the site upon which it is proposed to effect the same, and the degree of harmony thereof with the Condominium as a whole. The purpose of this Section is to assure the continued maintenance of the Condominium as a beautiful and harmonious residential development, and shall be binding upon both the Association and upon all Co-owners.

(b) **Developer's Rights in Furtherance of Development and Sales.** None of the restrictions contained in this Article VI shall apply to the commercial activities or signs or billboards, if any, of the Developer during the Development and Sales Period, or the Declarant under the Declaration, or of

the Association in furtherance of its powers and purposes set forth herein and in its Articles of Incorporation, as the same may be amended from time to time. Notwithstanding anything to the contrary elsewhere herein contained, Developer shall have the right to maintain a sales office, model units, advertising display signs, storage areas and reasonable parking incident to the foregoing and such access to, from and over the Project as may be reasonable to enable development and sale of the entire Project by the Developer and may continue to do so during the entire Development and Sales Period.

(c) **Enforcement of Bylaws.** The Condominium Project shall at all times be maintained in a manner consistent with the highest standards of a beautiful, serene, private, residential community for the benefit of the Co-owners and all persons interested in the Condominium. If at any time the Association fails or refuses to carry out its obligation to maintain, repair, replace and landscape in a manner consistent with the maintenance of such high standards, then the Developer, or any person to whom he may assign this right, at his option, may elect to maintain, repair and/or replace any Common Elements and/or to do any landscaping required by these Bylaws and to charge the cost thereof to the Association as an expense of administration. The Developer shall have the right to enforce these Bylaws throughout the Development and Sales Period which right of enforcement shall include (without limitation) an action to restrain the Association or any Co-owner from any activity prohibited by these Bylaws.

Section 16. Declaration of Easement, Covenants, Conditions and Restrictions for The Maples of Novi Community. The Declaration of Easements, Covenants, Conditions and Restrictions for The Maples of Novi Community as defined in Article III of the Master Deed is incorporated herein by reference and shall be binding upon all Co-owners and the Association to the extent applicable to the Condominium Project. In accordance with such Declaration, each Co-owner in The Maples of Novi, Maple Greens shall abide by the provisions contained in said Declaration as it may be amended and by the rules and regulations that may be established from time to time as provided in the Declaration.

ARTICLE VII MORTGAGES

Section 1. Notice to Association. Any Co-owner who mortgages his Unit shall notify the Association of the name and address of the mortgagee, and the Association shall maintain such information in a book entitled "Mortgages of Units". The Association may, at the written request of a mortgagee of any such Unit, report any unpaid assessments due from the Co-owner of such Unit. The Association shall give to the holder of any first mortgage covering any Unit in the Project written notification of any default in the performance of the obligations of the Co-owner of such Unit that is not cured within 60 days.

Section 2. Insurance. The Association shall notify each mortgagee appearing in said book of the name of each company insuring the Condominium against fire, perils covered by extended coverage, and vandalism and malicious mischief and the amounts of such coverage.

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. Except as limited in these Bylaws, each Co-owner shall be entitled to one vote for each Condominium Unit owned.

Section 2. Eligibility to Vote. No Co-owner, other than the Developer, shall be entitled to vote at any meeting of the Association until he has presented evidence of ownership of a Unit in the Condominium Project to the Association. Except as provided in Article XI, Section 2 of these Bylaws, no Co-owner, other than the Developer, shall be entitled to vote prior to the date of the First Annual Meeting of members held

in accordance with Section 2 of Article IX. 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. The Developer shall be the only person entitled to vote at a meeting of the Association until the First Annual Meeting of members and shall be entitled to vote during such period notwithstanding the fact that the Developer may own no Units at some time or from time to time during such period. At and after the First Annual Meeting the Developer shall be entitled to one vote for each Unit which it owns.

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 and address of the individual representative designated, the number or numbers of the Condominium Unit or Units owned by the Co-owner, and the name and address 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 35% 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 required by the Condominium Documents to require a greater quorum. The written vote 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 vote is cast. Notwithstanding the foregoing, the quorum shall be reduced to 25% of the Co-owners qualified to vote for any adjourned meeting as is provided in Section 6 of Article IX below, except when voting on questions specifically required by the Condominium Documents to require a greater quorum.

Section 5. Voting. Votes may be cast only in person or by a writing duly signed by the designated voting representative not present at a given meeting in person or by proxy. Proxies and any written votes must be filed with the Secretary of the Association 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 50% 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, a majority may be required to exceed the simple majority hereinabove set forth.

ARTICLE IX MEETINGS

Section 1. Place of Meeting. Meetings of the Association shall be held at the principal office of the Association or at such other suitable place convenient to the Co-owners as may be designated by the Board of Directors. Meetings of the Association shall be conducted in accordance with Sturgis' Code of Parliamentary Procedure, Roberts Rules of Order or some other generally recognized manual of parliamentary procedure, when not otherwise in conflict with the Condominium Documents (as defined in the Master Deed) or the laws of the State of Michigan.

Section 2. First Annual Meeting. The First Annual Meeting of members of the Association may be convened only by the Developer and may be called at any time after more than 50% in number of the Units that may be created in The Maples of Novi, Maple Greens determined with reference to the recorded Consolidating Master Deed have been conveyed and the purchasers thereof qualified as members of the Association. In no event, however, shall such meeting be called later than 120 days after the conveyance of legal or equitable title to non-developer Co-owners of 75% in number of all Units that may be created or 54 months after the first conveyance of legal or equitable title to a non-developer Co-owner of a Unit in the Project, whichever first occurs. Developer may call meetings of members for informative or other appropriate

purposes prior to the First Annual Meeting of members and no such meeting shall be construed as the First Annual Meeting of members. The date, time and place of such meeting shall be set by the Board of Directors, and at least 10 days' written notice thereof shall be given to each Co-owner. The phrase "Units that may be created" as used in this paragraph and elsewhere in the Condominium Documents refers to the maximum number of Units which the Developer is permitted under the Condominium Documents to include in the Condominium.

Section 3. Annual Meetings. Annual meetings of members of the Association shall be held in the month of March each succeeding year after the year in which the First Annual Meeting is held, on such date and at such time and place as shall be determined by the Board of Directors; provided, however, that the second annual meeting shall not be held sooner than 8 months after the date of the First Annual Meeting. At such meetings there shall be elected by ballot of the Co-owners a Board of Directors in accordance with the requirements of Article XI of these Bylaws. The Co-owners may also transact at annual meetings such other business of the Association as may properly come before them.

Section 4. Special Meetings. It shall be the duty of the President to call a special meeting of the Co-owners as directed by resolution of the Board of Directors or upon a petition signed by 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 5. Notice of Meetings. 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 10 days but not more than 60 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 the Association by Article VIII, Section 3 of these Bylaws shall be deemed notice served. Any member may, by written waiver of notice signed by such member, waive such notice, and such waiver, when filed in the records of the Association, shall be deemed due notice.

Section 6. Adjournment. 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 48 hours from the time the original meeting was called.

Section 7. Order of Business. The order of business at all meetings of the members shall be as follows: (a) roll call to determine the voting power represented at the meeting; (b) proof of notice of meeting or waiver of notice; (c) reading of minutes of preceding meeting; (d) reports of officers; (e) reports of committees; (f) appointment of inspectors of election (at annual meetings or special meetings held for the purpose of electing Directors or officers); (g) election of Directors (at annual meeting or special meetings held for such purpose); (h) unfinished business; and (i) new business. Meetings of members shall be chaired by the most senior officer of the Association present at such meeting. For purposes of this Section, the order of seniority of officers shall be President, Vice President, Secretary and Treasurer.

Section 8. Action Without Meeting. Any action which may be taken at a meeting of the members (except for the election or removal of Directors) may be taken without a meeting by written ballot of the members. Ballots shall be solicited in the same manner as provided in Section 5 for the giving of notice of meetings of members. Such solicitations shall specify (a) the number of responses needed to meet the quorum requirements; (b) the percentage of approvals necessary to approve the action; and (c) the time by which ballots must be received in order to be counted. The form of written ballot shall afford an opportunity to specify a choice between approval and disapproval of each matter and shall provide that, where the member specifies a choice, the vote shall be cast in accordance therewith. Approval by written ballot shall be constituted by receipt, within the time period specified in the solicitation, of (i) a number of ballots which equals or exceeds the quorum which would be required if the action were taken at a meeting; and (ii) a number of approvals which equals or exceeds the number of votes which would be required for approval if the action were taken at a meeting at which the total number of votes cast was the same as the total number of ballots cast.

Section 9. Consent of Absentees. The transactions at any meeting of members, either annual or special, however called and noticed, shall be as valid as though made at a meeting duly held after regular call and notice, if a quorum is present either in person or by proxy; and if, either before or after the meeting, each of the members not present in person or by proxy, signs a written waiver of notice, or a consent to the holding of such meeting, or an approval of the minutes thereof. All such waivers, consents or approvals shall be filed with the corporate records or made a part of the minutes of the meeting.

Section 10. Minutes; Presumption of Notice. Minutes or a similar record of the proceedings of meetings of members, when signed by the President or Secretary, shall be presumed truthfully to evidence the matters set forth therein. A recitation in the minutes of any such meeting that notice of the meeting was properly given shall be prima facie evidence that such notice was given.

ARTICLE X

ADVISORY COMMITTEE

Within 1 year after conveyance of legal or equitable title to the first Unit in the Condominium to a purchaser or within 120 days after conveyance to purchasers of 1/3 of the Units that may be created, whichever first occurs, the Developer shall cause to be established an Advisory Committee consisting of at least 3 non-developer Co-owners. The Committee shall be established and perpetuated in any manner the Developer deems advisable, except that if more than 50% of the non-developer Co-owners petition the Board of Directors for an election to select the Advisory Committee, then an election for such purpose shall be held. The purpose of the Advisory Committee shall be to facilitate communications between the temporary Board of Directors and the other Co-owners and to aid in the transition of control of the Association from the Developer to purchaser Co-owners. A chairman of the committee shall be selected by the members. The Advisory Committee shall cease to exist automatically when the non-developer Co-owners have the voting strength to elect a majority of the Board of Directors of the Association. The Developer may remove and replace at its discretion at any time any member of the Advisory Committee who has not been elected thereto by the Co-owners.

ARTICLE XI

BOARD OF DIRECTORS

Section 1. Number and Qualification of Directors. The Board of Directors shall be comprised of 3 members and shall continue to be so comprised until enlarged to 5 members in accordance with the provisions of Section 2 hereof. All Directors must be members of the Association or officers, partners, trustees, employees or agents of members of the Association, except for the first Board of Directors. Directors shall serve without compensation.

Section 2. Election of Directors.

(a) **First Board of Directors.** The first Board of Directors shall be comprised of 3 persons and such first Board of Directors, or its successors as selected by the Developer, shall manage the affairs of the Association until the appointment of the first non-developer Co-owners to the Board. Immediately prior to the appointment of the first non-developer Co-owner to the Board, the Board shall be increased in size from 3 persons to 5 persons. Thereafter, elections for non-developer Co-owner Directors shall be held as provided in subsections (b) and (c) below. The terms of office shall be two years. The Directors shall hold office until their successors are elected and hold their first meeting.

(b) **Appointment of Non-developer Co-owners to Board Prior to First Annual Meeting.** Not later than 120 days after conveyance of legal or equitable title to non-developer Co-owners of 25% in number of the Units that may be created, 1 of the 5 Directors shall be selected by non-developer Co-owners. Not later than 120 days after conveyance of legal or equitable title to non-developer Co-owners of 50% in number of the Units that may be created, 2 of the 5 Directors shall be elected by non-developer Co-owners. When the required number of conveyances have been reached, the Developer shall notify the non-developer Co-owners and request that they hold a meeting and elect the required Director or Directors, as the case may be. Upon certification by the Co-owners to the Developer of

the Director or Directors so elected, the Developer shall then immediately appoint such Director or Directors to the Board to serve until the First Annual Meeting of members unless he is removed pursuant to Section 7 of this Article or he resigns or becomes incapacitated.

(c) Election of Directors at and After First Annual Meeting.

(i) Not later than 120 days after conveyance of legal or equitable title to non-developer Co-owners of 75% of the Units, the non-developer Co-owners shall elect all Directors on the Board, except that the Developer shall have the right to designate at least 1 Director as long as he owns at least 10% of the Units in the Project. Whenever the required conveyance level is achieved, a meeting of Co-owners shall be promptly convened to effectuate this provision, even if the First Annual Meeting has already occurred.

(ii) Regardless of the percentage of Units which have been conveyed, upon the expiration of 54 months after the first conveyance of legal or equitable title to a non-developer Co-owner of a Unit in the Project, the non-developer Co-owners have the right to elect a number of members of the Board of Directors equal to the percentage of Units they own, and the Developer has the right to elect a number of members of the Board of Directors equal to the percentage of Units which are owned by the Developer and for which all assessments are payable by the Developer. This election may increase, but shall not reduce, the minimum election and designation rights otherwise established in subsection (i). Application of this subsection does not require a change in the size of the Board of Directors.

(iii) If the calculation of the percentage of members of the Board of Directors that the non-developer Co-owners have the right to elect under subsection (ii), or if the product of the number of members of the Board of Directors multiplied by the percentage of Units held by the non-developer Co-owners under subsection (b) results in a right of non-developer Co-owners to elect a fractional number of members of the Board of Directors, then a fractional election right of 0.5 or greater shall be rounded up to the nearest whole number, which number shall be the number of members of the Board of Directors that the non-developer Co-owners have the right to elect. After application of this formula the Developer shall have the right to elect the remaining members of the Board of Directors. Application of this subsection shall not eliminate the right of the Developer to designate 1 Director as provided in subsection (i).

(iv) At the First Annual Meeting 3 Directors shall be elected for a term of 2 years and 2 Directors shall be elected for a term of 1 year. At such meeting all nominees shall stand for election as 1 slate and the 3 persons receiving the highest number of votes shall be elected for a term of 2 years and the 2 persons receiving the next highest number of votes shall be elected for a term of 1 year. At each annual meeting held thereafter, either 2 or 3 Directors shall be elected depending upon the number of Directors whose terms expire. After the First Annual Meeting, the term of office (except for 2 of the Directors elected at the First Annual Meeting) of each Director shall be 2 years. The Directors shall hold office until their successors have been elected and hold their first meeting.

(v) Once the Co-owners have acquired the right hereunder to elect a majority of the Board of Directors, annual meetings of Co-owners to elect Directors and conduct other business shall be held in accordance with the provisions of Article IX, Section 3 hereof.

Section 3. Powers and Duties. The Board of Directors shall have the 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.

Section 4. Other Duties. In addition to the foregoing duties imposed by these Bylaws or any further duties which may be imposed by resolution of the members of the Association, the Board of Directors shall be responsible specifically for the following:

(a) To manage and administer the affairs of and to maintain the Condominium Project and the General Common Elements thereof.

(b) To levy and 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 Unit 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 or all of the purposes 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 75% of all of the members of the Association in number and in value.

(h) To make rules and regulations in accordance with Article VI, Section 10 of these 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) To collect from each Co-owner his prorata share of all assessments levied against the Association under the Declaration of Easements, Covenants, Conditions and Restrictions for The Maples of Novi Community as defined in Article III of The Master Deed and to pay such assessments to the person or entities entitled thereto under the aforesaid Declaration.

(l) To delegate to The Maples of Novi Community Association, as established pursuant to the Declaration, such of the Association's responsibilities for maintenance, repair, replacement, operation and administration of the Common Elements as the Board may, in its discretion, deem appropriate from time to time. Further, the Board shall comply with and adhere to such standards of maintenance, repair, replacement, operation and administration for condominium projects and other residential developments within The Maples of Novi Community as may be determined from time to time by The Maples of Novi Community Association.

Section 5. Management Agent. The Board of Directors may employ for the Association a professional management agent (which may include the Developer or any person or entity related thereto) 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 in Sections 3 and 4 of this Article, 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. In no event shall the Board be authorized to enter into any contract with a professional management agent, or any other contract providing for services by the Developer, sponsor or builder, in which the maximum term is greater than 3 years or which is not terminable by the Association upon 90 days' written notice thereof to the other party and no such contract shall violate the provisions of Section 55 of the Act.

Section 6. Vacancies. Vacancies in the Board of Directors which occur after the Transitional Control Date 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, except that the Developer shall be solely entitled to fill the vacancy of any Director whom it

is permitted in the first instance to designate. Each person so elected shall be a Director until a successor is elected at the next annual meeting of the members of the Association. Vacancies among non-developer Co-owner elected Directors which occur prior to the Transitional Control Date may be filled only through election by non-developer Co-owners and shall be filled in the manner specified in Section 2(b) of this Article.

Section 7. Removal. At any regular or special meeting of the Association duly called with due notice of the removal action proposed to be taken, any one or more of the Directors may be removed with or without cause by the affirmative vote of more than 50% of all of the Co-owners qualified to vote and a successor may then and there be elected to fill any vacancy thus created. The quorum requirement for the purpose of filling such vacancy shall be the normal 35% requirement set forth in Article VIII, Section 4 and shall not be reduced. Any Director whose removal has been proposed by the Co-owners shall be given an opportunity to be heard at the meeting. The Developer may remove and replace any or all of the Directors selected by it at any time or from time to time in its sole discretion. Likewise, any Director selected by the non-developer Co-owners to serve before the First Annual Meeting may be removed before the First Annual Meeting in the same manner set forth in this paragraph for removal of Directors generally.

Section 8. First Meeting. The first meeting of a newly elected Board of Directors shall be held within 10 days of election at such place as shall be fixed by the Directors at the meeting at which such Directors were elected, and no notice shall be necessary to the newly elected Directors in order legally to constitute such meeting, providing a majority of the whole Board shall be present.

Section 9. Regular 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, telephone or telegraph, at least 10 days prior to the date named for such meeting.

Section 10. Special Meetings. Special meetings of the Board of Directors may be called by the President on 3 days' notice to each Director given personally, by mail, telephone or telegraph, 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 two Directors.

Section 11. 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 12. 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 to a subsequent time upon 24 hours' prior written notice delivered to all Directors not present. 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 13. First Board of Directors. The actions of the first Board of Directors of the Association or any successors thereto selected or elected before the Transitional Control Date shall be binding upon the Association so long as such actions are within the scope of the powers and duties which may be exercised generally by the Board of Directors as provided in the Condominium Documents.

Section 14. Fidelity Bonds. The Board of Directors shall require that all officers and employees of the Association handling or responsible for Association funds shall furnish adequate fidelity bonds. The premiums on such bonds shall be expenses of administration.

ARTICLE XII

OFFICERS

Section 1. **Officers.** The principal officers of the Association shall be a President, who shall be a member of the Board of Directors, a Vice President, a Secretary and a Treasurer. 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.

(a) **President.** The President shall be the chief executive officer of the Association. He shall preside at all meetings of the Association and of the Board of Directors. He 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 may in his discretion deem appropriate to assist in the conduct of the affairs of the Association.

(b) **Vice President.** The Vice President shall take the place of the President and perform his 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 by the Board of Directors.

(c) **Secretary.** The Secretary shall keep the minutes of all meetings of the Board of Directors and the minutes of all meetings of the members of the Association; he shall have charge of the corporate seal, if any, and of such books and papers as the Board of Directors may direct; and he shall, in general, perform all duties incident to the office of the Secretary.

(d) **Treasurer.** The Treasurer shall have responsibility for the Association's 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 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 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. No such removal action may be taken, however, unless the matter shall have been included in the notice of such meeting. The officer who is proposed to be removed shall be given an opportunity to be heard at the meeting.

Section 4. **Duties.** The officers shall have such other duties, powers and responsibilities as shall, from time to time, be authorized by the Board of Directors.

ARTICLE XIII

SEAL

The Association may (but need not) have a seal. If the Board determines that the Association shall have a seal, then it shall have inscribed thereon the name of the Association, the words "corporate seal", and "Michigan".

ARTICLE XIV

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 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 audited at least annually by qualified independent auditors; provided, however, that such auditors need not be certified public accountants nor does such audit 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 audited financial statement within 90 days following the end of the Association's fiscal year upon request therefor. The costs of any such 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. The commencement date of the fiscal year shall be subject to change by the Directors for accounting reasons or other good cause.

Section 3. Bank. Funds of the Association shall be initially deposited in such bank or savings association 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 bank or savings association as are insured by the Federal Deposit Insurance Corporation or the Federal Savings and Loan Insurance Corporation and may also be invested in interest bearing obligations of the United States Government.

ARTICLE XV

INDEMNIFICATION OF OFFICERS AND DIRECTORS

Every director and 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 him 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 he may be a party or in which he may become involved by reason of his being or having been a director or officer of the Association, whether or not he is a director or officer at the time such expenses are incurred, 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 Association (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 days prior to payment of any indemnification which it has approved, the Association shall notify all Co-owners thereof. Further, the Association is authorized to carry officers' and directors' liability insurance covering acts of the officers and directors of the Association in such amounts as it shall deem appropriate.

ARTICLE XVI

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 may be proposed by 1/3 or more of the Co-owners by 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 66-2/3% of all Co-owners. No consent of mortgagees shall be required to amend these Bylaws unless such amendment would materially alter or change the rights of such mortgagees, in which event the approval of 66-2/3% of the mortgagees shall be required, with each mortgagee to have one vote for each first mortgage held.

Section 4. By Developer. Prior to the Transitional Control Date, these Bylaws may be amended by the Developer without approval from any other person so long as any such amendment does not materially alter or change the right of a Co-owner or mortgagee.

Section 5. **When Effective.** Any amendment to these Bylaws shall become effective upon recording of such amendment in the office of the Oakland County Register of Deeds.

Section 6. **Binding.** A copy of each amendment to the 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 Project irrespective of whether such persons actually receive a copy of the amendment.

ARTICLE XVII

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.

ARTICLE XVIII

COMPLIANCE

The Association and all present or future Co-owners, tenants, future tenants, or any other persons acquiring an interest in or using the Project in any manner are subject to and shall comply with the Act, as amended, 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 XIX

REMEDIES FOR DEFAULT

Any default by a Co-owner shall entitle the Association or another Co-owner or Co-owners to the following relief:

Section 1. **Legal Action.** Failure to comply with any of the terms or provisions of the Condominium Documents 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.

Section 2. **Recovery of Costs.** 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's 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's fees.

Section 3. **Removal and Abatement.** The violation of any of the provisions of the Condominium Documents 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 or into any Unit (but not into any dwelling or related garage), 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. The Association shall have no liability to any Co-owner arising out of the exercise of its removal and abatement power authorized herein.

Section 4. **Assessment of Fines.** The violation of any of the provisions of the Condominium Documents by any Co-owner shall be grounds for assessment by the Association, acting through its duly constituted Board of Directors, of monetary fines for such violations. No fine may be assessed unless in accordance with the provisions of Article XX hereof.

Section 5. **Non-waiver 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 6. 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.

Section 7. Enforcement of Provisions of Condominium Documents. A Co-owner may maintain an action against the Association and its officers and Directors to compel such persons to enforce the terms and provisions of the Condominium Documents. A Co-owner may maintain an action against any other Co-owner for injunctive relief or for damages or any combination thereof for noncompliance with the terms and provisions of the Condominium Documents or the Act.

ARTICLE XX

ASSESSMENT OF FINES

Section 1. General. The violation by any Co-owner, occupant or guest of any provisions of the Condominium Documents including any duly adopted rules and regulations shall be grounds for assessment 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.

Section 2. 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 the 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, or at a special meeting called for such purpose, 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.

Section 3. 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 Dollars (\$25.00) fine.

(c) **Third Violation.** Fifty Dollars (\$50.00) fine.

(d) **Fourth Violation and Subsequent Violations.** One Hundred Dollars (\$100.00) fine.

Section 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.

ARTICLE XXI
RIGHTS RESERVED TO DEVELOPER

Any or all of the rights and powers granted or reserved to the Developer in the Condominium Documents or by law, including the right and 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 shall be made by appropriate instrument in writing in which the assignee or transferee shall join for the purpose of evidencing its acceptance of such powers and rights and such assignee or transferee shall thereupon have the same rights and powers as herein given and reserved to the Developer. Any rights and powers reserved or granted to the Developer or its successors shall terminate, if not sooner assigned to the Association, at the conclusion of the Development and Sales Period as defined in Article III of the Master Deed. The immediately preceding sentence dealing with the termination of certain rights and powers granted or reserved to the Developer is intended to apply, insofar as the Developer is concerned, only to the Developer's rights to approve and control the administration of the Condominium and shall not, under any circumstances, be construed to apply to or cause the termination of any real property rights granted or reserved to the Developer or its successors and assigns in the Master Deed or elsewhere (including, but not limited to, access easements, utility easements and all other easements created and reserved in such documents which shall not be terminable in any manner hereunder and which shall be governed only in accordance with the terms of their creation or reservation and not hereby).

ARTICLE XXII
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.

NON-PROFIT ARTICLES OF INCORPORATION

These Articles of Incorporation are signed and acknowledged by the incorporator for the purpose of forming a non-profit corporation under the provisions of Act No. 162 of the Public Acts of 1982, as amended, as follows:

ARTICLE I

NAME

The name of the corporation is The Maples of Novi, Maple Greens Association.

ARTICLE II

PURPOSES

The purposes for which the corporation is formed are as follows:

- (a) To manage and administer the affairs of and to maintain The Maples of Novi, Maple Greens, 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 Condominium;
- (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, any easements or licenses or any other real property, whether or not contiguous to the Condominium, for the 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 the same 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 Acts 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 III

ADDRESSES

Location of the first registered office is 7001 Orchard Lake Road, Suite 130, in the City of West Bloomfield, Oakland County, Michigan.

Post office address of the first registered office is 7001 Orchard Lake Road, Suite 130, West Bloomfield, Michigan 48322.

ARTICLE IV

RESIDENT AGENT

The name of the first resident agent is Sam Blumenstein.

OAKLAND COUNTY CONDOMINIUM SUBDIVISION PLAN NO. 6028
 EXHIBIT "B" TO THE MASTER DEED OF
 THE MAPLES OF NOVI, MAPLE GREENS
 CITY OF NOVI, OAKLAND COUNTY, MICHIGAN

ATTENTION: COUNTY REGISTRAR OF DEEDS
 THE CONDOMINIUM SUBDIVISION PLAN NUMBER MUST BE
 ASSIGNED IN CONSECUTIVE SEQUENCE WHEN A NUMBER
 HAS BEEN ASSIGNED TO THIS PROJECT IT MUST BE
 PROPERLY SHOWN IN THE TITLE AND THE CERTIFICATE
 ON SHEET NO. 2.

SURVEYOR
 ZEIMET WOZNIAK & ASSOC.
 28450 FRANKLIN RD.
 SOUTHFIELD, MI 48034

DEVELOPER
 THE MAPLE GROUP/NOVI, INC.,
 A MICHIGAN CORPORATION
 7001 ORCHARD LAKE RD., SUITE 130
 WEST BLOOMFIELD TOWNSHIP, MICH. 48322

INDEX

1. TITLE PAGE
2. SURVEY PLAN
3. SITE PLAN
4. COMPOSITE PLAN
5. UTILITY PLAN

LEGAL DESCRIPTION


PART OF THE N.E. 1/4 OF SECTION 2 T. 1 N., R. 8 E., CITY OF NOVI, OAKLAND COUNTY, MICHIGAN, DESCRIBED AS BEGINNING AT A POINT IN THE N.E. CORNER OF SAID SECTION 2, BEARING S. 89°00'00" W. 24.84 FEET AND 192.07 FEET ALONG THE ARC OF A CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 310.00 FEET, A CENTRAL ANGLE OF 35°21'40" W. 14.03 FEET FROM THE N.E. CORNER OF SAID SECTION 2, BEARING S. 71°01'00" W. 110.00 FEET, A CHORD BEARING OF 117.83 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 131.20 FEET AND A CHORD BEARING OF 5.77°15'00" W. 1 THENCE N. 89°00'00" W. 8.44 FEET, THENCE N. 01°00'00" E. 87.75 FEET, THENCE N. 89°00'00" W. 98.40 FEET, THENCE S. 89°00'00" W. 28.50 FEET, THENCE N. 89°00'00" E. 239.47 FEET, THENCE S. 89°00'00" W. 131.20 FEET, THENCE S. 89°00'00" E. 139.45 FEET, THENCE 20.71 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 81.42 FEET, A CENTRAL ANGLE OF 57°04'31" W. A CHORD LENGTH OF 20.27 FEET AND A CHORD BEARING OF 81°04'31" E. 1 THENCE S. 15°31'40" E. 77.03 FEET TO THE POINT OF BEGINNING.

JUNE 28, 1989

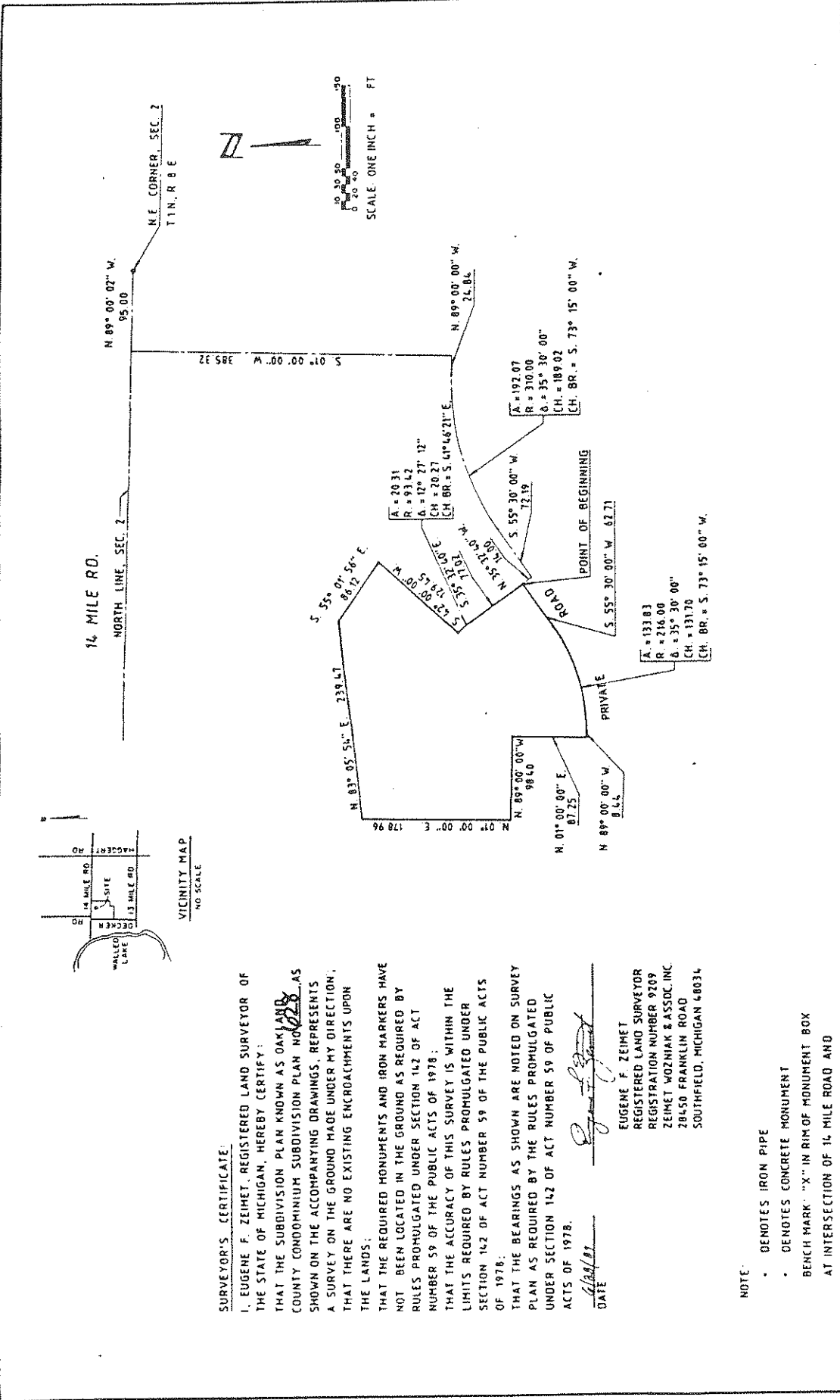
NEW DIVISIONS
 FILED FOR RECORD BY

THE MAPLES OF NOVI, MAPLE GREENS

TITLE PAGE	PAGE
REGISTERED	
COUNTY REGISTER OF DEEDS	



[Signature]



SURVEYOR'S CERTIFICATE:

I, EUGENE F. ZEIMET, REGISTERED LAND SURVEYOR OF THE STATE OF MICHIGAN, HEREBY CERTIFY THAT THE SUBDIVISION PLAN KNOWN AS OAKLAND COUNTY CONDOMINIUM SUBDIVISION PLAN NO. 102, AS SHOWN ON THE ACCOMPANYING DRAWINGS, REPRESENTS A SURVEY ON THE GROUND MADE UNDER MY DIRECTION, THAT THERE ARE NO EXISTING ENCROACHMENTS UPON THE LANDS;

THAT THE REQUIRED MONUMENTS AND IRON MARKERS HAVE NOT BEEN LOCATED IN THE GROUND AS REQUIRED BY RULES PROMULGATED UNDER SECTION 142 OF ACT NUMBER 59 OF THE PUBLIC ACTS OF 1978;

THAT THE ACCURACY OF THIS SURVEY IS WITHIN THE LIMITS REQUIRED BY RULES PROMULGATED UNDER SECTION 142 OF ACT NUMBER 59 OF THE PUBLIC ACTS OF 1978;

THAT THE BEARINGS AS SHOWN ARE NOTED ON SURVEY PLAN AS REQUIRED BY THE RULES PROMULGATED UNDER SECTION 142 OF ACT NUMBER 59 OF PUBLIC ACTS OF 1978.

DATE 6/28/89

EUGENE F. ZEIMET
 REGISTERED LAND SURVEYOR
 REGISTRATION NUMBER 9209
 ZEIMET WOZNIAK & ASSOC. INC.
 28450 FRANKLIN ROAD
 SOUTHFIELD, MICHIGAN 48034

NOTE:

- DENOTES IRON PIPE
- DENOTES CONCRETE MONUMENT

BENCH MARK "X" IN RIM OF MONUMENT BOX AT INTERSECTION OF 14 MILE ROAD AND DECKER ROAD ELEVATION 954.25 U.S.G.S. DATUM. BEARINGS ARE IN RELATION TO THE NORTH LINE OF SECTION 2 SUBJECT PROPERTY IS NOT IN A FLOOD HAZARD AREA

JUNE 28, 1989

PROPOSED

THE MAPLES OF NOV1, MAPLE GREENS

SURVEY PLAN

EUGENE F. ZEIMET

CONSULTING SURVEYOR

REGISTERED LAND SURVEYOR

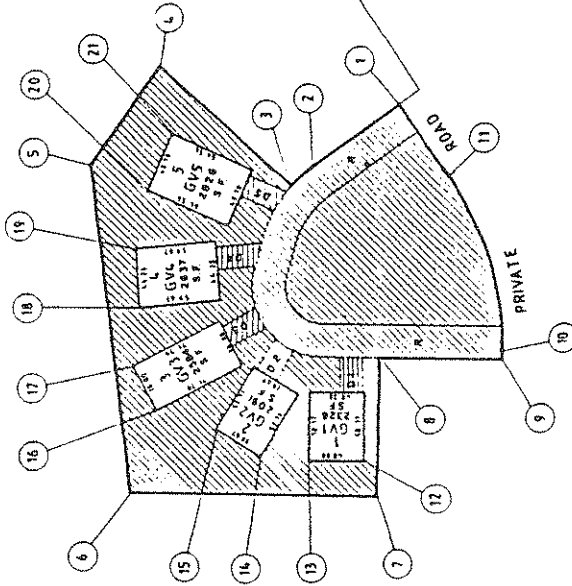
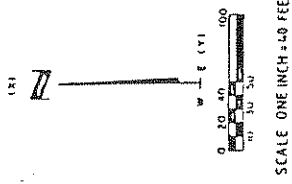
REGISTRATION NO. 9209

28450 FRANKLIN ROAD

SOUTHFIELD, MICHIGAN 48034

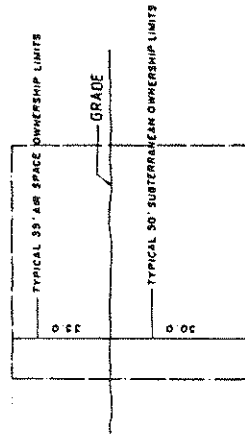
COORDINATE VALUES		
P.T.	NORTH	EAST
1	4490.49	7053.41
2	4553.16	7000.63
3	4568.28	6995.13
4	4664.47	7001.75
5	4713.83	7011.17
6	4685.05	6773.44
7	4506.12	6770.32
8	4504.37	6870.70
9	4417.13	6869.18
10	4417.02	6075.61
11	4454.97	7001.73
12	4625.78	7571.81
13	4554.80	6846.58
14	4589.03	6797.24
15	4623.40	6818.04
16	4664.87	6832.02
17	4682.21	6863.57
18	4679.19	6907.04
19	4683.05	6951.12
20	4672.90	6992.47
21	4655.10	7032.48

14 MILE ROAD PUBLIC



NOTE

- Z DENOTES UNIT NUMBER
- (Z) DENOTES COORDINATE POINT
- D-2 DENOTES DRIVE ASSIGNMENT
- GV 2 DENOTES UNIT TYPE
- R DENOTES ROAD
- ALL INTERIOR ROADS ARE PRIVATE
- WALKS WILL BE SHOWN ON AS-BUILT DRAWINGS
- GENERAL COMMON ELEMENT
- LIMITED COMMON ELEMENT
- LIMITS OF OWNERSHIP
- ALL OWNERSHIP LINES ARE 90° TO EACH OTHER
- S.F. DENOTES SQUARE FEET
- GENERAL COMMON ELEMENTS ARE CONVERTIBLE AREAS.
- PURSUANT TO ARTICLE VIII OF THE MASTER DEED.



TYPICAL CROSS SECTION OF SITE CONDOMINIUM UNIT
NO SCALE

JUNE 28, 1989

REVISIONS

THE MAPLES OF NOVI, MAPLE GREENS

SITE PLAN

ERBER WOODMAN
CIVIL ENGINEERS & LAND SURVEYORS

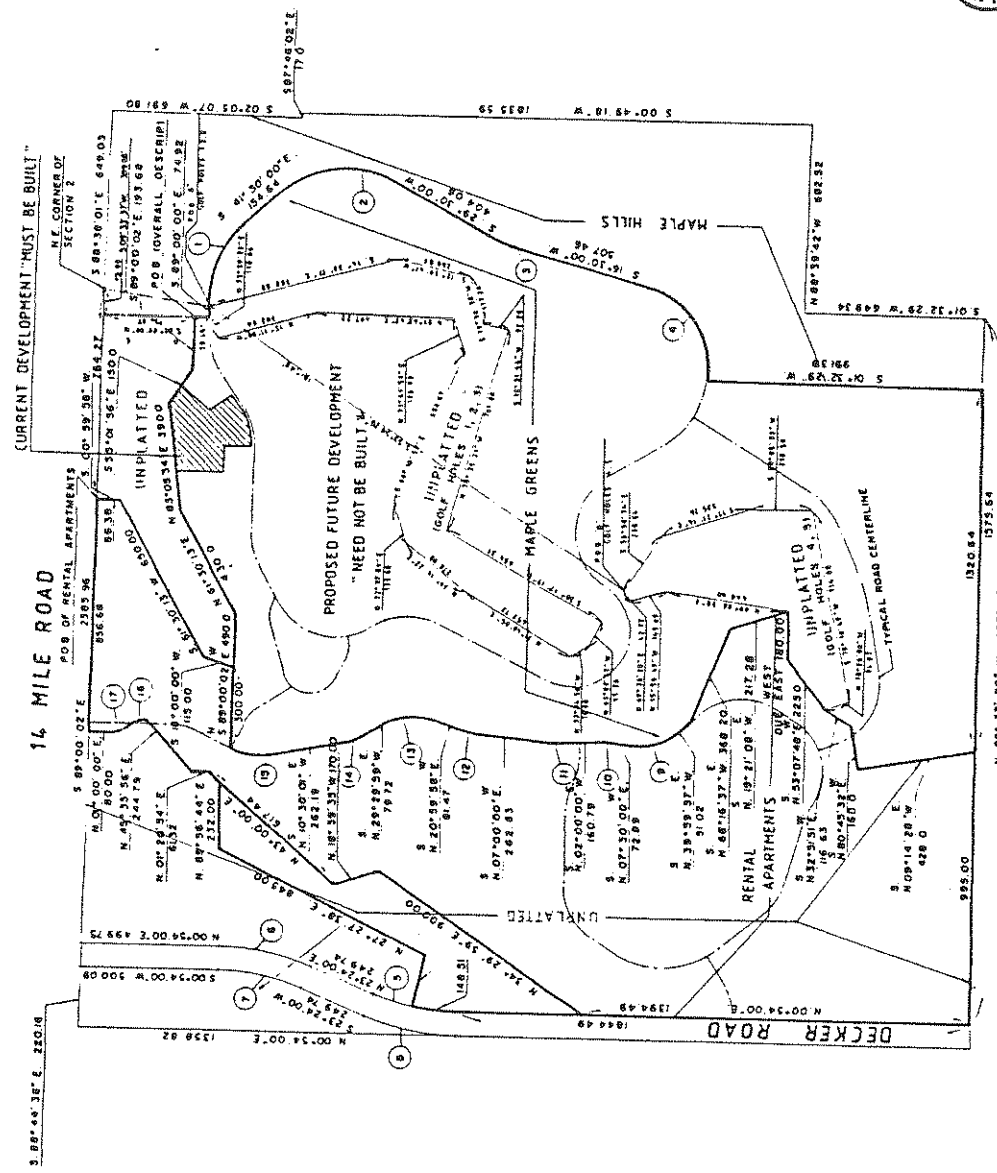
NOVI, MICHIGAN 48240



Erber Woodman

PROPOSED:

CURVE DATA			
CURVE NO.	RADIUS	CENTRAL ANGLE	CHORD BEARING
1	315.00	47° 30' 00"	S 85° 15' 00" E
2	365.00	70° 15' 30"	S 08° 00' 00" E
3	365.00	82° 83'	S 22° 59' 34" W
4	310.00	80° 04' 12"	N 17° 08' 00" E
5	775.91	27° 29' 59"	N 12° 08' 00" E
6	861.31	23° 25' 39"	N 12° 08' 00" E
7	775.31	23° 25' 39"	N 12° 08' 00" E
8	861.31	23° 25' 39"	N 12° 08' 00" E



NO	RADIUS	ARC	CENTRAL ANGLE	CHORD BEARING	CHORD
9	230.0	190.67	47° 29' 37"	S 85° 15' 00" E	185.28
10	230.0	36.13	09° 29' 58"	S 13° N 02° 45' 00" E	38.09
11	230.0	36.13	09° 29' 58"	S 13° N 02° 30' 00" E	38.09
12	230.0	96.40	14° 00' 00"	S 13° N 14° 00' 00" E	58.06
13	230.0	208.72	50° 28' 30"	S 13° N 04° 15' 00" W	196.22
14	230.0	76.27	18° 59' 50"	S 13° N 20° 00' 00" W	75.92
15	230.0	148.35	37° 00' 00"	S 13° N 08° 00' 00" W	145.96
16	100.00	66.00	37° 48' 52"	N 17° 54' 28" W	64.81
17	100.00	66.00	37° 48' 52"	N 17° 54' 28" W	64.81

JUNE 28, 1989

PROPOSED

REVISIONS	DATE	BY

THE MAPLES OF NOV, MAPLE GREENS
COMPOSITE PLAN
FRIMMERMAN
 CIVIL ENGINEERS & LAND SURVEYORS
 1000 W. 10th St., Suite 100
 Lincoln, NE 68502
 TEL: 402-441-1111
 FAX: 402-441-1112



James Frimmerman

COPY
REGISTER OF DEEDS
COUNTY OF OAKLAND

126934
89 AUG 23 P 56

DECLARATION OF EASEMENTS, COVENANTS, CONDITIONS AND RESTRICTIONS FOR THE MAPLES OF NOVI COMMUNITY

This Declaration is made and executed on the 22 day of August, 1989, by The Maple Group, a Michigan co-partnership, and The Maple Group/Novi, Inc., a Michigan corporation, the address of both of which is 7001 Orchard Lake, Suite 130, West Bloomfield, Michigan 48322, hereinafter collectively referred to as "Declarant".

R E C I T A L S:

A. Declarant is interested in certain real property located in the City of Novi, Oakland County, Michigan which Declarant intends, but is in no way obligated, to improve with dwelling units, building sites, swimming pools, clubhouses, a golf course, bike, jogging, exercise and nature trails, open areas, parks, cross-country ski trails, and other amenities to be established as a planned residential and recreational community and which property is more particularly described on Exhibit "A" hereto and generally hereafter called "The Maples of Novi Community".

B. Certain portions of the property described on Exhibit "A" are presently intended by Declarant to be developed as separate condominium projects, rental apartments or other form of residential development (which portions are generally hereinafter called the "Residential Areas"). Other portions of the property described on Exhibit "A" and improvements located therein are intended by Declarant to be dedicated to common use for the benefit of either all or certain of owners or tenants, as the case may be, of property within The Maples of Novi Community (which other portions are hereinafter sometimes called the "Community Areas"). The remaining portion of the property described on Exhibit "A" is intended to be developed with a golf course and other related amenities to be owned, operated and maintained independently of the Residential Areas and Community Areas (which remaining portion is hereinafter sometimes called "The Maples of Novi Club").

C. The Community Areas are described more particularly on Exhibit "C" hereto and will consist in the first instance of a collector roadway and an irrigation and pump system and may ultimately include additional areas, improvements and facilities.

D. Declarant desires to extend to the owners of all properties within The Maples of Novi Community the perpetual right to utilize and benefit from the Community Areas, as, if, and when privately dedicated as such under the terms of this Declaration, and to provide a permanent method for the support and upkeep of the Community Areas and for the governance thereof.

E. Declarant also desires to promote the aesthetic harmony and continuing attractiveness of The Maples of Novi Community and to facilitate the beneficial operation of the Residential Areas thereof by making provision for community appearance standards and coordinated administration of those items of exterior maintenance related to community appearance and function including, but not limited to, lawn maintenance, general landscaping, snow removal, road maintenance, exterior painting and all other maintenance requirements necessary or desirable for the effective operation of The Maples of Novi Community.

F. Declarant further desires to make provision for a variety of easements, restrictions and regulations to facilitate the effective development, construction, marketing and operation of The Maples of Novi Community.

NOW, THEREFORE, Declarant hereby declares that the property described on Exhibit "A" hereto shall be held, sold, conveyed, mortgaged and interests therein transferred subject to the following easements, restrictions, covenants and conditions which are for the purposes set forth above and for the purposes of protecting the value and desirability of and which shall run with said property and be perpetually binding on all persons having any right, title or interest in said property or any part thereof, their heirs, successors and assigns and shall inure to the benefit of each owner thereof.

Recorded in Liber 11034, Pages 570
through 592, Oakland County Records
on August 23, 1989

ARTICLE I
DEFINITIONS

Section 1. **Assessment Unit.** "Assessment Unit" shall mean an improved space designed for and ready for occupancy by an individual or single family for independent dwelling purposes, whether located in an attached, detached or semi-detached residential structure. A residential condominium unit as defined in Act 59 of Michigan Public Acts of 1978, as amended, shall be included within the meaning of "Assessment Unit", including a condominium unit established for the purpose of constructing a residential dwelling therein.

Section 2. **Community Areas.** "Community Areas" shall mean all of the real property now or hereafter which is privately dedicated and declared for the common use and enjoyment of the Owners within The Maples of Novi Community in accordance with the terms of this Declaration, including, in the first instance, the collector roadway described on Exhibit "C" as such exhibit may be amended from time to time and the irrigation and related pumps. No area shown or indicated on any plan, plat or other depiction of the land comprising The Maples of Novi Community shall be considered as a Community Area unless and until it has been dedicated and declared, by recorded amendment to this Declaration, for the common use and enjoyment of the Owners.

Section 3. **Declarant.** "Declarant" shall mean and refer collectively to The Maple Group, a Michigan co-partnership, and The Maple Group/Novi, Inc., a Michigan corporation, and their successors and assigns. Both successors and assigns shall always be deemed to be included within the term "Declarant" whenever, however and wherever such term is used in this Declaration.

Section 4. **Limited Community Areas.** "Limited Community Areas" shall mean portions of the Community Areas restricted to the use and benefit of one or more but not all of the Owners within The Maples of Novi Community.

Section 5. **Owner.** "Owner" shall mean and refer to the record owner, whether one or more persons or entities, of a fee simple title to any real property which is located within the land described in Exhibit A, except that a person holding any such interest merely as security for the performance of an obligation shall not be deemed an Owner. Where the context is appropriate, the term "Owner", with respect to Assessment Units, shall also include the occupants.

Section 6. **Owners' Associations.** "Owners' Associations" shall mean the non-profit condominium unit owners' corporations respectively and collectively responsible for the maintenance, administration, management and operation of the portions of the Residential Areas established as condominium projects.

Section 7. **Properties.** "Properties" of The Maples of Novi Community shall mean and refer to all portions of the real property in Exhibit A annexed hereto. "Property" shall mean a specific real property within the Properties.

Section 8. **Residential Areas.** "Residential Areas" shall mean those areas of the land described in Exhibit B annexed hereto as such Exhibit may be amended from time to time. The total number of Assessment Units presently planned by Declarant for the Residential Areas is 1000. Nothing contained in this Declaration or in the condominium documents for any condominium project shall serve to limit the maximum or require a minimum number of Assessment Units to be constructed within The Maples of Novi Community but such numbers shall be solely determined by Declarant pursuant to the ordinances and approval of the public officials of the City of Novi.

ARTICLE II
ESTABLISHMENT AND OPERATION OF COMMUNITY ASSOCIATION

Section 1. **The Maples of Novi Community Association.** A Michigan non-profit corporation known as The Maples of Novi Community Association (the "Community Association") will be established to encourage and to promote the highest standards of management and maintenance for the land and improvements included in The Maples of Novi Community, and to assist the Owners in maintaining The

Maples of Novi Community as a residential and recreational development of the highest quality. In furtherance of the foregoing purposes, the Community Association shall have such power and authority as are conferred upon it in its Articles of Incorporation and by this Declaration. Its Board of Directors shall be vested with and shall exercise all powers and authorities thus conferred upon it.

Section 2. Membership in the Community Association. There shall be four classes of membership in the Community Association as established in its Articles of Incorporation. The Declarant shall be the "Class A" member; each Owners' Association shall be a "Class B" member; the Owner from time to time, of apartment complex(es) shall be the "Class C" member; and the Owner, from time to time, of The Maples of Novi Club shall be the "Class D" member.

Section 3. Voting. Voting by members of the Community Association shall be in accordance with the following provisions:

a. Prior to the conveyance by Declarant to individual purchaser owners of all Assessment Units planned to be constructed in The Maples of Novi Community, no member, other than the Declarant (Class A member), shall be entitled to vote. Until such time, Declarant shall be solely entitled to appoint the Board of Directors of the Community Association. At and after the conveyance of all Assessment Units, each member of the Community Association shall be entitled to one vote and the voting rights of the Class A member shall then terminate unless the Class A member is asked to continue.

b. The vote of each Class B member may only be cast by the President of each Owners' Association or by the President's proxy or such other designee as may be authorized to act for the President under the Bylaws of such Owners' Association.

c. The vote of the Class C and D members may only be cast by the individual representative designated by such members in the notice required below or by a proxy given by such individual representative. The Class C and D members shall file a written notice with the Community Association designating the individual representative who shall vote at meetings of the Community Association and receive all notices and other communications from the Community Association on behalf of such member.

d. Each Class C and D member 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 member. Such notice shall state the name and address of the individual representative designated, and the name and address of each person, firm, corporation, partnership association, trust or other entity who is the member. Such notice shall be signed and dated by the member. The individual representative designated may be changed by the member at any time by filing a new notice in the manner herein provided.

e. The presence in person or by proxy of sixty (60%) percent of the members qualified to vote shall constitute a quorum for holding a meeting of the members of the Community Association, except for voting on questions which specifically require a greater quorum. The written vote of any person furnished with respect to a specific issue 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 vote is cast.

f. Votes may be cast in person, by proxy or by a writing duly signed by the designated voting representative not present at a given meeting in person or by proxy. Proxies and any written votes must be filed with the Secretary of the Community Association at or before the appointed time of each meeting of the members of the Community Association. Cumulative voting shall not be permitted.

g. A majority, except where otherwise provided herein or in the Community Association Bylaws, shall consist of more than fifty (50%) percent in number 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 Community Association. Whenever provided specifically herein or in the Community Association Bylaws, a majority may be required to exceed the simple majority hereinabove set forth.

h. Other provisions as to voting by members, not inconsistent with the provisions herein contained, may be set forth in the Community Association Bylaws. Individual Owners of Assessment Units shall not be members of the Community Association but shall participate in the affairs thereof only through the duly authorized representatives of their respective Owners' Associations.

ARTICLE III

COMMUNITY AREAS AND EASEMENTS RELATED THERETO

Section 1. Nature and Extent of Community Areas. Declarant may declare, dedicate and designate such Community Areas as it, in its sole discretion, deems appropriate, whether of an aesthetic, utilitarian, administrative, recreational, commercial or other nature. There is no obligation on the part of Declarant to create, construct, establish, declare, dedicate or designate any particular area or improvement as a Community Area unless it has specifically undertaken to do so in this Declaration or otherwise. Further, any Community Area may later be designated by the Declarant as either a Limited Community Area or included within a condominium development, in Declarant's discretion.

Section 2. Owners' Easements of Enjoyment of Community Areas. Every Owner shall have a perpetual right and easement of enjoyment in and to the Community Areas now established or hereafter declared, dedicated or designated by the Declarant, which right and easement shall be appurtenant to such ownership, subject to the following:

a. The right of the Community Association to make and enforce reasonable rules and regulations to carry out the terms of this Declaration and to fulfill its purposes pursuant to Article VI, Section 2 hereof.

b. The right of the Declarant and its successors and assigns, and the right of the Community Association after the Declarant's rights terminate, to create Limited Community Areas within the Community Areas for the purpose of equitable assignment of certain areas or facilities for use by one or more, but less than all, Residential Areas.

c. The right of the Community Association to fix and charge reasonable fees for the use of any recreational areas or facilities situated within the Community Areas or Limited Community Areas which fees shall be utilized solely for the maintenance, upkeep and administration of the Community Areas.

d. The right of the Community Association to suspend voting or other participatory rights in the Community Association and/or the rights to use any of the Community Areas or any facility therein for any period not to exceed sixty (60) days for any violation of its Bylaws, any infraction of its published rules and regulations or any violation of this Declaration, except that such suspension for any continuing infraction may continue for the duration of such infraction.

e. The right of the Community Association to construct, maintain and improve recreational and other facilities and improvements within the Community Areas for the benefit of the Owners and to permit the use thereof by other persons.

f. The right of Declarant, at any time prior to the expiration of two years after completion of construction of The Maples of Novi Community and conveyance of all Assessment Units therein (and the Community Association thereafter), to dedicate to the public a right-of-way of such width as may be required by the applicable local public authority over any portion or all of the collector roadways in The Maples of Novi Community.

g. The right of Declarant, at any time within two years after completion of construction of The Maples of Novi Community and conveyance of all Assessment Units therein, (and the Community Association thereafter) to quit claim and/or to grant easements, licenses, rights-of-entry and rights-of-way over, under and across The Maples of Novi Community for utility purposes, access purposes or other lawful purposes as may be necessary for the general welfare of The Maples of Novi Community or to meet the reasonable needs of any one or more of the Residential Areas or The Maples of Novi Club.

h. The right of Declarant, at any time within two years after completion of construction of The Maples of Novi Community and conveyance of all Assessment Units therein (and the Community Association thereafter) to grant easements, licenses, rights-of-entry and rights-of-way over and across The Maples of Novi Community for the purpose of constructing paths for carts, pedestrians, cycling, skiing, jogging and exercising, and connecting to, and being incorporated in, a cycling path or "Rhythm Trails" system or any other City-wide exercise trail or path that the City of Novi now proposes, or may propose in the future, to locate within the boundaries of The Maples of Novi Community.

Section 3. Easements of Ingress and Egress. Declarant reserves for the benefit of itself, its successors and assigns, perpetual easements for the unrestricted use of all roads, walks and condominium common elements in The Maples of Novi Community for the purposes of development, construction and marketing by it or its successors and assigns of Assessment Units in The Maples of Novi Community. Developer also reserves, for purposes of access to and from Fourteen Mile Road, and in the future from Decker Road, easements of ingress and egress for all Owners and occupants of Properties within The Maples of Novi Community and their agents, employees, invitees, successors and assigns. Said access easement to Fourteen Mile Road is more particularly described on Exhibit C and depicted on Exhibit D hereto as said Exhibits may be amended from time to time. To the extent necessary to construct or provide access to any Assessment Units subsequently constructed in The Maples of Novi Community, Declarant shall have the right to alter any roads or walks existing or subsequently constructed in The Maples of Novi Community by installation of curb cuts, paving, and roadway connections at such locations on and over such portions of the Properties and condominium general common elements as Declarant may elect from time to time. In the event Declarant disturbs any area of The Maples of Novi Community adjoining such curb cuts, paving, or roadway connections in connection with the installation thereof, Declarant shall, at its own expense, restore such disturbed areas to substantially their condition existing immediately prior to such disturbance. The Declarant reserves the right in the future to designate any portion of the roads as Limited Community Areas or, if appropriate, incorporate any portion or portions of the right-of-way in a condominium development, but that any such redesignation shall not diminish either easement rights or maintenance obligations as provided herein.

Section 4. Utility Easements.

a. The Declarant does hereby declare, reserve and grant perpetual easements for the benefit of itself, its successors and assigns, and all future Owners from time to time of the Properties and the respective successors and assigns of each and the agents, employees, tenants and invitees of each for the use, enjoyment, operation, maintenance, repair and replacement of the sanitary sewer and storm sewer mains and leads, the water mains and leads and the natural gas, electric power, telephone and telecommunications cable mains and leads located within The Maples of Novi Community which benefit the various Properties contained therein. Said Easements shall extend ten feet on either side of said mains and/or leads as installed, all as depicted on Exhibit E hereto as the same may be amended from time to time to reflect "as built" locations. Each Owner of Properties or Owners' Association whose members benefit from the utility mains (or any part thereof) shall be responsible for the payment of a prorated portion of the expenses of maintenance, upkeep, repair and replacement of the above-described utility mains which share of expenses shall be determined with respect to the Properties by multiplying the number of completed Assessment Units located within such Property (or any part thereof) by a fraction, the numerator of which is the number of completed Assessment Units located within such Property or any part thereof and the denominator of which is the total of completed Assessment Units located within all Properties so benefitting. Provided, however, that the foregoing expenses are to be so paid and shared only if such expenses are not borne by a governmental agency or public utility. Provided, further, that expense sharing shall be applicable only to utility mains and all expenses of maintenance, upkeep, repair and replacement of utility leads shall be borne respectively by the Property Owner or Owners' Associations which administer the condominium projects containing the Assessment Units which such lead or leads service.

b. Declarant also hereby reserves, for the benefit of itself, its successors and assigns, and all future Owners of the Properties or any portion or portions thereof, perpetual easements to utilize, tap, tie into, extend and enlarge all utility mains located in The Maples of Novi Community, including but not limited to, water, gas, electric, telephone, television and other communications cables, and storm and sanitary sewer mains. In the event Declarant taps, ties into, extends or enlarges any utilities located on the Properties, it shall be obligated to pay all of the expenses reasonably necessary to restore the Properties to their state immediately prior to such tapping, tying-in, extension or enlargement.

c. The Declarant, its successors and assigns, shall also be empowered and obligated to grant such easements, licenses, rights-of-entry and rights-of-way over, under and across the Community to the City of Novi, other public authorities or private utilities, as may be necessary for it to fulfill any responsibilities of construction, maintenance, repair, decoration or replacement of any of the utilities, including without limitation sanitary and storm sewer systems, servicing The Maples of Novi Community.

Section 5. Easement for Irrigation System. Declarant hereby declares and grants an easement in favor of the Owners of all Properties to install, maintain, repair and replace an irrigation system, including all pumps and other related apparatus to be located throughout the entire Maples of Novi Community for the purpose of providing a coordinated sprinkling system for the benefit of the golf course, general common elements located within the condominiums and other lawn areas. The responsibility for assuring the proper functioning of all improvements lying within the easement shall be borne in the first instance by the Community Association; provided, herein in the event the Community Association fails to respond to an emergency involving the irrigation system, the owner of The Maples of Novi Club shall be able to undertake the Community Association's responsibilities in order to remedy the emergency.

Section 6. Easements for The Maples of Novi Club. Declarant hereby declares and grants easements in favor of The Maples of Novi Club and all of its Owners, members, guests, invitees, agents, employees and contractors for use of the roads, cart paths, pedestrian paths, walk-ways, jogging, exercise and cross-country ski and cycling trails declared, dedicated and designated as Community Areas from time to time by Declarant which may, in Declarant's discretion, be located anywhere within the Community Areas or over the general common elements of any condominium project. The Community Association shall not regulate or restrict the easements declared and granted hereby without express written consent of the Owner of The Maples of Novi Club.

Section 7. Delegation of Use. Any Owner may delegate, in accordance with the duly promulgated rules and regulations for the Community Areas of The Maples of Novi Community, his rights of enjoyment of such Community Areas and facilities to members of his immediate family residing with him, his tenants and such number of guests as may be permitted from time to time pursuant to the guest rules promulgated by the Community Association.

ARTICLE IV

COVENANT FOR MAINTENANCE ASSESSMENTS

Section 1. Creation of the Lien and Personal Obligation for Assessments. The Declarant, for each Assessment Unit within The Maples of Novi Community, hereby covenants, and each Owner of any Assessment Unit, by acquisition of title thereto, is deemed to covenant and agree to pay to the Community Association (1) annual assessments or charges, and (2) special assessments for capital improvements and as otherwise provided herein, such assessments to be established and collected as hereinafter provided. The annual and special assessments, together with interest, fines, late charges, costs and reasonable attorneys' fees, shall, from date of assessment, be a charge and a continuing lien upon the Assessment Unit against which each such assessment is made. Each such assessment, together with interest, fines, late charges, costs and reasonable attorneys' fees, shall also be the personal obligation of the person who was the Owner of such Assessment Unit at the time when the assessment fell due. The personal obligation for a delinquent assessment shall not pass to successor Assessment Unit Owners unless expressly assumed by them.

Section 2. Purpose of Assessments. The assessments levied by the Community Association shall be used exclusively to promote the health, safety, welfare and recreation of the residents of The Maples of Novi Community, including, but not limited to the improvement and maintenance, repair and replacement

of and insurance for the Community Areas and all improvements thereon, the maintenance of the Residential Areas in accordance with the provisions of Article VI, Section 5 hereof, the payment of taxes and assessments, if any, levied against the Community Areas and, in general, the carrying out of the purposes set forth in or the uses permitted by this Declaration and for the general welfare and appearance of The Maples of Novi Community. The Community Association may provide for reasonable reserves for contingencies, deferred maintenance, replacements and improvements.

Section 3. Method of Assessment. The following shall be assessable:

a. General Annual Assessment.

(i) The general annual assessment shall be made against each Assessment Unit in The Maples of Novi Community. The Community Areas, except to the extent they lie within a condominium or apartment development and are already subject to assessment, shall not be subject to assessments hereunder. The items of expense which are included within the general annual assessment shall be determined by Declarant in its sole discretion and shall be subject to equal proration among the Assessment Units.

(ii) The total general annual assessment to support the Community Areas of The Maples of Novi Community shall be levied equally, against all of the Assessment Units, as provided in Section 3a above, subject to the following: In the first instance, assessments shall be levied against the Owners' Association for those Assessment Units located within a condominium and each Owners' Association shall be obligated to remit in a timely fashion to the Association the total amount of assessments due from it (with respect to all Assessment Units located within the condominium project which it administers) for the support of The Maples of Novi Community in accordance with the centralized maintenance requirements of Article VI, Sections 4 and 5. The Declarant may relieve Owners who have not constructed residences on building sites from payment, for a limited period of time, of all or some portion of their respectively allocable shares of the Association budget. The purpose of this provision is to provide fair and reasonable relief from Association assessments until such Owners actually commence utilizing the Community Areas on a regular basis.

b. Limited Annual Assessment. The Declarant shall determine, from time to time, in its sole discretion, that the expense of maintenance, repair and replacement of certain of the Community Areas should not be equally assessed against each Assessment Unit. Rather, based on various considerations, including without limitation anticipated use and geographic location, it is equitable to assign percentages of expense to the various Properties that lie within The Maples of Novi Community. Initially the Declarant has established the percentages as follows:

(i) For all expenses associated with the maintenance, repair and replacement (including liability insurance) of the collector roadway system described in Exhibit C hereto:

The Maples of Novi, Maple Hills - 25%

The Maples of Novi, Maple Greens - 50%

The Maples of Novi Golf Course - 5%

Apartments - 20%

(ii) For all expenses associated with repair, replacement and maintenance of the irrigation system and related apparatus, including all pumps connected therewith:

The Maples of Novi, Maple Hills - 20%

The Maples of Novi, Maple Greens - 35%

The Maples of Novi Club - 25%

Apartments - 20%

(iii) The Declarant reserves the right to modify the percentages established above to the extent necessary to reflect actual usage so to allocate the expenses fairly among the various geographic areas within the Community. The Declarant further reserves the right to add from time to time additional items of expense as limited annual assessments in its sole discretion.

Section 4. Special Assessments for Capital Improvements. In addition to the annual assessments authorized above, the Community Association may levy a special assessment for the purpose of defraying in whole or in part, the cost of construction of any capital improvement upon the Community Areas, including fixtures and personal property relating thereto, provided, however, that any such assessment levied while Declarant maintains control of the Community Association through appointment of its Board of Directors shall be subject to the approval, at a meeting duly called for such purpose, of more than 60% of the votes of all Owners of Assessment Units, giving one vote for each Assessment Unit, in the entire Maples of Novi Community. Voting at such meeting shall be in person, by proxy or by a written absentee ballot in which the question or questions to be decided are specifically set forth. Notwithstanding the foregoing, special assessments may be levied by the Community Association without a vote of Assessment Unit Owners against individual Owners of Assessment Units or against Owners' Associations as provided in Article VI, Section 5 below and may also be levied to relieve any deficiency in the Community Association's current operating funds to provide for maintenance, repair and/or replacement of the Community Areas and any facilities therein.

Section 5. Uniform Rate of Assessment. Both annual and special assessments must be fixed at a uniform rate for all Assessment Units, except for special assessments pursuant to the power reserved to the Community Association pursuant to Article VI, Section 4 hereof which shall be levied as provided therein.

Section 6. Assessments: Date of Commencement and Due Dates. The Community Association shall fix the rate of the annual assessment and the amount of assessment against each Assessment Unit at least thirty (30) days in advance of each annual assessment period. Written notice of annual assessments shall be sent to every Owner immediately after action assessing the same. The due date for payment shall be established and shall be stated in said notice. The Community Association shall, upon demand by any person having an interest in a Assessment Unit, furnish a certificate signed by an authorized person with knowledge setting forth whether or not all assessments have been paid and setting forth the unpaid amounts, if any, together with interest, fines, late charges and due dates. Each Owners' Association shall, upon request by the Community Association, report the names, addresses and Assessment Unit numbers of all Assessment Unit Owners who have failed to pay the assessments levied hereunder.

Section 7. Effect of Non-Payment of Assessments: Remedies. Any assessment not paid within thirty (30) days after the due date (together with expenses of collection set forth below) shall bear interest from the due date at the rate of 7% per annum or at such lesser uniform rate as shall be established by the Community Association at the time of the fixing of the assessment period. Additionally, the Community Association may set automatic late charges and/or assess fines for the failure of an Owner to pay his assessments in a timely manner. The Community Association may bring an action against Property Owner or an Owners' Association in default or against a delinquent Owner or other person personally obligated to pay the same and may foreclose the lien established by the terms of this Declaration in the same manner that real estate mortgages may be foreclosed by action under Michigan law. The expenses incurred in collecting unpaid assessments including interest, fines, late charges, costs and attorneys' fees and advances for taxes and other liens to protect the lien for assessments shall be chargeable to the Owner in default and shall be secured by the lien on his Assessment Unit. No Owner may waive or otherwise escape liability for the assessments provided for herein by non-use of the Community Areas or by abandonment of his Assessment Unit.

Section 8. Subordination of the Lien to Mortgages. The lien of the assessments provided for herein shall be subordinate to the lien of any first mortgage on any of the Properties. Sale or transfer of any Assessment Unit shall not affect the continued existence of the assessment lien. However, the sale or transfer of any Assessment Unit pursuant to foreclosure of a first mortgage or any proceeding in lieu thereof shall extinguish the lien of such assessments as to payments which became due prior to such sale or transfer

(except for claims for a pro rata shares of such assessments or charges resulting from a pro rata reallocation of such assessments or charges to all properties including the mortgaged property). No sale or transfer shall relieve such Assessment Unit from liability for any assessments thereafter becoming due or from the lien thereof.

ARTICLE V RESTRICTIONS

All of the Properties located within The Maples of Novi Community shall be held, used and enjoyed subject to the following limitations and restrictions:

Section 1. Golf Carts. Only the Owner of The Maples of Novi Club shall be permitted to maintain, use and regulate the use of golf carts on any of the Properties in The Maples of Novi Community which it may do for the benefit of the members, guests, employees and invitees of The Maples of Novi Club. The use and/or storage of any golf carts within The Maples of Novi Community other than those owned or leased by The Maples of Novi Club is strictly prohibited.

Additional restrictions may be created from time to time to protect the interests of the Declarant and the Owner of The Maples of Novi Club and to assure the continued operation of The Maples of Novi Community as a safe, aesthetically desirable and harmoniously operated community and to accommodate the addition of various Community Areas as a part of The Maples of Novi Community. The restrictions set forth in this Article V cannot be amended without the prior written consent of the Owner of The Maples of Novi Club.

ARTICLE VI GENERAL

Section 1. Remedies for Violations. For a violation or breach of any of the reservations, covenants, conditions, restrictions, and rules and regulations of this Declaration, the Community Association, the Declarant or any Member shall have the right to proceed at law or in equity to compel compliance with the terms hereof or to prevent or obtain damages for the violation or breach of any provision hereof or to seek relief as follows:

a. **Legal Action.** Failure to comply with any of the terms or provisions of this Declaration 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 Declarant, the Owner of The Maples of Novi Club, the Community Association or, if appropriate, by an aggrieved Owners' Association.

b. **Recovery of Costs.** In any proceeding which arises because of an alleged default under this Declaration of any Owners' Association or the Owner of any Assessment Unit, then the Declarant, the Community Association or the Owner of The Maples of Novi Club seeking enforcement, if successful, shall be entitled to recover the costs of the proceeding and such reasonable attorney's fees (not limited to statutory fees) as may be determined by the court, but in no event shall any Assessment Unit Owner or Owners' Association be entitled to recover such attorney's fees.

c. **Abatement.** The violation of any of the provisions of this Declaration or rules and regulations shall also give the Community Association or its duly authorized agents the right, in addition to the rights set forth above, to enter upon the premises of any apartment complex, common elements of any condominium or any of the Community Areas, where reasonably necessary, and summarily remove, abate or rectify, at the expense of the person or entity committing the infraction, any structure, thing or condition maintained contrary to the provisions of this Declaration. The Community Association shall have no liability to any person or entity arising out of its removal, abatement and rectification power authorized herein. The powers herein set forth are granted both generally and specifically in furtherance of Article VI, Section 5a below.

d. **Assessment of Fines.** The violation of any of the provisions of this Declaration by any Owners' Association or any Assessment Unit Owner shall be grounds for assessment by the Community Association, acting through its duly constituted Board of Directors, of monetary fines for such violations. No fine may be assessed unless rules and regulations establishing such fine have first been duly adopted by the Board of Directors of the Community Association and notice thereof given to the offending Owners' Association or Assessment Unit Owner. All fines duly assessed may be collected in the same manner as provided in Article IV of this Declaration. There shall be no fine for an initial infraction and no fine shall exceed \$25 for the second violation, \$50 for the third violation or \$100 for any subsequent violation.

e. **Non-waiver of Right.** The failure of the Declarant, the Community Association or of any other person or entity within The Maples of Novi Community to enforce any right, provision, covenant or condition which may be granted by this Declaration shall not constitute a waiver of the right of the Declarant or Community Association or such person or entity to enforce such right, provision, covenant or condition in the future.

f. **Cumulative Rights, Remedies and Privileges.** All rights, remedies and privileges granted to the Declarant or Community Association or any other person or entity pursuant to any terms, provisions, covenants or conditions of this Declaration 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.

Section 2. Rules and Regulations. The successful administration of The Maples of Novi Community and operations of the Community Association are dependent upon its effective governance of the uses of the Community Areas in accordance with the terms of this Declaration. Therefore, the Community Association shall have the right to make reasonable rules and regulations to carry out the terms of this Declaration and to fulfill its purposes. Such rules and regulations may include but are not limited to rules and regulations for the following purposes:

- a. Rules concerning the use of the Community Areas and the conduct of users thereof.
- b. Rules establishing minimum standards for maintenance of landscaping, roads and drives (including snow plowing) within the Residential Areas of The Maples of Novi Community.
- c. Rules establishing minimum standards for the exterior appearance of residential structures and all other improvements within the Residential Areas of The Maples of Novi Community.
- d. Traffic regulations for all roadways in The Maples of Novi Community, including the collector roadway and all roadways and driveways located within Residential Areas.
- e. The assignment of Limited Community Areas on an equitable basis to Owners within the Community Areas.

Declarant, for each Assessment Unit within The Maples of Novi Community; hereby covenants, and each Owner of any Assessment Unit, by acquisition of title thereto, is deemed to covenant to abide by such rules and regulations.

Section 3. Addition of Community Areas and Residential Areas. Declarant may hereafter add, by separate recorded Declaration or by amendment to this Declaration, other land within The Maples of Novi Community to the Residential Areas and/or to the Community Areas. Declarant may, as development progresses, add additional collector roadways and open space to the Community Areas and may, but shall not be obligated to, add other parcels to the Community Areas to be used for recreational or common amenity purposes. Declarant may also, in its sole discretion, convey to the Community Association a gatehouse facility and/or other Community Areas as may be constructed. If the cost of construction of any such Community Area is to be borne by the Community Association, then, prior to any conveyance of such Community Area to the Community Association, the Community Association shall first obtain the written consent of

more than 50% of the then-existing Owners of Assessment Units to be assessed, as provided herein, and such consent shall be sufficient to permit the Community Association to acquire such Community Area and to bind all then-existing Owners of Properties (whether or not consenting to such construction) and all future Owners of Properties to contribute uniformly to the construction costs and, thereafter, to the costs of maintenance, repair and replacement of said Community Areas. The rights of the Declarant as reserved in this Section 3 shall continue throughout the period of development, construction and marketing by Declarant of The Maples of Novi Community.

Section 4. Maintenance of Community Areas. To the extent that budgeted assessments, in the earlier stages of development of The Maples of Novi Community, are insufficient to support an adequate maintenance level, Declarant shall supplement said assessments to the extent reasonably necessary to provide such maintenance; further provided, however, that except to the extent that it owns occupied Assessment Units, Declarant shall be relieved of any obligation to provide financial support for the Community Areas once development of The Maples of Novi Community has matured to the extent that total Assessment Unit assessments (based upon the originally projected assessment per Assessment Unit as increased by reasonable cost of living adjustments and the addition of amenities and services) are sufficient to enable adequate maintenance of the Community Areas. In no event shall the Declarant's obligation to provide supplemental financial support to the Community Areas continue beyond the time that 50% of the 1000 proposed Assessment Units in The Maples of Novi Community shall have been conveyed to Owners. All assessments collected by the Community Association shall be held in and expended from a separate bank account. Said assessments and the expenditures thereof shall be accounted for pursuant to generally accepted accounting procedures and the books of account audited annually by qualified independent auditors; provided, however, that such auditors need not be certified public accountants nor does such audit need to be a certified audit. The costs of any audit and accounting expenses shall be borne by assessments.

Section 5. Maintenance of Residential Areas. It shall be the responsibility of the Community Association to supervise, regulate and coordinate the maintenance activities within the Residential Areas in The Maples of Novi Community so as to maintain consistently high aesthetic and appearance standards. In furtherance of the provisions of this Section, the Community Association shall also undertake certain additional responsibilities, from time to time, as follows:

a. The Community Association shall have the right to assume temporary control over any area of The Maples of Novi Community which shall have been allowed by the Owner thereof or the Owners' Association having responsibility to deteriorate to a condition of substandard appearance and to rectify such condition.

b. The Community Association shall also have the right, in its sole and absolute discretion, to undertake certain maintenance responsibilities in the Residential Areas including, but not by way of limitation, lawn maintenance, grass-cutting, landscaping, irrigation, snow removal, and certain exterior maintenance. Maintenance of the exterior of buildings hereunder shall be limited to that maintenance which affects the appearance of such buildings. It shall remain the right of each Owners' Association within The Maples of Novi Community to determine any matter concerning quality of materials and workmanship in maintenance and repair for common elements under its jurisdiction which will not adversely affect the appearance of such common elements (e.g., determinations as to length of estimated life for a roof replacement if such roof shall remain aesthetically acceptable throughout its expected life).

c. The Community Association shall have the right to accept broad delegations of authority from any Owners' Association to provide technical assistance to such Owners' Association in any matter of administration or maintenance, or to contract for the provision and performance of services.

d. Generally, the Community Association shall have the right to undertake, in its discretion, any responsibilities, by delegation from Owners' Associations or otherwise, which promote the general welfare of The Maples of Novi Community so long as any costs in connection therewith are reasonably apportioned among those Assessment Unit Owners or Owners' Association benefitting therefrom.

Expenses resulting from the Community Association's increased obligations as provided in subsections a through d above shall be specially assessed to the Owners' Associations or Assessment Unit Owners benefiting from or responsible for incurring of such expenses and shall not be general expenses of administration to be uniformly apportioned among all Assessment Unit Owners. Such special assessments shall be a charge and a lien upon the Assessment Units against which each such special assessment is made in the same manner as any other assessment levied hereunder as provided in Article IV hereof and failure to pay such assessments shall give rise to the remedies described therein.

The Community Association shall have an easement of access to all Properties within The Maples of Novi Community to enable it to perform the maintenance responsibilities which it is authorized under this Declaration to perform and to do all things necessary in furtherance of the purposes of this Declaration, and shall have the right to the use of any portion of the Residential Areas deemed reasonably necessary for promotion of the general welfare of The Maples of Novi Community and in furtherance of the purposes of this Declaration.

Section 6. Community Area Advisory Committee. Within one hundred twenty (120) days after conveyance to non-developer Owners of fifty percent (50%) of the condominium units located within The Maples of Novi Community, but in no event before three years from the date of the first conveyance of a condominium unit, or sooner in the discretion of the Declarant, the Community Association shall cause to be formed a Community Area Advisory Committee consisting of at least five (5) members. The committee shall be established and perpetuated in any manner the Community Association deems advisable. The committee shall advise and assist the Community Association in the administration of and in the formulation and enforcement of rules and regulations for the Community Areas until control of the Community Association becomes vested in the Class B and C members after the conveyance of all 1000 proposed Assessment Units planned for The Maples of Novi Community.

Section 7. Non-Condominium Development. It is presently intended that the Assessment Units in The Maples of Novi Community will be included in one or more condominium projects or a rental development and this Declaration has been prepared upon that assumption. The Declarant may elect, however, to establish one or more other residential developments of differing types including, without limitation, single-family home subdivisions, cooperative housing or congregate care facility developments. In any such event, Declarant reserves the right to modify this Declaration, if necessary, in order to equitably provide for assessment of all Assessment Units within each Property on a uniform basis and to grant membership rights in the Community Association to each single-family subdivision association, cooperative housing corporation or Owner of a Property containing a rental housing development, as the circumstances may require.

Section 8. Duration; Amendment and/or Restatement. The covenants and restrictions of this Declaration shall run with and bind the land in perpetuity unless amended as hereinafter set forth. Prior to conveyance by Declarant to Assessment Unit Owners of all 1000 proposed Assessment Units in The Maples of Novi Community, this Declaration may be amended or restated in its entirety by the Declarant, at any time or from time to time, at its sole discretion, for the purpose of creating additional easements, or altering or amending existing easements, or for the purpose of adding Community Areas and/or Residential Areas, or to clarify or amplify some portion or portions hereof, or to make such additional amendments hereto as do not materially increase the obligations or materially decrease the benefits of any Assessment Unit Owner. All of the Owners or mortgagees of Properties and Assessment Units and other persons interested or to become interested in The Maples of Novi Community from time to time shall be deemed to have irrevocably and unanimously consented to such amendment or amendments to this Declaration. All such interested persons irrevocably appoint Declarant or its successors as agent and attorney for the execution of such amendments to this Declaration and all other documents necessary to effectuate the foregoing. Subsequent to the time at which the Class B and C members of the Community Association collectively acquire the right to vote all of the 1000 Assessment Units planned, this Declaration may be amended by the affirmative vote (in person or in writing) of 75% of all Owners of Assessment Units within The Maples of Novi Community. PROVIDED, HOWEVER, that there shall be no amendment to this Declaration prior to the sale and conve-

yance by Declarant of the last Assessment Unit in The Maples of Novi Community without Declarant's express written consent; PROVIDED, FURTHER, that there shall be no amendment to this Declaration, at any time, which has a material adverse impact on the rights, responsibilities, obligations, duties, benefits, or restrictions of The Maples of Novi Club or its Owner without the express written consent of the Owner of The Maples of Novi Club.

