

164484
 LIBER 42371 PAGE 234
 \$175.00 MISC RECORDING
 \$4.00 REINFORCEMENT
 09/15/2010 02:55:57 P.M. RECEIPT# 69658

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

FIFTH AMENDMENT TO MASTER DEED OF PINE KNOB MANOR HOMES CONDOMINIUM

WHEREAS, PINE KNOB MANOR HOMES CONDOMINIUM ASSOCIATION, is the Michigan non-profit corporation organized to administer, operate, manage and maintain Pine Knob Manor Homes Condominium, a condominium project established pursuant to the Master Deed as recorded in Liber 7293 Pages 889 through 965; and First Amendment to Master Deed recorded in Liber 7661 Pages 393 through 396; and Second Amendment and Replat No. 1 recorded in Liber 8174, Pages 397-419; and Third Amendment recorded in Liber 10254, Pages 505-564 and Fourth Amendment recorded at Liber 11127, Pages 719-724 Oakland County Records, and designated as Oakland County Condominium Subdivision Plan No. 245; and,

WHEREAS, amendments to the Master Deed and Condominium Bylaws (Exhibit A to the Master Deed) were duly adopted and approved by the membership and first mortgagees on March 24, 2010 in accordance with the requirements of MCL 559.190 and MCL 559.190a;

NOW, THEREFORE, the attached Amended and Restated Bylaws (Exhibit A to the Master Deed) supersede and replace the Condominium Bylaws that were attached as Exhibit A to the Master Deed and any amendments to that document adopted prior to the date of this amendment.

In all other respects, other than as hereinabove indicated, the Amended and Restated Master Deed of Pine Knob Manor Homes Condominium and Condominium Bylaws (Exhibit A to the Master Deed) recorded as aforesaid are hereby ratified, confirmed and redeclared.

08-23-302 000 enf

Executed:

9000245

PINEKNOB MANOR HOMES CONDOMINIUM
 ASSOCIATION,
 a Michigan non-profit corporation

By:

Stephen R. Boergert
 Stephen Boergert, President

O.K. - A.N.

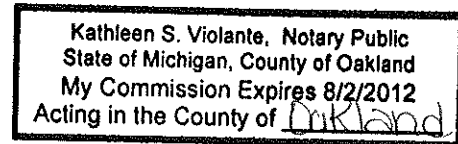
O.K. - GK

STATE OF MICHIGAN)
) ss.
COUNTY OF OAKLAND)

The foregoing Fifth Amendment to the Master Deed of Pine Knob Manor Homes Condominium was acknowledged before me, a notary public, on the 27 day of July, 2010, by Stephen Boergert, known to me to be the President of Pine Knob Manor Home Condominium Association, a Michigan non-profit corporation, who acknowledged and certified that the foregoing amendment was duly approved by affirmative vote of the co-owners of the Association and that he has executed this Fifth Amendment to Master Deed as his own free act and deed on behalf of the Association.

Hatmiere S. Gierante, Notary Public
State of Michigan, County of Oakland
My commission expires: 8.2.2012
Acting in the County of Oakland

DRAFTED BY AND WHEN RECORDED
RETURN TO:
MARK B. DAVIS (P57065)
ALEXANDER, ZELMANSKI, DANNER
AND FIORITTO PLLC
44670 ANN ARBOR RD., STE. 170
PLYMOUTH, MI 48170



AMENDED AND RESTATED MASTER DEED

PINE KNOB MANOR HOMES

Oakland County Condominium Subdivision Plan No. 245

A Residential Condominium

Established Pursuant to Act 229, Michigan Public Acts of 1963, As Amended

Now Governed By Act 59 of the Michigan Public Acts of 1978, As Amended

THIS AMENDED AND RESTATED MASTER DEED (herein, "this Master Deed") is made and executed on this 8th day of APRIL, 2010, by the Pine Knob Manor Homes Condominium Association, a Michigan nonprofit corporation (herein, "the Association"), whose address is c/o Atlas Property Associates, 198 S. Main Street, Suite 5, Mt. Clemens, MI 48043, which is represented in this Master Deed by STEPHEN BURGERT, its President, who is fully empowered and qualified to execute this Master Deed on behalf of the Association, in pursuance of the provisions of the Condominium Act (being Act 59 of the Michigan Public Acts of 1978, as amended, and, referred to herein as the "Act").

WITNESSETH:

WHEREAS, Pine Knob Homes, a Michigan limited partnership (herein, the "Initial Developer"), made and declared the initial Master Deed of Pine Knob Manor Homes, designated as Oakland County Condominium Subdivision Plan No. 245 (herein, the "Condominium"), and caused the same to be recorded in Liber 7293, Pages 889-965, inclusive, Oakland County Records;

WHEREAS, the Initial Developer also organized the Association in order to administer, operate, manage and maintain the Condominium; and,

WHEREAS, NAL II, LTD., a Delaware corporation (herein, the "Successor Developer"), as successor to the Initial Developer, in order to provide notice of the Michigan Department of Commerce's approval of its succession and to reduce the maximum number of Units that might be built, subsequently made a certain First Amendment to the initial Master Deed of Pine Knob Manor Homes that it caused to be recorded in Liber 7661, Pages 393-396, Oakland County Records; and,

WHEREAS, the Successor Developer, in order to relinquish the reserved right to expand the Condominium, to redefine certain common elements, to alter the size and/or configuration of buildings and to amend the initial Condominium Subdivision Plan, subsequently made a certain Second Amendment to the initial Master Deed of Pine Knob Manor Homes and Replat No. 1 to the initial Condominium Subdivision Plan that it caused to be recorded in Liber 8174, Pages 397-419, Oakland County Records; and,

WHEREAS, the Association, acting for and on behalf of the Co-owners of the Condominium and Members of the Association, and pursuant to the authority conferred by the Act upon the said Co-owners and Members to amend the initial Master Deed (including the Condominium Bylaws, being Exhibit "A" thereto, herein referred to as the "Condominium Bylaws", and the Condominium Subdivision Plan, being Exhibit "B" thereto), as each had been previously amended in the manner described above, in order to clarify and/or re-designate certain common elements and the responsibility for their costs, and to correctly describe the private Royal St. George Roadway easement benefiting the Condominium, made a certain Third Amendment to the initial Master Deed that it caused to be recorded in Liber 10254, Pages 505-564, inclusive, Oakland County Records; and,

WHEREAS, the Association, acting for and on behalf of the Co-owners of the Condominium and Members of the Association, and pursuant to the authority conferred by the Act upon the said Co-owners and Members to amend the initial Master Deed, the Condominium Bylaws and the Condominium Subdivision Plan, as they had been previously amended in the manner described above, for the purpose of correcting or clarifying certain limited common elements and their use, made a certain Fourth Amendment to the initial Master Deed that it caused to be recorded in Liber 11127, Pages 719-724, inclusive, Oakland County Records; and,

WHEREAS, the Co-owners now desire to further amend and fully restate the initial Master Deed and Condominium Bylaws of Pine Knob Manor Homes, to consolidate the Condominium Bylaws and the Association's corporate bylaws into a single document and to reaffirm the Condominium Subdivision Plan, as previously submitted and amended.

NOW, THEREFORE, the Association does, upon the recording hereof, confirm the establishment of Pine Knob Manor Homes as a condominium project that was established pursuant to Act 229 of the Michigan Public Acts of 1963, as amended, and now exists and operates pursuant to the Act, and does re-declare that Pine Knob Manor Homes (herein, the "Condominium", "Project", or the "Condominium Project") shall be held, conveyed, hypothecated, encumbered, leased, rented, occupied, improved, or in any other manner utilized, subject to the provisions of the Act, and to the covenants, conditions, restrictions, uses, limitations and affirmative obligations set forth in this Master Deed, including the Bylaws and Condominium Subdivision Plan, each as defined herein, each of which is deemed to be incorporated herein by reference thereto, shall be deemed to run with the land and shall be a burden and a benefit to the Association, its successors and assigns, and any persons acquiring or owning an interest in the Condominium Premises, their grantees, successors, heirs, personal representatives and assigns. Effective upon the recording of this Master Deed, the initial Master Deed, as heretofore amended, and both the Condominium Bylaws and Association Corporate Bylaws, shall be deemed to be replaced and superseded and to be of no further force nor effect. In furtherance of the foregoing, it is provided as follows:

Section 1. TITLE AND NATURE.

The Condominium is known as Pine Knob Manor Homes, Oakland County Condominium Subdivision Plan No. 245. The architectural plans for the Condominium were approved by, and filed with, the Township of Independence, Oakland County, Michigan. The Condominium was established in accordance with Act 229 of the Michigan Public Acts of 1963, as amended, and now exists and operates in accordance with the Act. The Condominium includes twenty (20) attached and detached residential Units, designated as Units "1" through "20," inclusive, located in Buildings "1" through "11," inclusive. The number, boundaries, dimensions, area and volume of each Unit are set forth completely in the Condominium Subdivision Plan. Each Unit is capable of individual utilization on account of having its own entrance from and exit to a Common Element. The buildings in the Project and the individual Units contained therein are all to be utilized for residential purposes. Each Co-owner shall have an exclusive right to his Unit and shall have

an undivided and inseparable interest with the other Co-owners in the Common Elements and shall share with the other Co-owners the Common Elements as provided in this Master Deed.

SECTION II. LEGAL DESCRIPTION.

The land that was submitted to the Condominium is particularly described as follows:

A part of the S.W ¼ of Section 23 and a part of the S.E ¼ of Section 22, T. 4N., R. 9E., Independence Township, Oakland County, Michigan, being more particularly described as commencing at the West ¼ corner of Section 23; thence S. 89°52' 37" W., 41.78 feet along the East 1/4 line of Section 22; thence 286.33 feet along the arc of a curve to the left, radius 205.00 feet, central angle 80°01'41" chord bears S. 16°05'55" W., 263.62 feet; thence S. 23°54'55" E., 179.42 feet; thence 55.99 feet along the arc of a curve to the right, radius 420.00 feet, central angle 07°38'18", chord bears S. 20°05'46" E., 55.95 feet to the point of beginning.

Thence N. 65°48'50" E., 72.19 feet; thence 139.61 feet along the arc of a curve to the right, radius 579.00 feet, central angle 13°48'54", chord bears N. 72°43'17" E., 139.27 feet; thence N. 79°37'43" E., 40.13 feet; thence 148.16 feet along the arc of a curve to the right, radius 579.00 feet, central angle 14°39'39", chord bears N. 86°57'33" E., 147.75 feet; thence S. 85°42'37" E., 75.28 feet; thence 81.76 feet along the arc of a curve to the left, radius 1021.00 feet, central angle 04°35'18", chord bears S. 88°00'16" E., 81.74 feet; thence N. 89°42'05" E., 108.39 feet; thence 250.45 feet along the arc of a curve to the right, radius 979.00 feet, central angle 14°39'27", chord bears S. 82°58'12" E., 249.77 feet; thence S. 75°38'28" E., 25.82 feet; thence 180.47 feet along the arc of a curve to the left, radius 621.00 feet, central angle 16°39'02", chord bears S. 83°57'59" E., 179.83 feet; thence N. 87°42'30", E., 6.71 feet; thence 93.48 feet along the arc of a curve to the right, radius 979.00 feet, central angle 11°38'00", chord bears S. 81°00'14" E., 117.36 feet; thence S. 04°28'39" W., 235.33 feet; thence N. 85°31'21" W., 1341.98 feet; thence N. 07°59'04" W., 71.09 feet; thence 60.79 feet along the arc of a curve to the left, radius 420.00 feet, central angle 08°17'33", chord bears N. 12°07'51" W., 60.73 feet to the point of beginning. Containing 319,466 square feet or 7.334 acres.

Subject to easements of record; together with a perpetual non-exclusive easement over the Royal St. George Roadway described in Section VII. hereof for the purpose of ingress and egress to and from the Condominium in accordance with and subject to the provisions of said Section VII.

SECTION III. COMMON ELEMENTS.

The Common Elements and the responsibilities for their maintenance, decoration, repair and replacement are as follows:

A. The General Common Elements are:

1. The land described in Section II. hereof, including driveways and sidewalks and parking spaces not designated as Limited Common Elements.
2. The electrical wiring network throughout the Condominium Project up to the point of connection with electrical fixtures, including that contained within Unit walls, and the switches and plugs within any Unit.

3. The exterior gas mains and services throughout the Condominium Project up to the point of connection with the gas meters measuring service to any Unit.
4. The telephone wiring network throughout the Condominium Project, including that contained within Unit walls, up to the point of connection with the telephone junction box within any Unit.
5. The plumbing network throughout the Condominium Project including that contained within Unit walls, meters, pipes, sump pumps or other elements for common usage, even though enclosed within the boundaries of a Unit, up to the point of connection with the fixtures within any Unit.
6. The water distribution system, sanitary sewer system and storm drainage system throughout the Condominium Project.
7. Foundations, supporting columns, roofs, ceilings, floor construction between Unit levels and Unit and garage perimeter walls.
8. Facilities and units, if any, used for maintenance or repair or, used to lodge caretakers or other persons involved in the maintenance or management of the Condominium Project.
9. Such other elements of the Project not herein designated as general or limited common elements which are not enclosed within the boundaries of a Unit and which are intended for common use or necessary to the existence, upkeep and safety of the Condominium Project.

B. The Limited Common Elements are:

1. The interior surfaces of Unit and garage perimeter walls (including interior and exterior surfaces of windows and doors therein), ceilings and floors contained within a Unit which are subject to the exclusive use and enjoyment of the Co-owner of such Unit.
2. The parking spaces adjacent to said garages are limited in use to certain Units as designated on the Condominium Subdivision Plan with numbers that correspond to the Units to which such garages appertain.
3. Each individual courtyard and patio is restricted in use to the Co-owner of the Unit to which it respectively appertains as designated on the Condominium Subdivision Plan with a number that corresponds to such Unit.
4. Each individual porch and balcony which shall be limited in use to the Co-owner of the Unit to which said porch or balcony is appurtenant.
5. Each individual air conditioning compressor and condenser unit and each heating unit shall be limited in use to the Co-owner of the apartment which is served by said air conditioning compressor and/or heating unit.
6. Each individual driveway and sidewalk which shall be limited in use to the Co-owner of the Unit to which said driveway and sidewalk is appurtenant.

7. Each individual chimney shall be limited in use to the Co-owner of the Unit to which such chimney is appurtenant.

NOTE: The Association has determined that the use of the chimneys by Co-owners could create a fire hazard and, therefore, the fireplaces and chimneys should be used for decorative purposes, only.

C. The cost of maintenance, repair, decoration and replacement of all General Common Elements and Limited Common Elements described above shall be borne by the Association, except as follows:

1. The cost of decoration and maintenance, but not repair and replacement (except in case of Co-owner fault, in which event the Co-owner will be responsible for the cost of repair and replacement) of all surfaces referred to above in subsection B, paragraph 1 of this Section III (excluding windows and doors which are covered below in subsection C., paragraph 2 of this Section III) shall be borne by the Co-owner of each Unit to which such surfaces are appurtenant.

2. The cost of decoration, maintenance, repair and replacement of windows and doors referred to above in paragraph 1, subsection B. of this Section III (including, but not limited to, the interior and exterior surfaces of windows and doors) shall be borne by the Co-owner of each Unit to which such windows and doors are appurtenant.

3. The cost of maintenance, repair and decoration of each courtyard, patio and/or balcony referred to above in subsection B, paragraph 3 of this Section III. B. shall be borne by the Co-owner served by said courtyard, patio and/or balcony.

4. The cost of maintenance, repair and replacement of each individual air conditioning compressor and condenser unit and each heating unit referred to above in paragraph 5, subsection B. of this Section III. shall be borne by the Co-owner served by said air conditioning compressor and condenser unit and/or heating unit.

5. The cost of maintenance, repair and replacement of individual garage and basement floors shall be borne by the Co-owner of the Unit the garage or basement serves.

6. The cost of maintenance, repair and replacement of each individual chimney shall be borne by the Co-owner whose Unit is served by that chimney.

D. Utility companies and governmental units furnishing services such as water, sanitary sewer, storm sewer, electricity, gas, oil and telephone shall have access to the Common Elements and the Units as may be reasonable for the installation, repair or maintenance of such services. Any costs, including damage to the Limited Common Elements, as are incurred in the installation, maintenance or repair of services designated as General Common Elements shall be an expense of administration to be assessed in accordance with the Condominium Documents. Any costs, including damage to any General Common Element, as are incurred in the installation, repair or maintenance of services designated as Limited Common Elements shall be the responsibility of the Co-owner of the Unit to which said Limited Common Elements are appurtenant.

- E. No Co-owner shall restrict access to any plumbing, water line valves, water meter, sprinkler system valves, or any other element that must be accessible to service any Unit. Should access to any of these facilities be required, the Association may remove any coverings or attachments that restrict such access and will have no responsibility for repairing or replacing any materials that are damaged in the course of gaining such access. Any costs incurred in opening and repairing any Unit wall to install, repair or maintain any such element or any utility line that services more than one Unit shall be an expense of administration to be assessed in accordance with the Bylaws.
- F. Public utilities furnishing services such as water, electricity, gas and telephone to the Project shall have access to the common elements and the Units as may be reasonable for the installation, repair or maintenance of such services.

SECTION IV. UNIT DESCRIPTION AND PERCENTAGE OF VALUE.

- A. The number, boundaries, definitions, area and volume of each Unit is completely described in the Condominium Subdivision Plan. In determining dimensions, each Unit was measured from the interior finished, unpainted surfaces of the main walls and ceilings and from the interior surfaces of the finished subfloors. Each Unit shall include all that space contained within certain horizontal planes designated and delimited by "X" and "Y" coordinate lines and certain vertical planes designated and delimited by "Z" coordinate lines, less any Common Elements contained therein.
- B. The percentage of value assigned by the Developer to each Unit is set forth below in paragraph C. of this Section IV. The total value of the Project is 100%. The Developer assigned percentages of value to Units in proportion to the number of square feet in each Unit; square footages used to compute percentages of value may have been rounded off to preserve a constant Project value of 100%. The percentage of value assigned to each Unit is determinative of the proportionate share of its Co-owner in the proceeds and expenses of administration and the value of that Co-owner's vote at meetings of the Association. Percentages of value shall not be changed except with the consent of all affected Co-owners expressed in an amendment to this Master Deed, duly approved and recorded.
- C. Each Unit number as it appears on the Condominium Subdivision Plan and the percentage of value assigned to that Unit are set forth below.

<u>Unit Number</u>	<u>Percentage of Value Assigned</u>
Building 1:	
1	4.88
2	5.87
Building 2:	
3	4.21
4	3.77
5	5.28
Building 3:	
6	6.41
Building 4:	
7	5.57
Building 5:	
8	4.25

9	4.28
10	4.74
Building 6:	
11	4.25
12	4.28
13	4.74
Building 7:	
14	5.93
Building 8:	
15	5.35
Building 9:	
16	6.41
Building 10:	
17	5.93
Building 11:	
18	4.25
19	4.28
20	5.32
	100.00

SECTION V. DESTRUCTION OF CONDOMINIUM; EMINENT DOMAIN; CO-OWNER USE.

