

DEC 5 96 295434

AMENDED AND RESTATED MASTER DEED OF
OAKWOOD PARK
(Act 59, Public Acts of 1978 as amended)
OAKLAND COUNTY CONDOMINIUM SUBDIVISION PLAN NO. 147

This Amended and Restated Master Deed is made and executed on this 2ND day of DECEMBER, 1996, by the Oakwood Park Association, a Michigan Nonprofit Corporation, hereinafter referred to as "Association", whose office is located at 28386 Franklin Rd., Southfield, MI 48034, represented herein by JO ANN PEDLAR, the President of the Oakwood Park Association, who is fully empowered and qualified to act on behalf of the Association, in pursuance of the provisions of the Michigan Condominium Act (being Act 59 of the Public Acts of 1978, as amended), hereinafter referred to as the "Act."

WITNESSETH:

\$ 107.00 MISCELLANEOUS RECORDING

WHEREAS, the Association desires by recording this Amended and Restated Master Deed, together with the Condominium Bylaws attached hereto as Exhibits A and B with the Condominium Subdivision Plan attached to the Master Deed as Exhibit "B" (both of which are hereby incorporated by reference and made a part hereof), to reaffirm the establishment of the real property described in Article II below, together with all of the improvements now located upon such real property and the appurtenances thereto, as a residential condominium project under the provisions of the Condominium Act of Michigan.

NOW THEREFORE, the Association does, upon the recording hereof, reaffirm the establishment of Oakwood Park as a Condominium under the Condominium Act and does declare that Oakwood Park (hereinafter referred to as the "Condominium", "Project" or the "Condominium Project"), shall, after such establishment, 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 Amended and Restated Master Deed and Exhibits "A" and "B" hereto, all of which shall be deemed to run with the real property described in Article II below and shall be a burden and a benefit to the Association, its successors and assigns, and any persons acquiring or owning an interest in such real property, their grantees, successors, heirs, executors, administrators and assigns. In furtherance of the establishment of the Condominium Project, it is provided as follows:

ARTICLE I

TITLE AND NATURE

Section 1. Condominium Name and Subdivision Plan No. The Condominium shall be known as Oakwood Park, Oakland Condominium Subdivision Plan No. 147. The Condominium Project is established in accordance with the Act.

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RECORDED IN OAKLAND COUNTY REGISTER OF DEEDS

Section 2. Condominium Units and Co-owner Rights of Access to Common Elements. The Units contained in the Condominium, including the number, boundaries and dimensions of each Unit therein, are set forth completely in the Condominium Subdivision Plan attached to the original Master Deed as Exhibit "B". Each Unit is capable of individual utilization on account of having its own access to a Common Element of the Condominium Project. Each Co-owner in the Condominium Project shall have an exclusive right to his Unit and shall have undivided and inseparable rights to share with the other Co-owners the Common Elements of the Condominium Project as are designated by the Amended and Restated Master Deed.

Section 3. Voting. Co-owners shall have voting rights in the Oakwood Park Association as set forth herein, in the Restated Condominium Bylaws, Corporate Bylaws and Articles of Incorporation of such Association.

ARTICLE II

LEGAL DESCRIPTION

The land which comprises the Condominium Project established by the Master Deed is particularly described as follows:

Land in the City of Rochester Hills, County of Oakland and State of Michigan, described as: Land in the Southeast 1/4 of Section 19, Town 3 North, Range 11 East, Rochester Hills, Oakland County, Michigan, and more particularly described as follows:

Commencing at the Southeast corner of Section 19, Town 3 North, Range 11 East, Rochester Hills, Oakland County, Michigan; thence North 00 degrees 16 minutes 00 Seconds West 1089.25 feet along the East line of said Section 19 which is the centerline of Adams Road to the point of beginning; thence South 75 degrees 32 minutes 52 seconds West 136.27 feet; thence South 34 degrees 00 minutes 00 seconds West 200.00 feet; thence North 77 degrees 00 minutes 00 seconds West 187.00; thence North 14 degrees 53 minutes 24 seconds West 397.46 feet; thence North 77 degrees 00 minutes 00 seconds West 133.00 feet; thence North 33 Degrees 37 minutes 13 seconds West 81.80 feet; thence North 02 degrees 16 minutes 00 seconds West 625.00 feet; thence North 72 degrees 44 minutes 00 seconds East 170.00 feet; thence North 44 degrees 14 minutes 00 seconds East 265.00 feet; thence North 00 degrees 16 minutes 00 seconds West 225.00 feet; thence North 09 degrees 44 minutes 00 seconds East 375.00 feet to a point on the East line of said Section 19 which is the centerline of Adams Road; thence South 00 degrees 16 minutes 00 seconds East 1416.00 feet along the East line of said Section 19 to the point of beginning. Subject to the rights of the Public in the Clinton River and Adams Road and to an and all easements of record or otherwise.

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ARTICLE III

DEFINITIONS

Section 1. General Description of Terms Used. Certain terms are utilized not only in this Amended and Restated Master Deed and Exhibits "A" and "B", but are or may be used in various other instruments such as, by way of example and not limitation, the Articles of Incorporation and Corporate Bylaws and Rules and Regulations of the Oakwood Park Association, and deeds, mortgages, liens, land contracts, easements and other instruments affecting the establishment of, or transfer of, interests in Oakwood Park, as a condominium. Wherever used in such documents or any other pertinent instruments, the terms set forth below shall be defined as follows:

A. The "Act" or "Condominium Act" means the Michigan Condominium Act, being Act 59 of the Public Acts of 1978, as amended. If any provision of this Amended and Restated Master Deed or its exhibits is found to conflict with any provision of the Act, or if any provision required by the Act is omitted herefrom, then the provisions of the Act are incorporated herein by reference and shall supersede and cancel any conflicting provision hereof.

B. "Association" or "Association of Co-owners" means Oakwood Park Association, a non-profit corporation organized under Michigan law of which all Co-owners are members, which corporation shall administer, operate, manage and maintain the Condominium in accordance with all applicable laws and the Condominium Documents. 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.

C. "Association Bylaws" or "Corporate Bylaws" means the corporate Bylaws of Oakwood Park Association, the Michigan non-profit corporation organized to manage, maintain and administer the Condominium.

D. "Unit or "Condominium Unit" each mean a single complete Unit in Oakwood Park, as such may be described in Article VI hereof and on Exhibit B applicable hereto, and shall have the same meaning as the term "Condominium Unit" as defined in the Act.

E. "Restated Condominium Bylaws" means Exhibit "A" hereto, being the Bylaws setting forth the substantive rights and obligations of the Co-owners.

F. "Condominium Documents", wherever used, means and includes this Amended and Restated Master Deed and Exhibits "A" and "B" applicable hereto, together with the Articles of Incorporation, Bylaws and Rules and Regulations, if any, of the Association.

G. "Condominium Premises" means and includes the land and the buildings, all improvements and structures thereon and all easements, rights and appurtenances belonging to Condominium as described above.

H. "Condominium Project", "Condominium" or "Project" means Oakwood Park as a Condominium Project established in conformity with the provisions of the Act.

I. "Condominium Subdivision Plan" means Exhibit "B" as attached to the original Master Deed, which is incorporated herein, as the same may be amended from time to time.

J. "Co-owner" means a person, firm, corporation, partnership, association, trust or other legal entity or any combination thereof who or which owns one or more Units in the Condominium. The term "owner", wherever used, shall be synonymous with the term "Co-owner". The Developer is an owner as long as it owns one or more Units. Both Land Contract vendees and vendors shall be considered Co-owners, and shall be jointly and severally liable for all obligations and responsibilities of Co-owners under the Condominium Documents of Oakwood Park and the Act.

K. "Developer" shall refer to Oakwood Development Co., a Michigan Corporation, which made and executed the original Master Deed, and its successors and assigns.

L. "Common Elements" where used without modification means both the General and Limited Common Elements described in Article IV hereof, and does not refer to Condominium Units.

M. "Amended and Restated Master Deed" means this document which when recorded shall reaffirm the establishment of the Condominium, and to which the Restated Condominium Bylaws are attached as an exhibit, and to which the original Condominium Subdivision Plan is made applicable.

N. "Percentage of value" means the percentage assigned to each Condominium Unit in the original Master Deed, as amended. The percentages of value of all Units shall total one hundred (100%) percent. Percentages of value shall be determinative only with respect to those matters to which they are specifically deemed to relate either in the Condominium Documents or in the Act. Percentages of value for each Condominium Unit have been determined with reference to reasonably comparative characteristics.

O. "Person" means an individual, firm, corporation, partnership, association, trust, or other legal entity, or any combination thereof.

P. "Record" means to record pursuant to the laws of the State of Michigan relating to the recording of deeds.

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.

ARTICLE IV

COMMON ELEMENTS

Section 1. Common Elements. The Common Elements of the Condominium described below and in Exhibit "B" attached hereto and the respective responsibilities for maintenance, decoration, repair or replacement thereof are as follows:

A. General Common Elements. The general Common Elements are:

(1) Land. The land described in Article II hereof, including roads, driveways, sidewalks and parking spaces not identified as Limited Common Elements; provided, however, that the Association may, in its discretion, assign General Common Element parking spaces to individual Co-owners on an equitable basis as may be determined by the Board of Directors, subject to the provision of Article VI, Section 8, of the Restated Condominium Bylaws (Exhibit A hereto).

(2) Electrical. The electrical wiring network throughout the project, including that contained within interior unit walls, up to the point of connection with, but not including, the electrical fixtures, outlets and switches serviced thereby;

(3) Gas. The gas transmission lines throughout the project, including that contained within unit walls, up to the point of connection with, but not including, the gas fixtures and appliances serviced thereby;

(4) Telephone. The telephone wiring network throughout the project up to the point of connection of each individual Unit's service with the main telephone line, board or box;

(5) Plumbing. The plumbing network throughout the project, including that contained within unit walls, up to the point of connection with, but not including, the plumbing fixtures serviced thereby;

(6) Sewerage. The water distribution, storm and sanitary sewer system throughout the project;

(7) Construction. Foundations, supporting columns, Unit perimeter walls (including all windows and doorwalls located therein), roofs, ceilings, floor construction between Unit levels, and chimneys;

(8) Recreational Facilities. The community building, swimming pool and tennis courts;

(9) Other. Such other elements of the Project not herein designated as General or Limited Common Elements which are intended for common use or necessary to the existence, upkeep and/or safety of the Project, regardless of whether located within or without the perimeter of a Unit;

(10) Easements. All beneficial easements referred to in this Master Deed, including, but not limited to, a certain Declaration and Grant of Easement, recorded on July 23, 1973 in Liber 6132, Pages 140-145, Oakland County Records.

