



**FIRST AMENDMENT TO MASTER DEED  
OF DUNDEE RIDGE**

Dundee Properties, L.L.C., a Michigan limited liability company, of 296 S. Main Street, Plymouth, Michigan 48170, being the Developer of Dundee Ridge, 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 22, 2002, in Liber 2269, Pages 76 through 141, inclusive, Monroe County Records, and known as Monroe County Condominium Subdivision Plan No. 40, hereby amends said Master Deed pursuant to the authority reserved in Article XV for the purpose of including a new provision required by the Township of Dundee with regard to a future special assessment district for the purpose of bringing public water and sewer to serve the project and the units therein. Said Master Deed is amended in the following manner:

1. Upon recording of this First Amendment to Master Deed in the Office of the Monroe County Register of Deeds, the following new Article XVII shall become part of said Master Deed:

ARTICLE XVII

OWNER RESPONSIBILITY FOR SPECIAL ASSESSMENT  
FOR PUBLIC WATER AND SEWER IMPROVEMENTS

(1). The Developer has been advised by the Township of Dundee that at some time in the future it will levy a special assessment pursuant to applicable laws, ordinances, codes, rules and regulations against the real property described on page 1 of this Master Deed and the real property described in Article IX herein, which either comprises the Project or the area of future expansion, including each Unit, for the purpose of bringing public water and sewer to the Project and the Units therein.

(2). Each Unit, and accordingly, each owner of a Unit, shall be obligated to pay an equal portion of the applicable special assessment allocable to the Project, the amount of which will be based on and determined as a prorata share of the real property in the special assessment district as required by applicable laws, ordinances, codes, rules and regulations.

(3). Upon acquisition of title to a Unit, each and every owner hereby irrevocably approves the levy of said special assessment, as long as the special assessment is levied proportionately for all property subject



thereto, pursuant to the applicable laws, ordinances, codes, rules and regulations. This irrevocable approval of a future lawful assessment shall be a binding covenant running with the land and shall not terminate or extinguish for a period of twenty (20) years from and after August 22, 2002, the date of recording of this Master Deed.

(4). The Township of Dundee has advised the Developer that said special assessment will reflect that the improvements bringing public water and sewer to the Project and the Units therein will be constructed in compliance with all relevant ordinances, codes, rules, regulations, standards and/or permits as required by the Michigan Department of Environmental Quality and the County of Monroe, and that it may include related costs and expenses of design, engineering, inspection fees (including the then applicable fees of the Michigan Department of Environmental Quality and the County of Monroe), costs of materials, construction, administrative costs, bond issuance costs, capitalized interest costs, and contingencies, including a reasonable allowance for inflation, and those other costs properly reimbursable under the applicable law. The special assessment roll is to bear interest at the rate of one percent (1.0%) over the rate at which the bonds will sell.

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

Dated: March 14, 2003.

DUNDEE PROPERTIES, L.L.C., Developer

By: [Signature]  
Ronald E. Cook, Manager

STATE OF MICHIGAN, COUNTY OF WAYNE

On March 14, 2003, Ronald E. Cook appeared before me, and stated under oath that he is the Manager of Dundee Properties, L.L.C., a Michigan limited liability company, and that this document was signed on behalf of the limited liability company, by authority of its operating agreement, and he acknowledged this document to be the free act and deed of the limited liability company.

KAREN E. WITICH  
NOTARY PUBLIC OAKLAND CO., MI  
MY COMMISSION EXPIRES Oct 20, 2005

[Signature]  
Oakland, Michigan, Notary Public  
Wayne County, Michigan ACTING IN WAYNE  
My commission expires: 10-20-2005

This document was prepared by  
and when recorded return to:  
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Part of 58-42-118-007-00  
Part of 58-42-118-022-00

Recording fee: \$11.00

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