A. If the Condominium Project is totally or partially damaged or destroyed or partially taken by eminent domain, the repair, reconstruction or disposition of the property shall be as provided by the Bylaws.

B. No Co-owner shall use his Unit or the common elements in any manner inconsistent with the purposes hereof or in any manner that will interfere with or impair the rights of another Co-owner in the use and enjoyment of his Unit or the common elements.

SECTION VI. EASEMENTS AND RESTRICTIONS.

The following easements and restrictions are established and exist across, over, under and on the Condominium Premises:

A. If any portion of a Unit or common element encroaches upon another Unit or common element due to shifting, settling or moving of any land or improvement or due to survey errors, or any deviations from the plans in construction, reconstruction, repair, or replacement of any improvement, reciprocal easements for the benefit of Co-owners shall exist for the maintenance of such encroachment for so long as such encroachment exists, and for maintenance thereof after rebuilding in the event of any destruction. There exist easements for the benefit of the Co-owners and Association of support with respect to any Unit interior wall that supports a common element.

B. The Association and all public and private utilities furnishing services to the Project, such as water, electricity, gas, telephone and cable television, shall have access to the common elements and the Units, including, without limitation, land, structures, buildings, improvements, and walls (including interior walls), as may be reasonable for the installation, repair or maintenance of any utility in the Condominium,

and any costs incurred by the Association in opening and repairing any building or Unit wall to install, repair or maintain a utility line servicing more than one Unit shall be an expense of administration to be assessed in accordance with the Bylaws.

C. The Association shall have such easements over the Condominium Premises, including all Units and common elements, as are necessary to fulfill any responsibilities of maintenance, repair, decoration or replacement which it is required or permitted to perform under the Condominium Documents or by law or to respond to any emergency or common need of the Condominium. These easements include, without any implication of limitation, the right of the Association to obtain access during reasonable hours and upon reasonable notice to any common meters, sprinkler controls and valves, sump pumps and other common elements located within any Unit or its appurtenant limited common elements. The Association shall not be liable to the Co-owner of any Unit or to any other person, in trespass or in any other form of action, for the exercise of rights pursuant to this Section or any other provision of the Condominium Documents that grant such easements, rights of entry or other means of access. Failure of the Association to take any such action shall not be deemed a waiver of the Association's right to take any such action at a future time. All costs incurred by the Association in performing any responsibilities which are required, in the first instance to be borne by any Co-owner, shall be assessed against such Co-owner and due and payable with his monthly assessment next falling due; further, the lien for nonpayment shall attach as in all cases of regular assessments and such assessments may be enforced by the use of all means available to the Association under the Condominium Documents and by law for the collection of regular assessments including, without limitation, legal action and foreclosure of the lien securing payment.

D. The Association, acting through its Board of Directors, may grant such easements, licenses, rights-of-entry and rights-of-way over, under, and across the Condominium Premises for utility, roadway construction or safety purposes, access purposes or other lawful purposes as may be necessary for the benefit of the Condominium and/or to dedicate any portion of the common elements to the public for such purposes.

E. The Association, acting through its Board of Directors, shall be empowered and authorized to dedicate, or to transfer the title to, the main lines and laterals of any private utility serving the Condominium to a municipal government agency or authority which is authorized to operate the utility for the Condominium and the public generally.

F. The Association, acting through its Board of Directors, shall have the power to grant such easements, licenses and other rights of entry, use and access and to enter into any contract or agreement, including wiring agreements, utility agreements, right-of-way agreements, access agreements and multi-Unit agreements and, to the extent allowed by law, contracts for sharing of any installation or periodic subscriber service fees and agreement for the provision of security services as may be necessary, convenient or desirable to provide for telecommunications, videotext, broad band cable, satellite dish, antenna, multi-channel, multi-point distribution service and similar services (collectively "Telecommunications") to the Condominium or any Unit therein and security services to the extent the Board deems it necessary. Notwithstanding the foregoing, in no event shall the Board of Directors enter into any contract or agreement or grant any easement, license or right of entry or do any other act or thing which will violate any provision of any Federal, State or local law or ordinance. Any and all sums paid by any Telecommunications or any other company or entity in connection with such service, including fees, if any, for the privilege of installing same, or sharing periodic subscriber service fees, shall be receipts affecting the administration of the Condominium within the meaning of the Act and shall be paid over to and be the property of the Association.

G. The Developer previously reserved for the benefit of itself and all subsequent owners of the lands described in paragraph B. of Section VII below a perpetual non-exclusive easement over the roadways and sidewalks of the Condominium. It is a condition to the use and enjoyment of this easement that the Developer and all such owners are responsible for payment of a proportionate share of the cost of repair, maintenance and replacement of said roadways and sidewalks determined by multiplying the expenses of repair, maintenance and replacement thereof times a fraction, the numerator of which is the number of occupied dwelling units existing on the additional land and the denominator of which is the number of occupied units existing on the additional land combined with the number of Units in this Condominium.

H. The Developer previously reserved for the benefit of itself and all subsequent owners of the lands described in paragraph B. of Section VII below a perpetual non-exclusive easement to utilize, tap or tie into and connect with all utilities in the Condominium, including but not limited to sanitary sewers, storm sewers, drainage facilities, water mains, gas and electrical lines. It is a condition to the use and enjoyment of this easement that the Developer and all such owners are responsible for payment of a proportionate share of the cost of repair, maintenance and replacement of the Association's costs incurred for such utilities, determined by multiplying the expenses of repair, maintenance and replacement thereof times a fraction, the numerator of which is the number of occupied dwelling units existing on the additional land and the denominator of which is the number of occupied units existing on the additional land combined with the number of Units in this Condominium.

I. The Developer reserved the right at any time to release any one or more of the easements described in paragraphs G. and H. in this Section VI. by recording an instrument in the office of the Oakland County Register of Deeds signed by all parties interested in the additional land releasing any such easement. Upon recording such easement release, all further liability or responsibility of the owners of the additional land for payment of any portion of expenses of repair, maintenance or replacement shall cease and terminate.

SECTION VII. ROYAL ST. GEORGE ROADWAY AND ACCESS EASEMENT.

A. Pursuant to a Consolidating and Superseding Declaration of Easements, Covenants and Restrictions for Royal St. George Roadway, recorded in Liber 15961, Pages 425 – 452, inclusive, Oakland County Records ("Roadway Declaration"), as amended, the Co-owners of this Project, and their Unit residents, guests and invitees, have a perpetual nonexclusive easement right of use over a certain roadway known as Royal St. George Roadway, and any sidewalks or paths abutting said Roadway, for the purpose of ingress and egress to the Condominium, as depicted on the Condominium Subdivision Plan attached hereto as Exhibit "B", and as is more particularly described as follows:

DESCRIPTION ROYAL ST. GEORGE ACCESS EASEMENT

Part of the E. ½ of Section 22 and part of the W. ½ of Section 23. T.4N., R.9E., Independence Township, Oakland County, Michigan, more particularly described as commencing at the S.E. corner of said Section 22, thence along the South Line of said Section 22, S. 89°42'27" W., 736.66 ft. to the point of beginning; thence N. 37°33'37" E., 199.24 ft.; thence along a curve to the left having a radius of 202.88 ft., an arc distance of 204.04 ft., a central angle of 57°37' 30", and a chord bearing N. 08°44'52" E., 195.55 ft.; thence N. 20°03'53" W., 122.70 ft.; thence along a curve to the right having a radius of 92.51 ft., an arc distance of 93.19 ft., a central angle of 57°43' 00", and a chord bearing N. 08°47'31" E., 89.30 ft., thence N. 37°39' 07" E., 114.65 ft.; thence along a curve to the left having a radius of 238.49 ft., an arc distance of 222.47 ft., a

central angle of 53°26'49", and a chord bearing N. 10°55'43" E., 214.49 ft.; thence N. 15°47'42" W., 49.22 ft., thence along a curve to the right having a radius of 214.70 ft., an arc distance of 47.38 ft., a central angle of 12°38'35", and a chord bearing N. 09°28'24" W., 47.28 ft.; thence along a curve to the right having a radius of 129.05 ft., an arc distance of 113.33 ft., a central angle of 50°18'47", and a chord bearing N. 22°00'17" E., 109.72 ft.; thence N. 47°09'40" E., 67.65 ft.; thence along a curve to the right having a radius of 1067.67 ft., an arc distance of 98.09 ft., a central angle of 05°15'51", and a chord bearing N. 49°47'36" E., 98.06 ft.; thence N. 52°25'31" E., 408.93 ft.; thence along a curve to the left having a radius of 224.08 ft., an arc distance of 228.54 ft., a central angle of 58°26'08", and a chord bearing N. 23°12'27" E., 218.76 ft.; thence N. 06°00'37" W., 303.52 ft.; thence N. 07°59'04" W., 34.63 ft.; thence along a curve to the left having a radius of 420.00 ft., an arc distance of 116.78 ft., a central angle of 15°55'51", and a chord bearing N. 15°57'00" W., 116.40 ft.; thence N. 23°54'55" W., 179.42 ft.; thence along a curve to the right having a radius of 205.00 ft., an arc distance of 64.36 ft., a central angle of 17°59'21", and a chord bearing N. 14°55'11" W., 64.10 ft.; thence along a non-tangent curve to the right having a radius of 295.97 ft., an arc distance of 80.48 ft., a central angle of 15°34'46", and a chord bearing N. 00°58'37" W., 80.23 ft.; thence along a curve to the right having a radius of 92.83 ft., an arc distance of 62.93 ft., a central angle of 38°50'35", and a chord bearing N. 26°14'08" E., 61.73 ft.; thence N. 45°39'26" E., 65.84 ft.; thence along a curve to the right having a radius of 231.00 ft., an arc distance of 235.82 ft., a central angle of 58°29'30", and a chord bearing N. 74°54'11" E., 225.71 ft.; thence S. 75°51'04" E., 175.86 ft.; thence along a curve to the left having a radius of 610.48 ft., an arc distance of 64.87 ft., a central angle of 06°05'19", and a chord bearing S. 78°53'39" E., 64.84 ft.; thence N. 09°50'36" E., 40.00 ft.; thence along a curve to the right having a radius of 570.48 ft., an arc distance of 61.87 ft., a central angle of 06°12'49", and a chord bearing N. 78°56'26" W., 61.84 ft.; thence N. 75°51'04" W., 175.86 ft.; thence along a curve to the left having a radius of 271.00 ft., an arc distance of 276.66 ft., a central angle of 58°29'30", and a chord bearing S. 74°54'11" W., 264.80 ft.; thence S. 45°39'26" W., 65.84 ft.; thence along a curve to the left having a radius of 132.83 ft., an arc distance of 90.05 ft., a central angle of 38°50'35", and a chord bearing S. 26°14'08" W., 88.34 ft.; thence along a curve to the left having a radius of 335.97 ft., an arc distance of 90.37 ft., a central angle of 15°24'43", and a chord bearing S. 00°53'35" E., 90.10 ft.; thence along a non-tangent curve to the left having a radius of 245.00 ft., an arc distance of 75.92 ft., a central angle of 17°45'20", and a chord bearing S. 15°02'25" E., 75.62 ft.; thence S. 23°54'55" E., 179.42 ft.; thence along a curve to the right having a radius of 380.00 ft., an arc distance of 105.66 ft., a central angle of 15°55'51", and a chord bearing S. 15°57'00" E., 105.32 ft.; thence S. 07°59'04" E., 33.69 ft.; thence S. 06°00'37" E., 303.07 ft.; thence along a curve to the right having a radius of 184.08 ft., an arc distance of 187.74 ft., a central angle of 58°26'08", and a chord bearing S. 23°12'27" W., 179.71 ft.; thence S. 52°25'31" W., 408.93 ft.; thence along a curve to the left having a radius of 1107.67 ft., an arc distance of 101.77 ft., a central angle of 05°15'51", and a chord bearing S. 49°47'36" W., 101.73 ft.; thence S. 47°09'40" W., 67.65 ft.; thence along a curve to the left having a radius of 169.05 ft., an arc distance of 148.45 ft., a central angle of 50°18'47", and a chord bearing S. 22°00'17" W., 143.72 ft.; thence S. 03°09'07" E., 180.58 ft.; thence along a curve to the left having a radius of 254.70 ft., an arc distance of 56.20 ft., a central angle of 12°38'35", and a chord bearing S. 09°28'24" E., 56.09 ft.; thence S. 15°47'42" E., 49.22 ft.; thence along a curve to the right having a radius of 198.49 ft., an arc distance of 185.16 ft., a central angle of 53°26'49", and a chord bearing S. 10°55'43" W., 178.52 ft.; thence S. 37°39'07" W., 114.65 ft.; thence along a curve to the left having a radius of 132.51 ft., an arc distance of 133.48 ft., a central angle of 57°43'00", and a chord bearing S. 08°47'37" W., 127.91 ft.; thence S. 20°03'53" E., 122.70 ft.; thence along a curve to the right having a radius of 119.82 ft., an arc distance of 120.51 ft., a central angle of 57°37'30", and a chord bearing S. 08°44'52" W., 115.50 ft.; thence S. 37°33'37" W., 282.23 ft., to a point on the said South Line of Section 22; thence along the said South Section Line, N. 89°42'27" E., 75.99 ft. to the point of beginning and contains 149,012 square feet or 3.421 acres. ("Roadway")

B. The Roadway easement is shared by and appurtenant to certain other adjacent properties described below. The Roadway is administered by Royal St. George Association, a Michigan Nonprofit Corporation, of which Pine Knob Manor Homes Association and other Associations established to administer the adjacent properties are members subject to the rights and obligations as set forth in the terms and provisions of the Roadway Declaration, the Articles of Incorporation of Royal St. George Association and the Association Bylaws thereof ("Royal St. George Association Documents"). Royal St. George Association is responsible for the management and operation of the Roadway, including its maintenance and repair, insuring the Roadway, snow removal, payment of taxes and property assessments, among other things enumerated in the Royal St. George Association Documents. The rights and obligations of the member Associations include, without limitation, voting rights and the obligation to pay assessments to Royal St. George Association in accordance with a cost sharing ratio established in the Roadway Declaration, as amended. This Condominium shall be responsible for payment of a proportionate share of the total costs for the Roadway which shall be determined by multiplying said total costs by a fraction, the numerator of which is the number of Units in this Project, and the denominator of which is the total number of dwelling Units existing and which prior to completion may be constructed on the adjacent properties identified in the Roadway Declaration, as amended. Failure by this Association to pay its proportionate share of the Roadway costs can result in severe penalties, including foreclosure of the individual Units in this Project. The Developer is also responsible for payment of a proportionate share of the total costs for the Roadway consisting of the balance of said total cost not otherwise borne by the other member Associations prior to the first meeting of members of Royal St. George Association and thereafter by a Committee composed of two persons, one of whom shall be designated by Developer and one of whom shall be designated by the Condominium, and Developer or the Committee, as the case may be, shall have authority to contract and authorize the expenditure of monies for ordinary and reasonable, maintenance, repair and operational expenses of the Roadway. The cost sharing ratio on the date of recording of this Amended and Restated Master Deed is as follows:

ASSOCIATION MEMBER:	PERCENTAGE RATIO:	NUMBER OF UNITS:
AAC Acquisitions, Inc.	51 %	NA
Pine Knob Manor Homes Association	5 %	20
Pine Knob Manor Homes II Association	1 %	4
Pine Knob Manor Homes III Association	12 %	49
The Bluffs at Pine Knob Association	8 %	35
Fairways at Pine Knob Association	7 %	28
Pine Knob Enclaves Association	7 %	28

SECTION VIII. AMENDMENTS.

A. None of the Condominium Documents shall be amended except with the approval of sixty-six and two-thirds percent (66-2/3%) in number and in value of the Co-owners of Units entitled to vote. Notwithstanding the preceding sentence, the Association may amend any Condominium Document without the necessity of any Co-owner's consent unless such amendment would materially alter or change the rights of the Co-owners generally, unless otherwise provided herein below or unless otherwise provided by the Act.

B. No amendment may modify the dimensions of a Unit, nor may the nature or extent of any limited common element appurtenant to the Unit be modified in any material way without the written consent of the Co-owner of that Unit. The method or formula used to determine the percentage of value assigned a Unit for other than voting purposes shall not be modified without the written consent of the Co-owner and first mortgagee of that Unit, except as provided in Article V, Section 7(c) of the Bylaws.

C. Notwithstanding any other provision of the Condominium Documents to the contrary, mortgagees are entitled to vote on amendments to the Condominium Documents when, and only, (a) as expressly required by Section 90a(9) of the Act, and (b) when the proposed amendment would materially affect or change the rights of a mortgagee within the meaning of Section 90 of the Act. If mortgagee approval of a proposed amendment to the Master Deed and/or the Condominium Subdivision Plan is required by the Act, the amendment shall require the approval of sixty-six and two-thirds percent (66-2/3%) in number of the first mortgagees of Units entitled to vote thereon. Whenever the consent of first mortgagees to any proposed amendment is required, each first mortgagee shall have one (1) vote for each mortgage held. Mortgagees are not required to appear at any meeting of Co-owners but their approval shall be solicited through written ballots in accordance with the procedures provided in the Act.

D. The Condominium may be terminated, vacated, revoked or abandoned only with the consent of eighty percent (80%) in number and value of the Co-owners entitled to vote and eighty percent (80%) in number of the first mortgagees of Units.

SECTION IX. DEFINITIONS.

Certain terms are utilized not only in this Master Deed, and in Exhibits "A" and "B" to this Master Deed, but are or may be used in various other instruments such as, by way of example and not in limitation, the Articles of Incorporation and Rules and Regulations of the Association and deeds, mortgages, liens, land contracts, easements and other instruments affecting the establishment of or transfer of interests in the Condominium. Wherever used in such documents or other pertinent instruments:

- A. Association. "Association," whenever used in any Condominium Document, means Pine Knob Manor Homes Condominium Association, a Michigan non-profit corporation, being the association of which all Co-owners automatically are members that the Developer has established in order to administer, operate, manage and maintain the Condominium. The Association exists as a Michigan non-profit corporation pursuant to Public Act 162 of the Michigan Public Acts of 1982, as amended. Any action required of or permitted to the Association shall be exercisable by its Board of Directors unless specifically reserved to its members by the Condominium Documents or the laws of the State of Michigan.
- B. Board of Directors. "Board of Directors" or "Board" means the Association's board of directors.
- C. Bylaws. "Bylaws" means the Amended and Restated Bylaws that are designated Exhibit A to this Master Deed and are by this reference incorporated herein. The Bylaws constitute both the Bylaws referred to in this Master Deed and as are required by Section 3(8) of the Condominium Act, and the bylaws provided for in the Michigan Nonprofit Corporation Act, and these Bylaws are intended to supersede and replace both aforescribed sets of bylaws.
- D. Common Elements. "Common Elements", where used without modification, shall mean and include both the "General Common Elements" and "Limited Common Elements," within the meanings respectively assigned those terms by the Act, as described in Paragraph 5 below and as designated or depicted in the Condominium Subdivision Plan. The term "General Common Element," whenever used, shall have the meaning assigned the term "general common element"

by the Act; and the term "Limited Common Element," whenever used, shall have the meaning assigned the term "limited common element" by the Act.