Some or all of the utility lines, systems (including mains and service leads) and equipment described above may be owned by the local public authority or by the company that is providing the pertinent service. Accordingly, such utility lines, systems and equipment shall be General Common Elements only to the extent of the Co-owners' interest therein, if any, and Association makes no warranty whatever with respect to the nature or extent of such interest, if any.

B. Limited Common Elements. Limited Common Elements shall be subject to the exclusive use and enjoyment of the owner of the Unit(s) to which the Limited Common Elements are appurtenant. The Limited Common Elements are as follows:

(1) Balconies, Patios, and Porches. Each balcony, patio area, and porch in the Project, is restricted in use to the Co-owner of the Unit which opens into such balcony, patio area or porch, as the case may be, as shown on the Condominium Subdivision Plan. Second floor balconies on C & D type Units (where no balcony is shown on the Condominium Subdivision Plan) shall not be common elements of any nature, but shall be considered personal property of the Unit opening unto such balconies;

(2) Air Conditioning. Each individual air conditioner compressor is restricted in use to the Co-owner of the Unit which such air conditioner services;

(3) Storms and Screens. Unit window and doorwall storms and screens and storm doors (other than those added by Co-owners - which are considered the personal property of the Co-owner) in the Project are restricted in use to the Co-owners of the Units to which the same are appurtenant;

(4) Interior. The interior surfaces of Unit perimeter walls, ceilings and floors shall be subject to the exclusive use and enjoyment of the Co-owner of such Unit;

(5) Carports. One carport is appurtenant to each Unit as designated in the Condominium Subdivision Plan with a number which corresponds to the number of the Unit to which such carport is appurtenant;

(6) Storage Areas. Each storage area in the project is limited in use to the co-owner of the Unit through which access to such storage area is gained.

(7) Refuse Storage Areas. The refuse storage area located within each carport that is attached to an Unit is restricted in use to the co-owner of the Unit to which the carport is appurtenant;

(8) Common Hallways and Stairs. Common hallways and stairs not exclusively limited to any Unit, in those buildings having such common facilities, shall be limited in use to the owners of units in each building in which such common facilities are located.

(9) Other. Such other elements of the Project, not enclosed within a Unit, which are appurtenant to and/or benefit one or more Units, though less than the entire Project, shall be Limited Common Elements.

C. Responsibility. Subject at all times to the Association's exclusive right and obligation to control and approve the exterior appearance of all Units and appurtenant Limited Common Elements, as set out in the relevant sections of Article VI of the Restated Condominium Bylaws (Exhibit "A" to this Amended and Restated Master Deed), the respective responsibilities for the maintenance, decoration, repair and replacement of the Units and Common Elements comprising the Condominium are as follows:

(1) Co-owner Responsibilities:

(a) Unit, Limited Common Elements. The primary responsibility for maintenance, decoration, repair and replacement, including all costs associated therewith, of a Unit, including all fixtures, improvements and personal property located therein or elsewhere throughout the Project, and the Limited Common Elements described in Paragraphs B.(2) & (3) shall be borne by the Co-owner of the Unit. Additionally, each Co-owner shall be responsible for maintenance of those Limited Common Elements described in Paragraphs B.(1), (6) & (7), and decoration and maintenance of those Limited Common Elements described in Paragraph B.(4).

(b) Utility Charges. All costs of electricity, telephone, cable TV and any other utility services shall be borne by the Co-owner of the Unit to which such services are furnished. The Association shall be responsible for the costs of sewer/water and gas, however, the Association

shall have the right to surcharge any Co-owner, on a reasonable and equitable basis, for abnormal or excessive usage, as well as for the use of gas appliances, including stoves and ranges, dryers and gas fireplaces.

(c) Co-owner Additions, Modifications. Co-Owner improvements, additions or modifications, including but not limited to, second floor balconies on C & D type Units, finished basements, storm doors, updates, remodeling and the like, even though approved by the Association, shall not be considered Limited or General Common Elements in any case, and shall be the complete responsibility of the Co-owner. Should the Association require access to any elements of the Project which require the moving or destruction of all or part of any such addition or modification, all costs, damages and expenses involved in providing access and restoring the addition or modification shall be borne by the Co-owner.

(d) Co-owner Fault. Any and all costs for maintenance, decoration, repair and replacement of any Common Element caused by the intentional or unintentional act(s) of any Co-owner, or family, guests or invitees of a Co-owner, shall be borne by the Co-owner. The Association may incur such costs and charge and collect them from the responsible Co-owner in the same manner as an assessment in accordance with Article II of the Restated Condominium Bylaws.

(2) Association Responsibilities:

(a) General Common Elements. The costs of maintenance, decoration, repair and replacement of all General Common Elements, and those Limited Common Elements expressly excepted from Co-owner responsibility in the various sub-paragraphs of Paragraph C.(1) above, shall be borne by the Association, subject to any provisions of this Article and the Restated Condominium Bylaws expressly to the contrary.

(b) Limited Common Elements for which the Association is Responsible. The Association shall be responsible for the maintenance, repair and replacement, except in cases of Co-owner fault, of the Limited Common Elements described in Paragraphs B.(5) & (8) above; for repair and replacement of the Limited Common Elements described in Paragraphs B.(1), (6) & (7) above; and for the costs of repair and replacement (except in cases of Co-owner fault) of all surfaces referred to in Paragraph B.(4).

(c) Unauthorized Repair. The Association shall not be obligated to reimburse Co-owners for repairs that the Co-owner makes or contracts for. The Association shall only be responsible for payments to contractors for work authorized by the Board of Directors or by the management company hired by the Association.

(3) Unusual Expenses. Any other unusual common expenses benefiting less than all of the Condominium Units, or any expenses incurred as a result of the conduct of less than all of those entitled to occupy the Condominium Project, or by their licensees or invitees, shall be specifically assessed against the Condominium Unit or Condominium Units involved in accordance with Section 69 of the Michigan Condominium Act.

ARTICLE V

USE OF PREMISES

No Co-owner shall use his or her Unit or the Common Elements in any manner inconsistent with the purposes of the Condominium or in any manner which will interfere with or impair the rights of any other Co-owner in the use and enjoyment of his or her Unit or the Common Elements.

ARTICLE VI

CONDOMINIUM UNIT DESCRIPTION AND PERCENTAGE OF VALUE

A. Condominium Unit Description. Each Unit in the project is described in this paragraph with reference to the Subdivision and Site Plan of Oakwood Park as surveyed by Robert Shanayda and attached to the original Master Deed as Exhibit "B". Each Unit shall include: (1) With respect to each unit basement, all the space contained with the unpainted surfaces of the basement floor and walls and the uncovered underside of the first floor joists, and (2) with respect to the upper floors of units, all the space contained within the interior finished unpainted walls and ceilings and from the finished subfloor all as shown on the floor plans and sections in Exhibit "B" and delineated with heavy outlines. The dimensions shown on basement and foundation plans in Exhibit "B" have been or will be physically measured by Robert Shanayda. In the event that the dimensions on the measured foundation plan of any specific unit differ from the dimensions on the typical foundation plan for such unit shown in Exhibit "B", then the typical upper floor plans for such unit shall be deemed to be automatically changed for such specific unit in the same manner and to the same extent as the measured foundation plan. Building elevations are shown in detail in architectural plans on 35 millimeter microfilm aperture cards on file with the Michigan Department of Commerce.

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B. Calculation of Percentage of Value. The percentage of value assigned to each Unit is set forth in this Paragraph. The percentage of value assigned to each Unit shall be determinative of the proportionate share of each respective Co-owner in the proceeds and expenses of administration and the value of such Co-owner's vote at meetings of the Association of Co-owners and the undivided interests of the Co-owner in the Common Elements. The total percentage value of the project is 100.

C. Percentages of Value. Set forth below are:

- (1) Each Unit number as it appears on the Condominium Subdivision Plan.
- (2) The percentage of value assigned to each Unit.

Unit Number	Percentage of Value Assigned
Building No. 1	
1	.454
2	.480
3	.480
4	.480
5	.454
6	.480
7	.480
8	.480
9	.454
10	.480
11	.480
12	.480
Building No. 2	
13	.480
14	.480
15	.480
16	.454
17	.480
18	.480
19	.480
20	.454
21	.480
22	.480
23	.480
24	.454
Building No. 3	
25	.480
26	.480
27	.480
28	.480
29	.480
30	.480
31	.531
32	.531
33	.531
34	.531
35	.531

Unit Number	Percentage of Value Assigned
36	.531
37	.531
38	.531
39	.531
40	.531
41	.531
42	.531
Building No. 4	
43	.531
44	.531
45	.531
46	.531
47	.531
48	.531
49	.531
50	.531
51	.531
52	.531
53	.531
54	.531
55	.531
56	.531
57	.531
58	.531
59	.531
60	.531
Building No. 5	
61	.589
62	.589
63	.589
64	.589
65	.589
66	.589
67	.589
68	.589
69	.589
70	.589
71	.589
72	.589
73	.589
74	.589
75	.589
76	.589
77	.589
78	.589
79	.657
80	.657
81	.657
82	.657
83	.657
84	.657
85	.657
86	.657
Building No. 7	
87	.657
88	.657

Unit Number	Percentage of Value Assigned
89	.657
90	.657
91	.657
92	.657
93	.657
94	.657
Building No. 8	
95	.761
96	.761
97	.761
98	.761
Building No. 9	
99	.720
100	.720
101	.720
102	.720
103	.720
104	.720
105	.720
106	.720
Building No. 10	
107	.720
108	.720
109	.720
110	.720
111	.720
112	.720
Building No. 11	
113	.720
114	.720
115	.720
116	.720
117	.720
118	.720
119	.720
120	.720
Building No. 12	
121	.761
122	.761
123	.761
124	.761
Building No. 13	
125	.720
126	.720
127	.720
128	.720
129	.720
130	.720
131	.720
132	.720
Building No. 14	
133	.657
134	.657
135	.657
136	.657
137	.657

Unit Number	Percentage of Value Assigned
138	.657
139	.657
140	.657
Building No. 15	
141	.657
142	.657
143	.657
144	.657
Building No. 16	
145	.657
146	.657
147	.657
148	.657
Building No. 17	
149	.657
150	.657
151	.657
152	.657
153	.657
154	.657
155	.657
156	.657
Building No. 18	
157	.657
158	.657
159	.657
160	.657
161	.657
162	.657
163	.657
164	.657

ARTICLE VII

EASEMENTS

Section 1. Easements For Encroachment, Utilities, and Support. In the event any portion of a structure/residence or Common Element encroaches upon another Unit or Common Element due to shifting, settling, or moving of a building, or due to survey errors or construction deviations, reconstruction or repair, reciprocal easements 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 shall be easements to, through and over those portions of the land, structures, buildings, improvements and walls contained therein for the installation, maintenance and servicing of all utilities in the Condominium, including, but not limited to, lighting, heating, power, sewer, water and communications including telephone and cable television lines. There shall exist easements of support with respect to any Unit wall which supports a Common Element.