Section 9. Assignment. Any or all of the rights and powers granted or reserved to the Declarant in this Declaration, 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 Community Association. Any such assignment or transfer shall be made by appropriate instrument in writing duly recorded in the office of the Oakland County Register of Deeds.

Section 10. Severability. In the event that any of the terms, provisions or covenants of this Declaration are held to be partially or wholly invalid or unenforceable for any reason whatsoever, such holding shall not affect, modify or impair in any manner whatsoever any of the other terms, provisions or covenants of this Declaration or the remaining portions of any terms, provisions or covenants held to be partially invalid or unenforceable.

WITNESSES AS TO ALL SIGNATURES:

[Signature]
LARRY DEKLEST

[Signature]
KIM E. BLUMENSTEIN

THE MAPLE GROUP/NOVI, INC., a Michigan corporation
By: *[Signature]*
Sam Blumenstein, President

THE MAPLE GROUP, a Michigan co-partnership
By: *[Signature]*
Sam Blumenstein, Partner

STATE OF MICHIGAN)
) SS.
COUNTY OF OAKLAND)

The foregoing instrument was acknowledged this 22nd day of August, 1989 by Sam Blumenstein, the President of The Maple Group/Novi, Inc., a Michigan corporation, on behalf of the corporation.

Arleen Blumenstein
Notary Public, Oakland County, MI
My commission expires: 8-18-91

ARLEEN R. BLUMENSTEIN
Notary Public, Oakland County, MI
My Commission Expires 8-18-91

STATE OF MICHIGAN)
) SS.
COUNTY OF OAKLAND)

The foregoing instrument was acknowledged this 22nd day of August, 1989 by Sam Blumenstein, Partner of The Maple Group, a Michigan co-partnership, on behalf of the partnership.

Arleen Blumenstein

Notary Public, Oakland County, MI
My commission expires: 8-18-91

This Instrument Drafted by:

William T. Myers of DYKEMA GOSSETT
505 North Woodward Avenue, Suite 3000
Bloomfield Hills, Michigan 48013

ARLEEN R. BLUMENSTEIN
Notary Public, Oakland County, MI
My Commission Expires 8-18-91

and

Robert L. Friedman, Esquire
Friedman & Friedman, P.C.
29777 Telegraph Road, Suite 2401
Southfield, Michigan 48034

When Recorded, Return to:

William T. Myers of DYKEMA GOSSETT
505 North Woodward Avenue, Suite 3000
Bloomfield Hills, Michigan 48013

EXHIBIT A TO
DECLARATION OF EASEMENTS, COVENANTS, CONDITIONS AND
RESTRICTIONS FOR THE MAPLES OF NOVI COMMUNITY

THE MAPLES OF NOVI COMMUNITY

LEGAL DESCRIPTION
APARTMENTS

PART OF THE N.E. 1/4 OF SECTION 2, T.1N., R.8E., CITY OF NOVI, OAKLAND COUNTY, MICHIGAN DESCRIBED AS BEGINNING AT A POINT DISTANT N. 89°00'02" W. 764.27 FEET ALONG THE N. LINE OF SAID SECTION 2 FROM THE N. E. CORNER OF SAID SECTION 2; THENCE FROM SAID POINT OF BEGINNING S. 00°59'58" W. 86.38 FEET; THENCE S. 61°30'13" W. 650.00 FEET; THENCE S. 18°00'00" W. 115.00 FEET; THENCE N. 89°00'02" W. 300.00 FEET; THENCE 148.53 FEET ALONG THE ARC OF A CURVE TO THE LEFT, RADIUS 230.00 FEET, CENTRAL ANGLE 37°00'03", CHORD LENGTH 145.96 FEET AND A CHORD BEARING OF S. 08°00'01" W.; THENCE S. 10°30'01" E. 262.19 FEET; THENCE 76.27 FEET ALONG THE ARC OF A CURVE TO THE LEFT, RADIUS 230.00 FEET, CENTRAL ANGLE 18°59'58", CHORD LENGTH 75.92 FEET AND A CHORD BEARING OF S. 20°00'00" E.; THENCE S. 29°29'59" E. 79.72 FEET; THENCE 202.72 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, RADIUS 230.00 FEET, CENTRAL ANGLE 50°29'58", CHORD LENGTH 196.22 FEET AND A CHORD BEARING OF S. 04°15'00" E. THENCE S. 20°59'58" W. 81.47 FEET; THENCE 56.20 FEET ALONG THE ARC OF A CURVE TO THE LEFT, RADIUS 230.00 FEET, CENTRAL ANGLE 14°00'00", CHORD LENGTH 56.06 FEET AND A CHORD BEARING OF S. 14°00'00" W.; THENCE S. 07°00'00" W. 262.83 FEET; THENCE 36.13 FEET ALONG THE ARC OF A CURVE TO THE LEFT, RADIUS 230.00 FEET, CENTRAL ANGLE 08°59'59", CHORD LENGTH 36.09 FEET AND A CHORD BEARING OF S. 02°30'00" W.; THENCE S. 02°00'00" E. 160.79 FEET; THENCE 38.13 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, RADIUS 230.00 FEET, CENTRAL ANGLE 09°29'58", CHORD LENGTH 38.09 FEET AND A CHORD BEARING OF S. 02°45'00" W.; THENCE S. 07°30'00" W. 72.89 FEET; THENCE 190.67 FEET ALONG THE ARC OF A CURVE TO THE LEFT, RADIUS 230.00 FEET, CENTRAL ANGLE 47°29'57", CHORD LENGTH 185.26 FEET AND A CHORD BEARING OF S. 16°15'00" E.; THENCE S. 39°59'57" E. 51.02 FEET; THENCE S. 68°16'37" E. 368.20 FEET; THENCE S. 19°21'08" E. 217.28 FEET; THENCE DUE WEST 180.00 FEET; THENCE S. 53°07'48" W. 225.00 FEET; THENCE S. 32°51'51" W. 116.63 FEET; THENCE S. 80°45'32" W. 160.00 FEET; THENCE S. 09°14'28" E. 428.00 FEET; THENCE N. 89°33'08" W. 995.00 FEET ALONG THE E. & W. 1/4 LINE OF SAID SECTION 2 TO THE EASTERLY RIGHT-OF-WAY LINE OF DECKER ROAD (86' WIDE); THENCE N. 00°54'00" E. 1394.49 FEET ALONG SAID EASTERLY RIGHT-OF-WAY LINE OF DECKER ROAD; THENCE N. 34°29'59" E. 900.00 FEET; THENCE N. 18°59'35" W. 170.00 FEET; THENCE N. 43°00'08" E. 617.44 FEET; THENCE N. 01°20'54" E. 61.32 FEET; THENCE N. 45°35'56" E. 244.79 FEET; THENCE 66.00 FEET ALONG THE ARC OF A CURVE TO THE LEFT, RADIUS 100.00 FEET, CENTRAL ANGLE 37°48'57", CHORD LENGTH 64.81 FEET AND A CHORD BEARING OF N. 17°54'24" W.; THENCE 66.00 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, RADIUS 100.00 FEET, CENTRAL ANGLE 37°48'52"; CHORD LENGTH 64.81 FEET AND A CHORD BEARING OF N. 17°54'26" W.; THENCE N. 01°00'00" E. 80.00 FEET TO SAID N. LINE OF SECTION 2; THENCE S.

89°00'02" E. 856.68 FEET ALONG SAID N. LINE OF SECTION 2 TO THE POINT OF BEGINNING, EXCEPTING THAT PORTION OF LAND TAKEN FOR GOLF HOLE 6 DESCRIBED AS BEGINNING AT A POINT DISTANT S. 50°03'53" W. 2957.88 FEET FROM SAID N. E. CORNER OF SECTION 2; THENCE FROM SAID POINT OF BEGINNING S. 30°03'13" E. 312.00 FEET; THENCE S. 66°58'26" E. 329.43 FEET; THENCE S. 31°15'49" E. 163.78 FEET; THENCE S. 08°12'52" W. 78.36 FEET; THENCE N. 68°45'14" W. 476.17 FEET; THENCE N. 31°04'40" W. 363.48 FEET; THENCE N. 36°31'17" E. 165.00 FEET TO THE POINT OF BEGINNING CONTAINING 57.881 ACRES AND BEING SUBJECT TO ALL EASEMENTS OF RECORD AND THE RIGHTS OF THE PUBLIC OVER 14 MILE ROAD.

22-02-200-007
-004 } NE 1/4 Sec 2, Novi
Part Parcels

LEGAL DESCRIPTION
GOLF HOLES 1-9

PART OF THE N.W. 1/4 OF SECTION 1 AND PART OF THE N.E. 1/4 OF SECTION 2, T 1 N., R. 8 E., 'CITY OF NOVI, OAKLAND COUNTY, MICHIGAN, DESCRIBED AS BEGINNING AT A POINT DISTANT S. 09°33'37" W. 389.66 FEET FROM THE N.E. CORNER OF SAID SECTION 2; THENCE FROM SAID POINT OF BEGINNING "A", CONSISTING OF GOLF HOLES 1, 2, & 3, S. 14°33'17" E. 700.88 FEET; THENCE S. 12°59'41" W. 266.83 FEET; THENCE S. 73°36'38" W. 177.20 FEET; THENCE S. 12°31'44" W. 92.20 FEET; THENCE N. 73°35'21" W. 761.00 FEET; THENCE S. 30°17'17" W. 654.31 FEET; THENCE N. 63°09'57" W. 95.26 FEET; THENCE N. 32°04'56" W. 79.08 FEET; THENCE N. 31°48'05" E. 452.72 FEET; THENCE N. 39°14'22" E. 278.00 FEET; THENCE N. 72°37'09" E. 133.68 FEET; THENCE S. 66°10'53" E. 606.67 FEET; THENCE N. 71°41'51" E. 136.93 FEET; THENCE N. 01°43'43" E. 497.23 FEET; THENCE N. 15°11'09" W. 362.66 FEET; THENCE N. 73°39'33" E. 118.66 FEET TO THE POINT OF BEGINNING "A"; THENCE S. 33°54'26" W. 1817.46 FEET TO POINT OF BEGINNING "B"; THENCE FROM SAID POINT OF BEGINNING "B", CONSISTING OF GOLF HOLES 4 & 5, S. 56°58'34" E. 238.54 FEET; THENCE S. 17°21'14" E. 335.26 FEET; THENCE S. 00°05'33" W. 218.58 FEET; THENCE S. 78°10'49" W. 714.80 FEET; THENCE N. 18°26'06" W. 94.87 FEET; THENCE N. 53°07'48" E. 225.00 FEET; THENCE DUE EAST 180.00 FEET; THENCE N. 09°08'30" E. 440.60 FEET; THENCE N. 15°56'43" W. 145.60 FEET; THENCE N. 69°26'38" E. 42.72 FEET TO POINT OF BEGINNING "B"; THENCE S. 89°42'24" W. 1189.45 FEET TO POINT OF BEGINNING "C"; THENCE FROM SAID POINT OF BEGINNING "C", CONSISTING OF GOLF HOLE 6, S. 30°03'13" E. 312.00 FEET; THENCE S. 66°58'26" E. 329.43 FEET; THENCE S. 31°15'49" E. 163.78 FEET; THENCE S. 08°12'52" W. 78.36 FEET; THENCE N. 68°45'14" W. 476.17 FEET; THENCE N. 31°04'40" W. 363.48 FEET; THENCE N. 36°31'17" E. 165.00 FEET TO POINT OF BEGINNING "C"; THENCE N. 17°56'47" E. 1520.67 FEET TO POINT OF BEGINNING "D"; THENCE FROM SAID POINT OF BEGINNING "D", CONSISTING OF GOLF HOLES 7 & 8, S. 43°00'08" W. 554.44 FEET; THENCE S. 18°59'35" E. 170.00 FEET; THENCE S. 34°29'59" W. 900.00 FEET TO THE EASTERLY RIGHT-OF-WAY LINE OF DECKER ROAD (86' WIDE); THENCE THE FOLLOWING (2) COURSES AND

DISTANCES ALONG SAID EASTERLY RIGHT-OF-WAY LINE OF DECKER ROAD, N. 00°54'00" E. 450.00 FEET AND 148.51 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, RADIUS 775.51 FEET, CENTRAL ANGLE 10°58'20", CHORD LENGTH 148.28 FEET AND A CHORD BEARING OF N. 06°23'10" E.; THENCE S. 78°07'40" E. 191.45 FEET; THENCE N. 27°27'38" E. 845.00 FEET; THENCE N. 89°56'44" E. 232.00 FEET; TO POINT OF BEGINNING "D"; THENCE N. 65°45'46" E. 1137.68 FEET TO POINT OF BEGINNING "E" ON THE N. LINE OF SAID SECTION 2; THENCE FROM SAID POINT OF BEGINNING "E", CONSISTING OF GOLF HOLE 9 AND THE CLUB HOUSE AND PARKING AREA, S. 89°00'02" E. 669.27 FEET ALONG SAID N. LINE OF SECTION 2; THENCE S. 01°00'00" W. 334.87 FEET; THENCE N. 89°00'02" W. 193.68 FEET; THENCE N. 55°01'56" W. 150.00 FEET; THENCE S. 83°05'54" W. 390.00 FEET; THENCE S. 61°30'13" W. 430.00 FEET; THENCE N. 89°00'02" W. 190.00 FEET; THENCE N. 18°00'00" E. 115.00 FEET; THENCE N. 61°30'13" E. 650.00 FEET; THENCE N. 00°59'58" E. 86.38 FEET TO POINT OF BEGINNING "E" ON SAID N. LINE OF SECTION 2 CONTAINING 29.028 ACRES AND BEING SUBJECT TO ALL EASEMENTS OF RECORD AND THE RIGHTS OF THE PUBLIC OVER 14 MILE ROAD.

22-01-100-001-NW 1/4 Sec 1, Novi - Part Parcel

22-02-200-002 - ECH NE 1/4 Sec 2, Novi - Part Parcel
Repeat #15

DESCRIPTION OF PROPOSED CONDOMINIUM SITE

PART OF THE N.W. 1/4 OF SECTION 1 AND PART OF THE N.E. 1/4 OF SECTION 2 T. 1 N., R. 8 E., NOVI TOWNSHIP, NOW CITY OF NOVI, OAKLAND COUNTY, MICHIGAN, DESCRIBED AS BEGINNING AT THE N.W. CORNER OF SAID SECTION 1 AND PROCEEDING THENCE ALONG THE N. LINE OF SAID SECTION 1 S. 88°38'01" E. 649.03 FEET; THENCE S 02°05'07" W. 691.80 FEET; THENCE S. 00°15'51" W. 1780.70 FEET; THENCE N. 88°39'42" W. 682.13 FEET TO THE WEST LINE OF SAID SECTION 1; THENCE ALONG SAID WEST LINE S. 01°32'29" W. 704.73 FEET TO THE E. 1/4 CORNER OF SECTION 2; THENCE N. 89°33'08" W. 1575.64 FEET ALONG THE E. AND W. 1/4 LINE OF SECTION 2; THENCE N. 09°14'28" W. 428.00 FEET; THENCE N. 80°45'32" E. 160.00 FEET; THENCE N. 32°51'51" E. 116.63 FEET; THENCE N. 53°07'48" E. 225.00 FEET; THENCE DUE EAST 180.00 FEET; THENCE N. 19°21'08" W. 217.28 FEET; THENCE N. 68°16'37" W. 368.20 FEET; THENCE N. 39°59'57" W. 51.02 FEET; THENCE 190.67 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, RADIUS 230.00 FEET, CENTRAL ANGLE 47°29'57", CHORD LENGTH 185.26 FEET; AND A CHORD BEARING OF N. 16°15'00" W.; THENCE N. 07°30'00" E. 72.89 FEET; THENCE 38.13 FEET ALONG THE ARC OF A CURVE TO THE LEFT, RADIUS 230.00 FEET, CENTRAL ANGLE 09°29'58", CHORD LENGTH 38.09 FEET, AND A CHORD BEARING OF N. 02°45'00" E.; THENCE N. 02°00'00" W. 160.79 FEET; THENCE 36.13 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, RADIUS 230.00 FEET, CENTRAL ANGLE 08°59'59", CHORD LENGTH 36.09 FEET, AND A CHORD BEARING OF N. 02°30'00" E.; THENCE N. 07°00'00" E. 262.83 FEET; THENCE 56.20 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, RADIUS 230.00 FEET, CENTRAL ANGLE 14°00'00", CHORD LENGTH 56.06 FEET, AND A CHORD BEARING OF N. 14°00'00" E.; THENCE N. 20°59'58" E. 81.47 FEET; THENCE 202.72 FEET ALONG THE ARC OF A CURVE TO THE LEFT, RADIUS 230.00 FEET, CENTRAL ANGLE 50°29'58", CHORD LENGTH 196.22 FEET, AND A CHORD BEARING OF N. 04°15'00" W.; THENCE N. 29°29'59" W. 79.72 FEET; THENCE 76.27 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, RADIUS 230.00 FEET,

CENTRAL ANGLE $18^{\circ}59'58''$, CHORD LENGTH 75.92 FEET, AND A CHORD BEARING OF N. $20^{\circ}00'00''$ W.; THENCE N. $10^{\circ}30'01''$ W. 262.19 FEET; THENCE 148.53 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, RADIUS 230.00 FEET, CENTRAL ANGLE $37^{\circ}00'00''$, CHORD LENGTH 145.96 FEET, AND A CHORD BEARING OF N. $08^{\circ}00'01''$ E.; THENCE S. $89^{\circ}00'02''$ E. 490.00 FEET; THENCE N. $61^{\circ}30'13''$ E. 430.00 FEET; THENCE N. $83^{\circ}05'54''$ E. 390.00 FEET; THENCE S. $55^{\circ}01'56''$ E. 150.00 FEET; THENCE S. $89^{\circ}00'02''$ E. 193.68 FEET; THENCE N. $01^{\circ}00'00''$ E. 334.87 FEET; THENCE S. $89^{\circ}00'02''$ E. 95.00 FEET ALONG THE N. LINE OF SAID SECTION 2 TO THE POINT OF BEGINNING INCLUDING GOLF HOLES 6 THRU 9 AND THE CLUBHOUSE AREA.

22-01-100-001-NW $\frac{1}{4}$, Sec 1 Novi Part Parcel
Repeat #

22-02-200-003-NE $\frac{1}{4}$, Sec 2, Novi

22-02-200-002 }
-004 } NE $\frac{1}{4}$ Sec 2, Novi
Part Parcels
Repeat #15

**EXHIBIT B TO
DECLARATION OF EASEMENTS, COVENANTS, CONDITIONS AND
RESTRICTIONS FOR THE MAPLES OF NOVI COMMUNITY
RESIDENTIAL AREAS**

The Maples of Novi, Maple Greens

Part of the Northeast 1/4 of section 2 Town 1 North, Range 8 East, City of Novi, Oakland County, Michigan, described as beginning at a point distant North 89°00'02" West along the North line of said Section 2, 95.00 feet and South 01°00'00" West, 385.32 feet and North 89°00'00" West, 24.84 feet and 192.07 feet along the arc of a curve to the left, said curve having a radius of 310.00 feet, a central angle of 35°30'00", a chord length of 189.02 feet, and a chord bearing of South 73°15'00" West and South 55°30'00" West, 72.19 feet and North 35°32'40" West, 14.00 feet from the Northeast corner of said Section 2; thence from said Point of Beginning South 55°30'00" West, 62.71 feet; thence 133.83 feet along the arc of a curve to the right, said curve having a radius of 216.00 feet, a central angle of 35°30'00", a chord length of 131.70 feet and a chord bearing of South 73°15'00" West; thence North 89°00'00" West, 8.44 feet; thence North 01°00'00" East, 87.25 feet; thence North 89°00'00" West, 98.40 feet; thence North 01°00'00" East, 178.96 feet; thence North 83°05'54" East, 239.47 feet; thence South 55°01'56" East, 86.12 feet; thence South 42°00'00" West, 129.45 feet; thence 20.31 feet along the arc of a curve to the right, said curve having a radius of 93.42 feet, a central angle of 12°27'12", a chord length of 20.27 feet and a chord bearing of South 41°46'21" East; thence South 35°32'40" East, 77.02 feet to the Point of Beginning.

The Maples of Novi, Maple Hills

Part of the Northwest 1/4 of Section 1, Town 1 North, Range 8 East, City of Novi, Oakland County, Michigan, described as beginning at a point distant North 89°00'02" West along the North line of Section 2, 95.00 feet and South 01°00'00" West, 385.32 feet and South 89°00'00" East, 74.92 feet and 150.62 feet along the arc of a curve to the right, said curve having a radius of 375.00 feet, a central angle of 23°00'45", a chord length of 149.61 feet and a chord bearing of South 77°29'38" East and North 24°00'44" East, 14.00 feet from the Northwest corner of said Section 1; thence from said Point of Beginning North 24°00'44" East, 23.96 feet; thence 29.51 feet along the arc of a curve to the left, said curve having a radius of 80.94 feet, a central angle of 20°53'29", a chord length of 29.35 feet and a chord bearing of North 16°53'55" East; thence North 06°23'39" East, 107.46 feet; thence 96.25 feet along the arc of a curve to the right, said curve having a radius of 64.95 feet, a central angle of 84°54'50", a chord length of 87.68 feet, and a chord bearing of North 48°54'34" East; thence South 88°38'01" East, 92.96 feet; thence South 01°21'59" West, 176.15 feet; thence North 88°38'01" West, 46.50 feet; thence South 17°58'30" West, 110.98 feet; thence 125.28 feet along the arc of a curve to the left, said curve having a radius of 389.00 feet, central angle of 18°27'07", a chord length of 124.74 feet and a chord bearing of North 56°45'42" West to the Point of Beginning.

**EXHIBIT C TO
DECLARATION OF EASEMENTS, COVENANTS, CONDITIONS AND
RESTRICTIONS FOR THE MAPLES OF NOVI COMMUNITY**

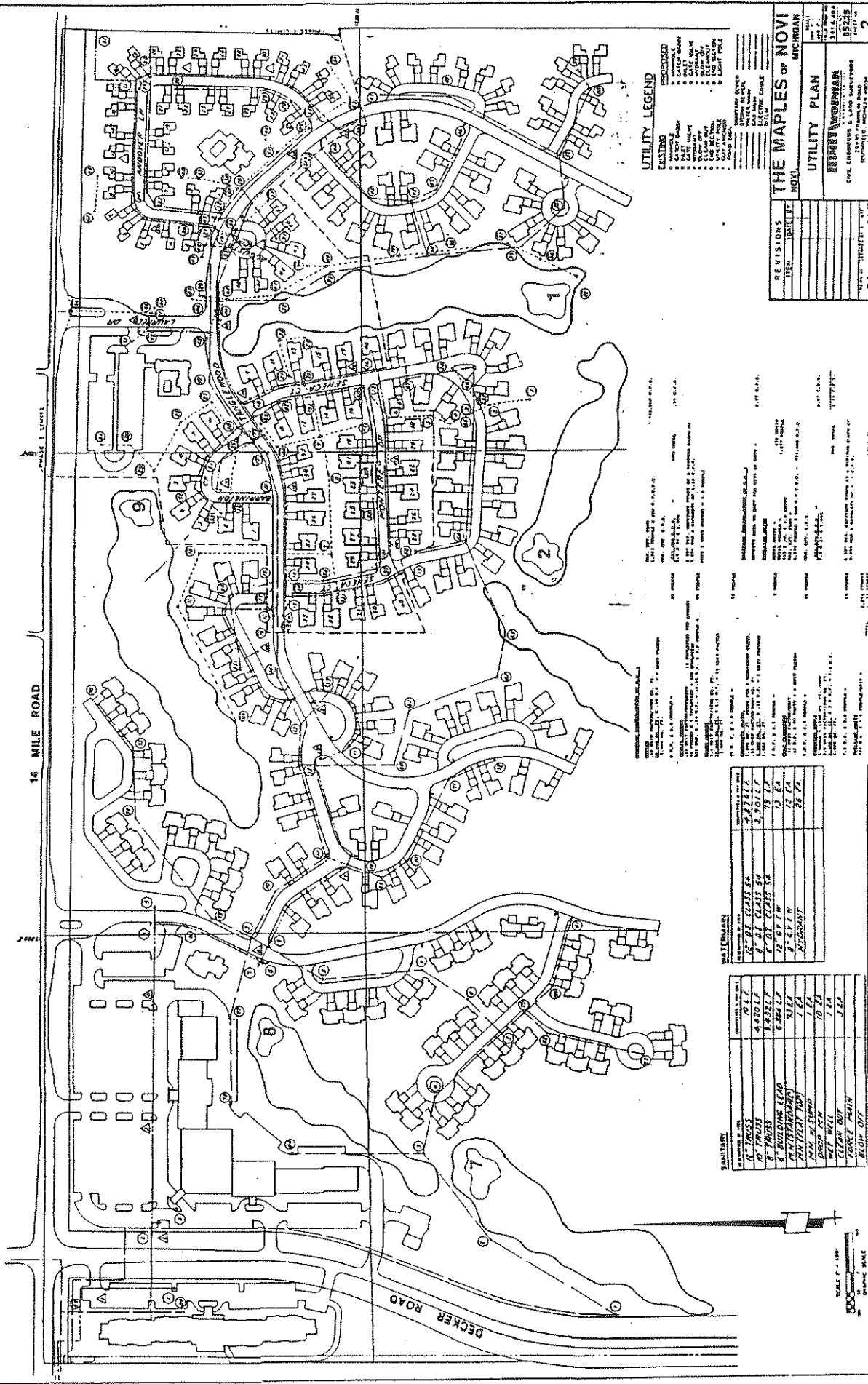
(Entrance of Collector Roadway)

INGRESS - EGRESS EASEMENT

A centerline description over the paved surface of a 28.00 foot wide road described as: Land in part of the Northeast 1/4 of Section 2 and part of the Northwest 1/4 of Section 1, Town 1 North, Range 8 East, Novi Township, Oakland County, Michigan, described as beginning at a point distant North 89°00'02" West along the North line of said Section 2, 96.00 feet from the Northeast corner of Section 2; thence from said Point of Beginning of road centerline South 01°00'00" West; thence 235.32 feet to a Point "A"; thence South 01°00'00" West 150.00 feet to a Point "B"; thence South 89°00'00" East 74.92 feet; thence 310.89 feet along the arc of a curve to the right, said curve having a radius of 375.00 feet, a central angle of 47°30'00", a chord length of South 65°15'00" East; thence South 41°30'00" East 154.64 feet; thence 159.55 feet along the arc of a curve to the right, said curve having a radius of 365.00 feet, a central angle of 25°02'45", a chord length of 158.29 feet and a chord bearing of South 28°58'38" East to a Point of Ending. Thence continuing from said Point "B", North 89°00'00" West, 24.84 feet; thence 192.07 feet along the arc of a curve to the left, said curve having a radius of 310.00 feet, a central angle of 35°30'00", a chord length of 189.02 feet and a chord bearing of South 73°15'00" West; thence South 55°30'00" West, 135.15 feet; thence 142.51 feet along the arc of a curve to the right, said curve having a radius of 230.00 feet, a central angle of 35°30'00", a chord length of 140.24 feet, and a chord bearing of South 73°15'00" West; thence North 89°00'00" West, 324.82 feet; thence 1.15 feet along the arc of a curve to the left, said curve having a radius of 230.00 feet, a central angle of 00°17'14", a chord length of 1.15 feet and a chord bearing of North 89°08'37" West to a Point of Ending; thence continuing from said Point "A", 66.00 feet along the arc of a curve to the right, said curve having a radius of 100.00 feet; a central angle of 37°48'52", a chord length of 64.81 feet and a chord bearing of North 19°54'26" East; thence 66.00 feet along the arc of a curve to the left, said curve having a radius of 100.00 feet, a central angle of 37°48'52", a chord length of 64.81 feet and a chord bearing of North 19°54'26" East; thence North 01°00'00" East, 112.00 feet to the Point of Ending located on said North line of Section 2.

EXHIBIT E TO DECLARATION OF EASEMENTS, COVENANTS, CONDITIONS AND RESTRICTIONS FOR THE MAPLES OF NOVI COMMUNITY (Utilities Survey for Entire Community)

REPRODUCED FROM THE ORIGINAL RECORDS OF THE ENGINEER'S OFFICE OF THE CITY OF NOVI, MICHIGAN



UTILITY LEGEND

EXISTING	PROPOSED
Water Main	Water Main
Sanitary Sewer	Sanitary Sewer
Storm Sewer	Storm Sewer
Gas	Gas
Electric	Electric
Telephone	Telephone
Light Pole	Light Pole
Water Meter	Water Meter
Sanitary Sewer Manhole	Sanitary Sewer Manhole
Storm Sewer Manhole	Storm Sewer Manhole
Gas Meter	Gas Meter
Electric Pole	Electric Pole
Telephone Pole	Telephone Pole
Light Pole	Light Pole

WATERMANS

CLASS	LENGTH
12" DI. CLASS 54	2,371.17
8" DI. CLASS 54	2,301.17
6" DI. CLASS 54	73.17
4" DI. CLASS 54	73.17
3" DI. CLASS 54	73.17
2" DI. CLASS 54	73.17
1" DI. CLASS 54	73.17
1/2" DI. CLASS 54	73.17
1/4" DI. CLASS 54	73.17

SANITARY

CLASS	LENGTH
12" DI. CLASS 54	2,371.17
8" DI. CLASS 54	2,301.17
6" DI. CLASS 54	73.17
4" DI. CLASS 54	73.17
3" DI. CLASS 54	73.17
2" DI. CLASS 54	73.17
1" DI. CLASS 54	73.17
1/2" DI. CLASS 54	73.17
1/4" DI. CLASS 54	73.17

REVISIONS

NO.	DATE	DESCRIPTION
1	11/15/88	ISSUED FOR PERMITS
2	11/15/88	ISSUED FOR PERMITS

UTILITY PLAN

THE MAPLES OF NOVI
NOVI, MICHIGAN

ENGINEER: ROBERT W. JOHNSON
NO. 231,271

DATE: 11/15/88

SCALE: AS SHOWN

SCALE: 1" = 100'
GRAPHIC SCALE

**NON-PROFIT
ARTICLES OF INCORPORATION
OF**

THE MAPLES OF NOVI COMMUNITY ASSOCIATION

These Articles of Incorporation are signed and acknowledged by the Incorporator for the purpose of forming a non-profit corporation under the provisions of Act No. 162 of the Public Acts of 1982, as follows:

ARTICLE I

NAME

The name of the corporation is The Maples of Novi Community Association.

ARTICLE II

PURPOSES

The purposes for which the corporation is formed are as follows:

- a. To encourage and to promote the highest standards of management, maintenance, preservation and administration for the property described on Exhibit A attached hereto and hereinafter referred to as "The Maples of Novi Community" and to assist the members of the corporation in maintaining such property as a residential and commercial development of the highest quality;
- b. To provide information, guidance and service to all members of the corporation;
- c. To represent all members of the corporation on matters of mutual interest before all governmental and administrative bodies, boards and agencies;
- d. To provide coordination and assistance to all governmental authorities having jurisdiction over fire protection, police protection and other governmental activities with respect to all property within The Maples of Novi Community;
- e. To hold title to, maintain, repair, replace and administer certain Community Areas located in The Maples of Novi Community as is provided in the Declaration of Easements, Covenants, Conditions and Restrictions for The Maples of Novi Community as recorded in the office of the Oakland County Register of Deeds (the "Declaration");
- f. To borrow money and mortgage, pledge or secure any and all of its real or personal property as security for money borrowed or debts incurred in fulfillment of the purposes of and in connection with the lawful affairs of the corporation;
- g. To acquire (by gift, purchase, or otherwise), own, hold, improve, build upon, operate, maintain, convey, sell, lease, license, transfer, dedicate for public use or otherwise dispose of any property, real or personal, in fulfillment of the purposes of and in connection with the lawful affairs of the corporation;
- h. To fix, establish, levy and collect from the owners of Commercial Units, Assessment Units and from the Owners' Associations (as all are described in the Declaration) in The Maples of Novi Community, dues, fees, charges and assessments and to enforce the lien to secure the payment thereof which is provided in the Declaration;
- i. To establish and enforce rules and regulations for utilization of the Community Areas in The Maples of Novi Community and of the improvements and facilities located thereon by owners of Assessment Units in The Maples of Novi Community and all other lawful users;
- j. To arrange and contract for building maintenance, landscaping, security, management and other maintenance services and any other functions on behalf of the members of the corporation and owners of Commercial Units and Assessment Units in The Maples of Novi Community to the extent provided in the Declaration or otherwise delegated to the corporation; provided, however, that any such services or functions provided for the benefit of less than all of the members of the corporation shall be borne solely by the members benefitted thereby, as the case may be;
- k. In general, to do all acts necessary to perform, enforce and administer any duties, powers and rights conferred upon the corporation by the Declaration or by the members of the corporation and to have and exercise any and all powers, rights and privileges which a corporation organized under the Non-Profit Corporation Act of the State of Michigan by law may now or hereafter have or exercise.

**ARTICLE III
REGISTERED OFFICE**

Location of the first registered office is 7001 Orchard Lake Road, Suite 130, West Bloomfield, Oakland County, Michigan. Post Office address of the first registered office is 7001 Orchard Lake Road, Suite 130, West Bloomfield, Michigan 48322.

**ARTICLE IV
RESIDENT AGENT**

The name of the first resident agent is Sam Blumenstein.

**ARTICLE V
ASSETS AND FINANCING**

The corporation is organized as a non-profit corporation upon a non-stock basis.

- a. The amount of assets which the corporation possesses is – Real Property: None
Personal Property: None
- b. The terms of the general plan of financing of the corporation are as follows:
Assessment of Members
- c. The corporation is organized on a membership basis.

**ARTICLE VI
INCORPORATOR**

The name and place of business of the incorporator is C. Kim Shierk, 505 North Woodward, Suite 3000, Bloomfield Hills, Michigan 48013.

**ARTICLE VII
DURATION**

The term of the corporation's existence is perpetual.

**ARTICLE VIII
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. The members of the corporation shall consist of The Maple Group, a Michigan co-partnership, and The Maple Group/Novi, Inc., a Michigan corporation (collectively the present "Declarant" under the Declaration), or its duly designated successor under the Declaration; each of the corporate condominium associations responsible under Michigan law for management, maintenance, operation and administration of each condominium project established within The Maples of Novi Community (the "Owners' Associations"); the persons or entities owning the apartment developments or other residential development other than a condominium development ("Property Owners") under single ownership in The Maples of Novi Community; and the entity responsible for owning and operating the golf course and recreational facilities located within The Maples of Novi Community ("The Maples of Novi Club"). Membership shall be of four classes as set forth below.
- b. Except as set forth herein, no other person or entity shall be entitled to membership in the corporation.
- 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 automatically to a successor within The Maples of Novi Community.
- d. There shall be four classes of membership. The Declarant (or its duly designated successor) shall be the only Class A member; the Owners' Associations shall be the only Class B members; the Property Owner(s) shall be the only Class C member(s) and the owner(s) of The Maples of Novi Club shall be the only Class D members.

ARTICLE IX
BYLAWS AND AMENDMENT THEREOF

a. The Class A Member of the corporation shall adopt such Bylaws as are germane to the purposes of the corporation and permitted by the laws of the State of Michigan;

b. Amendment of the Bylaws of the corporation shall be effected only in accordance with the amendatory provisions of the Bylaws. Prior to the time of conveyance by Declarant of all of the 1,000 proposed Assessment Units as defined in the Declaration and planned to be included in The Maples of Novi Community, the Bylaws may be amended only by the Class A Member.

ARTICLE X
AMENDMENT OF ARTICLES OF INCORPORATION

a. The Articles of Incorporation may be amended only upon due notice at a meeting of members called specifically for the purpose of such amendment.

b. Amendments to the Articles of Incorporation shall be adopted only upon the proposal and with the affirmative approval of the Class A member until conveyance by Declarant of all of the 1,000 Assessment Units as defined in the Declaration and planned to be included in The Maples of Novi Community. Thereafter, amendments to these Articles of Incorporation shall be adopted only upon the affirmative vote of the Class B and C members representing 75% of the Class B and C votes, respectively, in the Association; provided, however, that there shall be no such amendment to these Articles without the written consent of the Class A member until conveyance of the last Assessment Unit to be included in The Maples of Novi Community; provided further, that there shall be no amendment to these Articles, at any time, which has a material adverse impact on the rights, responsibilities, obligations, duties or benefits of the Class D member(s) without the written consent of the Class D member(s).

ARTICLE XI
DISSOLUTION

a. The Association may be dissolved only upon a unanimous vote of the members.

b. Upon dissolution, the assets of the Association shall be proportionately distributed to the Class B and C members only. The proportionate shares to which each Class B and C member shall be entitled shall be determined by multiplying the value of the assets times a fraction, the numerator of which is either (i) the number of Assessment Units in the condominium project administered by the member or (ii) the number of Assessment Units in a completed apartment complex or other residential development with respect to the Class C member, and the denominator of which is comprised of the numerator plus the number of all other Assessment Units within The Maples of Novi Community.

Signed this 25th day of August, 1989.

/s/ C. Kim Shierk

C. Kim Shierk, Incorporator.

EXHIBIT A TO THE
NON-PROFIT ARTICLES OF INCORPORATION OF
THE MAPLES OF NOVI COMMUNITY

LEGAL DESCRIPTION
APARTMENTS

PART OF THE N.E. 1/4 OF SECTION 2, T.1N., R.8E., CITY OF NOVI, OAKLAND COUNTY, MICHIGAN DESCRIBED AS BEGINNING AT A POINT DISTANT N. 89°00'02" W. 764.27 FEET ALONG THE N. LINE OF SAID SECTION 2 FROM THE N. E. CORNER OF SAID SECTION 2; THENCE FROM SAID POINT OF BEGINNING S. 00°59'58" W. 86.38 FEET; THENCE S. 61°30'13" W. 650.00 FEET; THENCE S. 18°00'00" W. 115.00 FEET; THENCE N. 89°00'02" W. 300.00 FEET; THENCE 148.53 FEET ALONG THE ARC OF A CURVE TO THE LEFT, RADIUS 230.00 FEET, CENTRAL ANGLE 37°00'03", CHORD LENGTH 145.96 FEET AND A CHORD BEARING OF S. 08°00'01" W.; THENCE S. 10°30'01" E. 262.19 FEET; THENCE 76.27 FEET ALONG THE ARC OF A CURVE TO THE LEFT, RADIUS 230.00 FEET, CENTRAL ANGLE 18°59'58", CHORD LENGTH 75.92 FEET AND A CHORD BEARING OF S. 20°00'00" E.; THENCE S. 29°29'59" E. 79.72 FEET; THENCE 202.72 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, RADIUS 230.00 FEET, CENTRAL ANGLE 50°29'58", CHORD LENGTH 196.22 FEET AND A CHORD BEARING OF S. 04°15'00" E. THENCE S. 20°59'58" W. 81.47 FEET; THENCE 56.20 FEET ALONG THE ARC OF A CURVE TO THE LEFT, RADIUS 230.00 FEET, CENTRAL ANGLE 14°00'00", CHORD LENGTH 56.06 FEET AND A CHORD BEARING OF S. 14°00'00" W.; THENCE S. 07°00'00" W. 262.83 FEET; THENCE 36.13 FEET ALONG THE ARC OF A CURVE TO THE LEFT, RADIUS 230.00 FEET, CENTRAL ANGLE 08°59'59", CHORD LENGTH 36.09 FEET AND A CHORD BEARING OF S. 02°30'00" W.; THENCE S. 02°00'00" E. 160.79 FEET; THENCE 38.13 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, RADIUS 230.00 FEET, CENTRAL ANGLE 09°29'58", CHORD LENGTH 38.09 FEET AND A CHORD BEARING OF S. 02°45'00" W.; THENCE S. 07°30'00" W. 72.89 FEET; THENCE 190.67 FEET ALONG THE ARC OF A CURVE TO THE LEFT, RADIUS 230.00 FEET, CENTRAL ANGLE 47°29'57", CHORD LENGTH 185.26 FEET AND A CHORD BEARING OF S. 16°15'00" E.; THENCE S. 39°59'57" E. 51.02 FEET; THENCE S. 68°16'37" E. 368.20 FEET; THENCE S. 19°21'08" E. 217.28 FEET; THENCE DUE WEST 180.00 FEET; THENCE S. 53°07'48" W. 225.00 FEET; THENCE S. 32°51'51" W. 116.63 FEET; THENCE S. 80°45'32" W. 160.00 FEET; THENCE S. 09°14'28" E. 428.00 FEET; THENCE N. 89°33'08" W. 995.00 FEET ALONG THE E. & W. 1/4 LINE OF SAID SECTION 2 TO THE EASTERLY RIGHT-OF-WAY LINE OF DECKER ROAD (86' WIDE); THENCE N. 00°54'00" E. 1394.49 FEET ALONG SAID EASTERLY RIGHT-OF-WAY LINE OF DECKER ROAD; THENCE N. 34°29'59" E. 900.00 FEET; THENCE N. 18°59'35" W. 170.00 FEET; THENCE N. 43°00'08" E. 617.44 FEET; THENCE N. 01°20'54" E. 61.32 FEET; THENCE N. 45°35'56" E. 244.79 FEET; THENCE 66.00 FEET ALONG THE ARC OF A CURVE TO THE LEFT, RADIUS 100.00 FEET, CENTRAL ANGLE 37°48'57", CHORD LENGTH 64.81 FEET AND A CHORD BEARING OF N. 17°54'24" W.; THENCE 66.00 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, RADIUS 100.00 FEET, CENTRAL ANGLE 37°48'52"; CHORD LENGTH 64.81 FEET AND A CHORD BEARING OF N. 17°54'26" W.; THENCE N. 01°00'00" E. 80.00 FEET TO SAID N. LINE OF SECTION 2; THENCE S.

89°00'02" E. 856.68 FEET ALONG SAID N. LINE OF SECTION 2 TO THE POINT OF BEGINNING, EXCEPTING THAT PORTION OF LAND TAKEN FOR GOLF HOLE 6 DESCRIBED AS BEGINNING AT A POINT DISTANT S. 50°03'53" W. 2957.88 FEET FROM SAID N. E. CORNER OF SECTION 2; THENCE FROM SAID POINT OF BEGINNING S. 30°03'13" E. 312.00 FEET; THENCE S. 66°58'26" E. 329.43 FEET; THENCE S. 31°15'49" E. 163.78 FEET; THENCE S. 08°12'52" W. 78.36 FEET; THENCE N. 68°45'14" W. 476.17 FEET; THENCE N. 31°04'40" W. 363.48 FEET; THENCE N. 36°31'17" E. 165.00 FEET TO THE POINT OF BEGINNING CONTAINING 57.881 ACRES AND BEING SUBJECT TO ALL EASEMENTS OF RECORD AND THE RIGHTS OF THE PUBLIC OVER 14 MILE ROAD.

LEGAL DESCRIPTION
GOLF HOLES 1-9

PART OF THE N.W. 1/4 OF SECTION 1 AND PART OF THE N.E. 1/4 OF SECTION 2, T 1 N., R. 8 E., CITY OF NOVI, OAKLAND COUNTY, MICHIGAN, DESCRIBED AS BEGINNING AT A POINT DISTANT S. 09°33'37" W. 389.66 FEET FROM THE N.E. CORNER OF SAID SECTION 2; THENCE FROM SAID POINT OF BEGINNING "A", CONSISTING OF GOLF HOLES 1, 2, & 3, S. 14°33'17" E. 700.88 FEET; THENCE S. 12°59'41" W. 266.83 FEET; THENCE S. 73°36'38" W. 177.20 FEET; THENCE S. 12°31'44" W. 92.20 FEET; THENCE N. 73°35'21" W. 761.00 FEET; THENCE S. 30°17'17" W. 654.31 FEET; THENCE N. 63°09'57" W. 95.26 FEET; THENCE N. 32°04'56" W. 79.08 FEET; THENCE N. 31°48'05" E. 452.72 FEET; THENCE N. 39°14'22" E. 278.00 FEET; THENCE N. 72°37'09" E. 133.68 FEET; THENCE S. 66°10'53" E. 606.67 FEET; THENCE N. 71°41'51" E. 136.93 FEET; THENCE N. 01°43'43" E. 497.23 FEET; THENCE N. 15°11'09" W. 362.66 FEET; THENCE N. 73°39'33" E. 118.66 FEET TO THE POINT OF BEGINNING "A"; THENCE S. 33°54'26" W. 1817.46 FEET TO POINT OF BEGINNING "B"; THENCE FROM SAID POINT OF BEGINNING "B", CONSISTING OF GOLF HOLES 4 & 5, S. 56°58'34" E. 238.54 FEET; THENCE S. 17°21'14" E. 335.26 FEET; THENCE S. 00°05'33" W. 218.58 FEET; THENCE S. 78°10'49" W. 714.80 FEET; THENCE N. 18°26'06" W. 94.87 FEET; THENCE N. 53°07'48" E. 225.00 FEET; THENCE DUE EAST 180.00 FEET; THENCE N. 09°08'30" E. 440.60 FEET; THENCE N. 15°56'43" W. 145.60 FEET; THENCE N. 69°26'38" E. 42.72 FEET TO POINT OF BEGINNING "B"; THENCE S. 89°42'24" W. 1189.45 FEET TO POINT OF BEGINNING "C"; THENCE FROM SAID POINT OF BEGINNING "C", CONSISTING OF GOLF HOLE 6, S. 30°03'13" E. 312.00 FEET; THENCE S. 66°58'26" E. 329.43 FEET; THENCE S. 31°15'49" E. 163.78 FEET; THENCE S. 08°12'52" W. 78.36 FEET; THENCE N. 68°45'14" W. 476.17 FEET; THENCE N. 31°04'40" W. 363.48 FEET; THENCE N. 36°31'17" E. 165.00 FEET TO POINT OF BEGINNING "C"; THENCE N. 17°56'47" E. 1520.67 FEET TO POINT OF BEGINNING "D"; THENCE FROM SAID POINT OF BEGINNING "D", CONSISTING OF GOLF HOLES 7 & 8, S. 43°00'08" W. 554.44 FEET; THENCE S. 18°59'35" E. 170.00 FEET; THENCE S. 34°29'59" W. 900.00 FEET TO THE EASTERLY RIGHT-OF-WAY LINE OF DECKER ROAD (86' WIDE); THENCE THE FOLLOWING (2) COURSES AND

DISTANCES ALONG SAID EASTERLY RIGHT-OF-WAY LINE OF DECKER ROAD, N. 00°54'00" E. 450.00 FEET AND 148.51 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, RADIUS 775.51 FEET, CENTRAL ANGLE 10°58'20", CHORD LENGTH 148.28 FEET AND A CHORD BEARING OF N. 06°23'10" E.; THENCE S. 78°07'40" E. 191.45 FEET; THENCE N. 27°27'38" E. 845.00 FEET; THENCE N. 89°56'44" E. 232.00 FEET; TO POINT OF BEGINNING "D"; THENCE N. 65°45'46" E. 1137.68 FEET TO POINT OF BEGINNING "E" ON THE N. LINE OF SAID SECTION 2; THENCE FROM SAID POINT OF BEGINNING "E", CONSISTING OF GOLF HOLE 9 AND THE CLUB HOUSE AND PARKING AREA, S. 89°00'02" E. 669.27 FEET ALONG SAID N. LINE OF SECTION 2; THENCE S. 01°00'00" W. 334.87 FEET; THENCE N. 89°00'02" W. 193.68 FEET; THENCE N. 55°01'56" W. 150.00 FEET; THENCE S. 83°05'54" W. 390.00 FEET; THENCE S. 61°30'13" W. 430.00 FEET; THENCE N. 89°00'02" W. 190.00 FEET; THENCE N. 18°00'00" E. 115.00 FEET; THENCE N. 61°30'13" E. 650.00 FEET; THENCE N. 00°59'58" E. 86.38 FEET TO POINT OF BEGINNING "E" ON SAID N. LINE OF SECTION 2 CONTAINING 29.028 ACRES AND BEING SUBJECT TO ALL EASEMENTS OF RECORD AND THE RIGHTS OF THE PUBLIC OVER 14 MILE ROAD.

DESCRIPTION OF PROPOSED CONDOMINIUM SITE

PART OF THE N.W. 1/4 OF SECTION 1 AND PART OF THE N.E. 1/4 OF SECTION 2 T. 1 N., R. 8 E., NOVI TOWNSHIP, NOW CITY OF NOVI, OAKLAND COUNTY, MICHIGAN, DESCRIBED AS BEGINNING AT THE N.W. CORNER OF SAID SECTION 1 AND PROCEEDING THENCE ALONG THE N. LINE OF SAID SECTION 1 S. 88°38'01" E. 649.03 FEET; THENCE S 02°05'07" W. 691.80 FEET; THENCE S. 00°15'51" W. 1780.70 FEET; THENCE N. 88°39'42" W. 682.13 FEET TO THE WEST LINE OF SAID SECTION 1; THENCE ALONG SAID WEST LINE S. 01°32'29" W. 704.73 FEET TO THE E. 1/4 CORNER OF SECTION 2; THENCE N. 89°33'08" W. 1575.64 FEET ALONG THE E. AND W. 1/4 LINE OF SECTION 2; THENCE N. 09°14'28" W. 428.00 FEET; THENCE N. 80°45'32" E. 160.00 FEET; THENCE N. 32°51'51" E. 116.63 FEET; THENCE N. 53°07'48" E. 225.00 FEET; THENCE DUE EAST 180.00 FEET; THENCE N. 19°21'08" W. 217.28 FEET; THENCE N. 68°16'37" W. 368.20 FEET; THENCE N. 39°59'57" W. 51.02 FEET; THENCE 190.67 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, RADIUS 230.00 FEET, CENTRAL ANGLE 47°29'57", CHORD LENGTH 185.26 FEET; AND A CHORD BEARING OF N. 16°15'00" W.; THENCE N. 07°30'00" E. 72.89 FEET; THENCE 38.13 FEET ALONG THE ARC OF A CURVE TO THE LEFT, RADIUS 230.00 FEET, CENTRAL ANGLE 09°29'58", CHORD LENGTH 38.09 FEET, AND A CHORD BEARING OF N. 02°45'00" E.; THENCE N. 02°00'00" W. 160.79 FEET; THENCE 36.13 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, RADIUS 230.00 FEET, CENTRAL ANGLE 08°59'59", CHORD LENGTH 36.09 FEET, AND A CHORD BEARING OF N. 02°30'00" E.; THENCE N. 07°00'00" E. 262.83 FEET; THENCE 56.20 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, RADIUS 230.00 FEET, CENTRAL ANGLE 14°00'00", CHORD LENGTH 56.06 FEET, AND A CHORD BEARING OF N. 14°00'00" E.; THENCE N. 20°59'58" E. 81.47 FEET; THENCE 202.72 FEET ALONG THE ARC OF A CURVE TO THE LEFT, RADIUS 230.00 FEET, CENTRAL ANGLE 50°29'58", CHORD LENGTH 196.22 FEET, AND A CHORD BEARING OF N. 04°15'00" W.; THENCE N. 29°29'59" W. 79.72 FEET; THENCE 76.27 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, RADIUS 230.00 FEET,

CENTRAL ANGLE $18^{\circ}59'58''$, CHORD LENGTH 75.92 FEET, AND A CHORD BEARING OF N. $20^{\circ}00'00''$ W.; THENCE N. $10^{\circ}30'01''$ W. 262.19 FEET; THENCE 148.53 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, RADIUS 230.00 FEET, CENTRAL ANGLE $37^{\circ}00'00''$, CHORD LENGTH 145.96 FEET, AND A CHORD BEARING OF N. $08^{\circ}00'01''$ E.; THENCE S. $89^{\circ}00'02''$ E. 490.00 FEET; THENCE N. $61^{\circ}30'13''$ E. 430.00 FEET; THENCE N. $83^{\circ}05'54''$ E. 390.00 FEET; THENCE S. $55^{\circ}01'56''$ E. 150.00 FEET; THENCE S. $89^{\circ}00'02''$ E. 193.68 FEET; THENCE N. $01^{\circ}00'00''$ E. 334.87 FEET; THENCE S. $89^{\circ}00'02''$ E. 95.00 FEET ALONG THE N. LINE OF SAID SECTION 2 TO THE POINT OF BEGINNING INCLUDING GOLF HOLES 6 THRU 9 AND THE CLUBHOUSE AREA.

**BYLAWS OF
THE MAPLES OF NOVI COMMUNITY ASSOCIATION**

**ARTICLE I
DEFINITIONS**

Section 1. **Assessment Unit.** "Assessment Unit" shall mean any residential dwelling unit located within the Residential Areas, inclusive of individual dwelling units located within apartment buildings and individual building sites within a condominium created for the purpose of constructing a residential dwelling therein.

Section 2. **Association.** "Association" shall mean The Maples of Novi Community Association, a Michigan non-profit corporation.

Section 3. **Community Areas.** "Community Areas" shall mean the property and community facilities thereon which are so described in Exhibit "C" to the Declaration.

Section 4. **Declaration.** "Declaration" shall mean the Declaration of Easements, Covenants, Conditions and Restrictions for The Maples of Novi Community, as recorded in the office of the Oakland County Register of Deeds, as it may be amended from time to time.

Section 5. **Declarant.** "Declarant" shall mean The Maple Group, a Michigan co-partnership and The Maple Group/Novi, Inc., a Michigan corporation, collectively the "Declarant" under the Declaration, or its duly designated successor under the Declaration.

Section 6. **The Maples of Novi Club.** "The Maples of Novi Club" shall mean the golf course, clubhouse, tennis courts, swimming pool and other recreational facilities which may be constructed and thereafter operated, maintained and owned separately from the Community Areas and Residential Areas.

Section 7. **The Maples of Novi Community.** "The Maples of Novi Community" shall mean the Residential Areas and the Community Areas and The Maples of Novi Club.

Section 8. **Owners' Associations.** "Owners' Associations" shall mean the non-profit condominium unit owners' corporations respectively and collectively responsible for the maintenance, administration, management and operation of the portions of the Residential Areas established as condominium projects.

Section 9. **Residential Areas.** "Residential Areas" shall mean the real property which is so described in Exhibit B to the Declaration.

**ARTICLE II
PURPOSES**

The purposes of the Association are set forth in the Articles of Incorporation of the Association.

**ARTICLE III
MEMBERSHIP AND VOTING RIGHTS OF MEMBERS**

Section 1. **Membership.** The members of the Association shall consist of the Declarant and each of the corporate condominium associations responsible under Michigan law for management, maintenance, operation and administration of condominium projects established from time to time within The Maples of Novi Community. The members of the Association shall also consist of the entity that owns any apartments that may be located in The Maples of Novi Community and The Maples of Novi Club. No other persons or entities shall be entitled to membership.

Section 2. **Classes.** There shall be four classes of membership. Declarant shall be the only Class A member, the Owners' Associations shall be the only Class B members, the owner of apartment developments or other non-condominium residential developments under single ownership shall be the only Class C members, and the owner of The Maples of Novi Club shall be the only Class D member. The Class A membership shall terminate when all Assessment Units planned for construction in The Maples of Novi Community have been completed and conveyed unless the Class A member shall be invited to continue as such by a majority of the Class B and C members.

Section 3. **Transfer.** The share of a member in the funds and assets of the Association cannot be separately assigned, pledged or transferred in any manner.

Section 4. **Voting.** Except as limited in Section 5 below, each member of the Association shall be entitled to one vote on all matters to be acted upon by the membership.

Section 5. **Voting Prior to First Annual Meeting.** No member, other than a Class A member, shall be entitled to vote prior to the first annual meeting of members held in accordance with Section 2 of Article IV.

Section 6. **Quorum.** The presence of members of the Association representing at least sixty percent (60%) of the votes in the Association shall be necessary to constitute a quorum for holding a meeting of the members of the Association. The absentee ballot of any member furnished at or prior to any duly called meeting at which said member is not otherwise present in person or proxy shall be counted in determining the presence of a quorum with respect to the specific question upon which the ballot is cast.

Section 7. **Votes.** Votes may be cast in person or by a writing duly signed by a duly authorized designated voting representative not present at a given meeting. Absent any specific written designation to the contrary, the President of each member shall be its designated voting representative. Written votes must be cast with respect to specific questions of which due notice is given prior to a particular meeting and any such votes must be filed with the Secretary of the Association at or before the appointed time of such meeting.

Section 8. **Majority.** A majority, except where otherwise provided herein or in the Declaration, shall consist of fifty percent (50%) of the votes constituting the quorum for any given meeting. Whenever provided specifically herein or in the Articles of Incorporation, action by the members of the Association may be required to be unanimous or of a greater majority than fifty percent (50%); otherwise, the members may act by the majority specified above.

ARTICLE IV

MEETINGS OF MEMBERS

Section 1. **Meetings.** Meetings of members of the Association shall be held at the principal office of the Association or at such other suitable place convenient to the members as may be designated by the Board of Directors. Voting shall be as provided in Article III. Meetings of the Association shall be conducted in accordance with the Sturgis' Code of Parliamentary Procedure, Roberts Rules of Order or some other generally recognized manual of parliamentary procedure, when not otherwise in conflict with the Articles of Incorporation, the Bylaws of the Association, the Declaration or the law of the State of Michigan.

Section 2. **First Annual Meeting and Regular Annual Meetings.** The first annual meeting of the members of the Association shall be held at such time as the first Board of Directors of the Association shall determine but, in no event, later than 90 days after the conveyance by Declarant of 95% of all 1000 Assessment Units proposed to be included within the Residential Areas. At least thirty (30) days' written notice of the date, time and place thereof shall be given to each member. Thereafter, an annual meeting shall be held on the third Tuesday of September, at such time and place as shall be determined by the Board of Directors.

Section 3. **Regular Meetings.** In addition to the annual meetings described in Section 2 of this Article IV, regular meetings of the members may be held at such times and places as shall be determined from time to time by the Board of Directors. Notice of regular meetings of the members shall be given to each member personally, by mail, telephone or telegraph, at least twenty (20) days prior to the date named for such meeting.

**THE MAPLES OF NOVI, MAPLE GREENS ASSOCIATION
MANAGEMENT AGREEMENT**

THIS AGREEMENT entered into this 29 day of August, 1989, by The Maples of Novi, Maple Greens Association (the "Association"), the Michigan non-profit corporation established to maintain and to manage the affairs of The Maples of Novi, Maple Greens, a Condominium Project (the "Project") which Association has its principal office at 7001 Orchard Lake Road, Suite 130, West Bloomfield, Michigan 48322, and Classic Construction Corporation, a Michigan corporation (the "Agent"), which has its principal office at 7001 Orchard Lake Road, Suite 130, West Bloomfield, Michigan 48322.

WITNESSETH:

In order to assure professional management of the Project and in consideration of the terms, conditions and covenants hereinafter set forth, the parties hereto agree as follows:

1. **Appointment of Agent.** Pursuant to its Articles of Incorporation and to the authority granted it in Article XI, Section 5 of the Bylaws, the Association hereby appoints the Agent and the Agent hereby accepts the appointment as exclusive managing agent of the Project subject to the terms and conditions set forth below.

2. **Management Fee.** The Association agrees to pay the Agent a fee of \$10.00 per unit (as hereinafter provided) per month during the continuation hereof. The fee shall be payable to the Agent monthly and shall equal the sum of charges per unit for all units which were, as of the first of the month to which such charges relate, transferred by the Developer and titled in the name of a Co-owner purchaser. The fee shall be payable to the Agent by the 10th of each month for services rendered during the preceding month and shall constitute the Agent's total compensation for services performed by it under this Agreement during each month. It is understood by the Association that the management fee paid by the Association to Agent hereunder relates only to the management of those units which have been sold and conveyed and no management fees shall be due or payable relative to the management of units owned by Developer during the term of this Agreement. Developer shall be responsible for any expenses of a management nature which related to units owned by it.

3. **Duties of Agent.** The duties of the Agent shall be to:

(a) Collect all regular assessments, late charges, and special assessments due from the Co-owners pursuant to the Bylaws and Purchase Agreement; provided, however, that the Association shall cooperate with Agent in the collection of all such assessments.

(b) Cause to be disbursed regularly and punctually from the funds collected under paragraph (a) of this Article and deposited in the account for the Association, hereinafter provided: (1) salaries and other compensation due and payable to the employees of the Association and the taxes payable under paragraph (h) of this Article, (2) fire and other insurance premiums due under paragraph (g) hereof and (3) sums otherwise due and payable by the Association as operating expenses authorized to be incurred by the Agent under the terms of this Agreement, including the Agent's salary.

All payments to be made by the Agent under this Agreement shall be made out of such sums as are available in the account of the Association or as may be provided by the Association. The Agent shall not be obligated to make any advance to or for the account of the Association or to pay any sum except out of the account or other funds provided as aforementioned, nor shall the Agent be obligated to incur any liability or obligation for the account of the Association without assurance that the funds necessary for the discharge thereof will be provided.

(c) Furnish the Board of Directors (or its designees) with a schedule of all delinquent accounts on or before the 15th day of each month, and, if specifically authorized by the Board of Directors (or its designees) take such action as shall be permitted by the Bylaws and the laws of the State of Michigan to collect such delinquent assessments.

(d) Cause the buildings, grounds and appurtenances of the Project to be maintained according to such standards as may from time to time be established by the Board of Directors, including but not limited to exterior cleaning, painting and decorating, and such other normal maintenance and repair work as may be necessary, subject to those limitations imposed by the Master Deed and Bylaws in addition to those contained herein.

Section 4. **Special Meetings.** Special meetings of the members of the Association may be called by the President on seven (7) days notice to each member, given personally, by mail, telephone or telegraph, which notice shall state the time, place and purpose of the meeting.

Section 5. **Waiver of Notice.** Before or at any meeting of the members, any member may, in writing, waive notice of such meeting and such waiver shall be deemed equivalent to the giving of such notice. Attendance by a member at any meeting of the members of the Association shall be deemed a waiver of notice by it of the time and place thereof. If all the members are present at any meeting of the members of the Association, no notice shall be required and any business may be transacted at such meeting.

Section 6. **Adjournment.** If, at any meeting of the members of the Association, there is 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 member in the action of a meeting by signing and concurring in the minutes thereof shall constitute the presence of such member for purposes of determining a quorum and ratification by such member of any action taken or authorized at such meeting.

ARTICLE V BOARD OF DIRECTORS

Section 1. **Number and Qualifications of Directors.** The affairs of the Association shall be governed by a Board of Directors. Except for the Board of Directors which serves until the first annual meeting of members, one authorized representative from the Class A member, the president of each Class B member and one authorized representative from the Class C and D members of the Association shall automatically be a Director of the Association and no other person or entity shall be entitled to be a Director. Directors shall serve without compensation.

Section 2. **First Board of Directors.** The first Board of Directors (and any successors thereto elected by the Class A member prior to the First Annual Meeting) shall be composed of five persons and such first Board of Directors shall manage the affairs of the Association until the first annual meeting of members of the Association is convened at the time required by these Bylaws. Only the Class A Member shall be entitled to elect the first Board of Directors and any successors thereto prior to the First Annual Meeting of Members. Thereafter, the Board of Directors of the Association shall consist of the president of each Class B member of the Association, an authorized representative of the Class C and D members and an authorized representative of the Class A member until 95% of the Assessment Units planned for the Residential Areas have been conveyed by Declarant after which time the Class A member shall no longer be entitled to a directorship unless such membership is continued under the provisions of Article III, Section 2 hereof. The actions of the First Board of Directors and any successors thereto who are elected solely by the Class A Member shall be binding upon the Association and all members and owners of Assessment Units so long as such actions are within the scope of the powers and duties which may be exercised generally by a Board of Directors elected after the First Annual Meeting.

Section 3. **Powers and Duties.** Subject to the limitations of the Articles of Incorporation or Act No. 162 of the Public Acts of 1982, as may be amended from time to time, as to action to be authorized or approved by the members, and subject to the duties of the Directors as prescribed by the Bylaws, all corporate powers shall be exercised by or under authority of, and the business and affairs of the Association shall be controlled by, the Board of Directors; subject, however, to the general authorities concerning capital improvements as are reserved to the Owners of Assessment Units in the Residential Areas as set forth in Article IV, Section 4 of the Declaration, it is hereby expressly declared that the Directors shall have the following powers:

- a. To select and remove all other officers, agents and employees of the Association, prescribe such powers and duties for them as may not be inconsistent with law, with the Articles of Incorporation or the Bylaws and fix their compensation;

- b. To conduct, manage and control the affairs and business of the Association, to maintain and contract for maintenance with respect to any property of the Association in Community Areas and to make such rules and regulations therefor, not inconsistent with law, with the Articles of Incorporation, Declaration or the Bylaws, as they may deem best;
- c. To adopt, make and use a corporate seal, and to prescribe the forms of certificates of membership, and to alter the form of such seal and of such certificates from time to time, as in their judgment they may deem best, provided such seal and such certificates shall at all times comply with the provisions of law;
- d. To appoint committees and to delegate to such committees, subject to the control of the Board of Directors, any of the powers and authority of said Board except the power to adopt, amend or repeal the Bylaws;
- e. To levy and collect regular annual assessments as provided in the Articles of Incorporation and in accordance with Article IV, Sections 1 through 4 of the Declaration (without specific approval by Owners of Assessment Units as provided in the Declaration) and to enforce the collection thereof; provided, however, that all special assessments for capital improvements shall be levied and collected only in accordance with the provisions of Article IV, Section 4 of the Declaration;
- f. To contract for maintenance, landscaping, security and other management services on behalf of the residential developments within the Residential Areas for which the Class B and C members are administratively responsible, to the extent such authority is conferred by the Declaration or delegated to the Board by the members of this Association and/or the owners of the Residential Areas;
- g. To pay real and personal property taxes and special assessments which are or may become a lien on the property of the Association, if any;
- h. To contract and pay premiums for fire, casualty, liability and other insurance, including indemnity and other bonds, on said property facilities;
- i. To delegate such of its powers and duties as may be properly delegable to a professional management company;
- j. To borrow money in furtherance of the purposes of the Association and to secure repayment of the same by mortgage, pledge or lien of Association properties; subject, however, to the rights of the Owners of Assessment Units in the Residential Areas to approve the same as may be required under Article IV, Section 4 of the Declaration.
- k. To lease, license, sell, convey or otherwise dispose of property of the Association in furtherance of the purposes of the Association; subject, however, to the rights of the Owners of Assessment Units in the Residential Areas to approve the same as may be required under Article IV, Section 4 of the Declaration.
- l. To contract when expedient and fair, with any person or entity to or with whom or which the Class A Member may be related or affiliated for the provision of services or products which are necessary to carry out the purposes and responsibilities of the Association.
- m. To do all other such acts as may be required by or are consistent with the purposes of the Association, provided such are permitted by law, the Declaration, the Articles of Incorporation, and/or the Bylaws.

Section 4. **Vacancies.** The term of office of each of the Directors of the Association designated by a Class B member shall coincide with his or her respective term as president of one (1) of the Owners' Associations referenced in Article III, Section 1 above. The duly appointed or elected successor to the president of the Owners' Association shall automatically be a Director of this Association in the place and stead of the

person whom he/she succeeds. Any such Director of this Association may not resign his/her directorship without similarly resigning as president of the Owners' Association which he or she represents. The term of office of the director designated by the Class A member shall continue so long as is authorized by the Class A member. The term of office of the director designated by the Class C and D members shall continue until replaced by the Class C and D members.

Section 5. **Removal.** No Director of the Association may be removed at any time by the members or other Directors of this Association.

Section 6. **Meetings.** Regular meetings, special meetings, notice of meetings, quorum requirements, voting, and majority voting requirements for meetings of the Board of Directors are as described in Articles III and IV hereof for meetings of members of the Association.

Section 7. **Fidelity Bonds.** The Board of Directors shall require that all officers and employees of the Association handling or responsible for Association funds furnish adequate fidelity bonds. The premiums on such bonds shall be expenses of administration.

ARTICLE VI OFFICERS

Section 1. **Officers.** The principal officers of the Association shall be a President, who shall be a member of the Board of Directors, a Vice President, Secretary and a Treasurer. The Directors may appoint First and Second Vice-President, an Assistant Treasurer, an Assistant Secretary, or any of them 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 annual meetings referenced in Article IV, Section 2 above and shall hold office at the pleasure of the Board.

Section 3. **Removal.** Upon a majority vote of the Board of Directors, as described in Article III, Section 8, 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 shall preside at all meetings of the Association and of the Board of Directors. He 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 may in his 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 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 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 all meetings of the members of the Association; he shall have charge of the corporate seal and of such books and papers as the Board of Directors may direct; and he 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 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 depositaries as may, from time to time, be designated by the Board of Directors.

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

ARTICLE VII
FINANCES

Section 1. Method of Assessment. (a) **General Annual Assessment.** Every Class B and C member shall pay an annual assessment which shall be levied by the Board of Directors and which shall be used exclusively for the purposes of the Association as set forth in the Articles of Incorporation. The annual assessment against each Class B and C member shall be the sum of the separate equal assessments levied by the Board of Directors against each Assessment Unit in either a condominium project administered by such member or in an apartment complex, or as otherwise determined by the Declarant as that right is reserved in the Declaration. The due dates of such annual assessments shall be fixed by the Board of Directors and they shall send written notice of such assessments to each member and to each Assessment Unit Owner in the Residential Areas. Said assessments may, in the discretion of the Board of Directors, be made payable on a monthly or other periodic basis and may be paid by the Owners' Associations described in Article III, Section 6 hereof on behalf of their respective members. The Declarant may relieve Owners who have not constructed residences upon their building sites from payment, for a limited period of time, of all or some portion of their respectively allocable shares of the Association budget. The purposes of this provision is to provide fair and reasonable relief from Association assessments until such Owners actually commence utilizing the Common Elements on a regular basis. The Class A and Class D members shall not be responsible for payment of any general annual assessments except to the extent that it (they) own(s) Assessment Units within the Residential Areas.

(b) **Limited Annual Assessment.** The Declarant may determine, from time to time, in its sole discretion, that the expense of maintenance, repair and replacement of certain of the Community Areas should not be equally assessed against each Assessment Unit. Rather, based on various considerations, including without limitation anticipated use and geographic location, it is equitable to assign percentages of expenses to the Properties lying within The Maples of Novi Community. Article IV, Section 3b of the Declaration, as it may be amended from time to time, shall set forth the percentages of expenses.

Section 2. Amount. The amounts of all assessments shall be determined in accordance with the provisions of the Declaration.

Section 3. Records. The Association shall keep detailed books of account showing all expenditures and receipts incurred by or on behalf of the Association. Such accounts and all other Association records shall be open for inspection by all members and all owners of the Residential Areas during reasonable working hours. The Association shall prepare and distribute to each member at least once each year a financial statement, the contents of which shall be defined by the Association. The books of account shall be audited at least annually by qualified independent auditors; provided, however, that such auditors need not be certified public accountants nor does such audit need to be a certified audit.

Section 4. Management Agent. The Board of Directors may, in its discretion, 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.

Section 5. Veto. Notwithstanding the foregoing, the Owners of Assessment Units in the Residential Areas shall have the right, at any meeting duly convened for such purpose, to exercise control over any decisions of the members and directors of the Association to levy assessments for capital improvements pursuant to the terms and provisions of the Declaration.

Section 6. 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. The commencement date of the fiscal year shall be subject to change by the Directors for accounting reasons or other good cause.

Section 7. Bank. The funds of the Association shall be deposited in such bank 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. Reserves and other surplus funds of the Association may be invested from time to time in savings accounts or certificates insured by the Federal Deposit Insurance Corporation or the Federal Savings and Loan Insurance Corporation or in obligations of the United States Government.

ARTICLE VIII
INDEMNIFICATION OF OFFICERS AND DIRECTORS

Every director and 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 him 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 he may be a party or in which he may become involved by reason of his being or having been a director or officer of the Association, whether or not he is a director or officer at the time such expenses are incurred, 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 days prior to payment of any indemnification which it has approved, the Association shall notify all members thereof. Further, the Board of Directors is authorized to carry officers' and directors' liability insurance covering acts of the officers and directors of the Association in such amounts as it shall deem appropriate.

ARTICLE IX
AMENDMENTS

Section 1. **General.** Amendments to these Bylaws shall be made only by and at the instance of the Class A Member until all 1000 Assessment Units planned to be constructed in The Maples of Novi Community have been conveyed. Thereafter, amendments to the Bylaws shall be adopted only upon the affirmative vote of the Class B and C Members representing at least seventy-five percent (75%) of the votes in the Association; provided, however that there shall be no such amendment to these Bylaws without the written consent of the Class A Member until conveyance by Declarant of the last Assessment Unit to be included in The Maples of Novi Community; provided, further, that there shall be no amendment to these Bylaws at any time, which has a material adverse impact on the rights, responsibilities, obligations, duties or benefits of the Class D Member without the written consent of the Class D Member.

Section 2. **Proposal.** Amendments to these Bylaws may be proposed by one or more of the members of the Association whether at a meeting of members or by instrument in writing signed by it or them.

Section 3. **Meeting.** Upon any such amendment being proposed, a meeting for consideration of the same shall be duly called in accordance with the provisions of Article IV of these Bylaws.

Section 4. **When Effective.** Any amendment to these Bylaws shall become effective upon adoption of the same in accordance with Section 1 of this Article IX.

Section 5. **Distribution.** A copy of each amendment to these Bylaws shall be furnished to every member of the Association after adoption and to each owner of an Assessment Unit within the Residential Areas.

ARTICLE X
COMPLIANCE

These Bylaws are set forth to comply with the requirements of Act No. 162 of the Public Acts of Michigan of 1982, as may be amended from time to time, and with the duly recorded Declaration. In the event that these Bylaws conflict with the provisions of such statute or with the provisions of the Declaration, the provisions of the statute and the Declaration shall be controlling.

For any one item of repair or replacement the expense incurred shall not exceed the sum of \$ 5000.00 unless specifically authorized by the Board of Directors; provided, however, that emergency repairs, involving manifest danger to life or property, or immediately necessary for the preservation and safety of the property, or for the safety of the Co-owners, or required to avoid the suspension of any necessary service to the Project, may be made by the Agent irrespective of the cost limitation imposed by this paragraph. Notwithstanding this authority as to emergency repairs, it is understood and agreed that the Agent will, if at all possible, confer immediately with the Board of Directors regarding every such expenditure. The agent shall not incur liabilities (direct or contingent) which will at any time exceed the aggregate of \$ 5000.00, or any liability maturing more than one year from the creation thereof, without first obtaining the approval of the Board of Directors.

(e) Enter into contracts for trash removal, snow removal, supplies, chemical treatment and other necessary services, or such of them as the Board of Directors shall approve. Additionally, the Agent shall place orders for such equipment, tools, appliances, materials and supplies as are necessary properly to maintain the Project. All such contracts and orders shall be made in the name of the Association and shall be subject to the limitations set forth in paragraph (b) of this Article. When taking bids or issuing purchase orders, the Agent shall act at all times in the best interest of the Association, but the Agent shall not be responsible for obtaining the lowest price available for the service or commodity purchases pursuant to this Agreement.

(f) Take such action as may be necessary to comply promptly with any and all orders or requirements affecting the premises placed thereon by any federal, state, county or municipal authority having jurisdiction thereover, subject to the limitations contained in paragraph (d) of this Article. The Agent, however, shall not take any action under this paragraph (f) so long as the Association is contesting, or has affirmed its intention to contest any such order or requirement. The Agent shall promptly notify the Board of Directors in writing of all such orders and notices of requirements.

(g) Cause to be placed and kept in force all of those insurance policies required by the laws of the State of Michigan and the Bylaws, which insurance coverage shall be carried and administered in accordance with Article IV of the Bylaws. The Agent shall promptly investigate and make a full written report as to all accidents or claims for damages relating to the management, operation and maintenance of the Project, including any damage or destruction to the Project and the estimated cost of repair and shall cooperate and make any and all reports required by any insurance company in connection therewith.

(h) Prepare (or cause to be prepared) in conjunction with an accountant or a similarly qualified professional, if necessary, for execution and filing by the Association all forms, reports and returns required by law in connection with federal and state income tax, Michigan general corporation law, unemployment insurance, workmen's compensation insurance, disability benefits, social security and other similar taxes now in effect or hereafter imposed and also in connection with requirements relating to the employment of personnel.

(i) Prepare, with the assistance of an accountant or similarly qualified professional, if necessary, and in conformity with the provisions of the Bylaws, an operating budget for the forthcoming fiscal year. Each such budget shall be submitted to the Board of Directors in a final draft at least 30 days prior to the commencement of the annual period for which it has been made. Copies of the budget, upon adoption by the Board of Directors, shall be furnished to each Co-owner as provided in the Bylaws. The Agent shall use its best efforts to operate within the budget as adopted. In the event the Agent foresees a budget overrun, it shall notify the Board of Directors in writing.

(j) Bond, in a manner satisfactory to the Association, all employees of the Agent who handle or who are responsible for handling the Association's funds, without expense to the Association.

(k) Investigate, hire, pay, supervise and discharge the personnel necessary to be employed in order to properly maintain and operate the Project. Such employees shall be employees of the Association and not the Agent. Compensation for the services of such employees shall be expenses of administration.

(l) Maintain a complete set of books and records relative to the operation of the Condominium Project in accordance with reasonable accounting practice. All such records shall be available for examination by the directors of the Association or their representatives during working hours. No independent audit of the Association's records shall be required. In the event any such audit is required by the Association, the cost of providing the same shall be paid entirely by the Association.

(m) Report at reasonable intervals to the Board of Directors regarding the maintenance and condition of the Project and attend meetings of the Association or Board of Directors at any time or times requested by the Board of Directors.

(n) Maintain records showing the complaints and service requests made by each Co-owner together with the action taken with respect to each such request. The Agent, in its discretion, or upon the request of the Board of Directors, shall report all such requests to the Board of Directors with appropriate recommendations. If required by the Federal Housing Administration, a further segregated account containing the reserve fund for replacements shall also be established.

(o) Establish and maintain in a bank authorized to do business in Michigan a separate bank account as agent and trustee for the Association for the deposit of the Association's funds. The Agent shall have authority to draw thereon for any payments to be made by the Agent to discharge any liabilities or obligations incurred pursuant to this Agreement and for the payment of the management fee.

(p) Do all other things which are reasonably required to maintain the Project in conformity with such standards as the Board of Directors may from time to time establish and which the Bylaws and the laws of the State of Michigan permit the Board of Directors to authorize and to delegate.

4. **Indemnification and Liability of Agent.** The Association hereby agrees to indemnify and save harmless Agent from all losses, expenses or damages of any nature whatsoever in connection with the management of the Project and from liability for injury to any person or property on, about or in connection with the Project from any cause whatever, unless such costs, expenses, damages or liabilities be caused by the Agent's own gross negligence or willful misconduct. The Agent shall not be liable to the Association or to any other person for any error in judgment or for doing or omitting to do any matter or thing pursuant to the terms of this Agreement except in cases of willful misconduct or gross negligence.

5. **Relationship of Agent to Other Entities.** Agent, its officers, employees, partners, directors and others connected therewith are, or may be, officers, employees, partners, directors of or otherwise related to the (a) Association, (b) the Developer of The Maples of Novi, Maple Hills or (c) contractors or agencies hired by Agent which are furnishing services or supplies to The Maples of Novi, Maple Hills Association. The Association, on behalf of itself and members, acknowledges and expressly consents to any and all of such relationships.

6. **Assignability.** The Agent may assign this Management Agreement to any other person or entity so long as such assignee shall undertake in writing to assume and perform the obligations of Agent hereunder.

7. **Effective Date.** This Agreement shall take effect on the day of the first conveyance to a purchaser of a Unit in The Maples of Novi, Maple Hills and shall remain in full force and effect until 60 days after the First Annual Meeting of Co-owners as set forth in the Bylaws. This Agreement shall be automatically renewed at the expiration of such period unless, within said 60-day period, the Association terminates this Agreement. Upon said renewal, this Agreement shall remain in full force and effect for a period of 1 year from such renewal date.

8. **Termination.** This Agreement shall terminate (a) upon the expiration of the term hereof, or (b) upon 30 days' prior written notice by either party to the other for cause. Notwithstanding the foregoing, however, the Association may, with 30 days' prior written notice, terminate this Agreement on the transitional control date or at any time within 90 days thereafter. The "transitional control date" means the date on which a Board of Directors for 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.

In the event a petition in bankruptcy is filed by or against Agent, or in the event that it shall make an assignment for the benefit of creditors or take advantage of any insolvency act, either party hereto may terminate this Agreement, without notice to the other, but prompt advice of such action shall be given to the other party.

9. **Final Accounting.** Upon termination, the contracting parties shall account to each other with respect to all matters outstanding as to the date of termination and the Association shall furnish the Agent security satisfactory to the Agent against any outstanding obligations or liabilities which the Agent may have incurred hereunder.