- F. Condominium Documents. "Condominium Documents" means this Master Deed, the Bylaws and the Condominium Subdivision Plan, together with the Article of Incorporation and Rules and Regulations, if any, of the Association, as any of the foregoing have been or hereafter may from time to time be amended or restated.
- G. Condominium Premises. "Condominium Premises" means and includes the land and buildings, all improvements and structures thereon, and all beneficial easements, rights and appurtenances belonging to Pine Knob Manor Homes, specifically including, without limiting the generality of the foregoing, the Royal St. George Roadway access easement.
- H. Co-owner. "Co-owner" shall have the meaning assigned by the Act and shall include any person, firm, corporation, partnership, Association, trust or other legal entity, or any combination thereof, who or which owns or is the land contract vendee of one or more Units. The term "owner," wherever used, shall be synonymous with the term "Co-owner".
- I. Developer. "Developer" means and includes Pine Knob Homes, a Michigan Limited Partnership, which made and executed the initial Master Deed, and its representatives, successors and assigns, including, without limiting the generality of the foregoing, the Successor Developer identified in the Recitals to this Master Deed.
- J. Master Deed. "Master Deed" means this Amended and Restated Master Deed, as the same hereafter from time to time may be amended by one or more instrument(s) duly executed and acknowledged in accordance with the requirements of the Master Deed, the Act and other applicable laws, if any, of the State of Michigan, and duly recorded in the office of the Oakland County Register of Deeds, being the Condominium Document recording the Condominium Project which is required by Section 8 of the Act.
- K. Township. "Township" means the Township of Independence, a Michigan general law township, located in Oakland County, Michigan.
- L. Unit. "Unit" means and includes all of the enclosed space constituting a single complete residential unit in the Condominium, as such space is described or depicted on the Condominium Subdivision Plan, and shall have the same meaning as the term "condominium unit" as defined in the Act.
- M. Other terms that may be utilized in the Condominium Documents and are not defined herein shall have the meanings assigned them by the Act, if any.

Whenever any reference herein is made to one gender, the same shall include a reference to any and all genders where the same would be appropriate. Similarly, whenever a reference is made herein to the singular, a reference shall also be included to the plural where the same would be appropriate.

PINE KNOB MANOR HOMES CONDOMINIUM ASSOCIATION
a Michigan nonprofit corporation

By:

Stephen L. Boerger
, President

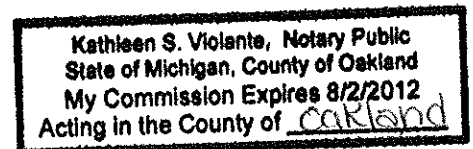
STATE OF MICHIGAN)
)SS:
COUNTY OF OAKLAND)

On this 8 day of April, 2010, before me, a Notary Public in and for said County, appeared Stephen Boerger, who acknowledged that: he is the President of PINE KNOB MANOR HOMES CONDOMINIUM ASSOCIATION, the Michigan nonprofit corporation named in and which executed the within instrument; and said instrument was signed on behalf of said Corporation by authority of its Board of Directors and with the written consent of Co-owners holding more than sixty-six and two-thirds percent (66-2/3%) in number and in value of the percentage interest in Pine Knob Manor Homes and sixty-six and two-thirds percent (66-2/3%) in number of the holders of record of first mortgages upon Units, as required by the Act and the Master Deed.

Kathleen S. Violante
Notary Public
Kathleen S. Violante
Print Name
Oakland County, Michigan
Acting in Oakland County, Michigan
My Commission Expires: 8.2.2012

This instrument drafted by and When Recorded Return to:

Robert M. Meisner, Esq.
Meisner & Associates, P.C.
30200 Telegraph Road, Suite 467
Bingham Farms, MI 48025-4506
(248) 644-4433



n:/Condo Docs/Condominium Associations/Pine Knob Manor Homes/Amended and Restated Master Deed11.18.08

PINE KNOB MANOR HOMES

OAKLAND COUNTY CONDOMINIUM SUBDIVISION PLAN NO. 245

AMENDED AND RESTATED BYLAWS (EXHIBIT "A" TO THE MASTER DEED)

ARTICLE I ASSOCIATION OF CO-OWNERS

Pine Knob Manor Homes, a residential condominium located in the Township of Independence, County of Oakland and State of Michigan, shall be administered by an association of Co-owners (herein, the "Association") which is a nonprofit corporation organized under the applicable laws of the State of Michigan and that is responsible for the management, maintenance, operation and administration of the Common Elements, easements and affairs of the Condominium in accordance with the Amended and Restated Master Deed of Pine Knob Manor Homes, as it hereafter from time to time may be amended or again restated (herein, the "Master Deed"), these Amended and Restated Bylaws, as they hereafter from time to time may be amended or again restated (herein, "these Bylaws"), the Association's Restated Articles of Incorporation, as they hereafter from time to time may be amended or again restated (herein, the "Articles of Incorporation"), and all rules and regulations of the Association heretofore or hereafter duly adopted and the laws of the State of Michigan. The Condominium was established in accordance with the Michigan Horizontal Real Property Act (being Act 229 of the Public Acts of 1963, as amended), which is referred to in the Master Deed as the "Act", but is now operated and administered in accordance with Act No. 59 of the Michigan Public Acts of 1978, as amended (herein, the "Condominium Act"). These Bylaws constitute both the Bylaws referred to in the Master Deed and required by Section 3(8) of the Condominium Act, and the corporate bylaws provided for under the Michigan Nonprofit Corporation Act, and these Bylaws are intended to supersede and replace both aforescribed sets of bylaws. Each Co-owner shall be a member of the Association and no other person or entity shall be entitled to membership. The share of a Co-owner in the funds and assets of the Association cannot be assigned, pledged or transferred in any manner except as an appurtenance to the Co-owner's Unit. A Co-owner selling a Unit shall not be entitled to any refund from the Association with respect to any reserve or other asset of the Association. The Association shall keep current copies of the Condominium Documents available at reasonable hours to Co-owners, prospective purchasers and prospective mortgagees of Units. All Co-owners and other persons using or entering upon or acquiring any interest in any Unit or the Common Elements shall be subject to the provisions and terms set forth in the Condominium Documents.

ARTICLE II

ASSESSMENTS

All expenses arising from the management, administration and operation of the Association in pursuance of its authority and responsibilities as set forth in the Condominium Documents and the Condominium Act shall be levied by the Association against the Units and their Co-owners in accordance with the following provisions:

Section 1. Assessments for Common Elements. All costs incurred by the Association in satisfaction of any liability arising within, caused by, or connected with the Common Elements or the administration of the Condominium shall constitute expenditures affecting the administration of the Condominium, and all sums received as the proceeds of, or pursuant to, a policy of insurance securing the interest of the Co-owners against liabilities or losses arising within, caused by or connected with the Common Elements or the administration of the Condominium shall constitute receipts affecting the administration of the Condominium within the meaning of Section 54(4) of the Condominium Act.

Section 2. Determination of Assessments. Assessments shall be determined in accordance with the following provisions:

- (a) Budget. The board of directors of the Association (herein, the "Board of Directors" or simply the "Board") shall establish an annual budget in advance for each fiscal year and such budget shall project all expenses for the forthcoming year which may be required for the proper operation, management and maintenance of the Condominium, including a reasonable allowance for contingencies and reserves. Upon adoption of an annual budget by the Board of Directors, copies of said budget shall be delivered to each Co-owner and the assessment for said year shall be established based upon said budget, although the delivery of a copy of the budget to each Co-owner shall not affect the liability of any Co-owner for any existing or future assessments. No failure or delay of the Board to prepare or adopt a budget for any fiscal year shall constitute a waiver or release in any manner of a Unit Co-owner's obligation to pay the allocable share of the common expenses as herein provided whenever the same shall be determined and, in the absence of any annual budget or adjusted budget each Unit Co-owner shall continue to pay each monthly installment at the monthly rate established for the previous fiscal year until notified of any change in the monthly payment which shall not be due until at least ten (10) days after such new annual or adjusted budget is adopted.

An adequate reserve fund for maintenance, repair and replacement of those Common Elements that must be replaced on a periodic basis shall be established in the budget and funded by regular monthly payments as set forth in Section 3 below, rather than by special assessments. At a minimum, the reserve fund shall be equal to ten percent (10%) of the Association's current annual budget on a non-cumulative basis. Since the minimum standard required by this Section may prove to be inadequate for this particular Condominium, the Association should carefully analyze the Condominium to determine if a greater amount should be set aside or if additional reserve funds should be established for other purposes from time to time. The funds contained in such reserve

fund shall be used for major repairs and replacements of Common Elements. The Board of Directors may establish such other reserve funds as it may deem appropriate from time to time.

- (b) General and Additional Assessments. Annual general assessments as determined in accordance with Article II, Section 2(a) above (but not additional or special assessments, as described below, which shall be payable as the Board of Directors elects) shall be payable by the Co-owners in twelve (12) equal monthly installments, commencing with acceptance of a deed to, or a land contract purchaser's interest in, a Unit, or with the acquisition of fee simple title to a Unit by any other means. Should the Board at any time determine, in the sole discretion of the Board: (1) that the assessments levied are or may prove to be insufficient to pay the costs of operation, management, maintenance and capital repair of the Condominium; (2) to provide replacements of existing Common Elements; (3) to provide additions to the Common Elements not exceeding Five Thousand Dollars (\$5,000.00), in the aggregate, annually; or (4) in the event of emergencies, the Board shall have the authority to increase the general assessment or to levy such additional or special assessment or assessments without Co-owner approval as it deems necessary. The Board also shall have the authority, without Co-owner consent, to levy assessments pursuant to the provisions of Article V, Section 5 hereof. The discretionary authority of the Board to levy general, additional or special assessments pursuant to subsection (a) and this subsection shall rest solely with the Board for the benefit of the Association and its members and shall not be enforceable by any creditors of the Association or its members.
- (c) Special Assessments. Special assessments, other than those referenced in subsection (b) of this Section 2, may be made by the Board of Directors from time to time and approved by the Co-owners as herein provided to meet other needs or requirements of the Association, including, but not limited to: (1) assessments for additions to (and not repair or replacement of) the Common Elements of an aggregate cost exceeding Five Thousand Dollars (\$5,000.00) per year; (2) assessments to purchase a Unit upon foreclosure of the lien for assessments described in Section 5 hereof; (3) assessments to purchase a Unit for use as a resident manager's Unit; or (4) assessments for any other appropriate purpose not elsewhere herein described. Special assessments referred to in this subsection (c) (but not including those assessments referred to in subsection 2(b) above which may be levied in the sole discretion of the Board) shall not be levied without the prior approval of more than sixty percent (60%) of all Co-owners in accordance with the percentage of value allocated to each Unit in Section IV. C. of the Master Deed. The authority to levy assessments pursuant to this subsection is solely for the benefit of the Association and its members and shall not be enforceable by any creditors of the Association or its members.

Section 3. Apportionment of Assessments; Default in Payment. Unless otherwise provided herein, all assessments levied against the Co-owners to cover expenses of administration shall be apportioned among and paid by the Co-owners in accordance with the percentage of value allocated to each Unit in Section IV. C. of the Master Deed, without increase or decrease for the existence of any rights to the use of Limited Common Elements appurtenant to a Unit. Any unusual expenses of administration, as may be determined in the sole discretion of the Board of Directors, which benefit less than all Units may be specially assessed against the Unit(s) so

benefitted and may be allocated to the benefitted Unit(s) in the proportion which the percentage of value each benefitted Unit bears to the total percentages of value of all Units so specially benefitted.

Monthly installments of the annual general assessment are due on the first day of each month. The payment of any assessment shall be in default if such assessment, or any part thereof, is not paid to the Association in full on or before the due date for such payment. A late charge in the amount of Fifteen Dollars (\$15.00) per month, or such other amount as may be determined by the Board of Directors, effective upon fifteen (15) days notice to the members of the Association, shall be assessed automatically by the Association upon any assessment in default until paid in full. Such late charge shall not be deemed to be a penalty or interest upon the funds due to the Association but is intended to constitute a reasonable estimate of the administrative costs and other damages incurred by the Association in connection with the late payment of assessments. Assessments in default shall bear interest at the rate of seven percent (7%) per annum or such higher rate as may be allowed by law until paid in full. All payments shall be applied first against late charges, attorney fees, accrued interest, expenses of collection and costs, and thereafter against assessments in order of oldest delinquency.

Each Co-owner (whether one or more persons) shall be and remain personally liable for the payment of all assessments (including late charges, accrued interest and costs of collection and enforcement of payment) pertinent to the Co-owner's Unit which may be levied while such Co-owner is its owner. In addition to a Co-owner who is also a land contract seller, the land contract purchaser shall be personally liable for the payment of all assessments (including late charges, accrued interest and costs of collection and enforcement of payment) pertinent to the Unit which are levied up to and including the date upon which the land contract seller actually takes possession of the Unit following extinguishment of all rights of the land contract purchaser in the Unit. In the event of the sale of a Unit upon foreclosure of any mortgage, the purchaser at the foreclosure sale shall be deemed the Co-owner and shall be, and remain, personally liable for the payment of all assessments (including late charges, accrued interest and costs of collection and enforcement of payment) pertinent to the Unit subsequent to the date of such sale, but the mortgagor also shall be, and remain, personally liable for all such amounts as are levied while such Co-owner retains the right of redemption conferred by statute.

Section 4. Waiver of Use or Abandonment of Unit; Uncompleted Repair Work. No Co-owner may exempt himself or herself from liability for contribution toward the expenses of administration by waiver of the use or enjoyment of any of the Common Elements, or by the abandonment of the Co-owner's Unit, or because of uncompleted repair work or the failure of the Association to provide services and/or management to the Condominium or to the Co-owner.

Section 5. Enforcement. The Association may enforce collection of delinquent assessments by a suit at law for a money judgment and/or by foreclosure of the statutory lien that secures payment of assessments, in accordance with the Condominium Act. Pursuant to Section 139 of the Condominium Act, no Co-owner may assert in answer or set-off to a complaint brought by the Association for nonpayment of assessments the fact that the Association or its agents have not provided the services or management to the Co-owner.

Each Co-owner, and every other person who from time to time has any interest in the Condominium, shall be deemed to have granted to the Association the unqualified right to elect to foreclose such lien either by judicial action or by advertisement. The provisions of Michigan law pertaining to foreclosure of mortgages by judicial action and by advertisement, as the same may be amended from time to time, are incorporated herein by reference to establish the alternative procedures to be followed in lien foreclosure actions and the rights and obligations of the parties to such actions. Further, each Co-owner and every other person who from time to time has any interest in the Condominium shall be deemed to have authorized and empowered the Association to sell or to cause to be sold the Unit with respect to which the assessment(s) is or are delinquent and to receive, hold and distribute the proceeds of such sale in accordance with the priorities established by applicable law. Each Co-owner who acquires title to a Unit acknowledges that at the time of acquiring title to the Co-owner's Unit, the Co-owner was notified of the provisions of this section and that the Co-owner voluntarily, intelligently and knowingly waived notice of any proceedings brought by the Association to foreclose by advertisement the lien for nonpayment of assessments and a hearing on the same prior to the sale of the Unit. The Association, acting on behalf of all Co-owners, may bid in at the foreclosure sale and acquire, hold, lease, mortgage or convey the Unit.

Notwithstanding the foregoing, neither a judicial foreclosure action shall be commenced, nor shall any notice of foreclosure by advertisement be published, until the expiration of ten (10) days after mailing, by first class mail, postage prepaid, addressed to the delinquent Co-owner(s) at his/her or their last known address of a written notice that one or more installments of the annual assessment and/or a portion or all of an additional or a special assessment levied against the pertinent Unit is or are delinquent and that the Association may invoke any of its remedies hereunder if the default is not cured within ten (10) days after the date of mailing. In the case of a contemplated foreclosure, either judicial or by advertisement, such written notice shall be accompanied by a written Affidavit of an authorized representative of the Association that sets forth: (i) the Affiant's capacity to make the Affidavit; (ii) the statutory and other authority for the lien; (iii) the amount outstanding (exclusive of accrued interest, costs, attorney fees and future assessments); (iv) the legal description of the pertinent Unit(s); and (v) the name(s) of the Co-owner(s) of record. Such Affidavit shall be recorded in the office of the Register of Deeds in the County in which the Condominium is located prior to commencement of any foreclosure proceeding, but it need not have been recorded as of the date of mailing as aforesaid. If the delinquency is not cured within the ten (10) day period, the Association may take such remedial action as may be available to it hereunder or under Michigan law. In the event the Association elects to foreclose the lien by advertisement, the Association shall so notify the Co-owner and shall inform the Co-owner that he/she may request a judicial hearing by bringing suit against the Association.

The expenses incurred in collecting unpaid assessments, including accrued interest, expenses of collection, costs, late charges, actual attorney's fees (not limited to statutory fees) and advances for taxes or other liens paid by the Association to protect its lien, shall be chargeable to the Co-owner in default and shall be secured by the lien on the Co-owner's Unit. In the event of default by any Co-owner in the payment of any installment of the annual assessment levied against the Co-owner's Unit, and/or in the event of default by any Co-owner in the payment of any installment and/or portion of any additional or special assessment levied against the Co-owner's Unit, or any other obligation of a Co-owner which, according to these Bylaws, may be assessed to and collected from the responsible Co-owner in the manner provided in this Article,

the Association shall have the right to declare all unpaid installments of the annual general assessment for the applicable fiscal year (and for any future fiscal year in which said delinquency continues), and/or all unpaid portions or installments of the additional or special assessment, if applicable, immediately due and payable which shall also be secured by the lien on the Co-owner's Unit. In the event of the occurrence of a foreclosure sale by the Association, the Co-owner shall be also liable for assessments chargeable to the foreclosed Unit that become due before the expiration of the redemption period. The Association also may discontinue the furnishing of any utility or other services to a Co-owner in default upon seven (7) days written notice to such Co-owner of its intention to do so. A Co-owner in default shall not be entitled to utilize any of the General Common Elements, shall not be entitled to vote at any meeting of the Association or to sign any petition for any purpose prescribed by the Condominium Documents or by law, and shall not be entitled to run for election or serve as a director or be appointed or serve as an officer of the Association while such default continues; provided, however, this provision shall not operate to deprive any Co-owner of ingress or egress to and from the Co-owner's Unit. In a judicial foreclosure action, a receiver may be appointed to collect a reasonable rental for the Unit from its Co-owner or any persons claiming under such Co-owner as provided by the Condominium Act.

