



8 1 3 1 5 5 5
Tx:4079334

1/22/2015 12:05:00 PM

RECEIVED: 01/22/2015 12:05 PM

2015R01378

RECORDED: 01/22/2015 12:08 PM

SHARON D LEMASTERS

OFFICIAL SEAL OF

MONROE COUNTY, MI

PAGES: 2

SECOND AMENDMENT TO MASTER DEED

OF RIVER GARDENS ESTATES

HWWS Enterprises, LLC, a Nevada Limited Liability Company, whose office mailing address is P.O. Box 430, Saline, Michigan 48176, being the Developer of River Gardens Estates, a site condominium project established in pursuance of the provisions of the Michigan Condominium Act, as amended (being Act 59 of the Public Acts of 1978, as amended), and of the Master Deed thereof, as recorded on August 3, 2004, in Liber 2777, Pages 933 through 1017 and in Liber 2989 Pages 706-707, inclusive, Monroe County Condominium Subdivision Plan No. 53, hereby amends said Master Deed pursuant to the authority reserved in Article XVI for the purpose of amending the Condominium Subdivision Plans marked Articles of By-Laws, Article V1, Section 1 (a) is amended in the following manner:

1. ARTICLE VI RESTRICTIONS,
Section 1 Residential Use

(a) Building Size and Height: No building or structure shall exceed two stories in height and all buildings or structures shall be constructed within the perimeter of a unit. All buildings and structures shall be in conformity with the following minimum size standards as to living area measured by the external walls:

(1) One Story/Ranch: 1,300 square feet.

(2) Multi-story: 1,600 square feet.

The change of Multi-story living are from a minimum 2,000 square feet to minimum 1,600 square feet will be recorded at Monroe County Records and the 2,000 square feet for a Multi-story building size shall be of no further force or effect.

The change of One Story/Ranch are from a minimum 1350 square feet to minimum 1300 square feet will be recorded at Monroe County Records and the 1350 square feet for a One Story/Ranch building size shall be of no further force or effect.

Prop # 58-53-040-212-00

RR

5

In all other respects, other than as herein before indicated, the original Master Deed of River Gardens Estates, a site condominium, including all Exhibits attached there to, recorded as aforesaid, is hereby rarified, confirmed and redeclared.

Dated: January 17, 2015

HWWS ENTERPRISES, LLC, DEVELOPER

By: David A. Shaffer
David A. Shaffer, President

By: Darlene Shaffer
Darlene Shaffer, Secretary

STATE OF MICHIGAN, COUNTY OF WASHTENAW

On January 17, 2015, David A. Shaffer and Darlene Shaffer appeared before me and stated under oath that they are the President and Secretary, respectively, of HWWS Enterprises, LLC, a Nevada limited liability company, and that this document was signed on behalf of the limited liability company, by authority of its operating agreement, and they acknowledged this document to be the free act and deed of the limited liability company.

Kimberly Ahmad, Notary Public
Lansing County, Michigan
Acting in Washtenaw County
My commission expires:

KIMBERLY AHMAD
Notary Public, Lansing Co., MI
Acting in Washtenaw Co., MI
My Comm. Expires July 6, 2017

File: River Gardens Estates Amendment 2

drafted by and return to:
David A Shaffer
P O Box 430
Saline, MI 48176

Page 2 of 2

OWNER'S CONSENT TO AMENDMENT OF MASTER DEED

The undersigned, HOMETOWN DEVELOPMENT CO., L.L.C., a Michigan limited liability company, of P.O. Box 163, Milan, Michigan 48160, owner of Units 1, 2, 3, 4, and 5, in River Gardens Estates, a site condominium located in the City of Milan, Monroe County, Michigan, established pursuant to the Master Deed thereof, as recorded in Liber 2777, Page 933, Monroe County Records, and designated as Monroe County Condominium Subdivision Plan No. 53, hereby consents to the recording of an amendment to said Master Deed for the purpose of contracting the real property located therein so that Units 1 through 5 may be removed from said site condominium and developed as a separate residential project.

Dated: September 1, 2005

HOMETOWN DEVELOPMENT CO., L.L.C.,
a Michigan limited liability
company

By: Jeffrey D. Blake
Jeffrey D. Blake, Member

STATE OF MICHIGAN, COUNTY OF ~~MONROE~~ Washtenaw

The foregoing document was acknowledged before me this 1 day of September, 2005, by Jeffrey D. Blake, Member, on behalf of HOMETOWN DEVELOPMENT CO., L.L.C., a Michigan limited liability company, by authority of its Operating Agreement.

