

FIRST AMENDMENT TO MASTER DEED OF

CANTERBURY COMMONS CONDOMINIUM

Pages 114 and 115
Oakland County Register of
07/03/85 at 1:02 p.m.
85-75696

Manor Craft Homes, Inc., a Michigan Corporation, whose address is 2254 Highland Road, Highland, Michigan, 48031, being the Developer of Canterbury Commons Condominium, a Condominium Project established pursuant to the Master Deed thereof, recorded on January 17, 1985, in Liber 8886 Pages 32 through 71, Oakland County Records, and known as Oakland County Condominium Subdivision Plan No. 399 hereby amends the Master Deed of Canterbury Commons Condominium, pursuant to consent of all co-owners by the changes listed below which apply to Article VI, Section 1 of Exhibit A, which is the Condominium By-Laws. Upon the recording of this Amendment in the office of the Oakland County Register of Deeds, said Master Deed and Exhibit A thereto shall be amended in the following manner:

Article VI, Section 1 of Exhibit A to the Master Deed, which is the Condominium By-Laws as set forth below shall replace and supersede Article VI, Section 1 of the Condominium By-Laws, as originally recorded and such originally recorded Article VI, Section 1 of Exhibit A shall be of no further force or effect.

Article VI, Section 1

No Unit in the Condominium shall be used for other than single family residence purposes (except that persons not of the same immediate family residing together may occupy a Unit with written consent of the Board of Directors, which consent shall not be unreasonably withheld, and the common elements shall be used only for purposes consistent with the use of single family residences. A family shall mean one person or group of two (2) or more persons related by bonds of consanguinity, marriage, or legal adoption. Units 106, 107, 108, 109, and 110 may not be occupied by anyone who is less than fifty (50) years of age. The balance of the Units in the Condominium do not have any restrictions relative to age of occupants.

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

Dated: June 15, 1985

WITNESSES:

Manor Craft Homes, Inc.

/s/ Barbara Mullin
Barbara Mullin

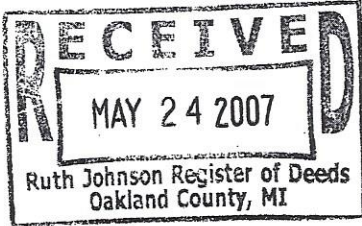
/s/ Roy D. Coffman
Roy D. Coffman, President

122364

LIBER 39176 PAGE 859
\$16.00 MISC RECORDING
\$4.00 REMONUMENTATION
05/24/2007 02:50:52 P.M. RECEIPT# 55443



PAID RECORDED - OAKLAND COUNTY
RUTH JOHNSON, CLERK/REGISTER OF DEEDS



THIRD AMENDMENT TO MASTER DEED OF CANTERBURY COMMONS

Canterbury Commons Condominium Association (the Association), a Michigan non-profit corporation, whose address is 2275 N. Milford Rd, Highland, MI 48357, is the Association of Co-owners of Canterbury Commons, a Condominium Project established pursuant to the Master Deed thereof, recorded in Liber 8886, Pages 32 through 71, Oakland County Records, having a First Amendment recorded in Liber 9035, pages 744 through 747, and a Second Amendment recorded in Liber 15303, Pages 388 through 407, known as Oakland County Condominium Subdivision Plan No. 399 and consisting of the following land:

Property situated in the Township of Highland, County of Oakland, State of Michigan, described as follows:

9000399

3P
R

Part of the Northwest 1/4 of Section 15, Town 3 North, Range 7 East, Highland Township, Oakland County, Michigan, described as commencing at the Northwest corner of said Section 15; thence North 89 degrees 49 minutes 07 seconds East along the North line of said Section 15, 1300.91 feet to the Northeast corner of the Northwest 1/4 of the Northwest 1/4 of said Section 15; thence due South along the East line of the West 1/2 of the Northwest 1/4 of said Section 15, 2284.46 feet to the point of beginning; thence continuing due South along said East line and the centerline of Milford Road (120 ft. wide right-of-way - proposed) 375.00 feet; thence North 89 degrees 23 minutes 30 seconds West 499.50 feet; thence North 00 degrees 32 minutes 05 seconds East 374.98 feet; thence South 89 degrees 23 minutes 30 seconds East 496.00 feet to the point of beginning. Containing 4.285 acres. Subject to the rights of the public or any governmental unit in any part thereof taken, used or deeded for street, road, or highway purposes. Also subject to easements and restrictions of record, if any.