Section 6. Liability of Mortgagee. Any other provision of the Condominium Documents notwithstanding, if the holder of any first mortgage of record covering a Unit, or any other purchaser at the sale, obtains title to the Unit as a result of foreclosure of the first mortgage, or by deed (or assignment) in lieu of foreclosure, then such person, its successors and assigns, shall take the property free of any claims for unpaid assessments or charges against the Unit which accrued prior to the acquisition of title by such person (except for claims for a pro rata share of such assessments or charges resulting from a pro rata reallocation of such assessments or charges to all Units, including the mortgaged Unit, and except for assessments that have priority over the first mortgage under Section 108 of the Condominium Act).

Section 7. Property Taxes and Special Assessments. All property taxes and special assessments levied by any public taxing authority shall be assessed in accordance with Section 131 of the Condominium Act.

Section 8. Personal Property Tax Assessment of Association Property. The Association shall be assessed as the person or entity in possession of any tangible personal property of the Condominium owned or possessed in common by the Co-owners, and personal property taxes based thereon shall be treated as expenses of administration.

Section 9. Construction Lien. A construction lien arising under the Construction Lien Act, No. 497 of the Michigan Public Acts of 1980, as amended, shall be subject to Section 132 of the Condominium Act, as amended.

Section 10. Statement as to Unpaid Assessments. Pursuant to the provisions of the Condominium Act, the purchaser of any Unit may request a statement of the Association as to the outstanding amount of any unpaid Association assessments, whether general, additional or special, and related collection and enforcement costs, accrued interest, late charges, fines, costs and attorney fees. Upon written request to the Association, accompanied by a copy of the executed purchase agreement pursuant to which the purchaser holds the right to acquire the Unit, the Association shall provide a written statement of such unpaid assessments, accrued

interest, late charges, fines, costs, attorney fees and related collection and enforcement costs as may exist, or a statement that none exist, which statement shall be binding upon the Association for the period stated therein. Upon the payment of that sum within the period stated, the Association's lien for assessments as to such Unit shall be deemed satisfied; provided, however, that the failure of a purchaser to request such statement at least five (5) days prior to the closing of the purchase of such Unit shall render any unpaid assessments together with accrued interest, late charges, fines, costs, and attorney fees incurred in the collection and enforcement thereof, and the lien securing same fully enforceable against such purchaser and the Unit itself, to the extent provided by the Condominium Act. Under the Condominium Act, unpaid assessments, accrued interest, late charges, advances made by the Association for taxes or other liens to protect its liens, fines and costs and attorney fees incurred in the collection and enforcement thereof constitute a lien upon the Unit and the proceeds of its sale prior to all claims except real property taxes and first mortgages of record having priority. The Association may charge such reasonable amounts for preparation of such a statement as the Association shall, in its discretion, determine.

ARTICLE III ARBITRATION

Section 1. Scope and Election. Disputes, claims or grievances arising out of or relating to the interpretation or the application of the Condominium Documents, or any disputes, claims or grievances arising among or between Co-owners, or between one or more a Co-owners and the Association shall, upon the election and written consent of the parties to any such disputes, claims or grievances, and written notice to the Association, if applicable, be submitted to arbitration and the parties thereto shall accept the arbitrators' decision as final and binding; provided that no question affecting the claim of title of any person to any fee or life estate in real estate is involved. The Commercial Arbitration Rules of the American Arbitration Association as amended and in effect from time to time hereafter shall be applicable to any such arbitration. Any agreement to arbitrate pursuant to the provisions of this Article III, Section 1 shall include an agreement between the parties that the judgment of any Circuit Court of the State of Michigan may be rendered upon any award rendered pursuant to such arbitration.

Section 2. Judicial Relief. In the absence of the election and written consent of the parties pursuant to Section 1 above, no Co-owner or the Association shall be precluded from petitioning the Courts to resolve any such disputes, claims or grievances.

Section 3. Election of Remedies. Election by the parties to any such disputes, claims or grievances to submit such disputes, claims or grievances to arbitration shall preclude such parties from litigating such disputes, claims or grievances in the Courts.

ARTICLE IV INSURANCE

Section 1. Association Insurance. The Association shall both obtain and continuously maintain in effect a standard insurance policy covering "all risks" of direct physical loss which

are commonly insured against by condominium associations, including, among other things, fire and extended coverage, vandalism and malicious mischief, host liability, liability (including medical payments) for death, bodily injury, medical payments and property damage and worker's compensation insurance, if applicable, pertinent to the ownership, use and maintenance of the Common Elements. The Association also shall carry: (i) fidelity bond coverage as provided in Article X, Section 16, below; (ii) directors' and officers' liability coverage as provided in Article XIII, Section 2, below; and (iii) such other insurance, if any, as the Board of Directors from time to time deems advisable. The Co-owners are advised that the Association's coverage is not intended to be comprehensive as to all risks and portions of the Condominium Premises, including, without limitation, the Units and Limited Common Elements, that the Co-owners are responsible to maintain, repair or replace, and, consequently, each Co-owner shall obtain and continuously maintain in effect additional coverage, as outlined in Section 2 of this Article. All insurance policies purchased by the Association shall be carried and administered in accordance with the following provisions:

(a) In General. The Association shall purchase all such insurance for the benefit of the Association, the Co-owners and the mortgagees, as their interests appear, and provision shall be made for the issuance of certificates of endorsement to the mortgagees of Units. Each such insurance policy shall, insofar as applicable, provide that:

- (i) each Co-owner (and the Co-owners, collectively, as a group) is an insured person under the policy with respect to liability arising out of his interest in the Common Elements or membership in the Association;
- (ii) the insurer waives its right to subrogation under the policy against any Co-owner and against any member of his household that resides in the Unit;
- (iii) no act or omission of any Co-owner, unless within the scope of his authority as agent acting on behalf of the Association, will void the policy or be a condition to recovery under the policy;
- (iv) if, at the time of loss under the policy, there exists in the name of a Co-owner other insurance covering the same risk as is covered by the policy, the Association's policy shall be deemed primary insurance to the extent, only, so provided in Section 3 of this Article IV; and
- (v) insurance proceeds shall be disbursed, first, for repairs or restoration of the damaged property, unless and except as the:
 - (A) Condominium is terminated;
 - (B) Co-owners and mortgagees vote not to re-build or repair in accordance with Article V, Section 1 of these Bylaws; or
 - (C) repair or replacement would be illegal under any state or local health or safety statute or ordinance.

(b) Casualty Insurance. All Common Elements that the Association is responsible to repair and replace, and all standard features of the Units (unless the Board of Directors shall have proposed and sixty-six and two-thirds percent (66-2/3%) of the Co-owners have approved that such coverage be limited to "bare walls"), shall be insured against fire and the other perils covered by a standard extended coverage endorsement in an aggregate amount that is equal to the current insurable replacement value, excluding foundation and excavation costs, as determined annually by the Board of Directors in consultation with the Association's insurance carrier and/or its representatives, giving consideration to prevailing insurance market conditions

and commonly employed methods for the reasonable determination of replacement costs. All such insurance may be subject to such deductible amounts as the Board from time to time determines to be prudent and consistent with requirements of the secondary mortgage market. At the election of the Board, such coverage also may include: (i) "additions and betterments", as defined in Section 2(c) below; and/or (ii) Unit interior walls, floors and ceilings, but only to the extent such interior walls, floors and ceilings: (A) are structural, load-bearing or otherwise necessary to the support of the building in which the Unit is contained; or (B) contain General Common Element pipes, wires, conduits and/or ducts. All such coverage shall:

(i) be effected upon an agreed amount basis for the entire Condominium, with appropriate inflation riders in order that no co-insurance provision may be invoked with the result that the sum of loss payments plus the deductible will be reduced below the actual amount of any loss (except in the unlikely event of total Condominium destruction, if the insurance proceeds failed, for some reason, to be equal to the total cost of replacement); and,

(ii) include endorsement(s) for any Association additional costs incurred to:

(A) upgrade a damaged common element structure in compliance with then-applicable building codes; and

(B) if determined by the Association's legal advisor that it is required by any law or ordinance applicable at the time of insurance policy purchase or renewal, demolish and re-construct any partially-damaged common element structure, the undamaged portion of which is required by such law or ordinance to be demolished.

Whenever used in these Bylaws, the "standard features" of a Unit means and includes: (i) all of the structural, attendant and related building materials which are required to establish a structure for the Unit at the points and surfaces where it begins, including, without limitation, the foundations; basement floor, if any; basement walls, if any; drywall; joists and other structural elements between floors; and the ceiling of the uppermost floor; (ii) all fixtures, equipment and decorative trim items which were included as standard features within the Unit, or were installed within the interior surface of any main wall, at the time of the Unit's initial retail sale and occupancy as a dwelling, as evidenced by any plans and specifications filed by the Developer with the municipality and/or by such other or additional reliable physical or written evidence thereof as may exist, such items to include, as applicable, without limitation, bathroom and kitchen fixtures; counter tops; built-in cabinets; finished carpentry; electrical and plumbing conduits; tile; lighting fixtures; and interior doors, door jams and associated hardware, but specifically to exclude all appliances, electrical fixtures, water heaters, heating and air conditioning equipment, wall coverings, window treatments and floor coverings; and (iii) such additional, different or upgraded materials, if any, as the Board from time to time declares, by regulation or resolution, to be "standard features" of all Units of the same model style and type. Should the Board fail to publish such specifications, the "standard features" of each Unit shall be determined by reference to provisions (i) and (ii) above, only, and the original installations, allowing, however, for reasonable changes in components and methods of construction, assembly and finish with the passage of time. Unless otherwise specified by the Board in accordance with (iii) above, the "standard features" of a Unit shall not include items installed in addition to or, to the extent, if any, that the replacement cost will exceed in real dollars the cost of a standard feature, any upgrade of or replacement for the standard feature which has been

installed, regardless whether any such addition, upgrade or replacement was installed by the Developer or by a subsequent Co-owner of the Unit.

(c) Optional Umbrella Insurance. The Association may purchase an umbrella insurance policy covering any risk which was not covered due to lapse or failure to procure and, if it does so, the cost shall be an expense of administration.

(d) Insurance Records. All non-sensitive and non-confidential information in the Association's records regarding Common Element insurance coverage shall be made available to Co-owners and mortgagees upon request and reasonable notice during normal business hours so that Co-owners shall be enabled to judge the adequacy of coverage and to direct the Board at a properly constituted meeting to change the nature and extent of any applicable coverage, if so determined. In order that the Co-owners may make such corresponding adjustments to their individual insurance coverage as are appropriate, the Association shall notify all Co-owners not less than thirty (30) nor more than sixty (60) days in advance of the Association's implementing any change in Association insurance coverage that is: (i) a change in the nature or, if the increase or decrease exceeds twenty-five percent (25%) in any year, amount of any coverage made upon an annual re-evaluation and effectuation of coverage; or (ii) a change in the Association's casualty insurance coverage to a "bare walls" policy, as permitted by sub-section (b) above; or (iii) an increase in the Association's casualty insurance deductible, if the increase exceeds twenty-five percent (25%) in any year.

(e) Association Premium Expenses. All premiums on insurance purchased by the Association pursuant to these Bylaws shall be expenses of administration.

(f) Proceeds of Association Insurance. Proceeds of all insurance policies owned by the Association shall be received by the Association, held in a separate account and applied or distributed to the Association, or to the Co-owners and their mortgagees, as their interests may appear; provided, however, whenever repair or reconstruction of the Condominium shall be required as provided in Article V, Section 1 of these Bylaws, the proceeds of any insurance received by the Association as a result of any loss which requires repair or reconstruction shall be applied for such repair or reconstruction and in no event shall hazard insurance proceeds be used for any purpose other than repair, replacement or reconstruction of the Condominium unless not less than sixty-six and two-thirds percent (66-2/3%), if one or more Units are tenantable, or fifty-one percent (51%), if no Unit is tenantable, of the institutional holders of first mortgages on Units have given prior written approval.

Section 2. Co-owner Insurance. Each Co-owner shall obtain and continuously maintain in effect the insurance coverage described in sub-Section 2(a) for his Unit and, to the extent described in that sub-Section, all Limited Common Elements that are appurtenant or assigned to his Unit. It shall be each Co-owner's responsibility to determine by personal investigation, or by consultation with his own insurance advisor, whether the insurance coverage required by sub-Section 2(a) will be adequate in type and amount to recompense him for all of his foreseeable losses and liability risks for the property required by the preceding sentence to be insured, or whether coverage of an additional type or amount is appropriate or desirable. In particular, each Co-owner should consider the purchase of optional coverage for "additions and betterments", as described in sub-Section 2(c) below, and for alternative living expense in the event of fire and/or other covered casualty which renders the Unit uninhabitable. The

Association shall have absolutely no responsibility for obtaining any such coverage unless agreed specifically and separately between the Association and the Co-owner in writing; provided, that any such agreement between the Association and the Co-owner shall provide that any additional premium cost to the Association attributable to that agreement shall be solely assessed to, borne and collected as part of the assessments against said Co-owner under Article II above.

(a) Mandatory Coverage. Each Co-owner shall continuously maintain in effect at his own expense liability and property casualty insurance coverage (in the form of an "HO-6" or "HO-4" insurance policy, as applicable, or such other specifications as the Board may prescribe, or as may be commonly extant from time to time), which affords coverage against "all-risks" of loss due to:

- (i) casualty to:
 - (A) the Co-owner's personal property while located in the Condominium; and,
 - (B) the "standard features" of his Unit, as defined in Section 1(b) above; and,
 - (C) any Limited Common Element appurtenant or assigned to the Unit; and also
- (ii) liability for injury to property and persons occurring in his Unit or in or upon any Limited Common Element appurtenant or assigned to the Unit.

All such coverage shall be in at least such minimum amounts as the Board prescribes from time to time after consultation with the Board's insurance advisor as to actual changes in reconstruction costs or the level of Co-owner liability coverage that is appropriate, but the Co-owner's insurance coverage shall not provide: (I) "building-property" casualty coverage in an amount less than one hundred percent (100%) of the current insurable replacement value of the standard features of the Unit; or (II) liability coverage on a "per occurrence" basis in an amount less than Three Hundred Thousand Dollars (\$300,000.00) for injury to persons. All such coverage, where appropriate, shall be written with a "loss assessment" endorsement. A "loss assessment" endorsement provides coverage for the Co-owner's share, if any, of any property damage or liability loss for which there may be no coverage, or inadequate coverage, under the applicable Association insurance policy. The "loss assessment" endorsement shall provide coverage in an amount which is one hundred percent (100%) of the Co-owner's percentage of value responsibility for the current amount of the deductible under the Association's casualty insurance policy. Co-owners also shall request of their insurers that all Co-owner insurance coverage: (A) name the Association as an additional insured; and (B) provide that the insurer shall mail to the Association notice of cancellation not less than thirty (30) days prior to any policy cancellation, although the insurer's refusal to do so shall not constitute a default by the Co-owner hereunder.

(b) Co-owner Duty to Provide Evidence of Mandatory Coverage; Association Remedy upon Default. Each Co-owner shall file a copy of such insurance policy, or policies, including all endorsements thereon, or, in the Association's discretion, certificates of insurance or other satisfactory evidence of insurance, with the Association in order that the Association may be assured that such insurance coverage is in effect. In the event the Co-owner fails to do so, in addition to any other remedy which it may have under these Bylaws, the Association may, but shall not be under any obligation to, purchase such insurance coverage in respect of the Unit and its appurtenant Limited Common Elements upon the Co-owner's failure to deliver such evidence of insurance coverage to the Association within thirty (30) days after the Association

provides written notice of its intention to do so. The premium cost incurred by the Association to purchase Co-owner mandatory insurance coverage upon an Unit may be assessed to and collected from the responsible Co-owner in the manner provided in Article II above.

(c) Optional Co-owner "Additions and Betterments" Coverage. Each Co-owner should consider whether to obtain and maintain "additions and betterments" insurance coverage for his Unit. Whenever used in these Bylaws, "additions and betterments" shall mean and includes all fixtures, equipment, decorative trim and furnishings which are located within the Unit, or within any Limited Common Element appurtenant or assigned to the Unit, and which are not a "standard feature" of the Unit.

Section 3. Determination of Primary Carrier; Subrogation. In all circumstances in which there exist overlapping coverage under policies of insurance carried by a Co-owner and the Association in accordance with this Article, the provisions of this Section 3 shall determine the carrier and policy that shall bear the primary responsibility to adjust and pay an insured loss for which both policies afford coverage. In the event of property damage to a General Common Element, or to a Limited Common Element that the Association is responsible to repair and replace, the Association's carrier and policy shall be deemed primary. In the event of personal injury or any other liability claim for an occurrence in or upon the General Common Elements, or in or upon a Limited Common Element that the Association is responsible to maintain, repair or replace, the Association's carrier and policy shall be deemed primary if the Association's non-performance or improper performance of any such responsibility caused the injury or other liability. The carrier and policy of the Co-owner of the Unit shall be primarily responsible for all property damage to, and any personal injury or other liability claim for any occurrence in or upon, a Unit and/or its contents, including, without limitation, the "standard features" and "additions and betterments" of the Unit. The carrier and policy of the Co-owner who is responsible to repair or replace any Limited Common Element shall be primarily responsible for all property damage to the Limited Common Element. The carrier and policy of a Co-owner who is responsible to maintain any Limited Common Element shall be primarily responsible for any personal injury or other liability claim for an occurrence in or upon the Limited Common Element, except to the extent the Association is responsible for its repair and replacement and the Association's non-performance or improper performance of that responsibility caused the injury or other liability. In all cases where the Association's carrier and policy are not deemed primarily responsible to adjust the loss, if the Association's carrier and policy contribute to the payment of the loss, the Association's liability to the Co-owner shall be limited to the amount of insurance proceeds paid, and the Association shall in no event be responsible to pay any deductible amount under either the Association's or the Co-owner's policy. The Association and all Co-owners, as to all policies obtained, shall use their best efforts to see that all property casualty and liability insurance carried contains appropriate provisions whereby the insurer waives its right of subrogation as to any claims against the other party.

Section 4. Authority of Association to Settle Insurance Claims. Each Co-owner, by his ownership of a Unit, shall be deemed to appoint the Association as the Co-owner's true and lawful attorney-in-fact to act in connection with all matters concerning the maintenance of fire and extended coverage, vandalism and malicious mischief, liability and workers' compensation insurance, if applicable, pertinent to the Condominium, the Co-owner's Unit and the Common Elements, with such insurer as may, from time to time, provide such insurance for the Condominium. Without limitation on the generality of the foregoing, the Association as said

attorney shall have full power and authority to: purchase and maintain such insurance; collect and remit premiums; collect proceeds; and distribute proceeds to the Association, the Co-owners and their respective mortgagees, as their interests appear (subject always to the Condominium Documents); execute releases of liability; and, execute all documents and do all things on behalf of such Co-owners and the Condominium as are necessary or convenient to their accomplishment.