Sheri L. Belcher
Washtenaw County, Michigan
Acting in Washtenaw County
My commission expires:

Sheri L. Belcher
Notary Public - Washtenaw County, MI
My Commission Expires January 19, 2007

This document prepared by and
when recorded return to:
Karl R. Frankena (P13641)
Conlin, McKenney & Philbrick, P.C.
350 S. Main Street, Suite 400
Ann Arbor, Michigan 48104-2131
(734) 761-9000

Recording fee: \$14.00

Tax Code No. 58-53-063-001, -002, -003, -004, and -005 (Units 1-5)

H:\KRF\GLENDALEFARMS\OWNER CONSENT TO AMD MD-HOMETOWN.WPD

OWNER'S CONSENT TO AMENDMENT OF MASTER DEED

The undersigned, NEXXUS HOMES, LLC, a Michigan limited liability company, of 124 Pearl Street, Suite 500, Ypsilanti, Michigan 48197, owner of Units 13 and 14, in River Garden Estates, a site condominium located in the City of Milan, Monroe County, Michigan, established pursuant to the Master Deed thereof, as recorded in Liber 2777, Page 933, Monroe County Records, and designated as Monroe County Condominium Subdivision Plan No. 53, hereby consents to the recording of an amendment to said Master Deed for the purpose of contracting the real property located therein so that Units 1 through 5 may be removed from said site condominium and developed as a separate residential project.

Dated: JULY 19, 2005

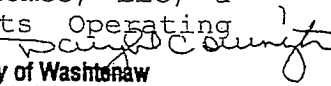
NEXXUS HOMES, LLC, a Michigan
limited liability company

By: 

Jason Bodnik, Member

~~STATE OF MICHIGAN, COUNTY OF MONROE~~

The foregoing document was acknowledged before me this 19 day of July, 2005, by Jason Bodnik, Member, on behalf of Nexxus Homes, LLC, a Michigan limited liability company, by authority of its Operating Agreement.

DARYHL COVINGTON 
Notary Public, State of Michigan, County of Washtenaw
My Commission Expires October 1, 2007
Acting in the County of Washtenaw

_____, Notary Public
County, Michigan
Acting in Monroe County
My commission expires:

This document prepared by and
when recorded return to:
Karl R. Frankena (Pl3641)
Conlin, McKenney & Philbrick, P.C.
350 S. Main Street, Suite 400
Ann Arbor, Michigan 48104-2131
(734) 761-9000

Recording fee: \$14.00

Tax Code No. _____ (Units 1-5)

H:\KRF\GLENDALE FARMS\OWNER CONSENT TO AMD MD.WPD

WARRANTY DEED - CORPORATION OR PARTNERSHIP

HWWS Enterprises, LLC, a Nevada Limited Liability Company, whose address is P.O. Box 430, Saline, MI, 48176 conveys and warrants to Hometown Development Co., LLC, a Michigan Limited Liability Company, whose address is P.O. Box 163, Milan, MI, 48160 the following property located in the City of Milan, Monroe County, Michigan:

Units 1, 2, 3, 4, and 5, River Gardens Estates according to the Master Deed recorded in Liber 2777, Pages 933 through 1017, Monroe County Records, designated as Monroe County Condominium Subdivision Plan No. 53, together with rights in general common elements and limited common elements as set forth in the Master Deed and as described in Act 59 of the Public Acts of 1978, as amended.

for the full consideration of \$325,000.00, subject to easements and restrictions of record and liens for real estate taxes not yet due and payable.

Dated: August 22, 2005

HWWS Enterprises, LLC

David A. Shaffer
By: David A. Shaffer, Member

Darlene Shaffer
By: Darlene Shaffer, Member

Acknowledged before me in Washtenaw County, Michigan, on August 22, 2005 by David A. Shaffer and Darlene Shaffer, as Members of HWWS Enterprises, LLC, a Nevada Limited Liability Company.