Section 2. Association's Right to Grant Easements. The Board of Directors of the Association may grant easements over or through, or dedicate, any portion of any General Common Element of the Condominium for utility, roadway, construction or safety purposes.

Section 3. Association's Easement For Maintenance, Repair and Replacement. The Association and all public or private utilities shall have such easements over, under, across and through the Condominium Premises, including all Units and Common Elements, as may be necessary to fulfill any responsibilities of maintenance, repair, decoration, replacement or upkeep which they or any of them are required or permitted to perform under the Condominium Documents or by law, or to respond to any emergency or common need of the Condominium. It is a matter of concern that a Co-owner may fail to properly maintain his Unit or any Limited Common Elements appurtenant thereto in a proper manner and in accordance with the standards set forth in this Amended and Restated Master Deed, the Restated Condominium Bylaws and any Rules and Regulations promulgated by the Association. Therefore, in the event a Co-owner fails, as required by this Amended and Restated Master Deed, the Restated Bylaws or any Rules and Regulations of the Association, to properly and adequately maintain, decorate, repair, replace or otherwise keep his Unit or any improvements or appurtenances located therein, or any Limited Common Elements appurtenant thereto, the Association shall have the right, and all necessary easements in furtherance thereof, (but not the obligation) to take whatever action or actions it deems desirable to so maintain, decorate, repair or replace the Unit, its appurtenances or any of its Limited Common Elements, all at the expense of the Co-owner of the Unit. The Association shall not be liable to the Owner of any Unit or any other person, in trespass or in any other form of action, for the exercise of rights pursuant to the provisions of this Section or any other provision of the Condominium Documents which 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 shall be due and payable with his monthly assessment next falling due, in accordance with Article II of the Restated Condominium Bylaws; further, the lien for non-payment 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, foreclosure of the lien securing payment and imposition of fines.

Section 4. Green Belt Area Easement. There exists a non-exclusive perpetual easement over a part of the land described in Article II hereof, as shown on the Survey Plan included as part of the Condominium Subdivision Plan, for the benefit of Meadowbrook Park Development Company, a Michigan corporation, its successors and assigns ("Meadowbrook"). The Declaration and

Grant of Easement which establishes such easement is recorded in Liber 6132, Page 140, Oakland County Records, and is incorporated herein by reference.

Pursuant to the terms of the Declaration and Grant of Easement, Meadowbrook shall have the right to use the easement solely for bicycle riding, horseback riding, walking and other forms of non-motorized recreational activities and for access to the Clinton River by any of the foregoing means. Meadowbrook also shall have the right to establish and to enforce reasonable rules and regulations governing and limiting the use of the easement, subject to the expense-sharing formula set forth in the Declaration and Grant of Easement, or to assign or delegate such rights. In the event Meadowbrook, its assigns and delegates shall fail to exercise such right, then upon reasonable notice, by publication or otherwise, to the then owner or owners of the land described in Exhibit "A" to the aforementioned Declaration and Grant of Easement, any one or more of such owners holding title to more than one-half of the acreage included in the land described in said Exhibit "A" may exercise such right.

The Board of Directors of the Association shall have the power and authority to dedicate the land area encumbered by the easement to a trust, non-profit corporation, association or similar entity, the purposes of which are not inconsistent with the uses to which the easement may be put by Meadowbrook, without the prior approval of any co-owner or mortgagee interested in the project. In no event, however, shall any such dedication materially increase or alter the duties or obligations of any co-owner or mortgagee interested in the project with respect to such land area, nor shall any such dedication materially change the manner in which the land area may be utilized.

All of the co-owners and mortgagees of Units and other persons interested or to become interested in the Project from time to time shall be deemed to have irrevocably and unanimously consented to such amendment(s) of this Master Deed as are necessary in the discretion of the Board of Directors of the Association to effectuate the purposes of this Article VII, Section 4., and all such persons irrevocably appoint the members of the Board of Directors of the Association (as such Board shall from time to time be constituted) as agent and attorney for the purpose of execution of such amendment(s) to the Master Deed and all other documents as are necessary to effectuate the purposes of the foregoing.

ARTICLE VIII

AMENDMENTS

This Amended and Restated Master Deed and any Exhibit hereto may be amended as provided in the Act in the following manner.

Section 1. Co-owner Approval. Amendments may be made and recorded by the Association upon being approved by the owners of a simple two-thirds (2/3) of the Units in the Condominium, except as hereinafter provided.

Section 2. Mortgagee Consent. Whenever a proposed amendment would materially alter or change the rights of the Co-owners or mortgagees, such amendment shall require the consent of not less than two-thirds (2/3) of the Co-owners of Units in the Condominium and two-thirds (2/3) of all first mortgagees of record. A mortgagee shall have one vote for each mortgage held.

Section 3. Modification of Units, Common Elements and Percentage of Value. Notwithstanding any other provision of this Article VIII, the method or formula used to determine the percentages of value of Units in the Condominium, as described in Article VI hereof, and any provisions relating to the ability or terms under which a Co-owner may rent a Unit, may not be modified without the consent of each affected Co-owner and mortgagee. A Co-owner's Condominium Unit dimensions or appurtenant Limited Common Elements may not be modified without the Co-owner's consent. The Condominium may be terminated only in accordance with Section 50 of the Act. Common Elements can be assigned and re-assigned only in accordance with Section 39 of the Act.

IN WITNESS WHEREOF, the Association has caused this Amended and Restated Master Deed to be executed the day and year first above written.

WITNESSES:

OAKWOOD PARK ASSOCIATION, a Michigan Nonprofit Corporation

Teri E Tuttle
TERI E. TUTTLE

Dorothy E. Pierson
DOROTHY E. PIERSON
STATE OF MICHIGAN)

)SS
COUNTY OF OAKLAND)

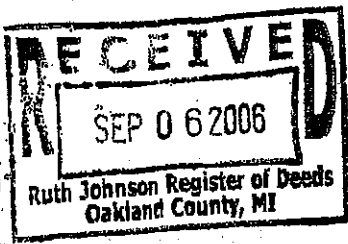
By: JoAnn Denlar
Its: President
Jo ANN DENLAR

On this 2ND day of DECEMBER, 1996, the foregoing Amended and Restated Master Deed was acknowledged before me by JOANN DENLAR, President of Oakwood Park Association, a Michigan nonprofit corporation, on behalf of and by authority of the Corporation.

Drafted by and when recorded return to:
Mark F. Makower, Esq.
28535 Orchard Lake Rd., #100
Farmington Hills, MI 48334

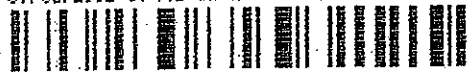
Patricia I. Dvitto
Notary Public
County, MI
My commission expires:

PATRICIA I. DIVITTO
NOTARY PUBLIC OF MICHIGAN
OAKLAND COUNTY
MY COMMISSION EXPIRES 11-23-2000



LIBER 38072 PG 676

219132
LIBER 38072 PAGE 676
\$22.00 MISC RECORDING
\$4.00 RENOVEMENTATION
09/06/2006 09:43:01 A.M. RECEIPT# 99708



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

~~THIRD AMENDMENT TO THE~~ ^{DA}
**MASTER DEED AND CONDOMINIUM BYLAWS
OF OAKWOOD PARK
OAKLAND COUNTY CONDOMINIUM SUBDIVISION
PLAN NO. 147**

**(COMPRISING THE FIRST AMENDMENT TO THE AMENDED AND
RESTATED MASTER DEED AND RESTATED CONDOMINIUM BYLAWS)**

This Third Amendment to the Master Deed of Oakwood Park is comprised of the First Amendment to the "Amended and Restated" Master Deed of Oakwood Park, and the "Restated Bylaws" attached as Exhibit A to the Amended and Restated Master Deed. The Master Deed of Oakwood Park is recorded in Liber 6132, Pages 146, et seq. (1973); the First Amendment to the Master Deed is recorded in Liber 6741, Pages 21, et seq.; the Second Amendment, comprised of the Amended and Restated Master Deed and Restated Condominium Bylaws is recorded in Liber 16814, Pages 650, et seq. (1996), all Oakland County Records.

This Amendment to Article IV, Section 1.C.(1)(a) of the Amended and Restated Master Deed and Article VI, Section 15 of the Restated Condominium Bylaws is made and executed by the Oakwood Park Association, a Michigan nonprofit corporation, by its Board of Directors in compliance with MCL 559.101 et seq. and with the requisite approval of the co-owners.

**AMENDMENT TO AMENDED AND RESTATED
MASTER DEED AT ARTICLE IV, SECTION 1.C.(1)(a)**

9000147

- (a) Unit, Limited Common Elements. Each Unit owner is responsible for the maintenance, decoration, repair and replacement, including all associated costs of their Unit, including all fixtures, improvements and personal property located in the unit or elsewhere throughout the Complex. Each unit owner is responsible for the maintenance, repair and replacement of the unit windows and doorwalls, storm windows, storm doors and window and doorwall screens. Each unit owner is also responsible for maintenance, repair and replacement of the Limited Common

15-19-426-000

O.K. #18 ✓

Elements described in Paragraphs B.(2). Additionally, each Co-owner shall be responsible for maintenance of those Limited Common Elements described in Paragraphs B.(1), (6) and (7), and decoration and maintenance of those Limited Common Elements described in Paragraph B.(4).

**AMENDMENT TO RESTATED CONDOMINIUM BYLAWS
ARTICLE VI, SECTION 15**

SECTION 15. Co-owner Maintenance of Unit and Limited Common Elements.

Each Co-owner shall maintain his Unit and its Limited Common Elements and its windows and doorwalls in good repair. The unit and its Limited Common Elements shall be maintained in a safe, clean and sanitary condition. Each Co-owner shall also use due care to avoid damaging any of the Common Elements, including, by way of illustration, the telephone, water, gas, plumbing, electrical, cable TV or other utility conduits and systems and any other Common Elements in any Unit which are appurtenant to or which may affect any other Unit.

Each Co-owner is responsible for damages or costs to the Association resulting from his actions or omissions, or those of his family, guests, agents or invitees. The damages and costs resulting from casualties or occurrences caused by the Co-owner's actions or omissions, or willful acts, or those of his family, guests, agents or invitees, whether or not resulting from Co-owner negligence, involving items or common elements which are the responsibility of the Co-owner to maintain, repair and replace shall be the responsibility of the Co-owner.