ARTICLE V

RECONSTRUCTION OR REPAIR

Section 1. Responsibility to Repair or Replace. This Article shall determine whether a portion of the Condominium which is damaged or deteriorates as the result of a casualty or other insurable event shall be repaired or replaced, and, if so, assigns the responsibility for its repair or replacement. Except in the case of Co-owner responsibility pursuant to Article VI, Section 14, below, the allocation of responsibilities contained in Section III. C. of the Master Deed shall determine the responsibility for the uninsured and under-insured costs of maintenance, repair and replacement of the General Common Elements and Limited Common Elements.

If any part of the Condominium is damaged or deteriorates, the damaged or deteriorated property shall be rebuilt or repaired unless not less than eighty percent (80%) in number and in value of the Co-owners entitled to vote as of the record date for the vote determine that the Condominium shall be terminated, and not less than sixty-six and two-thirds percent (66-2/3%) of the institutional holders of first mortgage liens on Units have given their prior written approval to such termination.

Section 2. Repair in Accordance with Master Deed, etc. Any such reconstruction or repair shall be substantially in accordance with the Master Deed and the plans and specifications for the Condominium to a condition as comparable as possible to the condition existing prior to damage unless the Co-owners shall unanimously decide otherwise.

Section 3. Co-owner and Association Responsibilities. In the event the damage or deterioration is only to a Unit, or to a limited common element which the Co-owner is responsible to repair or replace, the Co-owner shall be responsible to repair such damage or deterioration in accordance with Section 4 of this Article, and the Co-owner shall bear the uninsured or under-insured costs thereof. In all other cases, the Association shall be responsible to reconstruct or repair in accordance with Section 5 of this Article.

Section 4. Co-owner Responsibility for Repair. Regardless of the cause or nature of any such damage or deterioration, including, but not limited to, instances in which the damage or deterioration is incidental to or caused by: (i) a common element for which the Association is responsible to maintain, repair and replace; (ii) the maintenance, repair or replacement of any such common element; (iii) the Co-owner's own actions or any failure of the Co-owner to take appropriate preventive action; or (iv) the malfunction of any appliance, equipment or fixture located within or serving the Unit, the Co-owner of the Unit shall promptly repair or replace the

damage or deterioration to his own Unit, or to a limited common element for the repair or replacement of which the Co-owner is responsible, and, except insofar as another Co-owner is responsible for the costs of such repair or replacement, as provided in Article VI, Section 14, below, or as provided in Section 5 of this Article, the Co-owner shall bear all of the costs thereof. The Co-owner's responsibility pursuant to the preceding sentence shall include, but not be limited to: interior walls (but not any Common Elements therein); sanitary (toilet) installations, doors, windows, door walls, storm doors and storm windows, screens and their associated hardware; all appliances, equipment and accessories, whether free-standing or built-in, and their supporting hardware/equipment, including water faucets, water tanks, fixtures, furnaces, gas fireplace equipment, chimney flue, computers, monitors, printers, air conditioners, compressors and pads, water heaters, exhaust fans, sinks, refrigerators, ovens, cook-tops, dishwashers and garbage disposals; all floor coverings, wall coverings, window shades, draperies, cabinets, interior trim, telephones, furniture, lamps, light fixtures, switches, outlets and circuit breakers; and all other internal installations. If any such damage or deterioration is covered by insurance held by the Association for the benefit of the Co-owner, the Co-owner (or, if there is a mortgagee endorsement, the Co-owner and mortgagee jointly) shall be entitled to receive the proceeds of insurance relative thereto, to be used solely for the necessary repairs, but only in the absence, or after exhaustion of the proceeds of, any Co-owner insurance coverage which is primarily responsible under Article IV, Section 3, above, and in any event the Co-owner shall be responsible for any amount of loss which is within the deductible under the Association's policy. In the event proceeds of insurance carried by the Association are paid to the Co-owner, or to the Co-owner and mortgagee jointly, as provided in the last sentence, the Co-owner shall begin reconstruction or repair of the damage upon receipt of the insurance proceeds.

Section 5. Association Responsibility for Repair. The Association shall be responsible to repair or reconstruct any damage to or deterioration of any common element for which the Association's insurance coverage constitutes primary coverage, although the responsibility for the deductible amount under that coverage, and for any other under-insured costs incurred by the Association to make such repair or reconstruction shall be allocated in accordance with the provisions of Section III. C. of the Master Deed or Section 14 of Article VI, below. This provision shall not be construed to require replacement of mature trees and vegetation with equivalent trees or vegetation. The Association also shall be responsible for any incidental damage (as that term is hereinafter defined) to a Unit caused by any non-performance or improper performance of the Association's responsibility to maintain, repair or replace any common element, but the responsibility of the Association for "incidental damage" to a Unit shall not exceed the sum of \$1,000.00 per occurrence. "Incidental damage" shall be defined as damage incurred to the Unit improvements and contents of a Unit. Any such "incidental damage" to a Unit in excess of \$1,000.00 shall be borne by the Co-owner of the Unit, except that the Association shall have the option, in the sole discretion of the Board of Directors, to reimburse the Co-owner for all or any portion of the incidental damage in excess of \$1,000.00, regardless of whether the Association has insurance therefor. In the event the Co-owner has insurance which covers such "incidental damage" to his Unit, as herein defined, the Association shall not be liable for any "incidental damage" and the insurance carrier of the Co-owner shall have no right of subrogation against the Association. In the event of damage to or the deterioration of any interior wall within a Unit which is structural, load-bearing or otherwise necessary to the support of the building in which the Unit is contained, or in which there exists any pipe, wire, conduit, duct or other Common Elements, the Association shall have the right to make the reconstruction or repair, but the Co-

owner shall be responsible for the costs so incurred and promptly shall pay over to the Association all proceeds of any Co-owner insurance coverage which is primary coverage to the extent necessary to reimburse the Association for such costs. The costs of any repair or replacement that is allocated to the Co-owner in accordance with this Section, or which is the responsibility of the Co-owner pursuant to Article VI, Section 14, below, shall be assessed and collected as provided in Article II above. Immediately after a casualty causing damage to property the Association is responsible to maintain, repair or replace, the Association shall obtain reliable and detailed estimates of the cost to place the damaged property in a condition as good as that existing before the damage. If the proceeds of insurance are not sufficient to defray the estimated costs of Association repair or replacement, or if at any time during such repair or replacement, or upon completion of such repair or replacement, the funds for the payment of the costs thereof are insufficient, assessments shall be made and may be collected in accordance with Article II above against the Co-owners who are responsible for the costs of repair or replacement in sufficient amounts to provide funds to pay the estimated or actual costs of repair.

Section 6. Timely Reconstruction and Repair. If damage to Common Elements or a Unit adversely affects the appearance of the Condominium, the Association or Co-owner responsible for the reconstruction, repair and maintenance thereof shall proceed with and complete replacement of the damaged property without delay, and shall complete such replacement within six (6) months after the date of occurrence which caused damage to the property.

Section 7. Indemnification. Each Co-owner shall indemnify and hold harmless the Association and every other Co-owner for all damages and costs, including, without limitation, actual attorneys fees (not limited to reasonable attorneys fees), which the Association or such other Co-owner(s) suffer as the result of defending any claim arising out of an occurrence on or within such Co-owners Unit or a limited common element for which the Co-owner is assigned the responsibility to maintain, repair and replace, and, if so required by the Association, shall carry insurance to secure this indemnity. This Section 7 shall not be construed to afford any insurer any subrogation right or other claim or right against a Co-owner.

Section 8. Eminent Domain. Section 133 of the Condominium Act and the following provisions shall control upon any taking by eminent domain:

- (a) Taking of Entire Unit. In the event of any taking of an entire Unit by eminent domain, the award for such taking shall be paid to the owner of such Unit and the mortgagee thereof, as their interests may appear. After acceptance of such award by the owner and his mortgagee, they shall be divested of all interest in the Condominium. In the event that any condemnation award shall become payable to any Co-owner whose Unit is not wholly taken by eminent domain, then such award shall be paid by the condemning authority to the Co-owner and his mortgagee, as their interests may appear.
- (b) Taking of Less than Entire Unit. If the taking of a portion of a Unit makes it impractical to rebuild the partially taken Unit to make it habitable, then the entire undivided interest in the Common Elements appertaining to that Unit shall thenceforth appertain to the remaining Units and be allocated to them in proportion to their respective undivided interests in the Common Elements, and the remaining portion of the Unit shall be a common element.

- (c) Taking of Common Elements. If there is a taking of any portion of the Condominium other than a Unit, the condemnation proceeds relative to such taking shall be paid to the Co-owners and their mortgagees in proportion to their respective interests in the Common Elements, and the affirmative vote of more than fifty percent (50%) of all Co-owners entitled to vote as of the record date for the vote in accordance with the percentage of value allocated to each Unit in Section IV.C. of the Master Deed shall determine whether to rebuild, repair or replace the portion taken or to take any other appropriate action.
- (d) Continuation of Condominium After Taking. In the event the Condominium continues after taking by eminent domain, then the remaining portion of the Condominium shall be re-surveyed and the Master Deed amended accordingly, and, if any Unit shall have been taken, then Section IV. of the Master Deed shall also be amended to reflect such taking and to proportionately readjust the percentages of value of the remaining Co-owners based upon the continuing value of the Condominium of one hundred percent (100%). Such amendment may be effected by an officer of the Association duly authorized by the Board of Directors without the necessity of its execution or specific approval by any Co-owner, but only with the prior written approval of all holders of first mortgage liens on individual Units.
- (e) Notification of Mortgagees. In the event any Unit, or a portion thereof, or the Common Elements, or a portion thereof, is made the subject matter of any condemnation or eminent domain proceeding or is otherwise sought to be acquired by a condemning authority, the Association promptly shall so notify each institutional holder of a first mortgage lien on any of the Units.

Section 9. Mortgages Held by FHLMC; Other Institutional Holders. If any mortgage in the Condominium is held by the Federal Home Loan Mortgage Corporation ("FHLMC") then, upon request therefor by FHLMC, the Association shall give it written notice at such address as it may, from time to time, direct of any loss to or taking of the Common Elements if the loss or taking exceeds \$10,000.00 in amount or if damage to a Unit covered by a mortgage purchased in whole or in part by FHLMC exceeds \$1,000.00. The Association shall provide such other reasonable notice as is required, from time to time, by other institutional holders of mortgages upon Units.

Section 10. Priority of Mortgagee Interests. The Condominium Documents shall not be construed to give a Unit Co-owner, or any other party, priority over any rights of first mortgagees of Units pursuant to their mortgages in the case of a distribution to Unit Co-owners of insurance proceeds or condemnation awards for losses to or a taking Units and/or Common Elements.

ARTICLE VI **RESTRICTIONS**

Section 1. Residential Use. No Unit shall be used for other than residential purposes, and the Common Elements shall only be used for purposes consistent with those set forth in this Section 1. Timesharing and/or interval ownership is prohibited. No residential Unit shall be used

for a commercial or business enterprise; provided, however, that this shall not be deemed to ban a Co-owner from operating a home-based business which does not have any on-site employees other than Unit residents, does not produce odors, noises, or other effects noticeable outside of the Unit, and does not involve the manufacture of goods or sale of goods from inventory. The Association may also provide a Unit or a common element to be used by a janitor, or resident manager, as the case may be. The provisions of this Section shall not be construed to prohibit a Co-owner from maintaining a personal professional library, keeping personal, professional or business records or handling personal business or professional telephone calls in that Co-owner's Unit.

Section 2. Leasing and Rental.

- (a) Right to Lease. A Co-owner may lease his Unit for the same purposes set forth in Section 1 of this Article VI, provided that written disclosure of such lease transaction is submitted to the Board of Directors in the manner provided herein. Written disclosure of such lease transaction shall be submitted to the Board of Directors in the manner specified in subsection (b) below. No Co-owner shall lease less than an entire Unit and no tenant shall be permitted to occupy except under a written lease. The initial term of which is at least one (1) year, unless specifically approved in writing by the Association; provided, however, that those Co-owners leasing Units for less than the minimum term stated above, in conformance with the previously effective Article VI, Section 3 of the Bylaws, shall be permitted to continue to lease said Unit in accordance with the provisions of this section; provided, further, however, that such lease shall not be renewed except in compliance with this Section 2(a). Such written lease shall: (i) require the lessee to comply with the Condominium Documents; (ii) provide that failure to comply with the Condominium Documents constitutes a default under the lease; and (iii) provide that the Board has the power to terminate the lease or to institute an action to evict the tenant and for money damages after fifteen (15) days' prior written notice to the Unit Co-owner, in the event of a default by the tenant in the performance of the lease. The Board may suggest or require a standard form lease for use by all Unit Co-owners. Each Unit Co-owner shall, promptly following the execution of any lease of a Unit, forward a conformed copy thereof to the Board. Copies of all leases in effect as of the effective date of these Bylaws shall be provided to the Association within fourteen (14) days of said effective date. Under no circumstances shall transient tenants be accommodated. "Transient tenant" is someone who occupies a Unit for less than the minimum period required above, regardless of whether or not compensation is paid. The terms of all leases, occupancy agreements and occupancy arrangements shall incorporate or be deemed to incorporate, all of the provisions of the Condominium Documents. Tenants and nonCo-owner occupants shall comply with all of the conditions of the Condominium Documents and all leases, rental agreements, and occupancy agreements shall so state.
- (b) Leasing Procedures and Administrative Fees. A Co-owner desiring to rent or lease a Unit shall disclose that fact in writing to the Association at least ten (10) days before presenting a lease form or otherwise agreeing to grant possession of the a Unit to a potential lessee of the Unit and, at the same time, shall supply the Association with a copy of the exact lease form for its review for its compliance with the Condominium Documents. Co-owners who do not live in the Unit they own must keep the Association

informed of their current correct address and phone number(s). The Board of Directors may charge such reasonable administrative fees for reviewing, approving, and monitoring lease transactions in accordance with this Section 2 as the Board, in its discretion, may establish. Any such administrative fees shall be assessed to and collected from the leasing Co-owner in the same manner as the collection of assessments under Article II above. This provision shall also apply to occupancy agreements.

- (c) Violation of Condominium Documents by Tenants and Non-Co-owner Occupants. If the Association determines that a tenant or non-Co-owner occupant has failed to comply with the conditions of the Condominium Documents, the Association may:
 - (i) Notify the Co-owner by certified mail advising of the alleged violation by the tenant or non-Co-owner occupant. The Co-owner shall have fifteen (15) days after receipt of the notice to investigate and correct the alleged breach by the tenant or non-Co-owner occupant or advise the Association that a violation has not occurred.
 - (ii) If after fifteen (15) days the Association believes that the alleged breach is not cured or may be repeated, it may institute on its behalf an action for both eviction against the tenant or non-Co-owner occupant and, simultaneously, for money damages against the Co-owner and tenant or non-Co-owner occupant for breach of the conditions of the Condominium Documents. The relief provided for in this section may be by summary proceeding. The Association may hold both the tenant or non-Co-owner occupant and the Co-owner liable for any damages to the Common Elements caused by the Co-owner or tenant or non-Co-owner occupant in connection with the Unit or Condominium and for actual legal fees and costs incurred by the Association in connection with legal proceedings hereunder.
- (d) Arrearage in Condominium Assessments. When a Co-owner is in arrears to the Association for assessments, the Association may give written notice of the arrearage to a tenant or non-Co-owner occupant occupying the Co-owner's Unit under a lease, rental or occupancy agreement, and the tenant or non-Co-owner occupant, after receiving the notice, shall deduct from rental payments due the Co-owner the arrearage and future assessments as they fall due and pay them to the Association. The deductions do not constitute a breach of the rental agreement, lease or occupancy agreement by the tenant or non-Co-owner occupant. If the tenant, after being notified, fails or refuses to remit rent otherwise due the Co-owner to the Association, then the Association may:
 - (i) Issue a statutory notice to quit for non-payment of rent to the tenant and shall have the right to enforce that notice by summary proceeding.
 - (ii) Initiate proceedings pursuant to subsection (c) (ii) of this Section.

The form of lease used by any Co-owner shall explicitly contain the foregoing provisions of this subsection (d).

- (e) Partial Exception for FNMA and Institutional Lenders. Notwithstanding anything to the contrary herein, neither FNMA nor any other institutional holder of a first mortgage upon a Unit who is in possession of the Unit after foreclosure of the mortgage, or after the acquisition of title to the Unit by a deed delivered in lieu of foreclosure of the mortgage, shall be subject to the limitations imposed by this Section 2(e) with respect to:

- (i) the number of Units that may be leased at any time;
- (ii) the minimum lease term; provided that no person shall be permitted to possess and occupy any Unit under a lease or occupancy agreement for a term which is less than thirty (30) days, and every such person shall be and remain a "transient tenant" within the meaning of this Section 2(e); and
- (iii) any requirement concerning the form and content of any lease, or as to the Association's prior review and approval thereof, to the extent that this Section 2(e) imposes requirements which are in excess of those provided in Section 112 of the Condominium Act, but this exemption shall not apply to such person's successor, transferee or assignee.

Section 3. Alterations and Modifications of Units and Common Elements.

- (a) Co-owner Alterations. No Co-owner shall make alterations in exterior appearance or make structural modifications to his 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 (which approval shall be in recordable form), including, without limitation, exterior painting, lights, aerials or antennas (except those antennas referred to in Section 3(b) below), awnings, doors, shutters, newspaper holders, mailboxes, hot tubs and Jacuzzis, basketball backboards or other exterior attachments or modifications, nor shall any Co-owner damage or make modifications or attachments to walls between Units which in any way impair sound conditioning provisions. Notwithstanding having obtained such approval by the Board, the Co-owner shall obtain any required building permits and shall, otherwise, comply with all building requirements of the Township. The Board may only approve such modifications as do not impair the soundness, safety, utility or appearance of the Condominium. No attachment, appliance or other item may be installed which is designed to kill or repel insects or other animals by light or humanly audible sound. The Association shall not be liable to any person or entity for mistake in judgment, negligence or nonfeasance arising out of or in connection with the approval or disapproval or failure to approve any such plans, specifications and plot plan. No action shall be brought or maintained by anyone whatsoever against the Association for or on account of his or her failure to bring any action for any breach of these covenants.
- (b) Antenna Installations. Notwithstanding the provisions of Section 3(a) above, a Co-owner, or a tenant occupying in compliance with the requirements of Article VI, Section 2, above, may install and maintain in a Unit, or on a limited common element appurtenant or assigned to the Unit, in which he has a direct or indirect ownership or leasehold interest, and which is within his exclusive use or control, an antenna, and/or a mast that supports an antenna, of any of the types and sizes described in paragraph (a) of the Federal Communication Commission's Over-the-Air Reception Devices (OTARD) Rule, 47 C.F.R. Section 1.4000, as amended (the "FCC Rule"), but every such installation shall be made in conformance with the limitations and procedures of this Section and all applicable written rules and regulations with respect to the installation, maintenance and/or removal of such antennas by a Co-owner as from time to time may be promulgated by the Board of Directors under this Section and Article VI, Section 12, of these Bylaws, except in either case to the extent that they are construed to conflict

with the federal Telecommunications Act of 1996, as amended, or the FCC Rule. The rules and regulations promulgated by the Board governing installation, maintenance or use of antennas shall not impair the reception of an acceptable quality signal and shall not unreasonably prevent or delay, or increase the cost, of the installation, maintenance or use of any such antenna. Such rules and regulations may provide for, among other things, placement preferences, screening and camouflaging or painting of antennas. Such rules and regulations may contain exceptions or provisions related to safety, provided that the safety rationale is clearly articulated therein.

