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**FIRST AMENDMENT TO MASTER DEED
OF
BROOKSIDE OF SUPERIOR TOWNSHIP**

**A SINGLE FAMILY RESIDENTIAL CONDOMINIUM
WASHTENAW COUNTY CONDOMINIUM
SUBDIVISION PLAN NO. 343**

The Selective Group, Inc. a Michigan corporation, whose address is 27655 Middlebelt Road, Suite 130, Farmington Hills, Michigan 48334 ("Developer"), being the Developer of BROOKSIDE OF SUPERIOR TOWNSHIP, a single family residential condominium project located in the Township of Superior, Washtenaw County, Michigan and established pursuant to the Master Deed thereof, recorded on September 21, 2000 in Liber 3969, Page 295, Washtenaw County Records, and designated as Washtenaw County Condominium Subdivision Plan No. 343 (the "Original Master Deed"), hereby amends the Original Master Deed pursuant to the authority reserved in Article VIII, Section 3 of the Original Master Deed for the purpose of recording the Storm Water System Maintenance Plan described in Article VII, Section 10 of the Original Master Deed as Exhibit "C" to the Master Deed. Upon the recording of this First Amendment to Master Deed ("First Amendment") in the office of the Washtenaw County Register of Deeds, the Original Master Deed (including the Condominium By-Laws and the Condominium Subdivision Plan which are attached to the Original Master Deed as Exhibits "A" and "B", respectively), will be amended, as follows:

1. The Brookside of Superior Township Storm Water System Maintenance Plan for Phase I captioned Exhibit C to Master Deed, which is attached hereto, is hereby incorporated into the Original Master Deed as Exhibit "C" to the Master Deed.



2. Except as set forth in this First Amendment, the Original Master Deed (including the Condominium By-Laws and Condominium Subdivision Plan attached thereto), is hereby ratified and confirmed.

Dated this 23rd, day of October, 2000.

WITNESSES:

SIGNED BY:

THE SELECTIVE GROUP, INC., a Michigan corporation

David Darkowski
David Darkowski

By: William T. Stapleton
William T. Stapleton
Its: President

Lisa Knapke
Lisa Knapke

STATE OF MICHIGAN)
 : ss
COUNTY OF OAKLAND)

The foregoing instrument was acknowledged before me this 23rd day of October, 2000, by William T. Stapleton, the President of THE SELECTIVE GROUP, INC., a Michigan corporation, on behalf of the corporation.

Edie L. Schwartz
NOTARY PUBLIC
County of Oakland, State of Michigan
My Commission Expires: 11-5-03

EDIE L. SCHWARTZ
Notary Public, Oakland County, MI
My Commission Expires Nov 5, 2003

DRAFTED BY AND WHEN RECORDED RETURN TO:

Dean J. Gould, Esq.
George W. Day, Esq.
Jackier, Gould, Bean, Upfal & Eizelman
Second Floor, 121 West Long Lake Road
Bloomfield Hills, Michigan 48304-2719
(248) 642-0500

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EXHIBIT C TO MASTER DEED
BROOKSIDE OF SUPERIOR TOWNSHIP
Storm Water System Maintenance Plan for Phase I

1. RESPONSIBILITY FOR MAINTENANCE

- a. During construction, it is Selective Enterprises, Inc. responsibility to perform maintenance of the storm water system.
- b. Following construction, it will be the responsibility of the Brookside of Superior Township Condominium Association (BOSTCA) to perform the maintenance.
- c. The Master Deed will specify that routine maintenance of the storm water system must be completed within 14 days of receipt of written notification that action is required, unless other acceptable arrangements are made with the Washtenaw County Drain Commissioner (WCDC). Should the BOSTCA fail to act within this time frame, the WCDC may perform the needed maintenance and assess the costs against the BOSTCA.

2. SOURCE OF FINANCING

The Brookside of Superior Township Condominium Association (BOSTCA) will assess its members (all owners of units in the site condominium) to pay for all storm water system inspection, maintenance, reporting and record keeping activities on an annual basis.

3. MAINTENANCE TASKS AND SCHEDULE

- a. Refer to the attached charts on the next two pages. The first chart describes the storm water system maintenance program during construction of Phase I, which will be performed by Selective Enterprises, Inc. The second chart describes the maintenance program which will be performed by the Brookside of Superior Township Condominium Association, after the system is accepted by the Washtenaw County Drain Commissioner and turned over to the BOSTCA.
- b. Before turning any portion the development over to the BOSTCA, Selective Enterprises, Inc. will have the storm water system inspected by an engineer to verify grades of the sediment and detention areas, and to make recommendations for any necessary sediment removal.