(Tax Parcel No. 11-15-151-002)

Upon a vote taken at a meeting of Co-owners held on April 2, 2007, with the consent of more than Sixty-Six 2/3 percent (66 2/3%) of the Co-owners and the Unit mortgagees (allowing one vote for each mortgage held) the Association hereby amends the Master Deed of Canterbury Commons, pursuant to the authority received therein in Article VIII. Upon the recording of this's third Amendment in the office of the Oakland County Register of Deeds, said Master Deed shall be amended in the following manner:

11-15-152-000 ENT

O.K. - MH

Article IV(C)(4) is hereby deleted in its entirety and the following substituted in its place:

4. The costs of maintenance, repair and replacement of each furnace and/or hot water heater described in Article IV(B)(4) above shall be borne by the Co-owner of the Unit to which such furnace and/or hot water heater is appurtenant.

In all respects other than as hereinabove indicated, the Master Deed of Canterbury Commons, including the By-Laws and Condominium Subdivision Plan, recorded as aforesaid, is hereby ratified, confirmed and redeclared.

Dated: 5/15/07

Canterbury Commons Condominium Association, a Michigan non-profit corporation

By: [Signature]
Thomas D. Torode, Jr.
Its: President

By: [Signature]
Rebecca J. Martin
Its: Secretary

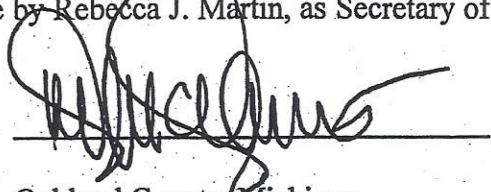
STATE OF MICHIGAN)
) ss.
COUNTY OF OAKLAND)

On this 15TH day of MAY, 20⁰⁷, the foregoing ~~First~~ ^{Third} Amendment to Master Deed was acknowledged before me by Thomas D. Torode, Jr., as President of Canterbury Commons Condominium Association.

[Signature]
Patricia A. Powers - Notary Public
Oakland County, Michigan
My Commission Expires: 11/23/2012
Acting in Oakland County

STATE OF MICHIGAN)
) ss.
COUNTY OF OAKLAND)

On this 15th day of May, 2007, the foregoing ~~First~~ ^{Third} Amendment to Master Deed was acknowledged before me by Rebecca J. Martin, as Secretary of Canterbury Commons Condominium Association.



Oakland County, Michigan
My Commission Expires:
Acting in Oakland County

DRAFTED BY AND RETURN TO:

Bruce M. Hug
Attorney and Counselor
2254 E. Highland Road
Highland, MI 48356
(248) 889-6333

~~KIRSTEN L. DELLADANTINA~~ oakland
~~Notary Public, Saginaw County, Michigan~~
~~Acting in Saginaw County, Michigan~~
My Commission expires April 6, 2010

**FOURTH AMENDMENT TO MASTER DEED OF
CANTERBURY COMMONS**

Canterbury Commons Condominium Association (the Association), a Michigan non-profit corporation, whose address is 2275 N. Milford Rd, Highland, MI 48357, is the Association of Co-owners of Canterbury Commons, a Condominium Project established pursuant to the Master Deed thereof, recorded in Liber 8886, Pages 32 through 71, Oakland County Records, having a First Amendment recorded in Liber 9035, pages 744 through 747, and a Second Amendment recorded in Liber 15303, Pages 388 through 407, and a Third Amendment recorded in Liber 39176, Pages 859 through 861, known as Oakland County Condominium Subdivision Plan No. 399 and consisting of the following land:

Property situated in the Township of Highland, County of Oakland, State of Michigan, described as follows:

Part of the Northwest 1/4 of Section 15, Town 3 North, Range 7 East, Highland Township, Oakland County, Michigan, described as commencing at the Northwest corner of said Section 15; thence North 89 degrees 49 minutes 07 seconds East along the North line of said Section 15, 1300.91 feet to the Northeast corner of the Northwest 1/4 of the Northwest 1/4 of said Section 15; thence due South along the East line of the West 1/2 of the Northwest 1/4 of said Section 15, 2284.46 feet to the point of beginning; thence continuing due South along said East line and the centerline of Milford Road (120 ft. wide right-of-way – proposed) 375.00 feet; thence North 89 degrees 23 minutes 30 seconds West 499.50 feet; thence North 00 degrees 32 minutes 05 seconds East 374.98 feet; thence South 89 degrees 23 minutes 30 seconds East 496.00 feet to the point of beginning. Containing 4.285 acres. Subject to the rights of the public or any governmental unit in any part thereof taken, used or deeded for street, road, or highway purposes. Also subject to easements and restrictions of record, if any.

Tax Parcel No. 11-15-151-002

Upon a vote taken at a meeting of Co-owners held on November 20, 2007, with the consent of more than Sixty-Six 2/3 percent (66 2/3%) of the Co-owners and the Unit mortgagees (allowing one vote for each mortgage held) the Association hereby amends the Master Deed of Canterbury Commons, pursuant to the authority received therein in Article VIII. Upon the recording of this Fourth

Amendment in the office of the Oakland County Register of Deeds, said Master Deed shall be amended in the following manner:

Article IV(C)(1) is hereby deleted in its entirety and the following substituted in its place:

1. The costs of decoration, maintenance, repair or and/or replacement of all surfaces referred to in Article IV, B-2 above shall be borne by the Co-owners of each Unit to which such Limited Common Elements are appurtenant. The costs of decoration, maintenance, repair or and/or replacement of all surfaces referred to in Article IV, B-3 above shall be borne by the Association, except in cases of Co-owner fault, in which case that Co-owner shall be responsible for such costs. The costs of decoration, maintenance, repair or and/or replacement of all surfaces referred to in Article IV, B-4 above shall be borne by the Co-owners of each Unit to which such Limited Common Elements are appurtenant. The costs of decoration, maintenance, repair or and/or replacement of all surfaces referred to in Article IV, B-5 above shall be borne by the Association, except in cases of Co-owner fault, in which case that Co-owner shall be responsible for such costs.

In all respects other than as hereinabove indicated, the Master Deed of Canterbury Commons, including the By-Laws and Condominium Subdivision Plan, recorded as aforesaid, is hereby ratified, confirmed and redeclared.

Dated: _____

Canterbury Commons Condominium Association, a
Michigan non-profit corporation

By: _____
Thomas D. Torode, Jr.
Its: President

By: _____
Rebecca J. Martin
Its: Secretary

STATE OF MICHIGAN)
) ss.
COUNTY OF OAKLAND)

On this _____ day of _____, 20_____, the foregoing First Amendment to Master Deed was acknowledged before me by Thomas D. Torode, Jr., as President of Canterbury Commons Condominium Association.

Oakland County, Michigan
My Commission Expires:
Acting in Oakland County

STATE OF MICHIGAN)
) ss.
COUNTY OF OAKLAND)

On this _____ day of _____, 20_____, the foregoing First Amendment to Master Deed was acknowledged before me by Rebecca J. Martin, as Secretary of Canterbury Commons Condominium Association.

Oakland County, Michigan
My Commission Expires:
Acting in Oakland County

DRAFTED BY AND RETURN TO:

Bruce M. Hug
Attorney and Counselor
2254 E. Highland Road
Highland, MI 48356
(248) 889-6333