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LIBER 41993 PAGE 575
\$16.00 MISC RECORDING
\$4.00 REINDEMENTATION
04/14/2010 04:05:38 P.M. RECEIPT# 28327

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

**FOURTH AMENDMENT TO
CONSOLIDATING MASTER DEED
OF
SIMSBURY CONDOMINIUM**

WHEREAS, SIMSBURY ASSOCIATION, a Michigan non-profit corporation organized to administer, operate, manage and maintain Simsbury Condominium, a condominium project established pursuant to the Consolidating Master Deed as recorded in Liber 14358, Page 633 through 741, Oakland County Records, and designated as Oakland County Condominium Subdivision Plan No. 469; First Amendment to Consolidating Master Deed recorded in Liber 15763 Pages 752 through 753; Second Amendment to Consolidating Master Deed recorded in Liber 17346 Page 470 and Third Amendment to Consolidating Master Deed recorded in Liber 20713 Pages 124 through 150; and,

WHEREAS, amendments to the Amended and Restated Condominium Bylaws (Exhibit A to the Consolidating Master Deed) were duly adopted and approved by the membership on April 6, 2010 in accordance with the requirements of MCL 559.190;

NOW, THEREFORE, the Amended and Restated Condominium Bylaws (Exhibit A to the Consolidating Master Deed) are hereby amended as follows:

Article II Section 6 is hereby amended to read as follows:

Section 6. Liability of Mortgagee. Notwithstanding any other provisions of the Condominium Documents, the holder of any first mortgage covering any Unit in the Condominium which acquires title to the Unit pursuant to the remedies provided in the mortgage and any purchaser at a foreclosure sale in regard to said first mortgage, shall take the property free of any claims for unpaid assessments or charges against the mortgaged Unit which accrue prior to the acquisition of title by such holder or purchaser (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). If title is acquired via deed in lieu of foreclosure, the grantee under such deed shall be fully liable to the Association for all amounts owed on the unit.

In all other respects, other than as hereinabove indicated, the Consolidating Master Deed of Simsbury Condominium and the Amended and Restated Condominium Bylaws (Exhibit A to the Consolidating Master Deed), recorded as aforesaid,

9000469

18-31-351-000 EMT

O.K. - NH



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DRAFTED BY AND WHEN RECORDED

RETURN TO:

D. DOUGLAS ALEXANDER (P29010)

ALEXANDER, ZELMANSKI, DANNER & FIORITTO, PLLC

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