10. **Federal Housing Administration.** It is expressly understood and agreed by and between the parties hereto that the Federal Housing Administration (so long as it insured any mortgage relative to the Project) shall have the right, for good cause, to terminate this Agreement at the end of any calendar month on 30 days' written notice to the Association and the Agent of such termination. It is further understood and agreed that no liability shall attach to the Federal Housing Administration in the event of termination of this Agreement pursuant to this section. This Agreement is made subject and subordinate to all rights of the Federal Housing Administration as the insurer of any mortgage relative to the Project and shall, to the extent that it confers the rights, privileges and benefits upon the Federal Housing Administration, inure to its benefit but without liability in the same manner and with the same force and effect as though the Federal Housing Administration was a signatory to this Agreement.

11. **Effect of Agreement.** This Agreement shall constitute the entire Agreement between the contracting parties and no variance or modification thereof shall be valid and enforceable except by supplemental agreement in writing which shall be executed and approved in the same manner as this Agreement.

IN WITNESS WHEREOF, the parties hereto have executed this agreement the date and year first written.

THE MAPLES OF NOVI, MAPLE HILLS
ASSOCIATION

CLASSIC CONSTRUCTION CORPORATION,
Agent

By: Arlene Blumenstein
Its: President

By: Sam Blumenstein
Its: President

**THE MAPLES OF NOVI, MAPLE GREENS
ESCROW AGREEMENT**

THIS AGREEMENT is entered into this 15 day of August, 1989, between The Maple Group/Novi, Inc., a Michigan corporation ("Developer"), and Chicago Title Insurance Company by and through its duly authorized representative, Philip F. Greco Title Company ("Escrow Agent").

WHEREAS, Developer has established The Maples of Novi, Maple Greens as a residential Condominium Project under applicable Michigan law; and,

WHEREAS, each building site will constitute a Condominium Unit as defined in the Michigan Condominium Act (Act No. 59, Public Acts of 1978, as amended, hereinafter the "Act"); and

WHEREAS, Developer is selling Condominium Units in The Maples of Novi, Maple Greens and is entering into Purchase and Building Agreements with Purchasers for such Units in substantially the form attached hereto, and each Purchase and Building Agreement requires that all deposits made under such Agreement be held in an escrow account with an Escrow Agent; and,

WHEREAS, the parties hereto desire to enter into an Escrow Agreement to establish such an escrow account for the benefit of Developer and for the benefit of each Purchaser hereinafter called "Purchaser") who makes deposits under a Purchase and Building Agreement; and,

WHEREAS, Escrow Agent is acting as an independent party hereunder pursuant to the provisions of this Agreement and the Act for the benefit of Developer and all Purchasers and not as the agent of any one or less than all of such parties.

NOW, THEREFORE, it is agreed as follows:

1. **Deposit of Funds.** Developer shall, promptly after receipt, transmit to Escrow Agent sums initially deposited with it under a Purchase and Building Agreement, together with a transmittal letter signed by Purchaser containing a precise identification of the Unit covered by the Purchase and Building Agreement and the name(s), address and telephone number of the Purchaser(s) thereunder. Thereafter, Developer shall transmit to Escrow Agent further sums received by it from Purchaser under the Purchase and Building Agreement up to the time of closing. The Master Deed as recorded in the office of the Oakland County Register of Deeds, only as modified by duly recorded Amendments through the date hereof and the attached Purchase and Building Agreement form for this Condominium Project shall not be amended or modified in any manner which will in the opinion of Escrow Agent materially change its duties or increase its liabilities.

2. **Release of Funds.** The sums paid to Escrow Agent under the terms of any Purchase and Building Agreement shall be held and released to Developer or Purchaser only upon the conditions hereinafter set forth:

A. **Upon Withdrawal by Purchaser.** The escrowed funds shall be released to Purchaser under the following circumstances:

(i) If the Purchase and Building Agreement is contingent upon Purchaser obtaining a mortgage and he fails to do so as provided therein and duly withdraws from the Purchase and Building Agreement as a result thereof, Escrow Agent shall release to Purchaser all sums held by it pursuant to said Agreement.

(ii) In the event that a Purchaser duly withdraws from a Purchase and Building Agreement prior to the time that said Agreement becomes binding, Escrow Agent shall, within 3 business days from the date of receipt of notice of such withdrawal, release to Purchaser all of Purchaser's deposits held thereunder.

(iii) In the event that a Purchaser duly terminates a Purchase and Building Agreement executed under the provisions of §88 of the Act pursuant to paragraphs 7 and 8 of the General Provisions of a Purchase and Building Agreement, Escrow Agent shall release all of Purchaser's deposits held thereunder to Purchaser.

(iv) If, however, Developer files with Escrow Agent a written objection to the withdrawal request of Purchaser which objection claims an interest in the sums held pursuant to the Purchase and Building Agreement, Escrow Agent shall hold or dispose of the funds as provided in paragraph 4 hereof.

B. **Upon Default by Purchaser.** In the event that a Purchaser under a Purchase and Building Agreement defaults in making any payments required by said Agreement or in fulfilling any other obligations thereunder for a period of 10 days after written notice by Developer to Purchaser, Escrow Agent shall release sums held pursuant to the Purchase and Building Agreement to Developer in accordance with the terms of said Agreement. If, however, Purchaser files a written objection to the notice of default with Escrow Agent which objection claims an interest in the sums held pursuant to the Purchase and Building Agreement, Escrow Agent shall hold or dispose of the funds as provided in paragraph 4 hereof.

C. **Upon Conveyance of Title to Purchaser.** Upon conveyance of title to a Unit from Developer to Purchaser (or upon execution of a land contract between Developer and Purchaser in fulfillment of a Purchase and Building Agreement) and upon issuance of a Certificate of Occupancy with respect to the Unit if required by local public ordinance, Escrow Agent shall release to Developer all sums held in escrow under such Agreement provided Escrow Agent has received a certificate signed by a licensed professional engineer confirming:

(i) That those portions of the phase of the Condominium Project in which such Purchaser's Unit is located and which in the Condominium Subdivision Plan are labeled "must be built" are substantially complete; and

(ii) That recreational facilities or other similar facilities and all other common elements or facilities intended for common use, wherever located which in the Condominium Subdivision Plan are labeled "must be built" are substantially complete; or

If the elements or facilities referred to in paragraphs 2C(i) and 2C(ii) above are not substantially complete, only sufficient funds to finance substantial completion of such elements or facilities shall be retained in escrow and the balance may be released. All funds required to be retained in escrow may be released, however, if other adequate security shall have been arranged as provided in paragraph 2F below. Determination of amounts necessary to finance substantial completion shall likewise be determined by the certificate of a licensed professional engineer. For purposes of paragraph 2C(i) above, the phase of the Condominium Project in which Purchaser's Unit is located shall be "substantially complete" when all utility mains, access roads and other Common Elements (to the extent such items are designated on the Condominium Subdivision Plan as "must be built") are substantially complete as evidenced by certificates of substantial completion issued by a licensed professional engineer as described in Section 3 below. Improvements of the type described in paragraph 2C(ii) above shall be substantially complete when certificates of substantial completion have been issued therefor by a licensed professional engineer, as described in Section 3.

D. **Release of Funds Escrowed For Completion of Incomplete Improvements.** Upon furnishing Escrow Agent a certificate from a licensed professional engineer (or, except for improvements of the type described in paragraph 2C(ii) above, from a local public building inspector having jurisdiction) evidencing substantial completion in accordance with the pertinent plans and specifications of a structure, improvement, facility or identifiable portion thereof for which funds or other security have been deposited in escrow, Escrow Agent shall release to Developer the amount of such funds or other security specified by the issuer of the certificate as being attributable to such substantially completed item(s); provided, however, that if the amounts remaining in escrow after any such partial release would be insufficient in the opinion of the issuer of such certificate to finance substantial completion of any remaining incomplete items for which funds or other security have been deposited in escrow, only the amount in escrow in excess of such estimated cost to substantially complete shall be released by Escrow Agent to Developer.

E. **Release of Interest Earned Upon Escrowed Funds.** In the event that interest upon the escrowed funds is earned, all such interest shall be separately accounted for by Escrow Agent and shall be held in escrow and released as and when principal deposits are released hereunder; provided, however, that all interest earned on deposits refunded to a Purchaser upon the occasion of his withdrawal from a Purchase and Building Agreement shall be paid to Developer.

F. **Other Adequate Security.** If Developer requests that all of the escrowed funds held hereunder or any part thereof be delivered to it prior to the time it otherwise becomes entitled to receive the same, Escrow Agent may release all such sums to Developer if Developer has placed with Escrow Agent an irrevocable letter of credit drawn in favor of Escrow Agent in form and substance satisfactory to Escrow Agent and securing full repayment of said sums, or has placed with Escrow Agent such other substitute security as may be permitted by law and approved by Escrow Agent. Escrow Agent may, at its sole discretion, present any letter of credit deposited pursuant to this paragraph for payment without prior notice or consent of Developer.

G. **Claims Arising Due to Failure of Completion.** If Escrow Agent is holding in escrow funds or other security for completion of incomplete elements or facilities under §103b(7) of the Act, such funds or other security, upon the request of the The Maples of Novi, Maple Greens Association or any interested Co-owner, shall be administered by Escrow Agent in the following manner:

(i) Escrow Agent shall upon request give all statutorily required notices under §103b(7) of the Act.

(ii) If Developer, the The Maples of Novi, Maple Greens Association and any other party or parties asserting a claim to or interest in the escrow deposit enter into a written agreement (satisfactory in its terms and conditions to Escrow Agent for Escrow Agent's protection, as determined by Escrow Agent in its absolute and sole discretion), as to the disposition of the funds or security in escrow under §103b(7) of the Act, Escrow Agent shall release such funds or security in accordance with the terms of such written agreement among such parties.

(iii) Failing written agreement as provided in paragraph 2G(ii) above, Escrow Agent shall be under no obligation whatever to release any such escrowed funds or security, but Escrow Agent may, in its absolute and sole discretion, at any time take either of the following actions:

(a) Initiate an interpleader action in any circuit court in the State of Michigan naming the Developer, the The Maples of Novi, Maple Greens Association and all other claimants and interested parties as parties and deposit all funds or other security in escrow under §103b(7) of the Act with the clerk of such court in full acquittance of its responsibilities under this Agreement; or

(b) Initiate an arbitration proceeding under the Commercial Arbitration Rules of the American Arbitration Association pursuant to which proceeding both the Developer and the The Maples of Novi, Maple Greens Association shall be named as parties. Escrow Agent shall continue to hold all sums in escrow under §103b(7) of the Act pending the outcome of such arbitration but Escrow Agent shall not be a party to such arbitration. All issues relative to disposition of such escrow deposits or other security shall be decided by the arbitrator or arbitration panel and such decision shall be final and binding upon all parties concerned and judgment thereon may be rendered upon such award by any circuit court of the State of Michigan. Escrow Agent may in any event release all such escrow deposits in accordance with the arbitration decision or may commence an interpleader action with respect thereto as provided above.

3. **Proof of Occurrences; Confirmation of Substantial Completion; Determination of Cost to Complete.** Escrow Agent may require reasonable proof of occurrence of any of the events, actions or conditions stated herein before releasing any sums held by it pursuant to this Escrow Agreement either to a Purchaser or to Developer. Whenever Escrow Agent is required hereby to receive the certification of a licensed professional engineer that a facility, element, structure, improvement or identifiable portion of any of the same is substantially complete in accordance with the pertinent plans therefor, it may base such confirmation entirely upon the certificate of the Developer to such effect coupled with the certificate to the same effect of a licensed professional engineer. Likewise, all estimates and determinations of the cost to substantially complete any incomplete elements, facilities, structures and improvements for which escrowed funds are being specifically maintained under paragraph 2D above shall be made entirely by a licensed professional engineer and the determination of all amounts to be retained or maintained in the escrow account for the completion of any such elements, facilities, improvements or structures shall be based entirely upon such determinations and estimates as are furnished by such engineer. No inspections of the Project or any portion thereof by any representative of Escrow Agent shall be deemed necessary hereunder, nor must any cost estimates or determinations be made by Escrow Agent and Escrow Agent may rely entirely upon certificates, determinations and estimates as described above in retaining and releasing all escrowed funds hereunder.

4. **Conflicting Claims.** If Escrow Agent receives conflicting instructions or claims to the funds, securities or documents held in escrow, then it may take any one or more of the following actions.

A. It may release all or any portion of the funds to the party which it, in its sole judgment, determines is entitled to receive such funds under other provisions of this Agreement.

B. It may hold all or any portion of the funds, securities and documents affected by the conflicting instructions or claims in this escrow and take no further action until otherwise directed, either by mutual written instructions from all interested parties or final order of a court of competent jurisdiction.

C. It may initiate an interpleader action in any circuit court in the State of Michigan naming all interested parties as parties and depositing all or any portion of the funds, securities and documents affected by the adverse claims with the clerk of such court in full acquittance of its responsibilities under this Agreement.

5. **Limited Liability of Escrow Agent; Right to Deduct Expenses From Escrow Deposits.** Upon making delivery of the funds deposited with Escrow Agent pursuant to this Escrow Agreement and performance of the obligations and services stated herein, Escrow Agent shall be released from any further liability thereunder and hereunder, it being expressly understood that liability is limited by the terms and provisions set forth in this Agreement, and that by acceptance of this Agreement, Escrow Agent is acting in the capacity of a depository and is not, as such, responsible or liable for the sufficiency, correctness, genuineness or validity of the instruments submitted to it, or the marketability of title to any Unit sold under any other Agreement. Escrow Agent is not responsible for the failure of any bank used by it as an escrow depository for funds received by it under this Agreement.

Further, Escrow Agent is not a guarantor of performance by Developer under the Condominium Documents or any Purchase and Building Agreement and Escrow Agent undertakes no responsibilities whatever with respect to the nature, extent or quality of such performance thereunder or with regard to the conformity of such performance to the terms of such documents, to the plans and specifications for the Project, to local or state laws or in any other particular. So long as Escrow Agent relies in good faith upon any certificate, cost estimate or determination of the type described in Section 3, Escrow Agent shall have no liability whatever to Developer, any Purchaser, any Co-owner or any other party for any error in such certificate, cost estimate or determination for any act or omission by the Escrow Agent in reliance thereon.

Except in instances of gross negligence or willful misconduct, Escrow Agent's liability hereunder shall in all events be limited to return, to the party or parties entitled thereto, of the funds retained in escrow (or which were replaced by security) less any reasonable expenses which Escrow Agent may incur in the administration of such funds or otherwise hereunder, including, without limitation, reasonable attorneys' fees and litigation expenses paid in connection with the defense, negotiation or analysis of claims against it, by reason of litigation or otherwise, arising out of the administration of such escrowed funds, all of which costs Escrow Agent shall be entitled without notice to deduct from amounts on deposit hereunder.

6. **Notices.** All notices required or permitted hereunder and all notices of change of address shall be deemed sufficient if personally delivered or sent by registered mail, postage prepaid and return receipt requested, addressed to the recipient party at the address shown below such party's signature to this Agreement or upon the transmittal letter referred to in paragraph 1 above. For purposes of calculating time periods under the provisions of this Agreement, notice shall be deemed effective upon mailing or personal delivery, whichever is applicable.

THE MAPLE GROUP/NOVI, INC., a Michigan corporation,
Developer

CHICAGO TITLE INSURANCE COMPANY, Escrow Agent

By: Philip F. Greco Title Company, Agent

/s/ Sam Blumenstein

By: /s/ Lydia Gallimore

By:

Sam Blumenstein, President
7001 Orchard Lake Road, Suite 130
West Bloomfield, Michigan 48322
(313) 737-8800

Lydia Gallimore
185 Elizabeth Lake Road
Pontiac, Michigan 48053
(313) 333-3090

DISCLOSURE STATEMENT

THE MAPLES OF NOVI, MAPLE GREENS

DEVELOPER

THE MAPLE GROUP/NOVI, INC.
7001 Orchard Lake, Suite 130
West Bloomfield, Michigan 48322
(313) 737-8800

The Maples of Novi, Maple Greens is a five-unit residential site condominium project that may be further expanded to include a maximum of 400 units at any time on or before August 23, 1995.

THIS DISCLOSURE STATEMENT IS NOT A SUBSTITUTE FOR THE MASTER DEED, THE CONDOMINIUM BUYERS HANDBOOK OR OTHER APPLICABLE LEGAL DOCUMENTS AND BUYERS SHOULD READ ALL SUCH DOCUMENTS TO FULLY ACQUAINT THEMSELVES WITH THE PROJECT AND THEIR RIGHTS AND RESPONSIBILITIES RELATING THERETO.

IT IS RECOMMENDED THAT PROFESSIONAL ASSISTANCE BE SOUGHT PRIOR TO PURCHASING A CONDOMINIUM UNIT.

August 1989

**THE MAPLES OF NOVI, MAPLE GREENS
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DISCLOSURE STATEMENT

THE MAPLES OF NOVI, MAPLE GREENS

I. Introduction

Condominium development in Michigan is governed largely by Act 59 of the Michigan Public Acts of 1978, as amended (the Condominium Act).

This Disclosure Statement, together with copies of the legal documents required for the creation and operation of the project, are furnished each purchaser pursuant to the requirement of Michigan law that the Developer of a condominium project disclose to prospective purchasers the characteristics of the condominium units that are offered for sale.

II. The Condominium Concept

A. **General.** Condominium is a method of subdividing, describing and owning real property. A condominium unit has the same legal attributes as any other form of real property under Michigan law and may be sold, mortgaged or leased subject only to such restrictions as are contained in the condominium documents and as otherwise may be applicable to the property.

Each owner receives a deed to his individual condominium unit. Each owner owns, in addition to his unit, an undivided interest in the other components ("common elements") of the project. Title to the common elements is included as part of, and is inseparable from, title to the individual condominium units. Each owner's proportionate share of the common elements is determined by the percentage of value assigned to his unit in the Master Deed described in Section IV of this Disclosure Statement.

All portions of the project not included within the units constitute the common elements. Limited common elements are those common elements that are set aside for use by less than all unit owners. General common elements are all common elements other than limited common elements.

The project is administered generally by a non-profit corporation of which all owners are members (the "Association"). The nature and duties of the Association are described more fully in Section VI of this Disclosure Statement.

Except for the year in which the project is established, or, in the case of units added to a project by subsequent amendment to the Master Deed, the year in which such amendment is recorded, real property taxes and assessments are levied individually against each unit in the project. The separate taxes and assessments cover the unit and its proportionate share of the common elements. No taxes or assessments are levied independently against the common elements. In the year in which the project is established or in which an amendment adding units is recorded, the taxes and assessments for the units covered by the Master Deed or amendment usually are billed to the Association and are paid by the owners of such units in proportion to the percentages of value assigned to the units owned by them.

B. **Condominium Building Sites.** The Maples of Novi, Maple Greens is different from many condominium projects in this area because the condominium units in this project consist of only the individual building sites, and the common elements do not include the residential structures to be built on the sites. Each condominium unit consists of the space contained within the unit boundaries as shown in the Condominium Subdivision Plan and delineated with heavy outlines. In the more traditional form of condominium project, the units consist of the air space enclosed within each of the buildings, and the common elements include the exterior structural components of the buildings. In The Maples of Novi, Maple Greens, each owner holds an absolute and undivided title to his unit and to the dwelling and other improvements located thereon (to the extent such improvements are not designated in the Master Deed as common elements). Any portions of the condominium units that consist primarily of grass and that are not enclosed by fences or are otherwise not inaccessible to lawn mowing equipment will be maintained by the Association, as more

fully set forth in the condominium documents. The Association will also be responsible for maintaining the roofs and siding and the periodic painting and staining of the exteriors of the structures. Each unit owner otherwise generally will be responsible for all decoration, maintenance, repair and replacement of the dwelling and other improvements located on his unit. Each co-owner is responsible for the maintenance of all other improvements installed within his unit.

C. **Other Information.** Although the foregoing is generally accurate as applied to most condominium developments, the details of each development may vary substantially. Accordingly, each purchaser is urged to review carefully all of the documents contained in The Maples of Novi, Maple Greens Purchaser Information Booklet as well as any other documents that the Developer has delivered to the purchaser in connection with this development. Any purchaser having questions pertaining to the legal aspects of the project is advised to consult his own lawyer or other professional advisor.

III. Description of the Condominium Project

A. **Size, Scope and Physical Characteristics of the Project.** The Maples of Novi, Maple Greens is initially being established as a five-unit residential condominium project located in The Maples of Novi Community. The project now consists of five building sites, each of which is a separate condominium unit. No recreational amenities are planned to be included in the condominium as general common elements, although the owners of units in Maple Greens will have certain rights to use of the golf course, clubhouse and pool as described in Article III F. below.

B. **Utilities.** The Maples of Novi, Maple Greens is served by public water, storm and sanitary sewers, gas, electric and telephone service. Gas service is furnished by Consumers Power Company, electricity is furnished by Detroit Edison and telephone service is provided by Michigan Bell Telephone. All utilities, other than utilities provided to service the common elements, will be separately metered for payment by the individual unit owners; utilities furnished to the common elements will be billed directly to the Association. The costs of maintaining the sanitary and storm sewer systems serving the project, to the extent those systems are located within the project boundaries, will be borne by the Association.

C. **Roads.** The collector roadway system that services not only The Maples of Novi, Maple Greens but also the golf course and adjoining residential developments, is maintained by The Maples of Novi Community Association as is more fully discussed in paragraph D below. The interior cluster roads and cul-de-sacs in The Maples of Novi, Maple Greens are private and will be maintained (including, without limitation, snow removal) by the Condominium Association. Replacement, repair and resurfacing of the roads will be necessary from time to time as circumstances dictate. It is impossible to estimate with any degree of accuracy future roadway repair or replacement costs. It is the Condominium Association's responsibility to inspect and to perform preventative maintenance on condominium roadways on a regular basis in order to maximize the life of project roadways and to minimize repair and replacement costs.

D. **The Maples of Novi Community.** The Maples of Novi, Maple Greens is part of a planned residential community known as The Maples of Novi Community which, upon completion, may (but need not) consist of as many as 1000 dwelling units. When complete, the entire community could include a number of separate condominium projects and apartments or other forms of residential development, or a combination of the foregoing, all in addition to The Maples of Novi, Maple Greens. Regardless of the number of separate residential projects ultimately included within the community, it is anticipated that the community will function as an integrated unit with respect to certain common amenities (the "Community Areas") and various common maintenance functions. In order to provide a framework for the coordinated development of the entire Maples of Novi Community, and of the joint use, maintenance and support of the portions thereof designated from time to time as Community Areas, the Developer has recorded a Declaration of Easements, Covenants, Conditions and Restrictions for The Maples of Novi Community in Oakland County Records. The Declaration confers benefits and imposes obligations upon the co-owners and the condominium including, without limitation, the non-exclusive right to use and the obligation to share in the costs of maintenance and support of the Community Areas. The Community Areas may include but will not necessarily be limited to a collector roadway system, jogging/exercise/cycling paths, cross-country ski trails, and other amenities

that are intended to benefit the entire Maples of Novi Community or some portion thereof and that are designated as such by the declarant under the Declaration as it may be amended from time to time. The declarant, as of the date of this Disclosure Statement, has committed to construct a collector roadway system. Any other amenities lying outside The Maples of Novi, Maple Greens, including a clubhouse, swimming pool and other such recreational facilities, although presently planned by the Developer, need not be built.

The Developer has no obligation to construct or install any Community Areas other than as may be specifically committed by it from time to time in connection with its expansion of The Maples of Novi Community. Neither does it have any obligation to designate as Community Areas any improvements or amenities that may be constructed or installed in the future, or any real property, personal property, easements or fixtures which are provided by it within The Maples of Novi Community unless it specifically designates such improvements or property as Community Areas. Further, the Developer has no obligation to construct or install any Community Areas in accordance with any particular plans or specifications other than as may be required by any public authority having jurisdiction. Additionally, there is no obligation on the part of the Developer to construct any portion of the facilities to be known as The Maples of Novi Club as described in Paragraph F below. Construction of all facilities referred to in this Paragraph must necessarily depend on exercise of the Developer's discretion based upon economic conditions generally and the residential real estate market in particular.

E. The Maples of Novi Community Association. The Maples of Novi Community Association will be established as a Michigan non-profit corporation for the purpose of holding title to or administering easements with respect to the collector roadway system, and other Community Areas within The Maples of Novi Community. Each condominium association responsible for the operation, administration, and maintenance of each condominium project established within The Maples of Novi Community is automatically a member of The Maples of Novi Community Association and shall be obligated to pay an annual assessment to defray the Community Association's regular operating expenses in addition to any special assessments for capital improvements. The Declaration contained in the Purchaser Information Booklet should be consulted for a thorough understanding of the provisions concerning maintenance of the Community Areas.

F. Golf Club and Clubhouse. A nine-hole executive golf course is proposed to be constructed on land adjacent to The Maples of Novi, Maple Greens. Initially it is anticipated that the golf course will be a public course. No Club member shall, by virtue of such membership, have or acquire any direct or indirect ownership interest in or other claim to the Club or its facilities. Given the proximity of the golf course and building sites in The Maples of Novi, Maple Greens, owners must be aware that errant golf balls may land within their unit and common elements, and the owner assumes the risk of any damage or liability that might be caused by any such errant golf balls.

A clubhouse and swimming pool are also proposed to be constructed for use in connection with the golf course. The clubhouse and pool are intended to be completed at the same time the golf course is ready for play. Nonexclusive use of portions of the clubhouse and pool by residents in The Maples of Novi, Maple Greens may be permitted upon certain conditions to be determined by the Developer prior to commencement of closing of unit sales in the condominium. Correspondingly, all members of the condominium will be required to contribute to the costs of maintenance, repair and replacement of these recreational facilities. Even though a clubhouse and swimming pool are proposed, such facilities need not be built and may be constructed only in the declarant's discretion.

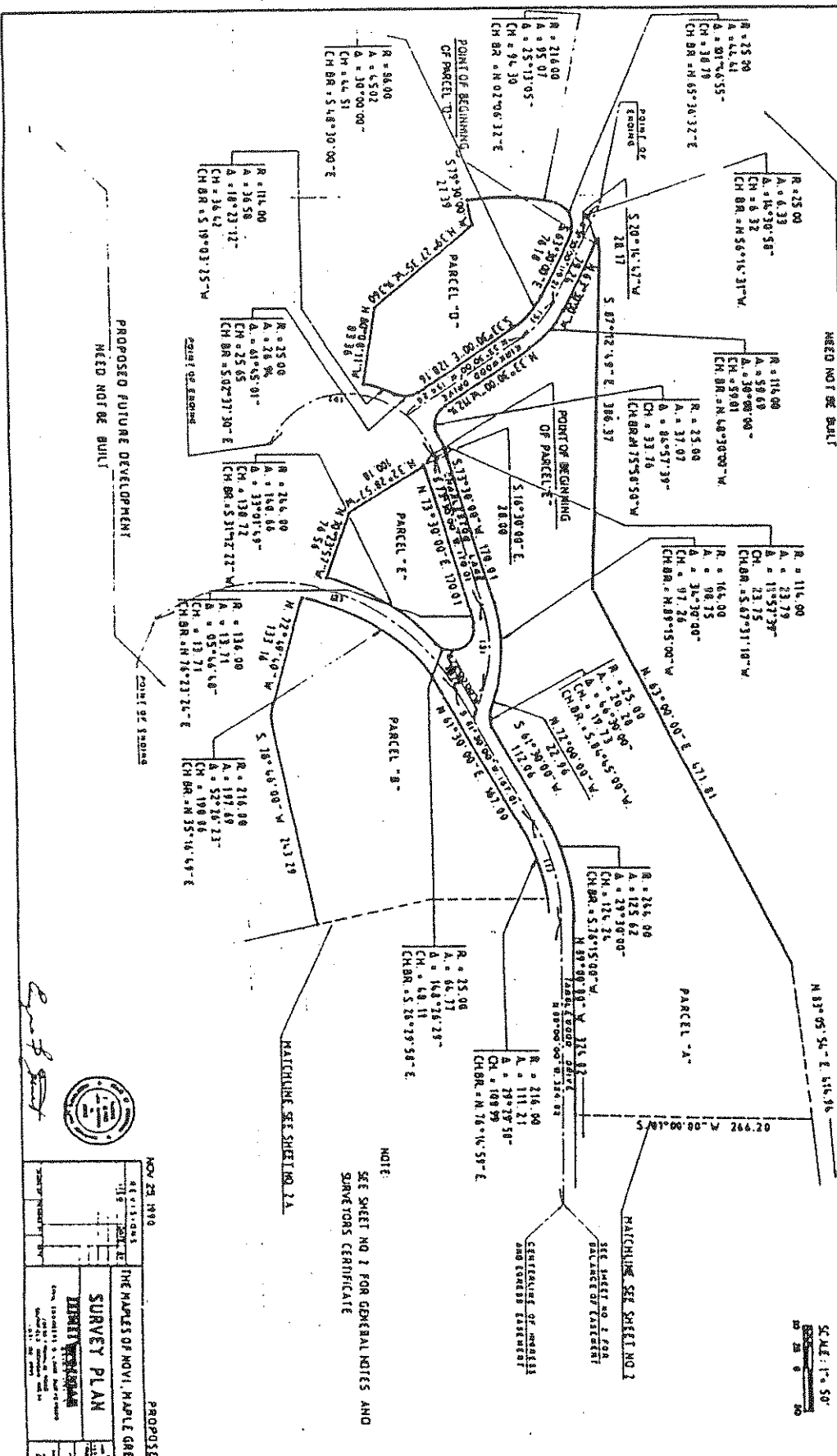
G. Reserved Rights of Developer.

(1) **Expansion of Project.** The Developer has reserved the right to expand the project to no more than 400 units by the addition of land at any time on or before August 23, 1995. In connection with such expansion, the Developer has reserved the right to define and redefine common elements as may be necessary to adequately describe and service the expansion land and to change the nature of

arc of a curve to the left said curve having a radius of 244.00 feet, a central angle of 29°30'00", a length of 124.24 feet, and a chord bearing of S. 76°15'00" W.; thence S. 61°30'00" W. 112.06 feet thence 20.28 feet along the arc of a curve to the right, said curve having a radius of 25.00 feet, a central angle of 46°30'00", a chord length of 19.73 feet and a chord bearing of S. 84°45'00" W.; thence N. 72°00'00" W. 22.96 feet; thence 98.75 feet along the arc of a curve to the left, said curve having a radius of 164.00 feet, a central angle 34°30'00", a chord length of 97.26 feet, and a chord bearing of N. 89°15'00" W; thence S. 73°30'00" W. 170.01 feet; thence 23.79 feet along the arc of a curve to the left, said curve having a radius of 114.00 feet, a central angle of 11°57'39", a chord length of 23.75 feet and a chord bearing of S. 67°31'10" W.; thence 37.07 feet along the arc of a curve to the right, said curve having a radius of 25.00 feet, a central angle of 84°57'39", a chord length of 33.76 feet and a chord bearing of N. 75°58'50" W.; thence N. 33°30'00" W. 112.14 feet; thence 59.69 feet along the arc of a curve to the left, said curve having a radius of 114.00 feet, a central angle of 30°00'00", a chord length of 59.01 feet and a chord bearing of N. 48°30'00" W.; thence N. 63°30'00" W. 79.24 feet; thence 6.33 feet along the arc of a curve to the right, said curve having a radius of 25.00 feet, a central angle of 14°30'58", chord length of 6.32 feet and a chord bearing of N. 56°14'31" W.; thence S. 87°12'49" E. 386.37 feet; thence N. 63°00'00" E. 471.81 feet; thence N. 83°05'54" E. 175.47 feet; thence S. 01°00'00" W. 266.20 feet to the point of beginning of said Parcel "A" Addition; together with

22-02-226-000 ENT

2. Amended Sheet 1 of the Condominium Subdivision Plan of The Maples of Novi, Maple Greens, as attached hereto, shall replace and supersede Sheet 1 of the Condominium Subdivision Plan of The Maples of Novi, Maple Greens as originally recorded and subsequently amended, and the originally recorded and amended Sheet 1 shall be of no further force or effect. The legal description of the Condominium Premises contained on said Amended Sheet 1 shall replace and supersede the description of said Premises contained in Article II of the originally recorded Master Deed, as subsequently amended.



PROPOSED FUTURE DEVELOPMENT
NEED NOT BE BUILT

Point	Radius	ARC	DELTA	CHORD	CHORD BEARING
111	210.00	116.43	29°36'00"	117.12	N 76°18'00" E
121	210.00	168.18	99°37'14"	308.26	N 17°03'31" E
131	150.00	90.10	36°30'00"	90.91	N 89°18'00" W
141	100.00	217.17	135°00'00"	180.44	S 08°36'00" E
151	100.00	32.16	50°00'00"	51.75	S 48°30'00" E

SCALE: 1" = 50'



NOTE:
SEE SHEET NO 2 FOR GENERAL NOTES AND
SURVEYORS CERTIFICATE

HATCHING SEE SHEET NO 2 A

HATCHING SEE SHEET NO 2

SEE SHEET NO 2 FOR
DECLARATION OF SURVEYOR

NOV 29 1988

PROPOSED

THE MAPLES OF MOVI, MAPLE GREENS

SURVEY PLAN

DEBETI WICKSON

28



SURVEYOR'S CERTIFICATE:

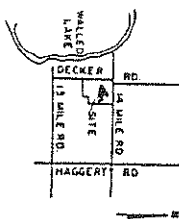
I, EUGENE F. ZEHEIT, REGISTERED LAND SURVEYOR OF THE STATE OF MICHIGAN, HEREBY CERTIFY: THAT THE SUBDIVISION PLAN KNOWN AS OAKLAND COUNTY CONDOMINIUM SUBDIVISION PLAN NO. 528, AS SHOWN ON THE ACCOMPANYING DRAWINGS, REPRESENTS A SURVEY ON THE GROUND MADE UNDER MY DIRECTION; THAT THERE ARE NO EXISTING ENCROACHMENTS UPON THE LANDS; THAT THE REQUIRED MONUMENTS AND IRON MARKERS HAVE NOT BEEN LOCATED IN THE GROUND AS REQUIRED BY RULES PROHULGATED UNDER SECTION 142 OF ACT NUMBER 59 OF THE PUBLIC ACTS OF 1978; THAT THE ACCURACY OF THIS SURVEY IS WITHIN THE LIMITS REQUIRED BY RULES PROHULGATED UNDER SECTION 142 OF ACT NUMBER 59 OF THE PUBLIC ACTS OF 1978;

DATE: OCT. 4, 1990

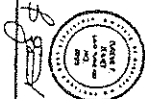
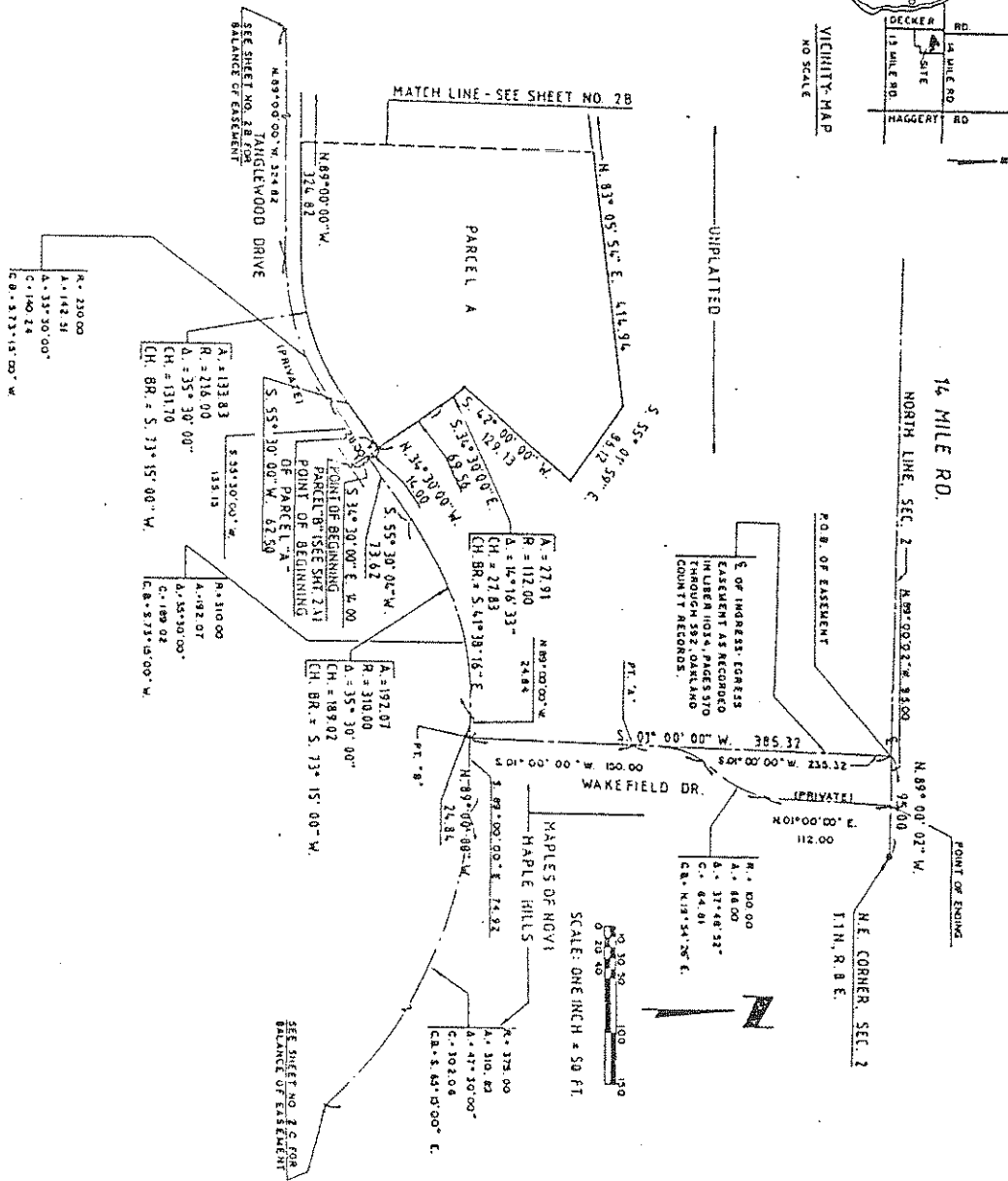
EUGENE F. ZEHEIT
REGISTERED LAND SURVEYOR
REGISTRATION NUMBER 9209
ZEHEIT WOZNIAK & ASSOC. INC.
28450 FRANKLIN ROAD
SOUTHFIELD, MICHIGAN 48034

NOTE:

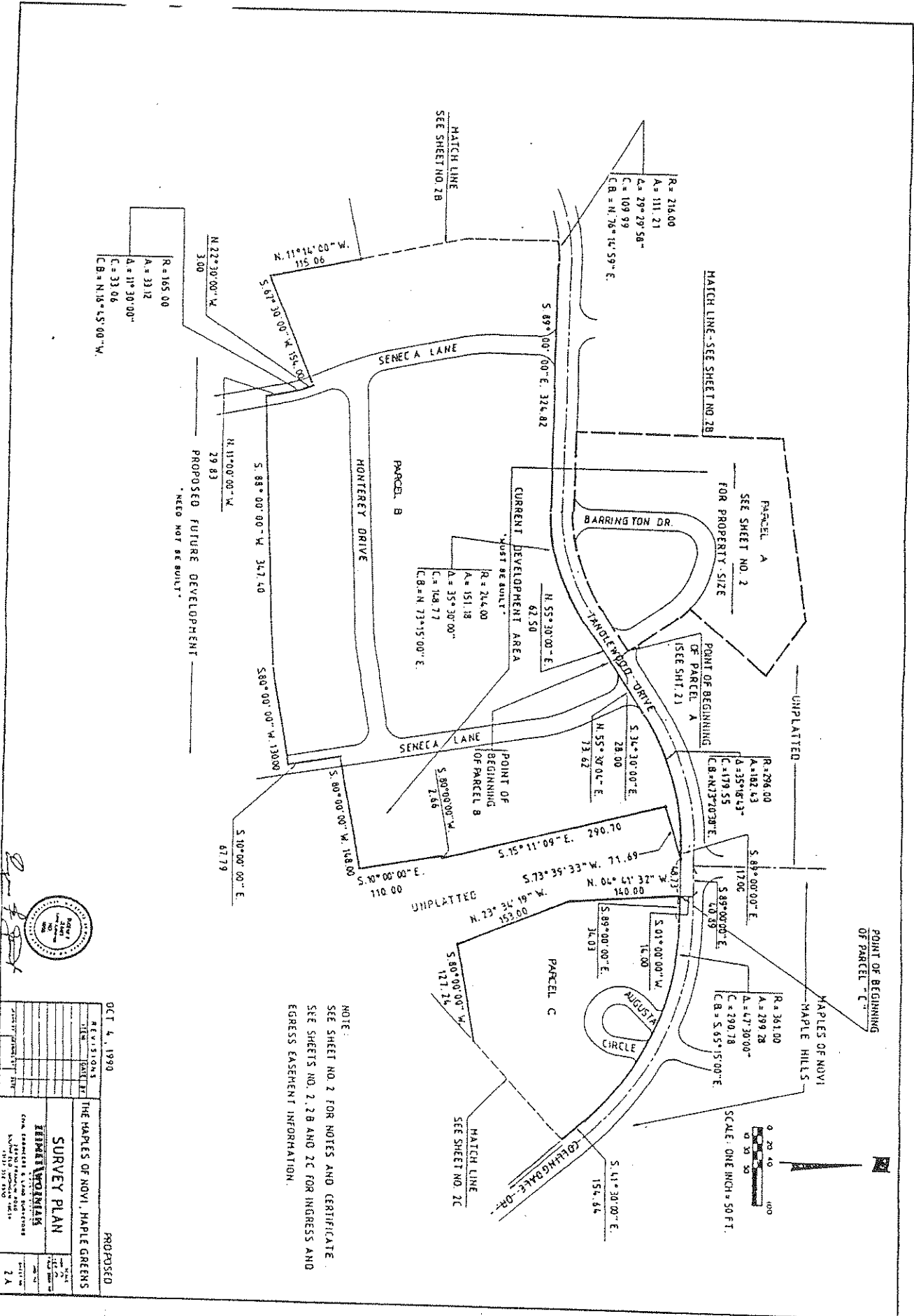
- DENOTES IRON PIPE
- DENOTES CONCRETE MONUMENT
- BENCH MARK: "X" IN RITH OF MONUMENT BOX
- AT INTERSECTION OF 14 MILE ROAD AND
- DECKER ROAD ELEVATION 954.25 U.S.G.S. DATUM.
- BEARINGS ARE IN RELATION TO THE NORTH LINE OF SECTION 2
- SUBJECT PROPERTY IS NOT IN A FLOOD HAZARD AREA
- EASEMENTS WILL BE SHOWN ON AS-BUILT DRAWINGS.



VICINITY MAP
NO SCALE



OCT. 4, 1990		PROPOSED	
REVISIONS	DATE	BY	DESCRIPTION
1			THE HARLES OF NOVY, HARLE GREENS
SURVEY PLAN		EUGENE F. ZEHEIT	
EUGENE F. ZEHEIT & ASSOCIATES		REGISTERED LAND SURVEYORS	
28450 FRANKLIN ROAD		SOUTHFIELD, MICHIGAN 48034	
PHONE: 313-281-1100		FAX: 313-281-1101	
DATE	BY	DATE	BY



NOTE:
 SEE SHEET NO. 2 FOR NOTES AND CERTIFICATE.
 SEE SHEETS NO. 2, 2B AND 2C FOR INGRESS AND
 EGRESS EASEMENT INFORMATION.

OCT 4, 1999
 PROPOSED
 THE MAPLES OF NOVI, MAPLE GREENS

HEINER MOJIKIAN
 CIVIL ENGINEER & SURVEYOR
 15000 W. 130th Ave., Suite 100
 Novi, MI 48240
 (248) 463-1100

SURVEY PLAN
 THE MAPLES OF NOVI, MAPLE GREENS

DATE: OCT 4, 1999
 SHEET NO: 2 A

SCALE: ONE INCH = 50 FT.

UNPLATTED
 MAPLES OF NOVI
 MAPLE HILLS

UNPLATTED
 AUGUSTA
 CIRCLE

UNPLATTED
 PARCEL A
 PARCEL B
 PARCEL C

POINT OF BEGINNING
 OF PARCEL - A
 SEE SHT. 21

POINT OF BEGINNING
 OF PARCEL B
 2.66

POINT OF BEGINNING
 OF PARCEL C
 127.24

POINT OF BEGINNING
 OF PARCEL - C

UNPLATTED
 154.84

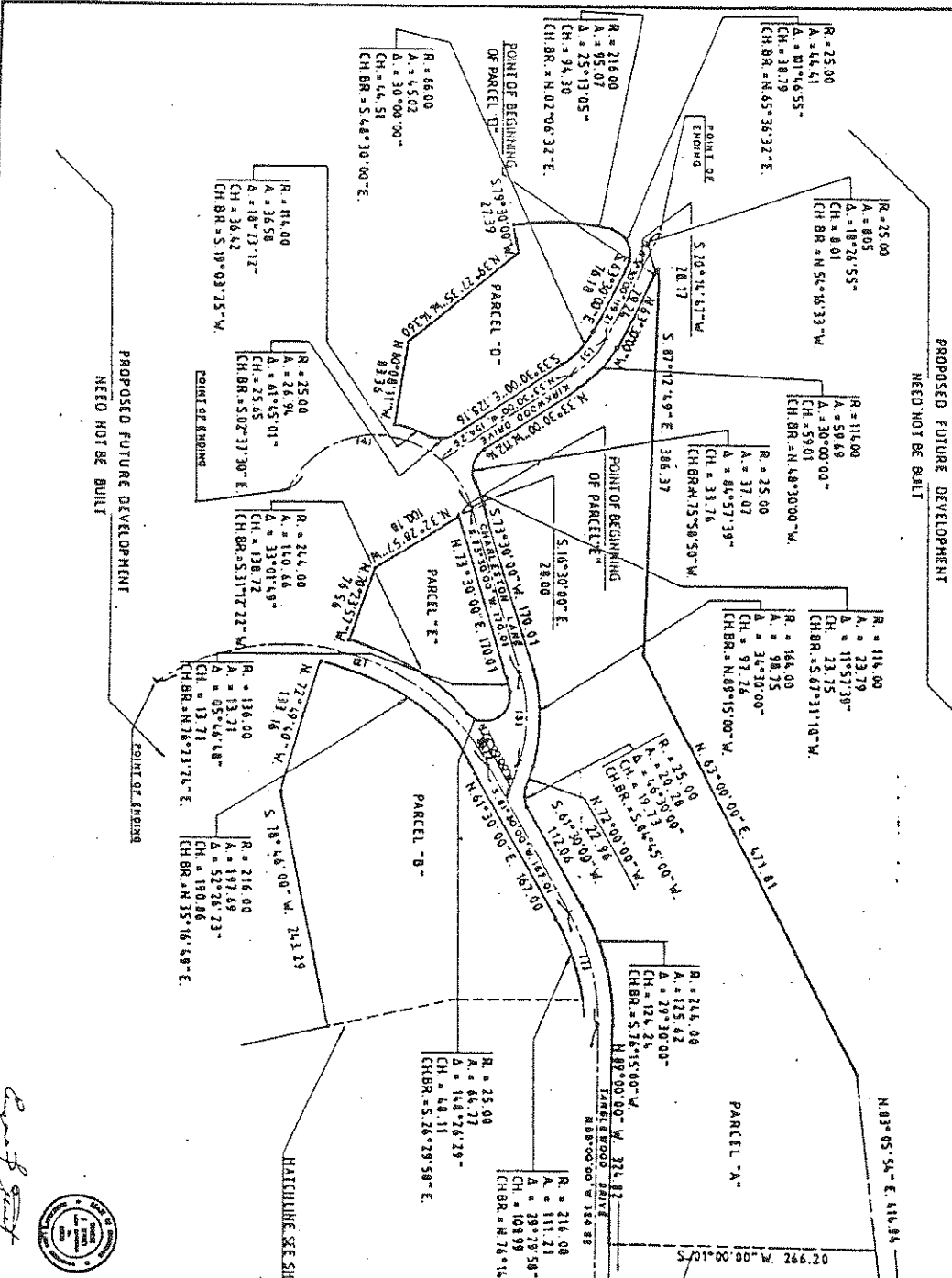
UNPLATTED
 127.24

UNPLATTED
 154.84

UNPLATTED
 154.84

UNPLATTED
 154.84

POINT	RADIUS	ARC	DELTA	CHORD	CHORD BEARING
111	280.00	118.42	28°50'00"	117.18	N.70°18'00"E
121	280.00	183.18	80°27'14"	340.20	N.15°48'23"E
131	180.00	90.28	34°50'00"	88.88	N.68°18'00"W
141	100.00	287.27	16°00'00"	188.44	S.08°10'00"W
151	100.00	22.28	10°00'00"	81.78	S.48°30'00"E



PROPOSED FUTURE DEVELOPMENT
NEED NOT BE BUILT

PROPOSED FUTURE DEVELOPMENT
NEED NOT BE BUILT

SCALE: 1" = 50'
0 25 50

NOTE:
SEE SHEET NO. 2 FOR GENERAL NOTES AND SURVEYORS CERTIFICATE.

HATCHLINE SEE SHEET NO. 2
SEE SHEET NO. 2 FOR BALANCE OF EASEMENT

HATCHLINE SEE SHEET NO. 2
GENERALITY OF IMPROVED AND INTEREST EASEMENT

NOTE:
SEE SHEET NO. 2 FOR GENERAL NOTES AND SURVEYORS CERTIFICATE.

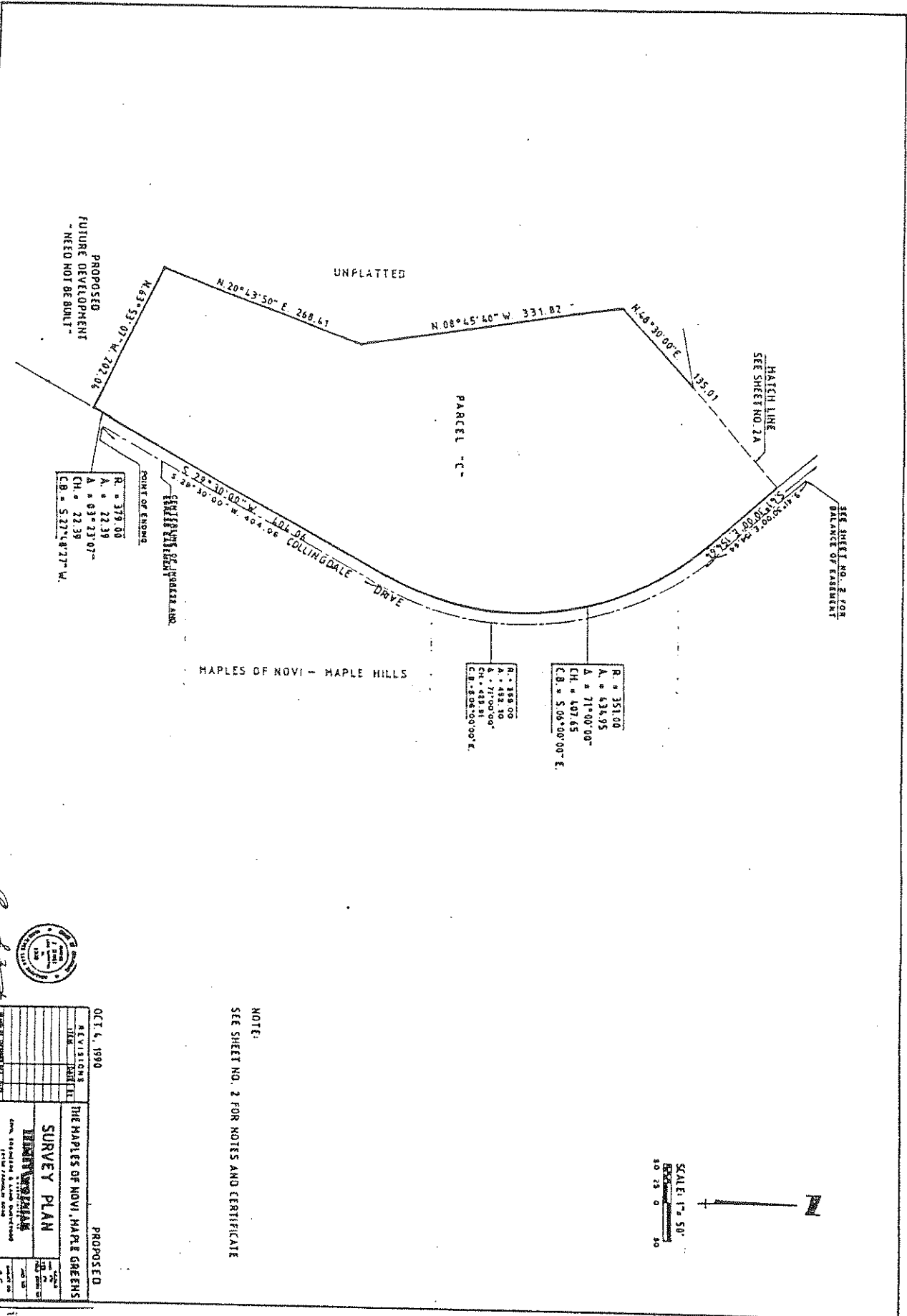
OCT 4, 1990

REVISIONS	DATE	BY	FOR

THE MAPLES OF MONI, MAPLE GREENS
SURVEY PLAN

RENEE W. WILKINSON
SURVEYOR

128



PROPOSED
FUTURE DEVELOPMENT
- NEED NOT BE BUILT -

UNPLATTED

PARCEL - C -

HATCH LINE
SEE SHEET NO. 2A

SEE SHEET NO. 2 FOR
BALANCE OF EASEMENT

POINT OF BEGINNING
S. 29° 30' 00" W. 104.94'
S. 80° 00' 00" W. 404.00'

MAPLES OF NOVI - MAPLE HILLS

R. = 388.00
A. = 482.10
CH. = 483.81
C.B. = 808.00000° E.

R. = 351.00
A. = 434.95
CH. = 407.65
C.B. = 5.08° 00' 00" E.

R. = 379.00
A. = 22.39
CH. = 22.39
C.B. = 5.27° 49' 27" W.



NOTE:
SEE SHEET NO. 2 FOR NOTES AND CERTIFICATE

Handwritten signature



OCT 6, 1990		PROPOSED	
REVISIONS	DATE	THE MAPLES OF NOVI, MAPLE GREENS SURVEY PLAN Drawn, established & laid out according to Michigan Statutes 1975, 1980, 1981	7C

any common element previously included in the condominium project to achieve the purposes of such expansion, including, but not limited to, the connection of existing roadways and sidewalks to any roadways and sidewalks planned for the expansion land, and to provide access to any condominium units over such roadways and sidewalks.

(2) **Convertible Areas.** The Developer has reserved the right, at any time on or before August 23, 1995, to redefine by division or combination or otherwise to modify the condominium units and common elements, to permit the location and relocation of driveways and to construct patios, porches and other such amenities within the convertible areas identified as such on the Condominium Subdivision Plan.

(3) **Right to Approve Improvements.** No dwelling, structure or other improvement may be constructed, nor may exterior modifications of any type be made without the Developer's approval.

(4) **Conduct of Commercial Activities.** The Developer has reserved the right, until all of the units in The Maples of Novi Community have been sold, to maintain on the condominium premises a sales office, a business office, model units, storage areas, reasonable parking incident to the use of such areas, and such access to, from and over the condominium premises as may be reasonable to enable development and sale of the entire project.

(5) **Right to Amend.** The Developer has reserved the right to amend the Master Deed without approval from owners and mortgagees for the purpose of correcting errors and for any other purpose. Any such amendment that would materially alter the rights of an owner or mortgagee may be made only with the approval of 66-2/3% of the owners and first mortgagees. Further, certain provisions of the Master Deed cannot be amended without the Developer's approval.

(6) **Easements.**

(a) **For Development, Construction, Marketing, Maintenance, Repair and Replacement.** The Developer has reserved such easements over the condominium project (including all units and common elements) as may be required to perform any of the Developer's construction, development and marketing activities in The Maples of Novi Community and to perform any of the Developer's maintenance, repair, decoration or replacement obligations.

(b) **For Use of Utilities.** The Developer has reserved easements to utilize, tap, tie into, extend and enlarge all utility mains in the project in connection with the exercise of its rights with respect to the expansion of the project or the development of separate projects on the expansion land. The Developer has also reserved the right to grant easements for utilities to appropriate governmental agencies or public utilities.

(c) **For Use of Roads.** The Developer has reserved easements and rights of use over any roads and walkways in the project for the purpose of ingress and egress to and from all or any portion of the land that hereafter may be added to the project, regardless of how such land ultimately may be used.

(d) **For Use by The Maples of Novi Club.** Members of The Maples of Novi Club and their guests have the right to enter the general and common element yard areas and roads of the condominium premises for the purpose of retrieving golf balls which land within the condominium premises. An easement has also been reserved across the Condominium premises to enable the maintenance and upkeep of the golf course as well as for cart and pedestrian paths; to the extent the common elements are disturbed in connection with exercising such rights, the Club shall be responsible for the cost to restore any such common element to its condition prior to the disturbance. Under no circumstances, however, are golf balls to be played within the condominium. Further, Club members and guests are not to enter an owner's unit or any appurtenant limited common element without the owner's permission.

(7) **Declaration of Easements, Covenants, Conditions and Restrictions for The Maples of Novi Community.** The Developer, as Declarant under the Declaration of Easements, Covenants, Conditions and Restrictions for The Maples of Novi Community described in Section III D above, has reserved significant rights including, without limitation, the right to determine the nature and extent of the Community Areas to be designated as such under the Declaration and the right to levy assessments with respect thereto.

(8) **General.** In the condominium documents and in the Condominium Act, certain rights and powers are granted or reserved to the Developer to facilitate the development and sale of the project as a condominium, including the power to approve or disapprove a variety of proposed acts and uses and the power to secure representation on the Board of Directors of the Association.

IV. Legal Documentation

A. **General.** The Maples of Novi, Maple Greens was established as a condominium project pursuant to the Master Deed recorded in the Oakland County Records and contained in The Maples of Novi, Maple Greens Purchaser Information Booklet. The Master Deed includes the Bylaws as Exhibit A and the Condominium Subdivision Plan as Exhibit B.

B. **Master Deed.** The Master Deed contains the definitions of certain terms used in the condominium documents, the percentage of value assigned to each unit in the condominium project, a general description of the units and common elements included in the project and a statement regarding the relative responsibilities for maintaining the common elements. Article VI contains the provisions relating to expansion of the project, Article VII enables the removal of land added to the condominium in the future, Article VIII contains the convertible area provisions, Article X covers easements, Article XI covers the provisions for amending the Master Deed and Article XII provides that the Developer may assign to the Association or to another entity any or all of its rights and powers granted or reserved in the condominium documents or by law.

C. **Bylaws.** The Bylaws contain provisions relating to the operation, management and fiscal affairs of the condominium and, in particular, set forth the provisions relating to assessments of Association members for the costs of operating the condominium project. Article VI contains certain restrictions upon the ownership, occupancy and use of the condominium project. Article VI also contains provisions permitting the adoption of rules and regulations governing the common elements. At the present time no rules and regulations have been adopted by the Board of Directors of the Association.

D. **Condominium Subdivision Plan.** The Condominium Subdivision Plan is a three dimensional survey depicting the physical location and boundaries of each of the units and all of the common elements in the project.

V. The Developer and Affiliates

A. **Developer's Background and Experience.** Developer, The Maple Group Novi, Inc., is a Michigan corporation formed specifically to engage in the development of The Maples of Novi Community. An affiliate of the Developer, Classic Construction Corporation, located at the same address as that of the Developer, has previously constructed the following condominium projects: Maple Place, Maple Place Woods and Maple Place Villas, all located in West Bloomfield.

B. **Affiliates.** The real estate broker for the project is Classic Realty Corporation; the builder and management agent is Classic Construction Corporation. Both entities are related to the Developer. Their addresses are the same as that of the Developer. Classic Realty Corporation has been engaged in real estate sales in Michigan for over six years. The firms previously acted as broker and builder, respectively, for the following condominium projects: Maple Place, Maple Place Woods and Maple Place Villas, all located in West Bloomfield.

C. **Legal Proceedings Involving the Condominium Project or the Developer.** There are no pending judicial or administrative proceedings involving the condominium project or the Developer.

VI. Operation and Management of the Condominium Project

A. The Condominium Association. The responsibility for management and maintenance of the project is vested in The Maples of Novi, Maple Greens Association, which has been incorporated as a non-profit corporation under Michigan law. The Articles of Incorporation of the Association are contained in the Purchaser Information Booklet. The Bylaws include provisions that govern the procedural operations of the Association. The Association is governed by its Board of Directors, the initial members of which are designees of the Developer.

The Board of Directors shall initially be comprised of three members. Within 120 days after closing the sales of 100 of the units to be included in the Condominium, the size of the Board shall increase from three members to five members and one of the five directors will be selected by the non-developer owners; within 120 days after closing the sales of 200 of the units, not less than two of the five directors will be selected by the non-developer owners; and within 120 days closing the sales of 350 of the units, the non-developer owners will elect all five directors, except that the Developer will have the right to designate at least one director as long as it owns at least 40 units in the project. Regardless of the number of units conveyed, 54 months after the first conveyance, non-developer owners may elect directors in proportion to the number of units that they own.

Within 120 days after closing the sales of 133 units or one year from the date of the first conveyance, whichever first occurs, the Developer must establish an advisory committee to serve as liaison between the non-developer owners and the Developer.

The First Annual Meeting may be convened any time after 200 of the units have been sold and must be held on or before the expiration of 120 days after 350 of the units have been sold or within 54 months after conveyance of the first unit, whichever first occurs. At the First Annual Meeting, the members of the Association will elect directors, and the directors in turn will elect officers for the Association.

The Developer's voting rights are set forth in Article VIII, Section 2 of the Bylaws.

B. The Maples of Novi Community and The Maples of Novi Community Association. Various maintenance and management requirements must also be observed with respect to the entire Maples of Novi Community as established and enlarged from time to time under the Declaration. Since The Maples of Novi, Maple Greens and its co-owners are part of The Maples of Novi Community, they must contribute financial support to its maintenance and will be the beneficiaries of its various properties. In order to provide for the coordinated operation of The Maples of Novi Community, a representative system of government for The Maples of Novi Community will be established with participatory rights accorded to the owners of dwellings through the homeowners associations representing each of the separate residential projects. The Maples of Novi Community Association, in which each condominium association will be a member, will be required to furnish specific services relative to the Community Areas to all members of The Maples of Novi Community for which the members, in turn, may pay. Additionally, The Maples of Novi Community Association will have broad powers to provide various discretionary services for the welfare of the Community in general or particular portions thereof and to levy charges for the financial support thereof by the benefitted owners and/or projects. The costs allocable to each owner in The Maples of Novi, Maple Greens of participation in The Maples of Novi Community will be collected by the Condominium Association from each co-owner and paid over by the Condominium Association to The Maples of Novi Community Association.

C. Percentages of Value. All of the units in The Maples of Novi, Maple Greens have equal percentages of value. The percentage of value assigned to each unit determines each owner's share of the common elements of the project.

D. Project Finances.

(1) **Budget.** Article II of the Bylaws requires the Board of Directors to adopt an annual budget for the operation of the project. The initial budget formulated by the Developer is intended to provide for the normal and reasonably predictable expenses of administration of the project and includes a reserve for major repairs to and replacement of common elements. The

Developer has also prepared an operating budget for The Maples of Novi Community. Inasmuch as the budget must necessarily be prepared in advance, it reflects estimates of expenses made by the Developer. To the extent that estimates prove inaccurate during actual operation and to the extent that the goods and services necessary to service the condominium project change in cost in the future, the budget and the expenses of the Condominium Association also will require revision. The current budget of the Condominium Association, which includes that portion allocated to The Maples of Novi Community, has been included as Appendix I to this Disclosure Statement.

(2) **Assessments.** Each owner of a unit, including the Developer, must contribute to the Association to defray expenses of administration; while the Developer is obligated to contribute to the Association for such purpose, its contributions are determined differently than the other owners' contributions are determined. See Article II, Section 7 of the Bylaws. The Board of Directors may also levy special assessments in accordance with the provisions of Article II, Section 2 of the Bylaws.

(3) **Foreclosure of Lien.** The Association has a lien on each unit to secure payment of Association assessments. The Bylaws provide that the Association may foreclose its lien in the same fashion that mortgages may be foreclosed by action or by advertisement under Michigan law. By closing on the purchase of a unit, each purchaser will be deemed to have waived notice of any proceedings brought by the Association to foreclose its lien by advertisement and notice of a hearing prior to the sale of his unit.

(4) **Other Possible Liabilities.** Each purchaser is advised of the following possible liability of each owner under Section 58 of the Condominium Act:

If the holder of the first mortgage or other purchaser of a condominium unit obtains title to that unit by foreclosing that mortgage, the holder of the first mortgage or other purchaser is not liable for unpaid assessments that are chargeable against that unit and that became due prior to foreclosure. These unpaid assessments are common expenses which are collectible from all unit owners including the holder of the first mortgage who has obtained title to the unit through foreclosure.

E. Management of Condominium. The Association has entered into a management agreement with Classic Construction Corporation, an affiliate of the Developer, which agreement provides for a fee of \$10.00 per unit per month and is terminable by either party upon 30 days notice to the other. Professional management is not required by the condominium documents. If and when a management agent is retained, the budget must be increased to cover the costs thereof.

F. Insurance.

(1) **Title Insurance.** The Purchase Agreement provides that the Developer shall furnish each purchaser a commitment for an owner's title insurance policy issued by Chicago Title Insurance Company at or prior to closing, and that the policy itself shall be provided within a reasonable time after closing. The cost of the commitment and policy is to be borne by the Developer. Each purchaser should review the title insurance commitment with a qualified advisor of his choice prior to closing to make certain that it conforms to the requirements of the Purchase Agreement.

(2) **Other Insurance.** The condominium documents require that the Association carry fire and extended coverage for vandalism and malicious mischief and liability insurance and workers' compensation insurance, if applicable, with respect to all of the dwellings and common elements of the project and dwellings, except that owners must obtain insurance for any nonstandard items such as decks. The insurance policies have deductible clauses and, to the extent

thereof, losses will be borne by the Association. The Board of Directors is responsible for obtaining insurance coverage for the Association. Each owner's pro rata share of the annual Association insurance premiums is included in the monthly assessment. The Association insurance policies are available for inspection during normal working hours. A copy of the certificate of insurance with respect to the condominium project will be furnished to each owner upon request.

Each owner is responsible for obtaining personal property, liability and other individual insurance coverage to the extent indicated in Article IV of the Bylaws. The Association should periodically review all insurance coverage to be assured of its continued adequacy and owners should each do the same with respect to their individual insurance.

G. Restrictions on Ownership, Occupancy and Use. Article VI of the Bylaws sets forth restrictions on the ownership, occupancy and use of a unit in the condominium project. It is impossible to paraphrase these restrictions without risking the omission of some provision that may be of significance to a purchaser. Consequently, each purchaser should examine the restrictions with care to be sure that they do not infringe upon an important intended use. The following is a list of certain of the more significant restrictions:

- (1) Units are to be used for single-family residential purposes.
- (2) An owner must disclose his intention to lease a unit and provide a copy of the exact lease form to the Association at least ten days before presenting a lease to a potential lessee.
- (3) There are substantial limitations upon physical changes that may be made to the common elements and to the units in the condominium, and upon the uses to which the common elements and units may be put.
- (4) The Developer has retained architectural control over the construction and alteration of all buildings and other improvements in the project.
- (5) No pets other than household pets are permitted to be maintained on the premises by a Co-owner.
- (6) Reasonable regulations may be adopted by the Board of Directors of the Association concerning the use of common elements, without vote of the owners.

None of the restrictions apply to the commercial activities or signs of the Developer.

VII. Rights and Obligations as Between Developer and Owners

A. Before Closing. The respective obligations of the Developer and the purchaser of a unit in the project prior to closing are set forth in the Purchase Agreement and the accompanying Escrow Agreement. Those documents should be closely examined by all purchasers in order to ascertain the disposition at closing of earnest money deposits advanced by the purchaser, anticipated closing adjustments, and other important matters. The Escrow Agreement provides, pursuant to Section 103b of the Condominium Act, that the escrow agent shall maintain sufficient funds or other security to complete those improvements shown as "must be built" on the Condominium Subdivision Plan until such improvements are substantially complete. This provision does not, however, pertain to any dwelling or other appurtenances to be constructed on the building site, but relates only to the improvements (such as utilities and roadways) requisite to placing each unit (site) in a condition suitable for issuance of a building permit, which improvements are shown as "must be built" on the Condominium Subdivision Plan until such improvements are substantially complete. Improvements that "must be built" with relation to condominium building sites such as those in The Maples of Novi, Maple Greens include such improvements as are necessary to obtain a building permit for the construction of a dwelling but do not include the costs of construction of the dwelling itself, for which no such escrow is required. Funds retained in escrow are not to be released to the Developer until conveyance to a purchaser of title to a unit and confirmation by the escrow agent that all improvements labeled "must be built" are substantially complete.

B. At Closing. Each purchaser will receive by warranty deed fee simple title to his unit subject to no liens or encumbrances other than the condominium documents and those other easements and restrictions that are specifically set forth in the condominium documents and title insurance commitment.

C. After Closing.

(1) **General.** Subsequent to the purchase of the unit, relations between the Developer and the owner are governed by the Master Deed and the Condominium Act, except to the extent that any contractual provisions of the Purchase Agreement are intended to survive the closing.

(2) **Condominium Project Warranties.** The Developer is warranting each of the residential dwellings it constructs in the units against defects in workmanship and materials for a period of one year from the date of closing the sale of the pertinent unit, as more particularly set forth in the Limited Warranty which accompanies the Purchase and Building Agreement. Except for emergencies or in other extraordinary circumstances, all warranty claims must be submitted in writing to the Developer at its address appearing on the cover sheet of this Disclosure Statement within the applicable one-year warranty period. In the case of emergencies or in other extraordinary circumstances where written communications would be inappropriate, purchasers should contact the Developer by telephone at the number shown on the cover of this Disclosure Statement. The warranty is extended only to the first purchaser of each unit and is not transferable. The warranty does not cover consequential or incidental damages. Further, any implied warranty is limited to the one-year period applicable to the Developer's express warranty. It is recommended that you examine the Limited Warranty and review it with advisors of your choice prior to the execution of the Purchase Agreement and the closing on the purchase of your unit.

VIII. Purpose of Disclosure Statement

The Developer has prepared this Disclosure Statement in good faith, in reliance upon sources of information believed to be accurate and in an effort to disclose material facts about the project. Each purchaser is urged to engage a competent lawyer or other advisor in connection with deciding whether to purchase a unit. In accepting title to a unit, each purchaser shall be deemed to have waived any claim or right arising out of or relating to any immaterial defect, omission or misstatement in this Disclosure Statement. The terms used herein are defined in the Condominium Act.

The Michigan Department of Commerce publishes The Condominium Buyers Handbook that the Developer has delivered to you. The Developer assumes no obligation, liability, or responsibility as to the statements contained in or omitted from The Condominium Buyers Handbook.

The descriptions of the Master Deed and other instruments contained herein are summary only and may or may not completely and adequately express the content of the various condominium documents. Each purchaser is referred to the original Master Deed and other original instruments as contained in the Purchaser Information Booklet. Legal phraseology, technical terms and terms of art have been minimized and brevity has been the objective to the extent consistent with the purposes of the Disclosure Statement and rules of the Michigan Department of Commerce.

APPENDIX I

THE MAPLES OF NOVI, MAPLE GREENS ASSOCIATION
 PROPOSED 1989 BUDGET
 COVERING 310 UNITS

	<u>Per Month</u>	<u>Per Year</u>	<u>Per Unit</u>
Management Fee	\$ 3,100.00	\$ 37,200.00	\$10.00
Lawn Maintenance & Irrigation	5,193.00	62,310.00	16.75
Snow Removal	3,860.00	46,314.00	12.45
Insurance	4,805.00	57,660.00	15.50
Utilities (Sewer, Gas & Electric)	2,170.00	26,040.00	7.00
Miscellaneous Supplies & Accounting	93.00	1,116.00	.30
Trash Removal	1,395.00	16,740.00	4.50
Pond Maintenance & Pesticide	1,240.00	14,880.00	4.00
Monitoring	3,100.00	37,200.00	9.50
Replacement Reserves	<u>3,100.00</u>	<u>37,200.00</u>	<u>10.00</u>
TOTALS	<u>\$28,056.00</u>	<u>\$336,660.00</u>	<u>\$90.00</u>

THE MAPLES OF NOVI
MAPLE GREENS
MASTER DEED/AMENDMENTS

- I. FIRST AMENDMENT Recorded: July 23, 1990
Units: 9 - 14, 32 - 59, 68 - 72 39
 28 5
- II. SECOND AMENDMENT Recorded: OCTOBER 23, 1990
Units: Survey & typographical errors
- III. THIRD AMENDMENT Recorded: November 15, 1990
Units: 73 - 94, 98 - 101, 4
 286 - 291, 294 - 311 49
 17
- IV. FOURTH AMENDMENT Recorded: December 11, 1990
Units: Survey Error
- V. FIFTH AMENDMENT Recorded: November 14, 1991
Units: 262 - 285 24

/mg-indx

cc: Sales
Jim Beyer
Arleen (Kimberly)
Bob Friedman

FIRST AMENDMENT TO MASTER DEED OF MAPLES OF NOVI, MAPLE GREENS REG/DEEDS PAID

0001 JUL 23 '90 04:09PM 9215 MISC 25.00

The Maple Group/Novi, Inc., a Michigan corporation, the address of which is 7001 Orchard Lake, Suite 130, West Bloomfield, Michigan 48322, being the Developer of Maples of Novi, Maple Greens, a Condominium Project established pursuant to the Master Deed thereof, recorded on August 23, 1989 in Liber 11034, Pages 636 through 677, Oakland County Records, and known as Oakland County Condominium Subdivision Plan No. 628, hereby amends the Master Deed of Maples of Novi, Maple Greens pursuant to the authority reserved in Article VI thereof enlarging the Condominium Project from 5 Units to 44 Units by the addition of the land described in paragraph 1 below and reallocating the percentages of value set forth in Article V, Section 2 of said Master Deed. Upon the recording of this Amendment in the office of the Oakland County Register of Deeds, said Master Deed and Exhibit B thereto shall be amended in the following manner:

1. The following land shall be added to the Condominium Project by this Amendment:

A description of two (2) non-contiguous parcels of land being described as parcels "A" and "B" located in part of the N.E. 1/4 of Section 2 T. 1 N., R. 8 E., City of Novi, Oakland County, Michigan, described as beginning at a point distant North 89°00'02" West along the North line of said Section 2 95.00 feet and South 01°00'00" West 385.32 feet and North 89°00'00" West 24.84 feet and 192.07 feet along the arc of a curve to the left, said curve having a radius of 310.00 feet, a central angle of 35°30'00", a chord length of 189.02 feet, and a chord bearing of South 73°15'00" West and South 55°30'04" West 73.62 feet and North 34°30'00" West 14.00 feet and South 55°30'00" West 62.50 feet; thence 133.83 feet along the arc of a curve to the right, said curve having a radius of 216.00 feet, a central angle of 35°30'00", a chord length of 131.70 feet and a chord bearing of South 73°15'00" West; thence North 89°00'00" West 8.44 feet from the Northeast corner of said Section 2; thence from said point of beginning of said Parcel "A" North 89°00'00" W. 98.40 feet; thence North 01°00'00" East 87.25 feet; thence South 89°00'00" East 98.40 feet;

3) #

Ameco DYKOR

Handwritten notes: 75.00, 25.00, sh

O.K. - JH

018550

OK - T. SMITH

780

7-20-90

Handwritten signature and date: Dan

Official stamp: OAKLAND COUNTY REGISTER OF DEEDS, RECEIVED JUL 23 1990, 4:09 PM, 9215 MISC, 25.00

thence South 01°00'00" West 87.25 feet to the point of beginning of Parcel "A"; thence from said point of beginning of Parcel "A" South 89°00'00" East 8.44 feet and 133.83 feet along the arc of a curve to the left, said curve having a radius of 216.00 feet, a central angle of 35°30'00", a chord length of 131.70 feet and a chord bearing of North 73°15'00" East and North 55°30'00" East 62.71 feet and South 34°30'30" East 28.00 feet to the point of beginning of Parcel "B"; thence from said point of beginning North 55°30'04" East 73.62 feet; thence 182.43 feet along the arc of a curve to the right, said curve having a radius of 296.00 feet, a central angle of 35°18'43", a chord length of 179.55 feet and a chord bearing of North 73°20'38" East; thence South 89°00'30" East 99.76 feet; thence 299.28 feet along the arc of a curve to the right, said curve having a radius of 361.00 feet, a central angle of 47°30'00", a chord length of 290.78 feet, and a chord bearing of South 65°15'00" East; thence South 41°30'00" East 35.00 feet; thence South 48°30'00" West 164.69 feet; thence South 80°00'00" West 245.66 feet; thence South 10°00'00" East 110.00 feet; thence South 80°00'00" West 148.00 feet; thence South 10°00'00" East 67.79 feet; thence South 80°00'00" West 130.00 feet; thence South 88°00'00" West 347.40 feet; thence North 11°00'00" West 29.83 feet; thence 33.12 feet along the arc of a curve to the left, said curve having a radius of 165.00 feet, a central angle of 11°30'00", a chord length of 33.06 feet and a chord bearing of North 16°45'00" West; thence North 22°30'00" West 3.00 feet; thence South 67°30'00" West 154.00 feet; thence North 11°14'00" West 263.46 feet; thence North 01°00'00" East 107.00 feet; thence 25.06 feet along the arc of a curve to the right, said curve having a radius of 216.00 feet, a central angle of 06°38'47", a chord length of 25.04 feet, and a chord bearing of North 87°40'37" East; thence South 89°00'00" East 324.82 feet; thence 151.18 feet along the arc of a curve to the left, said curve having a radius of 244.00 feet, a central angle of 35°30'00", a chord length of 148.77 feet and a chord bearing of North 73°15'00" East; thence North 55°30'00" East 62.50 feet to the point of beginning.

68 22-02-200-009 PART Parcel

22-02-2002-010 PART Parcel

Est- 22-02-226-000

2. First Amended Article V, Section 2 of the Master Deed of Maple of Novi, Maple Greens, as set forth below, shall replace and supersede Article V, Section 2 of the Master Deed as originally recorded, and the originally recorded Article V, Section 2 shall be of no further force or effect.

FIRST AMENDED ARTICLE V, SECTION 2 OF THE MASTER DEED OF
MAPLES OF NOVI, MAPLE GREENS

ARTICLE V

Section 2. Percentage of Value. The percentage of value assigned to each Unit is 1/44. The percentages of value were computed on the basis that the comparative characteristics of the Units are such that it is fair and appropriate that each Unit owner vote equally and pay an equal share of the expenses of maintaining the General Common Elements. 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 expenses of administration and the value of such Co-owner's vote at meetings of the Association.

3. Amended Sheets 1, 2, 3, 4 and 5 of the Condominium Subdivision Plan of Maples of Novi, Maple Greens, as attached hereto, shall replace and supersede Sheets 1, 2, 3, 4 and 5 of the Condominium Subdivision Plan of Maples of Novi, Maple Greens as originally recorded and subsequently amended, and the originally recorded and amended Sheets 1, 2, 3, 4 and 5 shall be of no further force or effect. The legal description of the Condominium Premises contained on said Amended Sheet 1 shall replace and supersede the description of said Premises contained in Article II of the originally recorded Master Deed.

4. Sheets 2A and 3A of the Condominium Subdivision Plan of Maples of Novi, Maple Greens, as attached hereto, shall supplement and be incorporated in the Condominium Subdivision Plan of Maples of Novi, Maple Greens, as amended.

5. Units are not all numbered consecutively; however, there is a total of 44 Units in the project numbered 1 through 5, 9 through 14, 32 through 59 and 68 through 72, all inclusive.

In all respects, other than as hereinabove indicated, the original Master Deed of Maples of Novi, Maple Greens, including the Bylaws and Condominium Subdivision Plan respectively attached thereto as Exhibits A and B, recorded as aforesaid, is hereby ratified, confirmed and redeclared.

Dated this 18th day of July, 1990.

WITNESSES:

Denise Kein
Denise Kein

THE MAPLE GROUP/NOVI, INC., a Michigan corporation

By: [Signature]
Sam Blumenstein, President

Deborah Selvaggio
Deborah Selvaggio

STATE OF MICHIGAN)
) SS.
COUNTY OF OAKLAND)

The foregoing First Amendment to Master Deed of Maples of Novi, Maple Greens was acknowledged before me this 18th day of July, 1990, by Sam Blumenstein, the President of THE MAPLE GROUP/NOVI, INC., a Michigan corporation on behalf of the corporation.

Aileen Blumenstein

Notary Public, Oakland County, Michigan
My commission expires: 8-18-91

First Amendment to Master Deed drafted by:

Gregory J. Gamalski of DYKEMA GOSSETT
505 North Woodward Avenue, Suite 3000
Bloomfield Hills, Michigan 48013

AILEEN R. BLUMENSTEIN
Notary Public, Oakland County, MI
My Commission Expires 8-18-91

When recorded, return to drafter.