7/29/98

Seiber, Keast & Associates, Inc.

Project No. 96-068



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Page: 3 of 6
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Peggy M. Haines - Washtenaw Co. DMAAM L-3976 P-249



BROOKSIDE OF SUPERIOR TOWNSHIP
Storm Water System Maintenance Plan for Phase 1

STORM WATER SYSTEM MAINTENANCE PLAN
ANNUAL BUDGET

Annual inspection for sediment accumulation:	\$500.00
Removal of sediment accumulation every 5 years as needed:	\$1,500.00
Inspect for floatables and debris annually and after major storms: \$500.00	
Removal of floatables and debris annually and after major storms:	\$500.00
Inspect system for erosion annually and after major storms:	\$500.00
Reestablish permanent vegetation in eroded areas as needed:	\$1,000.00
Replacement of gravel jackets every 3 to 5 years as needed: \$1,500.00	
Annual street sweeping:	\$1,000.00
Mowing up to 2 times per year:	\$1,000.00
Inspect structural elements during wet weather and compare to as-built plans every year: \$500.00	
Make structural adjustments or replacements as determined by the annual wet weather inspection, as needed:	\$1,000.00
Emergency inspection by professional engineer upon identification of severe problems:	\$500.00

Total Annual Budget: **\$10,000.00**

The Brookside of Superior Township Condominium Association will assess its members (all owners of units in the site condominium) to pay for all storm water system inspection, maintenance, reporting and record keeping activities on an annual basis.



BROOKSIDE OF SUPERIOR TOWNSHIP

Storm Water System Maintenance Plan During Construction of Phase 1

TASKS:	COMPONENTS:													SCHEDULE:
Inspect for sediment accumulation	X	X	X	X	X	X	X	X	X	X	X	X	X	Weekly
Removal of sediment accumulation		X	X	X	X	X	X	X	X	X	X	X	X	As needed* and prior to turnover
Inspect for floatables and debris		X	X	X	X	X	X	X	X	X	X	X	X	Quarterly
Cleaning of floatables and debris		X	X	X	X	X	X	X	X	X	X	X	X	Quarterly and prior to turnover
Inspection for erosion		X	X	X	X	X	X	X	X	X	X	X	X	Weekly
Reestablish permanent vegetation in eroded areas	X													X As needed and prior to turnover
Replacement of gravel jacket														As needed*
Mowing	X													10 to 2 times per year
Inspect structural elements during wet weather and compare to as-built plans (report by a prof. engineer to Selective)														X Annually and at turnover
Make adjustments or replacements as determined by pre-turnover inspection	X													X As needed

* "As needed" means when sediment has accumulated to a maximum of one foot depth.



BROOKSIDE OF SUPERIOR TOWNSHIP

Storm Water System Maintenance Plan for Phase 1

TASKS:	COMPONENTS:													SCHEDULE:			
	Storm Sewer System	Channels	Streets	Catch Basin Sumps	North Sediment Basin	N. Basin Rip Rap Overflow	Southwest Sediment Basin	SW Sed. Basin Standpipe	SW Basin Rip Rap Overflow	Wetland/Detention Area	Well/Det. Area Standpipe	Well/Det. Overflow Spillway	Detention Pond		Pond Outflow Control Struct.	Det. Pond Rip Rap Overflow	Temporary Drainage Ditch
Inspect for sediment accumulation	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	Annually
Removal of sediment accumulation	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	Every 5 to 10 years as needed
Inspect for floatables and debris	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	Annually
Cleaning of floatables and debris	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	Annually
Inspection for erosion	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	Annually
Reestablish permanent vegetation in eroded areas	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	As needed
Replacement of gravel jacket	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	Every 3 to 5 years as needed
Clean streets	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	Annually
Mowing	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	0 to 2 times per year
Inspect structural elements during wet weather and compare to as-built plans (report by a prof. engineer to BOSTCA)	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	Annually
Make adjustments or replacements as determined by annual wet weather inspection	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	As needed
Keep records of all inspections and maintenance activities and report to BOSTCA	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	Annually
Keep records of all costs for inspections, maintenance and repairs, and report to BOSTCA	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	Annually
BOSTCA reviews cost effectiveness of the preventative maintenance program and makes adjustments as needed	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	Annually
BOSTCA shall have a prof. engineer carry out emergency inspections upon identification of severe problems	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	As needed

BOSTCA = Brookside of Superior Township Condominium Association