If such damages or costs are covered by insurance carried by the Association, there shall be no such responsibility, unless reimbursement to the Association is excluded by virtue of a deductible provision, in which case the responsible Co-owner shall bear the expense to the extent of the deductible amount. Any costs or damages to the Association may be assessed to and collected from the responsible Co-owner in the manner provided in Article II.

Each individual Co-owner shall indemnify the Association and all other Co-owners against such damages and costs, including attorneys' fees, and all such costs or damages to the Association may be assessed to and collected from the responsible Co-owner in the manner provided in Article II hereof. 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.

Except as amended by this Third Amendment to the Master Deed, the Oakwood Park Condominium Documents and Subdivision Plan as recorded shall remain unchanged and in full force and effect.

OAKWOOD PARK ASSOCIATION
A Michigan Non-Profit Corporation

BY: H. Allen Bartlett
H. ALLEN BARTLETT
Its: President

STATE OF MICHIGAN)
) SS:
COUNTY OF MACOMB)

On this 23 day of August, 2006, the attached Third Amendment to the Master Deed of Oakwood Park was acknowledged before me, by H. Allen Bartlett, as President of the Oakwood Park Association, a Michigan Nonprofit Corporation, on behalf of the Association, pursuant to the requisite approval of the co-owners.

PAULA J. FREEL
Notary Public
OAKLAND County, Michigan
My Commission Expires: April 20, 2013
Acting in Oakland County.

Drafted by and when recorded return to:

SCHLOTTMAN & WAGNER, P.C.
Judi M. Schlottman (P35479)
44511 North Gratiot Avenue
Clinton Township, MI 48036
(586) 465-1330

Paula J. Freel

AUG 23 2006

RESOLUTION ADOPTING

**THIRD AMENDMENT TO THE
MASTER DEED AND CONDOMINIUM BYLAWS
OF OAKWOOD PARK
OAKLAND COUNTY CONDOMINIUM SUBDIVISION
PLAN NO. 147**

**(COMPRISING THE FIRST AMENDMENT TO THE AMENDED AND
RESTATED MASTER DEED AND RESTATED CONDOMINIUM BYLAWS)**

WHEREAS, Oakwood Park, is a Oakland County Condominium Subdivision, being Plan No. 147, according to the Master Deed recorded in Liber 6132, Pages 21, et seq., as amended; and

WHEREAS, MCL 559.190 provides for amendment of the Oakwood Park Master Deed and Exhibits by affirmative votes of two thirds of the qualified co-owners; and,

WHEREAS, the Board of Directors of the Oakwood Park Association is the duly created administrator of the affairs of Oakwood Park; and,

WHEREAS, the Board of Directors of the Oakwood Park Association is desirous to amend the Amended and Restated Master Deed and Restated Condominium Bylaws recorded in Liber 16814, Pages 650 et seq. Master Deed to effectuate approved amendments; and,

WHEREAS, the requisite written consent of the co-owners of the Association as required by MCL 559.190 has been obtained for amendment to the Oakwood Park Amended and Restated Master Deed Restated Condominium Bylaws preceding.

NOW THEREFORE, the Oakwood Park Amended and Restated Master Deed and Restated Condominium Bylaws is amended in accordance with the preceding, the Amendments being effective as of the date of recording.

Except as amended herein, the Amended and Restated Master Deed and Restated Condominium Bylaws and Subdivision Plan of Oakwood Park, Oakland County Condominium Subdivision Plan No. 147 as recorded shall remain unchanged and in full force and effect.

OAKWOOD PARK
CONDOMINIUM ASSOCIATION
A Michigan Non-Profit Corporation

BY: H. Allen Bartlett
H. ALLEN BARTLETT
Its: President

STATE OF MICHIGAN)
) SS:
COUNTY OF OAKLAND)

On this 23 day of August, 2006, the attached Amendment to Amended And Restated Master Deed and Restated Condominium Bylaws was acknowledged before me, by H. Allen Bartlett as President of the Oakwood Park Association, a Michigan Nonprofit Corporation, on behalf of the Association, pursuant to the approval of the requisite co-owners and mortgagees.

PAULA J. FREEL
_____, Notary Public
OAKLAND County, Michigan
My Commission Expires: April 20, 2013
Acting in Oakland County.

Drafted by and when
Recorded return to:

SCHLOTTMAN & WAGNER, P.C.
Judi M. Schlottman (P35479)
44511 North Gratiot Avenue
Clinton Township, MI 48036
(586) 465-1330

Paula J. Freel

AUG 23 2006

THE UNIVERSITY OF CHICAGO
DEPARTMENT OF CHEMISTRY
5800 S. UNIVERSITY AVENUE
CHICAGO, ILLINOIS 60637

RECEIVED
JAN 15 1964

TO THE DIRECTOR
OF THE UNIVERSITY OF CHICAGO
FROM THE DEPARTMENT OF CHEMISTRY
CHICAGO, ILLINOIS

RE: [Illegible]

[Illegible]

[Illegible]

[Illegible]

36190
LIBER 42856 PAGE 164
\$178.00 MISC RECORDING
\$4.00 REMONUMENTATION
02/28/2011 03:04:22 P.M. RECEIPT# 17647

PAID RECORDED - OAKLAND COUNTY
BILL BULLARD JR. CLERK/REGISTER OF DEEDS

OAKWOOD PARK

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

On this 21 day of February, 2011, Oakwood Park Association, a Michigan Nonprofit Corporation, which is located c/o Kramer Triad Management Group, LLC, at 320 E. Big Beaver Rd., Ste. 190, Troy, MI 48085, organized in order to manage and administer the affairs of, and to maintain Oakwood Park, a Condominium Project, pursuant to the Master Deed thereof, recorded in Liber 6132, Pages 146-185, inclusive; as amended by Unanimous Written Resolutions of the Board of Directors, as recorded in Liber 6736, Pages 804-806, inclusive; as amended by First Amendment to Master Deed recorded in Liber 6741, Pages 21-23, inclusive; as amended by Amended and Restated Master Deed, as recorded in Liber 16814, Pages 650-700, inclusive; as amended by First Amendment to the Restated Master Deed and Restated Bylaws, recorded in Liber 38072, Pages 676-680, inclusive; Oakland County Records and designated as Oakland County Condominium Subdivision Plan No. 147, hereby amends and restates the Restated Condominium Bylaws of Oakwood Park, being Exhibit "A" to the Amended and Restated Master Deed, pursuant to the votes of approval of at least sixty-six and two-thirds percent (66-2/3%) of the eligible Co-owners cast pursuant to an Action Without a Meeting which concluded on August 4, 2010, and pursuant to the votes of approval of at least sixty-six and two-thirds percent (66-2/3%) of the first mortgagees. Said Restated Condominium Bylaws, being Exhibit "A" to the Amended and Restated Master Deed of Oakwood Park, are hereby amended, restated and combined with the Amended and Restated Association Bylaws as per the attached sheets.

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In all other respects, other than as hereinabove indicated, the Amended and Restated Master Deed of Oakwood Park, and the Condominium Subdivision Plan as attached to the initial Master Deed as Exhibit "B," recorded and amended as aforesaid, are hereby ratified, affirmed and redeclared.

15-19-426-000 ent

OAKWOOD PARK ASSOCIATION,
a Michigan Nonprofit Corporation

By: Allen Bartlett

Allen Bartlett, President

21 9 AM 28 FEB 2011

RECEIVED
OAKLAND COUNTY
REGISTER OF DEEDS

O.K. - A.N.
O.K. - RC

STATE OF MICHIGAN)
COUNTY OF OAKLAND) SS.

The foregoing Second Amendment to Amended and Restated Master Deed of Oakwood Park was acknowledged before me, a notary public, on this 21st day of February, 2011, by Allen Bartlett, President of Oakwood Park Association, a Michigan Nonprofit Corporation, who acknowledged the within instrument, based upon the authority given to him pursuant to a vote of the members of Oakwood Park Association, tallied and inspected on August 4, 2010, at which time the within Amendment was approved by at least sixty-six and two-thirds percent (66-2/3%) of the eligible Co-owners, and the approval of at least sixty-six and two-thirds percent (66-2/3%) of the first mortgagees has been obtained, and that the within Amendment is executed and signed as his free act and deed on behalf of the Association.

Dawn Murphy Shell
Notary Public,
in and for Oakland, Michigan
Acting in Oakland, County, Michigan
My commission expires: April 9 2012

DATED: February 21, 2011

SECOND AMENDMENT TO AMENDED AND RESTATED MASTER DEED
DRAFTED BY AND WHEN RECORDED RETURN TO:
Robert M. Meisner (P17600)
MEISNER & ASSOCIATES, P.C.
30200 Telegraph Road - Suite 467
Bingham Farms, MI 48025-4506
(248) 644-4433

DAWN MURPHY-SHELL
Notary Public, State of Michigan
County of Oakland
Oakland

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

ARTICLE I

ASSOCIATION OF CO-OWNERS

Oakwood Park, a residential Condominium located in the City of Rochester Hills, County of Oakland, State of Michigan, shall be administered by an Association of Co-owners which shall be a nonprofit corporation, hereinafter called the "Association", organized under the applicable laws of the State of Michigan, and 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, these Bylaws, the Articles of Incorporation, and duly adopted rules and regulations of the Association, and the laws of the State of Michigan. These Bylaws shall constitute both the Bylaws referred to in the Master Deed and required by Section 3(9) of Act No. 59 of the Michigan Public Acts of 1978, as amended (hereinafter the "Act") and the 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 in the Condominium. A Co-owner selling a Unit shall not be entitled to any refund whatsoever from the Association with respect to any reserve or other asset of the Association. The Association shall keep current copies of the Amended and Restated Master Deed, all amendments to the Amended and Restated Master Deed and other Condominium Documents for the Condominium available at reasonable hours to Co-owners, prospective purchasers and prospective mortgagees of Units in the Condominium. All Co-owners in the Condominium and all persons using or entering upon or acquiring any interest in any Unit therein or the Common Elements thereof shall be subject to the provisions and terms set forth in the aforesaid 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 Act shall be levied by the Association against the Units and the Co-owners thereof 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 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 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. Failure or delay of the Board of Directors to prepare or adopt a budget for any fiscal year shall not 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 must be 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 (10%) percent 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 of Co-owners 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.

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. Should the Board of Directors at any time determine, in the sole discretion of the Board of Directors: (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 ten percent (10%) of the current year's annual operating budget, in the aggregate, annually, or (4) in the event of emergencies, the Board of Directors 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 shall deem to be necessary. The Board of Directors shall also 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 of Directors to levy general, additional or special assessments pursuant to this subsection shall rest solely with the Board of Directors for the benefit of the Association and the members thereof, and shall not be enforceable by any creditors of the Association or the members thereof.