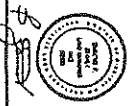
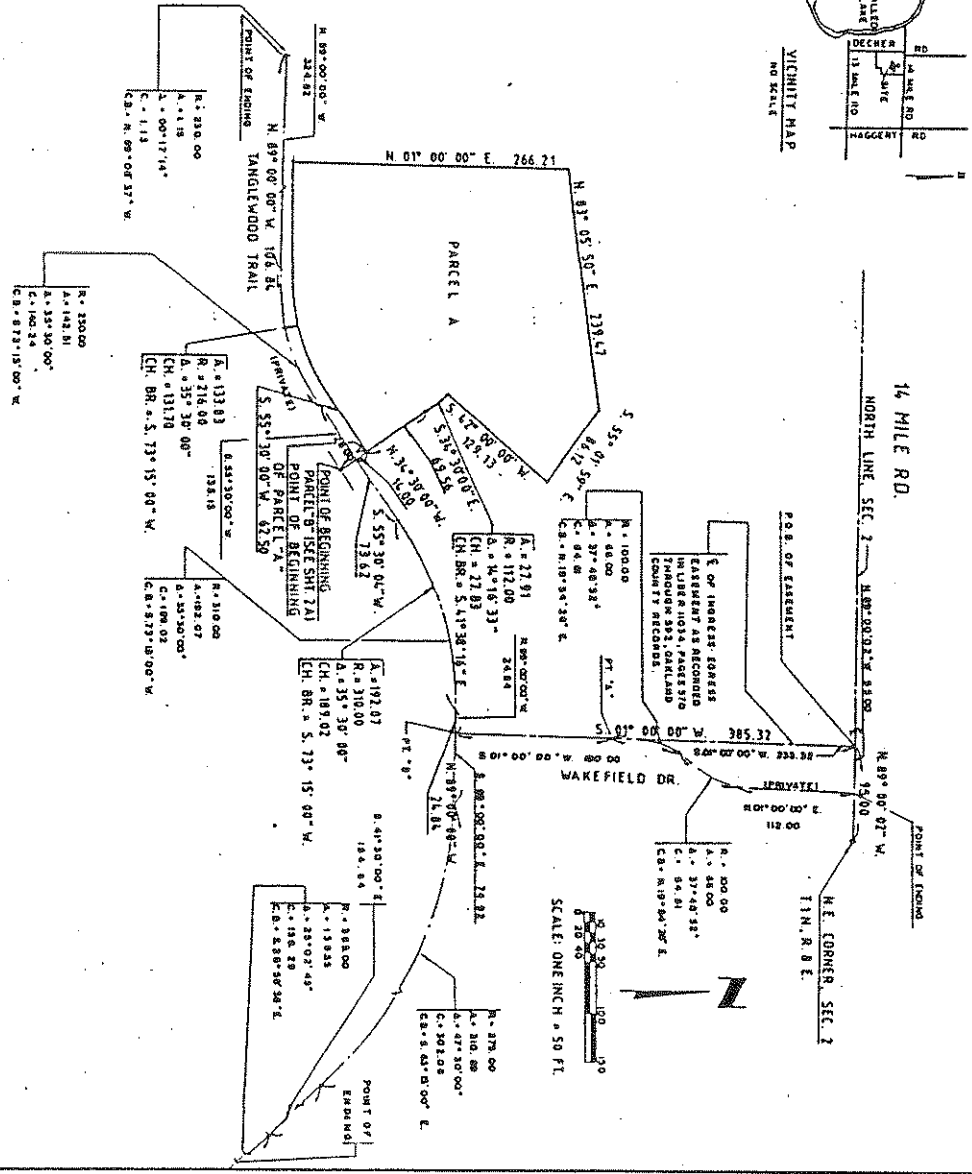
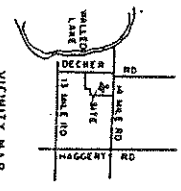
SURVEYOR'S CERTIFICATE

I, EUGENE F. ZEIMET, REGISTERED LAND SURVEYOR OF THE STATE OF MICHIGAN, HEREBY CERTIFY THAT THE SUBDIVISION PLAN KNOWN AS DARLAK COUNTY CONDOMINIUM SUBDIVISION PLAN NO. 428, AS SHOWN ON THE ACCOMPANYING DRAWINGS, REPRESENTS A SURVEY ON THE GROUND MADE UNDER MY DIRECTION; THAT THERE ARE NO EXISTING ENCROACHMENTS UPON THE LANDS; THAT THE REQUIRED MONUMENTS AND IRON MARKERS HAVE NOT BEEN LOCATED IN THE GROUND AS REQUIRED BY RULES PROMULGATED UNDER SECTION 142 OF ACT NUMBER 59 OF THE PUBLIC ACTS OF 1978; THAT THE ACTURACY OF THIS SURVEY IS WITHIN THE LIMITS REQUIRED BY RULES PROMULGATED UNDER SECTION 142 OF ACT NUMBER 59 OF THE PUBLIC ACTS OF 1978; THAT THE BEARINGS AS SHOWN ARE NOTED ON SURVEY PLAN AS REQUIRED BY THE RULES PROMULGATED UNDER SECTION 142 OF ACT NUMBER 59 OF PUBLIC ACTS OF 1978.

EUGENE F. ZEIMET
 REGISTERED LAND SURVEYOR
 REGISTRATION NUMBER 9299
 ZEIMET, WOIZNIAR & ASSOC. INC.
 28450 FRANKLIN ROAD
 SOUTHFIELD, MICHIGAN 48034

NOTE:

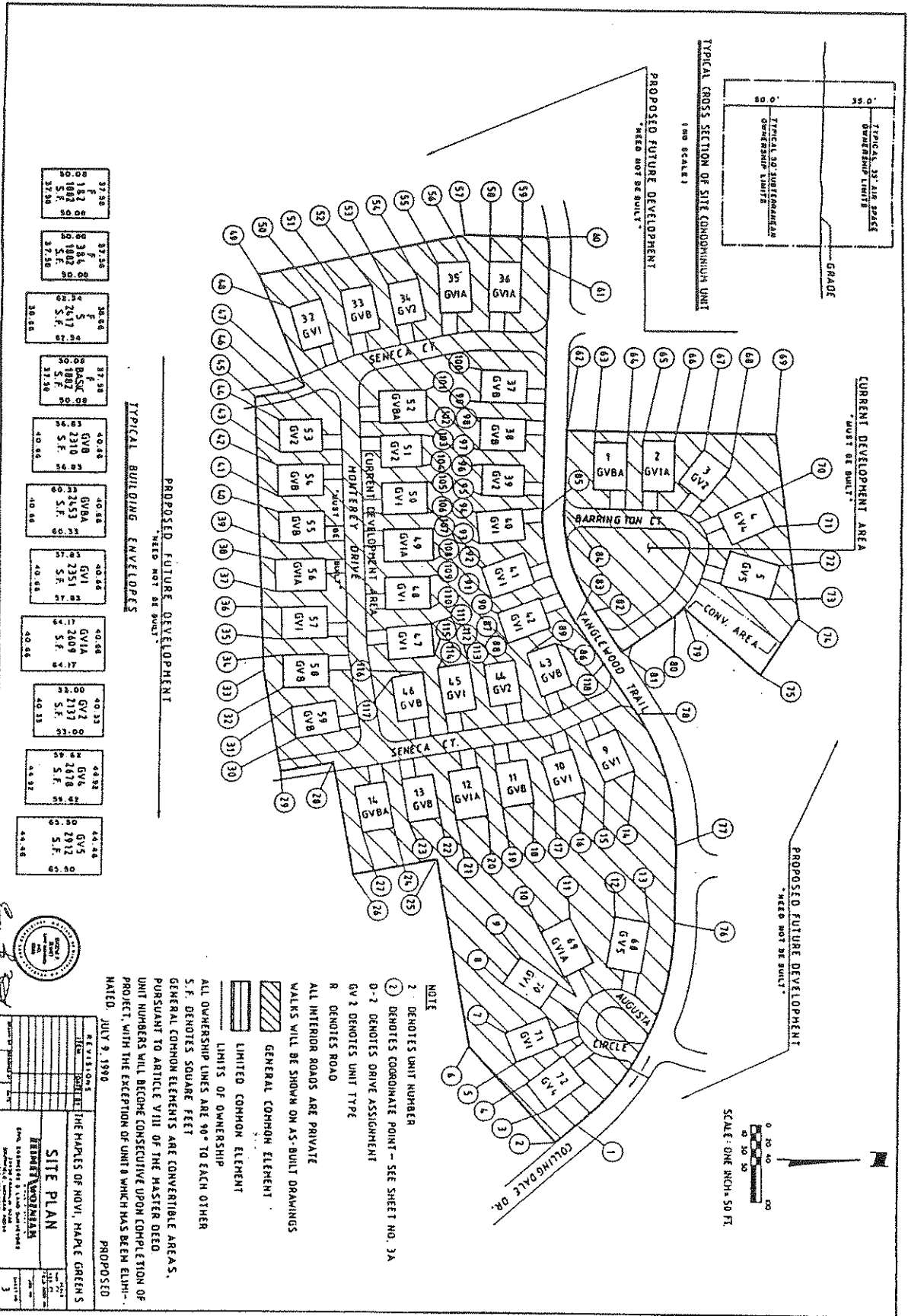
- DENOTES IRON PIPE
 - DENOTES CONCRETE MONUMENT
 - BENCH MARK: "X" IN RIM OF MONUMENT BOX AT INTERSECTION OF 1/4 MILE ROAD AND DECKER ROAD ELEVATION 954.25 U.S.G.S. DATUM.
- BEARINGS ARE IN RELATION TO THE NORTH LINE OF SECTION 2 SUBJECT PROPERTY IS NOT IN A FLOOD HAZARD AREA



JULY 9, 1990

REVISIONS	DATE	BY	DESCRIPTION

PROPOSED
 THE MAPLES OF NOWI MAPLE GREENS
 SURVEY PLAN
 EUGENE F. ZEIMET
 REGISTERED LAND SURVEYOR
 REGISTRATION NUMBER 9299



TYPICAL BUILDING ENVELOPES

37.30	37.30	38.86	37.36	40.88	40.88	40.88	40.88	40.88	40.88	44.82	44.82
0 1.52	0 2.84	0 2.84	0 2.84	0 2.84	0 2.84	0 2.84	0 2.84	0 2.84	0 2.84	0 2.84	0 2.84
0 10.02	0 10.02	0 10.02	0 10.02	0 10.02	0 10.02	0 10.02	0 10.02	0 10.02	0 10.02	0 10.02	0 10.02
0 S.F.	0 S.F.	0 S.F.	0 S.F.	0 S.F.	0 S.F.	0 S.F.	0 S.F.	0 S.F.	0 S.F.	0 S.F.	0 S.F.
37.30	37.30	38.86	37.36	40.88	40.88	40.88	40.88	40.88	40.88	44.82	44.82



REVISIONS

NO.	DATE	DESCRIPTION
1		
2		
3		

SITE PLAN

HEINRICH WOODMAN

ARCHITECT

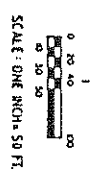
1000 BROADWAY, NEW YORK, N.Y. 10018

DATE: JULY 9, 1990

NOTE

- 1 DENOTES UNIT NUMBER
- 2 DENOTES COORDINATE POINT - SEE SHEET NO. 3A
- D-2 DENOTES DRIVE ASSIGNMENT
- GV 2 DENOTES UNIT TYPE
- R DENOTES ROAD
- ALL INTERIOR ROADS ARE PRIVATE WALKS WILL BE SHOWN ON AS-BUILT DRAWINGS
- GENERAL COMMON ELEMENT
- LIMITED COMMON ELEMENT
- LIMITS OF OWNERSHIP
- ALL OWNERSHIP LINES ARE 90° TO EACH OTHER
- S.F. DENOTES SQUARE FEET
- GENERAL COMMON ELEMENTS ARE CONVERTIBLE AREAS, PURSUANT TO ARTICLE VIII OF THE MASTER DEED
- UNIT NUMBERS WILL BECOME CONSECUTIVE UPON COMPLETION OF PROJECT, WITH THE EXCEPTION OF UNIT 0 WHICH HAS BEEN ELIMINATED.

PROPOSED JULY 9, 1990



COORDINATE VALUES			COORDINATE VALUES			COORDINATE VALUES		
PT.	NORTH	EAST	PT.	NORTH	EAST	PT.	NORTH	EAST
1	4637.00	7665.59	44	4053	6763	87	4345	7066
2	4610.78	7668.79	45	4023.56	6733.66	88	4353	7065
3	4400	7662	46	4052.83	6727.72	89	4344	7056
4	4372	7612	47	4086.68	6716.26	90	4331	7005
5	4359	7586	48	4066	6630	91	4325	6987
6	4301.69	7565.28	49	4028.32	6576.81	92	4316	6948
7	4343	7566	50	4106	6608	93	4308	6919
8	4341	7488	51	4128	6598	94	4306	6878
9	4306	7447	52	4169	6590	95	4319	6856
10	4390	7416	53	4188	6589	96	4312	6816
11	4426	7398	54	4228	6581	97	4308	6798
12	4486	7393	55	4253	6561	98	4309	6757
13	4526	7400	56	4276	6550	99	4308	6737
14	4506	7283	57	4286.73	6523.69	100	4309	6686
15	4470	7220	58	4319	6558	101	4239	6722
16	4465	7233	59	4380	6550	102	4241	6763
17	4406	7266	60	4393.72	6525.36	103	4236	6779
18	4380	7267	61	4396.73	6550.38	104	4236	6820
19	4346	7256	62	4418.88	6468.78	105	4242	6860
20	4322	7266	63	4456	6485	106	4243	6861
21	4282	7232	64	4496	6487	107	4250	6980
22	4261	7269	65	4516	6483	108	4250	6960
23	4221	7275	66	4555	6482	109	4245	6960
24	4202	7283	67	4592	6492	110	4246	7002
25	4259.03	7323.55	68	4625	6818	111	4248	7021
26	4150.79	7362.65	69	4685.06	6773.66	112	4296	7069
27	4162	7290	70	4665	6851	113	4316	7072
28	4125.00	7196.90	71	4686	6891	114	4256	7078
29	4058.24	7208.67	72	4690	6941	115	4251	7061
30	4077	7166	73	4678	6986	116	4237	7082
31	4070	7125	74	4713.83	7011.17	117	4196	7089
32	4061	7103	75	4666.68	7001.75	118	4467.36	7069.11
33	4035.67	7080.65	76	4558.76	7401.52			
34	4059	7061	77	4560.68	7301.78			
35	4057	7061	78	4509.81	7128.76			
36	4036	7003	79	4568.52	6995.26			
37	4069	6982	80	4567.72	7013.83			
38	4067	6962	81	4590.37	7053.23			
39	4056	6921	82	4566.97	7001.73			
40	4053	6880	83	4531.96	7017.60			
41	4052	6880	84	4517.92	6875.61			
42	4051	6820	85	4389.06	6875.15			
43	4056	6806	86	4407	7063			

9-9-99



JULY 9, 1998

REVISIONS

DATE: 7/9/98

BY: J. QUINN

PROJECT: THE MAPLES OF NOVI, MAPLE GREENS

COORDINATE VALUES

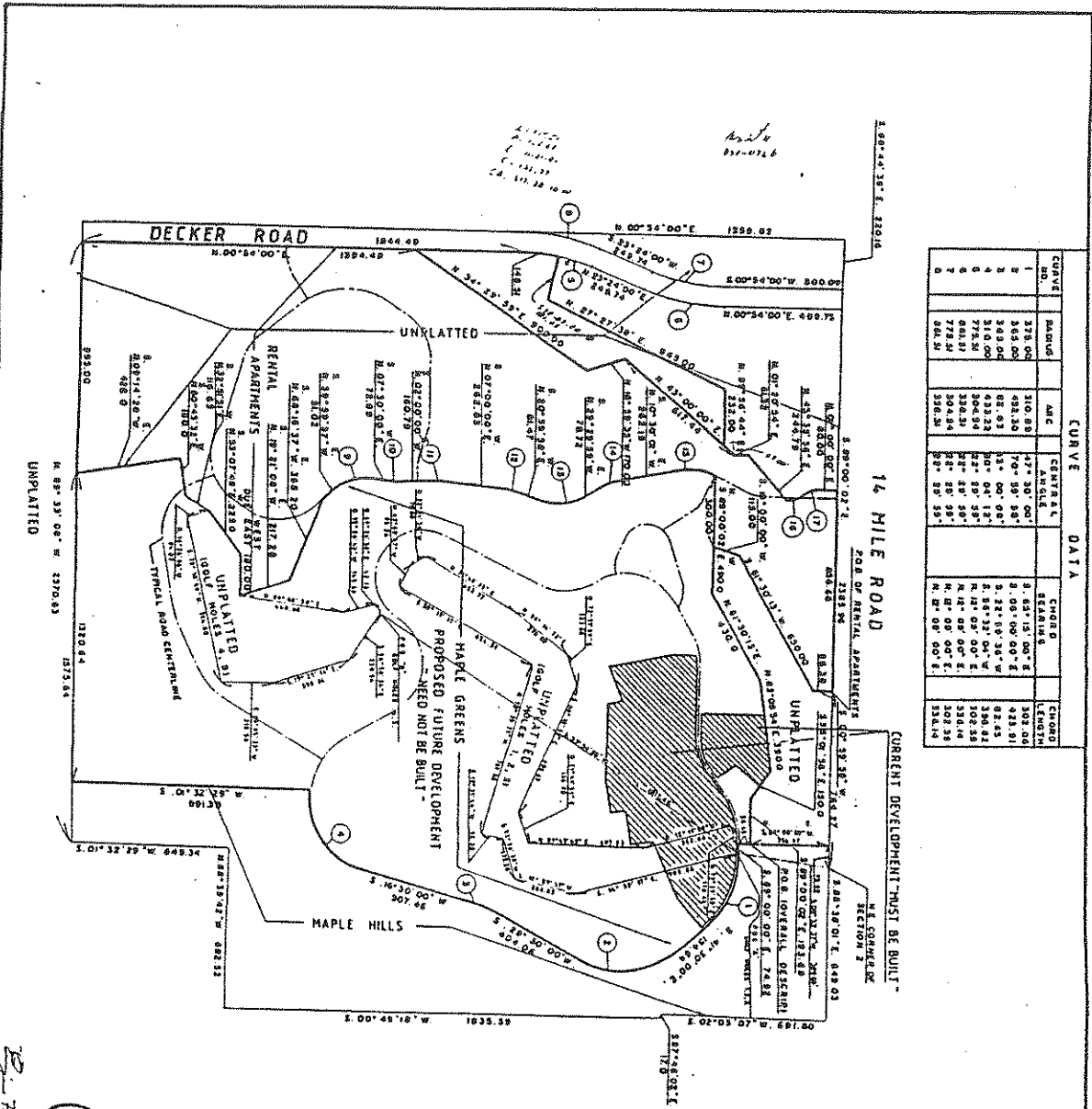
DESIGNED BY: JAMES J. QUINN

CHECKED BY: JAMES J. QUINN

DATE: 7/9/98

SCALE: 3/4"

PROPOSED



(CURVE DATA)

CURVE NO.	BEGINNING	ARC	CENTRAL ANGLE	CHORD BEARING	CHORD LENGTH
1	278.00	110.88	47° 30' 00"	S. 63° 13' 00" E	203.06
2	349.00	423.20	70° 59' 58"	S. 00° 00' 00" E	423.91
3	81.87	147.00	147° 00' 00"	S. 23° 19' 34" W	92.45
4	278.00	204.48	151° 15' 00"	S. 58° 32' 00" W	358.82
5	778.24	320.24	92° 39' 59"	N. 48° 09' 00" E	315.42
6	681.21	320.24	92° 39' 59"	N. 48° 09' 00" E	328.28
7	778.24	320.24	92° 39' 59"	N. 48° 09' 00" E	328.28
8	681.21	320.24	92° 39' 59"	N. 48° 09' 00" E	315.42

NO.	RADIUS	ARC	CENTRAL ANGLE	CHORD BEARING	CHORD
9	210.0	190.67	47° 30' 37"	(2) N. 19° 18' 00" W (1) E	183.28
10	210.0	381.13	09° 29' 58"	(3) N. 02° 48' 00" E (2) W	381.09
11	210.0	381.13	09° 29' 58"	(4) N. 02° 10' 00" E (2) W	381.09
12	210.0	381.13	147° 00' 00"	(5) N. 14° 00' 00" E (2) W	381.09
13	210.0	202.17	40° 23' 36"	(6) N. 04° 18' 00" W (1) E	186.22
14	210.0	76.27	147° 59' 54"	(7) N. 20° 00' 00" W (1) E	73.92
15	210.0	148.21	37° 00' 00"	(8) N. 09° 00' 01" E (2) W	143.93
16	100.00	68.00	37° 46' 32"	N. 17° 54' 24" W	64.81
17	100.00	68.00	37° 46' 32"	N. 17° 54' 24" W	64.81

JULY 9, 1990

PROPOSED

THE MAPLES OF NOW, MAPLE GREENS

COMPOSITE PLAN

HERBERT VOIGTMAN

ENGINEER

1

SCALE: ONE INCH = 200 FT.

1160776465

SECOND AMENDMENT TO MASTER DEED OF DEEDS PAID
THE MAPLES OF NOVI, MAPLE GREENS 7.23.90 04:26PM
7318 MISC 23.00

The Maple Group/Novi, Inc., a Michigan corporation, the address of which is 7001 Orchard Lake, Suite 130, West Bloomfield, Michigan 48322, being the Developer of The Maples of Novi, Maple Greens, a Condominium Project established pursuant to the Master Deed thereof, recorded on August 23, 1989 in Liber 11034, Pages 636 through 677, and First Amendment recorded on July 23, 1990 in Liber 11478, Pages 891 through 901, Oakland County Records, and known as Oakland County Condominium Subdivision Plan No. 628, hereby amends the Master Deed of The Maples of Novi, Maple Greens pursuant to the authority reserved in Article IX, Section 3 of the Master Deed and Article XVI, Section 4 of the Bylaws for the purposes of withdrawing land erroneously described as included in the Project due to survey error and correcting a typographic error in Article VI, Section 9 of the Bylaws. Upon the recording of this Amendment in the office of the Oakland County Register of Deeds, said Master Deed and Exhibit B thereto shall be amended in the following manner:

1. The following land shall be withdrawn from the Condominium Project by this Amendment because it was erroneously included due to survey error:

A description of a parcel of land being located in part of the Northwest 1/4 of Section 1 and part of the Northeast 1/4 of Section 2, Town 1 North, Range 8 East, City of Novi, Oakland County, Michigan, described as beginning at a point distant North 89°00'02" West along the North line of said Section 2 95.00 feet and South 01°00'00" West 385.32 feet and North 89°00'00" West 24.84 feet and South 01°00'00" West 14.00 feet and South 89°00'00" East 17.00 feet from the Northeast corner of said Section 2; thence from said Point of Beginning South 89°00'00" East 48.73 feet; thence South 04°41'32" East 140.00 feet; thence South 23°34'19" East 153.00 feet; thence South 80°00'00" West 115.76 feet; thence N15°11'09" West 290.70 feet; thence North 73° 39' 33" East 71.69 feet to the Point of Beginning.

2. Amended Sheets 1, 2, 2A, 3, 3A, 4 and 5 of the Condominium Subdivision Plan of The Maples of Novi, Maple Greens, as attached hereto, shall replace and supersede Sheets 1, 2, 2A, 3, 3A, 4 and 5 of the Condominium Subdivision Plan of

22-02-200-009 pt Parcel
010

OAKLAND COUNTY TREASURERS CERTIFICATE
I HEREBY CERTIFY that there are no TAX LIENS or
TITLES held by the state of any individual against the
within description, and all TAXES on same are paid for
five years previous to the date of this instrument, as
required by the statute in that behalf made as stated.

10-10-90
23.00
P. High
0271410
MICHIGAN COUNTY, County Treasurer
Sec. 138, Act 208, 1989 as amended

OK - G.K.

OK - T. SMITH

SURVEYOR'S CERTIFICATE:

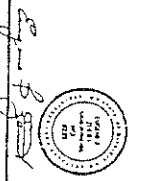
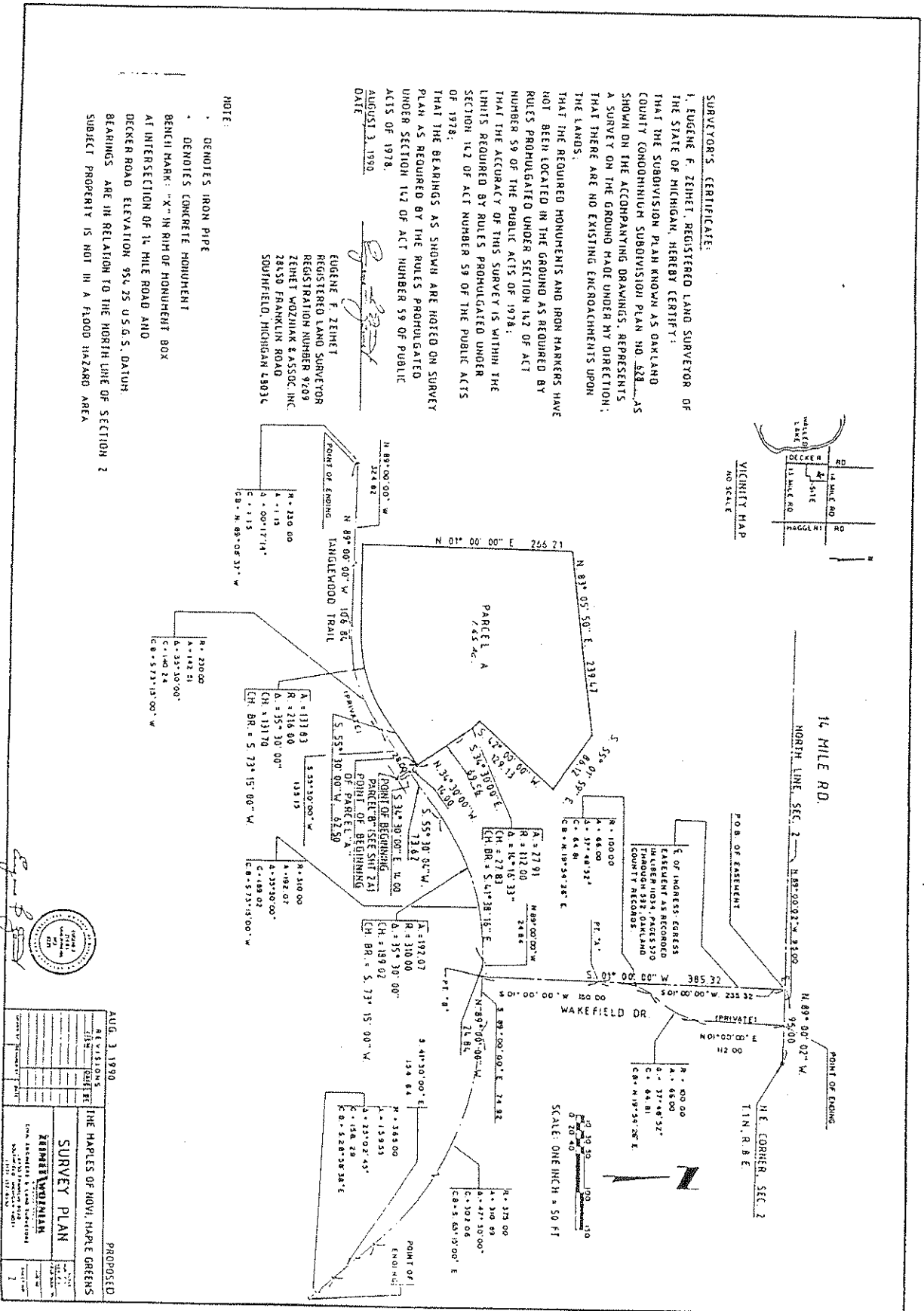
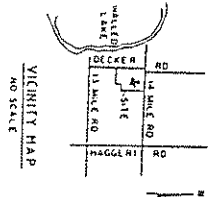
I, EUGENE F. ZEHNIT, REGISTERED LAND SURVEYOR OF THE STATE OF MICHIGAN, HEREBY CERTIFY THAT THE SUBDIVISION PLAN KNOWN AS OAKLAND COUNTY CONDOMINIUM SUBDIVISION PLAN NO. 628, AS SHOWN ON THE ACCOMPANYING DRAWINGS, REPRESENTS A SURVEY ON THE GROUND MADE UNDER MY DIRECTION; THAT THERE ARE NO EXISTING ENCROACHMENTS UPON THE LANDS; THAT THE REQUIRED MONUMENTS AND IRON MARKERS HAVE NOT BEEN LOCATED IN THE GROUND AS REQUIRED BY RULES PROHULGATED UNDER SECTION 142 OF ACT NUMBER 59 OF THE PUBLIC ACTS OF 1978; THAT THE ACCURACY OF THIS SURVEY IS WITHIN THE LIMITS REQUIRED BY RULES PROHULGATED UNDER SECTION 142 OF ACT NUMBER 59 OF THE PUBLIC ACTS OF 1978; THAT THE BEARINGS AS SHOWN ARE NOTED ON SURVEY PLAN AS REQUIRED BY THE RULES PROHULGATED UNDER SECTION 142 OF ACT NUMBER 59 OF PUBLIC ACTS OF 1978.

AUGUST 3, 1990
DATE

EUGENE F. ZEHNIT
REGISTERED LAND SURVEYOR
REGISTRATION NUMBER 9289
ZEHNIT WOIZYNIK & ASSOC. INC.
28450 FRANKLIN ROAD
SOUTHFIELD, MICHIGAN 48034

NOTE:

- DENOTES IRON PIPE
 - DENOTES CONCRETE MONUMENT
 - BENCH MARK: "X" IN RIM OF MONUMENT BOX AT INTERSECTION OF 1/4 MILE ROAD AND DICKER ROAD ELEVATION 956.25 U.S.G.S. DATUM
- BEARINGS ARE IN RELATION TO THE NORTH LINE OF SECTION 2
SUBJECT PROPERTY IS NOT IN A FLOOD HAZARD AREA



AUG. 3 1990

REVISIONS	DATE	BY	REASON

THE HARLES OF NOVY HARLE GREENS

SURVEY PLAN

ZEHNIT WOIZYNIK & ASSOC. INC.

28450 FRANKLIN ROAD
SOUTHFIELD, MICHIGAN 48034

PROPOSED

SCALE: ONE INCH = 50 FT

COORDINATE VALUES			COORDINATE VALUES			COORDINATE VALUES		
PT.	NORTH	EAST	PT.	NORTH	EAST	PT.	NORTH	EAST
1	437.00	765.59	44	405	673	87	445	704
2	440.78	768.79	45	402.54	673.44	88	435.3	705
3	440	767	46	402.83	672.77	89	438	705
4	437	761.2	47	400.48	671.0	90	431	705
5	4359	758.4	48	406	662.0	91	432	698.7
6	4301.69	765.48	49	402.32	657.81	92	431.0	694.8
7	4353	755.6	50	410.4	660.0	93	438.8	691.9
8	4341	748.0	51	412.8	659.8	94	430.4	687.8
9	4364	744.7	52	418.9	659.0	95	4311	685.6
10	4390	741.4	53	418.9	658.9	96	4312	681.6
11	4426	739.6	54	422.8	658.1	97	4308	679.8
12	4484	739.3	55	425.3	658.1	98	4309	675.7
13	4526	740.0	56	429.4	655.8	99	4308	673.7
14	4508	720.3	57	428.73	653.49	100	4309	669.6
15	4470	722.0	58	431.8	655.8	101	423.8	672
16	4445	723	59	436.0	655.8	102	4241	676.3
17	4406	724	60	439.72	655.38	103	4234	677.9
18	4380	724.7	61	439.72	655.0	104	4236	682.0
19	4360	725.4	62	4418.88	678.78	105	4242	684.0
20	4322	726.6	63	445.4	678.5	106	4243	688.1
21	4282	727.2	64	449.4	678.7	107	4250	690.0
22	4261	728.9	65	451.4	678.3	108	4250	694.0
23	4221	727.5	66	455.5	678.2	109	4245	696.0
24	4202	728.3	67	459.2	679.2	110	4246	700.2
25	4259.03	732.55	68	462	681.8	111	4248	702.1
26	4150.70	734.65	69	468.04	677.3	112	4296	706.9
27	4162	719.0	70	468.5	685.1	113	4314	707.2
28	4125.00	719.90	71	468.4	689.1	114	4256	707.6
29	4058.74	7208.67	72	469.0	692.1	115	4251	706.1
30	4077	718.6	73	467.8	698.6	116	4237	708.2
31	4070	712.5	74	4713.83	7011.17	117	4196	708.9
32	4061	710.3	75	464.4.8	7001.75	118	4487.34	7069.11
33	4035.67	7080.65	76	4558.74	7041.52	119	4560.17	7318.70
34	4059	7061	77	4560.48	7301.78	120	4559.36	7367.54
35	4052	704.1	78	4509.01	7129.74	121	4419.83	7378.99
36	4056	7001	79	4568.52	6995.34	122	4279.60	7440.17
37	4049	6982	80	4517.72	7013.83	123	4259.45	7326.15
38	4047	6942	81	4490.37	7053.23	124	4510.00	7250.00
39	4054	6921	82	4454.97	7003.73			
40	4053	6880	83	4431.96	7017.68			
41	4052	6860	84	4417.02	6875.61			
42	4051	6820	85	4389.06	6875.15			
43	4054	6804	86	4407	7043			

John G. [Signature]



AUG. 1, 1990

PROPOSED

THE HAPLES OF NOVIL, MAPLE GREENS

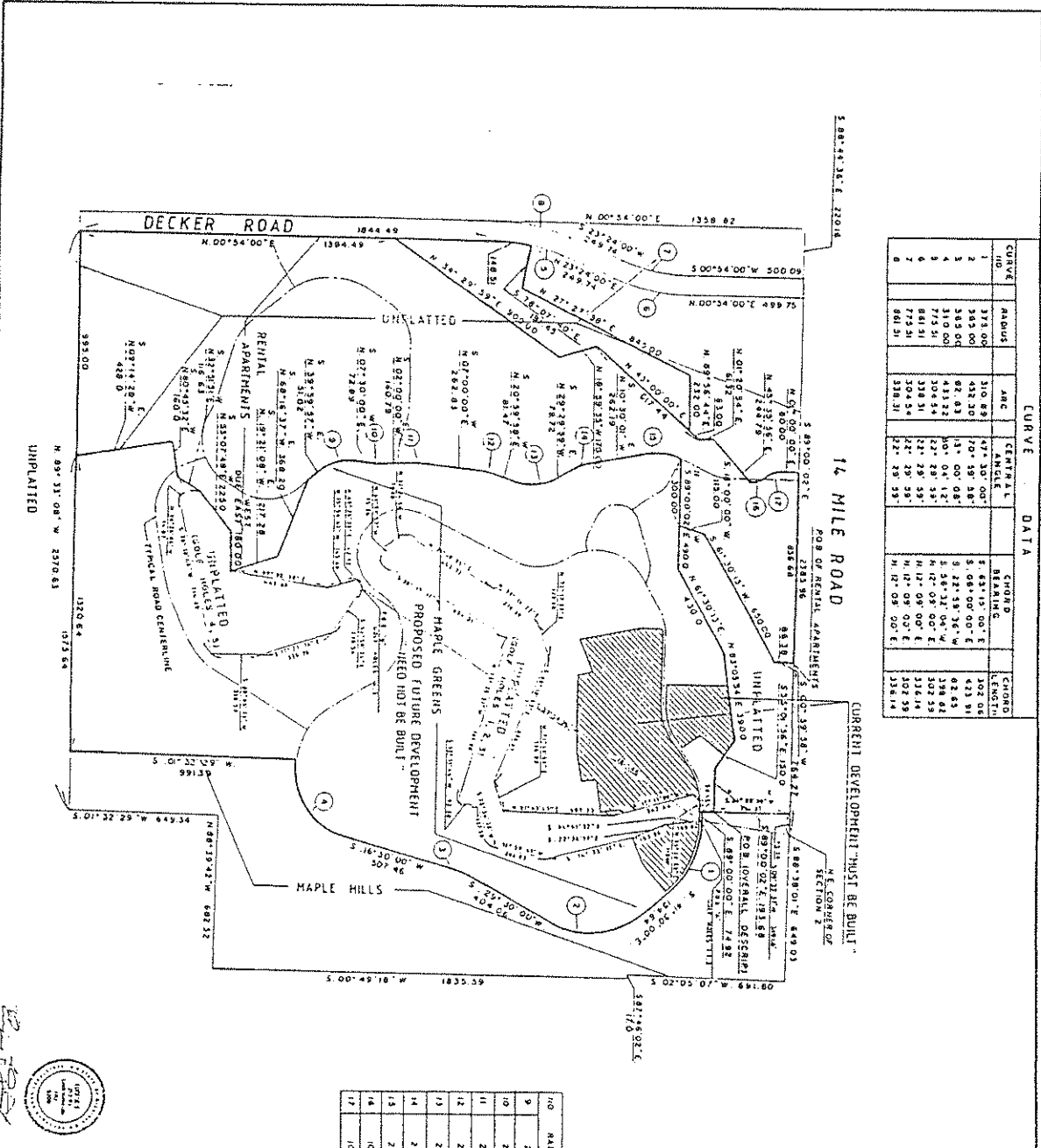
COORDINATE VALUES

REIMPLYWONIAH

1A

CURVE DATA

CURVE NO.	RADIUS	ARC	CENTRAL ANGLE	CHORD BEARING	CHORD LENGTH
1	313.00	310.89	47° 30' 00"	S 63° 15' 00" E	431.91
2	363.00	432.30	70° 59' 58"	S 08° 00' 00" E	431.91
3	283.00	82.63	13° 00' 00"	S 22° 58' 36" W	62.63
4	310.00	431.32	80° 04' 12"	S 58° 31' 04" W	398.61
5	775.51	304.54	22° 29' 59"	M 12° 08' 00" E	302.59
6	861.31	338.31	22° 29' 59"	M 12° 08' 00" E	316.14
7	775.51	304.54	22° 29' 59"	M 12° 08' 00" E	302.59
8	761.51	338.14	22° 29' 59"	M 12° 08' 00" E	316.14



CURVE NO.	RADIUS	ARC	CENTRAL ANGLE	CHORD BEARING	CHORD LENGTH
9	230.0	190.67	47° 29' 37"	S 1° 16' 15" 00" W	183.26
10	230.0	18.13	09° 29' 38"	S 1° 16' 02" 43" 00" E	18.09
11	230.0	34.13	08° 59' 58"	S 1° 16' 02" 30" 00" E	35.09
12	230.0	36.20	14° 00' 00"	S 1° 16' 00' 00" E	36.06
13	230.0	202.72	50° 29' 59"	S 1° 16' 04' 15" 00" W	196.22
14	230.0	16.27	18° 59' 58"	S 1° 16' 20' 00" 00" W	16.92
15	230.0	148.53	37° 00' 00"	S 1° 16' 08' 00' 01" E	145.98
16	100.00	68.00	37° 48' 52"	N 17° 54' 28" W	64.81
17	100.00	68.00	37° 48' 52"	N 17° 54' 28" W	64.81

AUG. 3, 1990

REVISIONS

NO.	DATE	DESCRIPTION
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THE HAMES OF NOW, MAPLE GREENS
COMPOSITE PLAN

REBEKKA HAMES

ENGINEER

1015 E. 14TH AVENUE, SUITE 100
DENVER, COLORADO 80202

PROPOSED

73-94 = 22
98-101 = 4
286-291 = 6
294-311 = 18
50

THIRD AMENDMENT TO MASTER DEED OF THE MAPLES OF NOVI, MAPLE GREENS

RECORDED
OAKLAND COUNTY
NOV 15 1990
CLEMENS

The Maple Group/Novi, Inc., a Michigan Corporation, the address of which is 7001 Orchard Lake Road, Suite 1300 West Bloomfield, Michigan 48322, being the Developer of The Maples of Novi, Maple Greens, a Condominium Project established pursuant to the Master Deed thereof, recorded on August 23, 1989 in Liber 11034, Pages 636 through 677; First Amendment to Master Deed recorded on July 23, 1990 in Liber 11478, Pages 891 through 901; and Second Amendment to Master Deed recorded on October 23, 1990 in Liber 11607, Pages 465 through 474, Oakland County Records, and known as Oakland County Condominium Subdivision Plan No. 628, hereby amends the Master Deed of The Maples of Novi, Maple Greens pursuant to the authority reserved in Article VI thereof for the purposes of enlarging the Condominium Project from 44 Units to 94 Units by the addition of the land described in paragraph 1 below, reallocating percentages of value set forth in Article V, Section 2 of said Master Deed and immaterially revising Article VIII of the Master Deed and the Condominium Subdivision Plan pursuant to rights reserved in Article XI, Section 3 of the Master Deed. Upon the recording of this Amendment in the office of the Oakland County Register of Deeds, said Master Deed and Exhibit B thereto shall be amended in the following manner:

1. The following land shall be added to the Condominium Project by this Amendment:
Lot 301, Maple Greens, Maples of Novi Condominiums

Apart of -

A parcel of land located in part of the N.E. 1/4 of Section 2 T.1 N., R. 8 E., City of Novi, Oakland County, Michigan, described as beginning at a point distant N. 89°00'02" W. along the North line of said Section 2 95.00 feet and S. 01°00'00" W. 385.32 feet and N. 89°00'00" W. 24.84 feet and 192.07 feet along the arc of a curve to the left, said curve having a radius of 310.00 feet, a central angle of 35°30'00", a chord length of 189.02 feet, and a chord bearing of S. 73°15'00" W. and S. 55°30'04" W. 73.62 feet and N. 34°30'00" W. 14.00 feet and S. 55°30'00" W. 62.50 feet and 133.83 feet along the arc of a curve to the right, said curve having a radius of 216.00 feet, a central angle of 35°30'00", a chord length of 131.70 feet and a chord bearing of S. 73°15'00" W. and N. 89°00'00" W. 106.84 feet; from the N.E. corner of said Section 2; thence from said point of beginning of said Parcel "A" Addition N. 89°00'00" W. 217.98 feet; thence 125.62 feet along the

11/15/90
ET

THIRD AMENDMENT TO MASTER DEED OF THE MAPLES OF NOVI, MAPLE GREENS

780
CLERK
30 NOV 15 1990

The Maple Group/Novi, Inc., a Michigan corporation, the address of which is 7001 Orchard Lake Road, Suite 130, West Bloomfield, Michigan 48322, being the Developer of The Maples of Novi, Maple Greens, a Condominium Project established pursuant to the Master Deed thereof, recorded on August 23, 1989 in Liber 11034, Pages 636 through 677; First Amendment to Master Deed recorded on July 23, 1990 in Liber 11478, Pages 891 through 901; and Second Amendment to Master Deed recorded on October 23, 1990 in Liber 11607, Pages 465 through 474, Oakland County Records, and known as Oakland County Condominium Subdivision Plan No. 628, hereby amends the Master Deed of The Maples of Novi, Maple Greens pursuant to the authority reserved in Article VI thereof for the purposes of enlarging the Condominium Project from 44 Units to 94 Units by the addition of the land described in paragraph 1 below, reallocating percentages of value set forth in Article V, Section 2 of said Master Deed and immaterially revising Article VIII of the Master Deed and the Condominium Subdivision Plan pursuant to rights reserved in Article XI, Section 3 of the Master Deed. Upon the recording of this Amendment in the office of the Oakland County Register of Deeds, said Master Deed and Exhibit B thereto shall be amended in the following manner:

- 1. The following land shall be added to the Condominium Project by this Amendment:

A parcel of land located in part of the N.E. 1/4 of Section 2 T.1 N., R. 8 E., City of Novi, Oakland County, Michigan, described as beginning at a point distant N. 89°00'02" W. along the North line of said Section 2 95.00 feet and S. 01°00'00" W. 385.32 feet and N. 89°00'00" W. 24.84 feet and 192.07 feet along the arc of a curve to the left, said curve having a radius of 310.00 feet, a central angle of 35°30'00", a chord length of 189.02 feet, and a chord bearing of S. 73°15'00" W. and S. 55°30'04" W. 73.62 feet and N. 34°30'00" W. 14.00 feet and S. 55°30'00" W. 62.50 feet and 133.83 feet along the arc of a curve to the right, said curve having a radius of 216.00 feet, a central angle of 35°30'00", a chord length of 131.70 feet and a chord bearing of S. 73°15'00" W. and N. 89°00'00" W. 106.84 feet; from the N.E. corner of said Section 2; thence from said point of beginning of said Parcel "A" Addition N. 89°00'00" W. 217.98 feet; thence 125.62 feet along the

Handwritten initials/signature.

arc of a curve to the left said curve having a radius of 244.00 feet, a central angle of 29°30'00", a length of 124.24 feet, and a chord bearing of S. 76°15'00" W.; thence S. 61°30'00" W. 112.06 feet thence 20.28 feet along the arc of a curve to the right, said curve having a radius of 25.00 feet, a central angle of 46°30'00", a chord length of 19.73 feet and a chord bearing of S. 84°45'00" W.; thence N. 72°00'00" W. 22.96 feet; thence 98.75 feet along the arc of a curve to the left, said curve having a radius of 164.00 feet, a central angle 34°30'00", a chord length of 97.26 feet, and a chord bearing of N. 89°15'00" W; thence S. 73°30'00" W. 170.01 feet; thence 23.79 feet along the arc of a curve to the left, said curve having a radius of 114.00 feet, a central angle of 11°57'39", a chord length of 23.75 feet and a chord bearing of S. 67°31'10" W.; thence 37.07 feet along the arc of a curve to the right, said curve having a radius of 25.00 feet, a central angle of 84°57'39", a chord length of 33.76 feet and a chord bearing of N. 75°58'50" W.; thence N. 33°30'00" W. 112.14 feet; thence 59.69 feet along the arc of a curve to the left, said curve having a radius of 114.00 feet, a central angle of 30°00'00", a chord length of 59.01 feet and a chord bearing of N. 48°30'00" W.; thence N. 63°30'00" W. 79.24 feet; thence 8.05 feet along the arc of a curve to the right, said curve having a radius of 25.00 feet, a central angle of 13°26'55", chord length of 8.01 feet and a chord bearing of N. 54°16'33" W.; thence S. 87°12'49" E. 386.37 feet; thence N. 63°00'00" E. 471.81 feet; thence N. 83°05'54" E. 175.47 feet; thence S. 01°00'00" W. 266.20 feet to the point of beginning of said Parcel "A" Addition; together with

PT 22-00-300-00'

A parcel of land located in part of the N.E. 1/4 of Section 2 T. 1 N., R. 8 E., City of Novi, Oakland County, Michigan, described as beginning at a point distant N. 89°00'02" W. along the North line of said Section 2 95.00 feet and S. 01°00'00" W. 385.32 feet and N. 89°00'00" W. 24.84 feet and 192.07 feet along the arc of a curve to the left, said curve having a radius of 310.00 feet, a central angle of 35°35'00", a chord length of 189.02 feet, and a chord bearing of S.

73°15'00" W. and S. 55°30'04" W. 73.62 feet and S. 34°30'00" E. 14.00 feet and S. 55°30'00" W. 62.50 feet and 151.18 feet along the arc of a curve to the right, said curve having a radius of 244.00 feet, a central angle of 35°30'00", a chord length of 148.77 feet, and a chord bearing of S. 73°15'00" W. and N. 89°00'00" W. 324.82 feet and 25.06 feet along the arc of a curve to the left, said curve having a radius of 216.00 feet, a central angle of 06°38'47", a chord length of 25.04 feet, and a chord bearing of S. 87°40'37" W. from the N.E. corner of said Section 2; thence from said point of beginning of said Parcel "B" addition S. 01°00'00" W. 107.00 feet; thence S. 11°14'00" E. 148.40 feet; thence S. 78°46'00" W. 243.29 feet; thence N. 72°49'40" W. 133.16 feet; thence 197.69 feet along the arc of a curve to the right said curve having a radius of 216.00 feet, a central angle of 52°26'23", a chord length of 190.86 feet and a chord bearing of N. 35°16'49" E.; thence N. 61°30'00" E. 167.00 feet; thence 86.15 feet along the arc of a curve to the right, said curve having a radius of 216.00 feet, a central angle of 22°51'07", a chord length of 85.58 feet, and a chord bearing of N. 50°04'27" E. to the point of beginning of said Parcel "B" addition, together with *PT 22-05-200-005*

A parcel of land located in part of the N.E. 1/4 of Section 2 and part of the N.W. 1/4 of Section 1 T. 1 N., R. 8 E., City of Novi, Oakland County, Michigan, described as beginning at a point distant N. 89°00'02" W. along the north line of said Section 2 95.00 feet and S. 01°00'00" W. 385.32 feet and S. 89°00'00" E. 40.89 feet and S. 01°00'00" W. 14.00 and S. 89°00'00" E. 234.03 feet and 299.28 feet along the arc of a curve to the right, said curve having a radius of 361.00 feet, a central angle of 47°30'00", a chord length of 290.73 feet, and a chord bearing of S. 65°15'00" E. and S. 41°30'00" E. 35.00 feet from the N.E. corner of said Section 2; thence from said point of beginning of said Parcel "C" addition S. 41°30'00" E. 119.64 feet; thence 434.95 feet along the arc of a curve to the right, said curve having a radius of 351.00 feet, a central angle

71°00'00", a chord length of 407.65 feet, and a chord bearing S. 06°00'00" E.; thence S. 29°30'00" W. 404.06 feet; thence 22.39 feet along the arc of a curve to the left, said curve having a radius of 379.00 feet, a central angle of 03°23'07", a chord length of 22.39 feet and a chord bearing S. 27°48'27" W.; thence N. 63°53'07" W. 202.04 feet; thence N. 20°43'50" E. 268.41 feet; thence N. 08°45'50" W. 331.82 feet; thence N. 48°30'00" E. 299.70 feet to the point of beginning of said Parcel "C" addition; together with *IT 88-02 100-001*

A parcel of land located in part of the N.E. 1/4 of Section 2 T. 1 N., R. 8 E., City of Novi, Oakland County, Michigan, described as beginning at a point distant N. 89°00'02" W. 95.00 feet along the North line of said Section 2 and S. 01°00'00" W. 385.32 feet and N. 89°00'00" W. 24.84 feet and 192.07 feet along the arc of a curve to the left, said curve having a radius of 310.00 feet, a central angle of 35°30'00", a chord length of 189.02 feet, and a chord bearing of S. 73°15'00" W. and S. 55°30'04" W. 73.62 feet and N. 34°30'00" W. 83.56 feet and 27.91 feet along the arc of a curve to the left, said curve having a radius of 112.00 feet, a central angle of 14°16'33", a chord length of 27.83 feet and a chord bearing of N. 41°38'16" W.; thence N. 42°00'00" E. 129.13 feet; thence N. 55°01'59" W. 86.12 feet and S. 33°05'54" W. 414.94 feet and S. 63°00'00" W. 443.70 feet and N. 89°00'02" W. 412.27 feet and 8.05 feet along the arc of a curve to the left, said curve having a radius of 25.00 feet, a central angle of 18°26'55", a chord length of 8.01 feet, and a chord bearing of S. 54°16'33" E. and S. 20°14'47" W. 28.17 feet from the N.E. corner of said Section 2; thence from said point of beginning of said Parcel "D" S. 63°30'00" E. 76.18 feet; thence 45.02 feet along the arc of a curve to the right, said curve having a radius of 86.00 feet, a central angle of 30°00'00", a chord length of 44.51 feet and a chord bearing of S. 48°30'00" E.; thence S. 33°30'00" E. 128.16 feet; thence 26.94 feet along the arc of a curve to the right, said curve having a radius of 25.00 feet, a central angle of 61°45'01", a chord length

of 25.65 feet and a chord bearing of S. 02°37'30" E.; thence 36.58 feet along the arc of a curve to the left, said curve having a radius of 114.00 feet, a central angle of 18°23'12", a chord length of 36.42 feet and a chord bearing of S. 19°03'25" W.; thence N. 80°08'11" W. 83.36 feet thence N. 39°27'35" W. 143.60 feet; thence S. 79°30'00" W. 27.39 feet; thence 95.07 feet along the arc of a curve to the right, said curve having a radius of 216.00 feet, a central angle of 25°13'05", a chord length of 94.30 feet and a chord bearing of N. 02°06'32" E.; thence 44.41 feet along the arc of a curve to the right, said curve having a radius of 25.00 feet, a central angle of 101°46'55", a chord length of 38.79 feet and a chord bearing of N. 65°36'32" E. to the point of beginning; together with

A parcel of land located in part of the N.E. 1/4 of Section 2 T. 1 N., R. 8 E., City of Novi, Oakland County, Michigan, described as beginning at a point distant N. 89°00'02" W. along the North line of said Section 2 95.00 feet and S. 01°00'00" W. 385.32 feet and N. 89°00'00" W. 24.84 feet and 192.07 feet along the arc of a curve to the left, said curve having a radius of 310.00 feet, a central angle of 35°30'00", a chord length of 189.02 feet, and a chord bearing of S. 73°15'00" W. and S. 55°30'04" W. 73.62 feet and N. 34°30'00" W. 83.56 feet and 27.91 feet along the arc of a curve to the left, said curve having a radius of 112.00 feet, a central angle of 14°16'33", a chord length of 27.83 feet and a chord bearing of N. 41°38'16" W.; thence N. 42°00'00" E. 129.13 feet; thence N. 55°01'59" W. 86.12 feet and S. 83°05'54" W. 414.94 feet and S. 63°00'00" W. 443.70 feet and N. 89°00'02" W. 412.27 feet and 8.05 feet along the arc of a curve to the left, said curve having a radius of 25.00 feet, a central angle of 18°26'55", a chord length of 8.01 feet, and a chord bearing of S. 54°16'33" E. and S. 63°30'00" E. 79.24 feet and 59.69 feet along the arc of a curve to the right, said curve having a radius of 114.00 feet, a central angle of 30°00'00", a chord length of 59.01 feet and a chord bearing of S. 48°30'00" E. and S. 33°30'00" E. 112.14 feet and 37.07 feet

along the arc of a curve to the left, said curve having a radius of 25.00 feet, a central angle of 84°57'39"; a chord length of 33.76 feet and a chord bearing of S. 75°58'50" E. and 23.79 feet along the arc of a curve to the right, said curve having a radius of 114.00 feet, a central angle of 11°57'39", a chord length of 23.75 feet and a chord bearing of N. 67°31'10" E. and S. 16°30'00" E. 28.00 feet from the N.E. corner of said Section 2; thence from said point of beginning of said Parcel "E" N. 73°30'00" E. 170.01 feet; thence 13.71 feet along the arc of a curve to the right, said curve having a radius of 136.00 feet, a central angle of 05°46'48", a chord length of 13.71 feet and a chord bearing of N. 76°23'24" E.; thence 64.77 feet along the arc of a curve to the right, said curve having a radius of 25.00 feet, a central angle of 148°26'29", a chord length of 48.11 feet and a chord bearing of S. 26°29'58" E.; thence 140.66 feet along the arc of a curve to the left, said curve having a radius of 244.00 feet, a central angle of 33°01'49"; a chord length of 138.72 feet and a chord bearing of S. 31°12'22" W.; thence N. 70°23'57" W. 76.56 feet; thence N. 32°28'57" W. 100.18 feet to the point of beginning of said Parcel "E". *PT 25-07-200-009*

2. Second Amended Article V, Section 2 of the Master Deed of The Maples of Novi, Maple Greens, as set forth below, shall replace and supersede the First Amended Article V, Section 2 of the Master Deed as recorded, and the First Amended Article V, Section 2 shall be of no further force or effect.

SECOND AMENDED ARTICLE V, SECTION 2 OF THE MASTER DEED OF THE MAPLES OF NOVI, MAPLE GREENS

ARTICLE V

Section 2. Percentage of Value. The percentage of value assigned to each Unit is equal. The percentages of value were computed on the basis that the comparative characteristics of the Units are such that it is fair and appropriate that such Unit Owner vote equally and pay an equal share of the expenses of maintaining the General Common Elements. 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 expenses of administration and the value of such Co-owner's vote at meetings of the Association.

3. Article VIII of the Master Deed of The Maples of Novi, Maple Greens shall be revised by the addition thereto of Section 3, as set forth below, and the redesignation of Article VIII, Section 3 as originally recorded to Section 4.

ARTICLE VIII

Section 3. Reservation of Right to Add a Unit. The Developer reserves the right, in its sole discretion, during a period ending no later than six years from the date of recording this Master Deed, to add a Unit to the Condominium within the Convertible Area located adjacent to Unit 5 and labeled as such on the Condominium Subdivision Plan and to create Limited Common Elements appurtenant or geographically proximate to the Unit.

4. Amended Sheets 1, 2, 2A, 3, 3A, 4 and 5 of the Condominium Subdivision Plan of The Maples of Novi, Maple Greens, as attached hereto, shall replace and supersede Sheets 1, 2, 2A, 3, 3A, 4 and 5 of the Condominium Subdivision Plan of The Maples of Novi, Maple Greens as originally recorded and subsequently amended, and the originally recorded and amended Sheets 1, 2, 2A, 3, 3A, 4 and 5 shall be of no further force or effect. The legal description of the Condominium Premises contained on said Amended Sheet 1 shall replace and supersede the description of said Premises contained in Article II of the originally recorded Master Deed, as subsequently amended.

5. Sheets 2B, 2C, 3B, 3C, 5A and 5B of the Condominium Subdivision Plan of The Maples of Novi, Maple Greens, as attached hereto, shall supplement and be incorporated in the Condominium Subdivision Plan of The Maples of Novi, Maple Greens, as amended.

In all respects, other than as hereinabove indicated, the original Master Deed of The Maples of Novi, Maple Greens, as heretofore amended, including the Bylaws and Condominium Subdivision Plan respectively attached thereto as Exhibits A and B, recorded as aforesaid, is hereby ratified, confirmed and redeclared.

Dated this 12th day of November, 1990.

WITNESSES:

Denise Kein
Denise Kein

Deborah Selvaggio
Deborah Selvaggio

THE MAPLE GROUP/NOVI, INC.,
A Michigan corporation

By: Sam Blumenstein
Sam Blumenstein, President

STATE OF MICHIGAN)
) SS.
COUNTY OF OAKLAND)

The foregoing Third Amendment to Master Deed of The Maples of Novi, Maple Greens was acknowledged before me this 12th day of November, 1990, by Sam Blumenstein the President of The Maple Group/Novi, Inc., a Michigan corporation, on behalf of the corporation.

Sam Blumenstein

Notary Public, Oakland County,
Michigan

My commission expires: _____

SAM BLUMENSTEIN
Notary Public, Oakland County, MI
My Commission Expires 8-18-91

Third Amendment to Master Deed drafted by:

C. Kim Shierk of DYKEMA GOSSETT
505 North Woodward Avenue, Suite 3000
Bloomfield Hills, Michigan 484304

When recorded, return to drafter.

REPLAT NO. 3

OAKLAND COUNTY CONDOMINIUM SUBDIVISION PLAN NO. 628
EXHIBIT "B" TO THE AMENDED MASTER DEED OF
THE MAPLES OF NOVI, MAPLE GREENS
CITY OF NOVI, OAKLAND COUNTY, MICHIGAN

NOTE:
THE ASTERISK (*) AS SHOWN IN THE SHEET INDEX
INDICATES AMENDED OR ARE NEW SHEETS WHICH ARE
REVISED. DATED OCT. 4, 1990 THESE SHEETS WHICH ARE
THIS SUBMISSION ARE TO REPLACE OR BE SUPPLE-
MENTAL SHEETS TO THOSE PREVIOUSLY RECORDED.

DEVELOPER
THE MAPLE GROUP/NOVI, INC.,
A MICHIGAN CORPORATION
7001 ORCHARD LAKE RD., SUITE 130
WEST BLOOMFIELD TOWNSHIP, MICH. 48322

SURVEYOR
ZEHEM WOZNIAK & ASSOC.
28550 FRANKLIN RD.
SOUTHFIELD, MI 48034

INDEX

- # 1. TITLE PAGE
- # 2. SURVEY PLAN
- * 2A. SURVEY PLAN
- * 2B. SURVEY PLAN
- # 2C. SURVEY PLAN
- # 3. SITE PLAN
- # 3A. COORDINATE PLAN
- # 3B. SITE PLAN
- * 3C. SITE PLAN
- * 4. COMPOSITE PLAN
- * 5. UTILITY PLAN
- * 5A. UTILITY PLAN
- * 5B. UTILITY PLAN

PARCEL 191. A PARCEL LOCATED IN PART OF THE S.E. 1/4 OF SECTION 27, T. 14 N., R. 2 E., CITY OF NOVI, OAKLAND COUNTY, MICHIGAN, DESCRIBED AS A 1/2 ACRE PARCEL WITH A CHORD BEARING OF 111.12 FEET AND A CHORD LENGTH OF 111.12 FEET, BEING THE NORTH LINE OF SAID SECTION 27. SAID PARCEL BEING THE NORTH LINE OF SAID SECTION 27. SAID PARCEL BEING THE NORTH LINE OF SAID SECTION 27. SAID PARCEL BEING THE NORTH LINE OF SAID SECTION 27.

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PARCEL 194. A PARCEL LOCATED IN PART OF THE S.E. 1/4 OF SECTION 27, T. 14 N., R. 2 E., CITY OF NOVI, OAKLAND COUNTY, MICHIGAN, DESCRIBED AS A 1/2 ACRE PARCEL WITH A CHORD BEARING OF 111.12 FEET AND A CHORD LENGTH OF 111.12 FEET, BEING THE NORTH LINE OF SAID SECTION 27. SAID PARCEL BEING THE NORTH LINE OF SAID SECTION 27. SAID PARCEL BEING THE NORTH LINE OF SAID SECTION 27.

PARCEL 195. A PARCEL LOCATED IN PART OF THE S.E. 1/4 OF SECTION 27, T. 14 N., R. 2 E., CITY OF NOVI, OAKLAND COUNTY, MICHIGAN, DESCRIBED AS A 1/2 ACRE PARCEL WITH A CHORD BEARING OF 111.12 FEET AND A CHORD LENGTH OF 111.12 FEET, BEING THE NORTH LINE OF SAID SECTION 27. SAID PARCEL BEING THE NORTH LINE OF SAID SECTION 27. SAID PARCEL BEING THE NORTH LINE OF SAID SECTION 27.

PARCEL 196. A PARCEL LOCATED IN PART OF THE S.E. 1/4 OF SECTION 27, T. 14 N., R. 2 E., CITY OF NOVI, OAKLAND COUNTY, MICHIGAN, DESCRIBED AS A 1/2 ACRE PARCEL WITH A CHORD BEARING OF 111.12 FEET AND A CHORD LENGTH OF 111.12 FEET, BEING THE NORTH LINE OF SAID SECTION 27. SAID PARCEL BEING THE NORTH LINE OF SAID SECTION 27. SAID PARCEL BEING THE NORTH LINE OF SAID SECTION 27.

PARCEL 197. A PARCEL LOCATED IN PART OF THE S.E. 1/4 OF SECTION 27, T. 14 N., R. 2 E., CITY OF NOVI, OAKLAND COUNTY, MICHIGAN, DESCRIBED AS A 1/2 ACRE PARCEL WITH A CHORD BEARING OF 111.12 FEET AND A CHORD LENGTH OF 111.12 FEET, BEING THE NORTH LINE OF SAID SECTION 27. SAID PARCEL BEING THE NORTH LINE OF SAID SECTION 27. SAID PARCEL BEING THE NORTH LINE OF SAID SECTION 27.

PARCEL 198. A PARCEL LOCATED IN PART OF THE S.E. 1/4 OF SECTION 27, T. 14 N., R. 2 E., CITY OF NOVI, OAKLAND COUNTY, MICHIGAN, DESCRIBED AS A 1/2 ACRE PARCEL WITH A CHORD BEARING OF 111.12 FEET AND A CHORD LENGTH OF 111.12 FEET, BEING THE NORTH LINE OF SAID SECTION 27. SAID PARCEL BEING THE NORTH LINE OF SAID SECTION 27. SAID PARCEL BEING THE NORTH LINE OF SAID SECTION 27.

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PROPOSED	
NO.	REVISIONS
1	

THE MAPLES OF NOVI, MAPLE GREENS

TITLE PAGE

ELEMETHOVIAN

DATE: SEPTEMBER 8, 1990

DRAWN BY: M. J. MOORE

CHECKED BY: M. J. MOORE

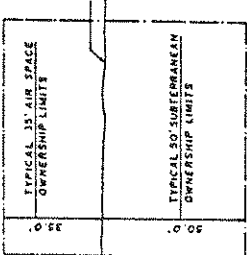
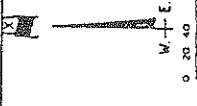
DATE: 10/4/90

OCT. 4, 1990

Zehe M. Wozniak & Assoc.



[Handwritten Signature]



TYPICAL CROSS SECTION OF SITE CONDOMINIUM UNIT
(NO SCALE)

PROPOSED FUTURE DEVELOPMENT
NEED NOT BE BUILT

CURRENT DEVELOPMENT AREA
MUST BE BUILT

MATCH LINE
SEE SHEET NO. 3C

MATCH LINE
SEE SHEET NO. 3C

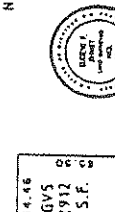


NOTES:
1. ALL DRIVEWAYS ARE LIMITED COMMON ELEMENT
2. DENOTES UNIT NUMBER
3. DENOTES COORDINATE POINT - SEE SHEET NO. 3A

ALL INTERIOR ROADS ARE PRIVATE
WALKS WILL BE SHOWN ON AS-BUILT DRAWINGS

GENERAL COMMON ELEMENT
LIMITED COMMON ELEMENT
LIMITS OF OWNERSHIP
S.F. DENOTES SQUARE FEET

GENERAL COMMON ELEMENTS ARE CONVERTIBLE AREAS,
PURSUANT TO ARTICLE VIII OF THE MASTER DEED.
UNIT NUMBERS WILL BECOME CONSECUTIVE UPON COMPLETION OF
PROJECT, WITH THE EXCEPTION OF UNIT 8 WHICH HAS BEEN ELIMI-
NATED. OCT. 4, 1990



PROPOSED

UNIT NO.	TYPE	S.F.
1	GVA	44.46
2	GVA	44.46
3	GVA	44.46
4	GVA	44.46
5	GVA	44.46
6	GVA	44.46
7	GVA	44.46
8	GVA	44.46
9	GVA	44.46
10	GVA	44.46
11	GVA	44.46
12	GVA	44.46
13	GVA	44.46
14	GVA	44.46
15	GVA	44.46
16	GVA	44.46
17	GVA	44.46
18	GVA	44.46
19	GVA	44.46
20	GVA	44.46
21	GVA	44.46
22	GVA	44.46
23	GVA	44.46
24	GVA	44.46
25	GVA	44.46
26	GVA	44.46
27	GVA	44.46
28	GVA	44.46
29	GVA	44.46
30	GVA	44.46
31	GVA	44.46
32	GVA	44.46
33	GVA	44.46
34	GVA	44.46
35	GVA	44.46
36	GVA	44.46
37	GVA	44.46
38	GVA	44.46
39	GVA	44.46
40	GVA	44.46
41	GVA	44.46
42	GVA	44.46
43	GVA	44.46
44	GVA	44.46
45	GVA	44.46
46	GVA	44.46
47	GVA	44.46
48	GVA	44.46
49	GVA	44.46
50	GVA	44.46
51	GVA	44.46
52	GVA	44.46
53	GVA	44.46
54	GVA	44.46
55	GVA	44.46
56	GVA	44.46
57	GVA	44.46
58	GVA	44.46
59	GVA	44.46
60	GVA	44.46
61	GVA	44.46

PROPOSED FUTURE DEVELOPMENT
NEED NOT BE BUILT

TYPICAL BUILDING ENVELOPES

NOTE:
F&G DENOTES TYPICAL SITE AREAS AND UNIT TYPES ONLY -- IT DOES NOT
DENOTE ANY SPECIFIC ARCHITECTURAL STYLE

UNIT NO.	TYPE	S.F.
1	F	37.38
2	F	37.38
3	F	37.38
4	F	37.38
5	F	37.38
6	F	37.38
7	F	37.38
8	F	37.38
9	F	37.38
10	F	37.38
11	F	37.38
12	F	37.38
13	F	37.38
14	F	37.38
15	F	37.38
16	F	37.38
17	F	37.38
18	F	37.38
19	F	37.38
20	F	37.38
21	F	37.38
22	F	37.38
23	F	37.38
24	F	37.38
25	F	37.38
26	F	37.38
27	F	37.38
28	F	37.38
29	F	37.38
30	F	37.38
31	F	37.38
32	F	37.38
33	F	37.38
34	F	37.38
35	F	37.38
36	F	37.38
37	F	37.38
38	F	37.38
39	F	37.38
40	F	37.38
41	F	37.38
42	F	37.38
43	F	37.38
44	F	37.38
45	F	37.38
46	F	37.38
47	F	37.38
48	F	37.38
49	F	37.38
50	F	37.38
51	F	37.38
52	F	37.38
53	F	37.38
54	F	37.38
55	F	37.38
56	F	37.38
57	F	37.38
58	F	37.38
59	F	37.38
60	F	37.38
61	F	37.38

SITE PLAN

JAMES J. WYSE
LICENSED PROFESSIONAL ENGINEER
NO. 10085
STATE OF NEW YORK

COORDINATE VALUES			COORDINATE VALUES			COORDINATE VALUES			COORDINATE VALUES			COORDINATE VALUES			COORDINATE VALUES		
PT.	NORTH	EAST	PT.	NORTH	EAST	PT.	NORTH	EAST	PT.	NORTH	EAST	PT.	NORTH	EAST	PT.	NORTH	EAST
1	437.00	765.59	44	4053	673	87	4345	7044	130	3740	7477	173	4235	5886	215	4187	6462
2	4400	7647	45	4023.54	6733.46	88	4353	7055	131	3777	7494	174	4270	5865	216	4160	6427
3	4372	7612	46	4052.83	6727.77	89	4368	7056	132	3815	7518	175	4282	5847	217	4140	6402
4	4359	7586	47	4084.48	6718.24	90	4331	7005	133	3848	7591	176	4315	5825	218	4122	6383
5	4301.69	7565.48	49	4028.32	6574.81	92	4310	6948	135	3910	7588	177	4339	5812	219	4117	6373
6	4343	7546	50	4104	6608	93	4308	6919	136	3937	7561	179	4443	5980	221	4130	6263
7	4341	7480	51	4128	6598	94	4304	6878	137	3968	7535	180	4409	6003	222	4141	6228
8	4364	7447	52	4169	6590	95	4311	6856	138	4047	7703	181	4395	6019	223	4191	6139
9	4390	7414	53	4189	6589	96	4312	6816	139	4018	7516	182	4361	6042	224	4207	6096
10	4426	7396	54	4228	6581	97	4308	6798	140	4060	7505	183	4382	6046	225	4208.19	5949.37
11	4484	7393	55	4253	6561	98	4309	6757	141	4100	7498	184	4404	6087	226	4222.47	5867.83
12	4526	7400	56	4294	6558	99	4308	6737	142	4140	7497	185	4412	6104	227	4333.34	5776.57
13	4506	7203	57			100	4309	6696	143	4192	7504	186	4423	6143	228	4328.35	5749.63
14	4470	7220	58	4319	6558	101	4239	6722	144	4230	7529	187	4430	6169	229	4422.59	5753.10
15	4445	7233	59	4360	6558	102	4241	6763	145	4252	7554	188	4435	6209	230	4438.61	5788.43
16	4406	7244	60			103	4234	6779	146	4281	7583	189	4442	6225	231	4494.62	5856.61
17	4380	7247	61	4394.73	6550.38	104	4236	6820	147	4301	7603	190	4449	6270	232	4375.12	5889.95
18	4340	7254	62			105	4242	6840	148	4329	7635	191	4390	6295	233	4268.25	5960.69
19	4322	7266	63	4454	6785	106	4243	6881	149	4351	7665	192	4425	6311	234	4242.62	5961.86
20	4282	7272	64	4494	6787	107	4250	6900	150	4375	7677	193	4441	6307	235	4469.77	5791.67
21	4261	7269	65	4514	6783	108	4250	6940	151	4218	7195	194	4486	6325	236	4449.77	6178.85
22	4221	7275	66	4555	6782	109	4245	6960	152	4187	7164	195	4509	6357	237	4663.96	6599.23
23	4202	7283	67	4592	6792	110	4246	7002	153	4175	7153	196	4522	6395			
24	4259.03	7323.55	68	4624	6818	111	4248	7021	154	4158	7167	197	4540	6405			
25	4150.70	7342.65	69			112	4246	7049	155	4150	7180	198	4560	6440	240	4622.69	6550.84
26	4162	7290	70	4665	6851	113	4314	7072	156	4144	7223	199	4585	6460	241	4393.16	6430.16
27	4125.00	7196.90	71	4684	6891	114	4256	7076	157	4118	7697	200	4584	6497	242	4339.68	6331.67
28	4058.24	7208.67	72	4690	6941	115	4251	7061	158	4126	7770	201	4593	6513	243	4337.88	6312.02
29	4077	7166	73	4678	6984	116	4237	7082	159	4087	7702	202	4612	6550	244	4344.97	6290.17
30	4070	7125	74	4713.83	7011.17	117	4196	7089	160	4096	7772	203	4631	6580	245	4346.25	6192.82
31	4081	7103	75	4664.48	7081.75	118	4467.34	7069.11	161	4062	7732	204	4634	6620	246	4297.96	6029.91
32	4035.67	7080.65	76	4558.74	7401.52	119	4560.17	7318.79	162	4055	7775	205	4633	6652	247	4288.88	6007.96
33	4059	7061	77	4560.48	7301.78	120	4559.36	7367.54	163	4042	7784	206	4620	6695	248	4310.86	5996.04
34	4057	7041	78	4509.01	7129.76	121	4419.83	7378.99	164	4032	7784	207	4581	6725	249	4390.58	5913.30
35	4056	7001	79	4568.52	4995.34	122	4279.60	7400.17	165	4015	7820	208	4581	6733	250	4429.68	5887.10
36	4049	6982	80	4547.72	7013.83	123	4259.45	7326.15	166	3841	7636	209	4495	6740	251	4465.04	5798.18
37	4047	6942	81	4490.37	7053.23	124	4240.00	7250.00	167	3880	7643	210	4455	6740			
38	4054	6921	82	4454.97	7001.73	125	3575	7580	168	3860	7680	211	4333	6507			
39	4053	6880	83	4431.94	7017.60	126	3595	7544	169	3826	7675	212	4290	6507			
40	4052	6860	84	4417.02	6875.61	127	3606	7509	170	3855	7692	213	4270	6487			
41	4051	6820	85	4389.06	6875.15	128	3636	7482	171	3836	7730	214	4230	6476			
42	4054	6804	86	4407	7043	129	3699	7473	172	3805	7710						

OCT. 4, 1990



PROPOSED

REVISIONS	DATE	BY

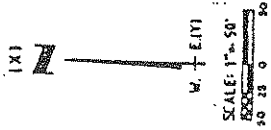
THE MAPLES OF NOVI, MAPLE GREENS

COORDINATE VALUES

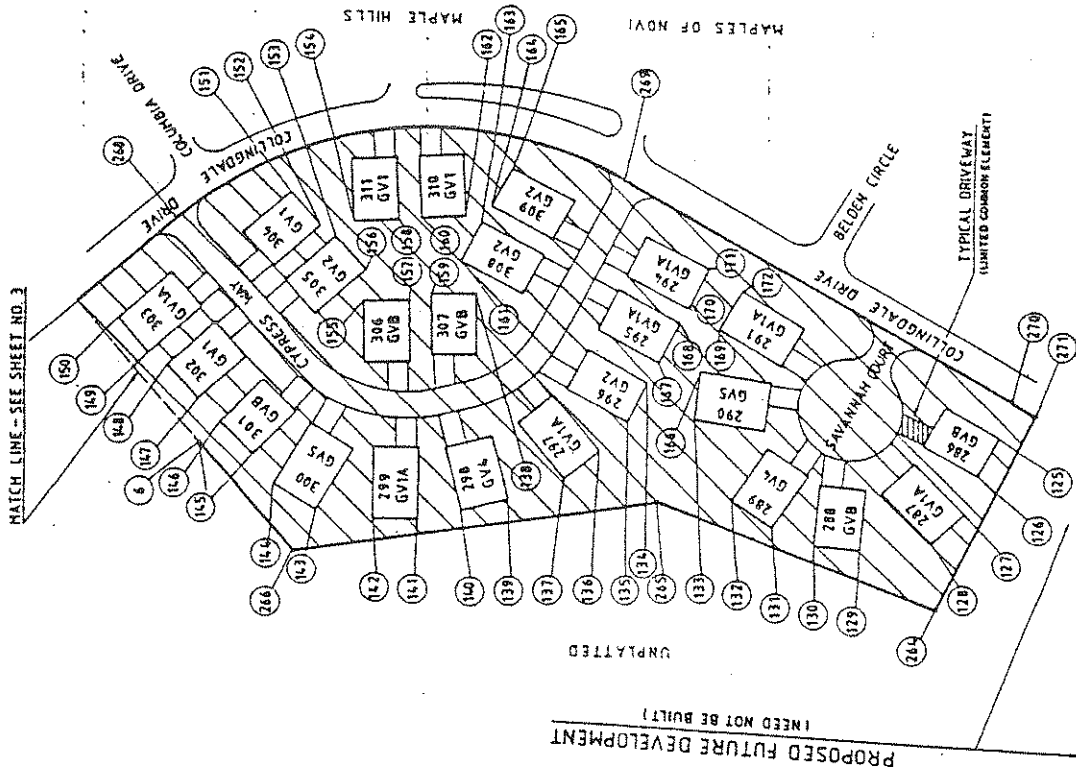
ROBERT A. WILLIAMS
 CIVIL ENGINEER & LAND SURVEYOR
 LICENSE NO. 10000
 EXPIRES 12/31/91

3A

Robert A. Williams



MATCH LINE - SEE SHEET NO. 3



SEE SHEET NUMBER 3 FOR GENERAL NOTES
AND TYPICAL BUILDING ENVELOPE INFORMATION.

OCT. 6, 1990

PROPOSED

REVISIONS	DATE	BY	DESCRIPTION

SITE PLAN

THE MAPLES OF NOVI, MAPLE GREENS
 TRAC DEVELOPMENT
 1500 W. COLUMBIA DRIVE
 NOVI, MICHIGAN 48240

SHEET NO.

38



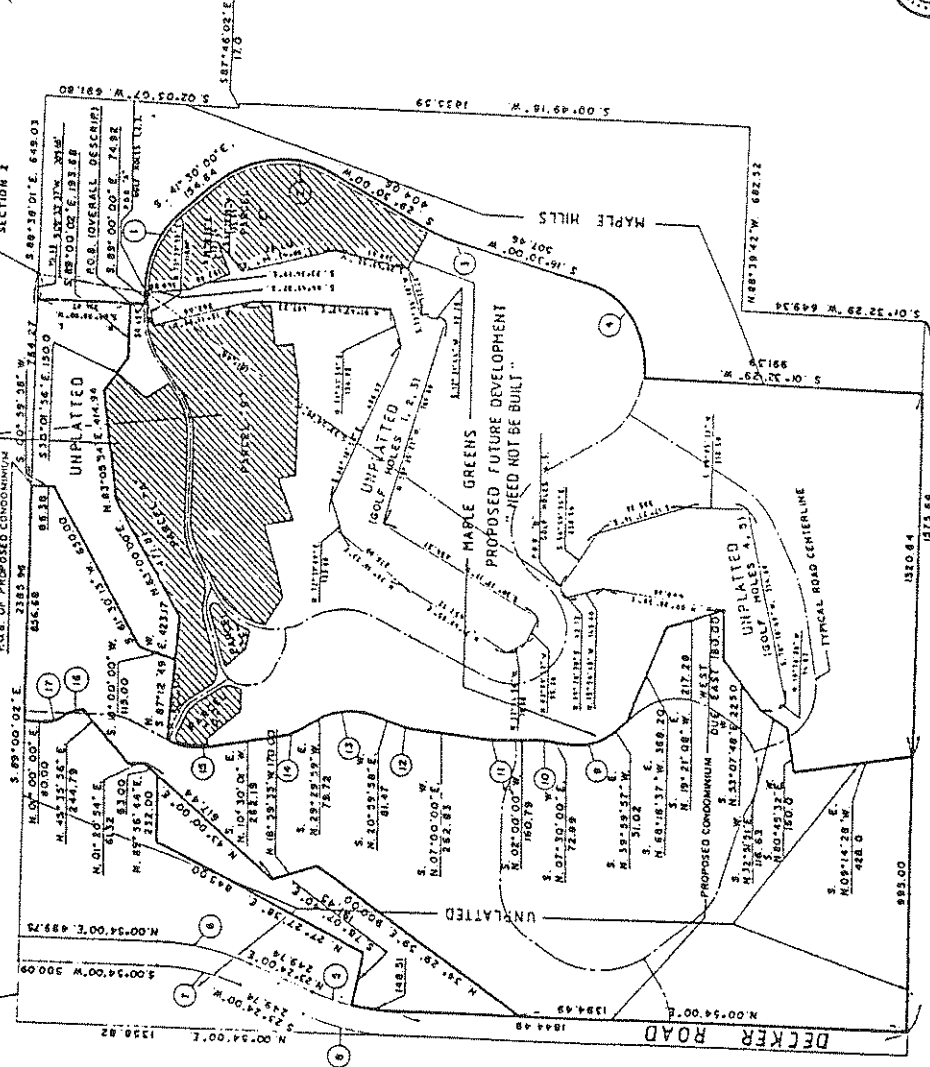
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0 100 200 300 400 500
10
SCALE: ONE INCH = 700 FT.