Antenna installation on a general common element is prohibited, except in strict conformance with the limitations and requirements of any rule or regulation regarding the permissible or preferred location(s) for antenna installations as may be promulgated by the Board of Directors, or unless approved in writing by the Board in its sole discretion. The preceding sentence shall not be construed to require that the Board promulgate any rule or regulation permitting the installation of antennas or masts on any general common element. Antenna masts, if any, may be no higher than is necessary to receive an acceptable quality signal, and may not extend more than twelve (12) feet above the roofline without preapproval, due to safety concerns. The Association may prohibit Co-owners from installing an antenna otherwise permitted by this sub-section if the Association provides the Co-owner(s) with access to a central antenna facility that does not impair the viewers' rights under the FCC Rule.

A Co-owner must complete and submit to the Association the form of antenna notice prescribed by the Board of Directors before an antenna may be installed. Such form of antenna notice may require such detailed information concerning the proposed installation as the Board reasonably requires to determine whether the proposed installation is permitted by this Section 3(b) and all valid rules and regulations promulgated by the Board regarding the installation and placement of antennas. The Co-owner shall not proceed with the installation sooner than ten (10) days after the Association receives an antenna notice, which time period is intended to afford the Association a reasonable opportunity to determine whether the Association's approval of the proposed installation may be granted. In lieu of such approval, the Association may during the ten (10) day time period, in writing:

- (i) request from the Co-owner such additional relevant information as the Board reasonably determines in order to determine whether the Association will approve or deny the proposed installation, in which case the ten (10) day time period automatically shall be deemed extended to a date which is five (5) days after all such information is received by the Association; or,
- (ii) notify the Co-owner that Association approval of the proposed installation is withheld, specify in general terms the aspects of the proposed installation which the Association believes are not permitted and inform the Co-owner that he may appear before and be heard by the Board (or a committee of the Board) to justify the proposed installation, or to propose modifications to the proposed installation which the Co-owner believes will be either permissible or otherwise acceptable to both the Association and Co-owner. At the request of the Co-owner, the date certain may be adjourned from time to time to a date and time mutually convenient to the Co-owner and Board (or committee of the Board).

Except as the Board (or a committee of the Board) has declared its approval of a proposed antenna installation in a signed writing, and the installation has been made substantially in the manner approved by the Board, the Association may exercise all, or any, of the remedies of Article XVIII, below, with respect to an antenna installation later determined not to be permitted by this sub-Section 3(b) and all valid rules and regulations as have been promulgated by the Board regarding the installation and placement of antennas, including, without limitation, to assess to the responsible Co-owner all costs incurred by the Association for the removal of such antenna, and/or for the repair of the Common Elements, together with the Association's attorneys fees and other costs of collections, in accordance with Article II of these Bylaws.

- (c) Swimming Pools. Swimming pools shall not be permitted to be constructed, installed or erected within the Condominium Project.
- (d) Co-owner Maintenance. The Co-owner shall be responsible for the maintenance and repair of any such modification or improvement. In the event the Co-owner fails to maintain and/or repair said modification or improvement to the satisfaction of the Association, the Association may undertake to maintain and/or repair same and assess the Co-owner the costs thereof and collect same from the Co-owner in the same manner as provided for the collection of assessments in Article II above. The Co-owner shall indemnify and hold the Association harmless from and against any and all costs, damages, and liabilities incurred in regard to said modification and/or improvement and (except with respect to antennas referred to in Section 3(b) above) shall be obligated to execute a Modification Agreement, if requested by the Association, as a condition for approval of such modification and/or improvement. No Co-owner shall in any way restrict access to any plumbing, water line, water line valves, water meter, sprinkler system valves, sump pump, or any element which affects an Association responsibility in any way. Should access to any facilities of any sort be required, the Association may remove any coverings or attachments of any nature that restrict such access and will have no responsibility for repairing, replacing or reinstalling any materials, whether or not installation thereof has been approved hereunder, that are damaged in the course of gaining such access, nor shall the Association be responsible for monetary damages of any sort arising out of actions taken to gain necessary access.
- (e) Nothing in this Section shall be construed or applied so as to limit the display of the flag of the United States in derogation of a right conferred by the Freedom to Display the American Flag Act of 2005 or Section 56a of the Act, as applicable.

Section 4. Activities. No immoral, improper, unlawful or offensive activity shall be carried on in any Unit or upon the Common Elements, limited or general, nor shall anything be done which may be or become an annoyance or a nuisance to the o-owners. No unreasonably noisy activity shall be carried on in or on the Common Elements or in any Unit at any time. No Co-owner shall do or permit anything to be done or keep or permit to be kept in the Co-owner's Unit or on the Common Elements anything that will increase the rate of insurance on the Condominium without the written approval of the Association, and each Co-owner shall pay to the Association the increased cost of insurance premiums resulting from any such activity or the maintenance of any such condition even if approved. No Co-owner shall use or permit to be

brought into the buildings in the Condominium any flammable oils or fluids such as gasoline, kerosene, naphtha, benzene, or other explosives or articles deemed to be extra-hazardous to life, limb or property, without in each case obtaining the written consent of the Association. Activities which are deemed offensive and are expressly prohibited include, but are not limited to, the following: any activity involving the use of firearms, air rifles, pellet guns, b-b guns, bows and arrows, illegal fireworks, or other similar dangerous weapons, projectiles or devices.

Section 5. Pets. No reptiles, exotic pets, and no animals, except no more than one (1) dog or one (1) cat, shall be maintained by any Co-owner unless specifically approved in writing by the Association. No animal may be kept or bred for any commercial purpose. Any animal shall have such care and restraint so as not to be obnoxious or offensive on account of noise, odor or unsanitary conditions. No doghouses or tethering of animals shall be permitted on the Common Elements, limited or general. No animal may be permitted to run loose at any time upon the Common Elements and any animal shall at all times be leashed and attended in person by some responsible person while on the Common Elements. The Board of Directors may, in its discretion, designate certain portions of the General Common Elements wherein such animals may be walked and/or exercised. Nothing herein contained shall be construed to require the Board to so designate a portion of the General Common Elements for the walking and/or exercising of animals. No savage or dangerous animal shall be kept and any Co-owner who causes any animal to be brought or kept upon the premises of the Condominium shall indemnify and hold harmless the Association for any loss, damage or liability (including costs and attorney fees) which the Association may sustain as a result of the presence of such animal on the premises, whether or not the Association has given its permission therefor, and the Association may assess and collect from the responsible Co-owner such losses and/or damages in the manner provided in Article II above. Each Co-owner shall be responsible for the immediate collection and disposition of all fecal matter deposited by any pet maintained by such Co-owner. No dog which barks and can be heard on any frequent or continuing basis shall be kept in any Unit or on the Common Elements. The Association may charge all Co-owners maintaining animals a reasonable additional assessment to be collected in the manner provided in Article II of these Bylaws in the event that the Association determines such assessment necessary to defray the maintenance cost to the Association of accommodating animals within the Condominium. The Association shall have the right to require that any pets be registered with it and may adopt such additional reasonable rules and regulations with respect to animals as it may deem proper. The Association may, after notice and hearing, without liability to the owner thereof, remove or cause to be removed any animal from the Condominium which it determines to be in violation of the restrictions imposed by this section or by any applicable rules and regulations of the Association, although such hearing shall not be a condition precedent to the institution of legal proceedings to remove said animal. The Association may also assess fines for such violation of the restrictions imposed by this section or by any applicable rules and regulations of the Association. This Section 5 shall not apply to small animals that are constantly caged, such as small birds or fish.

Section 6. Aesthetics. The Common Elements, limited or general, shall not be used for storage of supplies, materials, personal property or trash or refuse of any kind, except as provided in duly adopted rules and regulations of the Association. No unsightly condition shall be maintained on any patio, balcony or entry courtyard and only furniture and equipment consistent with the normal and reasonable use of such areas shall be permitted to remain there during seasons when such areas are reasonably in use and no furniture or equipment of any

kind shall be stored thereon during seasons when such areas are not reasonably in use, except as may be provided in rules and regulations of the Association. Trash receptacles shall be maintained in areas designated therefor at all times and shall not be permitted to remain elsewhere on the Common Elements except for such short periods of time as may be reasonably necessary to permit periodic collection of trash. The Common Elements shall not be used in any way for the drying, shaking or airing of clothing or other fabrics. Automobiles may not be washed on any portion of the Condominium, except in areas designated by the Board of Directors. Nothing herein contained shall be construed to require the Board to so designate an area for washing of automobiles. There shall be no outdoor cooking or barbecues except in areas designated by the Board. Nothing herein contained shall be construed to require the Board to so designate an area for outdoor cooking or barbecues. In general, no activity shall be carried on nor condition maintained by any Co-owner either in the Co-owner's Unit or upon the Common Elements, which is detrimental to the appearance of the Condominium.

Section 7. Common Element maintenance. Sidewalks, landscaped areas, driveways, roads, parking areas, courtyards, balconies, patios and porches shall not be obstructed in any way nor shall they be used for purposes other than for which they are reasonably and obviously intended. No bicycles, vehicles, chairs, or benches may be left unattended on or about the Common Elements, except as may be provided by duly adopted rules or regulations of the Condominium. The use of any recreational facilities or other amenities in the Condominium may be limited to such times and in such manner as the Association shall determine by duly adopted regulations, and shall be limited to: (a) resident Co-owners; (b) the resident tenants and land contract purchasers of Co-owners who do not reside in their Units; (c) all non-Co-owner occupants of any Unit; and (d) such guests as are permitted by any rules or regulations promulgated by the Association; provided, in every such case, that the Unit Co-owner is a member in good standing of the Association.

Section 8. Vehicles. No house-trailers, commercial vehicles, boat trailers, boats, camping vehicles, camping trailers, motorcycles, all-terrain vehicles, snowmobiles, snowmobile trailers or vehicles, other than automobiles, vehicles and trucks designed and used primarily for personal transportation purposes, may be parked upon the premises of the Condominium, except in the limited common element garage with the garage door closed, unless specifically approved by the Association or parked in an area specifically designated therefor by the Association. Nothing herein contained shall be construed to require the Association to approve the parking of such vehicles as are described in the first sentence of this Section or to designate an area therefor. The Association shall not be responsible for any damages, costs, or other liability arising from any failure to approve the parking of such vehicles or to designate an area therefor. Any non-assigned parking areas shall be reserved for the general use of the members and their guests. Commercial vehicles and trucks (except trucks designed and used primarily for personal transportation as herein provided) shall not be parked in or about the Condominium (except as above provided) unless while making deliveries or pick-ups in the normal course of business. For purposes of this section, "commercial vehicle" means any vehicle that has any one of the following characteristics: (a) more than two (2) axles; (b) gross vehicle weight rating in excess of 10,000 pounds; (c) visibly equipped with or carrying equipment or materials used in a business; or (d) carrying a sign advertising or identifying a business. Non-commercial trucks such as Suburbans, Blazers, Bravadas, Jeeps, GMC's/Jimmy's, pickups, vans, and similar vehicles that are designed and used primarily for personal transportation shall be permissible except as may be otherwise prohibited herein. Nonoperational vehicles or vehicles

with expired license plates shall not be parked or stored on the Condominium without the written permission of the Board of Directors. Non-emergency maintenance or repair of motor vehicles shall not be permitted on the Condominium unless specifically approved by the Board. Co-owners having garages appurtenant or assigned to their Units shall park their vehicles in those garages. Any additional vehicles maintained by the Co-owners shall be parked in the guest areas or unassigned spaces, subject to regulations as may be promulgated by the Board. If there arises a shortage of parking spaces, the Association may assign general common element parking spaces in an equitable manner for the use of the Co-owners of fewer than all Units. The Association may also construct such additional parking facilities on the General Common Elements as the Association, in its discretion, determines necessary. The Association may cause vehicles parked or stored in violation of this Section or of any applicable Association rule or regulation to be removed from the Condominium and the cost of such removal may be assessed to, and collected from, the Co-owner of the Unit responsible for the presence of the vehicle in the manner provided in Article II above. Co-owners shall, if the Association shall require, register with the Association all vehicles maintained on the Condominium. The Board may promulgate reasonable rules and regulations governing the parking of vehicles in the Condominium consistent with the provisions hereof.

Section 9. Advertising. No signs or other advertising devices shall be displayed which are visible from the exterior of a Unit or on the Common Elements, including "For Sale" signs and "Open" signs, without written permission from the Association.

Section 10. Regulations. Reasonable rules and regulations consistent with the Condominium Act, the Master Deed and these Bylaws, concerning the use and operation of the Condominium may be made and amended from time to time by the Board of Directors. Copies of all such rules and/or regulations and amendments thereto shall be furnished to all Co-owners and shall become effective thirty (30) days after mailing or delivery thereof to the designated voting representative of each Co-owner. Any such rule, regulation or amendment may be revoked at any time by the affirmative vote of more than fifty percent (50%) of all Co-owners entitled to vote as of the record date for the vote in accordance with the percentages of value allocated in Section IV. C. of the Master Deed.

Section 11. Right of Access of Association. The Association or its duly authorized agents shall have access to each Unit and any Limited Common Elements appurtenant thereto from time to time, during reasonable working hours, upon notice to the Co-owner thereof, as may be necessary for the maintenance, repair or replacement of any of the Common Elements. The Association or its agents shall also have access to each Unit and any Limited Common Elements appurtenant thereto at all times without notice as may be necessary to make emergency repairs to prevent damage to the Common Elements or to another Unit and/or to protect the safety and/or welfare of the inhabitants of the Condominium. Each Co-owner shall provide the Association a means of access to the Co-owner's Unit and any Limited Common Elements appurtenant thereto during all periods of absence, and in the event of the failure of such Co-owner to provide means of access, the Association may gain access in such manner as may be reasonable, including without notice, under the circumstances and shall not be liable to such Co-owner for any necessary damage to the Co-owner's Unit and any Limited Common Elements appurtenant thereto caused thereby or for repair or replacement of any doors or windows damaged in gaining such access. In the event that it is necessary for the Association to gain access to a Unit, or to the contents of, or any limited common element appurtenant or

assigned to, the Unit which is under the control or in the possession of the Co-owner, to make repairs to prevent damage to the Common Elements or to another Unit or to protect the safety and welfare of the inhabitants of the Condominium, the costs, expenses, damages, and/or attorney fees incurred by the Association in such undertaking shall be assessed to the responsible Co-owner and collected in the same manner as provided in Article II above.

Section 12. Landscaping. No Co-owner shall perform any landscaping or plant any trees, shrubs or flowers or place any ornamental materials upon the Common Elements unless approved by the Association in writing. Any such approved landscaping performed by the Co-owner and any such trees, shrubs, or flowers planted by the Co-owner shall be performed and/or planted, as the case may be, in a manner consistent with the landscaping in other portions of the Condominium. The Co-owner shall be responsible for the maintenance of any such approved landscaping performed by a Co-owner and any such trees, shrubs, or flowers planted by the Co-owner. In the event that such Co-owner fails to adequately maintain such landscaping performed by the Co-owner and any such trees, shrubs, or flowers planted by the Co-owner to the satisfaction of the Association, the Association shall have the right to perform such maintenance and assess and collect from the Co-owner the cost thereof in the manner provided in Article II above. The Co-owner shall also be liable for any damages to the Common Elements arising from the performance of such landscaping or the planting of such trees, shrubs, or flowers, or the continued maintenance thereof.

Section 13. Disposition of Interest in Unit by Sale or Lease. No Co-owner may dispose of a Unit, or any interest therein, by a sale or lease without complying with the following terms or conditions:

- (a) Notice to Association; Co-owner to Provide Condominium Documents to Purchaser or Tenant. A Co-owner intending to make a sale or lease of a Unit, or any interest therein, shall give written notice of such intention delivered to the Association at its registered office and shall furnish the name and address of the intended purchaser or lessee and such other information as the Association may reasonably require. Prior to the sale or lease of a Unit, the selling or leasing Co-owner shall provide a copy of the Condominium Documents to the proposed purchaser or lessee, and the selling or leasing Co-owner shall provide to the Association a written acknowledgment or receipt signed by the proposed purchaser or lessee acknowledging receipt of said Condominium Documents. In the event a Co-owner fails to notify the Association of the proposed sale or lease, or in the event a Co-owner fails to provide to the prospective purchaser or lessee a copy of all Condominium Documents, the Co-owner shall be liable for all costs and expenses, including attorney fees, that are incurred by the Association as a result or by reason of any noncompliance of such purchaser or lessee with the terms, provisions and restrictions set forth in the Master Deed; provided, that this provision shall not be construed to relieve the purchaser or lessee of his/her obligations to comply with the provisions of the Condominium Documents.
- (b) Mortgagees not Subject to Section. The holder of a mortgage which comes into possession of a Unit pursuant to the remedies provided in the mortgage, or a foreclosure of the mortgage, or a deed in lieu of foreclosure, shall not be subject to this Section 13.