(b) Special Assessments. Special assessments, other than those referenced in subsection (a) of this Section 2, may be made by the Board of Directors from time to time and approved by the Co-owners as hereinafter 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 ten percent (10%) of the current year's annual operating budget, 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 (b) (but not including those assessments referred to in subsection 2(a) above which may be levied in the sole discretion of the Board of Directors) shall not be levied without the prior approval of more than sixty (60%) percent of all Co-owners in number and in value. The authority to levy assessments pursuant to this subsection is solely for the benefit of the Association and the members thereof and shall not be enforceable by any creditors of the Association or the members thereof.

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 Article VI of the Amended and Restated 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 of the Condominium Units, and any expenses incurred as a result of less than all of those entitled to occupy the Condominium, or by their licensees or invitees, shall be specially assessed against the Condominium Unit or Condominium Units so benefitted or involved and may be allocated to the benefitted Condominium Unit or Units in the proportion which the percentage of value of the benefitted Condominium Unit bears to the total percentages of value of all Condominium Units so specially benefitted.

Annual assessments as determined in accordance with Article II, Section 2(a) above (but not additional or special assessments 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. Monthly installments of the annual assessment are due on the first day of each month. The payment of an 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 \$30.00 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 (7%) percent 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, fines, attorney fees, bankruptcy expenses, expenses of collection and costs, advances of taxes or other liens paid by the Association to protect its lien, interest, and thereafter against assessments in order of oldest delinquency. A Co-owner selling a Unit shall not be entitled to any refund whatsoever from the Association with respect to any reserve account or other asset of the Association.

Each Co-owner (whether one or more persons) shall be and remain personally liable for the payment of all assessments (including late charges and costs of collection and enforcement of payment) pertinent to the Co-owner's Unit which may be levied while such Co-owner is the owner thereof. 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 and costs of collection and enforcement of payment) pertinent to the subject Condominium 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

addition to a Co-owner who is also a Limited Liability Company (LLC), the individual member(s) of the LLC, or the individual members of an LLC member, shall be personally liable for the payment of all assessments (including late charges and costs of collection and enforcement of payment) pertinent to the subject Unit which are levied up to and including the date upon which the LLC acquired the interest in the Unit.

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 Act. Pursuant to Section 139 of the 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 for the purposes of establishing 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 subject 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 Condominium 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 interest, costs, attorney fees and future assessments), (iv) the legal description of the subject 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 interest, expenses of collection, costs, late charges, actual attorney's fees (not limited to statutory fees and bankruptcy 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 Article II hereof, the Association shall have the right to declare all unpaid installments of the annual 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 of the Condominium, shall not be entitled to vote at any meeting of the Association or 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 so long as 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 the Co-owner thereof or any persons claiming under such Co-owner as provided by the 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, obtains title to the Unit as a result of foreclosure of the first mortgage or by deed (or assignment) in lieu of foreclosure which has priority over the Association's lien, 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 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 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 otherwise 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 Act, as amended.

Section 10. Statement as to Unpaid Assessments. Pursuant to the provisions of the Act, the purchaser of any Condominium Unit may request a statement of the Association as to the outstanding amount of any unpaid Association assessments, interest, late charges, fines, costs, and attorney fees thereon, whether annual, additional or special, and related collection costs. 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, interest, late charges, fines, costs, attorney fees and related collection or other 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 interest, late charges, fines, costs, and attorney fees incurred in the collection thereof,

and the lien securing same fully enforceable against such purchaser and the Unit itself, to the extent provided by the Act. Under the Act, unpaid assessments, interest, collection and late charges, advances made by the Association for taxes or other liens to protect its liens, fines, costs, and attorney fees incurred in the collection thereof constitute a lien upon the Unit and the proceeds of sale thereof 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 a Co-owner or 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 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, a minimum \$1,000,000.00 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 XIV, 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 coverages, 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, Co-owners and 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 any member of his household residing in the Unit;
 - (iii) no act or omission of any Co-owner, unless within the scope of his authority 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 and all standard features of the Units shall be insured against fire and the other perils covered by a standard extended coverage endorsement, in an amount equal to 100% of the current insurable replacement value, excluding foundation and excavation costs, and shall be subject to such deductible amounts as the Board of Directors, in consultation with the Association's insurance carrier and/or its representatives, annually determines to be prudent in light of prevailing insurance market conditions and commonly employed methods for the reasonable determination of replacement costs. At the election of the Board, such coverage also may include "additions and betterments", as defined in Section 2(c) below. 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 provisions shall be invoked by the insurance carrier in a manner that will cause loss payments to 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 and 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; 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; 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; interior doors, door jams and associated hardware; fireplaces; chimneys; and balconies, but specifically to exclude all appliances, electrical fixtures, water heaters, sump pumps, 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 as an expense of administration an umbrella insurance policy covering any risk required hereunder which was not covered due to lapse or failure to procure.

(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 coverages, if so determined. Upon such annual re evaluation and effectuation of coverage, the Association shall notify all Co-owners of the nature and extent of all substantial changes in coverages.

(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.

(g) Insurance Reserve for Deductible. The Board of Directors may cause a reserve fund to be established and maintained in the minimum amount to be determined by the Board of Directors from time to time. This reserve fund may be used to pay any claim in lieu of submitting it to the insurance carrier for payment, or may be used to pay the actual deductible amounts, in the sole discretion of the Board. The amount determined for the deductible portion is in the sole discretion of the Board of Directors.

Section 2. Co-owner Insurance. Each Co-owner shall obtain and continuously maintain in effect the insurance coverages 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, for which said Co-owner bears maintenance, repair and replacement responsibility. It shall be each Co-owner's responsibility to determine by personal investigation, or by consultation with his own insurance advisor, whether the insurance coverages 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 coverages 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 coverages 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 thereto shall be assessed to and borne solely by said Co-owner 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, for which said Co-owner bears maintenance, repair and replacement responsibility;
- (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; and
- (iii) casualty to any General or Limited Common Element damaged by the failure of equipment or appliances, or any water source, which is the responsibility of the Co-owner to maintain, repair or replace.

All such coverage shall, where appropriate, 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. Co-owners shall request of their insurers that all such coverages contain a clause that requires that the insurer 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. Such coverages shall be in amounts prescribed from time to time by the Board after consultation with the Board's insurance advisor as to actual changes in reconstruction costs or in the level of condominium owner liability coverage that is appropriate, but in no event shall coverage for the standard features of the Unit be less than their current insurable replacement value, nor shall liability coverage on a "per occurrence" basis be in an amount which is less than Three Hundred Thousand Dollars (\$300,000.00) for injury to persons.

(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 coverages 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 loss resulted from the Association's non-performance or improper performance of any such responsibility. 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 that the Association is responsible for its repair and replacement and the Association's non-performance or improper performance of that responsibility was the cause of such 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 Co-owners, as to all policies which either obtains, 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 Premises that is damaged or deteriorates as the result of casualty or other insurable event shall be repaired or replaced, and, if so, assigns the responsibility for such repair or replacement and for the costs thereof. Except in the case of Co-owner responsibility pursuant to Article IV, Section 2, above, or Article VI, Section 14, below, the allocation of repair and replacement responsibilities contained in the Amended and Restated Master Deed shall determine the allocation of responsibility for the costs of maintenance, repair or replacement of any portion of the Condominium Premises except in the case of casualty or other insurable event.

If any part of the Condominium Premises is damaged or deteriorated, the damaged or deteriorated property shall be rebuilt or repaired unless not less than eighty percent (80%) in number of the Co-owners entitled to vote as of the record date for said 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 a first mortgage lien on any Unit 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 Amended and Restated 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 unanimously decide otherwise.

Section 3. Co-owner and Association Responsibilities to Make Repair. If damage or deterioration is only to a Unit, and/or to a Limited Common Element for which the Co-owner bears maintenance, repair and replacement responsibility in the Amended and Restated Master Deed, the Co-owner of that Unit shall make the repair

or replace the item in accordance with Section 4 of this Article, and the Co-owner shall bear the uninsured or under-insured costs thereof; provided, that the Board of Directors may, but shall not be required to, assume the responsibility to repair damage to, or to replace portions of, Unit interior walls, ceilings and floors which are structural, load-bearing or otherwise necessary to the support of the building in which the Unit is contained, or in which there exist General Common Element pipes, wires, conduits and/or ducts.

In all other cases, the Association shall make the repair or reconstruct the item. 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 insufficient 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 such costs 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 4. Co-owner Responsibility for Repair.

(a). Co-owner Responsibility for Repair to Unit and Limited Common Elements. The Co-owner of the Unit shall be responsible for all costs (including any uninsured, under-insured and insurance deductible costs) to repair or replace any damage or deterioration to his own Unit, the standard features, additions and betterments therein, or to a Limited Common Element for the costs of repair or replacement of which the Co-owner is responsible under Article IV, Section 1, C, (1) of the Amended and Restated Master Deed, 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 which the Association is responsible to maintain, repair and/or 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 Unit Co-owner's responsibility pursuant to the preceding sentence shall include, but not be limited to: interior walls (including walls which are structural, load-bearing or otherwise necessary to the support of the building in which the Unit is contained, or which contain General Common Element pipes,

wires, conduits and/or ducts, if the Board of Directors has not elected to assume the responsibility for their repair as provided in Section 3, above); sound conditioning insulation in ceilings, walls and floors; interior doors; locks and hardware on windows, interior and entry doors, and on door walls; storm doors and storm windows, door wall screens and window screens and their associated hardware; interior garage surfaces and drywall, if any, and any other Limited Common Element for which the Co-owner is responsible for repair or replacement pursuant to the requirements set forth in the Amended and Restated Master Deed; sanitary (toilet) installations; all appliances, equipment and accessories, whether free-standing or built-in, and their supporting hardware/equipment, including, without limitation, water faucets, water heater tanks, fixtures, furnaces, washers, dryers, spa tubs (if permitted), microwave ovens, humidifiers, ice makers, gas fireplace equipment, if any, chimney flue, computers, monitors, printers, televisions, electronics, air conditioners, compressors and pads, water heaters, sump pumps, exhaust fans, sinks, refrigerators, ovens, cooktops, 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; all "additions and betterments", as defined in Article IV above; and all other personal property.

If any 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 exhausting the proceeds, of any Co-owner insurance that is primary coverage under Article IV, Section 3, above. If 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 upon receipt of the insurance proceeds.

Notwithstanding the above in this Subsection A, if the Association is responsible to bear the costs to repair any "incidental damage", as described in Section 5, below, or another Co-owner is responsible for any uninsured or underinsured costs (including any deductible amount, unless waived) pursuant to Section 8, below, those provisions and requirements shall control over this subsection A.