CURVE DATA			
CURVE NO.	RADIUS	CENTRAL ANGLE	CHORD BEARING
1	375.00	147° 10' 00"	S. 63° 15' 00" E.
2	345.00	70° 59' 58"	S. 08° 00' 00" E.
3	385.00	45° 00' 00"	S. 22° 58' 38" W.
4	310.00	45° 00' 00"	S. 22° 58' 38" W.
5	775.59	32° 59' 55"	S. 18° 09' 00" E.
6	861.51	32° 59' 55"	S. 18° 09' 00" E.
7	775.59	32° 59' 55"	S. 18° 09' 00" E.
8	861.51	32° 59' 55"	S. 18° 09' 00" E.

14 MILE ROAD
CURRENT DEVELOPMENT MUST BE BUILT -
UNPLATTED



NO.	RADIUS	ARC	CENTRAL ANGLE	CHORD BEARING	CHORD
9	210.0	190.87	47° 29' 57"	S. 17° 15' 00" W. (L)	183.26
10	210.0	36.13	08° 29' 58"	S. 17° 02' 43" 00" E. (M)	38.08
11	210.0	36.13	08° 29' 58"	S. 17° 02' 43" 00" E. (M)	38.08
12	210.0	36.13	08° 29' 58"	S. 17° 02' 43" 00" E. (M)	38.08
13	210.0	36.13	08° 29' 58"	S. 17° 02' 43" 00" E. (M)	38.08
14	210.0	36.13	08° 29' 58"	S. 17° 02' 43" 00" E. (M)	38.08
15	210.0	36.13	08° 29' 58"	S. 17° 02' 43" 00" E. (M)	38.08
16	100.00	66.00	37° 48' 32"	H. 177° 54' 28" W.	64.81
17	100.00	66.00	37° 48' 32"	H. 177° 54' 28" W.	64.81

OCT. 4, 1990

REVISIONS

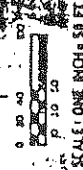
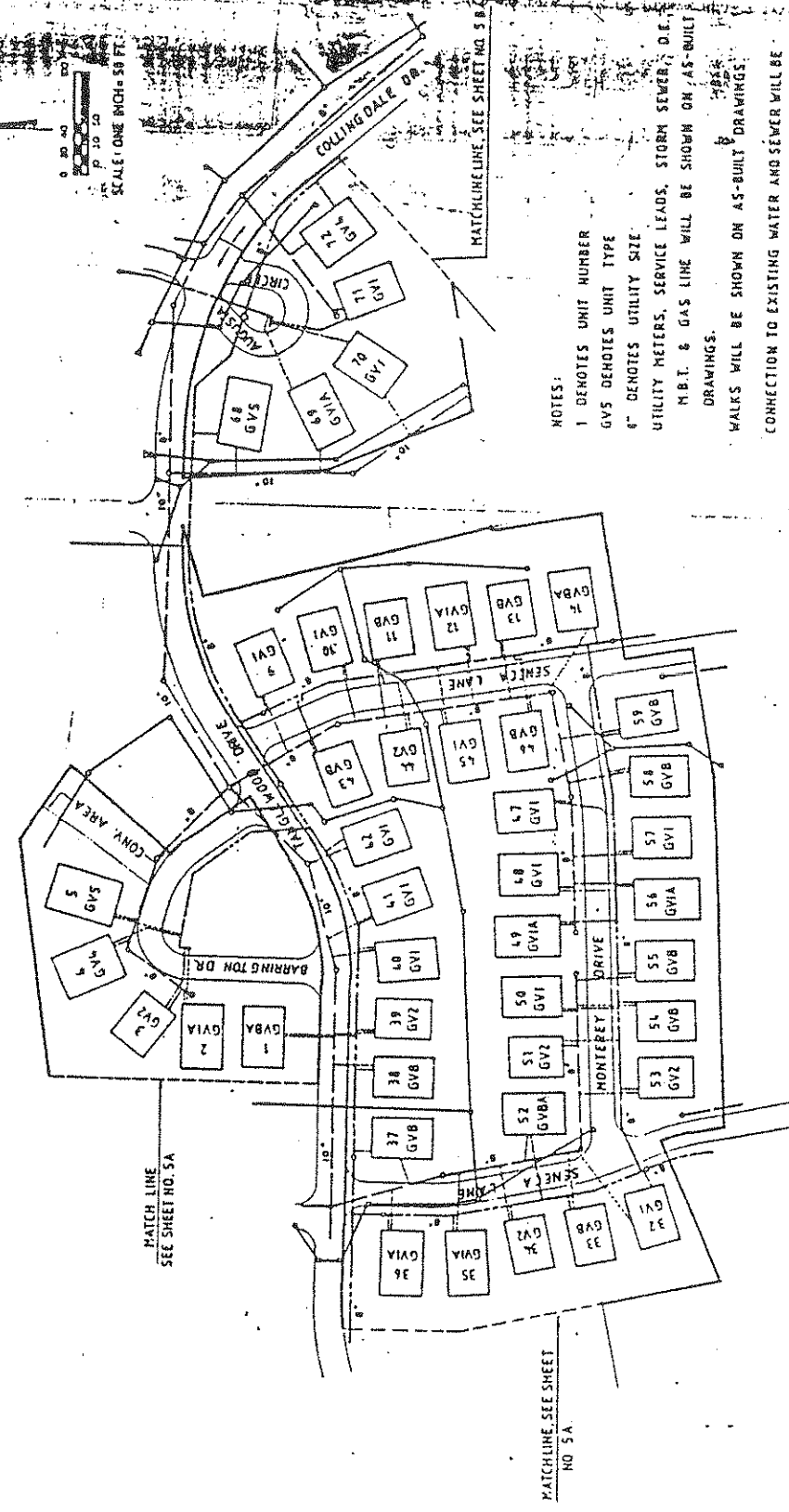
NO.	DATE	DESCRIPTION

THE MAPLES OF NOV. MAPLE GREENS
COMPOSITE PLAN

KEIMETWOJIAN
ENGINEER & LAND SURVEYOR
NO. 1111 1ST ST. N.E.
ALBUQUERQUE, N.M. 87102



Keimetwojian



NOTES:
 1 DENOTES UNIT NUMBER
 GVS DENOTES UNIT TYPE
 8" DENOTES UTILITY SIZE
 UTILITY METERS, SERVICE LEADS, STORM SEWER, D.E.,
 M.B.T. & GAS LINE WILL BE SHOWN ON AS-BUILT
 DRAWINGS.
 WALKS WILL BE SHOWN ON AS-BUILT DRAWINGS.
 CONNECTION TO EXISTING WATER AND SEWER WILL BE
 SHOWN ON AS-BUILT PLANS.
 ROAD, STORM DRAINAGE FACILITIES, TRUNK LINES FOR ELECTRIC
 GAS, TELEPHONE, WATER AND SANITARY SEWER MUST BE BUILT
 EASEMENTS WILL BE SHOWN ON AS-BUILT DRAWINGS.

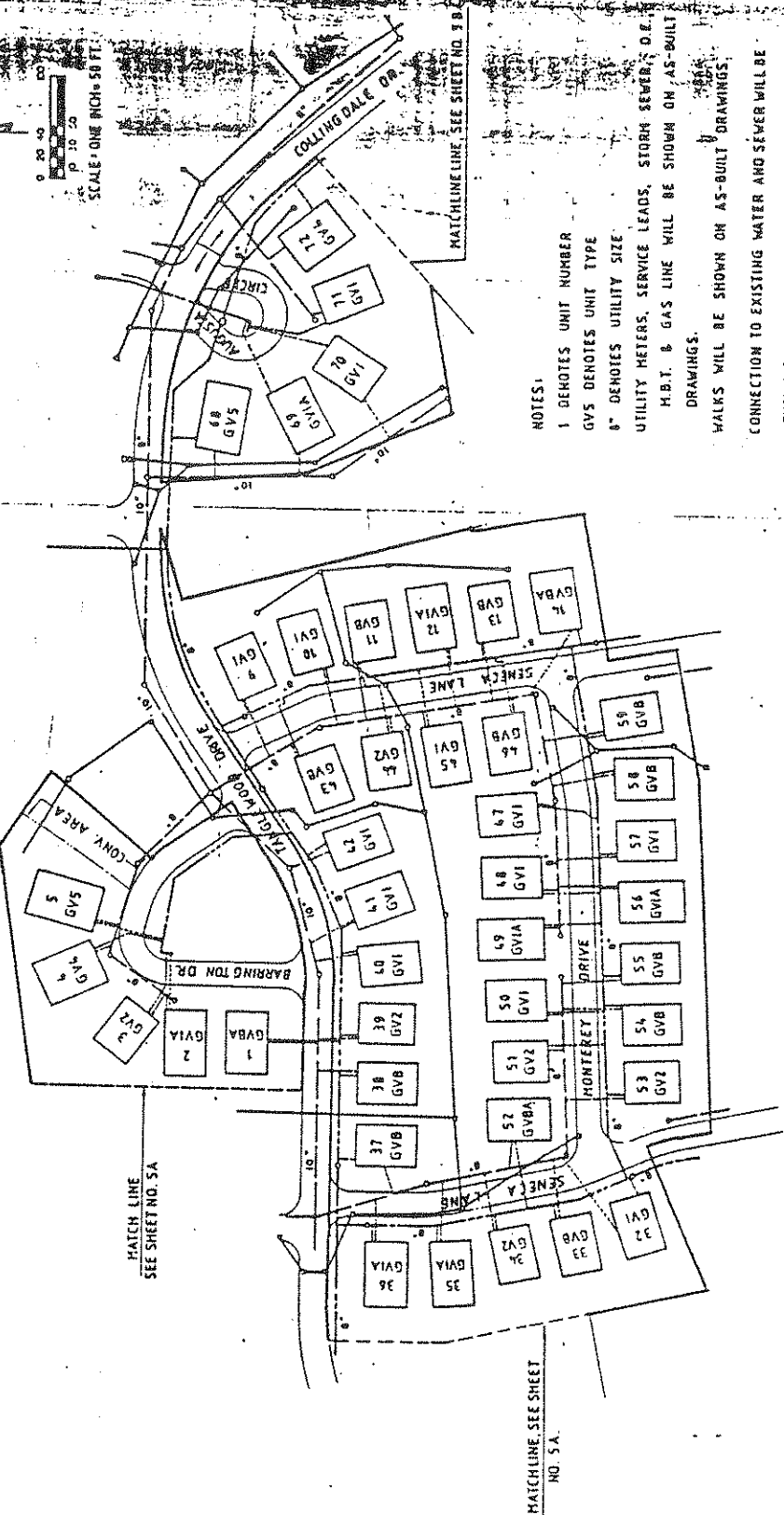
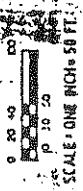
LEGEND	UTILITY	SOURCE OF LOCATION
_____	SANITARY SEWER	ZEIMET - WOZNIAK & ASSOC.
_____	STORM SEWER	ZEIMET - WOZNIAK & ASSOC.
_____	WATER MAIN	ZEIMET - WOZNIAK & ASSOC.
_____	GAS	CONSUMERS POWER CO
_____	POWER	DETROIT Edison CO.
_____	TELEPHONE	MICHIGAN BELL TELEPHONE CO.
_____	MAINTENANCE	
_____	CONTRACTORS	

DATE: 10/1/53
 DRAWN BY: [Name]
 CHECKED BY: [Name]
 DESIGNED BY: [Name]
 APPROVED BY: [Name]



UTILITY PLAN
 J. J. [Name]

SCALE ONE INCH = 50 FT.



NOTES:

- 1 DENOTES UNIT NUMBER
 - GVS DENOTES UNIT TYPE
 - 8" DENOTES UTILITY SIZE
- UTILITY METERS, SERVICE LEADS, STORM SEWER, D.E., M.B.T. & GAS LINE WILL BE SHOWN ON AS-BUILT DRAWINGS.
- WALKS WILL BE SHOWN ON AS-BUILT DRAWINGS.
- CONNECTION TO EXISTING WATER AND SEWER WILL BE SHOWN ON AS-BUILT PLANS.
- ROAD, STORM DRAINAGE FACILITIES, TRUNK LINES FOR ELECTRIC, GAS, TELEPHONE, WATER AND SANITARY SEWER MUST BE BUILT EASEMENTS WILL BE SHOWN ON AS-BUILT DRAWINGS.

REVISIONS

NO.	DATE	DESCRIPTION
1		

OCT 6, 1990

PROPOSED

THE MAPLES OF HOVI, MAPLE GREENS

UTILITY PLAN

JERRY W. WOOD

CIVIL ENGINEER & LAND SURVEYOR

NO. 54

UTILITY	LEGEND	SOURCE OF LOCATION
SANITARY SEWER	—	ZEIMET - WOZNIAK & ASSOC.
STORM SEWER	—	ZEIMET - WOZNIAK & ASSOC.
WATER MAIN	—	ZEIMET - WOZNIAK & ASSOC.
GAS	—	CONSUMERS POWER CO.
POWER	—	DETROIT EDISON CO.
TELEPHONE	—	MICHIGAN BELL TELEPHONE CO.
MANHOLE	○	
CATCHBASIN	□	
SERVICE LEAD	---	



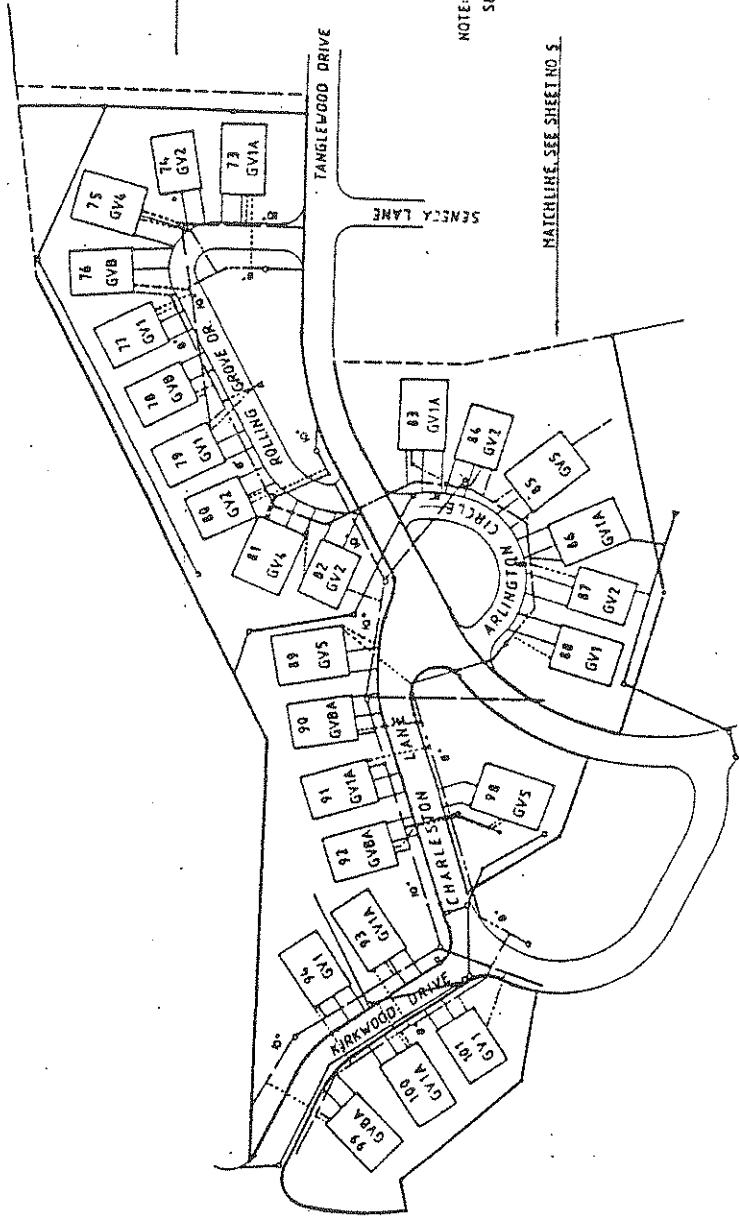
MATCHLINE SEE SHEET NO. 5.

NOTE: SEE SHEET NO. 5 FOR NOTES AND LEGEND.

MATCHLINE SEE SHEET NO. 5.

PROPOSED FUTURE DEVELOPMENT
NEED NOT BE BUILT

PROPOSED FUTURE DEVELOPMENT
NEED NOT BE BUILT



OCT. 4, 1990		PROPOSED
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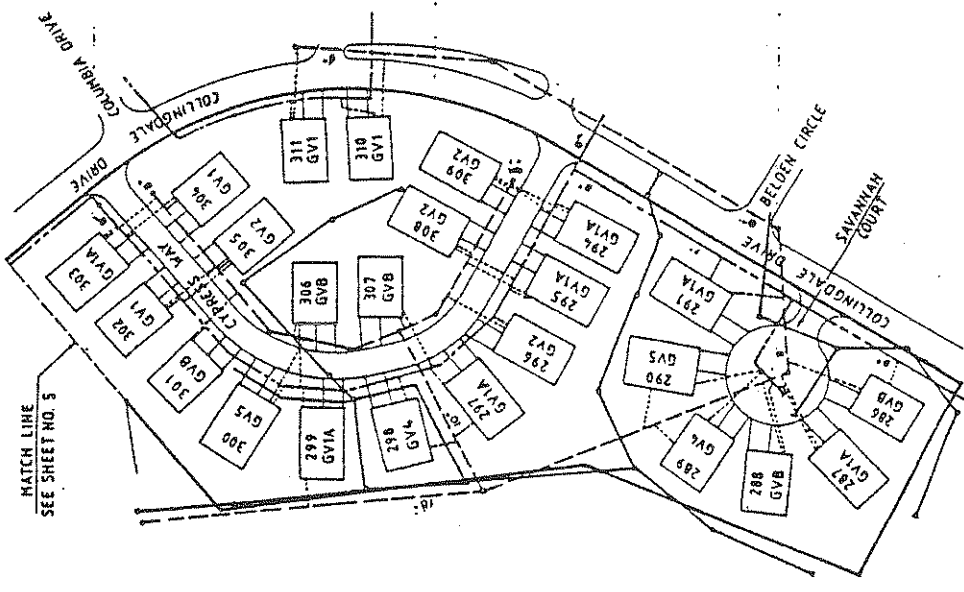


James W. Williams

THE MAPLES OF NOVI, MAPLE GREENS
UTILITY PLAN
 JAMES W. WILLIAMS
 LICENSED PROFESSIONAL ENGINEER
 STATE OF PENNSYLVANIA
 NO. 10000



NOTE:
SEE SHEET NUMBER 5 FOR NOTES AND LEGEND



OCT. 4, 1990		PROPOSED
REVISIONS	DATE	BY
THE MAPLES OF NOVI, MAPLE GREENS		
UTILITY PLAN		
<small> ENGINEER & LAND SURVEYOR JOHN J. BROWN 1515 1ST AVE. S.W. ANN ARBOR, MI 48106 </small>		
DATE OF SHEET		SCALE
PROJECT NO.		SHEET NO.
		5 B



[Handwritten signature]

LIBER 11666 PAGE 755-759

FOURTH AMENDMENT TO
THE MAPLES OF NOVI

MASTER DEED OF
MAPLE GREENS

COPY
REGISTER OF DEEDS
COUNTY OF OAKLAND

The Maple Group/Novi, Inc., a Michigan corporation, the address of which is 7001 Orchard Lake Road, Suite 130, West Bloomfield, Michigan 48322, being the Developer of The Maples of Novi, Maple Greens, a Condominium Project established pursuant to the Master Deed thereof, recorded on August 23, 1989 in Liber 11034, Pages 636 through 677; First Amendment to Master Deed recorded on July 23, 1990 in Liber 11478, Pages 891 through 901; Second Amendment to Master Deed recorded on October 23, 1990 in Liber 11607, Pages 465 through 474; and Third Amendment to Master Deed recorded on November 15, 1990 in Liber 11635, Pages 778 through 798, Oakland County Records, and known as Oakland County Condominium Subdivision Plan No. 628, hereby amends the Master Deed of The Maples of Novi, Maple Greens and Exhibit B thereto pursuant to the authority reserved in Article XI, Section 3 thereof for the purpose of correcting surveyor error. Upon the recording of this Amendment in the office of the Oakland County Register of Deeds, said Master Deed and Exhibit B thereto shall be amended in the following manner:

1. The first legal description set forth in paragraph 1 of the Third Amendment to the Master Deed of The Maples of Novi, Maple Greens, being that portion of Parcel A added to the Condominium in the Third Amendment to the Master Deed, shall be replaced in its entirety with the following:

A parcel of land located in part of the N.E. 1/4 of Section 2 T.1 N., R. 8 E., City of Novi, Oakland County, Michigan, described as beginning at a point distant N. 89°00'02" W. along the North line of said Section 2 95.00 feet and S. 01°00'00" W. 385.32 feet and N. 89°00'00" W. 24.84 feet and 192.07 feet along the arc of a curve to the left, said curve having a radius of 310.00 feet, a central angle of 35°30'00", a chord length of 189.02 feet, and a chord bearing of S. 73°15'00" W. and S. 55°30'04" W. 73.62 feet and N. 34°30'00" W. 14.00 feet and S. 55°30'00" W. 62.50 feet and 133.83 feet along the arc of a curve to the right, said curve having a radius of 216.00 feet, a central angle of 35°30'00", a chord length of 131.70 feet and a chord bearing of S. 73°15'00" W. and N. 89°00'00" W. 106.84 feet; from the N.E. corner of said Section 2; thence from said point of beginning of said Parcel "A" Addition N. 89°00'00" W. 217.98 feet; thence 125.62 feet along the

CREC.

90 DEC 11 AM 10:00

[Handwritten signature]
OAKLAND COUNTY REGISTER OF DEEDS

copy

FIFTH AMENDMENT TO MASTER DEED
OF THE MAPLES OF NOVI, MAPLE GREENS

The Maple Group/Novi, Inc., a Michigan corporation, the address of which is 7001 Orchard Lake Road, Suite 130, West Bloomfield, Michigan 48322, being the developer of The Maples of Novi, Maple Greens, a Condominium Project established pursuant to the Master Deed thereof, recorded on August 23, 1989, in Liber 11034, Pages 636 through 677, First Amendment recorded on July 23, 1990, in Liber 11428, Pages 891 through 901, Oakland County Records, Second Amendment recorded on October 23, 1990, in Liber 11607, Pages 465-474, Third Amendment recorded on November 15, 1990, in Liber 11635, Pages 778 through 798, Oakland County Records, Fourth Amendment recorded on December 11, 1990, in Liber 11666, Pages 755-759, Oakland County Records, and known as Oakland County Condominium Subdivision Plan No. 628, hereby amends the Master Deed of The Maples of Novi, Maple Greens, pursuant to the authority reserved in Article VI thereof enlarging the Condominium Project from 94 Units to 118 Units by the addition of the land described in Paragraph 1 below. Upon the recording of this Amendment in the office of the Oakland County Register of Deeds, said Master Deed and Exhibit B thereto shall be amended in the following manner:

1. The following land shall be added to the Condominium Project by this Amendment:

DESCRIPTION - MAPLES OF NOVI - MAPLE GREEN
UNITS 262 - 285 INCLUDED ON KENILWORTH LANE

A PARCEL OF LAND LOCATED IN PART OF THE N.E. 1/4 OF SECTION 2 AND PART OF THE N.W. 1/4 OF SECTION 1 T. 1 N., R. 8 E., CITY OF NOVI, OAKLAND COUNTY, MICHIGAN, DESCRIBED AS BEGINNING AT A POINT DISTANT N. 89°00'02" W. ALONG THE NORTH LINE OF SAID SECTION 2, 95.00 FEET AND S. 01°00'00" W. 385.32 FEET AND S. 89°00'00" E. 40.89 FEET AND S. 01°00'00" W. 14.00 FEET AND S. 89°00'00" E. 34.03 FEET AND 299.28 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 361.00 FEET, A CENTRAL ANGLE OF 47°30'00", A CHORD LENGTH OF 290.78 FEET AND A CHORD BEARING OF S. 65°15'00" E. AND S. 41°30'00" E. 154.64 FEET AND 434.95 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 351.00 FEET, A CENTRAL ANGLE OF 71°00'00", A CHORD LENGTH OF 407.65 FEET AND A CHORD BEARING OF S. 06°00'00" E. AND S. 29°30'00" W. 404.06 FEET AND 22.39 FEET ALONG THE ARC OF A CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 379.00 FEET, A CENTRAL ANGLE OF 03°23'07", A CHORD LENGTH OF 22.39 FEET AND A CHORD BEARING OF S. 27°48'27" W. FROM THE N.E. CORNER OF SAID SECTION 2; THENCE FROM SAID POINT OF BEGINNING 63.60 FEET ALONG THE ARC OF A CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 379.00 FEET, A CENTRAL ANGLE OF 09°36'53", A CHORD LENGTH OF 63.52 FEET, AND A CHORD BEARING OF S. 21°18'27" W.; THENCE S. 16°30'00" W. 447.46 FEET; THENCE N. 73°30'00" W. 595.78 FEET; THENCE N. 27°00'00" W. 27.04 FEET; THENCE N. 15°00'00" E. 218.00 FEET; THENCE N. 78°00'00" E. 121.00 FEET; THENCE N. 47°00'00" E. 92.32 FEET; THENCE S. 73°35'21" E. 95.47 FEET; THENCE N. 59°30'00" E. 125.96 FEET; THENCE N. 66°18'49" E. 119.97 FEET; THENCE S. 63°53'07" E. 202.04 FEET TO THE POINT OF BEGINNING CONTAINING 263,930 SQUARE FEET OF 6.059 ACRES MORE OR LESS. "TOGETHER WITH AND SUBJECT TO A CERTAIN DECLARATION OF EASEMENTS, COVENANTS, CONDITIONS AND RESTRICTIONS FOR THE MAPLES OF NOVI COMMUNITY AS RECORDED IN LIBER 11034, PAGES 570 THROUGH 592, OAKLAND COUNTY RECORDS."

GREEN

90
N
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3

1990

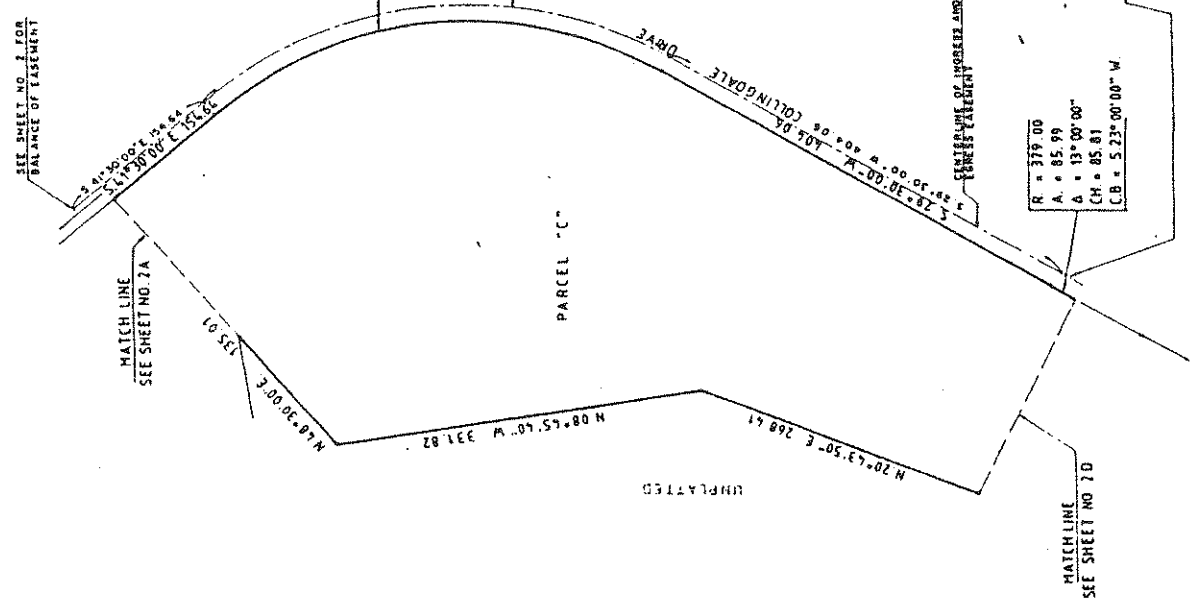
0905J11L

(50)22 02 200 016 NW 1/4 Sec 2
NW 1/4 Sec 1

22-02-226-000 E of Maples of Novi, Maple Greens
units 1-5, 9-14, 33-59, 68-94, 98-101, 186-291
294-311



SCALE: 1" = 50'
 50 25 0 50



R = 351.00
 A = 434.95
 $\Delta = 71^{\circ} 00' 00''$
 CH = 497.65
 C.B. = $S 28^{\circ} 00' 00''$ E.

R = 245.00
 A = 452.30
 $\Delta = 71^{\circ} 00' 00''$
 CH = 392.90
 C.B. = $S 35^{\circ} 00' 00''$ E.

R = 379.00
 A = 85.99
 $\Delta = 13^{\circ} 00' 00''$
 CH = 85.81
 C.B. = $S 23^{\circ} 00' 00''$ W.

R = 365.00
 A = 82.82
 $\Delta = 13^{\circ} 00' 00''$
 CH = 82.64
 C.B. = $S 23^{\circ} 00' 00''$ W.

NOTE:
 SEE SHEET NO. 2 FOR NOTES AND CERTIFICATE

PROPOSED

OCT 21, 1991

THE MAPLES OF NDVI, MAPLE GREENS

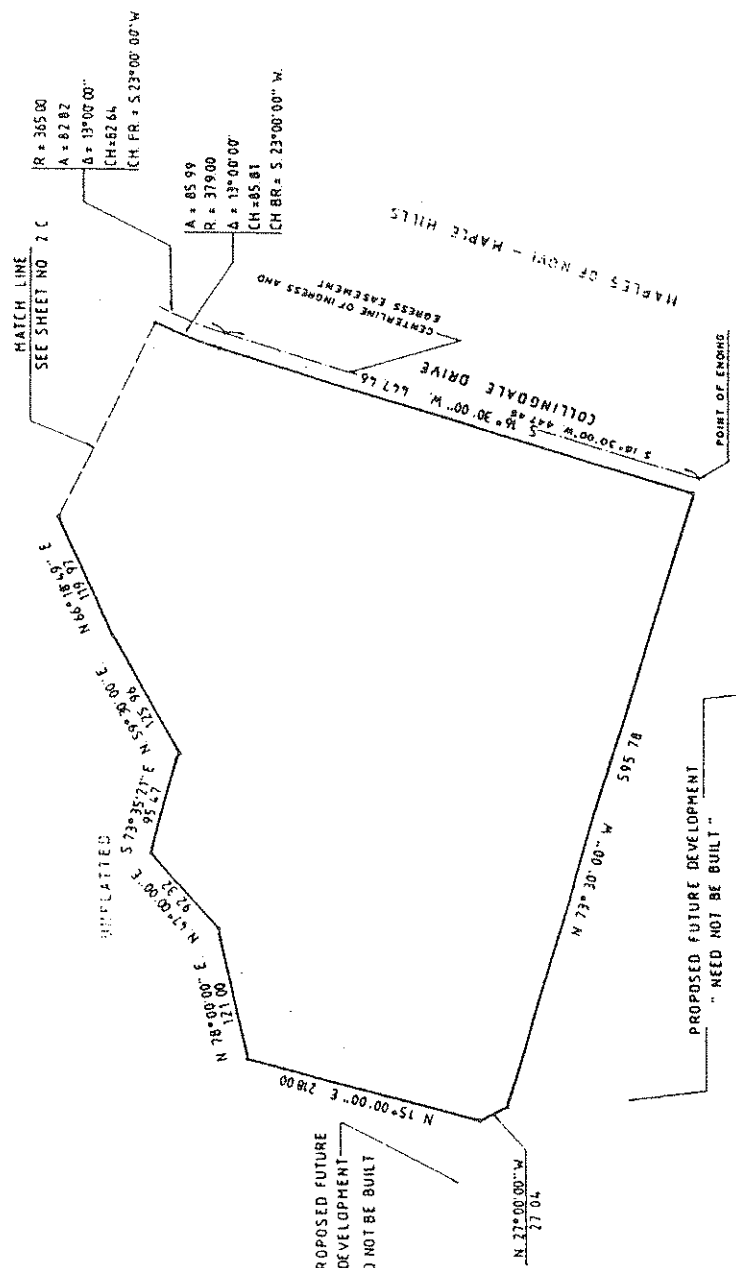
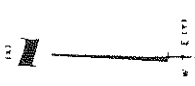
NO.	DATE	BY	REVISIONS

MADE BY: [Signature]

DATE: 10/21/91

2C





HATCH LINE
SEE SHEET NO. 7 C

R = 365.00
A = 82.82
Δ = 13° 00' 00"
CH = 62.64
CH BR = S. 23° 00' 00" W

A = 85.99
R = 379.00
Δ = 13° 00' 00"
CH = 85.81
CH BR = S. 23° 00' 00" W

NOTE
SEE SHEET NO. 7 FOR NOTES AND CERTIFICATE.

PROPOSED FUTURE DEVELOPMENT
NEED NOT BE BUILT

PROPOSED FUTURE DEVELOPMENT
NEED NOT BE BUILT

OCT 21 1991

PROPOSED
THE MAPLES OF NOWI, MAPLE GREENS

NO.	DATE	BY	REVISIONS

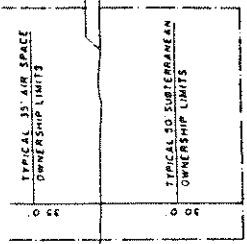
SURVEY PLAN

HUBBARD WOODMAN
Civil Engineer & Land Surveyor
No. 10040, State of Ohio
1951 - 1978

70



Hubbard Woodman

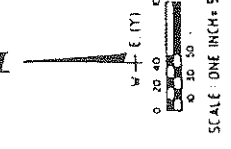


TYPICAL CROSS SECTION OF SITE CONDOMINIUM UNIT
1/80 SCALE

CURRENT DEVELOPMENT AREA
"MUST BE BUILT"

MATCH LINE
SEE SHEET NO. 3C

PROPOSED FUTURE DEVELOPMENT
"NEED NOT BE BUILT"



NOTES
 ALL DRIVEWAYS ARE LIMITED COMMON ELEMENTS
 7 DENOTES UNIT NUMBER
 2 DENOTES COORDINATE POINT - SEE SHEET NO. 3A

ALL INTERIOR ROADS ARE PRIVATE
 WALKS WILL BE SHOWN ON AS-BUILT DRAWINGS
 GENERAL COMMON ELEMENT
 LIMITED COMMON ELEMENT
 LIMITS OF OWNERSHIP
 ALL OWNERSHIP LINES ARE 90° TO EACH OTHER
 S.F. DENOTES SQUARE FEET
 GENERAL COMMON ELEMENTS ARE CONVERTIBLE AREAS.
 PURSUANT TO ARTICLE V III OF THE MASTER DEED
 UNIT NUMBERS WILL BECOME CONSECUTIVE UPON COMPLETION OF
 PROJECT, WITH THE EXCEPTION OF UNIT 8 WHICH HAS BEEN ELIMI-
 NATED OCT. 21, 1991



PROJECT NO.	11111111
TITLE	SITE PLAN
DATE	OCT. 21, 1991
DESIGNED BY	
DRAWN BY	
CHECKED BY	
SCALE	AS SHOWN
PROJECT NO.	11111111
TITLE	SITE PLAN
DATE	OCT. 21, 1991
DESIGNED BY	
DRAWN BY	
CHECKED BY	
SCALE	AS SHOWN
PROJECT NO.	11111111
TITLE	SITE PLAN
DATE	OCT. 21, 1991
DESIGNED BY	
DRAWN BY	
CHECKED BY	
SCALE	AS SHOWN

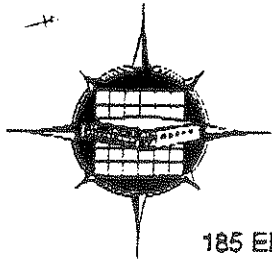
38 34	GV6	26	44
29	2134	SF	44
46			
38 34			

38 34	GV6A	26	44
29	2102	SF	44
46			
38 34			

TYPICAL BUILDING ENVELOPES

47 75	GV-DEP	00	00
00	3153	SF	00
00			
47 75			
37 30	F	00	00
00	1882	SF	00
00			
37 30			
36 65	F	00	00
00	2417	S.F.	00
00			
36 65			
37 30	F	00	00
00	384	S.F.	00
00			
37 30			
40 65	GVBA	00	00
00	2153	S.F.	00
00			
40 65			
40 65	GV1	00	00
00	2351	S.F.	00
00			
40 65			
40 65	GV1A	00	00
00	2609	S.F.	00
00			
40 65			
40 33	GV2	00	00
00	2137	S.F.	00
00			
40 33			
44 82	GV4	00	00
00	2678	S.F.	00
00			
44 82			
44 85	GV5	00	00
00	2912	S.F.	00
00			
44 85			

NEEL
 FAC DENOTES TYPICAL SITE AREAS AND UNIT TYPES ONLY --- IT DOES NOT
 DENOTE ANY SPECIAL ARCHITECTURAL FEATURES



Philip F. Greco
TITLE COMPANY

185 Elizabeth Lake Rd. • Pontiac, Michigan 48341 • (313) 333-3090

October 14, 1992

Cornelius P. and Elizabeth A. Kenney
31106 Seneca Lane
Novi, MI

RE: Commitment No.: 63-654291
Our Insured: Cornelius and Elizabeth Kenney
Legal: Unit 19, The Maples of Novi, Maple Greens Condo

To whom it may concern:

Please be advised that we are in receipt of sufficient documentation to eliminate Item No. 4 of the general exceptions regarding construction liens from the above captioned commitment.

The final policy will be issued without taking exceptions to construction liens not of record (as a result of contracts emanating from Maple Group/Novi, Inc.).

NOTE: Item no's. 4 and 5 will not show as exceptions on the policy to be issued pursuant to the above referenced commitment.

Very Truly Yours,

PHILIP F. GRECO TITLE COMPANY

Robert E. Soave
Office Manager

RES/glr

COPY

SEVENTH AMENDMENT TO MASTER DEED OF THE MAPLES OF NOVI, MAPLE GREENS

The Maple Group/Novi, Inc., a Michigan corporation, the address of which is 7001 Orchard Lake Road, Suite 130, West Bloomfield, Michigan 48322, being the developer of The Maples of Novi, Maple Greens, a Condominium Project established pursuant to the Master Deed thereof, recorded on August 23, 1989, in Liber 11034, Pages 636 through 677, First Amendment recorded on July 23, 1990, in Liber 11428, Pages 891 through 901, Oakland County Records, Second Amendment recorded on October 23, 1990, in Liber 11607, Pages 465-474, Third Amendment recorded on November 15, 1990, in Liber 11635, Pages 778 through 798, Oakland County Records, Fourth Amendment recorded on December 11, 1990, in Liber 11666, Pages 755-759, Oakland County Records, Fifth Amendment recorded on November 14, 1991, in Liber 12179, Pages 156-167, Oakland County Records, Sixth Amendment recorded on December 20, 1991, in Liber 12246, Pages 058-066, Oakland County Records, and known as Oakland County Condominium Subdivision Plan No. 628, hereby amends the Master Deed of The Maples of Novi, Maple Greens, pursuant to the authority reserved in Article VI thereof enlarging the Condominium Project from 124 Units to 146 Units by the addition of the land described in Paragraph 1 below. Upon the recording of this Amendment in the office of the Oakland County Register of Deeds, said Master Deed and Exhibit B thereto shall be amended in the following manner:

1. The following land shall be added to the Condominium Project by this Amendment:

ADDED LAND TO PARCEL "B"

A PARCEL OF LAND LOCATED IN PART OF THE N.E. 1/4 OF SECTION 2 T. 1 N., R. 8 E., CITY OF NOVI, OAKLAND COUNTY, MICHIGAN, DESCRIBED AS BEGINNING AT A POINT DISTANT N. 89°00'02" W. ALONG THE NORTH LINE OF SAID SECTION 2, 95.00 FEET AND S. 01°00'00" W. 385.32 FEET AND N. 89°00'00" W. 24.84 FEET AND 192.07 FEET ALONG THE ARC OF A CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 310.00 FEET, A CENTRAL ANGLE OF 35°30'00", A CHORD LENGTH OF 189.02 FEET, AND A CHORD BEARING OF S. 73°15'00" W. AND S. 55°30'04" W. 73.62 FEET AND S. 34°30'00" E. 14.00 FEET AND N. 55°30'04" E. 73.62 FEET AND 182.43 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 269.00 FEET, A CENTRAL ANGLE OF 35°18'43", A CHORD LENGTH OF 179.55 FEET, AND A CHORD BEARING OF N. 73°20'38" E.; AND S. 89°00'00" E. 17.00 FEET AND S. 73°39'33" W. 71.69 FEET AND S. 15°11'09" E. 362.66 FEET FROM THE N.E. CORNER OF SAID SECTION 2; THENCE FROM SAID POINT OF BEGINNING OF SAID PARCEL "B" ADDITION S. 15°11'07" E 71.96 FEET; THENCE S. 01°43'43" W. 497.23 FEET; THENCE S. 71°41'51 W. 136.93 FEET; THENCE N. 70°26'38" W. 538.16 FEET; THENCE N. 36°26'11" W. 80.62 FEET; THENCE S. 72°37'09" W. 76.50 FEET; THENCE N. 01°01'41" E. 156.16 FEET; THENCE N. 67°30'00" E. 154.00 FEET; THENCE S. 22°30'00" E. 3.00 FEET; THENCE 33.12 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 165.00 FEET; A CENTRAL ANGLE OF 11°30'00", A CHORD LENGTH OF 33.06 FEET AND A CHORD BEARING OF S. 16°45'00" E.; THENCE S. 11°00'00" E. 29.83 FEET; THENCE N. 88°00'00" E. 347.40 FEET; THENCE N. 80°00'00" E. 130.00 FEET; THENCE N. 10°00'00" W. 67.79 FEET; THENCE N. 80°00'00" E. 148.00 FEET; THENCE N. 10°00'00" W. 110.00 FEET; THENCE N. 80°00'00" E. 2.66 FEET TO THE POINT OF BEGINNING CONTAINING 5.41 ACRES OF LAND BEING SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD.

3RECO

3/10/92
20
ST

92
REC-27
P4-02

92
REC-27
P4-02

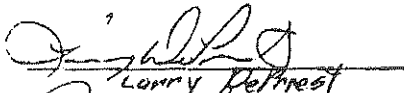
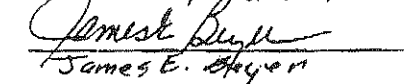
2. Amended Sheets 1, 2, 2A, 2B, 2E, 3, 3A, 3E, 4, 5 and 5D of the Condominium Subdivision Plan of The Maples of Novi, Maple Greens, as attached hereto, shall replace and supersede or be supplemental to Sheets 1, 2, 2A, 2B, 3, 3A, 4, and 5 of the Condominium Subdivision Plan of The Maples of Novi, Maple Greens, as originally recorded and amended, and the said originally recorded and amended sheets shall be of no further force or effect. The legal description of the Condominium Premises contained on said Amended Sheet 1 shall replace and supersede the description of said Premises contained in Article II of the originally recorded Master Deed.

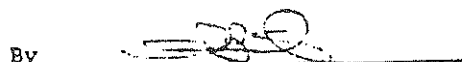
In all respects, other than as hereinabove indicated, the original Master Deed of The Maples of Novi, Maple Greens, including the By-Laws and Condominium Subdivision Plan respectively attached thereto as Exhibits A and B, recorded and amended as aforesaid, is hereby ratified, confirmed and redeclared.

Dated this 24th day of August, 1992.

Witnesses:

THE MAPLE GROUP/NOVI, INC.,
a Michigan corporation,


Larry J. Forrest

James E. Boyer

By 
Sam Blumenstein, President

STATE OF MICHIGAN)
) SS.
COUNTY OF OAKLAND)

On this 24th day of August, 1992, before me personally appeared Sam Blumenstein, President of THE MAPLE GROUP/NOVI, INC., a Michigan corporation, personally known to be the person described in and who executed and acknowledged the foregoing Seventh Amendment to Master Deed of The Maples of Novi, Maple Greens, on behalf of the corporation.

My commission expires:
LYNDA MARIE STEFANSKY
NOTARY PUBLIC - OAKLAND COUNTY, MICH.
MY COMMISSION EXPIRES 11-25-94


Notary Public,
County, Michigan

Drafted by and when recorded, return to:

Robert Friedman, Esq.
Friedman and Friedman, P.C.
29777 Telegraph Rd., #2401
Southfield, Mi. 48034
(313) 353-6760

PARCEL # (50)-22-02-200-019 (PARCEL)

2. Amended Sheets 1, 2, 2A, 2B, 2E, 3, 3A, 3E, 4, 5 and 5D of the Condominium Subdivision Plan of The Maples of Novi, Maple Greens, as attached hereto, shall replace and supersede or be supplemental to Sheets 1, 2, 2A, 2B, 3, 3A, 4, and 5 of the Condominium Subdivision Plan of The Maples of Novi, Maple Greens, as originally recorded and amended, and the said originally recorded and amended sheets shall be of no further force or effect. The legal description of the Condominium Premises contained on said Amended Sheet 1 shall replace and supersede the description of said Premises contained in Article II of the originally recorded Master Deed.

In all respects, other than as hereinabove indicated, the original Master Deed of The Maples of Novi, Maple Greens, including the By-Laws and Condominium Subdivision Plan respectively attached thereto as Exhibits A and B, recorded and amended as aforesaid, is hereby ratified, confirmed and redeclared.

Dated this 24TH day of August, 1992.

Witnesses:

THE MAPLE GROUP/NOVI, INC.,
a Michigan corporation,

Larry J. Forrest
Larry J. Forrest
James E. Ayoer
James E. Ayoer

By *Sam Blumenstein*
Sam Blumenstein, President

STATE OF MICHIGAN)
COUNTY OF OAKLAND) SS.

On this 24TH day of August, 1992, before me personally appeared Sam Blumenstein, President of THE MAPLE GROUP/NOVI, INC., a Michigan corporation, personally known to be the person described in and who executed and acknowledged the foregoing Seventh Amendment to Master Deed of The Maples of Novi, Maple Greens, on behalf of the corporation.

My commission expires:
LYNDA MARIE STEFANSKY
NOTARY PUBLIC - OAKLAND COUNTY, MICH.
MY COMMISSION EXPIRES 11-25-95

Lynnda Marie Stefansky
Notary Public,
County, Michigan

Drafted by and when
recorded, return to:

Robert Friedman, Esq.
Friedman and Friedman, P.C.
29777 Telegraph Rd., #2401
Southfield, Mi. 48034
(313) 353-6760

PARCEL # (50)-22-02-200-019 (PARCEL)

SURVEYOR'S CERTIFICATE:

EUGENE F. ZEHELT, REGISTERED LAND SURVEYOR OF THE STATE OF MICHIGAN, HEREBY CERTIFY THAT THE SUBDIVISION PLAN KNOWN AS OAKLAND COUNTY CONDOMINIUM SUBDIVISION PLAN NO. 328, AS SHOWN ON THE ACCOMPANYING DRAWINGS, REPRESENTS A SURVEY ON THE GROUND MADE UNDER MY DIRECTION, THAT THERE ARE NO EXISTING ENCROACHMENTS UPON THE LANDS:

THAT THE REQUIRED MONUMENTS AND IRON MARKERS HAVE NOT BEEN LOCATED IN THE GROUND AS REQUIRED BY RULES PROMULGATED UNDER SECTION 162 OF ACT NUMBER 59 OF THE PUBLIC ACTS OF 1978;

THAT THE ACTUACITY OF THIS SURVEY IS WITHIN THE LIMITS REQUIRED BY RULES PROMULGATED UNDER SECTION 162 OF ACT NUMBER 59 OF THE PUBLIC ACTS OF 1978;

THAT THE BEARINGS AS SHOWN ARE NOTED ON SURVEY PLAN AS REQUIRED BY THE RULES PROMULGATED UNDER SECTION 162 OF ACT NUMBER 59 OF PUBLIC ACTS OF 1978.

AUGUST 17, 1992

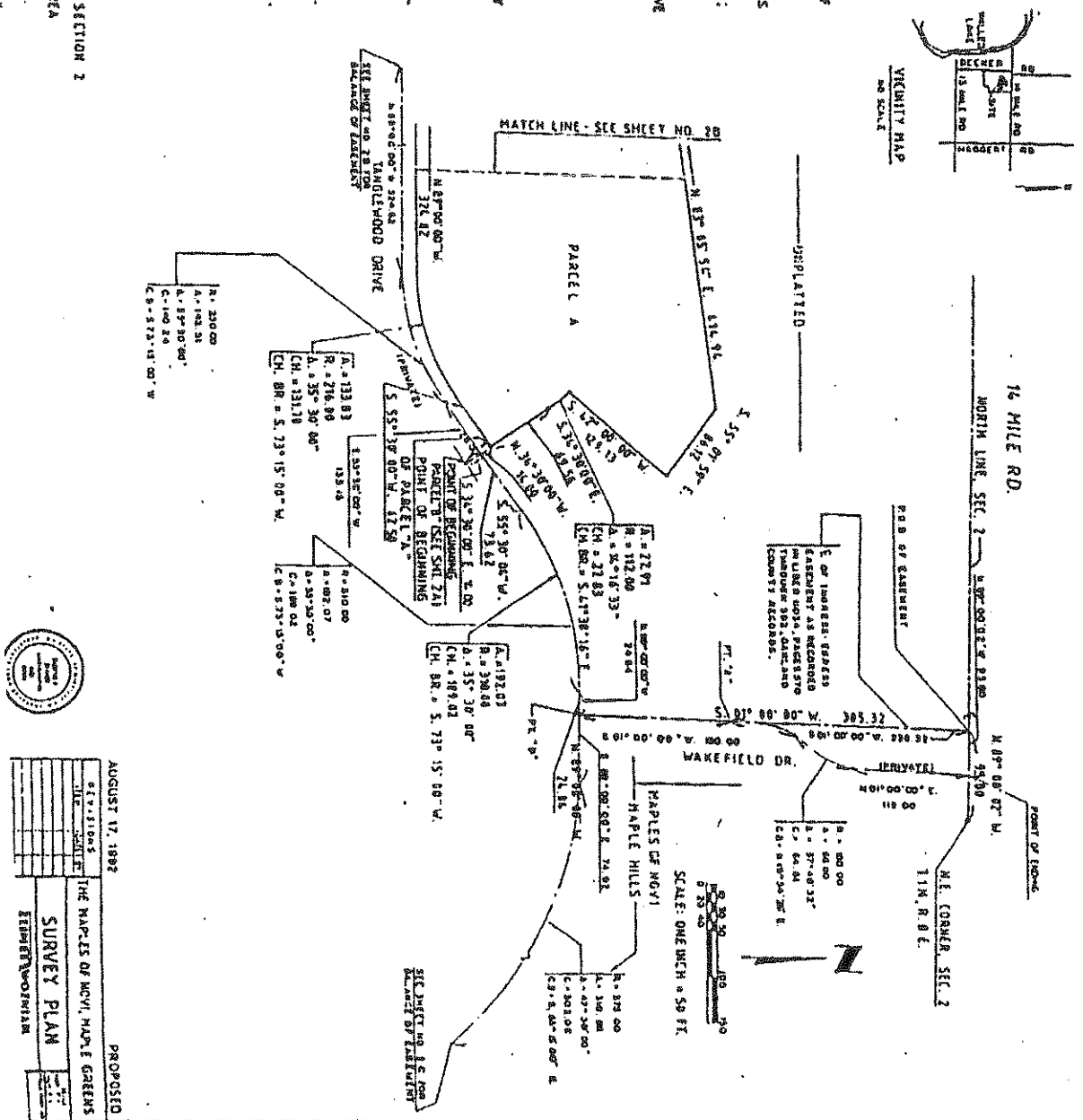
E. F. Zehelt

EUGENE F. ZEHELT
REGISTERED LAND SURVEYOR
REGISTRATION NUMBER 9289
ZEHELT VOZNIAR & ASSOC. INC.
2645A FRANKLIN ROAD
SOUTHFIELD, MICHIGAN 48036

NOTE:

- DEMON'S IRON PIPE
- DEMON'S CONCRETE MONUMENT
- BENCH MARK: "X" IN BURN OF MONUMENT BOX
- AS INTERSECTION OF 1/2 MILE ROAD AND
- DECKER ROAD ELEVATION 951.25 U.S.G.S. DATUM.

BEARINGS ARE IN RELATION TO THE NORTH LINE OF SECTION 2 SUBJECT PROPERTY IS NOT IN A FLOOD HAZARD AREA LASERMENTS WILL BE SHOWN ON AS-BUILT DRAWINGS.



DATE	REVISIONS	BY	FOR
AUGUST 17, 1992			

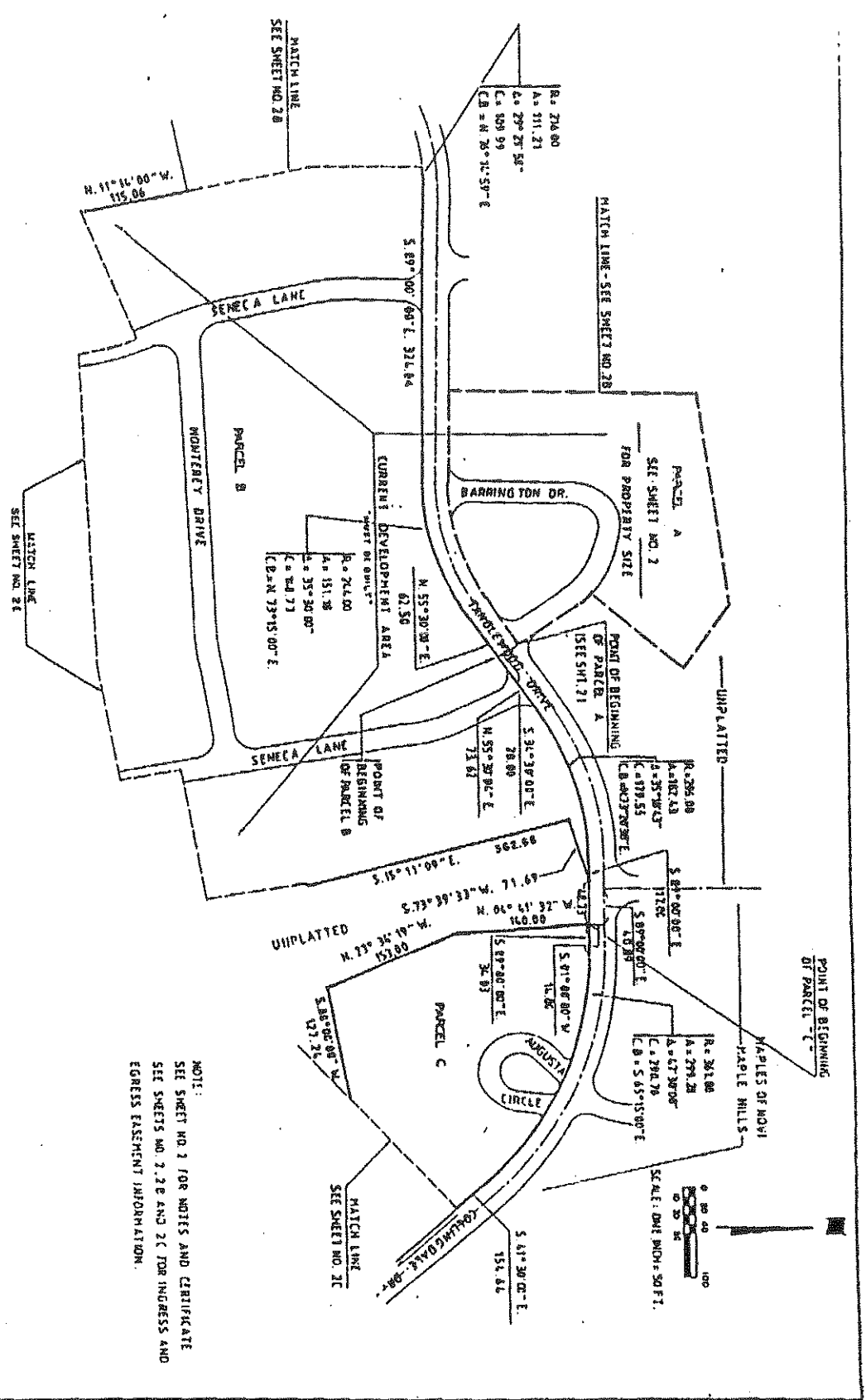
THE MAPLES OF NOVY, MADE GREENS

SURVEY PLAN

EUGENE F. ZEHELT

PROPOSED





NOTE:
 SEE SHEET NO. 2 FOR NOTES AND CERTIFICATE
 SEE SHEETS NO. 2, 2B AND 2C FOR INGRESS AND
 EGRESS EASEMENT INFORMATION.

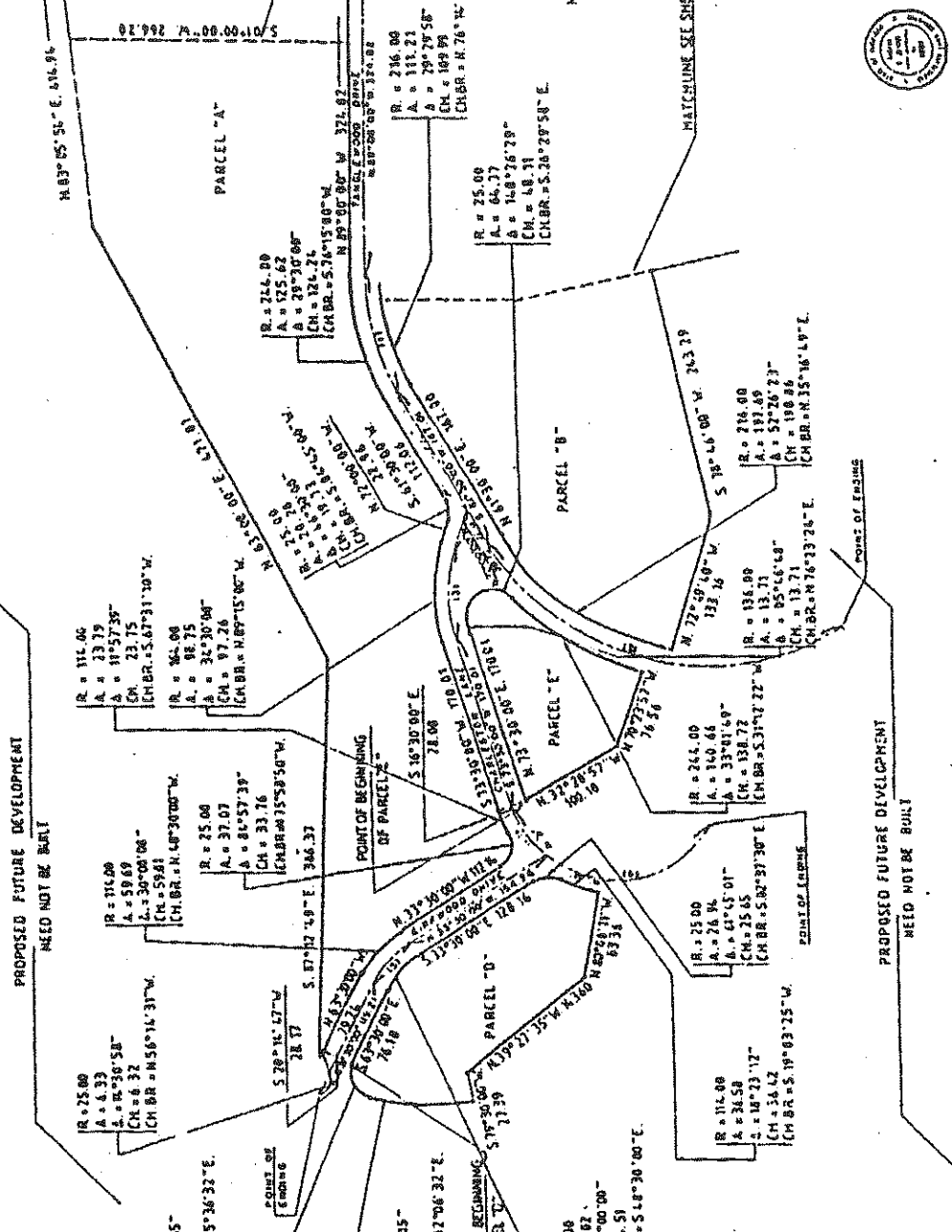


AUGUST 27, 1992

DATE	AUGUST 27, 1992
BY	[Signature]
TITLE	SURVEY PLAN
PROJECT	THE MAPLES OF NOW! MAPLE GREENS

PROCESSED

POINT	RADIUS	ARC	DELTA	CHORD	CHORD BEARING
111	150.00	110.62	39°30'00"	117.52	N. 76°15'20" E.
121	250.00	303.10	65°22'14"	340.30	N. 13°40'23" E.
131	150.00	100.32	34°30'00"	100.00	N. 69°15'00" W.
141	100.00	207.37	135°00'00"	100.00	S. 00°30'00" W.
151	100.00	52.16	30°00'00"	51.76	S. 48°30'00" E.



SCALE: 1" = 50'

30 25 0 50

NOTE:
SEE SHEET NO. 2 FOR GENERAL NOTES AND SURVEYORS CERTIFICATE

PROPOSED

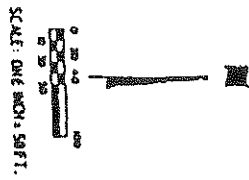
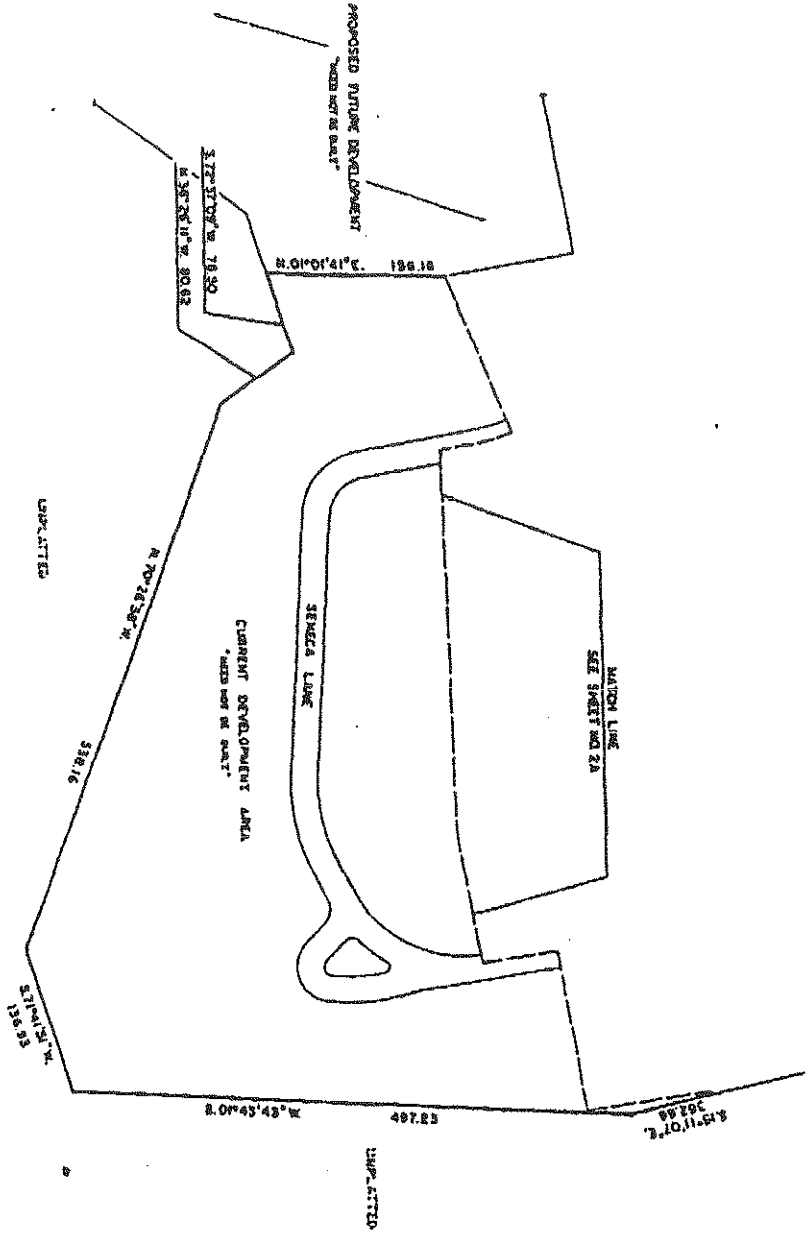
AUGUST 17, 1882

THE MAPLES OF HOVI, MAPLE GREENS

SURVEY PLAN

REMITTANCE





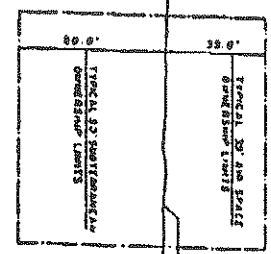
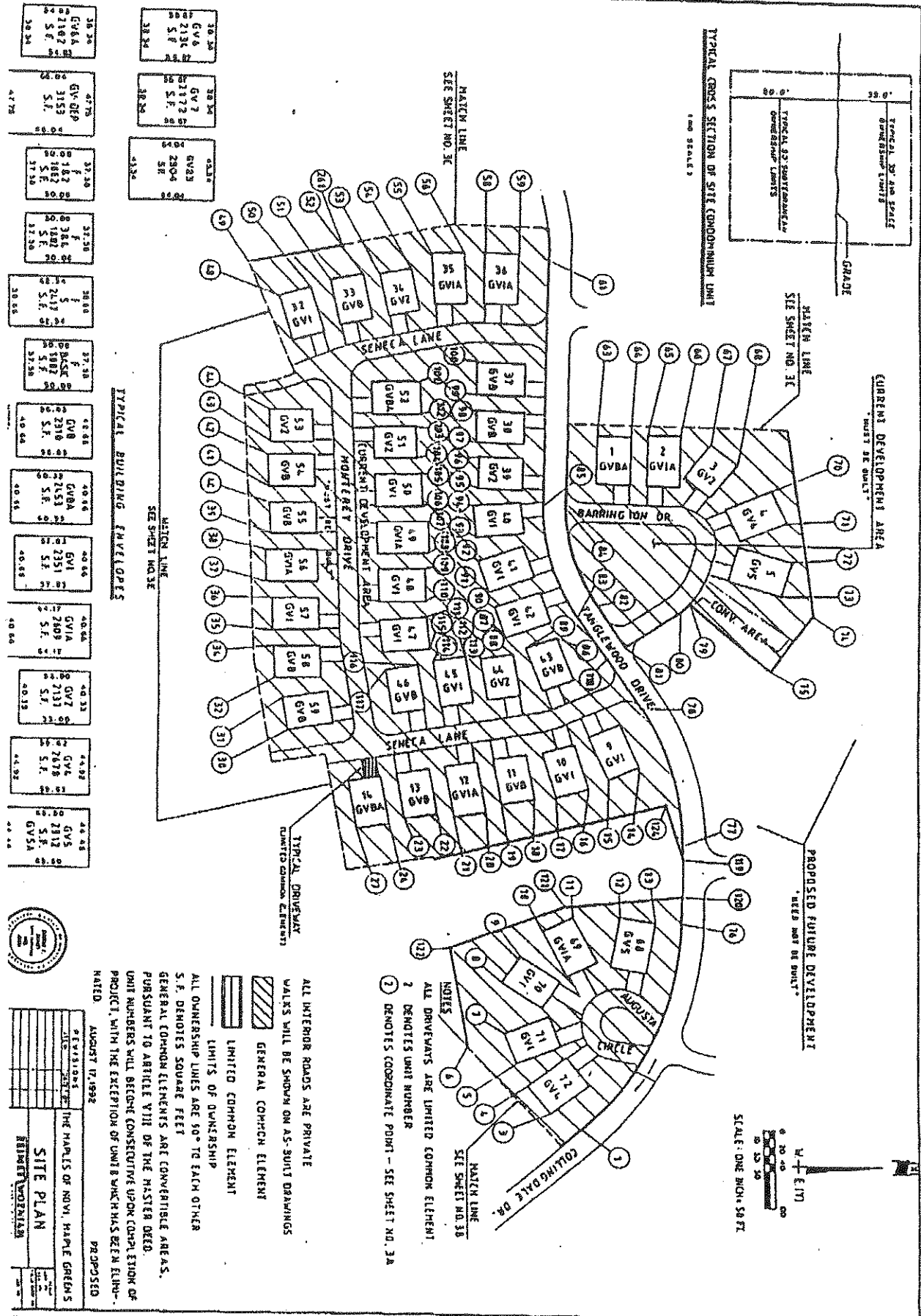
NOTE:
 SEE SHEET NO. 2 FOR NOTES AND CERTIFICATE
 SEE SHEETS NO. 2, 3 AND 2C FOR ADDRESS AND
 EGRESS EASEMENT INFORMATION.



AUGUST 17, 1982

ALVISON S	THE MAPLES OF MOUNT
NEW	MAPLE GREENS
	SURVEY PLAN
	STREET LIGHTS DESIGN

PROPOSED



38.20	GV6A	2187.2	5.7
38.20	GV7	2172.0	5.7
38.20	GV8A	2204.0	5.7
38.20	GV8B	2204.0	5.7

38.20	GV1A	2187.2	5.7
38.20	GV1B	2187.2	5.7
38.20	GV1C	2187.2	5.7
38.20	GV1D	2187.2	5.7
38.20	GV1E	2187.2	5.7
38.20	GV1F	2187.2	5.7
38.20	GV1G	2187.2	5.7
38.20	GV1H	2187.2	5.7
38.20	GV1I	2187.2	5.7
38.20	GV1J	2187.2	5.7

37.20	GV2	2187.2	5.7
37.20	GV3	2187.2	5.7
37.20	GV4	2187.2	5.7
37.20	GV5	2187.2	5.7
37.20	GV6	2187.2	5.7
37.20	GV7	2187.2	5.7
37.20	GV8	2187.2	5.7
37.20	GV9	2187.2	5.7
37.20	GV10	2187.2	5.7
37.20	GV11	2187.2	5.7

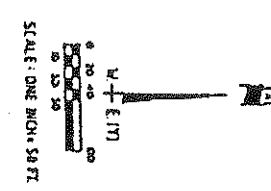
37.20	GV12	2187.2	5.7
37.20	GV13	2187.2	5.7
37.20	GV14	2187.2	5.7
37.20	GV15	2187.2	5.7
37.20	GV16	2187.2	5.7
37.20	GV17	2187.2	5.7
37.20	GV18	2187.2	5.7
37.20	GV19	2187.2	5.7
37.20	GV20	2187.2	5.7
37.20	GV21	2187.2	5.7
37.20	GV22	2187.2	5.7

40.00	GV23	2187.2	5.7
40.00	GV24	2187.2	5.7
40.00	GV25	2187.2	5.7
40.00	GV26	2187.2	5.7
40.00	GV27	2187.2	5.7
40.00	GV28	2187.2	5.7
40.00	GV29	2187.2	5.7
40.00	GV30	2187.2	5.7
40.00	GV31	2187.2	5.7
40.00	GV32	2187.2	5.7
40.00	GV33	2187.2	5.7

40.00	GV34	2187.2	5.7
40.00	GV35	2187.2	5.7
40.00	GV36	2187.2	5.7
40.00	GV37	2187.2	5.7
40.00	GV38	2187.2	5.7
40.00	GV39	2187.2	5.7
40.00	GV40	2187.2	5.7
40.00	GV41	2187.2	5.7
40.00	GV42	2187.2	5.7
40.00	GV43	2187.2	5.7
40.00	GV44	2187.2	5.7

44.00	GV45	2187.2	5.7
44.00	GV46	2187.2	5.7
44.00	GV47	2187.2	5.7
44.00	GV48	2187.2	5.7
44.00	GV49	2187.2	5.7
44.00	GV50	2187.2	5.7
44.00	GV51	2187.2	5.7
44.00	GV52	2187.2	5.7
44.00	GV53	2187.2	5.7
44.00	GV54	2187.2	5.7
44.00	GV55	2187.2	5.7

47.20	GV56	2187.2	5.7
47.20	GV57	2187.2	5.7
47.20	GV58	2187.2	5.7
47.20	GV59	2187.2	5.7
47.20	GV60	2187.2	5.7
47.20	GV61	2187.2	5.7
47.20	GV62	2187.2	5.7
47.20	GV63	2187.2	5.7
47.20	GV64	2187.2	5.7
47.20	GV65	2187.2	5.7
47.20	GV66	2187.2	5.7



SCALE: ONE INCH = 50 FT



REV.	DATE	DESCRIPTION

THE MARLS OF NOV. MARLE GREENS
 SITE PLAN
 PREPARED BY: [Name]
 AUGUST 17, 1992

- ALL INTERIOR ROADS ARE PRIVATE
- WALKS WILL BE SHOWN ON AS-BUILT DRAWINGS
- GENERAL COMMON ELEMENT
- LIMITED COMMON ELEMENT
- LIMITS OF OWNERSHIP
- ALL OWNERSHIP LINES ARE 90° TO EACH OTHER
- S.F. DENOTES SQUARE FEET
- GENERAL COMMON ELEMENTS ARE CONVERTIBLE AREAS.
- PURSUANT TO ARTICLE VII OF THE MASTER DEED.
- UNIT NUMBERS WILL BE ONE CONSECUTIVE UPON COMPLETION OF PROJECT, WITH THE EXCEPTION OF UNIT 8 WHICH HAS BEEN ALREADY

PT.	COORDINATE VALUES		COORDINATE VALUES		COORDINATE VALUES		COORDINATE VALUES		COORDINATE VALUES		COORDINATE VALUES		COORDINATE VALUES		COORDINATE VALUES		COORDINATE VALUES			
	NORTH	EAST	PT.	NORTH	EAST	PT.	NORTH	EAST	PT.	NORTH	EAST	PT.	NORTH	EAST	PT.	NORTH	EAST	PT.	NORTH	EAST
1	4432.08	7445.59	44	4053	6753	83	4245	7814	130	3748	7677	173	4235	5816	215	4183	6467	252	4271.12	6037.86
2			45			88	4353	7665	131	3777	7494	174	4210	5865	216	4169	6471	253	4319.40	4209.87
3	4480	7467	46			89	4388	7656	132	3815	7518	175	4202	5847	217	4160	6492	254	4327.63	4714.28
4	4312	7412	47			90	4321	7605	133	3868	7591	176	4185	5825	218	4122	6533	255	4279.57	4735.67
5	4359	7504	48	4066	6428	91	4325	6981	134	3890	7625	177	4329	5812	219	4117	6373	256	4168.92	4163.78
6	4301.69	7565.48	49	4028.32	6576.81	92	4316	6944	135	3918	7586	178	4319	5783	220	4130	6283	257	4133.85	4186.51
7	4363	7516	50	4104	6488	93	4308	6919	136	3937	7561	179	4313	5908	221	4130	6283	258	4208.84	4294.35
8	4384	7480	51	4128	6598	94	4304	6878	137	3968	7535	180	4309	6003	222	4141	6228	259	4236.55	4443.52
9	4384	7447	52	4109	6590	95	4311	6854	138	3847	7293	181	4285	6019	223	4191	6139			
10	4398	7414	53	4109	6589	96	4312	6816	139	4018	7516	182	4301	6042	224	4207	6084			
11	4426	7396	54	4220	6581	97	4308	6798	140	4000	7505	183	4292	6046	225	4281.19	5969.97			
12	4484	7389	55	4253	6581	98	4309	6757	141	4108	7480	184	4284	6081	226	4222.67	5867.89			
13	4526	7466	56	4294	6580	99	4308	6737	142	4168	7497	185	4282	6104	227	4331.36	5776.57			
14	4506	7203	57			100	4309	6696	143	4192	7584	186	4283	6123	228	4328.35	5769.43			
15	4470	7220	58	4319	6550	101	4239	6722	144	4230	7529	187	4238	6163	229	4272.59	5753.70			
16	4445	7233	59	4360	6558	102	4241	6703	145	4232	7554	188	4235	6209	230	4258.81	5780.43			
17	4406	7244	60			103	4234	6779	146	4281	7583	189	4242	6225	231	4184.62	5856.31			
18	4380	7242	61	4394.73	6550.30	104	4236	6828	147	4281	7633	190	4249	6270	232	4375.42	5889.55			
19	4340	7254	62			105	4243	6849	148	4379	7635	191	4300	6255	233	4260.49	5960.49			
20	4322	7286	63	4454	6785	106	4243	6811	149	4351	7645	192	4285	6311	234	4262.62	5863.86			
21	4282	7232	64	4494	6787	107	4258	6906	150	4375	7677	193	4241	6307	235	4260.72	5791.67			
22	4261	7260	65	4516	6783	108	4258	6946	151	4216	7795	194	4294	6325	236	4248.77	6178.85			
23	4231	7275	66	4555	6782	109	4245	6980	152	4287	7804	195	4509	6357	237	4683.96	6599.23			
24	4202	7283	67	4597	6782	110	4264	7002	153	4375	7753	196	4522	6385						
25			68	4624	6818	111	4248	7021	154	4358	7767	197	4548	6405						
26			69			112	4296	7069	155	4158	7690	198	4560	6440	240	4222.69	6559.84			
27	4182	7290	70	4665	6851	113	4314	7072	156	4346	7723	199	4585	6466	241	4393.16	6438.14			
28			71	4688	6891	114	4284	7076	157	4318	7657	200	4586	6497	242	4396.68	6391.62			
29			72	4696	6941	115	4251	7061	158	4276	7778	201	4593	6513	243	4393.88	6312.02			
30	4371	7168	73	4678	6984	116	4237	7082	159	4287	7762	202	4612	6550	244	4364.97	6296.17			
31	4028	7125	74	4713.83	7011.17	117	4156	7089	160	4206	7772	203	4631	6588	245	4364.25	6192.92			
32	4061	7103	75	4664.40	7081.75	118	4147.34	7081.11	161	4042	7732	204	4634	6628	246	4297.96	6028.91			
33	4035.67	7088.65	76	4558.76	7101.52	119	4560.13	7316.79	162	4055	7715	205	4633	6652	247	4288.86	6007.96			
34	4059	7068	77	4560.40	7301.70	120	4559.36	7361.54	163	4042	7770	206	4670	6695	248	4310.86	5996.04			
35	4051	7041	78	4509.61	7329.76	121	4498.83	7378.98	164	4032	7786	207	4561	6725	249	4390.68	5913.30			
36	4056	7081	79	4560.52	4995.36	122	4279.60	7140.17	165	4015	7820	208	4531	6733	250	4428.68	5869.10			
37	4045	6982	80	4567.77	7613.83	123			166	3841	7634	209	4495	6740						
38	4047	6842	81	4690.37	7053.33	124	4516.00	7358.08	167	3888	7643	210	4455	6740						
39	4054	6971	82	4654.57	7001.73	125	4575	7588	168	3888	7660	211	4333	6787						
40	4033	6880	83	4631.94	7017.60	126	4595	7544	169	3826	7615	212	4286	6827						
41	4032	6860	84	4671.82	6675.68	127	4646	7589	170	3855	7492	213	4279	6897						
42	4031	6820	85	4389.66	6675.15	128	4636	7462	171	3836	7730	214	4230	6916						

PROPOSED

AUGUST 17, 1992

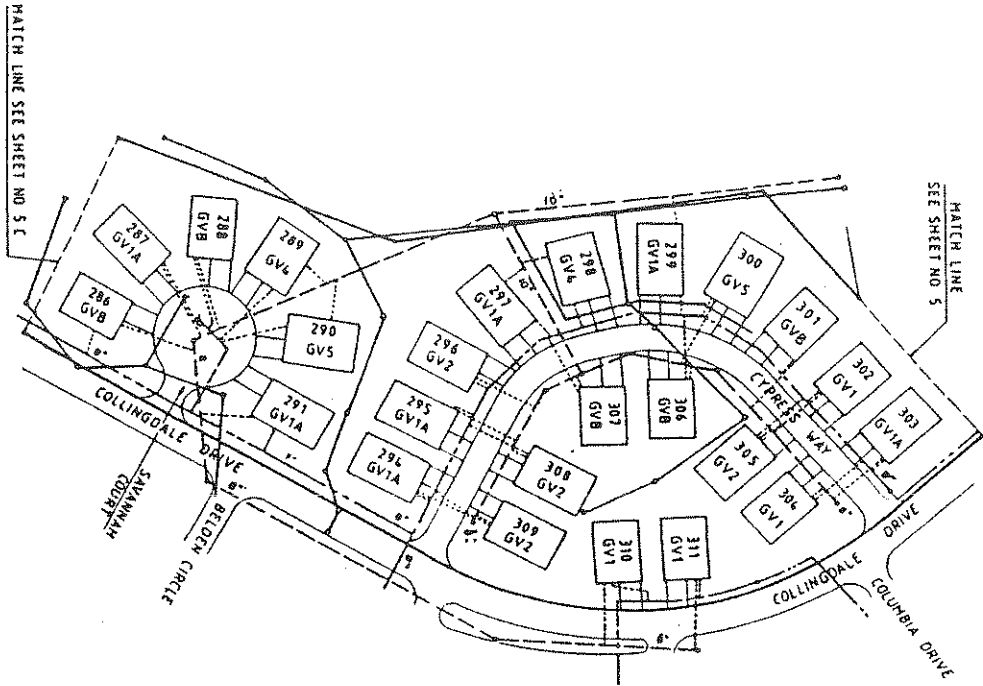
4-11-1015

THE MAPS OF NOV. MARIE GREENS

COORDINATE PLAN

REBECCY TWOMBLEY





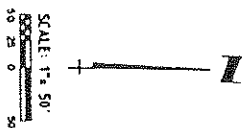
MATCH LINE SEE SHEET NO 5 C

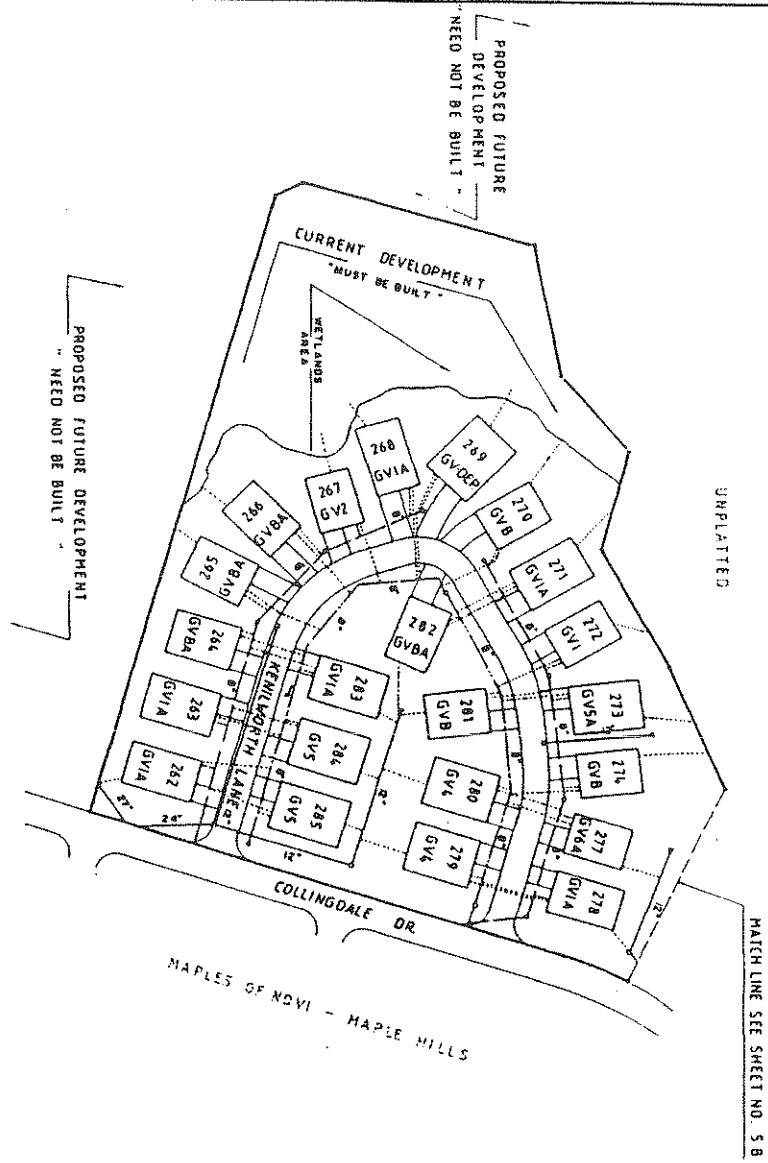
MATCH LINE SEE SHEET NO 5



OCT. 21, 1991		THE MAPLES OF NOW, MAPLE GREENS UTILITY PLAN ROBERT W. KORMAN ENGINEER 1270 W. 12th Street Columbus, Ohio 43228 (614) 291-2121	PROPOSED 5 B
REVISIONS	DATE		

NOTE:
SEE SHEET NUMBER 5 FOR NOTES AND LEGEND



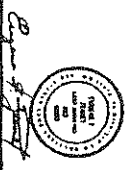


UNPLATTED

MATCH LINE SEE SHEET NO. 5 B

SCALE: 1" = 50'

NOTE:
SEE SHEET NUMBER 5 FOR NOTES AND LEGEND.



