

STREAMWOOD ESTATES ASSOCIATION

COMMON ELEMENT MODIFICATION REGULATION

ADOPTED: 8/13/96
EFFECTIVE: 10/1/96

One of the fundamental purposes of the Association is to develop and enforce Regulations which enhance the shared ownership involved. Regulations provide the basis for protecting the co-owners' investment in the Condominium and for providing the framework within which co-owners can live in harmony in a group situation. We hope you will recognize the following Regulation as an additional tool to keep Streamwood Estates beautiful and to make the Condominium a pleasant living environment for all its residents.

Article VI, Section 11 of the Bylaws of Streamwood Estates Condominium grants the Board of Directors the authority to make Rules and Regulations, from time to time, to reflect the needs and desires of the majority of the co-owners in the Condominium.

Requests for Modifications to the Common Elements

A. Pursuant to Article VI, Section 3 of the Condominium Bylaws (Exhibit "A" to the Master Deed), no co-owner shall make alterations in exterior appearance or make structural modifications to his/her condominium unit (including interior walls through or in which there exist easements for support or utilities) or make changes in any of the common elements, limited or general, without the express written approval of the Board of Directors including (but not by way of limitation) exterior painting or the erection of antennas, lights, aerials, awnings, doors, shutters, or other exterior attachments or modifications, nor shall any co-owner damage or make modifications or attachments to common element walls between units which in any way impairs sound conditioning provisions.


B. The Board of Directors may approve only such requested modifications as do not impair the soundness, safety, utility or appearance of the Condominium.

C. In the event that a co-owner requests a structural modification to the common elements and the Board, in its discretion, approves the requested structural modification, the approval by the Board shall be expressly conditioned on the requirement of the co-owner to maintain, repair, and replace the modification and to indemnify the Condominium Association against all claims and damages arising from the modification. Where appropriate, the Board, as one of the conditions for approval of the requested modification, shall require that a Common Element

Modification Agreement be prepared and recorded against the condominium unit with the Oakland County Register of Deeds, at the co-owner's expense, so as to put subsequent owners of the condominium unit on notice of the conditional approval of the modification and the obligations of the co-owner regarding the modification.

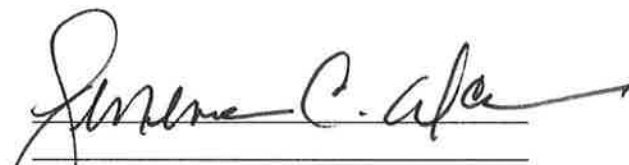
This Common Element Modification Regulation has been adopted by the Board of Directors of Streamwood Estates Association on 8/13/96

BOARD OF DIRECTORS OF
STREAMWOOD ESTATES ASSOCIATION

By: 
Chester Kus, President

ATTEST:

BOARD OF DIRECTORS OF
STREAMWOOD ESTATES ASSOCIATION

By: 
Its Secretary

DRAFTED BY:

SAMUEL K. HODGDON, ESQ.
31731 Northwestern Hwy., Ste. 106
Farmington Hills, MI 48334