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FIRST AMENDMENT TO CONSOLIDATING MASTER DEED OF SIMSBURY CONDOMINIUM

This First Amendment to Consolidating Master Deed of Simsbury Condominium is made and executed as of the 29th day of September, 1995, by Simsbury Association, that being the entity designated to administer the affairs of Simsbury Condominium pursuant to the Master Deed thereof and the Michigan Condominium Act.

WHEREAS, Simsbury Condominium was established by the recording of a Master Deed in Liber 9616, Pages 131 through 222, and designated as Oakland County Condominium Subdivision Plan No. 469; and,

WHEREAS, First Amendment to Master Deed was recorded in Liber 10021, Pages 80 through 102; Second Amendment to Master Deed was recorded in Liber 10446, Pages 443 through 456; Second Amendment to Master Deed was re-recorded in Liber 10453, Pages 24 through 37; Third Amendment to Master Deed was recorded in Liber 10981, Pages 604 through 614; Fourth Amendment to Master Deed was recorded in Liber 11243, Pages 563 through 576; Fifth Amendment to Master Deed was recorded in Liber 12191, Pages 887 through 896; and Consolidating Master Deed was recorded in Liber 14358, Pages 663 through 741; and,

WHEREAS, the following amendment to the Condominium Bylaws was duly adopted and approved by the requisite majority of the co-owners as provided in Article XVI of the Condominium Bylaws;

NOW, THEREFORE, the Condominium Bylaws, Article VIII, Section 5, is hereby amended to read as follows:

Section 5. Voting. Votes may be cast in person, by proxy or by written ballot duly signed by the designated voting representative not present at a given meeting in person. Written ballots must be filed with the Secretary of the Association at or before the appointment of each meeting of the members of the Association. Cumulative voting shall not be permitted.

MICHIGAN RECORDING RECEIPTS 25 OCT 95 12:55 P.M. RECEIVED 1995 PAID RECORDED - OAKLAND COUNTY

Condominium Bylaws, Article VIII, Section 6, is hereby amended to read as follows:

Section 6. Majority. A majority, except where otherwise provided herein, shall consist of more than 50% in value of those qualified to vote and present in person, by proxy or written ballot at a given meeting of the members of the Association. Whenever provided specifically herein, a majority may be required to exceed the simple majority hereinabove set forth and may require such majority to be one of both number and value of designated voting representatives at a given meeting of the members of the Association.

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18-34-351-000

OK - G.K.