OCT 21 1991		PROPOSED
REVISIONS	THE MAPLES OF NOVY MAPLE GREENS	
NO.	DATE	DESCRIPTION
1		UTILITY PLAN
PREPARED BY: [Signature] CHECKED BY: [Signature] DATE: 10/21/91		SCALE: 1" = 50'

Time Stamp

31 215676

LIBER 12246 PAGE 58-66

SIXTH AMENDMENT TO MASTER DEED
OF THE MAPLES OF NOVI, MAPLE GREENS

The Maple Group/Novi, Inc., a Michigan corporation, the address of which is 7001 Orchard Lake Road, Suite 130, West Bloomfield, Michigan 48322, being the developer of The Maples of Novi, Maple Greens, a Condominium Project established pursuant to the Master Deed thereof, recorded on August 23, 1989, in Liber 11034, Pages 636 through 677, First Amendment recorded on July 23, 1990, in Liber 11428, Pages 891 through 901, Oakland County Records, Second Amendment recorded on October 23, 1990, in Liber 11607, Pages 465-474, Third Amendment recorded on November 15, 1990, in Liber 11635, Pages 778 through 798, Oakland County Records, Fourth Amendment recorded on December 11, 1990, in Liber 11666, Pages 755-759, Oakland County Records, Fifth Amendment recorded on November 14, 1991, in Liber 12179, Pages 156-167, Oakland County Records, and known as Oakland County Condominium Subdivision Plan No. 628, hereby amends the Master Deed of The Maples of Novi, Maple Greens, pursuant to the authority reserved in Article VI thereof enlarging the Condominium Project from 118 Units to 124 Units by the addition of the land described in Paragraph 1 below. Upon the recording of this Amendment in the office of the Oakland County Register of Deeds, said Master Deed and Exhibit B thereto shall be amended in the following manner:

1. The following land shall be added to the Condominium Project by this Amendment:

DESCRIPTION - MAPLES OF NOVI - MAPLE GREEN
UNITS 256-261 INCLUDED ON SANDALWOOD CIRCLE

91 DEC 20 AM

OAKLAND COUNTY REGISTER OF DEEDS

A PARCEL OF LAND LOCATED IN PART OF THE N.E. 1/4 OF SECTION 2 AND PART OF THE N.W. 1/4 OF SECTION 1 T. 1 N., R. 8 E., CITY OF NOVI, OAKLAND COUNTY, MICHIGAN, DESCRIBED AS BEGINNING AT A POINT DISTANT N. 89°00'02" W. ALONG THE NORTH LINE OF SAID SECTION 2, 95.00 FEET AND S. 01°00'00" W. 385.32 FEET AND S. 89°00'00" E. 40.89 FEET AND S. 01°00'00" W. 14.00 FEET AND S. 89°00'00" E. 34.03 FEET AND 299.28 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 361.00 FEET, A CENTRAL ANGLE OF 47°30'00", A CHORD LENGTH OF 290.78 FEET AND A CHORD BEARING OF S. 65°15'00" E. AND S. 41°30'00" E. 154.64 FEET AND 434.95 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 351.00 FEET, A CENTRAL ANGLE OF 71°00'00", A CHORD LENGTH OF 407.65 FEET AND A CHORD BEARING OF S. 06°00'00" E. AND S. 29°30'00" W. 404.06 FEET AND 85.99 FEET ALONG THE ARC OF A CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 379.00 FEET, A CENTRAL ANGLE OF 13°00'00", A CHORD LENGTH OF 85.81 FEET AND A CHORD BEARING OF S. 23°00'00" W. AND S. 16°30'00" W. 447.46 FEET FROM THE N.E. CORNER OF SAID SECTION 2; THENCE FROM SAID POINT OF BEGINNING S. 16°30'00" W. 60.00 FEET; THENCE ALONG THE ARC OF A CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 296.00 FEET, A CENTRAL ANGLE OF 90°11'19", A CHORD LENGTH OF 419.30 FEET AND A CHORD BEARING OF S. 61°35'40" W.; THENCE N. 08°00'00" E. 127.00 FEET; THENCE N. 40°00'00" W. 198.00 FEET; THENCE N. 27°00'00" W. 166.96 FEET; THENCE S. 73°30'00" E. 595.78 FEET TO THE POINT OF BEGINNING CONTAINING 128,402 SQUARE FEET OR 2.948 ACRES MORE OR LESS. "TOGETHER WITH AND SUBJECT TO A CERTAIN DECLARATION OF EASEMENTS, COVENANTS, CONDITIONS AND RESTRICTIONS FOR THE MAPLES OF NOVI COMMUNITY AS RECORDED IN LIBER 11034, PAGES 570 THROUGH 592, OAKLAND COUNTY RECORDS."

GRECI

23-00
22-00

0906J2L

22-02-200-016

NKA 22-02-226-000 Ent.

2. Amended Sheets 1, 2, 2D, 3, 3D, 4 and 5C of the Condominium Subdivision Plan of The Maples of Novi, Maple Greens, as attached hereto, shall replace and supersede Sheets 1, 2, 2D, 3, 3D, 4 and 5C of the Condominium Subdivision Plan of The Maples of Novi, Maple Greens, as originally recorded and amended, and the said originally recorded and amended sheets shall be of no further force or effect. The legal description of the Condominium Premises contained on said Amended Sheet 1 shall replace and supersede the description of said Premises contained in Article II of the originally recorded Master Deed.

In all respects, other than as hereinabove indicated, the original Master Deed of The Maples of Novi, Maple Greens, including the By-Laws and Condominium Subdivision Plan respectively attached thereto as Exhibits A and B, recorded and amended as aforesaid, is hereby ratified, confirmed and redeclared.

Dated this 17 day of December, 1991.

Witnesses:

THE MAPLE GROUP/NOVI, INC.,
a Michigan corporation,

Larry DeWiest
LARRY DEWIEST

By Sam Blumenstein
Sam Blumenstein, President

Christina Sinacola Zurek
CHRISTINA SINACOLA ZUREK

STATE OF MICHIGAN)
COUNTY OF OAKLAND) SS.

On this 17 day of December, 1991, before me personally appeared Sam Blumenstein, President of THE MAPLE GROUP/NOVI, INC., a Michigan corporation, personally known to be the person described in and who executed the foregoing Sixth Amendment to Master Deed of The Maples of Novi, Maple Greens, on behalf of the corporation.

My commission expires:

7-18-95

Aleen Blumenstein
Notary Public, Oakland
County, Michigan

Drafted by and when recorded, return to:

Robert Friedman, Esq.
Friedman and Friedman, P.C.
29777 Telegraph Rd., #2401
Southfield, Mi. 48034
(313) 353-6760

ARLEEN BLUMENSTEIN
NOTARY PUBLIC STATE OF MICHIGAN
OAKLAND COUNTY
MY COMMISSION EXP. JULY 18, 1995

SURVEYOR'S CERTIFICATE

I, EUGENE F. ZEIMET, REGISTERED LAND SURVEYOR OF THE STATE OF MICHIGAN, HEREBY CERTIFY THAT THE SUBDIVISION PLAN KNOWN AS OAKLAND COUNTY CONDOMINIUM SUBDIVISION PLAN NO. 421, AS SHOWN ON THE ACCOMPANYING DRAWINGS, REPRESENTS A SURVEY ON THE GROUND MADE UNDER MY DIRECTION THAT THERE ARE NO EXISTING ENCROACHMENTS UPON THE LANDS:

THAT THE REQUIRED MONUMENTS AND IRON MARKERS HAVE NOT BEEN LOCATED IN THE GROUND AS REQUIRED BY RULES PROULGATED UNDER SECTION 143 OF ACT NUMBER 59 OF THE PUBLIC ACTS OF 1978:

THAT THE ACCURACY OF THIS SURVEY IS WITHIN THE LIMITS REQUIRED BY RULES PROULGATED UNDER SECTION 143 OF ACT NUMBER 59 OF THE PUBLIC ACTS OF 1978:

THAT THE BEARINGS AS SHOWN ARE NOTED ON SURVEY PLAN AS REQUIRED BY THE RULES PROULGATED UNDER SECTION 143 OF ACT NUMBER 59 OF PUBLIC ACTS OF 1978.

DEC. 8, 1991

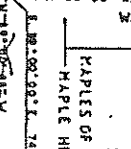
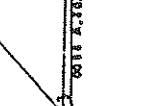
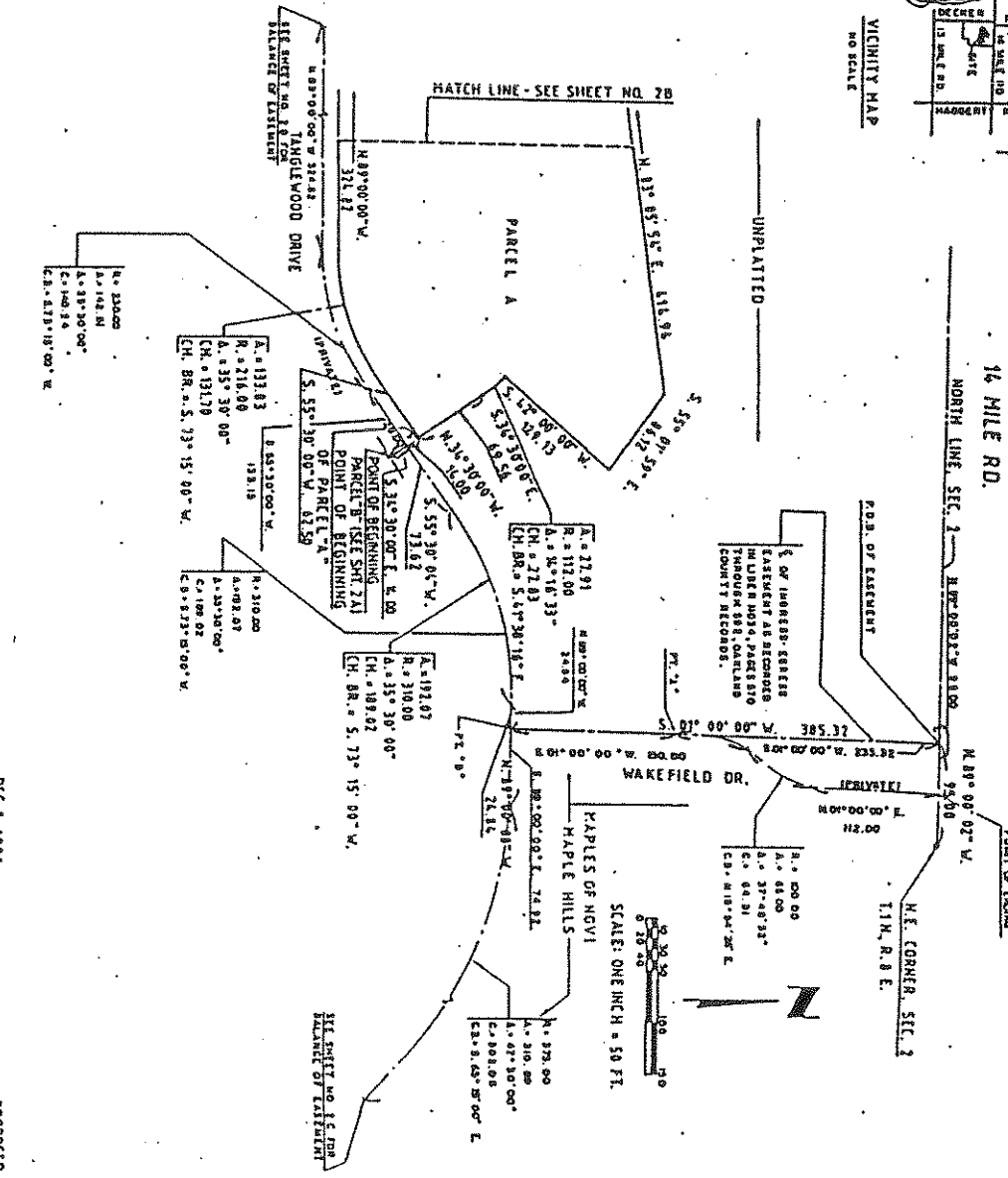
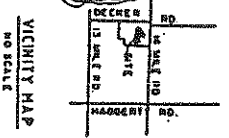
Eugene F. Zimet

EUGENE F. ZEIMET
REGISTERED LAND SURVEYOR
REGISTRATION NUMBER 9769
ZEIMET VOZMIAK & ASSOC. INC.
24150 FRANKLIN ROAD
SOUTHFIELD, MICHIGAN 48034

NOTE:

- DENOTES IRON PIPES
- DENOTES CONCRETE MONUMENT
- BENCH MARK: "X" IN RIM OF MONUMENT BOX AT INTERSECTION OF N. HILE ROAD AND DECKER ROAD ELEVATION 951.25 U.S.G.S. DATUM.

BEARINGS ARE IN RELATION TO THE NORTH LINE OF SECTION 2
SUBJECT PROPERTY IS NOT IN A FLOOD HAZARD AREA
EASEMENTS WILL BE SHOWN ON AS-BUILT DRAWINGS.

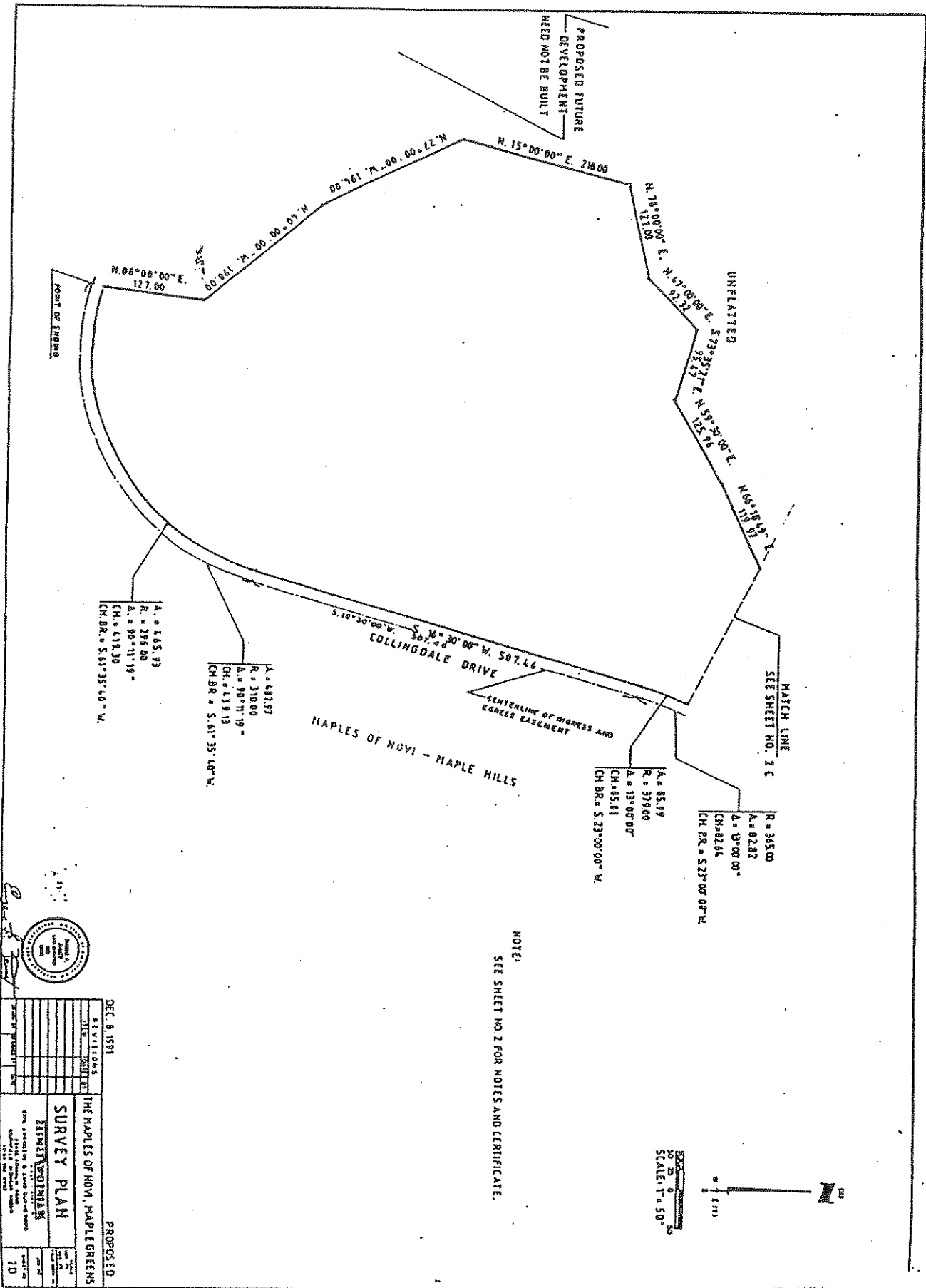


DEC. 8, 1991

REVISIONS	DATE	BY	DESCRIPTION

PROPOSED

THE MAPLES OF HAVY, MAPLE GREENS	
SURVEY PLAN	2
ZEIMET VOZMIAK & ASSOC. INC.	
24150 FRANKLIN ROAD SOUTHFIELD, MICHIGAN 48034	



PROPOSED FUTURE
DEVELOPMENT
NEED NOT BE BUILT

UNPLATTED

MATCH LINE
SEE SHEET NO. 2 C

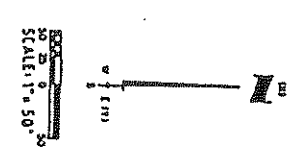
$R = 365.00$
 $A = 82.82$
 $\Delta = 13^{\circ} 00' 00''$
 $CH = 82.66$
 $CH PR = 5.23^{\circ} 00' 00'' W$

 $A = 85.39$
 $R = 319.00$
 $A = 13^{\circ} 00' 00''$
 $CH = 85.81$
 $CH BR = 5.23^{\circ} 00' 00'' W$

$A = 487.57$
 $R = 310.00$
 $A = 98^{\circ} 11' 19''$
 $CH = 439.13$
 $CH BR = 5.61^{\circ} 35' 40'' W$

$A = 685.93$
 $R = 286.00$
 $A = 90^{\circ} 11' 19''$
 $CH = 419.30$
 $CH BR = 5.61^{\circ} 35' 40'' W$

NOTE:
SEE SHEET NO 2 FOR NOTES AND CERTIFICATE.



REVISIONS	
NO.	DESCRIPTION

DEC 8 1991

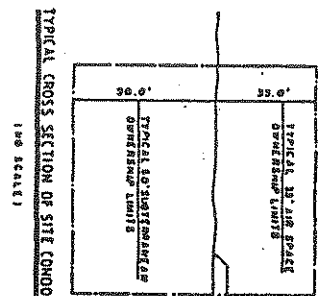
PROPOSED

THE MAPLES OF HON. MAPLE GREENS

SURVEY PLAN

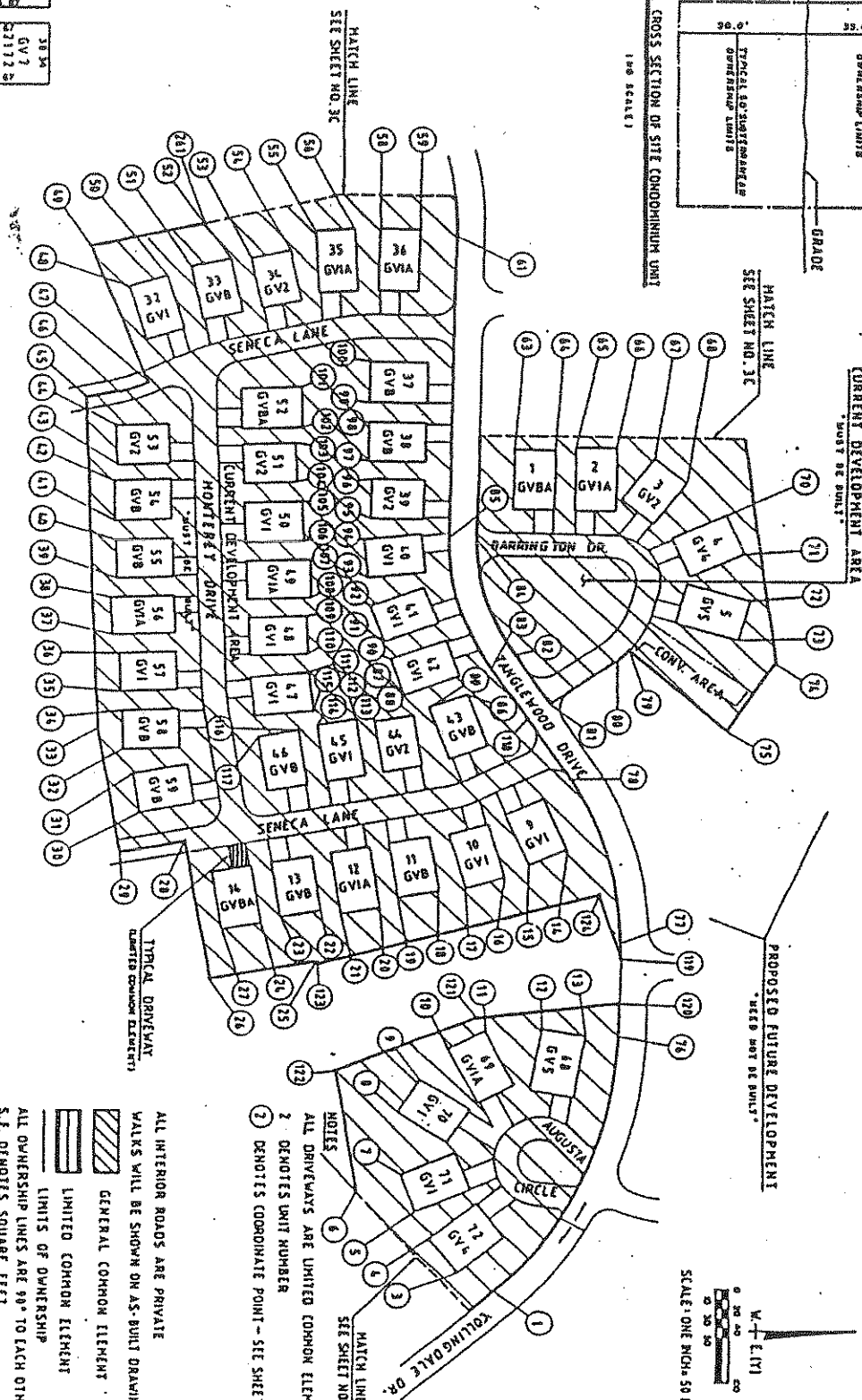
HERM WADSWORTH

120



TYPICAL BUILDING ENVELOPES

NO.	OWNER	AREA (S.F.)	HEIGHT (FEET)
20	GV4	2138	38.34
21	GV2	2172	38.34
22	S.F.	2138	38.34
23	S.F.	2138	38.34
24	GV4	2138	38.34
25	GV4	2138	38.34
26	GV4	2138	38.34
27	GV4	2138	38.34
28	GV4	2138	38.34
29	GV4	2138	38.34
30	GV4	2138	38.34
31	GV4	2138	38.34
32	GV4	2138	38.34
33	GV4	2138	38.34
34	GV4	2138	38.34
35	GV4	2138	38.34
36	GV4	2138	38.34
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145	GV4	2138	38.34
146	GV4	2138	38.34
147	GV4	2138	38.34
148	GV4	2138	38.34
149	GV4	2138	38.34
150	GV4	2138	38.34



PROPOSED
DEC. 8, 1991

ALL INTERIOR ROADS ARE PRIVATE
WALKS WILL BE SHOWN ON AS-BUILT DRAWINGS

GENERAL COMMON ELEMENT

LIMITED COMMON ELEMENT

LIMITS OF OWNERSHIP

ALL OWNERSHIP LINES ARE 90° TO EACH OTHER

5 F. DENOTES SQUARE FEET

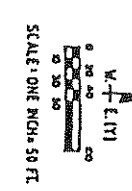
GENERAL COMMON ELEMENTS ARE CONVERTIBLE AREAS,
PURSUANT TO ARTICLE VIII OF THE MASTER DEED.
UNIT NUMBERS WILL BECOME CONSECUTIVE UPON COMPLETION OF
PROJECT, WITH THE EXCEPTION OF UNIT 8 WHICH HAS BEEN ETVH-
MATED.

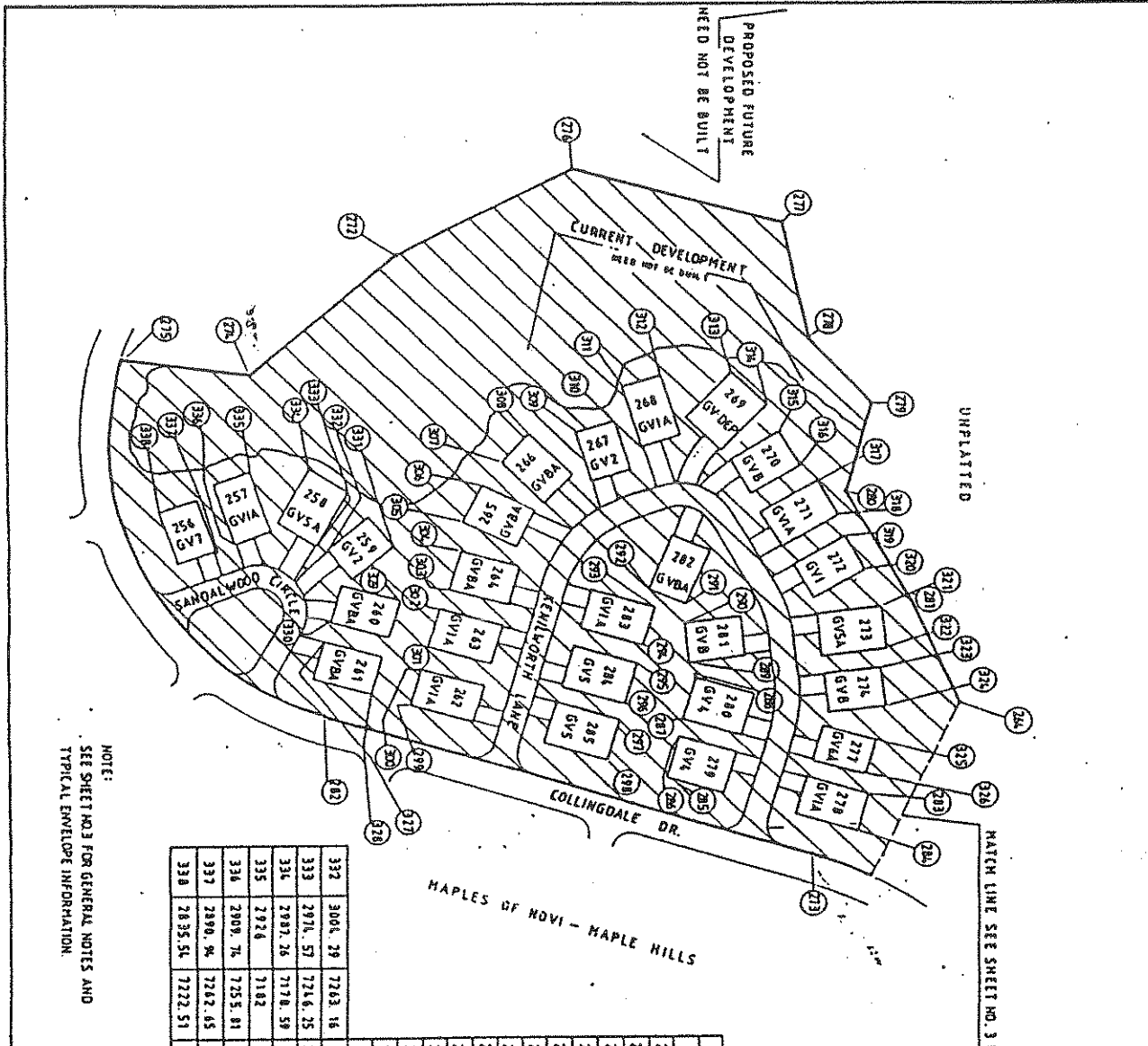
PROPOSED

THE MAPS OF NOVU, HARLE GREEN 5
SITE PLAN
EJMBER TOBIASIAN

NOVEMBER 1991

3





NOTE:
SEE SHEET NO. 3 FOR GENERAL NOTES AND
TYPICAL ENVELOPE INFORMATION.

PT.	COORDINATE VALUES				PT.	NORTH	EAST	
	NORTH	EAST	PT.	NORTH				
272	3076.49	6855.44	291	3360	7318	310	3281	7130
273	3485.07	7578.19	292	3323	7302	311	3288	7091
274	2924.01	7002.93	293	3329	7321	312	3337	7078
275	2799.05	7065.26	294	3317	7360	313	3410	7076
276	3249.34	6867.58	295	3311	7379	314	3444	7112
277	3458.91	6824.00	296	3298	7421	315	3457	7143
278	3485.07	7042.36	297	3294	7437	316	3476	7175
279	3544.03	7109.88	298	3280	7479	317	3483	7191
280	3521.06	7201.44	299	3090	7422	318	3513	7225
281	3584.99	7309.99	300	3099	7385	319	3570	7247
282	2998.51	7434.07	301	3106	7362	320	3540	7202
283	3541	7516	302	3117	7372	321	3554	7220
284	3528	7553	303	3127	7363	322	3540	7264
285	3340	7497	304	3140	7233	323	3554	7303
286	3528	7553	305	3141	7233	324	3558	7434
287	2987.26	7178.59	306	3160	7196	325	3549	7460
288	2824	7182	307	3180	7170	326	3538	7496
289	2808.74	7255.81	308	3206	7162	327	3607.51	7355.99
290	2898.74	7267.65	309	3252	7141	328	3647	7412
291	2835.54	7222.51	310	3007.19	7334.81	331	3072	7258



DEC. 8, 1991

PROPOSED

THE NAMES OF NOV1, MAPLE HILLS

SITE PLAN

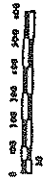
HIMMELMAN

444 N. LEXINGTON ST. SUITE 200
CHICAGO, ILL. 60610
TEL: 312.329.8800

DATE: 12/8/91

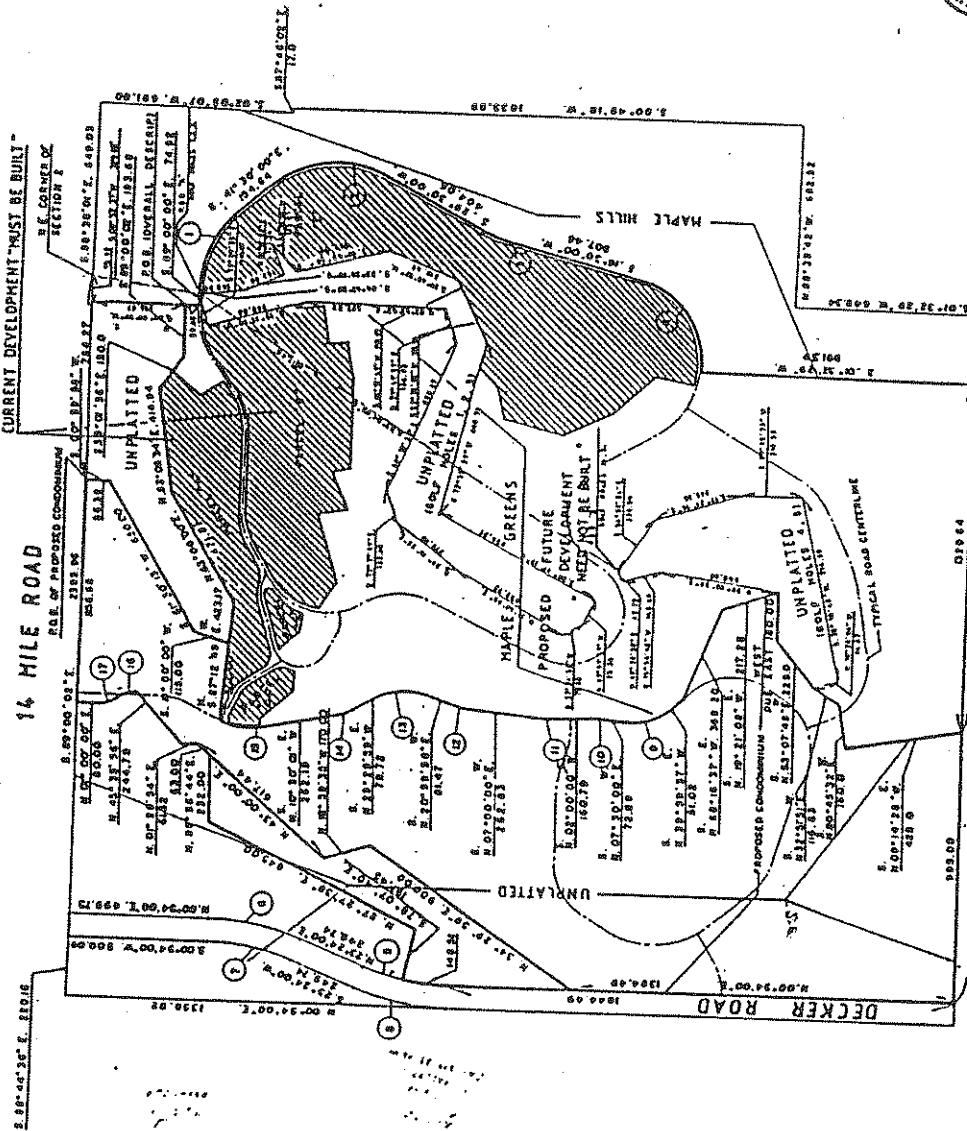
SCALE: 1" = 50'

30



SCALE: ONE INCH = 200 FT.

CURVE NO.	RADIUS	ARC	CENTRAL ANGLE	CHORD BEARING	CHORD LENGTH
1	378.00	316.89	47° 38' 00"	S. 65° 15' 00" E.	302.00
2	388.00	431.80	76° 18' 58"	S. 06° 00' 00" E.	428.91
3	448.00	488.00	33° 00' 00"	S. 15° 51' 31" W.	523.00
4	210.00	428.22	98° 04' 18"	N. 28° 31' 04" E.	396.35
5	778.00	304.94	22° 29' 00"	N. 25° 08' 00" E.	268.10
6	681.00	216.21	22° 29' 00"	N. 25° 08' 00" E.	202.10
7	778.00	204.04	22° 29' 00"	N. 25° 08' 00" E.	202.10
8	681.00	216.21	22° 29' 00"	N. 25° 08' 00" E.	202.10



NO.	RADIUS	ARC	CENTRAL ANGLE	CHORD BEARING	CHORD
9	230.0	180.07	47° 38' 31"	S. 65° 15' 00" E.	183.28
10	230.0	26.18	08° 23' 28"	S. 15° 08' 48" E.	28.08
11	230.0	26.18	80° 29' 39"	S. 15° 08' 48" E.	28.08
12	230.0	54.36	16° 00' 00"	S. 15° 08' 48" E.	56.16
13	230.0	205.72	50° 28' 30"	S. 15° 08' 48" E.	205.72
14	230.0	76.27	18° 59' 50"	S. 15° 08' 48" E.	76.27
15	230.0	148.53	37° 00' 00"	S. 15° 08' 48" E.	148.53
16	100.00	64.00	37° 00' 00"	S. 15° 08' 48" E.	64.00
17	100.00	64.00	37° 00' 00"	S. 15° 08' 48" E.	64.00



DEC. 8 1991

PROPOSED

THE MAPLES OF NOW, MAPLE GREENS

COMPOSITE PLAN

JAMES W. WILLIAMS

CIVIL ENGINEER & LAND SURVEYOR

2000 W. HAWTHORNE AVENUE

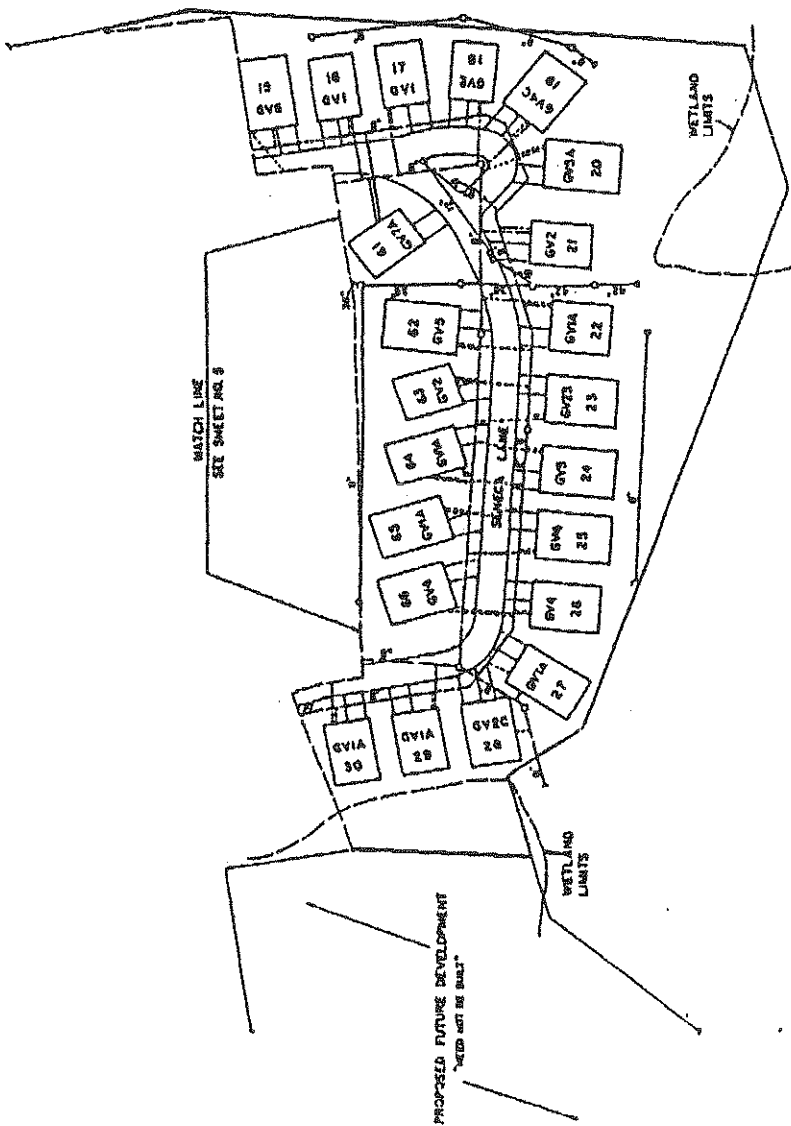
ANN ARBOR, MICHIGAN 48106

J. Williams



SCALE: ONE INCH = 50 FT.

NOTE:
SEE SHEET NUMBER 5 FOR NOTES AND LEGEND



AUGUST 17, 1982		PROPOSED
THE MAPLES OF NOW, MAPLE GREENS		
UTILITY PLAN		
KEDRICK ENGINEERING		



COORDINATE VALUES			LOOKUP TABLE VALUES			COORDINATE VALUES			COORDINATE VALUES			COORDINATE VALUES			COORDINATE VALUES			COORDINATE VALUES		
PT	NORTH	EAST	PT	NORTH	EAST	PT	NORTH	EAST	PT	NORTH	EAST	PT	NORTH	EAST	PT	NORTH	EAST	PT	NORTH	EAST
1	4437.00	7665.59	44	4053	6763	87	4345	7044	130	3740	7477	173	4235	5886	715	4187	6442	252	4271.12	6037.86
2			45	4073.56	6733.46	88	4353	7045	131	3777	7494	174	4270	5885	716	4160	6427	253	4319.40	6200.87
3	4400	7647	46	4052.83	6727.77	89	4368	7056	132	3815	7518	175	4282	5847	717	4140	6402	254	4372.63	6314.20
4	4372	7612	47	4086.40	6710.24	90	4331	7005	133	3848	7591	176	4315	5825	718	4122	6363	255	4279.57	6235.67
5	4359	7584	48	4066	6620	91	4325	6987	134	3890	7625	177	4329	5812	719	4117	6323	256	4160.92	6163.79
6	4301.69	7565.48	49	4028.32	6574.81	92	4310	6948	135	3910	7588	178	4359	5783	720	4130	6283	257	4133.05	6186.51
7	4343	7546	50	4104	6608	93	4308	6919	136	3937	7561	179	4443	5980	721	4130	6263	258	4280.86	6296.75
8	4341	7480	51	4128	6598	94	4306	6878	137	3968	7535	180	4409	6003	722	4141	6220	259	4336.55	6443.52
9	4346	7447	52	4169	6590	95	4311	6856	138	4047	7703	181	4395	6019	723	4191	6139			
10	4390	7414	53	4189	6589	96	4312	6816	139	4018	7516	182	4361	6042	724	4207	6096	261	4141.13	6552.37
11	4428	7396	54	4228	6581	97	4308	6790	140	4060	7505	183	4392	6046	725	4208.19	5949.97			
12	4484	7393	55	4253	6561	98	4309	6757	141	4100	7498	184	4404	6087	726	4222.47	5867.83	263	4093.73	6313.74
13	4526	7400	56	4294	6558	99	4308	6737	142	4140	7497	185	4412	6104	727	4233.34	5776.57	264	3633.19	7419.86
14	4506	7283	57			100	4309	6696	143	4192	7504	186	4423	6143	728	4228.35	5749.83	265	3884.22	7516.87
15	4445	7220	58	4319	6558	101	4239	6722	144	4230	7519	187	4430	6189	729	4422.59	5753.10	266	4212.17	7664.33
16	4445	7223	59	4360	6558	102	4261	6763	145	4252	7554	188	4435	6209	730	4438.61	5788.43	267	4410.77	7688.80
17	4406	7244	60			103	4234	6779	146	4281	7583	189	4442	6225	731	4406.62	5856.61	268	4321.16	7768.08
18	4380	7247	61	4394.73	6550.38	104	4236	6820	147	4301	7603	190	4449	6270	732	4375.12	5889.95	269	3915.74	7810.49
19	4340	7254	62			105	4242	6840	148	4329	7635	191	4390	6295	733	4268.25	5960.69	270	3564.06	7611.72
20	4372	7266	63	4454	6785	106	4243	6881	149	4351	7645	192	4425	6311	734	4242.62	5961.86	271		
21	4282	7272	64	4494	6787	107	4250	6900	150	4375	7677	193	4441	6307	735	4469.72	5791.67			
22	4261	7269	65	4514	6783	108	4250	6948	151	4218	7675	194	4484	6325	736	4449.71	6178.85			
23	4221	7275	66	4555	6782	109	4245	6940	152	4187	7764	195	4509	6357	737	4463.96	6599.23			
24	4202	7283	67	4592	6792	110	4246	7002	153	4175	7753	196	4522	6395						
25	4259.03	7323.55	68	4624	6818	111	4248	7021	154	4158	7767	197	4540	6405						
26	4150.70	7342.65	69			112	4296	7069	155	4150	7890	198	4580	6440	740	4422.69	6550.84			
27	4162	7290	70	4665	6851	113	4314	7072	156	4166	7723	199	4565	6460	741	4393.16	6130.16			
28	4125.00	7196.90	71	4686	6891	114	4256	7076	157	4118	7697	200	4584	6497	742	4339.60	6331.67			
29	4058.24	7208.67	72	4690	6941	115	4251	7061	158	4126	7770	201	4593	6513	743	4337.88	6212.02			
30	4077	7166	73	4678	6984	116	4237	7082	159	4087	7702	202	4612	6550	744	4344.97	6290.17			
31	4070	7125	74	4713.83	7011.17	117	4196	7089	160	4096	7772	203	4631	6580	745	4346.25	6192.92			
32	4061	7103	75	4664.68	7081.75	118	4467.34	7069.11	161	4062	7732	204	4634	6620	746	4297.96	6029.91			
33	4035.67	7080.65	76	4558.74	7101.52	119	4560.17	7318.79	162	4055	7775	205	4633	6652	747	4288.08	6007.96			
34	4059	7061	77	4560.48	7301.78	120	4559.36	7367.54	163	4042	7770	206	4620	6695	748	4310.86	5996.04			
35	4057	7041	78	4509.01	7129.76	121	4419.83	7378.99	164	4032	7784	207	4561	6725	749	4390.58	5913.30			
36	4056	7001	79	4568.52	6995.34	122	4279.60	7440.17	165	4015	7820	208	4521	6733	750	4429.68	5869.10			
37	4049	6982	80	4547.72	7013.83	123	4259.45	7324.15	166	3861	7836	209	4495	6740	751	4465.04	5798.18			
38	4047	6942	81	4490.37	7053.23	124	4540.00	7250.00	167	3880	7843	210	4455	6760						
39	4054	6921	82	4454.97	7001.73	125	3575	7580	168	3860	7680	211	4333	6507						
40	4053	6880	83	4431.94	7017.80	126	3595	7544	169	3826	7675	212	4290	6507						
41	4052	6860	84	4417.02	6875.81	127	3606	7509	170	3855	7692	213	4270	6487						
42	4051	6820	85	4389.06	6875.15	128	3636	7462	171	3836	7730	214	4230	6476						
43	4054	6804	86	4407	7043	129	3699	7473	172	3805	7710									

OCT. 21, 1991



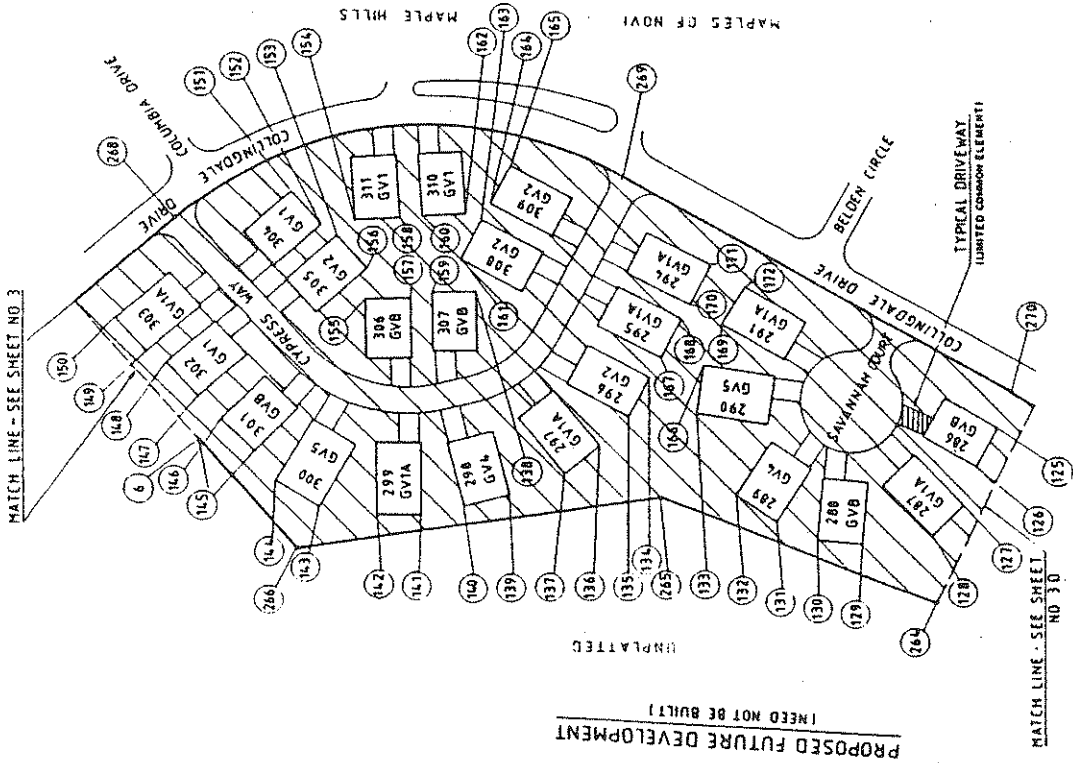
PROPOSED
 REVISIONS
 THE MAPLES OF HOVI, MAPLE GREENS
 COORDINATE VALUES
 3 A

James W. Green

(X)



SCALE: 1" = 50'
50 25 0 50



SEE SHEET NUMBER 3 FOR GENERAL NOTES
AND TYPICAL BUILDING ENVELOPE INFORMATION

OCT. 21, 1991

PROPOSED

REVISIONS

DATE

BY

THE MAPLES OF NOVI, MAPLE GREENS

SITE PLAN

PREPARED BY

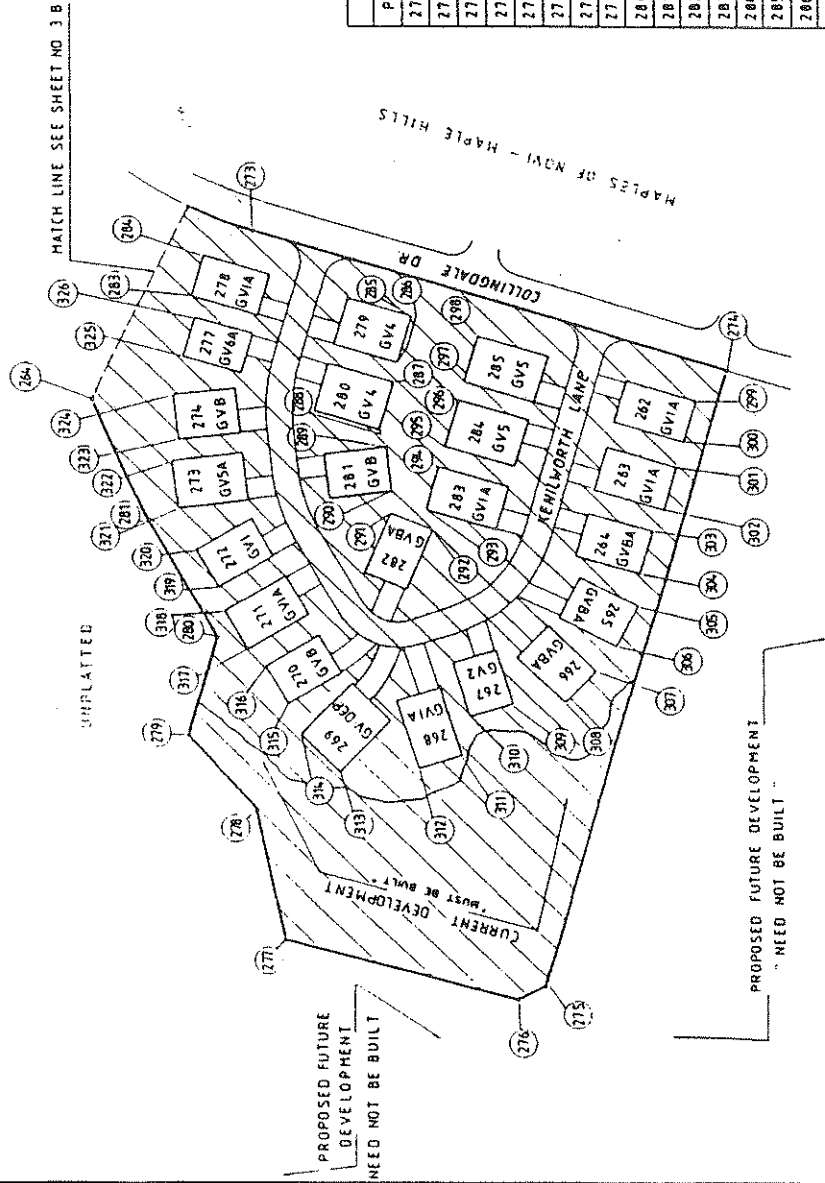
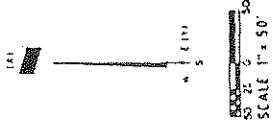
DATE

SCALE

3 B



Robert L. Johnson



PT.	COORDINATE				VALUES			
	NORTH	EAST	PT.	NORTH	EAST	PT.	NORTH	EAST
272								
273	3485 07	7570 19	292	3323	7302	311	3298	7091
274	3056 04	7451 10	293	3329	7321	312	3337	7078
275	3225 25	6879 85	294	3317	7360	313	3410	7076
276	3269 34	6867 58	295	3311	7379	314	3444	7112
277	3459 91	6924 00	296	3298	7421	315	3457	7161
278	3485 07	7042 36	297	3294	7437	316	3476	7175
279	3548 03	7109 88	298	3280	7479	317	3493	7191
280	3521 06	7201 46	299	3090	7422	318	3513	7225
281	3584 99	7309 99	300	3099	7385	319	3520	7247
282			301	3106	7362	320	3540	7282
283	3541	7516	302	3117	7322	321	3554	7320
284	3528	7553	303	3127	7303	322	3560	7364
285	3340	7497	304	3140	7263	323	3554	7383
286	3352	7455	305	3141	7233	324	3558	7424
287	3356	7436	306	3160	7196	325	3549	7460
288	3369	7394	307	3180	7170	326	3538	7496
289	3362	7378	308	3206	7142			
290	3359	7338	309	3252	7141			

NOTE:
SEE SHEET NO 3 FOR GENERAL NOTES AND
TYPICAL ENVELOPE INFORMATION



OCT 21 1991

THE NAPLES OF NOWI - MAPLE GREENS

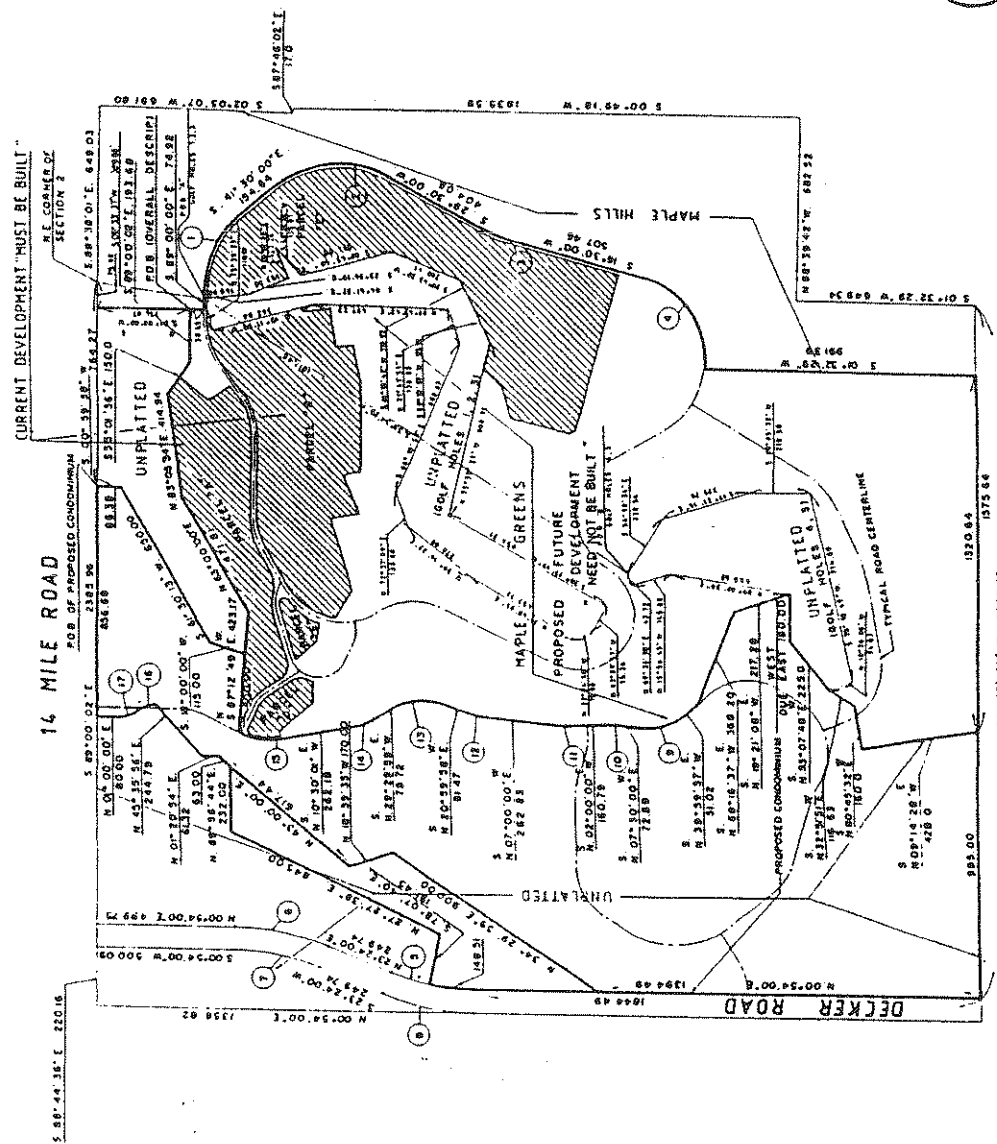
SITE PLAN

HITHE WORMAN

1" = 50'

30

CURVE NO.	RADIUS	ARC	CENTRAL ANGLE	CHORD BEARING	CHORD LENGTH
1	310.00	310.88	47° 30' 00"	S 68° 15' 00" E	302.04
2	315.00	452.30	70° 39' 59"	S 08° 00' 00" E	423.61
3	365.00	62.93	33° 00' 08"	S 28° 39' 35" W	62.96
4	310.00	432.22	90° 04' 12"	S 58° 32' 00" W	309.99
5	775.51	304.54	28° 29' 59"	N 12° 09' 00" E	336.64
6	661.51	356.31	22° 29' 59"	N 12° 09' 00" E	302.99
7	775.51	304.34	22° 29' 59"	N 12° 09' 00" E	302.99
8	661.51	358.31	22° 29' 59"	N 12° 09' 00" E	336.64



SCALE: ONE INCH = 200 FT.

NO.	RADIUS	ARC	CENTRAL ANGLE	CHORD BEARING	CHORD
9	230.0	190.87	47° 29' 57"	(S 1) N 10° 15' 00" W (E)	183.28
10	230.0	39.19	08° 28' 38"	(S 2) N 02° 45' 00" E (N)	39.09
11	230.0	38.19	08° 38' 59"	(S 3) N 02° 30' 00" E (N)	38.09
12	230.0	38.20	14° 00' 00"	(S 4) N 02° 00' 00" E (N)	38.08
13	230.0	202.72	50° 29' 30"	(S 5) N 04° 15' 00" W (E)	196.22
14	230.0	76.27	18° 39' 30"	(S 6) N 20° 00' 00" W (E)	73.92
15	230.0	48.53	37° 00' 00"	(S 7) N 08° 00' 00" E (N)	43.98
16	100.00	66.00	37° 48' 32"	(S 8) N 17° 54' 26" W	64.81
17	100.00	66.00	37° 48' 32"	(S 9) N 17° 54' 26" W	64.81



Handwritten signature or initials.

OCT 21, 1991

PROPOSED

REVISIONS	
NO.	DATE

THE MAPLES OF NOW, MAPLE GREENS

COMPOSITE PLAN

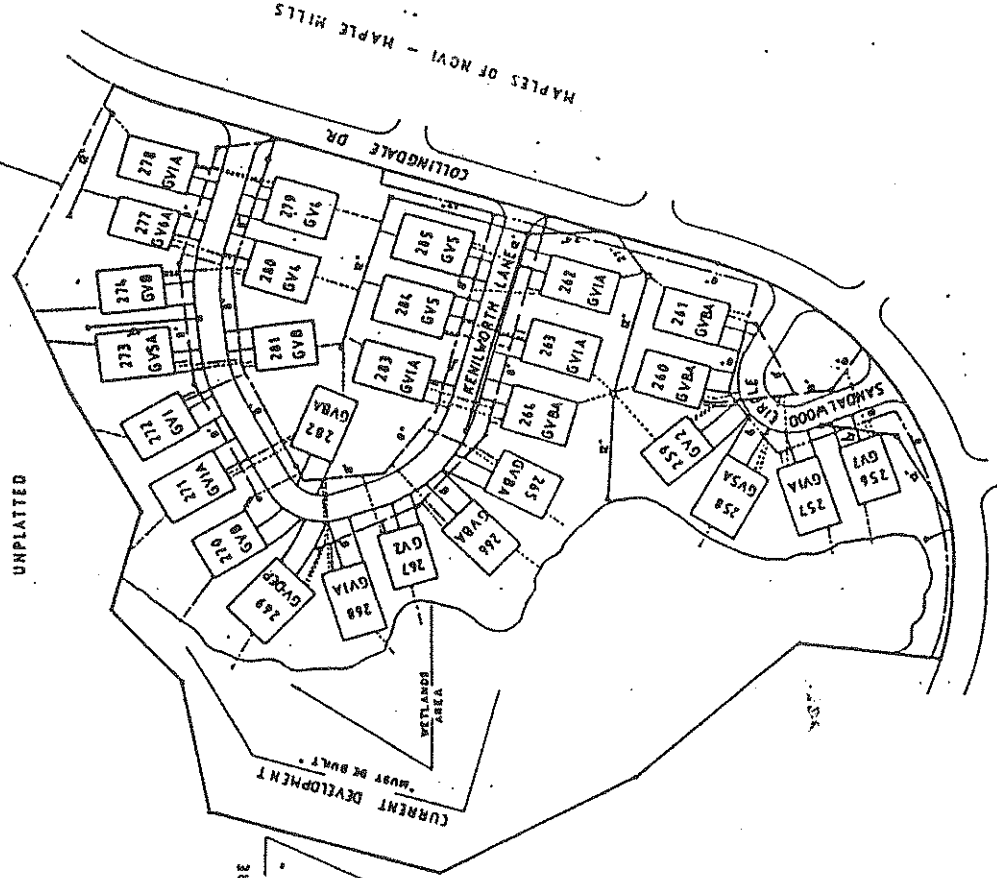
REVISIONS

CITY, ENGINEER & LAND SURVEYORS
 2500 W. 101ST ST. SUITE 101
 MINNEAPOLIS, MN 55425



SCALE: 1" = 50'

MATCH LINE SEE SHEET NO. 5 B



UNPLATTED

PROPOSED FUTURE DEVELOPMENT - NEED NOT BE BUILT

CURRENT DEVELOPMENT - MUST BE BUILT

WETLANDS AREA

HAPLES OF NOVI - MAPLE HILLS

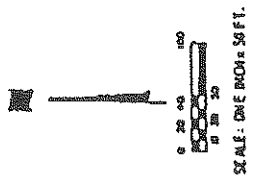
NOTE: SEE SHEET NUMBER 5 FOR NOTES AND LEGEND.

REVISIONS		DATE		BY	CHKD BY

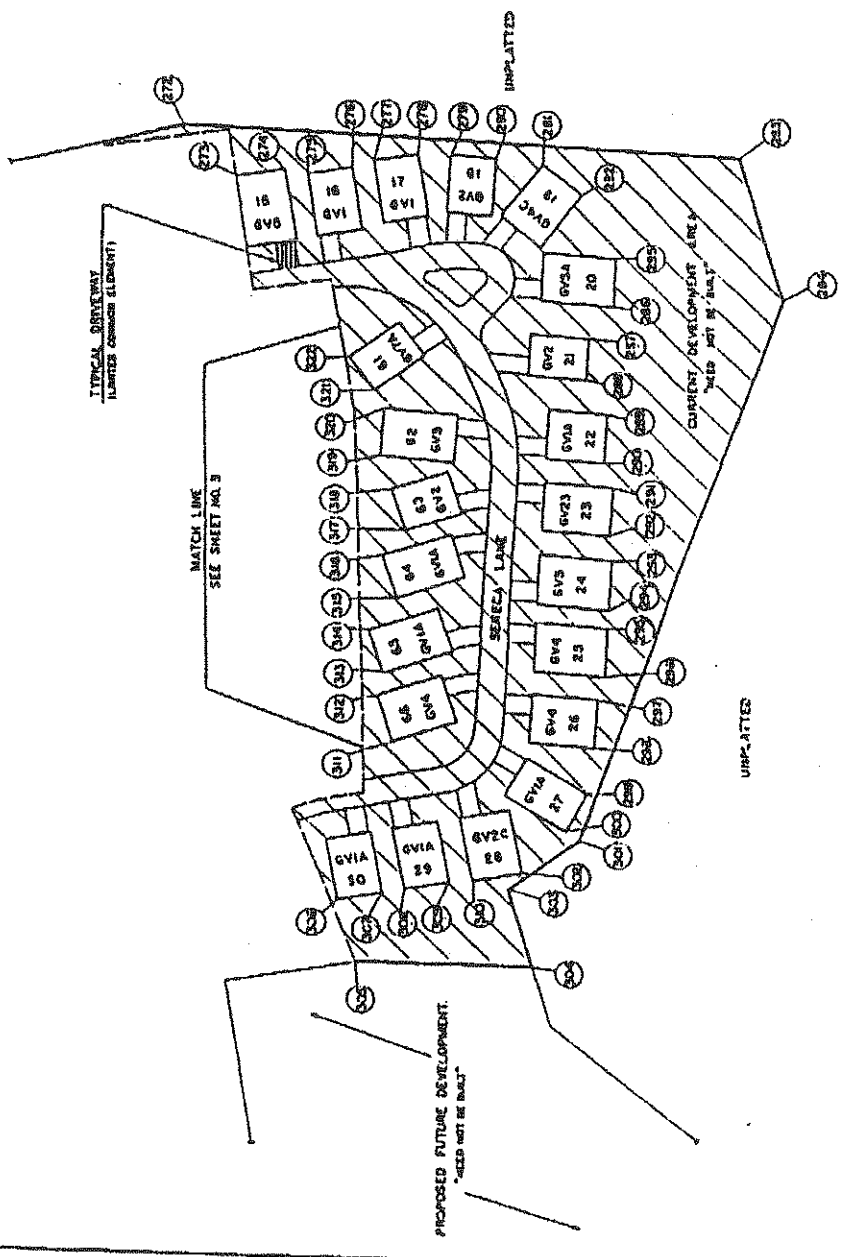


UTILITY PLAN
JEFFREY J. WILLIAMS
Civil, Structural & Land Surveying
22500 E. Grand Ave.
Farmington Hills, MI 48334
248.462.1234

PROPOSED
THE MAPLES OF NOVI, MAPLE GREENS
5 C



SEE SHEET NUMBER 3 FOR GENERAL NOTES
AND TYPICAL BUILDING ENVELOPE INFORMATION.



COORDINATE VALUES														
PL	NORTH	EAST	PL	NORTH	EAST	PL	NORTH	EAST	PL	NORTH	EAST	PL	NORTH	EAST
272	4132.04	7345.02	282	3806	6973	302	3481	6660	312	4012	6823	322	4248	7132
273	4164	7300	283	3802	6950	303	3595.04	6643.02	313	4006	6844			
274	4111	7308	284	3803	6904	304	3372.15	6572.01	314	4020	6892			
275	4080	7304	285	3807	6883	305	4028.32	6374.81	315	3995	6912			
276	4041	7311	286	3808	6844	306	4045	6633	316	4008	6950			
277	4021	7317	287	3816	6824	307	4005	6640	317	3989	6974			
278	3982	7324	288	3818	6779	308	3985	6644	318	4002	7013			
279	3953	7324	289	3823	6736	309	3945	6650	319	4012	7044			
280	3915	7322	290	3844	6701	310	3924	6632	320	4000	7084			



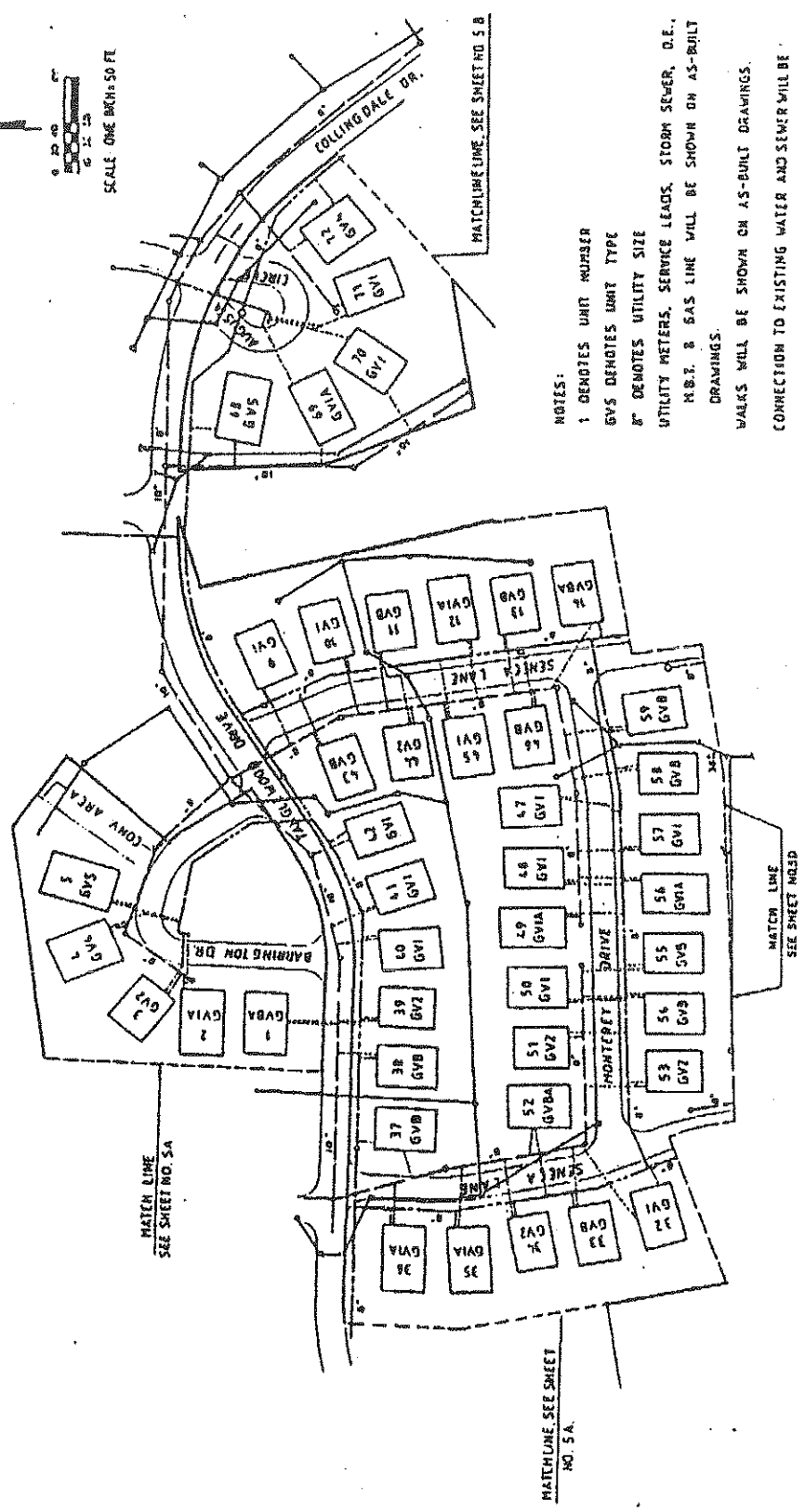
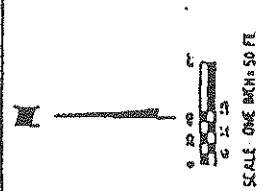
PROPOSED

AUGUST 17, 1982

THE MAPLES OF NOVIA
MAPLE GREENS

SITE PLAN

DAVID A. GIDDENS



NOTES:
 1 DENOTES UNIT NUMBER
 GVS DENOTES UNIT TYPE
 8" DENOTES UTILITY SIZE
 UTILITY METERS, SERVICE LEADS, STORM SEWER, D.E.,
 M.B.T. & GAS LINE WILL BE SHOWN ON AS-BUILT
 DRAWINGS.
 WALKS WILL BE SHOWN ON AS-BUILT DRAWINGS.
 CONNECTION TO EXISTING WATER AND SEWER WILL BE
 SHOWN ON AS-BUILT PLANS.
 ROAD, STORM DRAINAGE FACILITIES, TRUNK LINES FOR ELECTRIC,
 GAS, TELEPHONE, WATER AND SANITARY SEWER MUST BE BUILT.
 EASEMENTS WILL BE SHOWN ON AS-BUILT DRAWINGS.

PROPOSED

AUGUST 17, 1992

BY: [Signature]

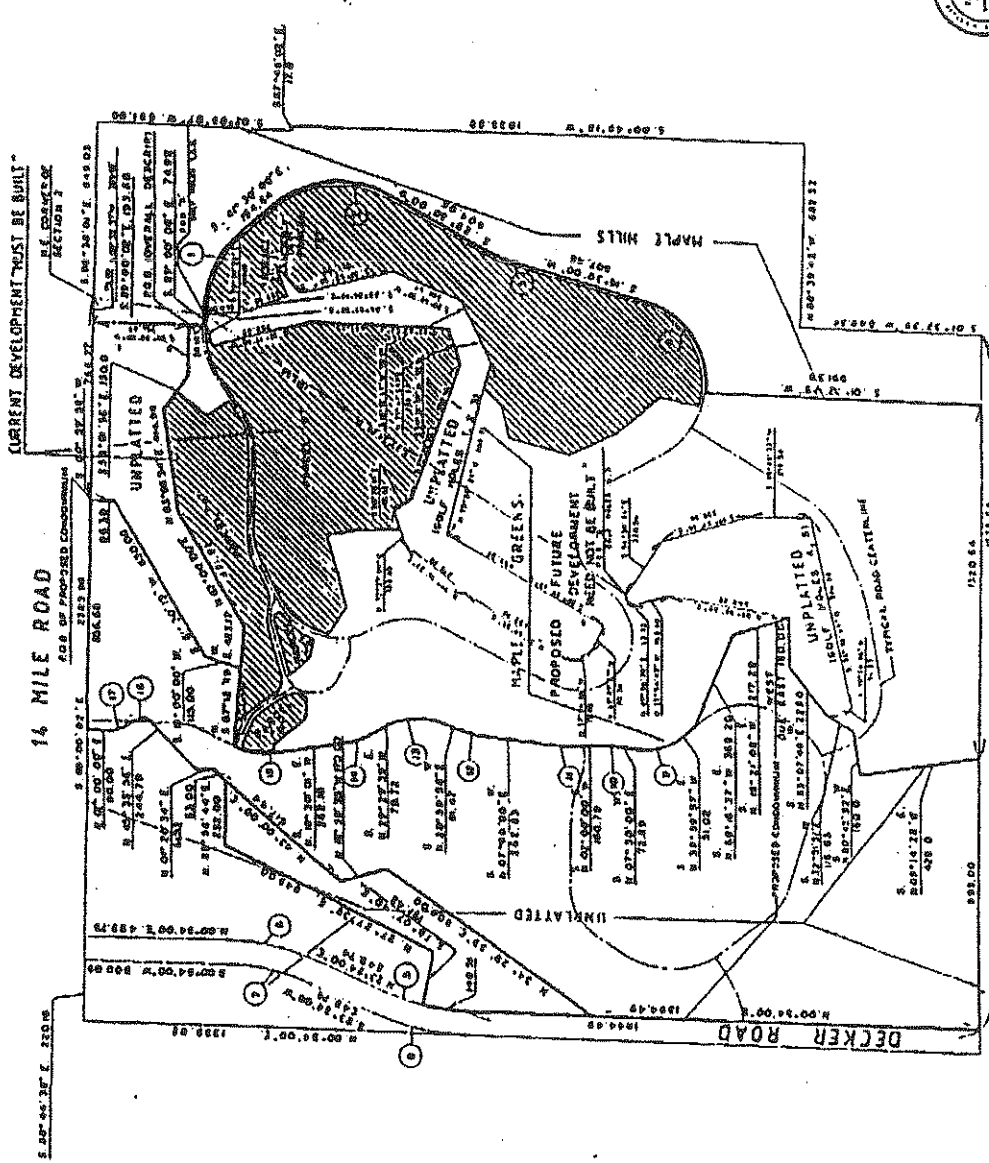
THE MAPLES OF NOVI, MAPLE GREENS

UTILITY PLAN

ENGINEER: [Signature]

UTILITY	SOURCE OF LOCATION
SANITARY SEWER	ZEIMET - WZMIAR & ASSOC.
STORM SEWER	ZEIMET - WZMIAR & ASSOC.
WATER MAIN	ZEIMET - WZMIAR & ASSOC.
GAS	CONSUMERS POWER CO.
POWER	DETROIT EDISON CO.
TELEPHONE	MICHIGAN BELL TELEPHONE CO.
MANHOLE	
CATCHBASIN	
SERVICE LEAD	

Curve No.	Radius	Curve Data		Chord Length	Chord Bearing
		Central Angle	Area		
1	378.00	47° 30' 00"	360.00	513.00	S. 63° 15' 00" E. 428.50
2	343.00	76° 30' 30"	678.00	1020.00	S. 09° 00' 00" E. 428.50
3	343.00	51° 00' 00"	343.00	513.00	S. 22° 33' 30" W. 343.00
4	310.00	86° 00' 12"	620.00	930.00	S. 16° 32' 00" W. 200.00
5	310.00	27° 27' 30"	310.00	465.00	N. 01° 00' 00" E. 200.00
6	310.00	27° 27' 30"	310.00	465.00	N. 01° 00' 00" E. 200.00
7	310.00	27° 27' 30"	310.00	465.00	N. 01° 00' 00" E. 200.00
8	310.00	27° 27' 30"	310.00	465.00	N. 01° 00' 00" E. 200.00

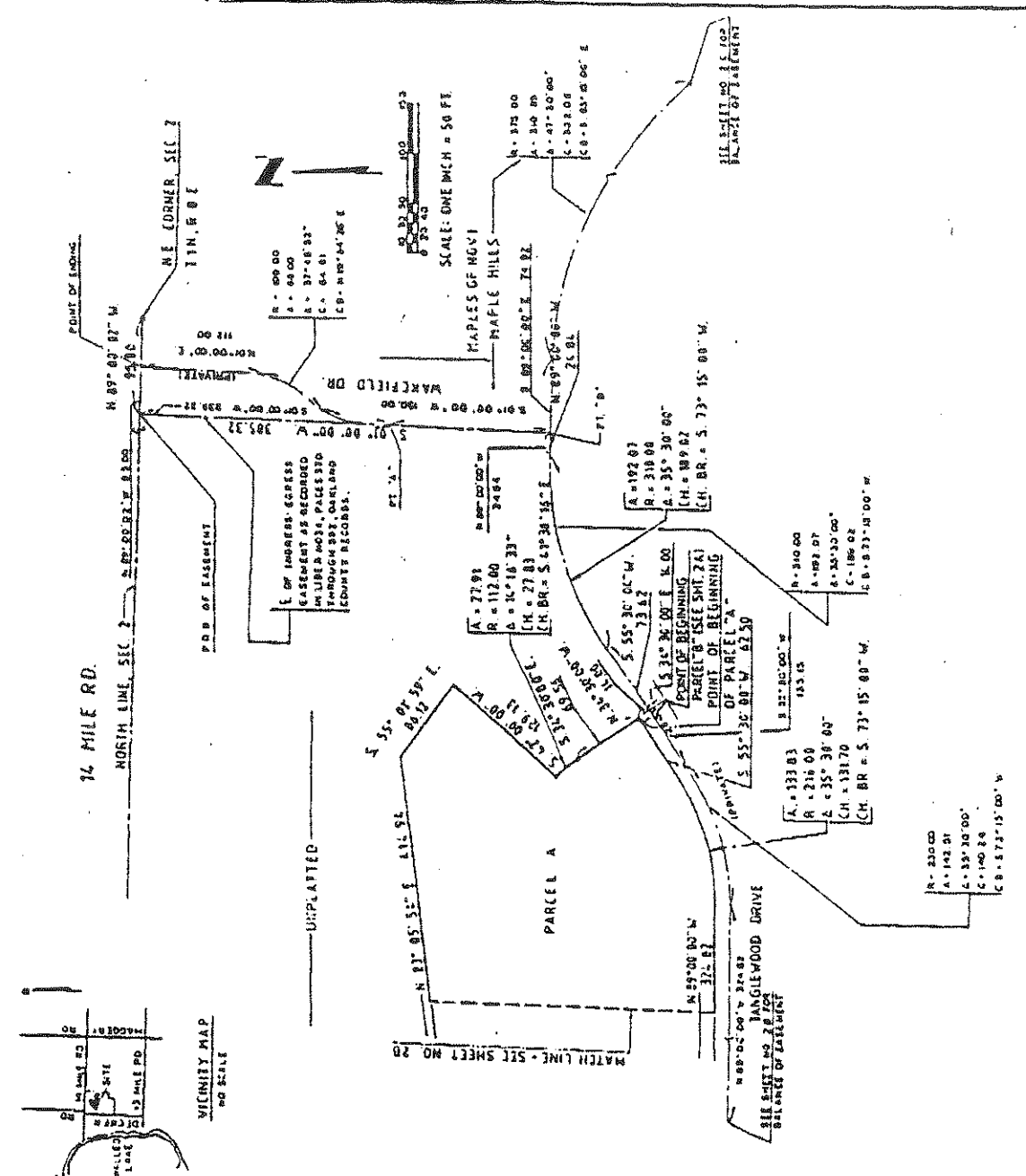


SCALE: ONE INCH = 200 FT.

