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LYNN D. ALLEN, CLERK/REGISTER OF DEEDS

FIRST AMENDMENT TO CONSOLIDATING MASTER DEED
FOR
THE HARBOURS

PLAN 483

WHEREAS, The Harbours was established as a condominium project located in Waterford Township, Oakland County, Michigan, by the recording of a Consolidating Master Deed in Liber 12725, Page 748 et. seq., on June 30, 1992; and,

WHEREAS, the following amendment to the Consolidating Master Deed was duly approved by the unanimous consent of the co-owners and mortgagees in accordance with the requirements of the Michigan Condominium Act and Consolidating Master Deed, Article VIII, Section 4 and Condominium Bylaws, Article XVI;

NOW, THEREFORE, The Consolidating Master Deed is hereby amended as follows:

The Consolidating Master Deed, Article V, Section 2 is hereby amended to read as follows:

Section 2. Percentage of Value. The percentage of value assigned to each unit shall be equal. The percentage of value assigned to each unit shall be determinative of each co-owner's respective share of the common elements of the condominium project, the proportionate share of each respective co-owner in the proceeds and expenses of administration and the value of each co-owner's vote at meetings of the Association of co-owners.

The Consolidating Master Deed is hereby further amended as follows:

Article IV, Section 3(a) is hereby amended to read as follows:

(a) Interior Surfaces. The costs of decoration and maintenance of the interior surfaces of perimeter walls of each Unit including doors therein, shall be borne by the Co-owner of each Unit to which such limited common elements are appurtenant. Each Co-owner shall also be responsible for repair and replacement of such interior surfaces of perimeter walls of each Unit including doors therein if the repair or replacement is required as a result of Co-owner fault.

Article IV, Section 3 is hereby further amended by the addition of subparagraph (f) as follows:

(f) Windows, Window Hardware, Skylights and Atriums. The costs of decoration, maintenance, repair and replacement of all windows, window hardware, skylights and atriums shall be borne by the Co-owner of the Unit to which they are appurtenant.

FM: The Harbours Condo Corp #483

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Additionally, Exhibit A of the Consolidating Master Deed is amended as follows:

The first sentence of Article II, Section 3 of the Condominium Bylaws is deleted and replaced as follows:

"Unless otherwise provided herein or in the Master Deed, all assessments levied against the co-owners to cover expenses of administration shall be apportioned among and paid by the co-owners in equal shares, without increase or decrease for the existence of any rights to the use of limited common elements appurtenant to a unit"

Section 1 of Article VIII is deleted and replaced as follows:

Section 1. Vote. Each co-owner shall be entitled to one vote for each condominium unit owned when voting by number and one vote, the value of which shall equal the total percentages allocated to the unit owned by such co-owner as set forth in Article V of the Master Deed, when voting by value. Voting shall be by number except in those instances when voting is specifically required to be both in value and in number. Nothing herein shall be construed to require apportionment of expenses for administration among all co-owners in accordance with the percentage of value.

In all other respects, the Consolidating Master Deed for The Harbours is hereby ratified, redeclared and confirmed.

WITNESSES:

THE HARBOURS CONDOMINIUM ASSOCIATION

[Signature]
Walter R. Eames
[Signature]
ELLEN S. HAYDUK
STATE OF MICHIGAN

By: [Signature]
Anne Eames
Its President

COUNTY OF ()) ss.

This First Amendment to Consolidating Master Deed was acknowledged before me this 16 day of June, 1994, by Anne Eames, President of The Harbours Condominium Association.

[Signature]
Notary Public
Ma Comb. County, Michigan
My Commission Expires November 30, 1996

DRAFTED BY AND WHEN RECORDED RETURN TO:
D. Douglas Alexander
217 W. Ann Arbor Rd., #212
Plymouth, MI 48170

KIRK RICHARD BLISS
Notary Public, Macomb County, Michigan
My Commission Expires November 30, 1996

EXHIBIT A

Units 1 through 38, of The Harbours, a condominium, according to the Master Deed thereof, recorded in Liber 9755, Pages 1 through 62, and the First, Second, Third and Fourth Amendments to the Master Deed, recorded respectively in Liber 9921, Pages 12 through 23, Liber 10195, Pages 831 through 841, Liber 10732, Pages 343 through 354, and Liber 11107, Pages 397 through 407, Oakland County Records and designated as Oakland County Condominium Subdivision Plan No. 483, with rights in General Common Elements and Limited Common Elements as set forth in said Master Deed and pursuant to Act 59 of the Public Acts of Michigan of 1978, as amended.