My commission expires:

Lori K. Russo

Notary Public Washtenaw County, MI
My Commission Expires December 8, 2007

Lori K. Russo
Notary Public
Washtenaw County, Michigan
Acting In Washtenaw County

This instrument drafted by:

Scott Broshar P41006
410 South Maple Road
Ann Arbor, MI 48103

When recorded return to:
Grantee

Recording Fee: \$14.00 plus \$1.00 tax certificate

Transfer Tax: \$2,795.00

Tax Parcel: 58-53-063-001-00

58-53-063-002-00

58-53-063-003-00

AB File No.: 56205

58-53-063-004-00

58-53-063-005-00

Send tax bills to:
Grantee

Was Recorded
Liber 2777
Page 2992
This was sent to
Hometown

Monroe County
Register of Deeds
Liber 2989 pg 706

FIRST AMENDMENT TO MASTER DEED
OF RIVER GARDENS ESTATES

HWWS Enterprises, LLC, a Nevada limited liability company, whose office mailing address is P.O. Box 430, Saline, Michigan 48176, being the Developer of River Gardens Estates, a site condominium project established in pursuance of the provisions of the Michigan Condominium Act, as amended (being Act 59 of the Public Acts of 1978, as amended), and of the Master Deed thereof, as recorded on August 3, 2004, in Liber 2777, Pages 933 through 1017, inclusive, Monroe County Records, and known as Monroe County Condominium Subdivision Plan No. 53, hereby amends said Master Deed pursuant to the authority reserved in Article XVI for the purpose of amending the Condominium Subdivision Plans marked Exhibit "B" and "C" to said Master Deed for the purpose of removing Units 1 through 5, inclusive, from River Gardens Estates, and to record as-built copies of said plans. Said Master Deed is amended in the following manner:

1. Sheets 1 through 6, inclusive, of Replat No. 1 of Monroe County Condominium Subdivision Plan No. 53, marked Exhibit "B" to the First Amendment to the Master Deed of River Gardens Estates, a site condominium, attached hereto, shall, upon recordation in the Office of the Monroe County Register of Deeds of this First Amendment to Master Deed, replace, supersede and supplement Sheets 1 through 6, inclusive, of the Condominium Subdivision Plan of River Gardens Estates, as previously recorded in Liber 2777, Pages 1006 through 1011, inclusive, Monroe County Records, and said previously recorded Sheets 1 through 6, inclusive, shall be of no further force or effect.

2. Sheets 1 through 6, inclusive, of Replat No. 1 of Monroe County Condominium Subdivision Plan No. 53, marked Exhibit "C" to the First Amendment to the Master Deed of River Gardens Estates, a site condominium, attached hereto, shall, upon recordation in the Office of the Monroe County Register of Deeds of this First Amendment to Master Deed, replace, supersede and supplement Sheets 1 through 6, inclusive, of the Condominium Subdivision Plan of River Gardens Estates, as previously recorded in Liber 2777, Pages 1012 through 1017, inclusive, Monroe County Records, and said previously recorded Sheets 1 through 6, inclusive, shall be of no further force or effect.

Prop # 58 53 040 212-00

Cert # 2684

In all other respects, other than as hereinbefore indicated, the original Master Deed of River Gardens Estates, a site condominium, including all Exhibits attached thereto, recorded as aforesaid, is hereby ratified, confirmed and redeclared.

Dated: Sept 1, 2005.

HWWS ENTERPRISES, LLC, Developer

By: David A. Shaffer

David A. Shaffer, President

By: Darlene Shaffer

Darlene Shaffer, Secretary

STATE OF MICHIGAN, COUNTY OF WASHTENAW

On September 1, 2005, David A. Shaffer and Darlene Shaffer appeared before me, and stated under oath that they are the President and Secretary, respectively, of HWWS Enterprises, LLC, a Nevada limited liability company, and that this document was signed on behalf of the limited liability company, by authority of its operating agreement, and they acknowledged this document to be the free act and deed of the limited liability company.

Sheri L. Belcher

Washtenaw, Notary Public
County, Michigan
Acting in Washtenaw County
My commission expires:

This document was prepared by
and when recorded return to:
Karl R. Frankena
Conlin, McKenney & Philbrick, P.C.
350 S. Main Street, Suite 400
Ann Arbor, Michigan 48104-2131

Sheri L. Belcher
Notary Public - Washtenaw County, MI
My Commission Expires January 19, 2007

Recording fee: \$53.00

H:\KRF\FAIRVIEW COMMONS\MD-1ST AMD.RIVER GARDENS EST-2.WPD