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Lawrence Kestenbaum, Washtenaw Co



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AFFIDAVIT OF Re-RECORDING

STATE OF MICHIGAN)
)ss.
COUNTY OF OAKLAND)


Mark F. Makower Attorney for Meadowbrook Condominium Association, being duly sworn, says that he is the attorney for Meadowbrook Condominium Association. That on November 4, 2011, said Condominium Association caused a "Fourth Amendment to the Master Deed of Meadowbrook" (the "Amendment") to be filed in Liber 4872, Pages 642 et seq., Washtenaw County Records, the corrected original being attached hereto as Exhibit A.

That in fact a Fourth Amendment had already been recorded for this Condominium and the Amendment should have been labeled as the "Fifth Amendment to the Master Deed of Meadowbrook".

The Amendment is being re-corded herewith to correct that error.

Dated: December 6, 2011

Meadowbrook Condominium Association

BY: 
Mark F. Makower Attorney for
Meadowbrook Condominium Association

On December 6, 2011, before me appeared Mark F. Makower attorney for Meadowbrook Condominium Association known to me to be the person who executed the above Affidavit of Re-Recording on behalf of Meadowbrook Condominium Association and acknowledged the same to be the duly authorized free act and deed of the Condominium Association.

DRAFTED BY AND WHEN
RECORDED RETURN TO:
Makower Abbate & Associates PLLC
30140 Orchard Lake Rd.
Farmington Hills, MI 48334



Kelly S. Laga-Davis
Notary Public, Oakland County, MI
Acting in Oakland County, Michigan
My Commission Expires on 03-17-2015

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L: 4872 P: 642 6039121 ADM

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Lawrence Kestenbaum, Washtenaw Co



~~FIFTH~~
~~FOURTH~~ AMENDMENT TO THE MASTER DEED OF
MEADOWBROOK

~~FIFTH~~
THIS ~~FOURTH~~ AMENDMENT TO THE MASTER DEED is made and executed on this 25th day of October, 2011, by Meadowbrook Condominium Association, a Michigan nonprofit corporation (the "Association"), with a registered address of 1100 Victors Way, Suite 50, Ann Arbor, MI 48108, represented herein by Dennis O'Hare, the President of the Association, who is fully empowered and qualified to act on behalf of the Association in pursuance of the Michigan Condominium Act (being Act 59 of the Public Acts of 1978, as amended).

WITNESSETH:

A. The Association, a nonprofit corporation organized for the administration and management of Meadowbrook, a condominium project established pursuant to the Master Deed thereof, recorded in Liber 4310, Pages 709 et. seq., together with the First Amendment thereto recorded in Liber 4402, Pages 548 et seq., the Second Amendment thereto recorded in Liber 4499, Pages 202 et seq., and the Third Amendment thereto recorded in Liber 4645, Pages 138 et seq.,^{*} Washtenaw County Records, and known as Washtenaw County Condominium Subdivision Plan No. 431, desires to amend the Condominium Bylaws, Exhibit A of the Master Deed for Meadowbrook, pursuant to the authority granted by Section 90 of the Michigan Condominium Act, as amended (MCLA § 559.190, MSA § 26.50(190)), for the purpose of permitting Co-owners to erect a storage shed within their Unit. ** and Fourth Amendment recorded in Liber 4696, Pages 964 et Seq., Washtenaw County Records*

B. This Amendment shall not enlarge the common elements of the existing condominium project, or alter the existing percentages of value in the project.

C. The Master Deed shall be amended upon obtaining the necessary approval of the Co-owners having an interest in the project, as required by Section 90 of the Michigan Condominium Act (MCLA § 559.190, MSA § 26.50(190)) and upon recording with the Register of Deeds for Washtenaw County, as required by Section 73 of the Michigan Condominium Act (MCLA § 559.173, MSA 26.50(173)).

NOW THEREFORE, the following changes are hereby made to the Meadowbrook Master Deed:

Article I of Amendment

ARTICLE VI, Section 2.B.11 of the Bylaws, Exhibit A of the Master Deed of Meadowbrook, shall, upon recording of this Amendment with the Washtenaw County Register of Deeds, be deleted in its entirety and replaced with the following revised Section 2.B.11:

11. *No mobile home, trailer, house or camping trailer, tent, shack, barn tree house or other similar outbuilding or structure shall be placed on any Unit at any time, either temporarily or permanently, except as specifically set forth in this section below as it pertains to sheds. Plans for swimming or bath houses must be specifically approved by the Association and the City of Milan. Notwithstanding the foregoing, the Co-owners of a Unit may park a boat or snowmobile trailer, camper, camping trailer or recreational vehicle (ATV) in the driveway of their Unit for occasional periods of no longer than forty-eight (48) hours to permit the cleaning or pre- or post-use maintenance of such vehicles; provided that the Board of Directors shall have the right to adopt further rules regulating this matter to the extent deemed necessary by the Board. Each Co-owner may construct one (1) shed within their Unit upon the specific understanding that the Co-owner will be solely responsible for continuously maintaining, repairing and/or replacing the same as deemed necessary by the Board of Directors in its sole discretion (regardless of the cause of the damage or deterioration) and provided the following requirements are met prior to construction:*

(a) Plans and specifications showing the architectural design, size, construction materials, color and location thereof shall first have been submitted in writing to the Association with a Modification Request Form and the shed is first approved in writing by the Association;

(b) The shed must be entirely contained within the Unit and not be in violation of any municipal set backs or other zoning ordinance requirements;

(c) A valid zoning permit issued by the City of Milan must be submitted to the Association;

(d) Construction shall be of new materials consisting of maintenance-free vinyl or vinyl siding;

(e) Roofing shall be of new materials consisting of asphalt or fiberglass shingles matching those on the primary residence;

(f) Maximum interior area shall be one hundred (100) square feet;

(g) All materials shall be of neutral earth tones or shall match the siding and roofing colors of the Residence constructed within the Unit;

(g) All construction shall be in accordance with applicable codes, rules and regulations; and

(h) A recordable Modification and Alteration Form, if required by the Association, has been executed and all fees paid by the Co-owner for recording of the same have been paid.

Article II of Amendment

In all other respects, the Master Deed of Meadowbrook, including the Condominium Bylaws attached thereto as Exhibit A, and the Condominium Subdivision Plan attached thereto as Exhibit B, are hereby ratified and confirmed.

IN WITNESS WHEREOF, the undersigned has caused this Amendment to be executed the day and year first above written.

MEADOWBROOK CONDOMINIUM
ASSOCIATION

By: Dennis O'Hare
Name: DENNIS O'HARE
Its: President

STATE OF MICHIGAN)
)ss
COUNTY OF WASHTENAW)

On this 25 day of Oct., 2011, the foregoing ^{Fifth} ~~Fourth~~ Amendment to the Master Deed was acknowledged before me by DENNIS O'HARE, the President of Meadowbrook Condominium Association, a Michigan nonprofit corporation, on behalf of and by authority of the corporation.

Robin R. Davis
Washtenaw, Notary Public
County, Michigan
Acting in Washtenaw County, MI
My Commission Expires:

Drafted By and When Recorded Return To:

Mark F. Makower, Esq.
Makower Abbate PLLC
30140 Orchard Lake Road
Farmington Hills, MI 48334

ROBIN R. DAVIS
Notary Public, State of Michigan, County of Washtenaw
My Commission Expires April 23, 2014
Acting in the County of Washtenaw

CERTIFICATION

STATE OF MICHIGAN)
)SS
COUNTY OF WASHTENAW)

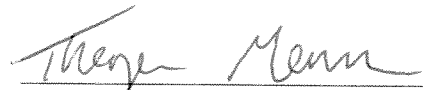
I, Thayer Moran, being first duly sworn, depose and state as follows:

That I am the managing agent for the Meadowbrook Condominium Association, the corporation named in and which executed the ~~Fourth~~^{Fifth} Amendment to the Master Deed of Meadowbrook Condominium.

That the ~~Fourth~~^{Fifth} Amendment to the Master Deed of Meadowbrook Condominium was submitted to all co-owners of units in Meadowbrook Condominium for the purpose of voting thereon, and that said co-owners approved said documents by a vote of more than two-thirds of all Co-owners entitled to vote.

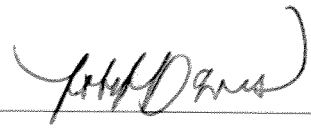
That the records of said consents are maintained at the offices of Meadowbrook Condominium Association at 1100 Victors Way, Suite 50, Ann Arbor, MI 48108.

FURTHER, AFFIANT SAYETH NOT.



Thayer Moran

Acknowledged, subscribed and sworn to before
me this 26 day of October, 2011.



Notary Public
County, Michigan
Acting in Washtenaw County
My Commission Expires:

ROBIN R. DAVIS
Notary Public, State of Michigan, County of Washtenaw
My Commission Expires April 23, 2014
Acting in the County of Washtenaw