Section 14. Co-owner Maintenance. Each Co-owner shall maintain his/her Unit and any Limited Common Elements that are appurtenant or assigned thereto for which he/she is responsible to maintain or repair in a safe, clean and sanitary condition, and all major

appliances, including, without limitation, furnaces, water heaters, ovens, refrigerators, dishwashers and air conditioning compressors, shall be operable, and operated, in their intended and recommended manner. Thermostats serving any Unit shall be maintained at not lower than sixty degrees (60°) Fahrenheit, and the Co-owner shall implement such other reasonable precautionary maintenance measures with respect to his Unit and the Limited Common Elements appurtenant or assigned to the Unit as the Board of Directors from time to time shall require. In the event that a Co-owner fails to properly maintain, repair or replace an item for which he or she has maintenance, repair and/or replacement responsibility under the terms of the Master Deed, these Bylaws or any other condominium document, the Association may, in the sole discretion of the Board and at its option, perform any such maintenance, repair and replacement following the giving of three (3) days written notice thereof to the responsible Co-owner of its intent to do so (except in the case of an emergency repair with which the Association may proceed without prior notice) and assess the costs thereof to the Co-owner as provided in Section 17 below. This right of the Association to perform such maintenance, repair and replacement shall not be deemed an obligation of the Association, but, rather, is in the sole discretion of the Board. Each Co-owner shall also use due care to avoid damaging any other Unit or the Common Elements including, but not limited to, the telephone, water, plumbing, electrical or other utility conduits and systems and any other elements in any Unit which are appurtenant to or which may affect any other Unit. Each Co-owner shall be responsible for damages or costs to the Association, or to other Co-owners, as the case may be, resulting from the improper or insufficient performance of any of the Co-owner's maintenance or repair responsibilities (including, with, or from any misuse of a Unit or the common element by the Co-owner, or his family, guests, tenants, land contract purchasers, agents or invitees, unless such damages or costs are covered by insurance carried by the Association and the Association's coverage is primary coverage, in which case the Co-owner's responsibility shall be limited to the amount payable under any coverage carried by the Co-owner which is primary coverage plus, if full reimbursement to the Association is excluded by virtue of a deductible provision, the deductible amount under the Association's insurance coverage). Any such costs or damages to the Association or to other Co-owners, as the case may be, may be assessed to and collected from the responsible Co-owner in the manner provided in Article II above. The Co-owners shall have the responsibility to report to the Association any common element which has been damaged or which is otherwise in need of maintenance, repair or replacement.

Section 15. Restrictions not Applicable to the Association. None of the restrictions contained in this Article VI shall apply to the activities of the Association in furtherance of its powers and purposes as set forth herein and in its Articles of Incorporation as the same may be amended from time to time.

Section 16. Telephone Numbers of Occupants of Units. Upon the request of the Association, the telephone numbers of all occupants of Units shall be supplied to the Association.

Section 17. Assessment of Costs of Enforcement. All costs, damages, expenses and/or attorneys fees incurred by the Association in enforcing any of the restrictions set forth in this Article VI and/or rules and regulations promulgated by the Board of Directors under Article VI, Section 10 of these Bylaws, and any costs, expenses, and attorneys' fees incurred in collecting said costs, damages, expenses, and/or attorneys' fees, and any expenses incurred as a result of the conduct of less than all those entitled to occupy the Condominium, or by their licensees or invites, may be assessed to and collected from the responsible Co-owner in the manner provided in Article II above.

Section 18. Swimming Pools. Swimming pools shall not be permitted within the Condominium.

ARTICLE VII MORTGAGES

Section 1. Notice to Association. Any Co-owner who mortgages his/her Unit shall notify the Association of the name and address of the mortgagee, and the Association shall maintain such information in a book entitled "Mortgages of Units". The Association may report any unpaid assessments due from the Co-owner of such Unit to the holder of any first mortgage covering such Unit. The Association may also give to the holder of any first mortgage covering any Unit in the Condominium written notification of any other default in the performance of the obligations of the Co-owner of such Unit that is not cured within sixty (60) days.

Section 2. Insurance. The Association shall notify each mortgagee appearing in said book of the name of each company insuring the Condominium against fire, the perils covered by extended coverage and vandalism and malicious mischief and the amounts of such coverage.

Section 3. Notification of Meetings. Upon request to the Association, any institutional holder of a first mortgage lien on any Unit shall be entitled to receive written notification of every meeting of the members of the Association and to designate a representative to attend such meeting.

ARTICLE VIII VOTING

Section 1. Vote. Except as limited in these Bylaws, each Co-owner shall be entitled to one (1) vote for each Unit owned, when voting by number and one (1) vote, the value of which shall equal the total of the percentages allocated to the Units owned by such Co-owner as set forth in Section IV of the Master Deed, when voting by value. Voting shall be by value except in those instances when voting is specifically required to be both in number and in value.

Section 2. Eligibility to Vote. No Co-owner shall be entitled to vote at a meeting of the Association until he/she has presented a deed or other evidence of ownership of a Unit to the Association. The vote of each Co-owner may be cast only by the individual representative designated by such Co-owner in the notice required in Section 3 below or by a proxy given by such individual representative.

Section 3. Designation of Voting Representative. Each Co-owner shall file a written notice with the Association designating the individual representative who shall vote at meetings of the Association, sign petitions and receive all notices and other communications from the Association on behalf of such Co-owner. Such notice shall state the name, address and telephone number of the individual representative designated, the number of each Unit owned by the Co-owner, and the name, address and telephone number of each person, firm, corporation, limited liability company, limited liability partnership, partnership, association, trust, or other entity who is the Co-owner. Such notice shall be signed and dated by the Co-owner. The individual representative designated may be changed by the Co-owner at any time by filing a new notice in the same manner, but the designation of a non-Co-owner as a designated

voting representative shall not entitle that non-Co-owner to serve as an Association officer or director, unless otherwise permitted by these Bylaws.

Section 4. Quorum. The presence in person or by proxy of twenty percent (20%) of the Co-owners entitled to vote, in number and in value, as of the close of business of the day immediately preceding the meeting shall constitute a quorum for holding a meeting of the members of the Association, except for voting on questions specifically provided herein to require a greater quorum. The written absentee ballot of any person furnished at or prior to any duly called meeting at which meeting said person is not otherwise present in person or by proxy shall be counted in determining the presence of a quorum with respect to the question upon which the ballot is cast. Any member who participates by remote communication in a meeting of members of the Association, as provided in Article IX, Section 5 hereinbelow, shall also be counted in determining the necessary quorum.

Section 5. Casting Votes. Votes may be cast in person or by proxy or by a written absentee ballot duly signed by the designated voting representative not present at a given meeting in person or by proxy. An "in person" vote may also be cast by any person entitled to vote who is participating in a meeting by remote communication, as provided in Article IX, Section 5 hereinbelow. Proxies and any absentee ballots must be filed with the Secretary of the Association, or such other person as the Association shall designate, at or before the appointed time of each meeting of the members of the Association. At or before the appointed time of each meeting, proxies and absentee ballots may be sent by U.S. Mail, hand delivered, or may be electronically transmitted in any such manner authorized by the Association which does not directly involve the physical transmission of paper, which creates a record that may be retrieved and retained by the Association and which may be directly reproduced in paper form by the Association through an automated process. Cumulative voting shall not be permitted.

Section 6. Majority. A majority, except where otherwise provided herein, shall consist of more than fifty percent (50%) percent in value, of those entitled to vote as of the record date for that vote and present in person or by proxy (or absentee ballot, if applicable) at a given meeting of the members of the Association. Whenever provided specifically herein, the requisite affirmative vote may be required to exceed the simple majority above set forth and may require a designated percentage in number and value of all Co-owners.

ARTICLE IX MEETINGS

Section 1. Place of Meeting. Meetings of the Association shall be held at such suitable place convenient to the Co-owners as may be designated by the Board of Directors. Meetings of the Association shall be conducted in accordance with Roberts Rules of Order, or some other generally recognized manual of parliamentary procedure, when not otherwise in conflict with the Condominium Documents or the laws of the State of Michigan.

Section 2. Annual Meetings. There shall be an annual meeting of members of the Association which shall be held during the month of March, at such date, time and place as shall be determined by the Board of Directors. At such meetings, the Co-owners shall elect a Board in accordance with the requirements of Article X of these Bylaws. The Co-owners may also

transact at annual meetings such other business of the Association as may properly come before them.

Section 3. Special Meetings. It shall be the duty of the President to call a special meeting of the Co-owners as directed by resolution of the Board of Directors. The President shall also call a special meeting upon a petition signed by one-third (1/3) in number of the Co-owners entitled to vote as of the date of the petition presented to the Secretary of the Association. Notice of any special meeting shall state the time and place of such meeting and the purposes thereof. No business shall be transacted at a special meeting except as stated in the notice.

Section 4. Notice of Meetings. It shall be the duty of the Secretary (or other Association officer, in the Secretary's absence) of the Association to serve a notice of each annual or special meeting, stating the purpose thereof as well as of the time and place where it is to be held, upon each Co-owner of record, at least ten (10) days but not more than sixty (60) days prior to such meeting. The mailing, postage prepaid, of a notice to the representative of each Co-owner at the address shown in the notice required to be filed with the Association by Article VIII, Section 3 of these Bylaws shall be deemed notice served. In lieu thereof, said notice may also be hand delivered to a Unit if the Unit address is designated as the voting representative's address, and/or the Co-owner is a resident of the Unit. Electronic transmission of such notice may also be given in any such manner authorized by the person entitled to receive the notice which does not directly involve the physical transmission of paper, which creates a record that may be retrieved and retained by the recipient, and which may be directly reproduced in paper form by the recipient through an automated process. Any member may, by written waiver of notice signed by such member, waive such notice, and such waiver, when filed in the records of the Association, shall be deemed due notice.

Section 5. Participation by Remote Communication. If the Board of Directors decides to permit member participation at a meeting of members by remote communication, the Association shall first implement reasonable measures to: (i) verify that each person considered present and permitted to vote by means of remote communication is a member of the Association; (ii) provide each member with a reasonable opportunity to participate in the meeting and to vote on matters submitted to the members, including an opportunity to read or hear the proceedings of the meeting substantially concurrently with the proceedings; and (iii) maintain a record of any remote communication vote or other action taken by the participant(s). Provided all of the conditions in the preceding sentence are met, any or all Co-owners may participate in and vote at a meeting of the members of the Association by remote communication provided that: (i) the notice of the meeting includes a description of the means of remote communication that will be used; (ii) all persons participating in the meeting may hear each other; (iii) all participants are advised of the means of remote communication in use; and (iv) the names of all participants in the meeting are divulged to all participants. Participation in a meeting pursuant to this Section shall constitute presence in person at the meeting. A member permitted to be present and vote by remote communication at a meeting of members may be present and vote by that means of remote communication at any adjourned meeting of members. If a meeting is held solely by means of remote communication, a complete listing of the members entitled to vote at membership meetings shall be open for examination by any member and posted during the entire meeting on a reasonably accessible electronic network, and the notice of the meeting shall contain the information necessary to access the list.

Section 6. Adjournment. If any meeting of Co-owners cannot be held because a quorum is not in attendance, the Co-owners who are present may adjourn the meeting to a time not less than forty-eight (48) hours from the time the original meeting was called to attempt to obtain a

quorum. A member permitted to be present and vote by remote communication at a meeting of members, as provided by Section 5 above, may be present and vote by that means of remote communication at any adjourned meeting of members.

Section 7. Order of Business. The order of business at all meetings of the members shall be as follows: (a) roll call to determine the voting power represented at the meeting; (b) proof of notice of meeting or waiver of notice; (c) reading of minutes of preceding meeting; (d) reports of officers; (e) reports of committees; (f) appointment of inspector of elections (at annual meetings or special meetings held for the purpose of election of directors or officers); (g) election of directors (at annual meetings or special meetings held for such a purpose); (h) unfinished business; and (i) new business. Meetings of members shall be chaired by the most senior officer of the Association present at such meeting. For purposes of this section, the order of seniority of officers shall be President, Vice President, Secretary and Treasurer.

Section 8. Action Without Meeting. Any action which may be taken at a meeting of the members of the Association (except for the election or removal of directors) may be taken without a meeting, with or without prior notice, by written consent of the members. Written consents may be solicited in the same manner as provided in Section 4 above for the giving of notice of meetings of members. Such solicitation may specify the percentage of consents necessary to approve the action, and the time by which consents must be received in order to be counted. The form of written consents shall afford an opportunity to consent (in writing) to each matter and shall provide that, where the member specifies his or her consent, the vote shall be cast in accordance therewith. Approval by written consent shall be constituted by receipt within the time period specified in the solicitation, if any, of a number of written consents which equals or exceeds the minimum number of votes which would be required for approval if the action were taken at a meeting at which all members entitled to vote were present and voted. Such a consent may be transmitted electronically in any such manner authorized by the Association, which does not directly involve the physical transmission of paper, which creates a record that may be retrieved and retained by the Association, and which may be directly reproduced in paper form by the Association through an automated process, and which shall contain information from which it can be determined by the Association that it was duly transmitted by the member, or by a person authorized to act for the member, and it shall include the date on which it was transmitted, which shall be the date on which consent was signed for purposes of the vote. The electronic transmission shall be reproduced in paper form and delivered by hand or by mailing to the Association at its principal office, or to an officer or agent of the Association, in order to be counted.

Section 9. Consent of Absentees. The transactions of any meeting of members, either annual or special, however called and noticed, shall be as valid as though made at a meeting duly held after regular call and notice, if a quorum be present either in person or by proxy or by absentee ballot; and if, either before or after the meeting, each of the members not present in person or by proxy, or absentee ballot, signs a written waiver of notice, or a consent to the holding of such meeting, or an approval of the minutes thereof. All such waivers, consents, or approvals shall be filed with the corporate records or made a part of the minutes of the meeting.

Section 10. Minutes; Presumption of Notice. Minutes or a similar record of the proceedings of meetings of members, when signed by the President or Secretary, shall be presumed to truthfully evidence the matters set forth therein. A recitation in the minutes of any such meeting that notice of the meeting was properly given shall be prima facie evidence that such notice was given.

ARTICLE X

BOARD OF DIRECTORS

Section 1. Qualifications of Directors. The affairs of the Association shall be governed by a Board of Directors. All directors must be members in good standing of the Association. Good standing shall be deemed to include a member who is current in all financial obligations owing to the Association and who has not been declared by the Board to be in default of any of the provisions of the Condominium Documents. If a member of the Association is a partnership, corporation or limited liability company, then any partner or employee of the partnership, officer, director, or employee of the corporation or manager, member or employee of the limited liability company shall be qualified to serve as a director. Directors shall serve without compensation.

Section 2. Number and Election of Directors. The Board of Directors shall be composed of five (5) persons. Those persons serving as directors of the Association on the effective date of these Bylaws shall continue to serve as directors until the next annual meeting of members held after the effective date of these Bylaws, unless these Bylaws are approved at an annual meeting whereat directors are elected, in which event the "next annual meeting" shall be considered as that annual meeting. At said "next annual meeting" of members, all nominees shall stand for election as one slate and the three (3) persons receiving the highest number of votes each shall be elected for a term of two (2) years and the two (2) persons receiving the next highest number of votes each shall be elected for a term of one (1) year. At each annual meeting of the Association held after said "next annual meeting," either three (3) or two (2) directors shall be elected, depending upon the number of directors whose terms expire, and the term of office of each director elected shall be two (2) years. The directors shall hold office until their successors are elected and hold their first meeting.

Section 3. Powers and Duties. All powers, duties and authorities vested in or delegated to the Association shall be exercised by the Board of Directors. The Board shall have the powers and duties necessary for the administration of the affairs of the Association and may do all acts and things as are not prohibited by the Condominium Documents or required thereby to be exercised and done by the Co-owners, including, without limitation, having easement rights to, through, over, and under the Limited Common Elements and the Units for the exercise of its maintenance functions.

Section 4. Other Duties. In addition to the foregoing duties imposed by these Bylaws or any further duties which may be imposed by resolution of the members of the Association, the Board of Directors shall be responsible specifically for the following:

- (a) To manage and to administer the affairs of, and to maintain, the Condominium and its Common Elements.
- (b) To levy and collect assessments against and from the members of the Association and to use the proceeds thereof for the purposes of the Association.
- (c) To carry insurance and to collect and to allocate the proceeds thereof.
- (d) To rebuild improvements after casualty.
- (e) To contract for and employ persons, firms, corporations or other agents to assist in the management, operation, maintenance and administration of the Condominium.

- (f) To acquire, maintain and improve, and to buy, operate, manage, sell, convey, assign, mortgage or lease any real or personal property (including any Unit and easements, rights of way and licenses) on behalf of the Association in furtherance of any of the purposes of the Association; provided, however, that the purchase of a Unit for use by a resident manager shall be approved by an affirmative vote of not fewer than sixty percent (60%) of all Co-owners entitled to vote as of the record date for the vote, in number and in value.
- (g) To grant easements, rights of entry, rights of way, and licenses to, through, over, and with respect to Association property and/or the Common Elements on behalf of the members of the Association in furtherance of any of the purposes of the Association and to dedicate to the public any portion of the Common Elements; provided, however, that any such action shall also be approved by the affirmative vote of not fewer than sixty percent (60%) of all Co-owners entitled to vote as of the record date for the vote, in number and in value. The aforementioned sixty percent (60%) approval requirement shall not apply to sub-paragraph (h) below.
- (h) To grant such easements, licenses and other rights of entry, use and access, and to enter into any contract or agreement, including wiring agreements, utility agreements, right of way agreements, access agreements and multi-unit agreements, and to the extent allowed by law, contracts for sharing of any installation or periodic subscriber fees as may be necessary, convenient or desirable to provide for telecommunications, videotext, broad band cable, satellite dish, earth antenna and similar services (collectively "Telecommunications") to the Condominium or any Unit. Notwithstanding the foregoing, in no event shall the Board of Directors enter into any contract or agreement or grant any easement, license or right of entry or do any other act or thing which would violate any provision of any federal, state or local law or ordinance. All sums paid by any Telecommunications or other company or entity in connection with such service, including fees, if any, for the privilege of installing same, or sharing periodic subscriber service fees, shall be receipts affecting the administration of the Condominium within the meaning of the Condominium Act, and shall be paid over to and shall be the property of the Association.
- (i) To borrow money and issue evidences of indebtedness in furtherance of any and all of the purposes of the Association and to secure the same by mortgage, pledge, or other lien on property owned by the Association; provided, however, that any such action shall also be approved by the affirmative vote of not fewer than sixty percent (60%) of all Co-owners entitled to vote as of the record date for the vote, in number and in value, unless same is a letter of credit and/or appeal bond for litigation, or unless same is for a purchase of personal property with a value of \$15,000.00 or less.
- (j) To make and enforce reasonable rules and regulations in accordance with Article VI, Section 10 of these Bylaws and to make and enforce resolutions and policies in furtherance of any or all of the purposes of the Association or of the Condominium Documents.
- (k) To establish such committees as it deems necessary, convenient or desirable and to appoint persons thereto for the purpose of implementing the administration of the Condominium and to delegate to such committees any functions or responsibilities which are not by law or by the Condominium Documents required to be performed by the Board.

- (I) To enforce the provisions of the Condominium Documents.

Section 5. Management Agent. The Board of Directors may employ for the Association a professional management agent (which shall not be a Co-owner or resident or affiliated with a Co-owner or resident) at a reasonable compensation established by the Board to perform such duties and services as the Board shall authorize, including, but not limited to, the duties listed in Sections 3 and 4 of this Article, and the Board may delegate to such management agent any other duties or powers which are not by law or by the Condominium Documents required to be performed by or have the approval of the Board or the members of the Association. In no event shall the Board be authorized to enter into any contract with a professional management agent in which the maximum term is greater than three (3) years or which is not terminable by the Association upon ninety (90) days' written notice to the other party. This Section shall not be construed to preclude the hiring of a resident manager.