(b) Co-owner Responsibility for Damage Caused by Malfunctioning Appliances. Notwithstanding anything to the contrary in subparagraph A above of this Section 4, a Co-owner shall bear responsibility for all uninsured or underinsured costs which may be incurred to the Association as a result of its obligations under the Amended and Restated Master Deed or these Bylaws to repair or reconstruct any damage or deterioration caused to the Co-owner's Unit, another Unit, any Limited Common Elements or to the General Common

Elements resulting from the malfunction of any appliance, equipment or fixture located within or serving the Co-owner's Unit, including plumbing leaks or overflows, or by any failure of the Co-owner to take appropriate preventive action, including, without limitation, furnaces, humidifiers, hot water heaters, air conditioners, washers, dryers and ice makers. The Board of Directors, in its sole discretion, may choose to or choose not to submit such a claim to its insurance carrier and/or it may choose not to require the Co-owner to reimburse a portion or all of said costs. Unless the damage is uninsured, in no event shall the Co-owner be responsible for any costs that would exceed the amount of the deductible portion of an insurance claim if the Association chooses not to submit the claim to the insurance company. Any unpaid costs which are the responsibility of the Co-owner may be assessed to the responsible Co-owner's Unit and collected pursuant to the assessment collection remedies set forth in Article II of these Bylaws, in addition to the Association's right to pursue any remedies set forth in Article XVIII hereinbelow.

Section 5. Association Responsibility for Repair. Subject to Section 8, below, and to any contrary provision of Article IV of the Amended and Restated Master Deed, the Association shall bear the costs to repair or reconstruct any damaged or deteriorated Common Element. The Association also shall be responsible for any incidental damage (as that term is hereinafter defined) to a Unit that is 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 such "incidental damage" shall not exceed the sum of \$1,000.00 per occurrence. "Incidental damage" shall be defined as damage incurred to the improvements and contents of a Unit. Any "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, 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.

Section 6. Timely Reconstruction and Repair. If damage to the Common Elements or to a Unit adversely affects the appearance of the Condominium, or may cause damage to or adversely affect the Common Elements or another Unit, the Association or Co-owner responsible to make the repair or replacement shall commence to do so without delay and shall complete the repair or replacement within six (6) months after the date of the occurrence, unless otherwise approved in writing by the Board of Directors in its sole discretion.

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. Responsibility for Amounts Within Insurance Deductible or Otherwise Uninsured. Notwithstanding any other provision of the Condominium Documents, except to the extent that a lack of insurance results from a breach of the Association's or other Co-owner's duty to insure, the responsibility for damage to any portion of the Condominium Premises which is within the limits of any applicable insurance deductible, unless waived, and for any other uninsured amount, shall be borne by the responsible Co-owner whenever the damage is the result of a failure to observe or perform any requirement of the Condominium Documents, or any negligent or intentional action or omission, including, without limitation, with respect to any Unit, Limited Common Element, appliance or equipment maintenance, repair or replacement responsibility, by the Co-owner, the Co-owner's land contract purchaser or tenant, or the family, servants, employees, agents, visitors or licensees of the Co-owner, land contract purchaser or tenant. For example, and not in limitation of the generality of the foregoing, uninsured damage to the Condominium Premises which results from smoking within a Co-owner's Unit or Limited Common Element, or from a Co-owner's failure to maintain the furnace or a plumbing fixture serving his Unit or such other water source in good working order or repair, generally will be the responsibility of that Co-owner.

Section 9. Eminent Domain. Section 133 of the Act and the following provisions shall control upon any taking by eminent domain:

(a) **Taking of a 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 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%) in number of the Co-owners shall determine whether to

rebuild, repair or replace the portion so taken or to take such other action as they deem appropriate.

(c) 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 Amended and Restated Master Deed amended accordingly, and, if any Unit shall have been taken, then Article VI of the Amended and Restated 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 (100%) percent. Such amendment may be effected by an officer of the Association duly authorized by the Board of Directors without the necessity of execution or specific approval thereof by any Co-owner.

(d) Notification of Mortgagees. In the event any Unit, or any portion thereof, or the Common Elements, or any 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 Unit.

Section 10. Mortgages Held By FHLMC; Other Institutional Holders. In the event 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 of the Condominium if the loss or taking exceeds \$10,000.00 in amount, or if damage to a Condominium 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 may be required, from time to time, by other institutional holders of mortgages upon Units.

Section 11. Priority of Mortgagee Interests. Nothing contained in the Condominium Documents shall be construed to give a Co-owner, or any other party, priority over any of the rights of first mortgagees of Units pursuant to their mortgages in the case of a distribution to Unit owners of insurance proceeds or condemnation awards for losses to or a taking of Units and/or Common Elements.

ARTICLE VI

RESTRICTIONS

Section 1. Residential Use. No Unit in the Condominium 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; provided, further, the same does not constitute a violation of any ordinances or regulations of the City of Rochester Hills, does not involve additional traffic and congestion within the Condominium, does not disturb other Co-owners, does not involve additional expense to the Association (such as utility charges and insurance), and does not violate any other provision or restriction contained in the Condominium Documents. 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 approval (which approval shall not be unreasonably withheld) of such lease transaction is obtained from the Board of Directors of the Association in the manner provided herein. Notwithstanding anything herein to the contrary, a Condominium Unit may not be leased if such lease would violate subsection (b) below. A Co-owner's request for written approval of such lease transaction shall be submitted to the Board of Directors of the Association in the manner specified in subsection (c) below. No Co-owner shall lease less than an entire Unit in the Condominium and no tenant shall be permitted to occupy except under a written lease, the initial term of which is at least one year, unless specifically approved in writing by the Association. Such written lease shall (i) require the lessee to comply with the Condominium Documents and rules and regulations of the Association; (ii) provide that failure to comply with the Condominium Documents and rules and regulations constitutes a default under the lease, and (iii) provide that the Board of Directors 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 Condominium Unit Co-owner, in the event of a default by the tenant in the performance of the lease. The Board of Directors may suggest or require a standard form lease for use by all Unit Co-owners. Each Co-owner of a Condominium Unit shall, promptly following the execution of any lease of a Condominium Unit, forward a conformed copy thereof to the Board of Directors. Copies of all leases in effect as of the effective date of these Amended and Restated 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 Limitations. The number of Condominium Units that may be leased at any one time in the Condominium shall not exceed twenty (20%) per cent of the total number of Units in the Condominium Project, that is, shall not exceed thirty-three (33) Units, subject, however, to the right of the Board of Directors in its sole discretion to waive such twenty percent (20%) restriction or one (1) year minimum lease term requirement in the event of special or hardship circumstances. Notwithstanding anything herein to the contrary, a Condominium Unit may not be leased unless a Co-owner resides on the Condominium Premises or resides in the Unit as his primary residence for a minimum of one (1) year prior to leasing such Unit. The restrictions on leasing set forth in the preceding sentence shall not apply to any Condominium Units that are leased as of the effective (i.e. recordation) date of these Amended and Restated Bylaws for the duration of the ownership of the Unit being currently leased by the then current Co-owner, however, such limitation shall apply to any Condominium Unit conveyed or transferred to another Co-owner after the effective date of this provision. . Notwithstanding the foregoing, the provisions of this Section 2 (b) shall not apply to a lender in possession of a Condominium Unit by reason of foreclosure or deed in lieu of foreclosure nor shall these provisions apply to an heir or devisee of a Co-owner who obtains title to the Condominium Unit as a result of the death of a Co-owner.

(c) Leasing Procedures and Administrative Fees. A Co-owner desiring to rent or lease a Condominium 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 a Condominium 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 in reviewing proposed lease transactions in accordance with the provisions of Section 2 (b) and this Section 2 (c) shall be responsible for obtaining compliance with the provisions of this Section and may adopt such reasonable rules and regulations to insure that the restrictions contained in Section 2 (b) and this Section 2 (c) are applied in an equitable manner. The Board of Directors may charge such reasonable administrative fees for reviewing, approving, and monitoring lease transactions in accordance with this Article VI, 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 hereof. This provision shall also apply to occupancy agreements.

(d) Violation of Condominium Documents by Tenants and NonCo-owner Occupants. If the Association determines that the tenant or nonCo-owner occupant has failed to comply with the conditions of the Condominium Documents, the Association shall take the following actions:

(i) The Association shall notify the Co-owner by certified mail advising of the alleged violation by the tenant or nonCo-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 nonCo-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 nonCo-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 nonCo-owner occupant and the Co-owner liable for any damages to the Common Elements caused by the Co-owner or tenant or nonCo-owner occupant in connection with the Condominium Unit or Condominium Project and for actual legal fees and costs incurred by the Association in connection with legal proceedings hereunder.

(e) Arrearage in Condominium Assessments. When a Co-owner is in arrearage to the Association for assessments, the Association may give written notice of the arrearage to a tenant or nonCo-owner occupant occupying a Co-owner's Condominium Unit under a lease, rental or occupancy agreement and the tenant or nonCo-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 nonCo-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 do the following:

- (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 2.

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

(f) 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 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; 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 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) 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, spas, hot tubs and Jacuzzi, basketball backboards, address number signs, patios, balconies, fences 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 of Directors, the Co-owner shall obtain any required building permits and shall, otherwise, comply with all building requirements of the City and the State of Michigan. The Board may only approve such modifications as do not impair the soundness, safety, utility or appearance of the Condominium Project. 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) 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 of the Association under this Section and Article VI, Section 10, 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 of Directors 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 in its sole discretion, or unless approved in writing by the Board of Directors in its sole discretion. The preceding sentence shall not be construed to require that the Board of Directors 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 of Directors (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 of Directors 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) The Co-owner shall be responsible for the maintenance and repair of any such modification or improvement. In the event that 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 hereof. 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.

(d) Notwithstanding the previous sections (a) and (c) above and subject to any amendments from time to time to the Act, a Co-owner may make improvements or modifications to the Co-owner's Condominium Unit, including Common Elements and the route from the public way to the door of the Co-owner's Condominium Unit, at the Co-owner's expense, if the purpose of the improvement or modification is to facilitate access to or movement within the Unit for persons with disabilities who reside in or regularly visit the Unit or to alleviate conditions that could be hazardous to them, subject to the requirements of Section 47a of the Act.