NO	Radius	ARC	CENTRAL ANGLE	CHORD BEARING	CHORD
9	270.00	100.00	41° 23' 30"	N. 16° 15' 00" W. 112.14	100.00
10	230.00	30.13	09° 23' 30"	N. 02° 45' 00" E. 100.00	28.00
11	230.00	30.13	09° 23' 30"	N. 02° 45' 00" E. 100.00	28.00
12	230.00	30.13	09° 23' 30"	N. 02° 45' 00" E. 100.00	28.00
13	230.00	30.13	09° 23' 30"	N. 02° 45' 00" E. 100.00	28.00
14	230.00	30.13	09° 23' 30"	N. 02° 45' 00" E. 100.00	28.00
15	230.00	30.13	09° 23' 30"	N. 02° 45' 00" E. 100.00	28.00
16	230.00	30.13	09° 23' 30"	N. 02° 45' 00" E. 100.00	28.00
17	230.00	30.13	09° 23' 30"	N. 02° 45' 00" E. 100.00	28.00

PROPOSED
 AUGUST 17, 1932
 THE TOWNSHIP OF NEW, MAPLE GREENS
 COMPOSITE PLAN
 REOPENED





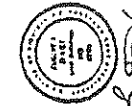
SURVEYOR'S CERTIFICATE.

I, EUGENE F. ZEIMET, REGISTERED LAND SURVEYOR OF THE STATE OF MICHIGAN, HEREBY CERTIFY: THAT THE SUBDIVISION PLAN KNOWN AS DAKLAND COUNTY CONDOMINIUM SUBDIVISION PLAN NO. 828 AS SHOWN ON THE ACCOMPANYING DRAWINGS, REPRESENTS A SURVEY ON THE GROUND MADE UNDER MY DIRECTION; THAT THERE ARE NO EXISTING ENCROACHMENTS UPON THE LANDS; THAT THE REQUIRED MONUMENTS AND IRON MARKERS HAVE NOT BEEN LOCATED IN THE GROUND AS REQUIRED BY RULES PROMULGATED UNDER SECTION 962 OF ACT NUMBER 59 OF THE PUBLIC ACTS OF 1978; THAT THE ACCURACY OF THIS SURVEY IS WITHIN THE LIMITS REQUIRED BY RULES PROMULGATED UNDER SECTION 962 OF ACT NUMBER 59 OF THE PUBLIC ACTS OF 1978; THAT THE BEARINGS AS SHOWN ARE NOTED ON SURVEY PLAN AS REQUIRED BY THE RULES PROMULGATED UNDER SECTION 962 OF ACT NUMBER 59 OF PUBLIC ACTS OF 1978.

AUGUST 17, 1982
 DATE
 EUGENE F. ZEIMET
 REGISTERED LAND SURVEYOR
 REGISTRATION NUMBER 9209
 ZEIMET WOZNIAK & ASSOC INC
 28056 FRANKLIN ROAD
 SOUTHFIELD, MICHIGAN 48034

NOTE:
 * DENOTES IRON PIPE
 * DENOTES CONCRETE MONUMENT
 BENCH MARK: "X" IN RIM OF MONUMENT BOX
 AT INTERSECTION OF 14 MILE ROAD AND
 DECKER ROAD ELEVATION 954.25 U.S.G.S. DATUM.
 BEARINGS ARE IN RELATION TO THE NORTH LINE OF SECTION 2
 SUBJECT PROPERTY IS NOT IN A FLOOD HAZARD AREA
 EASEMENTS WILL BE SHOWN ON AS-BUILT DRAWINGS.

PROPOSED
 AUGUST 17, 1982
 REF. 15-288
 THE MAPLES OF HOWL MAPLE GREENS
SURVEY PLAN
 FIFTEENTH MICHIGAN
 SOUTHFIELD, MICHIGAN 48034



Philip F. Gneco
TITLE COMPANY



NOTICE OF COMMENCEMENT

STATE OF MICHIGAN)
) s.s.)
COUNTY OF Oakland)
Sam H Blumenshtein, President/for)
CLASSIC CONSTRUCTION CORPORATION)
, being duly sworn, deposes and says:

1. To Lien Claimants and Subsequent Purchasers:
Take notice that work is about to commence on an improvement to the real property described in this instrument. A person having a construction lien may preserve the lien by providing a notice of furnishing to the above named designee and the general contractor, if any, and by timely recording a claim of lien, in accordance with law. A person having a construction lien arising by virtue of work performed on this improvement should refer to the name of the owner or lessee and the legal description appearing in this notice. A person subsequently acquiring an interest in the land described is not required to be named in a claim of lien.
A copy of this notice with an attached form for notice of furnishing may be obtained upon making a written request by certified mail to the above named owner or lessee; the designee; or the person with whom you have contracted.

2. That the following parties are set forth pursuant to statute:
(a) Owner/lessee of real property contracting for the improvement
NAME: THE MAPLE GROUP/NOVI, INC.
ADDRESS: 7001 Orchard Lk. Rd., #130
West Bloomfield, MI 48322
CAPACITY:
(b) Fee Owner of real property
NAME: THE MAPLE GROUP/NOVI, INC.
ADDRESS: 7001 Orchard Lk. Rd., #130
West Bloomfield, MI 48322
(c) Designee
NAME: Samuel H. Blumenshtein
ADDRESS: 7001 Orchard Lk. Rd., #130
West Bloomfield, MI 48322
(d) General Contractor
NAME: CLASSIC CONSTRUCTION CORPORATION
ADDRESS: 7001 Orchard Lk. Rd., #130
West Bloomfield, MI 48322
(Name of the person with whom you have contracted with to provide substantially all the improvements to the property)
(e) Mortgagee/Lender
NAME: MANUFACTURERS NATIONAL BANK
ADDRESS: Commercial Real Estate Division
29201 Telegraph Rd., 2nd Floor
Southfield, MI 48034

3. That the legal description of the real property on which the improvement is to be made is:
See attached parcels B, D and E.
That this instrument was prepared by: Dated by and return to: James B. Beyer
7001 Orchard Lk. Rd., Suite 100, West Bloomfield, MI 48322
4. That the verification of the truth and accuracy of the statements and contents of the Notice of Commencement is hereby made,
DATED: June 18, 19 92
Subscribed, sworn and acknowledged before me this 18th day of June 1992
Notary Public LYNDA MARIE STEFANSKY
NOTARY PUBLIC - OAKLAND COUNTY, MICH.
MY COMMISSION EXPIRES 11-25-95
County, Michigan

5. That verification of the truth and accuracy of the statements and contents of the Notice of Commencement is hereby made,
DATED: June 18, 19 92
Subscribed, sworn and acknowledged before me this 18th day of June 1992
Notary Public LYNDA MARIE STEFANSKY
NOTARY PUBLIC - OAKLAND COUNTY, MICH.
MY COMMISSION EXPIRES 11-25-95
County, Michigan

WARNING TO HOMEOWNER:
MICHIGAN LAW REQUIRES THAT YOU DO THE FOLLOWING:
1. COMPLETE AND RETURN THIS FORM TO THE PERSON WHO ASKED FOR IT WITHIN 10 DAYS AFTER THE DATE OF THE POSTMARK ON THE REQUEST.
2. IF YOU DO NOT COMPLETE AND RETURN THIS FORM WITHIN THE 10 DAYS YOU MAY HAVE TO PAY THE EXPENSES INCURRED IN GETTING THE INFORMATION.
3. IF YOU DO NOT LIVE AT THE SITE OF THE IMPROVEMENT, YOU MUST POST A COPY OF THIS FORM IN A CONSPICUOUS PLACE AT THAT SITE.
YOU ARE NOT REQUIRED TO BUT SHOULD DO THE FOLLOWING:
1. COMPLETE AND POST A COPY OF THIS FORM AT THE PLACE WHERE THE IMPROVEMENT IS BEING MADE, EVEN IF YOU LIVE THERE.
2. MAKE AND KEEP A COPY OF THIS FORM FOR YOUR OWN RECORDS.
This warning only applies to a Notice of Commencement prepared in connection with a residential structure.

NOTE: The statute requires that a Notice of Furnishing be attached to the Notice of Commencement.
OK - G.K.

JUNE 17, 1992

MAPLES OF NOVI (MAPLE GREENS)
PARCEL "B"
REPLAT #6, ADDED PARCEL

127002681

A PARCEL OF LAND LOCATED IN PART OF THE N.E. 1/4 OF SECTION 2 T. 1 N., R. 8 E., CITY OF NOVI, OAKLAND COUNTY, MICHIGAN, DESCRIBED AS BEGINNING AT A POINT DISTANT N. 89°00'02" W. ALONG THE NORTH LINE OF SAID SECTION 2, 95.00 FEET AND S. 01°00'00" W. 385.32 FEET AND S. 89°00'00" E. 17.00 FEET AND S. 01°00'00" W. 14.00 FEET AND S. 15°11'09" E. 290.70 FEET FROM THE N.E. CORNER OF SAID SECTION 2; THENCE FROM SAID POINT OF BEGINNING OF SAID PARCEL "B" ADDITION S. 15°11'07" E. 71.96 FEET; THENCE S. 01°43'43" W. 497.23 FEET; THENCE S. 71°41'51" W. 136.93 FEET; THENCE N. 70°26'38" W. 538.16 FEET; THENCE N. 36°26'11" W. 80.62 FEET; THENCE S. 72°37'09" W. 133.68 FEET; THENCE S. 39°14'22" W. 235.07 FEET; THENCE S. 50°45'38" W. 151.90 FEET; THENCE 218.76 FEET ALONG THE ARC OF A CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 244.00 FEET, A CENTRAL ANGLE OF 51°22'09", A CHORD LENGTH OF 211.51 FEET AND A CHORD BEARING OF N. 08°16'10" W.; THENCE 162.16 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 216.00 FEET, A CENTRAL ANGLE OF 43°00'51", A CHORD LENGTH OF 158.38 FEET AND A CHORD BEARING OF N. 78°46'00" E. 243.29 FEET; THENCE S. 11°14'00" E. 115.06 FEET; THENCE N. 67°30'00" E. 154.00 FEET; THENCE S. 22°30'00" E. 3.00 FEET; THENCE 33.12 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 165.00 FEET, A CENTRAL ANGLE OF 11°30'00", A CHORD LENGTH OF 33.06 FEET, AND A CHORD BEARING OF S. 16°45'00" E.; THENCE S. 11°00'00" E. 29.83 FEET; THENCE N. 88°00'00" E. 347.40 FEET; THENCE N. 80°00'00" E. 130.00 FEET; THENCE N. 10°00'00" W. 67.79 FEET; THENCE N. 80°00'00" E. 148.00 FEET; THENCE N. 10°00'00" W. 110.00 FEET; THENCE N. 80°00'00" E. 2.66 FEET TO THE POINT OF BEGINNING OF SAID PARCEL "B" ADDITION CONTAINING 8.17 ACRES OF LAND.

06177BIT

PARCEL # (50)-22-02-200-018 Council Board

COVERING PROPOSED UNITS #S 15 THROUGH 30
AND 61 THROUGH 66
AND 108 THROUGH 114
MAPLE GREENS

COVERING PROPOSED UNIT #S 102 THROUGH 118

Parcel # (50)-22-22-22-01B
Paul B. Bland

A PARCEL OF LAND LOCATED IN PART OF THE N.E. 1/4 OF SECTION 2 T. 1 N. 8 E., CITY OF NOVI, OAKLAND COUNTY, MICHIGAN, DESCRIBED AS BEGINNING AT A POINT DISTANT N. 89°00'02" W. 95.00 FEET ALONG THE NORTH LINE OF SAID SECTION 2 AND S. 01°00'00" W. 385.32 FEET AND N. 89°00'00" W. 24.84 FEET AND 192.07 FEET ALONG THE ARC OF A CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 310.00 FEET, A CENTRAL ANGLE OF 35°30'00", A CHORD LENGTH OF 189.02 FEET, AND A CHORD BEARING OF S. 73°15'00" W. AND S. 55°30'04" W. 73.62 FEET AND N. 34°30'00" W. 83.56 FEET AND 27.91 FEET ALONG THE ARC OF A CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 112.00 FEET, A CENTRAL ANGLE OF 14°16'33", A CHORD LENGTH OF 27.83 FEET AND A CHORD BEARING OF N. 41°38'16" W.; AND N. 42°00'00" E. 129.13 FEET AND N. 55°01'59" W. 86.12 FEET AND S. 83°05'54" W. 414.94 FEET AND S. 63°00'00" W. 443.70 FEET AND N. 89°00'02" W. 412.27 FEET AND 8.05 FEET ALONG THE ARC OF A CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 18°26'55", A CHORD LENGTH OF 8.01 FEET, AND A CHORD BEARING OF S. 54°16'33" E. AND S. 20°14'47" W. 28.17 FEET AND 44.41 FEET ALONG THE ARC OF A CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 25.00 FEET, AND A CHORD BEARING OF 101°46'55", A CHORD LENGTH OF 38.79 FEET, AND A CHORD BEARING OF S. 65°36'32" W. AND 95.07 FEET ALONG THE ARC OF A CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 216.00 FEET, A CENTRAL ANGLE OF 25°13'05", A CHORD LENGTH OF 94.30 FEET AND A CHORD BEARING OF S. 02°06'32" W. FROM THE N.E. CORNER OF SAID SECTION 2; THENCE FROM SAID POINT OF BEGINNING OF SAID PARCEL "D" ADDITION N. 79°30'00" E. 27.39 FEET; THENCE S. 39°27'35" E. 143.60 FEET; THENCE S. 80°08'11" E. 83.36 FEET; THENCE 143.98 FEET ALONG THE ARC OF A CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 114.00 FEET, A CENTRAL ANGLE OF 72°21'49", A CHORD LENGTH OF 134.60 FEET AND A CHORD BEARING OF S. 26°19'05" E.; THENCE S. 62°30'00" E. 80.87 FEET; THENCE 63.76 FEET ALONG THE ARC OF A CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 114.00 FEET, A CENTRAL ANGLE OF 32°02'38", A CHORD LENGTH OF 62.93 FEET AND A CHORD BEARING OF S. 78°31'19" E.; THENCE 33.01 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 75°50'08", A CHORD LENGTH OF 30.73 FEET AND A CHORD BEARING OF S. 56°37'34" E.; THENCE 64.93 FEET ALONG THE ARC OF A CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 244.00 FEET, A CENTRAL ANGLE OF 15°14'44", A CHORD LENGTH OF 64.73 FEET AND A CHORD BEARING OF S. 26°19'52" E.; THENCE 228.53 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 216.00 FEET, A CENTRAL ANGLE OF 60°37'14", A CHORD LENGTH OF 218.02 FEET AND A CHORD BEARING OF S. 03°38'37" E.; THENCE S. 76°07'37" W. 217.40 FEET; THENCE N. 00°00'00" E. 276.32 FEET; THENCE N. 62°30'00" W. 27.43 FEET; THENCE S. 90°00'00" W. 141.92 FEET; THENCE N. 29°30'00" W. 24.72 FEET; THENCE 71.63 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 216.00 FEET, A CENTRAL ANGLE OF 19°00'00", A CHORD LENGTH OF 71.30 FEET AND A CHORD BEARING OF N. 20°00'00" W.; THENCE N. 10°30'00" W. 262.19 FEET TO THE POINT OF BEGINNING CONTAINING 2.79 ACRES OF LAND.

127000682

MAPLES OF NOVI (MAPLES GREENS)
 PARCEL "D"
 REPLY #
 ADDED PARCEL

MAPLES OF NOVI (MAPLE GREENS)

PARCEL #11
REPLAT #6
ADDED PARCEL

12700883

A PARCEL OF LAND LOCATED IN PART OF THE N.E. 1/4 OF SECTION 2 T. 1 N., R. 8 E., CITY OF NOVI, OAKLAND COUNTY, MICHIGAN, DESCRIBED AS BEGINNING AT A POINT DISTANT N. 89°00'02" W. FEET ALONG THE NORTH LINE OF SAID SECTION 2, 95.00 FEET AND S. 01°00'00" W. 385.32 FEET AND N. 89°00'00" W. 24.84 FEET AND 192.07 FEET ALONG THE ARC OF A CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 110.00 FEET, A CENTRAL ANGLE OF 35°30'00", A CHORD LENGTH OF 189.02 FEET, AND A CHORD BEARING OF S. 73°15'00" W. AND S. 55°30'04" W. 73.62 FEET AND N. 34°30'00" W. 83.56 FEET AND 27.91 FEET ALONG THE ARC OF A CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 112.00 FEET, A CENTRAL ANGLE OF 14°16'33", A CHORD LENGTH OF 27.83 FEET AND A CHORD BEARING OF N. 41°38'16" W.; THENCE N. 42°00'00" E. 129.13 FEET; THENCE N. 55°01'59" W. 86.12 FEET AND S. 83°05'54" W. 414.94 FEET AND S. 63°00'00" W. 443.70 FEET AND N. 89°00'02" W. 412.27 FEET AND 8.05 FEET ALONG THE ARC OF A CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 18°26'55", A CHORD LENGTH OF 8.01 FEET AND A CHORD BEARING OF S. 54°16'33" E. AND S. 63°30'00" E. 79.24 FEET AND 59.69 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 114.00 FEET, A CENTRAL ANGLE OF 30°00'00", A CHORD LENGTH OF 59.01 FEET AND A CHORD BEARING OF S. 48°30'00" E. AND S. 33°30'00" E. 112.14 FEET AND 37.07 FEET ALONG THE ARC OF A CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 84°57'39", A CHORD LENGTH OF 33.76 FEET AND A CHORD BEARING OF S. 75°58'50" E. AND 23.79 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 114.00 FEET, A CENTRAL ANGLE OF 11°57'39", A CHORD LENGTH OF 23.75 FEET AND A CHORD BEARING OF N. 67°31'10" E. AND S. 16°30'00" E. 28.00 FEET FROM THE N.E. CORNER OF SAID SECTION 2; THENCE FROM SAID POINT OF BEGINNING OF SAID PARCEL "E" ADDITION S. 32°28'57" E. 100.18 FEET; THENCE S. 70°23'57" E. 76.56 FEET; THENCE 70.40 FEET ALONG THE ARC OF A CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 244.00, A CENTRAL ANGLE OF 16°31'56", A CHORD LENGTH OF 70.16 FEET AND A CHORD BEARING OF S. 06°25'30" W.; THENCE 41.33 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 94°43'07", A CHORD LENGTH OF 36.78 FEET AND A CHORD BEARING OF S. 45°31'05" W.; THENCE 36.96 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 86.00 FEET, A CENTRAL ANGLE OF 24°37'21", A CHORD LENGTH OF 36.67 FEET AND A CHORD BEARING OF N. 74°48'41" W.; THENCE N. 62°30'00" W. 80.87 FEET; THENCE 204.13 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 86.00 FEET, A CENTRAL ANGLE OF 136°00'00", A CHORD LENGTH OF 159.48 FEET AND A CHORD BEARING OF N. 05°30'00" E. TO THE POINT OF BEGINNING CONTAINING 0.50 ACRES OF LAND.

0617851

PARCEL # (50) - 22-02-200-018 (Duff Bancel)

COVERING PROPOSED UNIT # 95 THROUGH 97

204937

33

EIGHTH AMENDMENT TO MASTER DEED

OF THE MAPLES OF NOVI, MAPLE GREENS

COPY

REGISTER OF DEEDS

COUNTY OF OAKLAND

The Maple Group/Novi, Inc., a Michigan corporation, the

address of which is 7001 Orchard Lake Road, Suite 130, West Bloom-

field, Michigan 48322, being the developer of The Maples of Novi,

Maple Greens, a Condominium Project established pursuant to the

Master Deed thereof, recorded on August 23, 1989, in Liber 11034,

Pages 636 through 677, First Amendment recorded on July 23, 1990,

in Liber 11428, Pages 891 through 901, Oakland County Records,

Second Amendment recorded on October 23, 1990, in Liber 11607,

Pages 465-474, Third Amendment recorded on November 15, 1990, in

Liber 11635, Pages 778 through 798, Oakland County Records,

Fourth Amendment recorded on December 11, 1990, in Liber 11666,

Pages 755-759, Oakland County Records, Fifth Amendment recorded

on November 14, 1991, in Liber 12179, Pages 156-167, Oakland

County Records, Sixth Amendment recorded on December 20, 1991, in

Liber 12246, Pages 058-066, Oakland County Records, Seventh

Amendment recorded on August 27, 1992 in Liber 12865, Pages 079-

091, Oakland County Records, and known as Oakland County

Condominium Subdivision Plan No. 628, hereby amends the Master

Deed of The Maples of Novi, Maple Greens, pursuant to the

authority reserved in Article VI thereof enlarging the

Condominium Project from 146 Units to 165 Units by the addition

of the land described in Paragraph 1 below. Upon the recording

of this Amendment in the office of the Oakland County Register of

Deeds, said Master Deed and Exhibit B thereto shall be amended in

the following manner:

1. The following land shall be added to the Condomin-

ium Project by this Amendment:

OK - T. SMITH

July 20 AM 11:37

MAPLES OF NOVI (MAPLE GREEN)
PARCEL "B"
REPLAT #7, ADDED PARCEL

A PARCEL OF LAND LOCATED IN PART OF THE N.E. 1/4 OF SECTION 2 T. 1 N., R. 8 E., CITY OF NOVI, OAKLAND COUNTY, MICHIGAN, DESCRIBED AS BEGINNING AT A POINT DISTANT N. 89°00'02" W. ALONG THE NORTH LINE OF SAID SECTION 2, 95.00 FEET AND S. 01°00'00" W. 385.32 FEET AND N. 89°00'00" W. 24.84 FEET AND S. 01°00'00" W. 14.00 FEET AND S. 89°00'00" E. 17.00 FEET AND S. 73°39'33" W. 71.69 FEET AND S. 15°11'09" E. 362.66 FEET AND S. 01°43'43" W. 497.23 FEET AND S. 71°41'51" W. 136.93 FEET AND N. 70°26'38" W. 538.16 FEET AND N. 36°26'11" W. 80.62 FEET AND S. 72°37'09" W. 76.50 FEET FROM THE N.E. CORNER OF SAID SECTION 2; THENCE FROM SAID POINT OF BEGINNING OF SAID PARCEL "B" ADDITION S. 72°37'09" W. 57.18 FEET; THENCE S. 39°14'22" W. 235.07 FEET; THENCE N. 50°45'38" W. 151.90 FEET; THENCE 218.76 FEET ALONG THE ARC OF A CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 244.00 FEET, A CENTRAL ANGLE OF 51°22'09", A CHORD LENGTH OF 211.51 FEET AND A CHORD BEARING OF N. 08°16'10" W.; THENCE 162.16 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 216.00 FEET, A CENTRAL ANGLE OF 43°00'51", A CHORD LENGTH OF 158.38 FEET AND A CHORD BEARING OF N. 12°26'49" W.; THENCE S. 72°49'40" E. 133.16 FEET; THENCE N. 78°46'00" E. 243.29 FEET; THENCE S. 11°14'00" E. 115.06 FEET; THENCE S. 01°01'33" W. 156.16 FEET TO THE POINT OF BEGINNING OF SAID PARCEL "B" ADDITION CONTAINING 2.75 ACRES OF LAND.

07222881

A PARCEL OF LAND LOCATED IN PART OF THE N.E. 1/4 OF SECTION 2, T. 1 N., R. 8 E., CITY OF NOVI, OAKLAND COUNTY, MICHIGAN, DESCRIBED AS BEGINNING AT A POINT DISTANT N. 89°00'02" W., 95.00 FEET ALONG THE NORTH LINE OF SAID SECTION 2 AND S. 01°00'00" W., 385.32 FEET AND N. 89°00'00" W., 24.84 FEET AND 192.07 FEET ALONG THE ARC OF A CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 310.00 FEET, A CENTRAL ANGLE OF 35°30'00", A CHORD LENGTH OF 189.02 FEET, AND A CHORD BEARING OF S. 73°15'00" W. AND S. 55°30'04" W., 73.62 FEET AND N. 34°30'00" W., 83.56 FEET AND 27.91 FEET ALONG THE ARC OF A CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 112.00 FEET, A CENTRAL ANGLE OF 14°16'33", A CHORD LENGTH OF 27.83 FEET AND A CHORD BEARING OF N. 41°38'16" W.; AND N. 42°00'00" E., 129.13 FEET AND N. 55°01'59" W., 86.12 FEET AND S. 83°05'54" W., 414.94 FEET AND S. 63°00'00" W., 443.70 FEET AND N. 89°00'02" W., 412.27 FEET AND 8.05 FEET ALONG THE ARC OF A CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 18°26'55", A CHORD LENGTH OF 8.01 FEET, AND A CHORD BEARING OF S. 54°16'33" E. AND S. 20°14'47" W., 28.17 FEET AND 44.41 FEET ALONG THE ARC OF A CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 101°46'55", A CHORD LENGTH OF 38.79 FEET, AND A CHORD BEARING OF S. 65°36'32" W. AND 95.07 FEET ALONG THE ARC OF A CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 216.00 FEET, A CENTRAL ANGLE OF 25°13'05", A CHORD LENGTH OF 94.30 FEET AND A CHORD BEARING OF S. 02°06'32" W. FROM THE N.E. CORNER OF SAID SECTION 2; THENCE FROM SAID POINT OF BEGINNING OF SAID PARCEL "D" ADDITION N. 79°30'00" E., 27.39 FEET; THENCE S. 39°27'35" E., 143.60 FEET; THENCE S. 80°08'11" E., 83.36 FEET; THENCE 143.98 FEET ALONG THE ARC OF A CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 114.00 FEET, A CENTRAL ANGLE OF 72°21'49", A CHORD LENGTH OF 134.60 FEET AND A CHORD BEARING OF S. 26°19'05" E.; THENCE S. 62°30'00" E., 80.87 FEET; THENCE 63.76 FEET ALONG THE ARC OF A CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 114.00 FEET, A CENTRAL ANGLE OF 32°02'38", A CHORD LENGTH OF 62.93 FEET AND A CHORD BEARING OF S. 78°31'19" E.; THENCE 33.01 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 75°50'08", A CHORD LENGTH OF 30.73 FEET AND A CHORD BEARING OF S. 56°37'34"

E.; THENCE 64.93 FEET ALONG THE ARC OF A CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 244.00 FEET, A CENTRAL ANGLE OF 15°14'44", A CHORD LENGTH OF 64.73 FEET AND A CHORD BEARING OF S. 26°19'52" E.; THENCE 228.53 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 216.00 FEET, A CENTRAL ANGLE OF 60°37'14", A CHORD LENGTH OF 218.02 FEET AND A CHORD BEARING OF S. 03°38'37" E.; THENCE S. 76°07'37" W., 217.40 FEET; THENCE N. 00°00'00" E., 276.32 FEET; THENCE N. 62°30'00" W., 27.43 FEET; THENCE S. 90°00'00" W., 141.92 FEET; THENCE N. 29°30'00" W., 24.72 FEET; THENCE 71.63 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 216.00 FEET, A CENTRAL ANGLE OF 19°00'00", A CHORD LENGTH OF 71.30 FEET AND A CHORD BEARING OF N. 20°00'00" W.; THENCE N. 10°30'00" W., 262.19 FEET TO THE POINT OF BEGINNING CONTAINING 2.79 ACRES OF LAND.

MAPLES OF NOVI (MAPLES GREEN)
 PARCEL "D"
 REPLAT #7
 ADDED PARCEL

07222B7L

LAND.

A PARCEL OF LAND LOCATED IN PART OF THE N.E. 1/4 OF SECTION 2 T. 1 N., R. 8 E., CITY OF NOVI, OAKLAND COUNTY, MICHIGAN, DESCRIBED AS BEGINNING AT A POINT DISTANT N. 89°00'02" W. FEET ALONG THE NORTH LINE OF SAID SECTION 2, 95.00 FEET AND S. 01°00'00" W. 385.32 FEET AND N. 89°00'00" W. 24.84 FEET AND 192.07 FEET ALONG THE ARC OF A CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 310.00 FEET, A CENTRAL ANGLE OF 35°30'00", A CHORD LENGTH OF 189.02 FEET, AND A CHORD BEARING OF S. 73°15'00" W. AND S. 55°30'04" W. 73.62 FEET AND N. 34°30'00" W. 83.56 FEET AND 27.91 FEET ALONG THE ARC OF A CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 112.00 FEET, A CENTRAL ANGLE OF 14°16'33", A CHORD LENGTH OF 27.83 FEET AND A CHORD BEARING OF N. 41°38'16" W.; THENCE N. 42°00'00" E. 129.13 FEET; THENCE N. 55°01'59" W. 86.12 FEET AND S. 83°05'54" W. 414.94 FEET AND S. 63°00'00" W. 443.70 FEET AND N. 89°00'02" W. 412.27 FEET AND 8.05 FEET ALONG THE ARC OF A CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 18°26'55", A CHORD LENGTH OF 8.01 FEET AND A CHORD BEARING OF S. 54°16'33" E. AND S. 63°30'00" E. 79.24 FEET AND 59.69 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 114.00 FEET, A CENTRAL ANGLE OF 30°00'00", A CHORD LENGTH OF 59.01 FEET AND A CHORD BEARING OF S. 48°30'00" E. AND S. 33°30'00" E. 112.14 FEET AND 37.07 FEET ALONG THE ARC OF A CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 84°57'39", A CHORD LENGTH OF 33.76 FEET AND A CHORD BEARING OF S. 75°58'50" E. AND 23.79 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 114.00 FEET, A CENTRAL ANGLE OF 11°57'39", A CHORD LENGTH OF 23.75 FEET AND A CHORD BEARING OF N. 67°31'10" E. AND S. 16°30'00" E. 28.00 FEET FROM THE N.E. CORNER OF SAID SECTION 2; THENCE FROM SAID POINT OF BEGINNING OF SAID PARCEL "E" ADDITION S. 32°28'57" E. 100.18 FEET; THENCE S. 70°23'57" E. 76.56 FEET; THENCE 70.40 FEET ALONG THE ARC OF A CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 244.00, A CENTRAL ANGLE OF 16°31'56", A CHORD LENGTH OF 70.16 FEET AND A CHORD BEARING OF S. 06°25'30" W.; THENCE 41.33 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 94°43'07", A CHORD LENGTH OF 36.78 FEET AND A CHORD BEARING OF S. 45°31'05" W.; THENCE 36.96 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 86.00 FEET, A CENTRAL ANGLE OF 24°37'21", A CHORD LENGTH OF 36.67 FEET AND A CHORD BEARING OF N. 74°48'41" W.; THENCE N. 62°30'00" W. 80.87 FEET; THENCE 204.13 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 86.00 FEET, A CENTRAL ANGLE OF 136°00'00", A CHORD LENGTH OF 159.48 FEET AND A CHORD BEARING OF N. 05°30'00" E. TO THE POINT OF BEGINNING CONTAINING 0.50 ACRES OF

PARCEL "E"
 REPLAT #7
 ADDED PARCEL

2. Amended Sheets 1, 2A, 2B, 2E, 2F, 3, 3A, 3C, 3E, 3F, 4, 5, 5A, 5D and 5E of the Condominium Subdivision Plan of The Maples of Novi, Maple Greens, as attached hereto, shall replace and supersede or be supplemental to Sheets 1, 2A, 2B, 2E, 3, 3A, 3C, 3E, 4, 5, 5A and 5D of the Condominium Subdivision Plan of The Maples of Novi, Maple Greens, as originally recorded and amended, and the said originally recorded and amended sheets shall be of no further force or effect. The legal description of the Condominium Premises contained on said Amended Sheet 1 shall replace and supersede the description of said Premises contained in Article II of the originally recorded Master Deed.

In all respects, other than as hereinabove indicated, the original Master Deed of The Maples of Novi, Maple Greens, including the By-Laws and Condominium Subdivision Plan respectively attached thereto as Exhibits A and B, recorded and amended as aforesaid, is hereby ratified, confirmed and redeclared.

Dated this 20th day of July, 1993.

Witnesses:

THE MAPLE GROUP/NOVI, INC.,
a Michigan corporation,

By [Signature]
Sam Blumenstein, President

[Signature]
MERRY DEFESTI
[Signature]
James E. Esler

STATE OF MICHIGAN)
) SS.)
COUNTY OF OAKLAND)

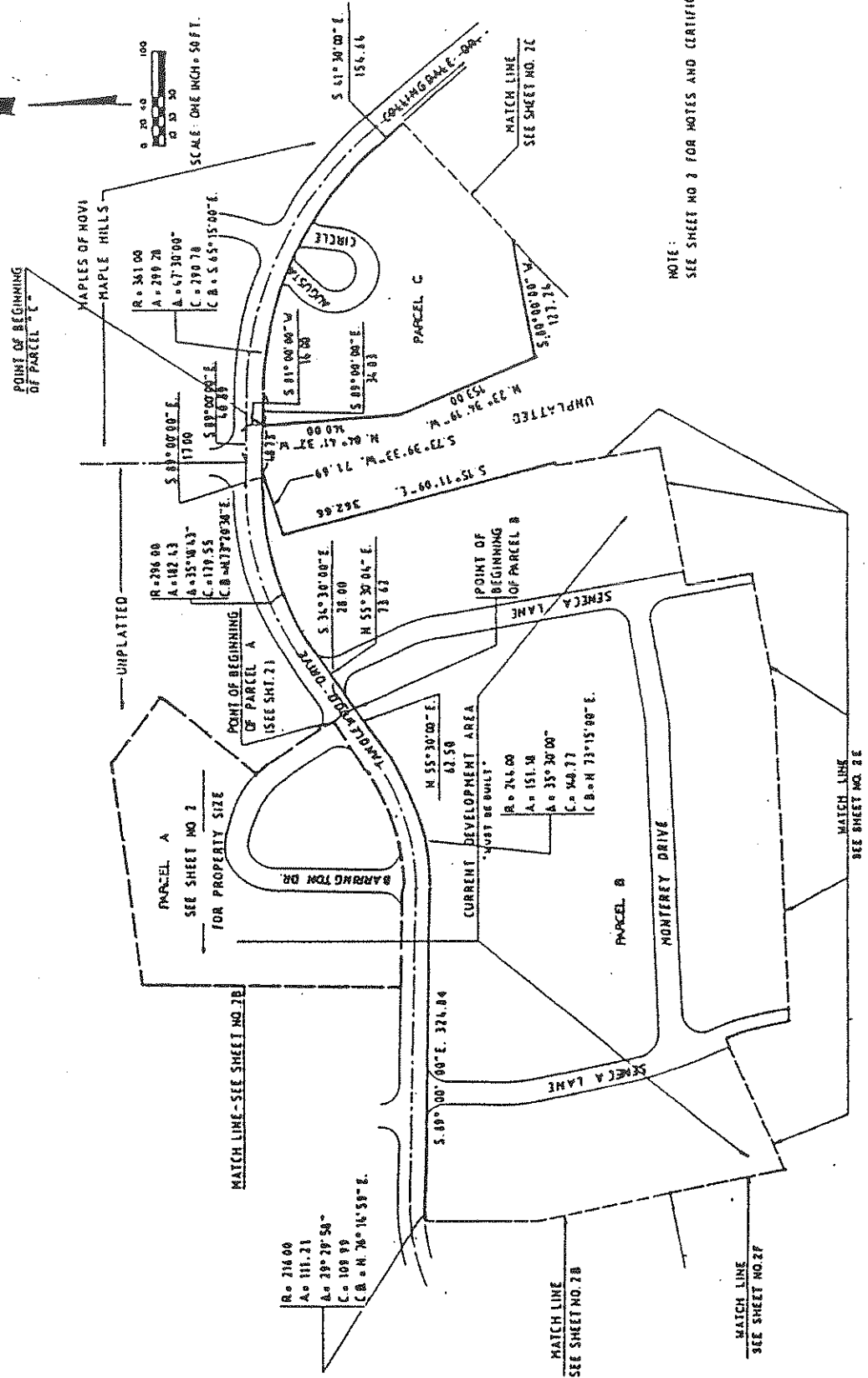
On this 17th day of July, 1993, before me personally appeared Sam Blumenstein, President of THE MAPLE GROUP/NOVI, INC., a Michigan corporation, personally known to be the person described in and who executed and acknowledged the foregoing Eighth Amendment to Master Deed of The Maples of Novi, Maple Greens, on behalf of the corporation.

My commission expires ASMAF
Notary Public, Oakland County MI
My Commission Expires Mar. 19, 1997

[Signature]
Notary Public,
County, Michigan

Drafted by and when
recorded, return to:

Robert Friedman, Esq.
Friedman and Friedman, P.C.
29777 Telegraph Rd., #2401
Southfield, MI. 48034
(313) 353-6760



NOTE:
SEE SHEET NO. 3 FOR NOTES AND CERTIFICATE

7-20-93 PROPOSED

THE MAPLES OF HOVI, MAPLE GREENS

REVISIONS	DATE	BY	FOR

SURVEY PLAN

THE MAPLES OF HOVI, MAPLE GREENS

THEY HAVE BEEN PREPARED BY
THEY HAVE BEEN PREPARED BY

DATE OF SURVEY: 7.10.93
SCALE: AS SHOWN

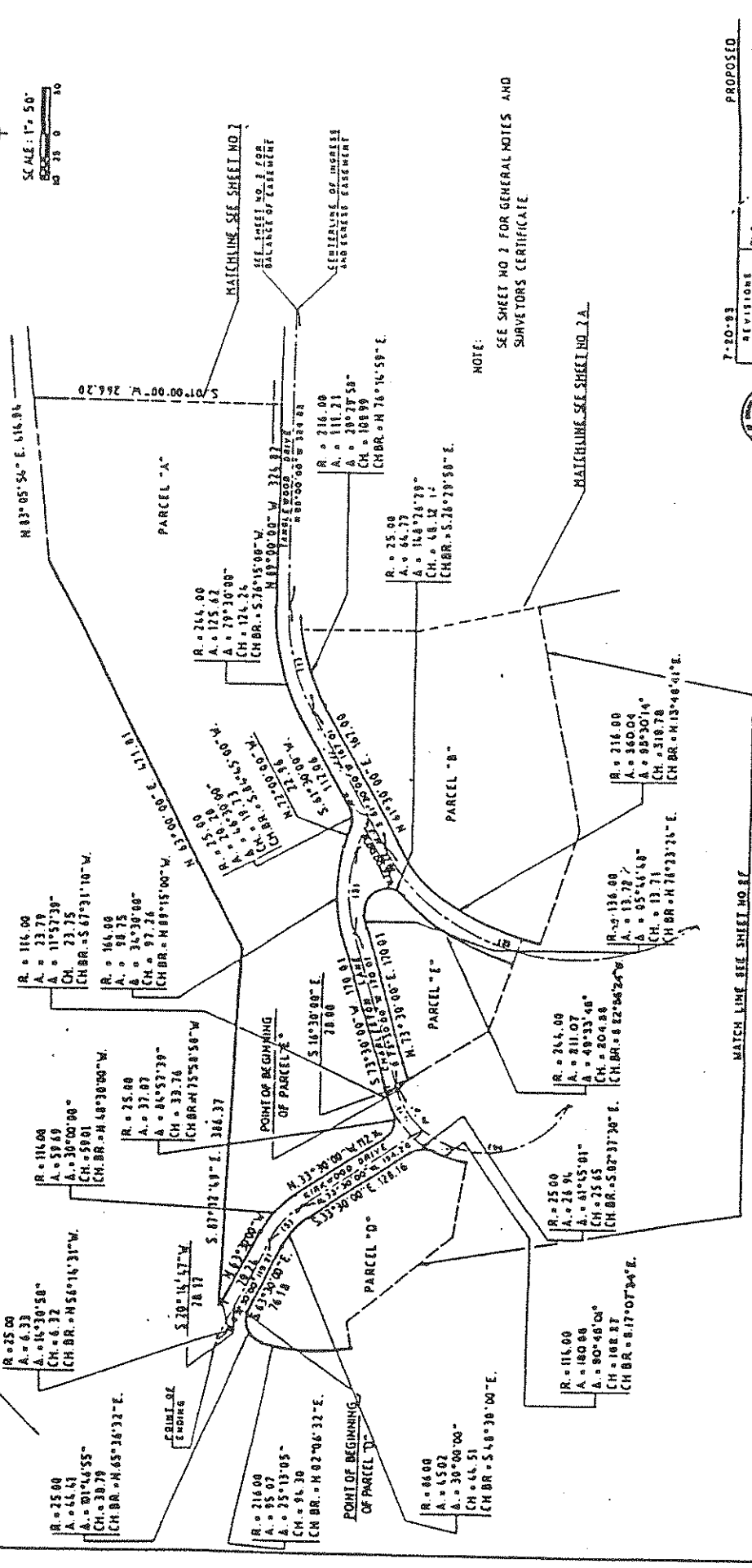


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CURVE DATA

POINT	RADIUS	ARC	DELTA	CHORD	CHORD BEARING
111	330.00	118.42	29°30'00"	117.78	S. 78°19'00" E.
112	330.00	118.42	29°30'00"	117.78	S. 118°42'22" E.
113	100.00	66.38	34°30'00"	66.38	S. 00°18'00" W.
114	100.00	66.38	34°30'00"	66.38	S. 00°18'00" W.
115	100.00	66.38	34°30'00"	66.38	S. 00°18'00" W.
116	100.00	66.38	34°30'00"	66.38	S. 00°18'00" W.
117	100.00	66.38	34°30'00"	66.38	S. 00°18'00" W.

PROPOSED FUTURE DEVELOPMENT
MAY NOT BE BUILT



NOTE:
SEE SHEET NO. 2 FOR GENERAL NOTES AND SURVEYORS CERTIFICATE

7-20-93

PROPOSED

THE MAPLES OF HOVI, MAPLE GREENS

SURVEY PLAN

JUNYON PLAN

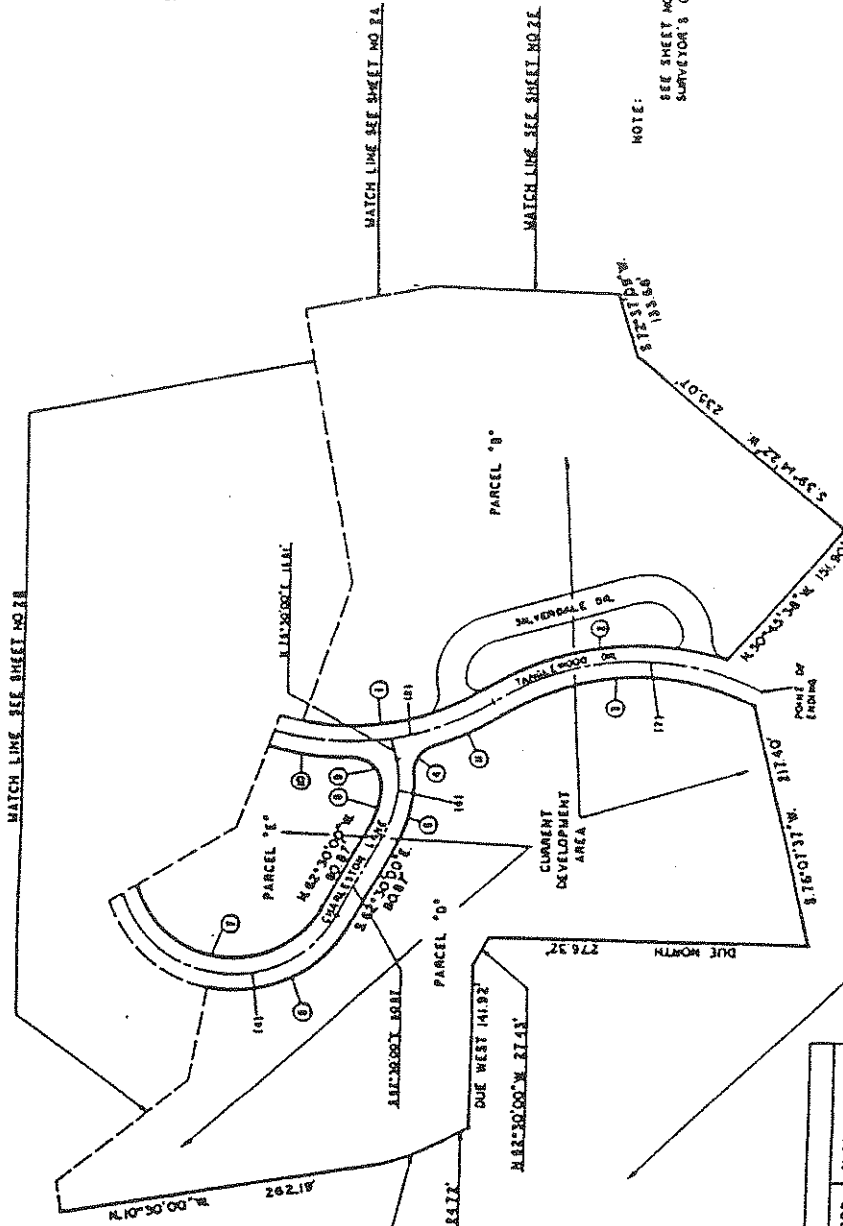
78



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SCALE: ONE INCH = 50 FT.



NOTE:
SEE SHEET NO. 2 FOR GENERAL NOTES AND SURVEYOR'S CERTIFICATE.

ARC-71.81'
RAD-216.00'
Δ-19°-00'00"
CH- 4.20°-00'00" W

CURVE DATA			
PT.	RAD	ARC	DELTA
1	216.00	363.851	88° 37' 14"
2	244.00	218.78	51° 22' 08"
3	216.00	229.83	60° 37' 14"
4	250.00	38.01	75° 50' 08"
5	114.00	83.76	32° 02' 38"
6	114.00	180.56	90° 46' 01"
7	86.00	204.13	136° 00' 00"
8	86.00	36.96	24° 37' 21"
9	28.00	41.33	84° 43' 07"
10	244.00	211.07	48° 33' 48"
11	244.00	84.83	18° 14' 44"

ROAD CENTERLINE CURVE DATA			
PT.	RAD	ARC	DELTA
12	230.00	383.16	84° 17' 16"
13	100.00	287.37	119° 05' 00"
14	100.00	71.86	41° 00' 00"
15	230.00	243.13	66° 17' 16"

PT.	RAD	ARC	DELTA	CHORD BEARING
12	230.00	383.16	84° 17' 16"	N 13° 48' 33" E
13	100.00	287.37	119° 05' 00"	S 08° 30' 00" W
14	100.00	71.86	41° 00' 00"	S 83° 00' 00" E
15	230.00	243.13	66° 17' 16"	S 22° 19' 52" E



Robert J. ...

7-20-82

PROJ. NO. _____

THE MAPLES OF HOVL

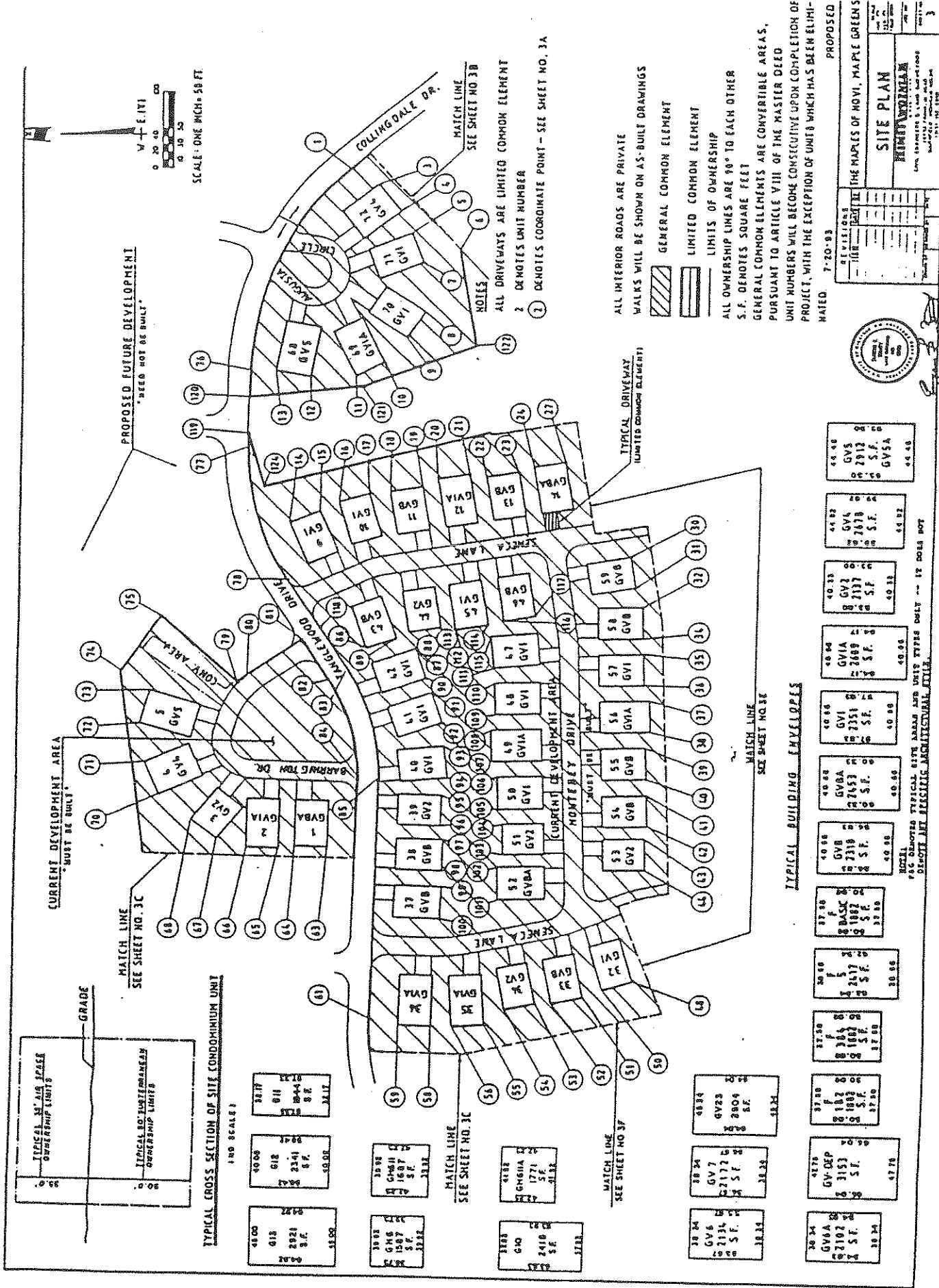
MAPLE GREENS

SURVEY PLAN

ALBERTA SURVEYORS ASSOCIATION

DATE: _____

BY: _____



REVISIONS

NO.	DATE	DESCRIPTION
1	7-20-83	PROPOSED

SITE PLAN
 HEMINGWAY
 CIVIL ENGINEERS, LAND SURVEYORS
 1000 W. 10TH ST. SUITE 100
 DENVER, CO 80202
 301-733-1100



TYPICAL BUILDING ENVELOPES

44.48	GVS	2912	S.F.	44.82
44.82	GVA	2170	S.F.	44.82
40.33	GV2	2137	S.F.	40.33
40.64	GVA	2489	S.F.	40.64
40.86	GVI	2351	S.F.	40.86
40.88	GVBA	2653	S.F.	40.88
37.38	GVBA	1882	S.F.	37.38
38.68	GV	2177	S.F.	38.68
37.88	GV	1882	S.F.	37.88
37.88	GV	1882	S.F.	37.88
42.75	GV-DEP	3153	S.F.	42.75
38.34	GVBA	2192	S.F.	38.34
38.34	GV6	2136	S.F.	38.34
48.34	GV7	2172	S.F.	48.34
38.34	GV7	2172	S.F.	38.34
38.34	GV6	2136	S.F.	38.34
38.34	GV6	2136	S.F.	38.34

NOTES:
 1. ALL DIMENSIONS TYPICAL SITE MARKS AND UNIT TYPES ONLY - IT DOES NOT
 DENOTE ANY SPECIFIC ARCHITECTURAL FINISH.

COORDINATE VALUES			COORDINATE VALUES			COORDINATE VALUES			COORDINATE VALUES			COORDINATE VALUES			COORDINATE VALUES		
PT.	NORTH	EAST	PT.	NORTH	EAST	PT.	NORTH	EAST	PT.	NORTH	EAST	PT.	NORTH	EAST	PT.	NORTH	EAST
1	437.00	7665.59	44	6053	6783	87	6365	7866	130	3710	7477	173	4235	5886	215	4187	4662
2			45			88	6393	7965	131	3777	7496	174	4270	5885	216	4180	4677
3	4400	7667	46			89	6388	7956	132	3815	7518	175	4282	5867	217	4149	4602
4	4372	7612	47			90	6331	7905	133	3868	7591	176	4315	5825	218	4132	4363
5	4359	7584	48	4066	6678	91	6325	6987	134	3906	7625	177	4329	5812	219	4117	4323
6	4301.60	7565.40	49			92	6318	6968	135	3910	7580	178	4359	5783	220	4130	4283
7	4343	7566	50	4106	6608	93	6308	6919	136	3937	7541	179	4443	5780	221	4138	4263
8	4341	7600	51	4128	6598	94	6306	6878	137	3968	7535	180	4409	6003	222	4181	4228
9	4364	7647	52	4169	6590	95	6311	6856	138	4047	7703	181	4395	6019	223	4181	4138
10	4390	7616	53	4209	6589	96	6312	6816	139	4018	7516	182	4341	6042	224	4207	6096
11	4426	7396	54	4228	6581	97	6308	6788	140	4040	7505	183	4392	6066	225		
12	4484	7393	55	4253	6561	98	6309	6757	141	4100	7608	184	4404	6077	226		
13	4526	7600	56	4294	6558	99	6308	6732	142	4160	7697	185	4412	6104	227	6333.36	5776.57
14	4506	7203	57			100	6309	6696	143	4192	7504	186	4423	6163	228	6378.35	5749.63
15	4470	7220	58	4319	6558	101	6238	6723	144	4230	7529	187	4430	6169	229	4422.58	5753.10
16	4445	7233	59	4360	6558	102	6261	6763	145	4252	7554	188	4435	6209	230	4438.61	5788.63
17	4406	7244	60			103	6234	6778	146	4281	7583	189	4452	6225	231	4486.62	5856.61
18	4380	7267	61	4394.73	6550.38	104	6236	6828	147	4301	7603	190	4469	6270	232	4395.12	5889.95
19	4340	7256	62			105	6262	6840	148	4329	7635	191	4390	6295	233	4280.25	5906.69
20	4322	7266	63	4454	6785	106	6263	6881	149	4351	7645	192	4425	6311	234	4262.62	5961.66
21	4282	7272	64	4496	6787	107	6250	6900	150	4375	7677	193	4441	6307	235	4469.72	5791.67
22	4261	7269	65	4516	6783	108	6250	6940	151	4218	7795	194	4484	6325	236	4469.77	6178.85
23	4221	7275	66	4555	6782	109	6245	6960	152	4197	7784	195	4508	6357	237	4463.36	6599.73
24	4202	7283	67	4592	6792	110	6246	7002	153	4175	7753	196	4522	6395			
25			68	4626	6818	111	6240	7021	154	4158	7787	197	4568	6405			
26			69			112	6296	7069	155	4150	7890	198	4560	6440	240	4622.69	6550.84
27	4162	7290	70	4645	6851	113	6316	7072	156	4146	7723	199	4565	6460	241	4393.16	6430.16
28			71	4684	6891	114	6256	7076	157	4118	7697	200	4584	6497	242	4339.68	6331.67
29			72	4698	6941	115	6251	7041	158	4124	7770	201	4593	6513	243	4337.88	6312.02
30	4077	7166	73	4678	6986	116	6237	7042	159	4087	7702	202	4612	6550	244	4344.97	6290.17
31	4070	7125	74	4718.83	7031.17	117	6194	7089	160	4096	7772	203	4631	6580	245	4346.25	6192.92
32	4061	7103	75	4664.60	7081.75	118	6467.36	7049.11	161	4047	7732	204	4634	6620	246	4297.96	6029.91
33	4035.67	7000.65	76	4558.76	7491.52	119	4560.17	7318.79	162	4055	7775	205	4633	6652	247	4288.88	6007.96
34	4059	7061	77	4560.48	7301.70	120	4559.26	7302.56	163	4042	7770	206	4620	6695	248	4318.86	5996.06
35	4057	7041	78	4509.61	7329.76	121	4619.03	7378.99	164	4015	7824	207	4581	6725	249	4390.58	5913.30
36	4056	7061	79	4568.53	6995.34	122	4278.60	7450.17	165	4015	7824	208	4521	6733	250	4429.60	5669.10
37	4049	6982	80	4547.72	7013.83	123			166	3841	7636	209	4495	6740	251	4465.04	5798.18
38	4047	6942	81	4690.37	7053.23	124	4510.00	7258.00	167	3880	7663	210	4455	6760			
39	4054	6921	82	4654.97	7001.73	125	3575	7500	168	3860	7680	211	4333	6507			
40	4053	6880	83	4631.96	7017.60	126	3595	7544	169	3826	7675	212	4298	6507			
41	4052	6860	84	4517.02	6875.61	127	3606	7509	170	3855	7682	213	4270	6487			
42	4051	6820	85	4389.06	6075.15	128	3836	7482	171	3836	7730	214	4230	6476			
43	4054	6804	86	4407	7063	129	3699	7473	172	3805	7710						

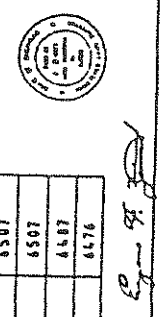
PROPOSED

7-20-93

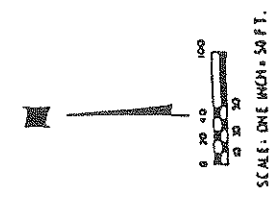
THE MAPLES OF HOVI, MAPLE GREEN

COORDINATE PLAN

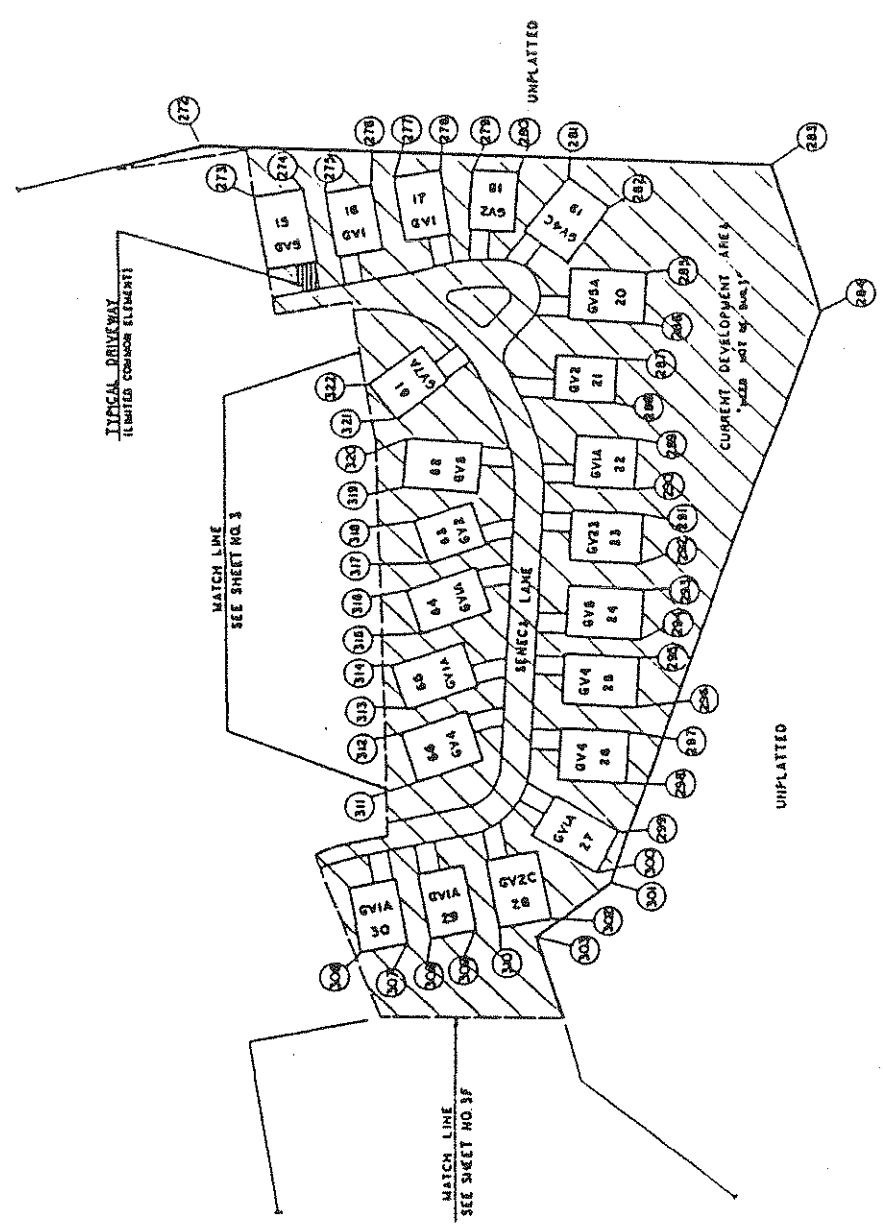
3 A



James Nolan



SEE SHEET NUMBER 3 FOR GENERAL NOTES
AND TYPICAL BUILDING ENVELOPE INFORMATION.



COORDINATE VALUES											
PT.	NORTH	EAST	PT.	NORTH	EAST	PT.	NORTH	EAST	PT.	NORTH	EAST
272	4180.04	7345.02	282	3834	7290	292	3806	6973	302	3881	6860
273	4144	7300	283	3693.04	7330.02	293	3802	6960	303	3896.04	6848.02
274	4111	7268	284	3650.04	7200.01	294	3805	6904	304		6820
275	4080	7304	285	3801	7234	295	3807	6888	305		6882
276	4041	7318	286	3804	7189	296	3808	6844	306	4046	6833
277	4021	7317	287	3827	7187	297	3816	6824	307	4008	6840
278	3982	7324	288	3828	7118	298	3818	6779	308	3988	6844
278	3983	7324	289	3808	7086	298	3823	6736	308	3946	6850
280	3818	7322	290	3811	7041	300	3844	6701	310	3924	6882
281	3870	7318	291	3804	7017	301	3830.14	6682.88	311	3988	6782
									321	4039	7084
									322	4012	7044
									323	3989	6874
									324	4002	7018
									325	4012	7044
									326	4010	7088
									327	4039	7084

7-20-93

REVISIONS

NO.	DATE	DESCRIPTION

THE MAPLES OF NOVI
MAPLE GREENS

SITE PLAN

JUNIOR VILLAS

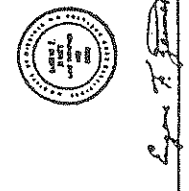
NO. APPROX. 1000 SQ. FT. PER UNIT
1011 1012 1013 1014 1015 1016 1017 1018 1019 1020 1021 1022 1023 1024 1025 1026 1027 1028 1029 1030 1031 1032 1033 1034 1035 1036 1037 1038 1039 1040 1041 1042 1043 1044 1045 1046 1047 1048 1049 1050 1051 1052 1053 1054 1055 1056 1057 1058 1059 1060 1061 1062 1063 1064 1065 1066 1067 1068 1069 1070 1071 1072 1073 1074 1075 1076 1077 1078 1079 1080 1081 1082 1083 1084 1085 1086 1087 1088 1089 1090 1091 1092 1093 1094 1095 1096 1097 1098 1099 1100 1101 1102 1103 1104 1105 1106 1107 1108 1109 1110 1111 1112 1113 1114 1115 1116 1117 1118 1119 1120 1121 1122 1123 1124 1125 1126 1127 1128 1129 1130 1131 1132 1133 1134 1135 1136 1137 1138 1139 1140 1141 1142 1143 1144 1145 1146 1147 1148 1149 1150 1151 1152 1153 1154 1155 1156 1157 1158 1159 1160 1161 1162 1163 1164 1165 1166 1167 1168 1169 1170 1171 1172 1173 1174 1175 1176 1177 1178 1179 1180 1181 1182 1183 1184 1185 1186 1187 1188 1189 1190 1191 1192 1193 1194 1195 1196 1197 1198 1199 1200 1201 1202 1203 1204 1205 1206 1207 1208 1209 1210 1211 1212 1213 1214 1215 1216 1217 1218 1219 1220 1221 1222 1223 1224 1225 1226 1227 1228 1229 1230 1231 1232 1233 1234 1235 1236 1237 1238 1239 1240 1241 1242 1243 1244 1245 1246 1247 1248 1249 1250 1251 1252 1253 1254 1255 1256 1257 1258 1259 1260 1261 1262 1263 1264 1265 1266 1267 1268 1269 1270 1271 1272 1273 1274 1275 1276 1277 1278 1279 1280 1281 1282 1283 1284 1285 1286 1287 1288 1289 1290 1291 1292 1293 1294 1295 1296 1297 1298 1299 1300 1301 1302 1303 1304 1305 1306 1307 1308 1309 1310 1311 1312 1313 1314 1315 1316 1317 1318 1319 1320 1321 1322 1323 1324 1325 1326 1327 1328 1329 1330 1331 1332 1333 1334 1335 1336 1337 1338 1339 1340 1341 1342 1343 1344 1345 1346 1347 1348 1349 1350 1351 1352 1353 1354 1355 1356 1357 1358 1359 1360 1361 1362 1363 1364 1365 1366 1367 1368 1369 1370 1371 1372 1373 1374 1375 1376 1377 1378 1379 1380 1381 1382 1383 1384 1385 1386 1387 1388 1389 1390 1391 1392 1393 1394 1395 1396 1397 1398 1399 1400 1401 1402 1403 1404 1405 1406 1407 1408 1409 1410 1411 1412 1413 1414 1415 1416 1417 1418 1419 1420 1421 1422 1423 1424 1425 1426 1427 1428 1429 1430 1431 1432 1433 1434 1435 1436 1437 1438 1439 1440 1441 1442 1443 1444 1445 1446 1447 1448 1449 1450 1451 1452 1453 1454 1455 1456 1457 1458 1459 1460 1461 1462 1463 1464 1465 1466 1467 1468 1469 1470 1471 1472 1473 1474 1475 1476 1477 1478 1479 1480 1481 1482 1483 1484 1485 1486 1487 1488 1489 1490 1491 1492 1493 1494 1495 1496 1497 1498 1499 1500

DATE: 7-20-93

SCALE: 1/4" = 10'

PROJECT NO. 93-001

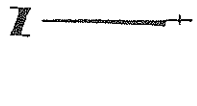
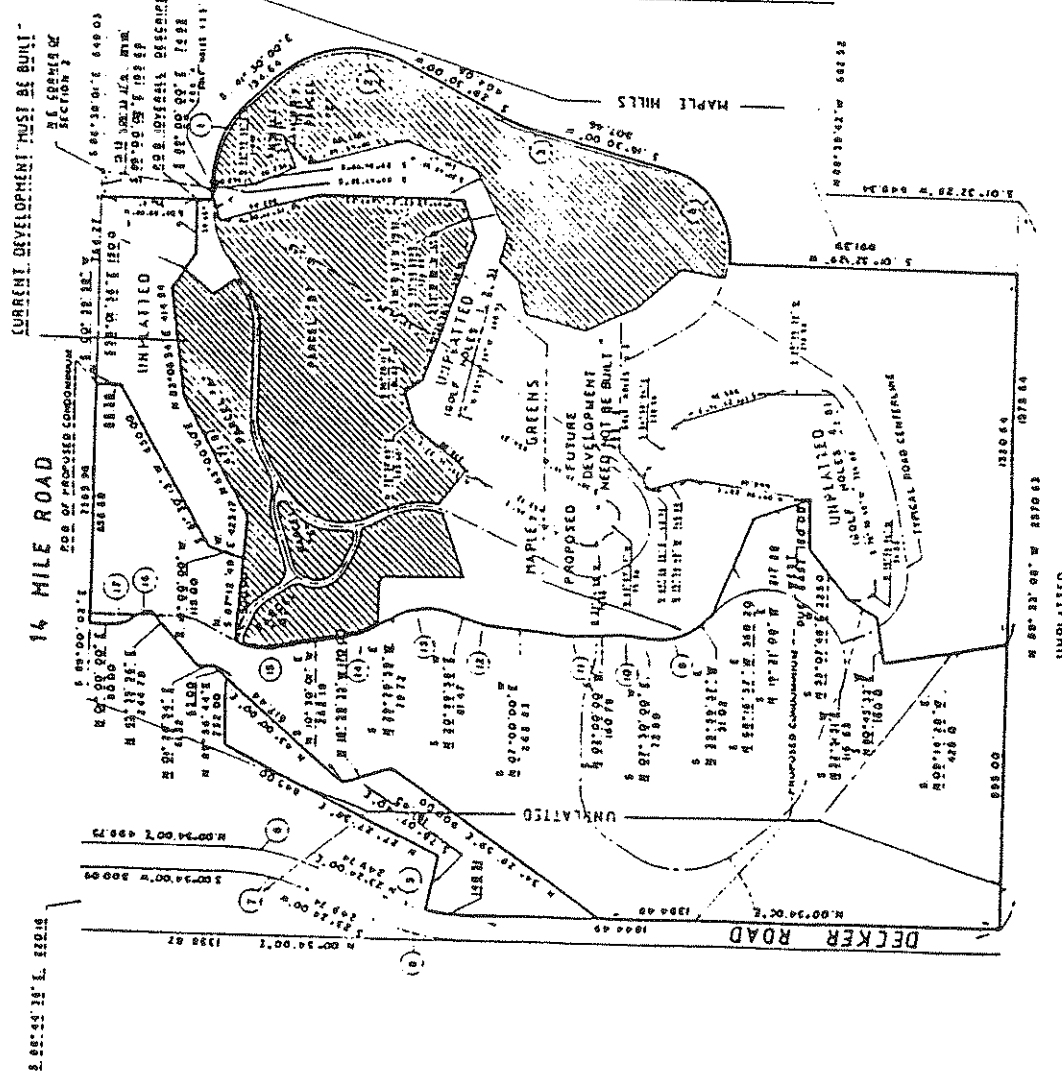
PROPOSE



James T. [Signature]

CURVE DATA

CURVE NO.	RADIUS	ARC	CENTRAL ANGLE	CHORD BEARING	CHORD LENGTH
1	378.00	310.00	47° 30' 00"	S 68° 18' 00" E	302.04
2	363.00	432.30	70° 45' 56"	S 06° 00' 00" E	413.91
3	363.00	93.00	33° 00' 00"	S 32° 48' 36" W	82.68
4	310.00	433.22	30° 04' 13"	S 58° 32' 04" W	300.03
5	772.50	304.90	22° 28' 58"	N 12° 00' 00" E	302.59
6	661.50	330.31	22° 28' 58"	N 12° 00' 00" E	324.14
7	772.50	304.90	22° 28' 58"	N 12° 00' 00" E	302.59
8	661.50	330.31	22° 28' 58"	N 12° 00' 00" E	324.14



NO	BEARINGS	ARC	CENTRAL ANGLE	C-CHORD BEARINGS	CHORD
9	230.0	190.67	67° 29' 37"	S 11° 16' 15" 00" W	168.2
10	230.0	30.13	89° 29' 38"	S 11° 03' 45" 00" E	38.1
11	230.0	36.15	88° 58' 38"	S 11° 02' 10" 00" E	36.1
12	230.0	36.20	89° 00' 00"	S 11° 15' 00" 00" E	36.1
13	230.0	202.72	80° 29' 38"	S 13° 04' 15" 00" W	196
14	230.0	74.37	16° 58' 36"	S 13° 30' 00" 00" W	73.1
15	230.0	140.33	37° 00' 00"	S 11° 08' 00" 00" E	143
16	100.00	68.00	37° 40' 32"	N 17° 54' 28" W	64
17	100.00	68.00	37° 40' 32"	N 17° 54' 28" W	64

7-20-93

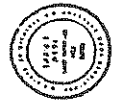
PROPOSED

THE MAPLES OF NOV. MAPLE GROVE

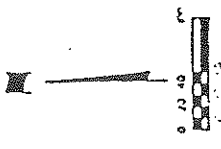
COMPOSITE PLAN

18888/10818

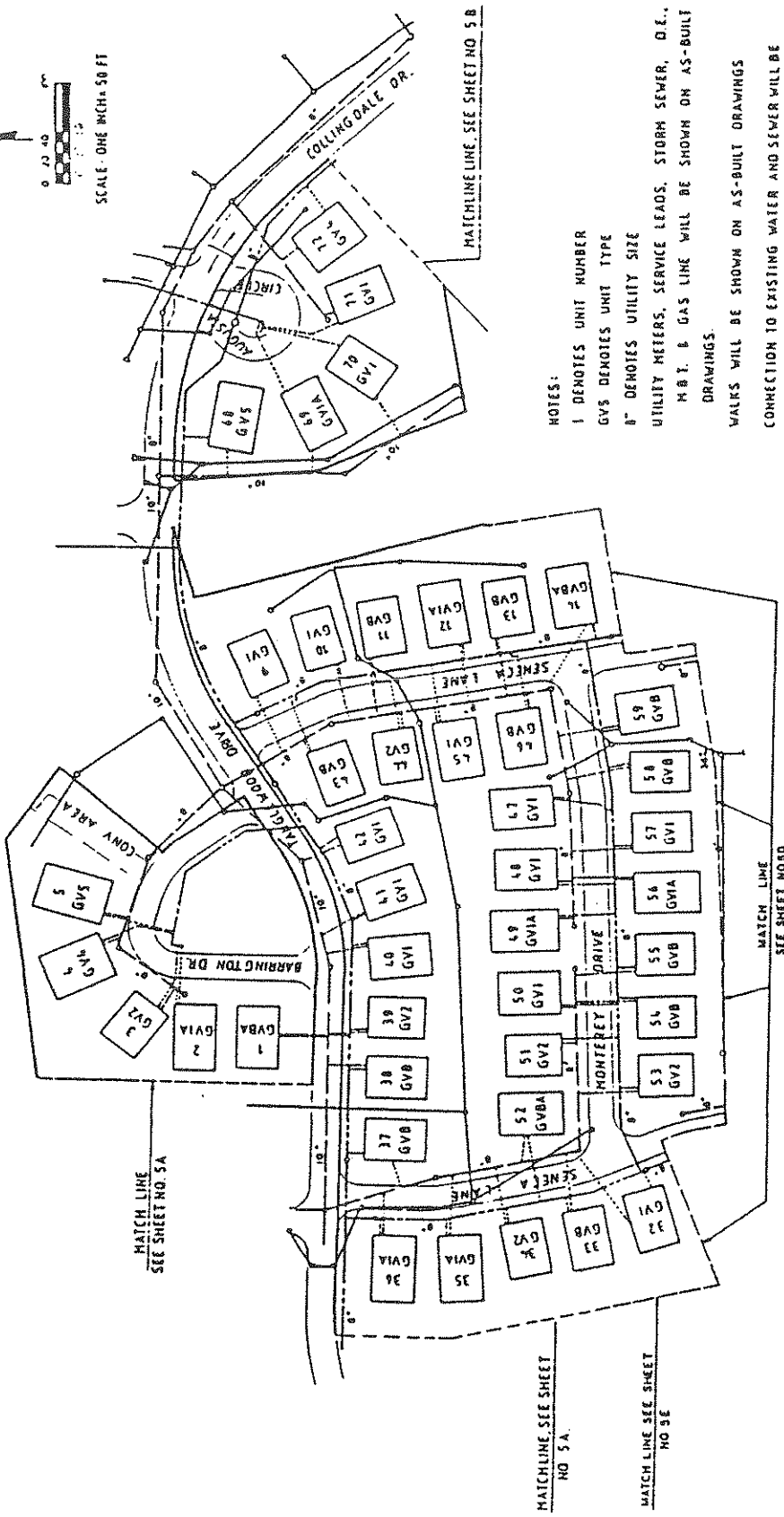
7-20-93



David L. Smith



SCALE - ONE INCH = 50 FT



- NOTES:
- 1 DENOTES UNIT NUMBER
 - GVS DENOTES UNIT TYPE
 - 8" DENOTES UTILITY SIZE
 - UTILITY METERS, SERVICE LEADS, STORM SEWER, D.E., M.B.T. & GAS LINE WILL BE SHOWN ON AS-BUILT DRAWINGS.
 - WALKS WILL BE SHOWN ON AS-BUILT DRAWINGS
 - CONNECTION TO EXISTING WATER AND SEWER WILL BE SHOWN ON AS-BUILT PLANS.
 - ROAD, STORM DRAINAGE FACILITIES, TRUNK LINES FOR ELECTRIC, GAS, TELEPHONE, WATER AND SANITARY SEWER MUST BE BUILT.
 - EASEMENTS WILL BE SHOWN ON AS-BUILT DRAWINGS.