Section 6. Vacancies. Vacancies in the Board of Directors caused by any reason other than the removal of a director by a vote of the members of the Association shall be filled by vote of the majority of the remaining directors, even though they may constitute less than a quorum. Each person so elected shall serve until the next annual meeting of members, at which the Co-owners shall elect a director to serve the balance of the term of such directorship.

Section 7. Removal by Co-owners. At any regular or special Association meeting duly called with due notice of the removal action proposed to be taken, any one (1) or more of the directors may be removed with or without cause by the affirmative vote of more than fifty percent (50%) of all Co-owners entitled to vote as of the record date for the meeting, in number and in value, and a successor may then and there be elected to fill the vacancy thus created. Each director whose removal has been proposed shall be given an opportunity to be heard at the meeting.

Section 8. First Meeting. The first meeting of the newly elected Board of Directors shall be held within ten (10) days of election at such place as shall be fixed by the directors at the meeting at which such directors were elected, and no notice shall be necessary to the newly elected directors in order legally to constitute such meeting, providing a majority of the whole Board shall be present.

Section 9. Regular Meetings. Regular meetings of the Board of Directors may be held at such times and places as shall be determined from time-to-time by a majority of the Board, but at least two (2) such meetings shall be held during each fiscal year. Notice of regular meetings of the Board shall be given to each director, personally, by hand delivery, mail, telephone or telegraph, at least five (5) days prior to the date named for such meeting. Electronic transmission of such notice may also be given in any such manner authorized by the director entitled to receive the notice which does not directly involve the physical transmission of paper, which creates a record that may be retrieved and retained by the director and which may be directly reproduced in paper form by the director through an automated process.

Section 10. Special Meetings. Special meetings of the Board of Directors may be called by the President upon three (3) days' notice to each director, given personally, by mail, telephone or telegraph, which notice shall state the time, place and purpose of the meeting. Said notice may also be hand delivered or electronically transmitted, i.e., via facsimile, E-mail or the like, so

long as written or electronic confirmation of receipt of the notice is returned by the director. Electronic transmission of such notice may also be given in any such manner authorized by the director entitled to receive the notice which does not directly involve the physical transmission of paper, which creates a record that may be retrieved and retained by the director and which may be directly reproduced in paper form by the director through an automated process. Special meetings of the Board shall be called by the President or Secretary in like manner and on like notice on the written request of two (2) directors.

Section 11. Waiver of Notice. Before or at any meeting of the Board of Directors, a director may, in writing, waive notice of such meeting and such waiver shall be deemed equivalent to the giving of such notice. Attendance by a director at any meeting of the Board shall be deemed a waiver of notice by the director of its time and place. If all the directors are present at any meeting of the Board, no notice shall be required and any business may be transacted at such meeting.

Section 12. Quorum. At all meetings of the Board of Directors, a majority of the directors shall constitute a quorum for the transaction of business, and the acts of the majority of the directors present at a meeting at which a quorum is present shall be the acts of the Board. If, at any meeting of the Board, there is less than a quorum present, the majority of those persons present may adjourn the meeting to a subsequent time upon twenty-four (24) hours prior written notice delivered to all directors not present. At any such adjourned meeting, any business which might have been transacted at the meeting as originally called may be transacted without further notice. The joinder of a director in the action of a meeting by signing and concurring in the minutes thereof shall constitute the presence of such director for purposes of determining a quorum.

Section 13. Closing of Board of Directors' Meetings to Members; Privileged Minutes. The Board of Directors, in its discretion, may close a portion or all of any meeting of the Board to the members of the Association or may permit members of the Association to attend a portion or all of any meeting of the Board. Any member of the Association shall have the right to inspect, and make copies of, the minutes of the meetings of the Board of Directors; provided, however, that no member of the Association shall be entitled to review or copy any minutes of meetings of the Board to the extent that said minutes reference privileged communications between the Board and counsel for the Association, or any other matter to which a privilege against disclosure pertains under Michigan Statute, common law, the Michigan Rules of Evidence or the Michigan Court Rules.

Section 14. Action by Written Consent. Any action that the Board of Directors is permitted to take at a meeting duly noticed shall be valid if in writing consented to by the requisite majority of the Board or by electronic transmission given in any such manner authorized by the Board which does not directly involve the physical transmission of paper, which creates a record that may be retrieved and retained by the Board, and which may be directly reproduced in paper form by the Board through an automated process.

Section 15. Participation in a Meeting by Remote Communication. A director may participate in a meeting by conference telephone or other means of remote communication by which all persons participating in the meeting can communicate with each other. Participation in a meeting pursuant to this Section constitutes presence at the meeting.

Section 16. Fidelity Bonds. The Board of Directors shall require that all officers and employees of the Association handling or responsible for Association funds shall furnish

adequate fidelity bonds. The premiums on such bonds shall be expenses of administration.

ARTICLE XI

OFFICERS

Section 1. Officers. The principal officers of the Association shall be a President, who shall be a member of the Board of Directors, a Vice-President, a Secretary and a Treasurer. Both the President and the Vice-President must be members of the Association; other officers may, but need not be, members of the Association. Any such members serving as officers shall be in good standing of the Association. The directors may appoint an Assistant Treasurer and an Assistant Secretary and such other officers as in their judgment may be necessary. Any two (2) offices except that of President and Vice-President may be held by one (1) person.

Section 2. Election. Officers shall be elected annually by the Board of Directors at the organizational meeting of each new Board and shall hold office at the pleasure of the Board.

Section 3. Removal. Upon affirmative vote of a majority of the members of the Board of Directors, any officer may be removed either with or without cause, and a successor elected at any regular meeting of the Board, or at any special meeting of the Board called for such purpose. No such removal action may be taken, however, unless the matter shall have been included in the notice of such meeting. The officer who is proposed to be removed shall be given an opportunity to be heard at the meeting.

Section 4. President. The President shall be the chief executive officer of the Association. The President shall preside and may vote at all meetings of the Association and of the Board of Directors. The President shall have all the general powers and duties usually vested in the office of the President of a corporation, including, but not limited to, the power in his discretion to appoint from time to time such committees from among the members of the Association as he deems appropriate to assist in the conduct of the affairs of the Association.

Section 5. Vice-President. The Vice-President shall take the place of the President and perform the President's duties whenever the President shall be absent or unable to act. If neither the President nor the Vice-President is able to act, the Board of Directors shall appoint some other member of the Board to do so on an interim basis. The Vice-President shall also perform such other duties as shall from time to time be imposed upon the Vice President by the Board.

Section 6. Secretary. The Secretary shall keep the minutes of all meetings of the Board of Directors and the minutes of all meetings of the members of the Association. The Secretary shall have charge of the corporate seal, if any, and of such books and papers as the Board may direct. The Secretary shall, in general, perform all duties incident to the office of the Secretary.

Section 7. Treasurer. The Treasurer shall have responsibility for the Association funds and securities and shall be responsible for keeping full and accurate accounts of all receipts and disbursements in books belonging to the Association. The Treasurer shall be responsible for the deposit of all monies and other valuable effects in the name and to the credit of the Association, and in such depositories as may, from time to time, be designated by the Board of Directors.

Section 8. Duties. The officers shall have such other duties, powers and responsibilities as shall, from time to time, be authorized by the Board of Directors.

ARTICLE XII

SEAL

The Association may (but need not) have a seal. If the Board determines that the Association shall have a seal, then it shall have inscribed the name of the Association and the words "corporate seal" and "Michigan".

ARTICLE XIII

FINANCE

Section 1. Records. The Association shall keep detailed books of account showing all expenditures and receipts of administration, and which shall specify the maintenance and repair expenses of the Common Elements and any other expenses incurred by or on behalf of the Association and Co-owners. The non-privileged Association books, records and contracts concerning the administration and operation of the Condominium shall be open for inspection by the Co-owners and their mortgagees during reasonable working hours, subject to such reasonable inspection procedures as may be established by the Board of Directors from time to time. The Association shall prepare and distribute to each Co-owner at least once a year a financial statement, the contents of which shall be defined by the Association, which may be distributed by electronic transmission given in any such manner authorized by the person entitled to receive the notice which does not directly involve the physical transmission of paper, which creates a record that may be retrieved and retained by the recipient, and which may be directly reproduced in paper form by the recipient through an automated process, or by making the report available for electronic transmission, provided that any member may receive a written report upon request. The books of account shall be reviewed or audited at least annually by qualified independent auditors; however, such auditors need not be certified public accountants nor does there need to be a certified audit. Any institutional holder of a first mortgage lien on any Unit shall be entitled to receive a copy of such annual financial statement within ninety (90) days following the end of the Association's fiscal year upon request therefor. The cost of such review or audit, and any accounting expenses, shall be expenses of administration.

Section 2. Fiscal Year. The fiscal year of the Association shall be an annual period commencing on such date as may be initially determined by the Board of Directors. Absent such determination by the Board, the fiscal year of the Association shall be the calendar year. The commencement date of the fiscal year shall be subject to change by the directors for accounting reasons or other good cause.

Section 3. Depositories. The funds of the Association shall be deposited in such bank, savings association or money market accounts as the Board of Directors approves and shall be withdrawn only upon the check or order of such officers, employees or agents as the Board designates by resolution from time to time. Funds may be invested from time to time in accounts or deposit certificates of banks or savings associations insured by the Federal Deposit Insurance Corporation, and may also be invested in interest-bearing obligations of the United States Government or in such other depositories as may be adequately insured in the discretion of the Board.

ARTICLE XIV
INDEMNIFICATION OF OFFICERS AND DIRECTORS:
DIRECTORS' AND OFFICERS' INSURANCE

Section 1. Indemnification of Directors and Officers. Every director and every officer of the Association shall be indemnified by the Association against all expenses and liabilities, including actual and reasonable counsel fees and amounts paid in settlement incurred by or imposed upon the director or officer in connection with any threatened, pending or completed action, suit or proceeding, whether civil, criminal, administrative, or investigative and whether formal or informal, to which the director or officer may be a party or in which he/she may become involved by reason of his/her being or having been a director or officer of the Association, whether or not he/she is a director or officer at the time such expenses are incurred, except in such cases wherein the director or officer is adjudged guilty of willful or wanton misconduct or gross negligence in the performance of the director's or officer's duties, and except as otherwise prohibited by law; provided that, in the event of any claim for reimbursement or indemnification hereunder based upon a settlement by the director or officer seeking such reimbursement or indemnification, the indemnification herein shall apply only if the Board of Directors (with the director seeking reimbursement abstaining) approves such settlement and reimbursement as being in the best interest of the Association. The foregoing right of indemnification shall be in addition to and not exclusive of all other rights to which such director or officer may be entitled. At least ten (10) days prior to payment of any indemnification which it has approved, the Board shall notify all Co-owners thereof.

Section 2. Directors' and Officers' Insurance. The Association shall provide liability insurance for every director and officer of the Association for the same purposes provided in Section 1 above, in such amounts as may reasonably insure against potential liability arising out of the performance of their respective duties. With the prior written consent of the Association, a director or officer may waive any liability insurance for such director's or officer's personal benefit or other applicable statutory indemnification. No director or officer shall collect for the same expense or liability under Section 1 and this Section 2; however, to the extent that the liability insurance provided herein to a director or officer was not waived by such director or officer and is inadequate to pay any expenses or liabilities otherwise properly indemnifiable hereunder, a director or officer shall be reimbursed or indemnified only for excess amounts under Section 1 or other applicable statutory indemnification.

ARTICLE XV
AMENDMENTS

Section 1. Proposal. Amendments to these Bylaws may be proposed by the Board of Directors acting upon the vote of a majority of the directors, or by one-third (1/3) or more in number of the Co-owners entitled to vote as of the date of the proposal by an instrument in writing signed by them.

Section 2. Meeting. Upon any such amendment being proposed, a meeting for consideration of the same shall be duly called in accordance with the provisions of these Bylaws, except as may be permitted by Article IX, Section 7 of these Bylaws.

Section 3. Voting. These Bylaws may be amended by the Co-owners at any regular annual meeting or a special meeting called for such purpose, or as permitted by Article IX, Section 7 above, by an affirmative vote of not less than sixty-six and two-thirds percent (66-2/3%) of all Co-owners entitled to vote as of the record date for the vote, in number and in value.

Section 4. Mortgagee Approval Requirement. Notwithstanding any other provision of the Condominium Documents to the contrary, mortgagees are entitled to vote on amendments to the Condominium Documents only when and as required by the Condominium Act, as amended. Moreover, insofar as permitted by the Condominium Act, these Bylaws shall be construed to reserve to the Co-owners the right to amend these Bylaws without the consent of mortgagees if the amendment does not materially alter or change the rights of mortgagees generally, or as may be otherwise described in the Condominium Act, notwithstanding that the subject matter of the amendment is one which in the absence of this sentence would require that mortgagees be afforded the opportunity to vote on the amendment. If, notwithstanding the preceding sentences, mortgagee approval of a proposed amendment to these Bylaws is required by the Condominium Act, the amendment shall require the approval of sixty-six and two-thirds percent (66-2/3%) of the first mortgagees of Units, with each mortgagee to have one (1) vote for each mortgage held. Mortgagees are not required to appear at any meeting of Co-owners but their approval shall be solicited through written ballots in accordance with the procedures of the Condominium Act.

Section 5. When Effective. Any amendment to these Bylaws shall become effective upon the recording of such amendment in the office of the Oakland County Register of Deeds.

Section 6. Binding. A copy of each amendment to these Bylaws shall be furnished to every member of the Association after adoption; provided, that any amendment to these Bylaws that is adopted in accordance with this Article shall be binding upon all persons who have an interest in the Condominium, irrespective of whether such persons actually receive a copy of the amendment.

ARTICLE XVI **COMPLIANCE**

The Association and all present or future Co-owners, tenants, land contract purchasers and other persons acquiring an interest in or using the facilities of the Condominium in any manner are subject to and shall comply with the Condominium Act, as amended, and with the Condominium Documents, and the mere acquisition, occupancy or rental of any Unit or an interest therein or the utilization of or entry upon the Condominium shall signify that the Condominium Documents are accepted and ratified. In the event the Condominium Documents conflict with the provisions of the Condominium Act, the Condominium Act shall govern. In the event any provision of these Bylaws conflicts with any provision of the Master Deed, the provisions of the Master Deed shall govern.

ARTICLE XVII **DEFINITIONS**

All terms used herein shall have the same meaning as set forth in the Master Deed or as set forth in the Condominium Act. Whenever any reference herein is made to one gender, the same shall include a reference to any and all genders where same would be appropriate;

similarly, whenever a reference is made herein to the singular, a reference shall also be included to the plural where the same would be appropriate.

ARTICLE XVIII

REMEDIES FOR DEFAULT

Section 1. Relief Available. Any default by a Co-owner shall entitle the Association or any other Co-owner to the following relief:

- (a) Legal Action. Failure to comply with any of the terms and provisions of the Condominium Documents or the Condominium Act, including any of the rules and regulations promulgated by the Board of Directors hereunder, shall be grounds for relief, which may include without intending to limit the same, an action to recover sums due for damages, injunctive relief, foreclosure of lien (if default in payment of assessment) or any combination thereof, and such relief may be sought by the Association or, if appropriate, by an aggrieved Co-owner.
- (b) Recovery of Costs. In the event of a default of the Condominium Documents by a Co-owner, lessee, tenant, non-Co-owner resident and/or guest, the Association shall be entitled to recover from the Co-owner, lessee, tenant, non-Co-owner resident and/or guest, the pre-litigation costs and attorney fees incurred in obtaining their compliance with the Condominium Documents. In any proceeding arising because of an alleged default by any Co-owner, lessee, tenant, non-Co-owner resident and/or guest, the Association, if successful, shall be entitled to recover the costs of the proceeding and such reasonable attorney fees, (not limited to statutory fees) as may be determined by the Court, but in no event shall any Co-owner be entitled to recover such attorney fees. The Association, if successful, shall also be entitled to recoup the costs and attorney's fees incurred in defending any claim, counterclaim or other matter from the Co-owner asserting the claim, counterclaim or other matter.
- (c) Removal and Abatement. The violation of any of the provisions of the Condominium Documents, including any rules or regulations promulgated by the Board of Directors, shall also give the Association, or its duly authorized agents, the right, in addition to the rights set forth above, to enter upon the Common Elements, limited or general, or into any Unit, where reasonably necessary, and summarily to remove and abate, at the expense of the Co-owner in violation, any structure, thing or condition existing or maintained contrary to the provisions of the Condominium Documents; provided, however, that judicial proceedings shall be instituted before items of construction are altered or demolished pursuant to this subsection. The Association shall have no liability to any Co-owner arising out of the exercise of its removal and abatement power authorized herein.
- (d) Assessment of Fines. The violation of any of the provisions of the Condominium Documents, including any of the rules and regulations promulgated by the Board of Directors, by any Co-owner, his tenant or a non-Co-owner occupant of his Unit, in addition to the rights set forth above, shall be grounds for assessment by the Association of a monetary fine for such violation against said Co-owner. No fine may be assessed unless the rules or regulations establishing such fine have first been duly adopted by the

Board and notice thereof given to all Co-owners in the same manner as prescribed in Article VI, Section 10 of these Bylaws. Thereafter, fines may be assessed only upon notice to the offending Co-owner and an opportunity for such Co-owner to appear before the Board no less than seven (7) days from the date of the notice to offer evidence in defense of the alleged violation. Upon finding an alleged violation after an opportunity for hearing has been provided, the Board may levy a fine in such amount as, in its discretion, it deems appropriate, and/or as is set forth in any rules or regulations establishing the fine procedure. All fines duly assessed may be collected in the same manner as provided in Article II above.

Section 2. Non-waiver of Right. The failure of the Association or of any Co-owner to enforce any right, provision, covenant or condition which may be granted by the Condominium Documents shall not constitute a waiver of the right of the Association or such Co-owner to enforce such right, provision, covenant or condition in the future.

Section 3. Cumulative Rights, Remedies, and Privileges. All rights, remedies and privileges granted to the Association or any Co-owner pursuant to any terms, provisions, covenants or conditions of the aforesaid Condominium Documents shall be deemed to be cumulative and the exercise of any one or more shall not be deemed to constitute an election of remedies, nor shall it preclude the party thus exercising the same from exercising such other and additional rights, remedies or privileges as may be available to such party at law or in equity.

Section 4. Enforcement of Provisions of Condominium Documents. A Co-owner may maintain an action against the Association and its officers and directors to compel such persons to enforce the terms and provisions of the Condominium Documents. A Co-owner may maintain an action against any other Co-owner for injunctive relief or for damages or any combination thereof for noncompliance with the terms and provisions of the Condominium Documents or the Act.

ARTICLE XIX **SEVERABILITY**

In the event that any of the terms, provisions, or covenants of these Bylaws or the Condominium Documents are held to be partially or wholly invalid or unenforceable for any reason whatsoever, such holding shall not affect, alter, modify or impair in any manner whatsoever any of the other terms, provisions or covenants of such documents or the remaining portions of any terms, provisions or covenants held to be partially invalid or unenforceable.