(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, including, but not limited to speeding or other vehicular infractions, nor shall anything be done which may be or become an annoyance or a nuisance to the Co-owners of the Condominium. 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 two (2) dogs, two (2) cats, or one (1) dog and one (1) cat, shall be maintained by any Co-owner unless specifically approved in writing by the Association, but in no event shall the approval be given for the keeping of more than two (2) pets. All animals kept in accordance with this Section upon the request of the Board of Directors, shall be registered with the Association, and shall be licensed in accordance with the ordinances and regulations of the municipal agency having jurisdiction, and proof of the animal's shots shall be provided to the Association. No farm animals, livestock, reptiles or exotic animals, and no savage or dangerous animals, shall be kept, bred or harbored on any Unit. 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 feeding of wild animals shall be permitted on the Condominium Premises. No animal may be permitted to run loose at any time upon the Common Elements and any animal shall at all times be kept on a leash short enough to be within the immediate control of the person and be attended in person by some responsible person while on the Common Elements, Limited or General. The Board of Directors may, in its discretion, designate certain portions of the General Common Elements of the Project wherein such animals may be walked and/or exercised. Nothing herein contained shall be construed to require the Board of Directors 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 hereof. 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 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. The provisions of 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 Limited Common Element or patio, balcony or porch 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 shall not be permitted to remain on the Common Elements at any time. All trash shall be stored in trash receptacles approved by 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 Premises, except in areas and on such days as designated by the Board of Directors. Nothing herein contained shall be construed to require the Board of Directors to so designate a day or an area for washing of automobiles. No hot tubs and spas shall be allowed on the exterior of any Unit. There shall be no outdoor cooking or barbecuing except in areas designated therefor by the Board of Directors as provided in rules and regulations adopted in accordance with Section 10 hereinbelow, and as otherwise in compliance with the ordinances and fire regulations of the City of Rochester Hills. Nothing herein

contained shall be construed to require the Board of Directors 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, porches, patios, balconies and carports shall not be obstructed in any way nor shall they be used for purposes other than for which they are reasonably and obviously intended. Recreational facilities such as tennis and basket courts shall not be used for purposes other than for which they are reasonably and obviously intended. No bicycles, unauthorized vehicles, chairs, benches, toys, baby carriages, obstructions or other personal property may be left unattended on or about the Common Elements, or stored in the front or back of any Unit, except as may be provided by duly adopted rules and regulations of the Condominium. 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; provided, however, that use of any amenities in the Condominium shall be limited to resident Co-owners who are members in good standing of the Association and to the tenants, land contract purchasers and/or other nonCo-owner occupants of Condominium Units in which the Co-owner does not reside and/or such guests as may be permitted by the rules and regulations promulgated by the Association; provided, further, however, that the nonresident Co-owners of such Condominium Units are members 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, all terrain vehicle trailers, snowmobiles, snowmobile trailers or vehicles (collectively, "unauthorized recreational vehicles"), other than licensed automobiles, vehicles and trucks designed and used primarily for personal transportation purposes, and not for any commercial purposes, may be parked upon the premises of the Condominium, unless specifically approved by the Association or parked in an area specifically designated therefor by the Association and in accordance with the provisions of this section. Nothing herein contained shall be construed to require the Association to approve the parking of unauthorized recreational vehicles or to designate an area therefor. The Board of Directors shall have the discretion to issue rules and regulations which provide for the temporary presence of unauthorized recreational vehicles upon the Condominium Premises for proper purposes, such as loading and unloading of said vehicles. In such cases, the presence of said vehicles shall not be allowed for more than forty-eight (48) hours. 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 hereinbelow 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. Noncommercial 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 which fit inside a Unit's carport, 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 Premises without the written permission of the Board of Directors. Non-emergency maintenance or repair of motor vehicles shall not be permitted on the Condominium Premises unless specifically approved by the Board of Directors.

Co-owners having carports assigned to their Units shall park their vehicles in such respective carports first. 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 of Directors. In the event that there arises a shortage of parking spaces or parking creates a nuisance, the Association may (i) assign General Common Element parking spaces for the use of the Co-owners of a particular Unit or Units in an equitable manner, (ii) construct such additional parking facilities on the General Common Elements as the Association, in its discretion, determines to be necessary, (iii) prohibit the maintenance of more vehicles by the Co-owners than those for which said Co-owners have assigned spaces, and/or (iv) make whatever rules and regulations pertaining to parking as the Association, in its discretion, determines. No parking whatsoever shall be allowed in fire lanes, and assigned parking shall only be utilized by the Unit to which the same is assigned. Subject to the notice location and content requirements of Section 252(k) of the Michigan Compiles Laws, the Association may cause vehicles parked or stored in violation of this Section or of any applicable rules and regulations of the Association to be removed from the Condominium Premises 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 hereof. In such cases, the Co-owner shall be responsible for costs incurred in having a towing company respond, even if the vehicle is moved and properly parked before the towing contractor arrives at the Condominium. Co-owners shall, if the Association shall require, register with the Association all vehicles maintained on the Condominium Premises. The Board of Directors may promulgate reasonable rules and regulations governing the parking of vehicles in the Condominium consistent with the provisions hereof, and may levy fines for violations of such rules and regulations or this section.

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, unless approved in writing by the Board of Directors or as provided in duly adopted rules and regulations promulgated by the Board of Directors from time to time in accordance with Section 10, hereinbelow.

Section 10. Regulations. Reasonable rules or regulations consistent with the Act, the Amended and Restated 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 of the Association. 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 or regulation or amendment may be revoked at any time by the affirmative vote of more than fifty (50%) percent of all Co-owners, in number and in value.

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. It shall be the responsibility of each Co-owner to provide the Association 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 the contents of same or Limited Common Elements appurtenant to same which are under the control or 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 of these Bylaws.

Section 12. Landscaping. No Co-owner shall perform any landscaping or plant any trees, shrubs or flowers or place any ornamental materials, including but not limited to statuary, exterior lighting, furniture, implements, rocks or boulders, fencing or other decorative items, upon the Common Elements unless approved by the Association in writing and is in total conformity with the Association's policies on landscaping as are published from time to time. The floors of patios, decks and balconies shall not be carpeted or covered in any fashion. Holiday lighting and other holiday decorating shall

only be allowed in strict conformity with any rules and regulations promulgated by the Association. 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 Premises. 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. The Co-owners shall comply with the rules and regulations adopted from time to time by the Board of Directors with respect to the planting areas and plant materials permitted. 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 hereof. 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. Should access to any Common Elements of any sort be required, or should any materials specified in this Section interfere with maintenance or services provided by the Association, the Association may remove any obstructions of any nature that restrict such access and/or services 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 and/or performance of such services, not shall the Association be responsible for monetary damages of any sort arising out of any such action.

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

(a) Notice to Association; Co-owner to Provide Condominium Documents to Purchaser, Lessee, Assignee or Grantee. A Co-owner intending to make a sale, lease, assignment or to transfer of any interest of a Unit in the Condominium by way of deed or such other conveyance, 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, lessee, assignee and/or grantee and such other information as the Association may reasonably require. Prior to the sale, lease, assignment or transfer of a deed of a Unit, the seller, lessor, assignor or grantor Co-owner shall provide a copy of the Condominium Master Deed (including Exhibits "A" and "B" thereto) and any amendments to the Master Deed, the Articles of Incorporation and any amendment thereto, and the rules and regulations, as amended, if any, to the proposed purchaser, lessee, assignee or grantee, and such seller, lessor, assignor or grantor Co-owner shall provide the Association with a written acknowledgment or receipt signed by the proposed purchaser, lessee, assignee or grantee acknowledging receipt of said

Condominium Documents. In the event a Co-owner shall fail to notify the Association of the proposed sale, lease, assignment or transfer of a deed or in the event a Co-owner shall fail to provide the prospective purchaser, lessee, assignee or grantee with a copy of the Master Deed and other documents referred to above, such Co-owner shall be liable for all damages, costs and expenses, including attorney fees, that may be incurred by the Association as a result thereof or by reason of any noncompliance of such purchaser, lessee, assignee or grantee with the terms, provisions and restrictions set forth in the Master Deed; provided, however, that this provision shall not be construed so as to relieve the purchaser, lessee, assignee or grantee of his/her obligations to comply with the provisions of the Condominium Documents.

(b) Mortgagees not Subject to Section. A holder of any mortgage which comes into possession of a Unit pursuant to the remedies provided in the mortgage, or foreclosure of the mortgage, or deed in lieu of foreclosure, shall not be subject to the provisions of this Section 13.

Section 14. Co-owner Maintenance and Due Care. Each Co-owner shall continuously maintain in a safe, clean and sanitary condition his Unit and any Limited Common Elements that are appurtenant or assigned thereto and for which he is responsible for maintenance and repair, 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 (60) degrees 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. If a Co-owner fails to properly maintain, repair or replace an item for which he or she has maintenance and repair responsibility under the terms of the Amended and Restated Master Deed, these Bylaws or any other Condominium Document, the Association may, in the sole discretion of the Board of Directors, 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, in which event the Association may proceed without prior notice) and assess the costs thereof to the Co-owner as provided in Section 17 below. The aforesaid 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, and all persons occupying or visiting his Unit, also shall use due care to avoid damaging other Units and the Common Elements, including, but not limited to, the telephone, water, gas, plumbing, air conditioning compressors, electrical, cable television or other utility conduits and systems and any Limited Common Elements appurtenant, assigned to or which may affect another Unit.

Each Co-owner shall be responsible for any damages and costs to the Association, and/or to any other Co-owner(s), as the case may be, which result from the improper or insufficient performance of any of the Co-owner's maintenance or repair responsibilities, or from any failure of the Co-owner, or of any occupant, guest, tenant, land contract purchaser, agent or invitee, to use due care to avoid damaging another Unit or any Common Element, or from the willful act of the Co-owner, or of any occupant, guest, tenant, land contract purchaser, agent or invitee that causes damage to another Unit or any Common Element, unless, in the case of damage to a Common Element, only, 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 secondary 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 hereof. Each individual Co-owner shall indemnify the Association and all other Co-owners against such damages described in this paragraph and all costs resulting therefrom, including attorney's fees, and such damages and costs to the Association may be assessed to and collected from the responsible Co-owner in the manner provided in Article II hereof. 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 set forth herein and in its Articles of Incorporation as the same may be amended from time to time.

Section 16. Telephone Numbers and Other Information of Occupants of Units. Upon the request of the Association, the telephone numbers, email addresses and vehicle registration information of all occupants of Condominium Units shall be supplied to the Association and the Co-owner shall be responsible for notifying the managing agent of any changes with respect to such information.

Section 17. Assessment of Costs of Enforcement. Any and 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 of the Association 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 Project, or by their licensees

or invites, may be assessed to and collected from the responsible Co-owner in the manner provided in Article II hereof.

Section 18. Green Belt Regulations. The Condominium Premises shall be encumbered by and subject to the terms and conditions of the "Greenbelt Easement" described in Article VII, Section 4 of the Amended and Restated Master Deed and as shown on the Condominium Subdivision Plan. There shall be no construction on that portion of the Condominium Premises encumbered by said Greenbelt Easement, except in accordance with the terms of said easement.

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 shall report any unpaid assessments due from the Co-owner of such Unit to the holder of any first mortgage covering such Unit. The Association shall 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, perils covered by extended coverage, and vandalism and malicious mischief and the amounts of such coverage.