UTILITY	SOURCE OF LOCATION
SANITARY SEWER	ZEHNET - WOZNAK & ASSOC.
STORM SEWER	ZEHNET - WOZNAK & ASSOC.
WATER MAIN	ZEHNET - WOZNAK & ASSOC.
GAS	CONSUMERS POWER CO.
POWER	DETROIT EDISON CO.
TELEPHONE	MICHIGAN BELL TELEPHONE CO.
MANHOLE	
CATCHBASIN	
SERVICE LEAD	

LEGEND	UTILITY
○	SANITARY SEWER
□	STORM SEWER
—	WATER MAIN
—	GAS
—	POWER
—	TELEPHONE
—	MANHOLE
—	CATCHBASIN
—	SERVICE LEAD

7-20-93

PROPOSED

THE MAPLES OF HOVEI, MAPLE GREEN

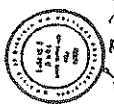
UTILITY PLAN

PROJECT NUMBER

DATE

SCALE

5

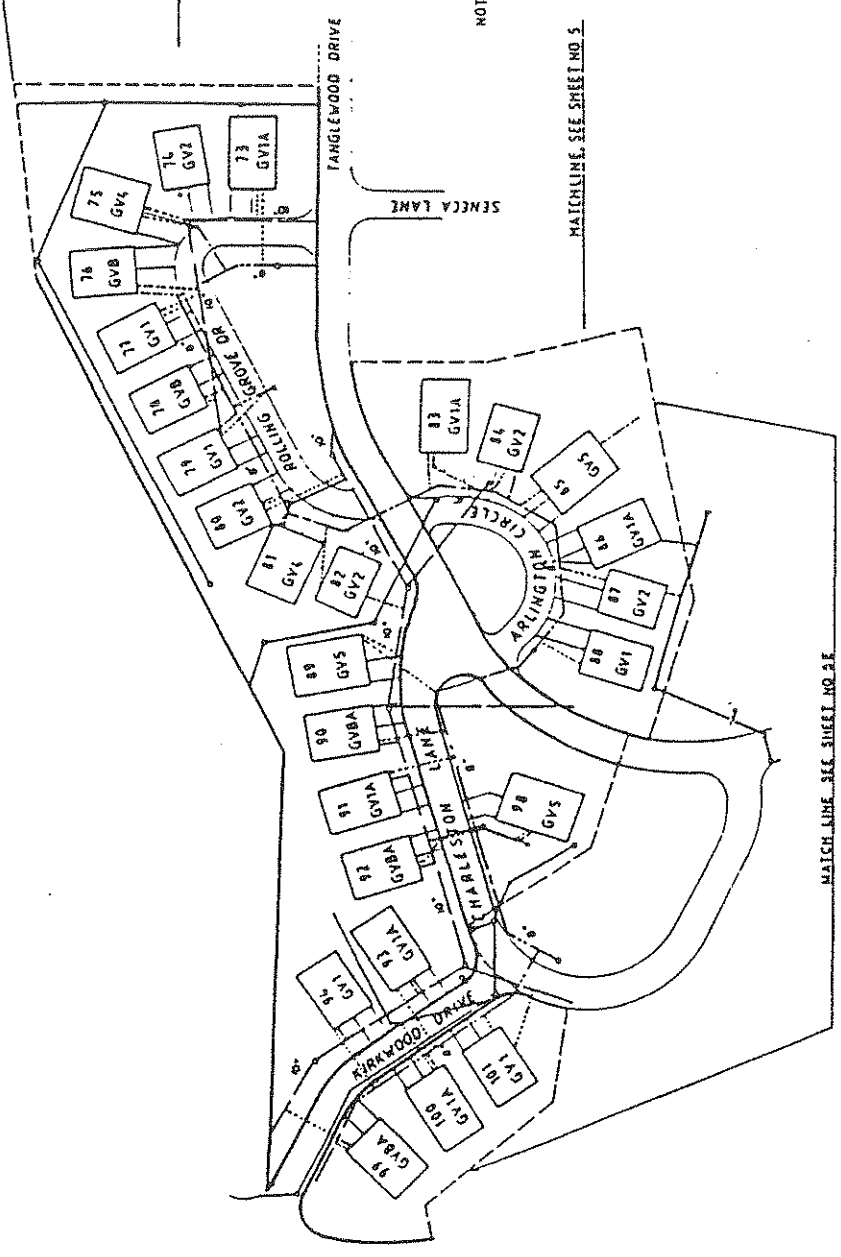


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SCALE: 1" = 50'
0 25 50

PROPOSED FUTURE DEVELOPMENT
NEED NOT BE BUILT



MATCHLINE SEE SHEET NO. 5.

NOTE:
SEE SHEET NO. 5 FOR NOTES AND LEGEND

MATCHLINE SEE SHEET NO. 5

MATCHLINE SEE SHEET NO. 5E

7-20-93 PROPOSED

REVISIONS

THE MAPLES OF HOVL, MAPLE GREENS

NO.	DATE	BY	DESCRIPTION
1	7-20-93	SA	PREPARED FOR PERMIT

UTILITY PLAN

PERMITS

DATE: 7-20-93

SCALE: 1" = 50'

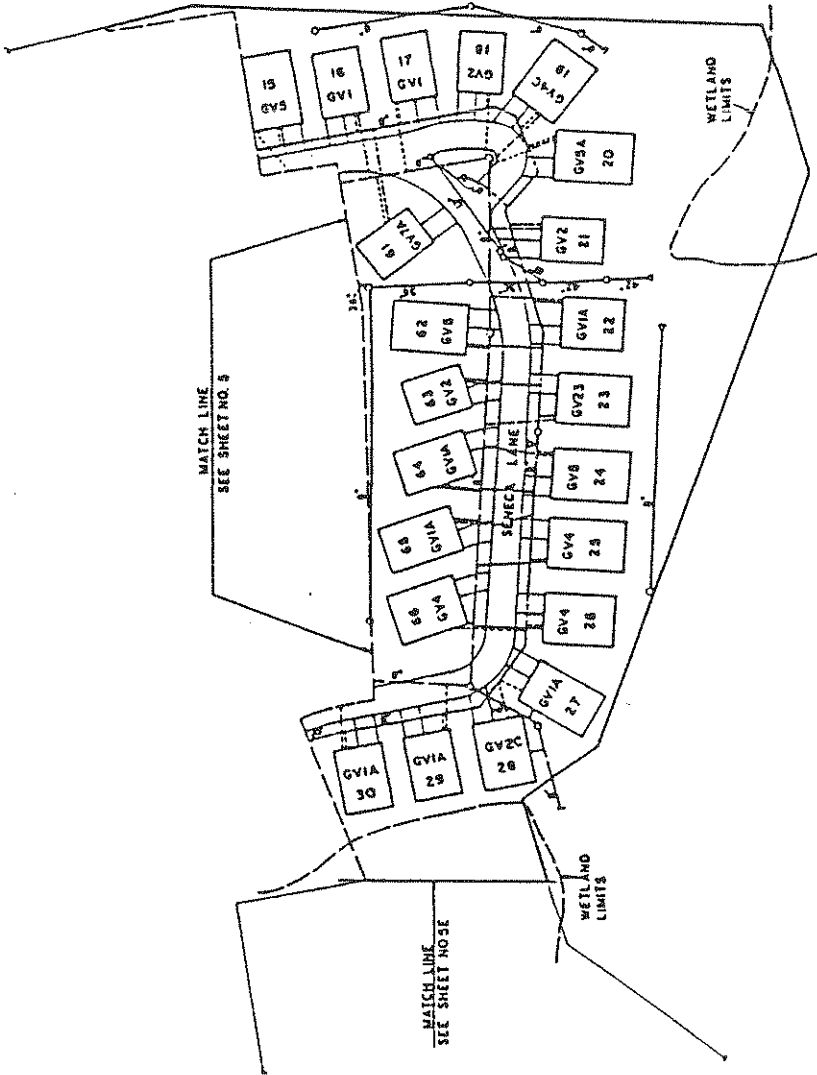
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SCALE: ONE INCH = 50 FT.

NOTE:
SEE SHEET NUMBER 5 FOR NOTES AND LEGEND



Signature

7-20-93		PROPOSED	
REVISIONS		THE MAPLES OF HOVL MAPLE GREENS	
NO.	DATE	UTILITY PLAN	
1		JUNETA WINDHAM	
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OK - T. SMITH

Plat 22-02-00-02-3

Ent 22-02-226-000

A PARCEL OF LAND LOCATED IN PART OF THE NORTHEAST 1/4 OF SECTION 2, T. 1 N., R. 8 E., CITY OF NOVI, OAKLAND COUNTY, MICHIGAN, DESCRIBED AS BEGINNING AT A POINT DISTANT N. 89°00'02" W., 95.00 FEET ALONG THE NORTH LINE OF SAID SECTION 2 AND S. 01°00'00" W., 334.85 FEET AND N. 89°00'02" W., 193.69 FEET FROM THE NORTHEAST CORNER OF SAID SECTION 2; THENCE FROM SAID POINT OF BEGINNING S. 00°59'58" W., 81.94 FEET; THENCE 23.13 FEET ALONG THE ARC OF A CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 324.00 FEET, A CENTRAL ANGLE OF 04°05'27", A CHORD LENGTH OF 23.13 FEET AND A CHORD BEARING OF S. 57°32'43" W.; THENCE S. 55°30'00" W., 72.64 FEET; THENCE N. 14°30'00" W., 69.56 FEET; THENCE 27.91 FEET ALONG THE ARC OF A CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 112.00 FEET, A CENTRAL ANGLE OF 14°16'33", A CHORD LENGTH OF 27.83 FEET AND A CHORD BEARING OF N. 41°38'16" W.; THENCE N. 42°00'00" E., 129.13 FEET; THENCE S. 55°01'59" E., 63.87 FEET TO THE POINT OF BEGINNING AND CONTAINING 0.31 ACRES OF LAND, MORE OR LESS.

1100

9-3-93

MAPLES OF NOVI, MAPLE GREENS
 LEGAL DESCRIPTION
 (LAND ADDED TO PARCEL "A" FOR REPLAT NO. 89)

1. The following land shall be added to the Condominium Project by this Amendment:

The Maple Group/Novi, Inc., a Michigan corporation, the address of which is 7001 Orchard Lake Road, Suite 130, West Bloomfield, Michigan 48322, being the developer of The Maples of Novi, a Condominium Project established pursuant to the Master Deed thereof, recorded on August 23, 1989, in Liber 11034, Pages 636 through 677, First Amendment recorded on July 23, 1990, in Liber 11428, Pages 891 through 901, Oakland County Records, Second Amendment recorded on October 23, 1990, in Liber 11607, Pages 465-474, Third Amendment recorded on November 15, 1990, in Liber 11635, Pages 778 through 798, Oakland County Records, Fourth Amendment recorded on December 11, 1990, in Liber 11666, Pages 755-759, Oakland County Records, Fifth Amendment recorded on November 14, 1991, in Liber 12179, Pages 156-167, Oakland County Records, Sixth Amendment recorded on December 20, 1991, in Liber 12246, Pages 058-066, Oakland County Records, Seventh Amendment recorded on August 27, 1992 in Liber 12865, Pages 079-091, Oakland County Records, Eighth Amendment recorded on July 29, 1993, in Liber 13813, Pages 720-739, and known as Oakland County Condominium Subdivision Plan No. 628, hereby amends the Master Deed of The Maples of Novi, Maple Greens, pursuant to the authority reserved in Article VI thereof enlarging the Condominium Project from 165 Units to 217 Units by the addition of the land described in Paragraph 1 below. Upon the recording of this Amendment in the office of the Oakland County Register of Deeds, said Master Deed and Exhibit B thereto shall be amended in the following manner:

1100

93 248754

139351832

(c)

A PARCEL OF LAND LOCATED IN PART OF THE NORTHEAST 1/4 OF SECTION 2, T. 1 N., R. 8 E., CITY OF NOVI, OAKLAND COUNTY, MICHIGAN, DESCRIBED AS BEGINNING AT A POINT DISTANT N. 89°00'02" W. 95.00 FEET ALONG THE NORTH LINE OF SAID SECTION 2 AND S. 01°00'00" W. 385.32 FEET AND S. 89°00'00" E. 74.92 FEET AND 310.89 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 375.00 FEET, A CENTRAL ANGLE OF 47°30'00", A CHORD LENGTH OF 302.06 FEET AND A CHORD BEARING OF S. 65°15'00" E. AND S. 41°30'00" E. 154.64 FEET AND 452.30 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 365.00 FEET, A CENTRAL ANGLE OF 71°00'00", A CHORD LENGTH OF 423.91 FEET AND A CHORD BEARING OF S. 06°00'00" E.

MAPLES OF NOVI, MAPLE GREENS (REPLANT 8)
 LEGAL DESCRIPTION
 PARCEL "E" (OVERALL)

PL 19351833
 2015-02-02-200-003 Replat #

MORE OR LESS.

A PARCEL OF LAND LOCATED IN PART OF THE NORTHEAST 1/4 OF SECTION 2, T. 1 N., R. 8 E., CITY OF NOVI, OAKLAND COUNTY, MICHIGAN, DESCRIBED AS BEGINNING AT A POINT DISTANT N. 89°00'02" W. 95.00 FEET ALONG THE NORTH LINE OF SAID SECTION 2 AND S. 01°00'00" W. 385.32 FEET AND S. 89°00'00" E. 74.92 FEET AND 310.89 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 375.00 FEET, A CENTRAL ANGLE OF 47°30'00", A CHORD LENGTH OF 302.06 FEET AND A CHORD BEARING OF S. 65°15'00" E. AND S. 41°30'00" E. 154.64 FEET AND 452.30 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 365.00 FEET, A CENTRAL ANGLE OF 71°00'00", A CHORD LENGTH OF 423.91 FEET AND A CHORD BEARING OF S. 06°00'00" E. AND S. 29°30'00" W. 404.06 FEET AND 82.82 FEET ALONG THE ARC OF A CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 365.00 FEET, A CENTRAL ANGLE OF 13°00'00", A CHORD LENGTH OF 82.64 FEET AND A CHORD BEARING OF S. 23°00'00" W. AND S. 16°30'00" W. 507.46 FEET AND 719.60 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 310.00 FEET, A CENTRAL ANGLE OF 133°00'00", A CHORD LENGTH OF 568.58 FEET AND A CHORD BEARING OF S. 83°00'00" W. AND N. 59°30'00" E. 14.00 FEET FROM THE NORTHEAST CORNER OF SAID SECTION 2; THENCE FROM SAID POINT OF BEGINNING N. 30°30'00" W. 238.86 FEET; THENCE 423.65 FEET ALONG THE ARC OF A CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 244.00 FEET, A CENTRAL ANGLE OF 99°28'51", A CHORD LENGTH OF 372.40 FEET AND A CHORD BEARING OF N. 80°14'25" W.; THENCE N. 39°58'51" W. 41.57 FEET; THENCE N. 31°04'00" W. 97.18 FEET; THENCE N. 30°17'17" E. 455.82 FEET; THENCE S. 73°35'21" E. 573.24 FEET; THENCE S. 47°00'00" W. 92.32 FEET; THENCE S. 78°00'00" W. 121.00 FEET; THENCE S. 15°00'00" W. 218.00 FEET; THENCE S. 27°00'00" E. 194.00 FEET; THENCE S. 40°00'00" E. 198.00 FEET; THENCE S. 08°00'00" W. 127.00 FEET; THENCE 221.17 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 296.00 FEET, A CENTRAL ANGLE OF 42°48'41", A CHORD LENGTH OF 216.06 FEET AND A CHORD BEARING OF N. 51°54'20" W. TO THE POINT OF BEGINNING AND CONTAINING 6.59 ACRES OF LAND,

(LAND ADDED TO PARCEL "C" FOR REPLANT NO. 8)

MAPLES OF NOVI, MAPLE GREENS
 LEGAL DESCRIPTION

19351833

2. Amended Sheets 1, 1A, 2, 2A, 2D, 2G, 3, 3A, 3D, 3G, 4, 5, 5C, and 5F of the Condominium Subdivision Plan of The Maples of Novi, Maples Greens, as attached hereto, shall replace and supersede or be supplemental to Sheets 1, 2A, 2D, 3, 3A, 3D, 4, 5, and 5C of the Condominium Subdivision Plan of The Maples of Novi, Maples Greens, as originally recorded and amended, and the said originally recorded and amended sheets shall be of no further force or effect. The legal description of the Condominium Premises contained on said Amended Sheets 1 and 1A shall replace and supersede the description of said Premises contained in Article II of the originally recorded Master Deed.

AND S. 29°30'00" W. 404.06 FEET AND 82.82 FEET ALONG THE ARC OF A CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 365.00 FEET, A CENTRAL ANGLE OF 13°00'00", A CHORD LENGTH OF 82.64 FEET AND A CHORD BEARING OF S. 23°00'00" W. AND S. 16°30'00" W. 507.46 FEET AND 719.60 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 310.00 FEET, A CENTRAL ANGLE OF 133°00'00", A CHORD LENGTH OF 568.58 FEET AND A CHORD BEARING OF S. 83°00'00" W. AND S. 59°30'00" W. 14.00 FEET FROM THE NORTHEAST CORNER OF SAID SECTION 2; THENCE FROM SAID POINT OF BEGINNING OF PARCEL "E" 116.40 FEET ALONG THE ARC OF A CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 324.00 FEET, A CENTRAL ANGLE OF 20°35'02", A CHORD LENGTH OF 115.77 FEET AND A CHORD BEARING OF S. 40°47'31" E.; THENCE 36.47 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 83°35'02", A CHORD LENGTH OF 33.32 FEET AND A CHORD BEARING OF S. 09°17'31" E.; THENCE S. 32°30'00" W., 268.77 FEET; THENCE 31.42 FEET ALONG THE ARC OF A CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 20.00 FEET, A CENTRAL ANGLE OF 90°00'00", A CHORD LENGTH OF 28.28 FEET AND A CHORD BEARING OF N. 12°30'00" W.; THENCE 28.87 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 143.19 FEET, A CENTRAL ANGLE OF 113°31'16", A CHORD LENGTH OF 28.82 FEET AND A CHORD BEARING OF N. 51°43'22" W.; THENCE S. 72°00'14" W. 123.50 FEET; THENCE N. 17°21'14" W. 373.76 FEET; THENCE N. 56°58'34" W. 238.54 FEET; THENCE S. 69°26'38" W. 42.72 FEET; THENCE N. 30°53'45" W. 6.65 FEET; THENCE 92.52 FEET ALONG THE ARC OF A CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 214.00 FEET, A CENTRAL ANGLE OF 24°46'15", A CHORD LENGTH OF 91.80 FEET AND A CHORD BEARING OF N. 46°43'08" E.; THENCE N. 34°20'00" E. 21.20 FEET; THENCE 434.17 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 216.00 FEET, A CENTRAL ANGLE OF 115°10'00", A CHORD LENGTH OF 354.68 FEET AND A CHORD BEARING OF S. 88°05'00" E.; THENCE S. 30°30'00" E. 238.86 FEET TO THE POINT OF BEGINNING OF SAID PARCEL "E".

199358834

1198 139358834

Robert Friedman, Esq.
Friedman and Friedman, P.C.
29777 Telegraph Rd., #2401
Southfield, MI. 48034
(313) 353-6760

Dated by and when
recorded, return to:

Notary Public,
County, Michigan

My commission expires: 1997
Notary Public, Oakland County MI

On this 15th day of September, 1993, before me personally appeared Sam Blumenstein, President of THE MAPLE GROUP/NOVI, INC., a Michigan corporation, personally known to be the person described in and who executed and acknowledged the foregoing Ninth Amendment to Master Deed of The Maples of Novi, Maple Greens, on behalf of the corporation.

STATE OF MICHIGAN
COUNTY OF OAKLAND
) SS.
)

By [Signature]
Sam Blumenstein, President
THE MAPLE GROUP/NOVI, INC.,
a Michigan corporation,

[Signature]
Witnesses:

Dated this 15th day of September, 1993.
In all respects, other than as hereinabove indicated, the original Master Deed of The Maples of Novi, Maple Greens, including the By-Laws and Condominium Subdivision Plan respectively attached thereto as Exhibits A and B, recorded and amended as aforesaid, is hereby ratified, confirmed and redeclared.

139351835

REPLAT NO. 8

OAKLAND COUNTY CONDOMINIUM SUBDIVISION PLAN NO. 628
 EXHIBIT "B" TO THE AMENDED MASTER DEED OF
 THE MAPLES OF NOVI, MAPLE GREENS
 CITY OF NOVI, OAKLAND COUNTY, MICHIGAN

PLANNED BY:
 THE MAPLES OF NOVI, INC.
 A MICHIGAN CORPORATION
 7051 ORCHARD LAKE RD., SUITE 130
 WEST BLOOMFIELD TOWNSHIP, MICH. 48322

DEVELOPER:
 THE MAPLES OF NOVI, INC.
 A MICHIGAN CORPORATION
 7051 ORCHARD LAKE RD., SUITE 130
 WEST BLOOMFIELD TOWNSHIP, MICH. 48322

SURVEYOR:
 ZED-DET / WOODRAY & ASSOC., INC.
 24450 FRANKLIN RD.
 BOUNTYFIELD, MI 48324

NOTE:
 * THE ASTERISK (*) AS SHOWN IN THE SHEET INDEX
 INDICATES AMENDED OR NEW SHEETS WHEREAS
 REVISIONS ARE SHOWN IN THESE SHEETS WITH
 THIS SUBMISSION ARE TO REPLACE OR BE SUPPLEMENTED
 PREVIOUSLY RECORDED.

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# 2B	SURVEY PLAN
# 2C	SURVEY PLAN
# 2D	SURVEY PLAN
# 2E	SURVEY PLAN
# 2F	SURVEY PLAN
# 2G	SURVEY PLAN
# 3	SITE PLAN
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# 3C	SITE PLAN
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# 3E	SITE PLAN
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# 5D	UTILITY PLAN
# 5E	UTILITY PLAN
# 5F	UTILITY PLAN



8-21-83

THE MAPLES OF NOVI, MAPLE GREENS

PLANNED BY:
 THE MAPLES OF NOVI, INC.
 A MICHIGAN CORPORATION
 7051 ORCHARD LAKE RD., SUITE 130
 WEST BLOOMFIELD TOWNSHIP, MICH. 48322

DEVELOPER:
 THE MAPLES OF NOVI, INC.
 A MICHIGAN CORPORATION
 7051 ORCHARD LAKE RD., SUITE 130
 WEST BLOOMFIELD TOWNSHIP, MICH. 48322

SURVEYOR:
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8-21-83

THE MAPLES OF NOVI, MAPLE GREENS

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# 5C	UTILITY PLAN
# 5D	UTILITY PLAN
# 5E	UTILITY PLAN
# 5F	UTILITY PLAN



8-21-83

THE MAPLES OF NOVI, MAPLE GREENS

1881 13935P837

THE STATE OF CALIFORNIA, COUNTY OF LOS ANGELES, ss. I, the undersigned, a Notary Public in and for the State of California, do hereby certify that the within and foregoing is a true and correct copy of the original as the same appears from the records of the County of Los Angeles, California, in and to which said original is duly recorded. Witness my hand and seal of office at Los Angeles, California, this 1st day of January, 1911.

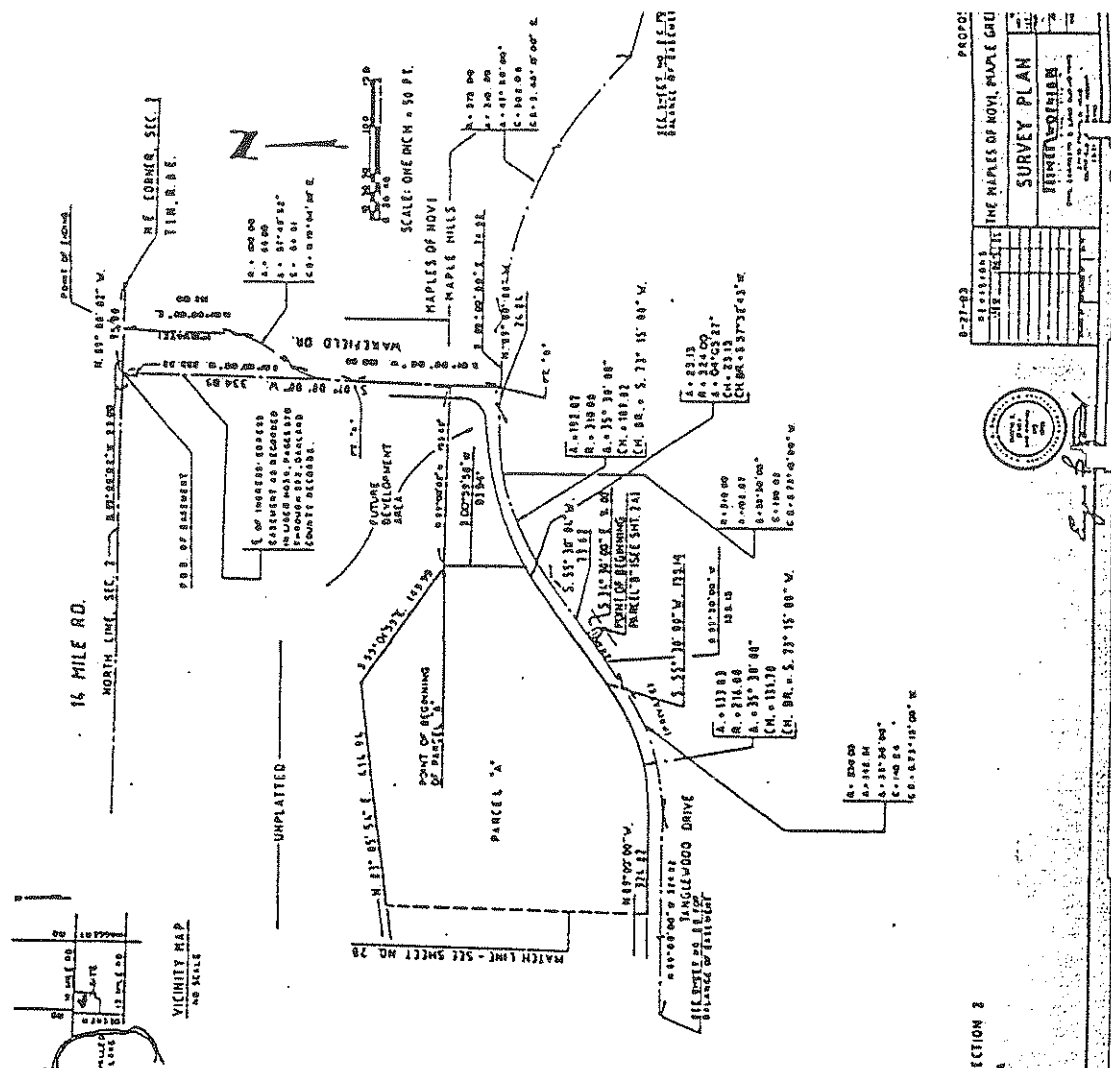
6-27-03

FILED IN	THE CITY OF
DATE	LOS ANGELES
BY	LEGAL DEPT.
TIME	

NOV 13 1911



John A. [Signature]



SURVEYOR'S CERTIFICATE:
 I, EUGENE F. ZEIMET, REGISTERED LAND SURVEYOR OF THE STATE OF MICHIGAN, HEREBY CERTIFY THAT THE SUBDIVISION PLAN KNOWN AS OAKLAND COUNTY CONDOMINIUM SUBDIVISION PLAN NO. 122 AS SHOWN ON THE ACCOMPANYING DRAWINGS, REPRESENTS A SURVEY ON THE GROUND MADE UNDER MY DIRECTION; THAT THERE ARE NO EXISTING ENCROACHMENTS UPON THE LANDS;
 THAT THE REQUIRED MONUMENTS AND IRON MARKERS HAVE NOT BEEN LOCATED IN THE GROUND AS REQUIRED BY RULES PROMULGATED UNDER SECTION 142 OF ACT NUMBER 39 OF THE PUBLIC ACTS OF 1978;
 THAT THE ACCURACY OF THIS SURVEY IS WITHIN THE LIMITS REQUIRED BY RULES PROMULGATED UNDER SECTION 142 OF ACT NUMBER 39 OF THE PUBLIC ACTS OF 1978;
 THAT THE BEARINGS AS SHOWN ARE NOTED ON SURVEY PLAN AS REQUIRED BY THE RULES PROMULGATED UNDER SECTION 142 OF ACT NUMBER 39 OF PUBLIC ACTS OF 1978.

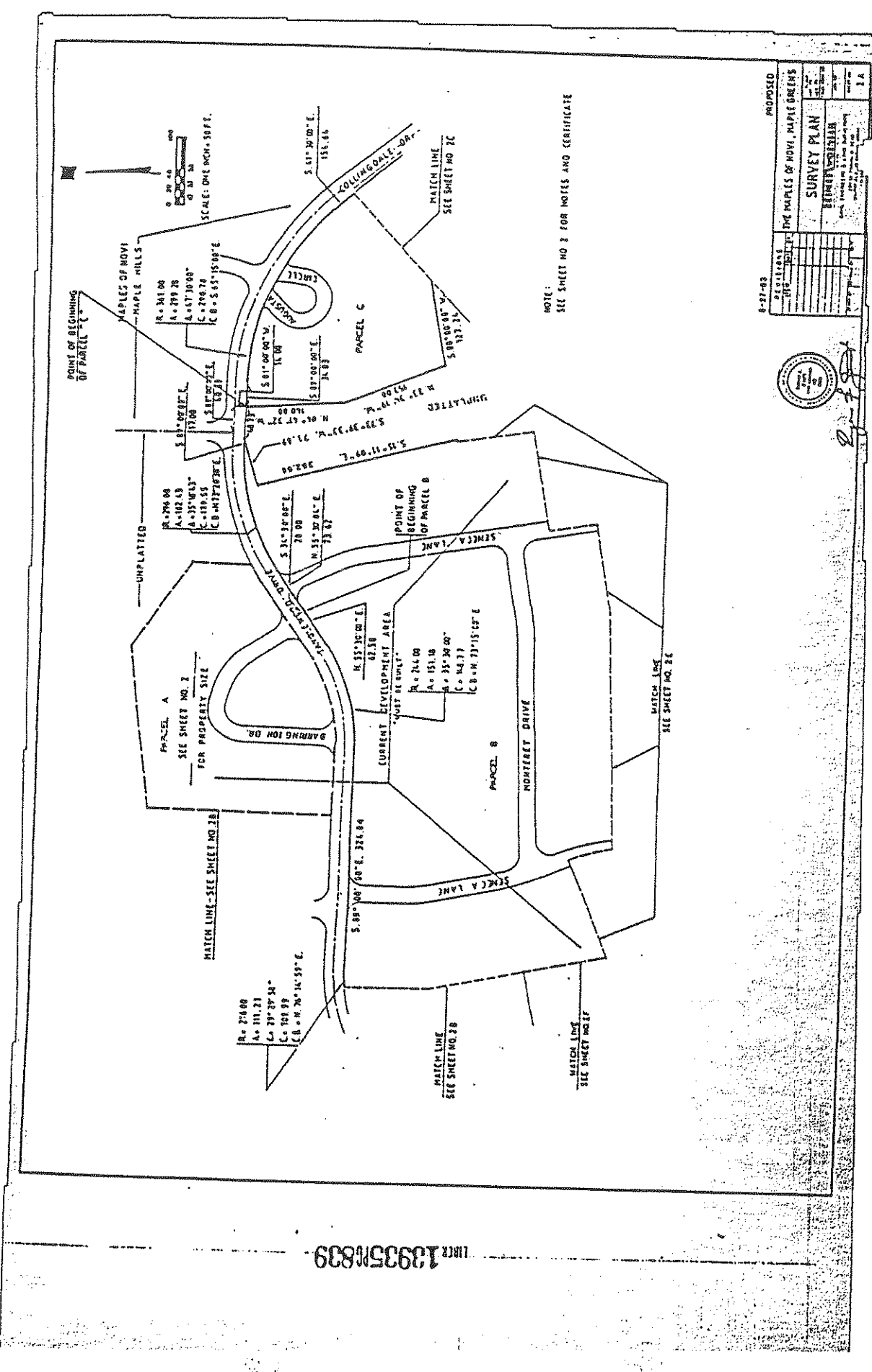
DATE: 9-27-83

EUGENE F. ZEIMET
 REGISTERED LAND SURVEYOR
 REGISTRATION NUMBER 7289
 ZEIMET, VOHMAN & ASSOC. INC.
 28150 FRANKLIN ROAD
 SOUTHFIELD, MICHIGAN 48034

NOTE:
 * DEMOTES IRON PIPE
 * DEMOTES CONCRETE MONUMENT
 BENCH MARKS "X" IN RIM OF MONUMENT BOX AT INTERSECTION OF 16 MILE ROAD AND DECKER ROAD ELEVATION 556.33 U.S. D.S., DATUM.
 BEARINGS ARE IN RELATION TO THE NORTH LINE OF SECTION 2
 SUBJECT PROPERTY IS NOT IN A FLOOD HAZARD AREA
 EASEMENTS WILL BE SHOWN ON AS-BUILT DRAWINGS.

13935P838

LIBR 139351839



PROPOSED

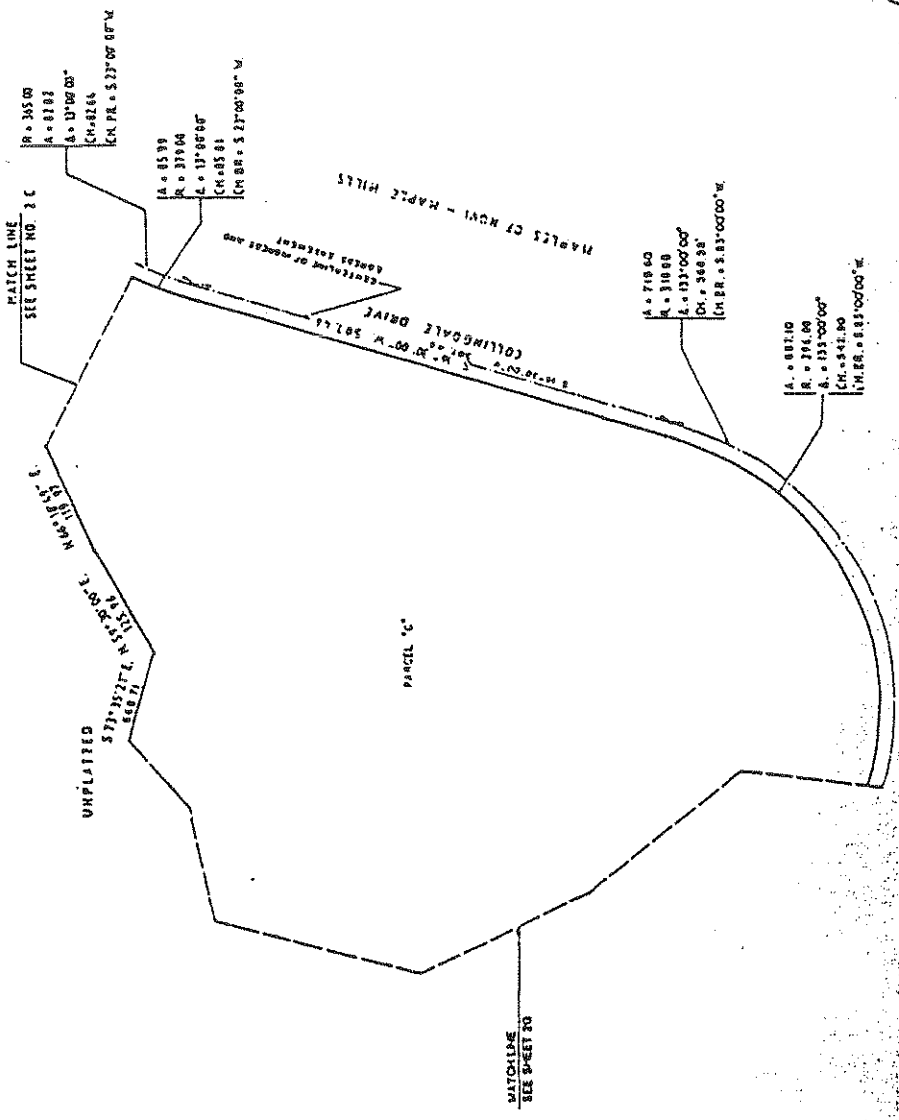
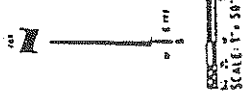
DATE	8-27-83
BY	[Signature]
CHECKED	[Signature]
APPROVED	[Signature]

THE MAPLES OF MOVI, MAPLE GREENS
SURVEY PLAN
HUNTER DEVELOPMENT

Scale: 1" = 50'



[Handwritten signature]



MATCH LINE
SEE SHEET NO. 2 C

R = 345.00
A = 81.83
S = 17°00'00"
C.M. = 812.64
C.M. P.L. = 5.27°00'00" W

R = 85.99
A = 375.04
S = 17°00'00"
C.M. = 812.64
C.M. P.L. = 5.27°00'00" W

MAPLES CT HOVI - MAPLE HILLS

CONCRETE DRIVE
COLLENGALE DRIVE
CONCRETE DRIVE

R = 718.60
A = 318.88
S = 17°00'00"
C.M. = 368.38
C.M. P.L. = 5.83°00'00" W

R = 887.10
A = 376.06
S = 17°00'00"
C.M. = 541.90
C.M. P.L. = 8.83°00'00" W

PARCEL "C"

UNPLATTED

MATCHLINE
SEE SHEET NO

NOTE:
SEE SHEET NO 2 FOR NOTES AND CERTIFICATE.

LINE 13935P840

PROPOSED

THE MAPLES OF HOVI, MAPLE GREEN

NO.	DATE	BY	REVISION
1	8-27-83		

SURVEY PLAN

INITIALS

DATE

SCALE

70



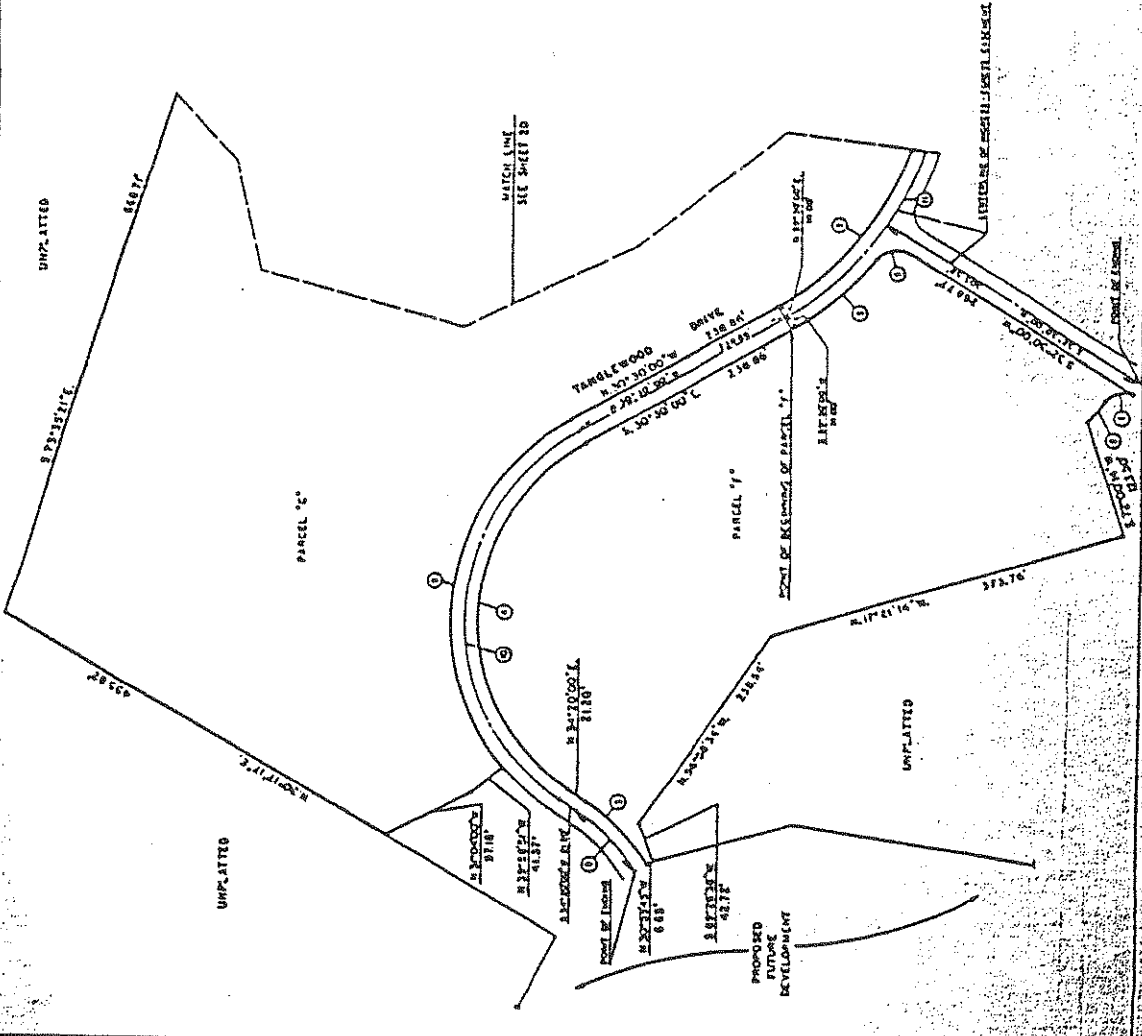
Signature

139357841



SEE SHEET 2 FOR GENERAL NOTES AND SURVEYOR'S CERTIFICATE

PT NO	Bearing	Dist	Angle	DATE	REMARKS
1	N 10° 00' 00" E	100.00		11/10/08	11/10/08
2	S 89° 59' 59" W	100.00		11/10/08	11/10/08
3	N 00° 00' 00" E	100.00		11/10/08	11/10/08
4	S 89° 59' 59" W	100.00		11/10/08	11/10/08
5	N 00° 00' 00" E	100.00		11/10/08	11/10/08
6	S 89° 59' 59" W	100.00		11/10/08	11/10/08
7	N 00° 00' 00" E	100.00		11/10/08	11/10/08
8	S 89° 59' 59" W	100.00		11/10/08	11/10/08
9	N 00° 00' 00" E	100.00		11/10/08	11/10/08
10	S 89° 59' 59" W	100.00		11/10/08	11/10/08
11	N 00° 00' 00" E	100.00		11/10/08	11/10/08
12	S 89° 59' 59" W	100.00		11/10/08	11/10/08
13	N 00° 00' 00" E	100.00		11/10/08	11/10/08
14	S 89° 59' 59" W	100.00		11/10/08	11/10/08
15	N 00° 00' 00" E	100.00		11/10/08	11/10/08
16	S 89° 59' 59" W	100.00		11/10/08	11/10/08
17	N 00° 00' 00" E	100.00		11/10/08	11/10/08
18	S 89° 59' 59" W	100.00		11/10/08	11/10/08
19	N 00° 00' 00" E	100.00		11/10/08	11/10/08
20	S 89° 59' 59" W	100.00		11/10/08	11/10/08



PROPOSED

THE MAPLES OF NOW
MAPLE GREEN

SURVEY PLAN

HIMMELSTEIN

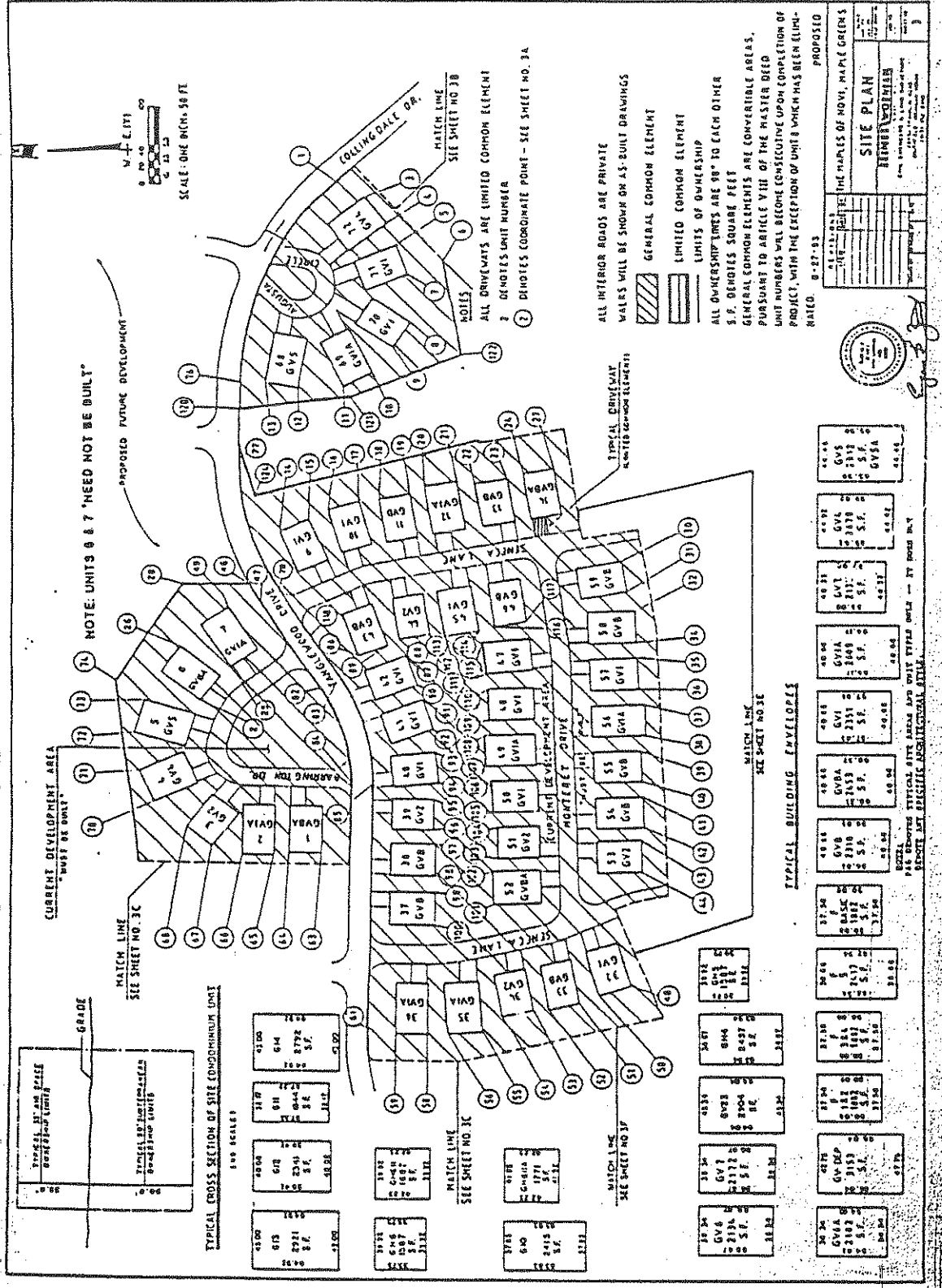
DATE: 11/10/08

PROJECT NO: 139357841

SCALE: 1" = 30'

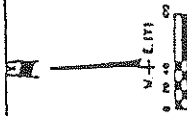


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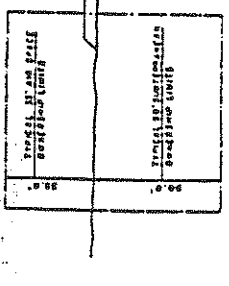
NOTE: UNITS 6 & 7 "NEED NOT BE BUILT"

SCALE: ONE INCH = 50 FEET



CURRENT DEVELOPMENT AREA "MUST BE BUILT"

PROPOSED FUTURE DEVELOPMENT



TYPICAL CROSS SECTION OF SITE CONDOMINIUM UNIT
1/8" SCALE

613	2231	3331	613	2231	3331
613	2231	3331	613	2231	3331
613	2231	3331	613	2231	3331
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613	2231	3331

ALL INTERIOR ROADS ARE PRIVATE
WALKS WILL BE SHOWN ON AS-BUILT DRAWINGS

GENERAL COMMON ELEMENT
LIMITED COMMON ELEMENT
LIMITS OF OWNERSHIP
ALL OWNERSHIP LINES ARE 90° TO EACH OTHER
S.F. DENOTES SQUARE FEET

GENERAL COMMON ELEMENTS ARE CONVERTIBLE AREAS. PURSUANT TO ARTICLE VIII OF THE MASTER DEED UNIT NUMBERS WILL BECOME CONCLUSIVE UPON COMPLETION OF PROJECT, WITH THE EXCEPTION OF UNITS WHICH HAS BEEN LIMITED. 8-27-93



PROPOSED

DATE	08/27/93						
BY	THE MAPLES OF NOVA, MAPLE GREENS						
FOR							
PROJECT	THE MAPLES OF NOVA, MAPLE GREENS						
<table border="1"> <tr> <td colspan="2">SITE PLAN</td> </tr> <tr> <td colspan="2"> </td> </tr> <tr> <td colspan="2"> THE MAPLES OF NOVA, MAPLE GREENS 10000 ROUTE 100, SUITE 100 FARMINGTON, CT 06030 TEL: (860) 271-2121 FAX: (860) 271-2122 </td> </tr> </table>		SITE PLAN				THE MAPLES OF NOVA, MAPLE GREENS 10000 ROUTE 100, SUITE 100 FARMINGTON, CT 06030 TEL: (860) 271-2121 FAX: (860) 271-2122	
SITE PLAN							
THE MAPLES OF NOVA, MAPLE GREENS 10000 ROUTE 100, SUITE 100 FARMINGTON, CT 06030 TEL: (860) 271-2121 FAX: (860) 271-2122							

TYPICAL BUILDING ENVELOPES

FIG SHOWS TYPICAL SITE AREA AND UNIT TYPES ONLY - BY ROOM IN %

613	2231	3331	613	2231	3331	613	2231	3331	613	2231	3331	613	2231	3331	613	2231	3331	613	2231	3331	613	2231	3331			
613	2231	3331	613	2231	3331	613	2231	3331	613	2231	3331	613	2231	3331	613	2231	3331	613	2231	3331	613	2231	3331	613	2231	3331
613	2231	3331	613	2231	3331	613	2231	3331	613	2231	3331	613	2231	3331	613	2231	3331	613	2231	3331	613	2231	3331	613	2231	3331

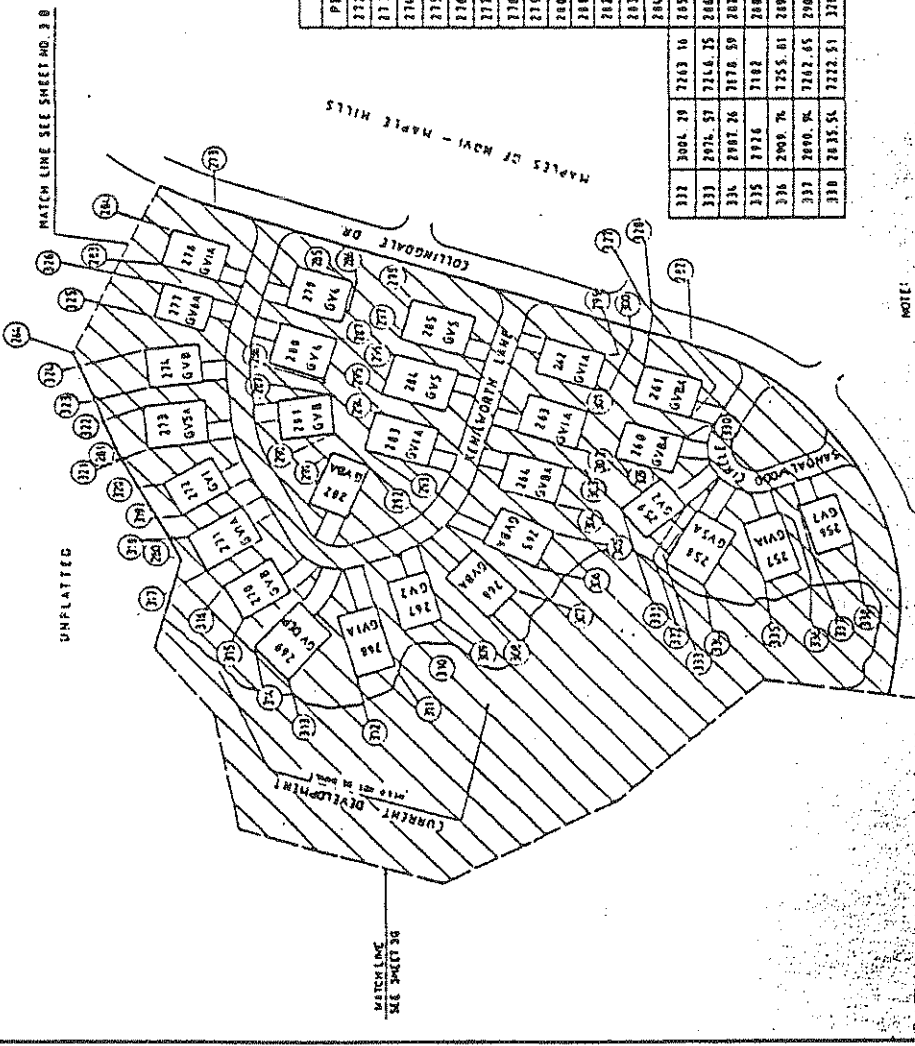
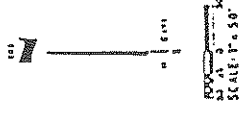
139357842 1993

P.T.	COORDINATE VALUES		COORDINATE VALUES		COORDINATE VALUES		COORDINATE VALUES		COORDINATE VALUES		COORDINATE VALUES		COORDINATE VALUES		COORDINATE VALUES		COORDINATE VALUES	
	NORTH	EAST	NORTH	EAST	NORTH	EAST	NORTH	EAST	NORTH	EAST	NORTH	EAST	NORTH	EAST	NORTH	EAST	NORTH	EAST
1	4331.00	745.59	44	4853	6143	87	4365	7362	139	3768	7477	013	4235	5686	375	6187	6462	232
2	4407	8408	45			00	4355	7405	31	3777	7476	136	4230	5685	316	6180	6462	233
3	4408	7847	46	4943.28	7328.48	00	4368	7256	52	3815	7558	135	4232	5842	217	6184	6462	234
4	4312	7412	47	4931.59	7430.10	98	4331	7405	131	3848	7591	136	4235	5895	218	6172	6303	235
5	4359	7584	48	4806	6870	81	4325	6987	134	3886	7615	137	4239	5812	219	6117	6373	236
6	4381.64	7565.48	49	4998	7661.92	82	4340	6949	135	3918	7580	138	4239	5783	220	6130	6423	237
7	4313	7566	50	5106	6408	93	4300	6919	136	3937	7561	139	4243	5800	222	6144	6428	238
8	4344	7400	51	4128	6598	94	4304	6878	137	3964	7535	140	4249	4903	222	6144	6428	239
9	4346	7443	52	4168	6579	95	4311	6858	138	4047	7529	141	4258	4919	223	6191	6439	240
10	4398	7616	53	4189	6589	96	4312	6875	138	4018	7516	142	4244	4842	224	6207	6404	241
11	4424	7396	54	4238	6581	97	4308	6788	149	4040	7555	143	4242	4844	225			
12	4484	7393	55	4253	6541	98	4309	6857	141	4109	7648	144	4245	4827	226			
13	4516	7400	56	4296	6558	98	4308	6731	142	4160	7677	145	4242	4794	227	6233.36	6218.57	242
14	4506	7203	57			100	4309	6806	143	4182	7586	146	4243	4843	228	6326.35	6249.49	243
15	4470	7278	58	4319	6550	100	4320	6722	144	4235	7550	147	4239	4817	229	6272.59	6251.50	244
16	4445	7233	59	4369	6558	102	4341	6769	145	4252	7556	148	4245	4849	230	6294.81	6280.43	245
17	4408	7266	60			103	4336	6739	146	4281	7593	149	4249	4816	231	6286.42	6284.65	246
18	4388	7242	61	4396.72	6558.30	104	4336	6822	147	4291	7669	150	4249	4828	232	6275.12	6289.88	247
19	4348	7254	62			105	4342	6840	148	4299	7635	151	4249	4855	233	6285.25	6288.69	248
20	4332	7246	63	4356	6798	106	4343	6881	149	4351	7645	152	4245	4849	234	6282.62	6287.86	249
21	4382	7272	64	4496	6787	107	4359	6829	153	4395	7637	153	4243	4817	235	6268.72	6291.47	250
22	4341	7149	65	4516	6783	108	4370	6940	154	4416	7635	154	4245	4825	236	6268.72	6291.47	251
23	4271	7275	66	4555	6782	109	4445	6869	152	4487	7646	155	4249	4839	237	6263.94	6290.31	252
24	4302	7213	67	4592	6792	110	4446	7062	153	4505	7632	156	4252	4814	238			
25	4370	7029	68	4676	6816	111	4464	7021	154	4548	7687	157	4252	4839	239			
26	4038	7093	69			112	4476	7069	155	4550	7680	158	4259	4848	240	6228.49	6259.84	250
27	4312	7248	70	4685	6851	113	4316	7072	156	4564	7672	159	4245	4848	241	6293.16	6293.16	251
28	4027.97	719.08	71	4688	6861	114	4358	7073	157	4584	7637	160	4246	4819	242	6293.16	6293.16	252
29			72	4699	6844	115	4351	7061	156	4575	7635	161	4245	4813	243	6297.88	6297.88	253
30	4077	7166	73	4670	6964	116	4297	7082	158	4607	7622	162	4242	4812	244	6284.97	6290.97	254
31	4070	7115	74	4713.03	7291.47	117	4298	7088	160	4604	7632	163	4243	4831	245	6284.25	6291.72	255
32	4081	7109	75	4644.68	7081.75	118	4244.34	7049.11	161	4612	7632	164	4246	4828	246	6292.96	6291.91	256
33	4035.67	7080.45	76	4558.36	7461.52	119	4560.17	7319.79	162	4655	7635	165	4245	4852	247	6288.88	6297.95	257
34	4050	7651	77	4568.48	7381.70	120	4550.34	7281.55	163	4642	7626	166	4249	4849	248	6290.84	6294.94	258
35	4637	7844	78	4509.01	7178.74	121	4499.03	7237.89	164	4632	7684	167	4243	4831	249	6290.59	6291.19	259
36	4654	7891	79	4568.57	4935.34	122	4700.40	7668.17	165	4615	7639	168	4245	4816	250	6279.16	6288.70	260
37	4048	6982	80	4517.22	7093.03	123			166	4643	7636	169	4248	4849	251	6284.94	6288.70	261
38	4947	4942	81	4498.37	7053.23	124	4568.00	7153.00	167	4600	7643	170	4245	4849	252	6285.01	6288.70	262
39	4054	6971	82	4455.97	7081.73	125	3875	7580	168	4640	7680	171	4233	4807	253			
40	4053	6880	83	4631.96	7071.40	126	3995	7844	169	4624	7615	172	4246	4807	254	6286	6287	263
41	4053	6840	84	4407.02	6075.41	127	3808	7859	170	4655	7692	173	4230	4807	255	6287	6287	264
42	4087	6810	85	4388.06	6075.15	128	3824	7862	171	4636	7692	174	4230	4807	256	6287	6287	265
43	4056	6896	86	4407	7843	129	3889	7677	172	4685	7710							

13935M843



08-27-98
 THE TABLES OF NORTH, NAME GREENS
 COORDINATE PLAN
 HENRY VOLINER
 PROFESSIONAL ENGINEER
 STATE OF FLORIDA
 NO. 13935
 PROPOSED



COORDINATE VALUES

PT	NORTH	EAST	PT	NORTH	EAST
272	3165.07	3570.19	291	3360	3310
273			292	3323	3302
274			293	3329	3321
275			294	3317	3300
276			295	3311	3379
277			296	3390	3621
278			297	3194	3637
279			298	3300	3670
280	3571.04	3281.64	299	3099	3622
281	3564.99	3309.89	300	3099	3385
282	3568.51	3634.87	301	3104	3362
283	3541	3516	302	3117	3322
284	3570	3553	303	3177	3301
285	3340	3697	304	3160	3281
286	3352	3655	305	3141	3223
287	3356	3636	306	3160	3184
288	3360	3394	307	3180	3130
289	3362	3378	308	3204	3147
290	3359	3338	309	3157	3141
291	3072	3315	310	3087	3334
292			311	3072	3318
293			312	3072	3354
294			313	3554	3354
295			314	3560	3364
296			315	3554	3383
297			316	3550	3421
298			317	3569	3460
299			318	3530	3494
300			319	3061	3551
301			320	3072	3554
302			321	3554	3560
303			322	3560	3604
304			323	3554	3604
305			324	3554	3604
306			325	3569	3660
307			326	3530	3694
308			327	3061	3755
309			328	3072	3755
310			329	3072	3755
311			330	3072	3755
312			331	3072	3755
313			332	3072	3755

PROJECT: MAPS OF NOVI, MICHIGAN

DATE: 8-27-81

BY: [Signature]

CHECKED: [Signature]

APPROVED: [Signature]

SCALE: 1" = 50'

UNPLATTED

MATCH LINE SEE SHEET NO. 30

MATCH LINE SEE SHEET NO. 30

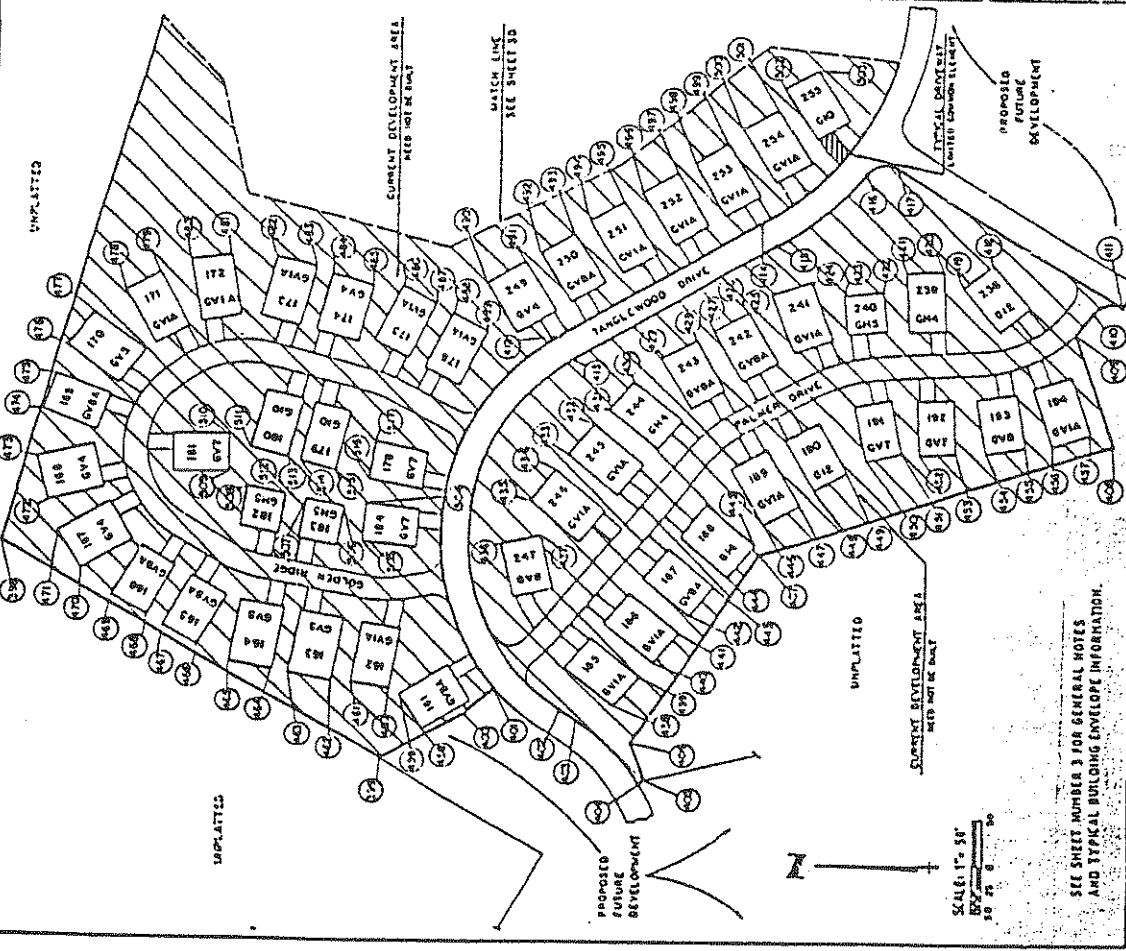
MAPS OF NOVI - MAPLE HILLS

NOTE: SEE SHEETS FOR GENERAL NOTES AND TYPICAL FINISHES AND INFORMATION.

SITE PLAN

LIBRA 13935R844

LIBRA 13935P0845



COORDINATE VALUES											
PT	NORTH	EAST	PL	NORTH	EAST	PT	NORTH	EAST	PT	NORTH	EAST
398	3709.97	6560.00	436	3185	6509	474	3669	6684			
399	3816.37	6320.11	437	3145	6516	475	3654	6712			
400	3834.13	6300.26	438	3082	6390	476	3629	6770			
401	3701.70	6408.98	439	3036	6421	477	3602	6816			
402	3136.13	6383.38	440	3043	6436	478	3537	6773			
403	3118.62	6372.42	441	3017	6468	479	3522	6772			
404	3053.69	6306.99	442	3007	6462	480	3406	6799			
405	3049.99	6310.01	443	2981	6517	481	3466	6805			
406	3094.99	6350.01	444	2973	6536	482	3428	6837			
407	2834.96	6350.01	445	2939	6360	483	3190	6846			
408	2818.39	6378.93	447	2923	6447	485	3331	6826			
409	2838.23	6301.37	448	2877	6517	486	3382	6817			
410	2870.92	6307.70	449	2847	6533	487	3346	6859			
411	3139.18	6778.33	450	2828	6643	489	3192	6789			
412	3122.93	6749.86	451	2825	6643	489	3192	6789			
413	2932.34	6839.22	452	2740	6632	490	3210	6810			
414	2918.15	6871.09	453	2736	6632	491	3178	6832			
415	2830.49	6848.73	454	2715	6703	492	3137	6862			
417	2737.60	6932.11	455	2675	6711	493	3122	6903			
418	2718	6840	456	2656	6712	494	3107	6916			
419	2727	6933	457	2610	6723	495	3072	6917			
420	2764	6839	459	2582	6386	496	3054	6927			
421	2768	6839	459	2579	6421	497	3019	6948			
422	2815	6829	460	2513	6508	498	3002	6938			
423	2854	6823	461	2523	6416	499	2987	6919			
424	2846	6781	462	2373	6417	500	2932	6931			
425	2904	6767	463	2417	6423	501	2917	7014			
426	2920	6754	464	2433	6428	502	2886	7031			
427	2936	6735	465	2477	6437	503	2879	7053			
428	2938	6771	466	2509	6453	504	2842	6987			
429	3034	6732	467	2543	6474	505	2842	6963			
430	3084	6701	468	2582	6484	506	2866	6943			
431	3087	6638	469	2597	6504	507	2866	6943			
432	3108	6682	470	2610	6543	508	2864	6984			
433	3118	6650	471	2632	6582	509	2817	6983			
434	3141	6635	472	2663	6601	510	2817	6983			
435	3187	6604	473	2673	6643	511	2853	6937			

PROPOSED
8-27-93

THE MAPLES OF NOVA
SCOTIA
LARGE GREENS

DATE: 8-27-93

PROJECT: THE MAPLES OF NOVA SCOTIA LARGES GREENS

SITE PLAN

BRIMLEY CO. INC.

1000 UNIVERSITY AVENUE, SUITE 100
DARTMOUTH, NS B3A 2G9

SCALE: 1" = 50'

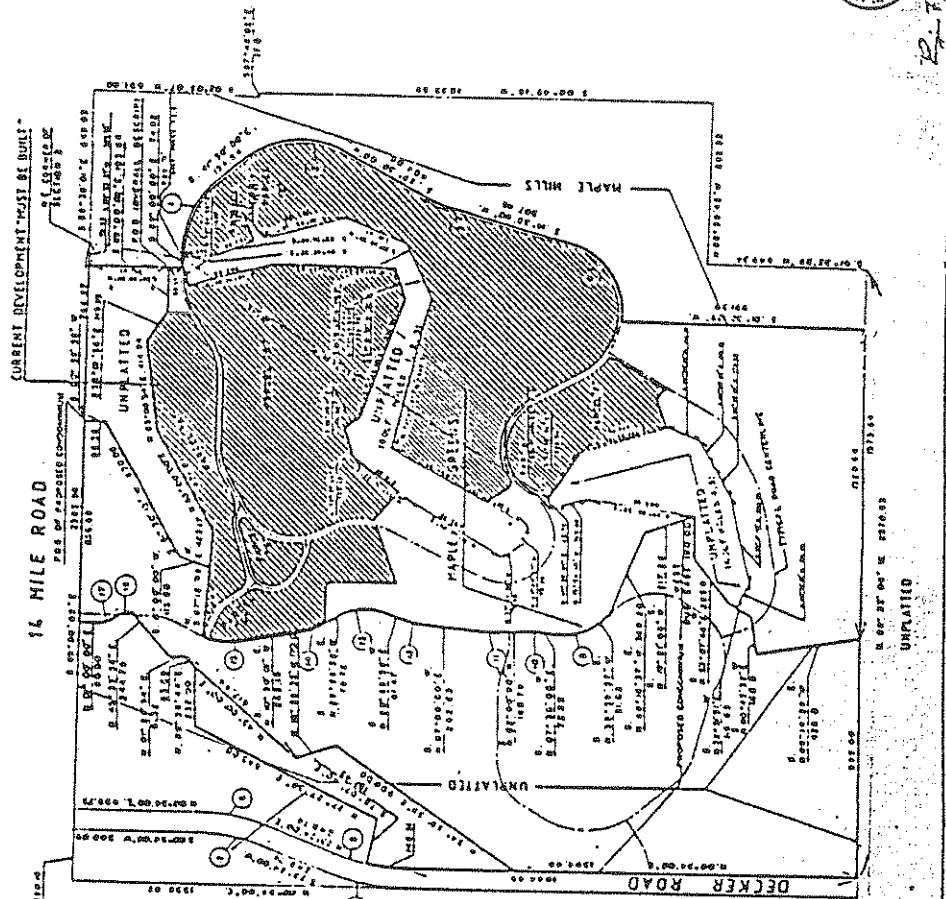
SEE SHEET NUMBER 3 FOR GENERAL NOTES AND TYPICAL BUILDING DEVELOPE INFORMATION.



SCALE: ONE INCH = 200 FT.

STATION	CHORD BEARING	CHORD DISTANCE	CHORD BEARING
1	100.87	47.728	37° 28' 57"
2	210.0	89.727	33° 28' 38"
3	310.0	128.12	30° 51' 30"
4	410.0	162.88	29° 08' 00"
5	510.0	193.88	27° 50' 37"
6	610.0	220.68	27° 00' 31"
7	710.0	243.88	26° 24' 31"
8	810.0	263.88	25° 56' 18"
9	910.0	280.68	25° 32' 18"
10	1010.0	294.88	25° 11' 24"
11	1110.0	306.88	24° 52' 18"
12	1210.0	316.88	24° 34' 18"
13	1310.0	324.88	24° 17' 18"
14	1410.0	330.88	24° 01' 18"
15	1510.0	335.88	23° 46' 18"
16	1610.0	339.88	23° 32' 18"
17	1710.0	342.88	23° 19' 18"
18	1810.0	344.88	23° 07' 18"
19	1910.0	345.88	22° 56' 18"
20	2010.0	346.88	22° 46' 18"
21	2110.0	346.88	22° 37' 18"
22	2210.0	346.88	22° 29' 18"
23	2310.0	346.88	22° 22' 18"
24	2410.0	346.88	22° 16' 18"
25	2510.0	346.88	22° 11' 18"
26	2610.0	346.88	22° 07' 18"
27	2710.0	346.88	22° 04' 18"
28	2810.0	346.88	22° 02' 18"
29	2910.0	346.88	22° 01' 18"
30	3010.0	346.88	22° 01' 18"

CURVE NO.	CHORD BEARING	CHORD DISTANCE	CHORD BEARING
1	100.87	47.728	37° 28' 57"
2	210.0	89.727	33° 28' 38"
3	310.0	128.12	30° 51' 30"
4	410.0	162.88	29° 08' 00"
5	510.0	193.88	27° 50' 37"
6	610.0	220.68	27° 00' 31"
7	710.0	243.88	26° 24' 31"
8	810.0	263.88	25° 56' 18"
9	910.0	280.68	25° 32' 18"
10	1010.0	294.88	25° 11' 24"
11	1110.0	306.88	24° 52' 18"
12	1210.0	316.88	24° 34' 18"
13	1310.0	324.88	24° 17' 18"
14	1410.0	330.88	24° 01' 18"
15	1510.0	335.88	23° 46' 18"
16	1610.0	339.88	23° 32' 18"
17	1710.0	342.88	23° 19' 18"
18	1810.0	344.88	23° 07' 18"
19	1910.0	345.88	22° 56' 18"
20	2010.0	346.88	22° 46' 18"
21	2110.0	346.88	22° 37' 18"
22	2210.0	346.88	22° 29' 18"
23	2310.0	346.88	22° 22' 18"
24	2410.0	346.88	22° 16' 18"
25	2510.0	346.88	22° 11' 18"
26	2610.0	346.88	22° 07' 18"
27	2710.0	346.88	22° 04' 18"
28	2810.0	346.88	22° 02' 18"
29	2910.0	346.88	22° 01' 18"
30	3010.0	346.88	22° 01' 18"



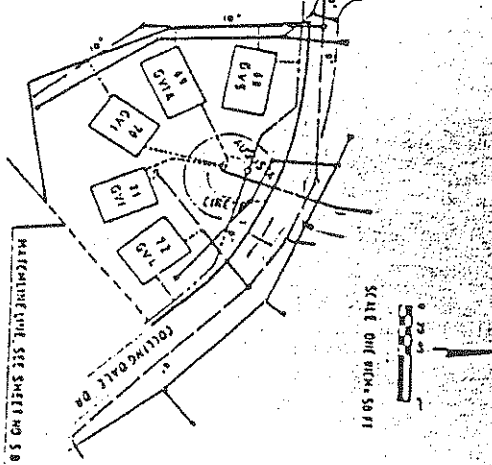
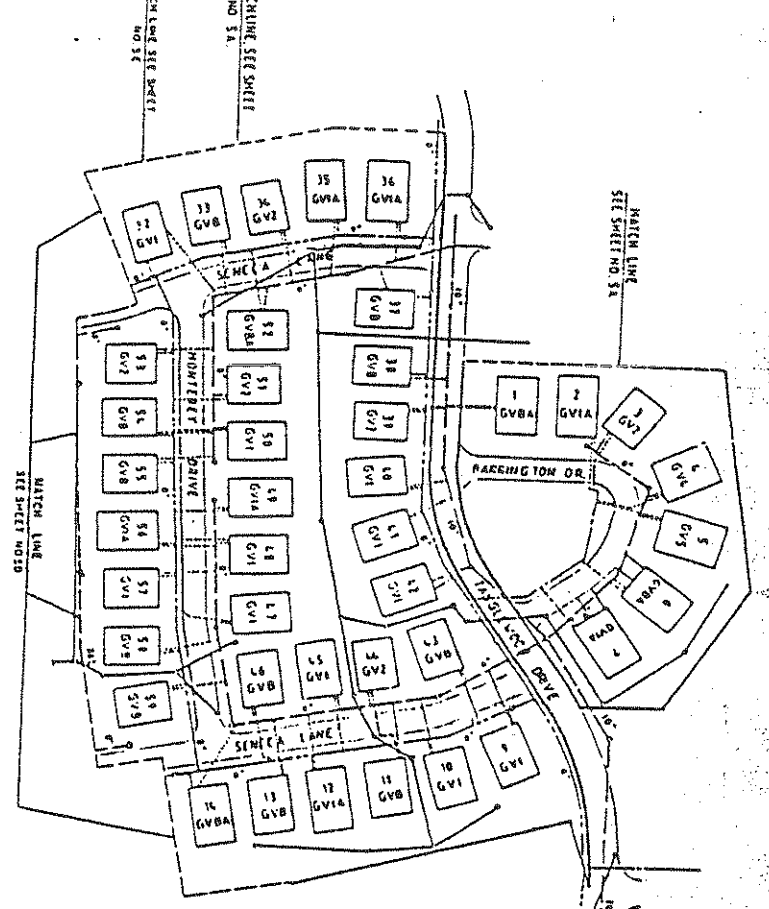
PROJ. NO.	DATE	DESCRIPTION
8-27-93		THE MAPLES OF ROY, MAPLE GLE
		COMPOSITE PLAN
		ENGINEERING



P-172

LIBR 1393570846

LEGEND	
	SANITARY SEWER
	STORM SEWER
	WATER MAIN
	GAS
	POWER
	TELEPHONE
	FIRE ALARM
	CATCHBASIN
	SERVICE LEAD



NOTES:

- 1 DENOTES UNIT NUMBER
- GVS DENOTES UNIT TYPE
- 8" DENOTES UTILITY SIZE
- UTILITY METERS, SERVICE LEADS, STORM SEWER, OR GAS, TELEPHONE, WATER AND SANITARY SEWER MUST BE BUILT. EASEMENTS WILL BE SHOWN ON AS-BUILT DRAWINGS.
- WARS WILL BE SHOWN ON AS-BUILT DRAWINGS.
- CONNECTION TO EXISTING WATER AND SEWER WILL BE SHOWN ON AS-BUILT PLANS.
- ROAD, STORM DRAINAGE FACILITIES, TRUNK LINES FOR ELECTRIC, GAS, TELEPHONE, WATER AND SANITARY SEWER MUST BE BUILT. EASEMENTS WILL BE SHOWN ON AS-BUILT DRAWINGS.

8-27-93

PROPOSED

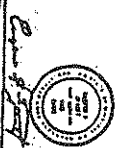
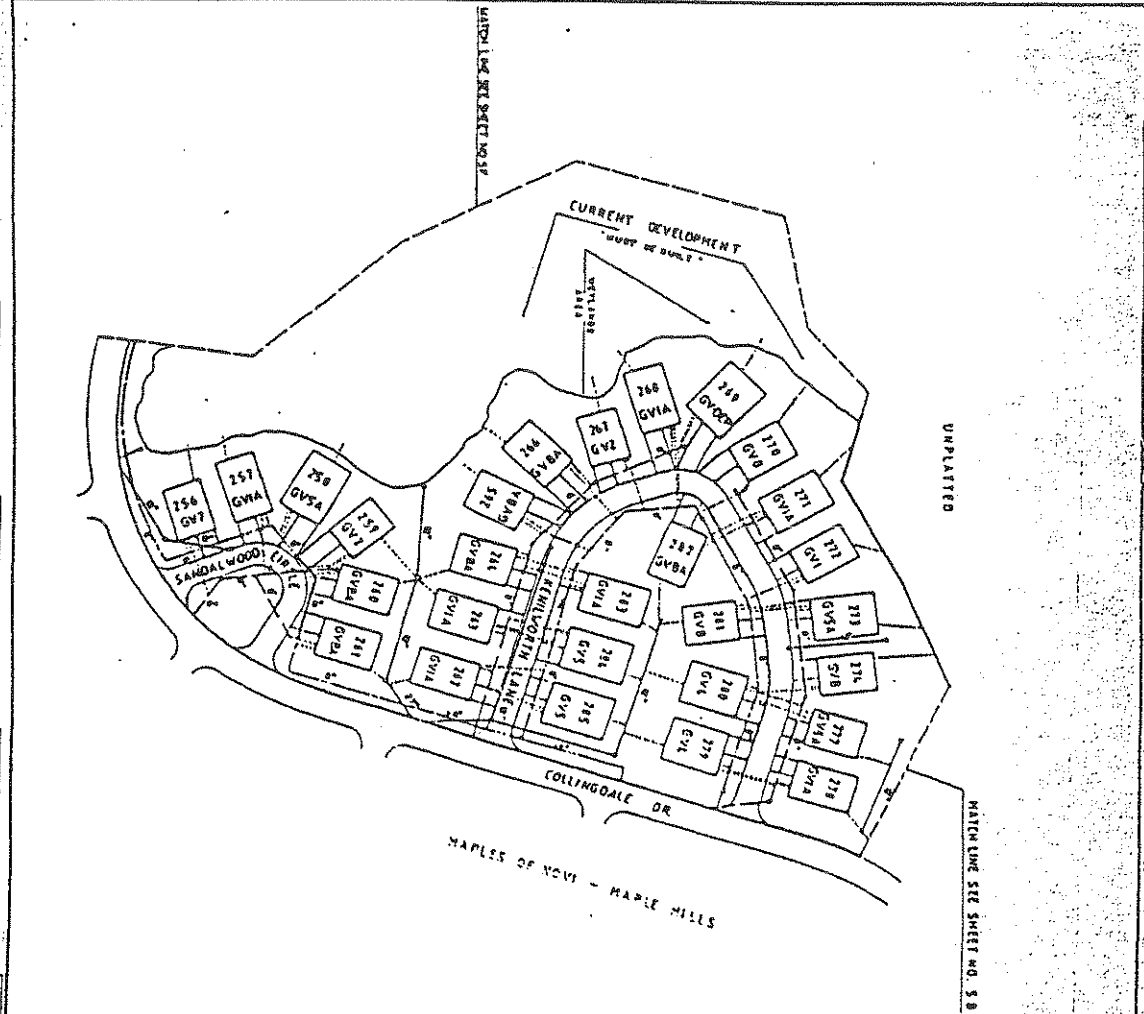
DATE: 8-27-93

BY: [Signature]

SCALE ONE INCH = 50 FT

UTILITY PLAN

139350847



8-27-58	
DATE	1-15-59
BY	[Signature]
PROPOSED	
UTILITY PLAN	
THE MAPLES OF NOVI MAPLE HILLS	
RICHARD J. [unreadable]	
Professional Engineer	
No. 12345	
City of Novi, Michigan	
Scale: As Shown	
Sheet No. 5.8	

NOTE
SEE SHEET NUMBER 5 FOR NOTES AND LEGEND

13935M848