Section 3. Notification of Meetings. Upon request submitted to the Association, any institutional holder of a first mortgage lien on any Unit in the Condominium 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 Condominium 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 Article VI of the Amended and Restated

Master Deed, when voting by value; provided that said Co-owner is in good standing and not in default of any payment or portion thereof of regular or special assessments 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 Article II hereof. Voting shall be by value except in those instances when voting is specifically required to be both in number and in value by the Association.

Section 2. Eligibility to Vote. No Co-owner shall be entitled to vote at any meeting of the Association until he/she has presented a deed or other evidence of ownership of a Unit in the Condominium to the Association and unless he/she is not in default pursuant to Article II hereof. 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 of this Article VIII below, by a proxy given by such individual representative, or by a written absentee ballot as provided in Section 5 below.

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 or numbers of the Condominium Unit or Units 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 manner herein provided, but the designation of a non-Co-owner as a designated voting representative shall not entitle that non-Co-owner to serve as an officer or director of the Association, unless otherwise permitted under these Bylaws.

Section 4. Quorum. The presence in person or by proxy of twenty-five (25%) percent in number and in value of the Co-owners qualified to vote 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 (50%) percent in value of those qualified to 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 hereinabove set forth and may require a designated percentage 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. The Board of Directors may, acting by a two-thirds (2/3) majority vote, change the month of the annual meeting in any given year provided that at least one such meeting is held in each fiscal year. At such meetings there shall be elected by ballot of the Co-owners, a Board of Directors 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) of the Co-owners in number 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) 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 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 of whom 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 is not in default of any of the provisions of the Condominium Documents. Any member of the Board of Directors who has been convicted of a felony shall not be qualified to serve on the Board of Directors, as an officer and/or committee member of the Association, shall be automatically removed from said position(s) by the Board of Directors, and the vacant Board position shall be filled in accordance with Section 6 hereinbelow. Any member of the Board of Directors who is not in good standing and/or has missed three (3) or more meetings in a twelve month period, unless excused by the Board of Directors in its sole discretion,

shall vacate his or her position as a director upon written notice from the Board of Directors, and the vacant position shall be filled in accordance with Section 6 hereinbelow. 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. No more than one (1) person owning or residing in a Unit shall be allowed to serve as a director at any time. Directors shall serve without compensation.

Section 2. Number and Election of Directors. The Board of Directors shall be composed of seven (7) persons. The term of office of each director shall be two (2) years and the terms of the respective directors have been previously staggered. At each annual meeting of the members held, either three (3) or four (4) directors shall be elected, depending upon the number of directors whose terms expire. The directors shall hold office until their successors have been 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 of Directors 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 Condominium 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 the Common Elements thereof.
- (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 in the Condominium 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 any Unit in the Condominium for use by a resident manager shall be approved by an affirmative vote of more than sixty (60%) percent of all Co-owners 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 of the Condominium 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 of the Condominium; provided, however, that any such action shall also be approved by affirmative vote of more than sixty (60%) percent of all Co-owners in number and in value. The aforementioned sixty (60%) percent approval requirement shall not apply to subparagraph (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 therein. 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. 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 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 affirmative vote of more than sixty (60%) percent of all Co-owners 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 five percent (5%) of the annual operating budget 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.

(l) 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 of Directors 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 thereof 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 may 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 meeting of the Association 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 (50%) percent of all of the Co-owners in value in attendance at the meeting, qualified to vote and a successor may then and there be elected to fill the vacancy thus created. Any director whose removal has been proposed by the Co-owners 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 of Directors, but at least two (2) such meetings shall be held during each fiscal year. Notice of regular meetings of the Board of Directors shall be given to each director, personally, by hand delivery, by mail, facsimile, telephone or telegraph, at least ten (10) 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, hand delivered, by mail, telephone, facsimile or telegraph, which notice shall state the time, place and purpose of the 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. Special meetings of the Board of Directors 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, any 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 the time and place thereof. 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 of Directors. If, at any meeting of the Board of Directors, 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 sole discretion, may permit members of the Association to attend such portions of any meeting of the Board of Directors as it so designates. 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 of Directors to the extent that said minutes reference privileged communications between the Board of Directors 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 permitted to be taken by the Board of Directors at a meeting of the Board shall be valid if consented to by the requisite majority of the Board of Directors either in writing 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, 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. Officers shall be compensated only upon the affirmative vote of more than sixty (60%) percent of all Co-owners in number and in value.

Section 2. Election. The officers of the Association 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 of Directors, 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 of the general powers and duties which are usually vested in the office of the President of an association, including, but not limited to, the power to appoint committees from among the members of the Association from time-to-time as the President may in the President's discretion deem 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 of Directors.

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 of Directors 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 thereon the name of the Association, 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 the 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 an independent accountant; however, the audit need not be a certified audit.

Any institutional holder of a first mortgage lien on any Unit in the Condominium 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 any such review or audit and any accounting expenses shall be expenses of administration. The Association shall also maintain on file current copies of the Amended and Restated Master Deed for the Condominium and any amendments thereto and all other Condominium Documents and shall permit all Co-owners, prospective purchasers and prospective mortgagees interested in the Condominium to inspect the same during reasonable business hours.

Section 2. Fiscal Year. The fiscal year of the Association shall be an annual period commencing on November 1st and ending on October 31st. Absent such determination by the Board of Directors, 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 initially deposited in such bank, savings association or money market accounts as may be approved by the Board of Directors and shall be withdrawn only upon the check or order of such officers, employees or agents as are designated by resolution of the Board of Directors from time to time. The funds may be invested from time to time in accounts or deposit certificates of such banks or savings associations as are 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 of Directors.

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 of Directors shall notify all Co-owners thereof.

Section 2. Directors' and Officers' Insurance. The Association shall provide liability insurance for every director and every officer of the Association for the same purposes provided above in Section 1 and 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 an officer of the Association 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 above and under 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 under the terms hereof, a director or officer shall be reimbursed or indemnified only for such excess amounts under Section 1 hereof or other applicable statutory indemnification.

ARTICLE XV

AMENDMENTS

Section 1. Proposal. Amendments to these Bylaws may be proposed by the Board of Directors of the Association acting upon the vote of the majority of the directors or by one-third (1/3) or more in number of the Co-owners or 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 8 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 8 hereinabove, by an affirmative vote of not less than sixty-six and two-thirds percent (66-2/3%) of all Co-owners in number and in value entitled to vote, as provided in Article VIII, Section 1 hereinabove, as of the record date for such votes. No consent of mortgagees shall be required to amend these Bylaws unless such amendment would materially alter or change the rights of such mortgagees, in which event the approval of sixty-six and two-thirds percent (66-2/3%) of mortgagees shall be required with each mortgagee to have one (1) vote for each mortgage held.

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 Act, as amended. Moreover, insofar as permitted by the 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 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 Act, the amendment shall require the approval of sixty-six and two-thirds percent (66-2/3%) of the first mortgagees of Units entitled to vote thereon. 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.

Section 5. When Effective. Any amendment to these Bylaws shall become effective upon 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, however, 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 of Co-owners and all present or future Co-owners, tenants, land contract purchasers, or any other persons acquiring an interest in or using the facilities of the Condominium in any manner are subject to and shall comply with the 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 Premises shall signify that the Condominium Documents are accepted and ratified. In the event the Condominium Documents conflict with the provisions of the Act, the Act shall govern. In the event any provision of these Bylaws conflicts with any provision of the Amended and Restated Master Deed, the provisions of the Amended and Restated Master Deed shall govern.

ARTICLE XVII

DEFINITIONS

All terms used herein shall have the same meaning as set forth in the Amended and Restated Master Deed to which these Bylaws are attached as an Exhibit or as set forth in the 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

Section 1. Relief After Default. In the event of a default by a Co-owner, lessee, tenant, nonCo-owner resident and/or guest in its compliance with any of the terms or provisions of the Condominium Documents, including any of the rules or regulations promulgated by the Board of Directors of the Association thereunder, or of the Act:

(a) Legal Action. The Association or, if appropriate, any aggrieved Co-owner or Co-owners, may commence and prosecute against the Co-owner, lessee, tenant, nonCo-owner resident and/or guest, as applicable, an action to recover sums due for damages, injunctive relief, foreclosure of lien (if default in payment of assessment) or any combination thereof.

(b) Removal and Abatement. The Association, or its duly authorized agents, may, in addition to the rights set forth above, enter upon the Common Elements, Limited or General, or into any Unit, where reasonably necessary, and summarily 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, lessee, tenant, nonCo-owner resident and/or guest arising out of the exercise of its removal and abatement power authorized herein.

(c) Assessment of Fines. The Association may assess a monetary fine for each such violation against the responsible Co-owner. No fine may be assessed unless the rules and regulations establishing such fine have first been duly adopted by the Board of Directors of the Association and notice thereof has been 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 responsible 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 and offer evidence in defense of the alleged violation. Upon finding an alleged violation after an opportunity for hearing has been provided, the Board of Directors may levy a fine in such amount as it, in its discretion, deems appropriate, and/or as is set forth in the rules and regulations establishing the fine procedure. All fines duly assessed may be collected in the same manner as provided in Article II of these Bylaws.

Section 2. Nonwaiver 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 of any such Co-owner to enforce such right, provision, covenant or condition in the future.

Section 3. Recovery of Costs and Attorney's Fees. The Association shall be entitled to recover from the responsible Co-owner, lessee, tenant, nonCo-owner resident and/or guest, the pre-litigation costs and attorney fees incurred in obtaining any of their compliance with the Condominium Documents and the Act. A Co-owner, if successful in suing another Co-owner, lessee, tenant, nonCo-owner resident and/or guest, shall be entitled to recover from the responsible Co-owner, lessee, tenant, nonCo-owner resident and/or guest the costs and attorney's fees incurred in obtaining any of their compliance with the Condominium Documents and the Act. The Association shall have no responsibility to collect or enforce any judicial or administrative orders against or obtained by a Co-owner against another Co-owner, lessee, tenant, nonCo-owner resident and/or guest. In any proceeding arising because of an alleged default by a Co-owner, lessee, tenant, nonCo-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 costs and/or attorney fees from the Association. The Association, if successful, also shall be entitled to recoup the costs and attorney's fees incurred in defending any claim, counterclaim or other matter asserted against the Association from the Co-owner asserting the claim, counterclaim or other matter, but in no event shall any Co-owner be entitled to recover such costs and/or attorney's fees from the Association.

Section 4. Cumulative Rights, Remedies, and Privileges. All rights, remedies and privileges granted to the Association or to any aggrieved Co-owner or Co-owners pursuant to any terms, provisions, covenants or conditions of the Condominium Documents, or by law, 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 5. 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.

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