EXHIBIT B

A part of the East 1/2 of Section 35, T3N-R9E, Waterford Township, Oakland County, Michigan, and that portion of "Venice of the Lakes" as recorded in Liber 12, page 21 of Plats, Oakland County, records, having been vacated in Liber 15, page 35 of miscellaneous records, Oakland County, Michigan. More particularly described as follows: Commencing at the West 1/4 Corner of said Section 35; thence N 80° 56' 11" E along the East-West 1/4 line of said Section and the centerline of Cass-Elizabeth Lake Road 2635.56 feet to the center of said Section 35 and the Point of Beginning, said point being located in the intersection of Cass Road and Cass-Elizabeth Road; thence Due North 42.00 feet; thence N 89° 57' 40" E, 310.00 feet; thence Due North 376.00 feet; thence S 89° 57' 40" W, 310.00 feet to a point on the North-South 1/4 line of said Section 35; thence Due North 336.10 feet along said North-South 1/4 line and following Cass Lake Road to the Southwest Corner of "Otter Hills" subdivision as recorded in Liber 71, page 9 of Plats, Oakland County Records; thence N 89° 55' 17" E, 879.79 feet (recorded as N 89° 57' 40" E, 880.08 feet) and following the South line of said "Otter Hills" subdivision; thence S 00° 23' 53" E (recorded as S 00° 37' 00" E), 20.00 feet; thence N 89 59' 05" E, 610.00 feet to traverse point "A"; thence continuing N 89° 59' 05" E, 30.00 feet more or less to the centerline of the Dolphine Canal; thence Southwesterly along the centerline of said Dolphine Canal, 1700 feet more or less to traverse point "B", said traverse point being the intersection of said Dolphine Canal with the Northerly line of said "Venice of the Lakes" subdivision, said point being traversed along the following seven (7) courses:

- (1) S 22° 54' 33" W, 316.23 feet
- (2) S 35° 46' 28" W, 188.95 feet
- (3) S 51° 05' 33" W, 369.44 feet
- (4) S 48° 36' 41" W, 186.38 feet
- (5) S 16° 26' 00" W, 264.44 feet
- (6) S 30° 18' 30" W, 207.38 feet
- (7) S 22° 11' 05" E, 119.45 feet to said traverse point "B";

thence the following five Courses following the North and Northwesterly edge of said Dolphine Canal, (1) along a curve to the left 83.01 feet, said curve having a radius of 89.75 feet, central angle of 53° 00' 00" and long chord bearing of S 50° 34' 50" W, 80.09 feet; and (2) S 24° 04' 50" W, 238.72 feet; and (3) along a curve to the right 103.76 feet, said curve having a radius of 410.00 feet, central angle of 14 03' 00" and long chord bearing S 31° 19' 50" W, 103.48 feet; and (4) S 38° 34' 50" W, 167.36 feet; and (5) along a curve to the right 56.65 feet, said curve having a radius of 345.00 feet, central angle of 09° 24' 29" and long chord bearing of S 43° 17' 06" W, 56.59 feet; thence N 42° 00' 39" W, 40.00 feet; thence along a curve to the right 43.96 feet, said curve having a radius of 305.00 feet, central angle of 08° 15' 31" and long chord bearing of S 52° 07' 04" W, 43.92 feet; S 56° 14' 50" W, 2.96 feet to the Easterly Right-Of-Way line of Venice Boulevard as recorded in said "Venice of the Lakes", more commonly known as Cass Lake Road; thence S 56° 14' 50" W, 25.00 feet to a point in Cass Lake Road; thence along Cass Lake Road, N 33° 45' 10" W, 265.00 feet; thence N 56° 14' 50" E, 27.96 feet, thence Northeasterly 12.33 on an arc left having a central angle of 17° 39' 35", radius of 40.00 feet and a long chord which bears N 47° 24' 54" E, 12.33 feet, thence N 38° 34' 50" E, 167.36 feet; thence Northeasterly 26.57 feet on an arc left having a central angle of 14° 29' 55", radius of 105.00 feet and a long chord which bears N 31° 19' 53" E, 26.50 feet; thence N 24° 04' 46" E, 137.06 feet; thence N 00° 07' 10" W, 598.53 feet; thence S 89° 57' 40" W, 310.00 feet to centerline of Cass Lake Road; thence along Cass Lake Road N 00° 07' 10" W, 30.00 feet to the Point of Beginning containing 29.42 acres to the traverse line and 32± acres to the centerline of said Dolphine Canal.

Except therefrom the land described in Exhibit A.

EXHIBIT C

A part of the East 1/2 of Section 35, T3N-R9E, Waterford Township, Oakland County, Michigan, described as follows: commencing at the West 1/4 corner of said Section 35; thence N 89 degrees 56'11" E along the East-West 1/4 line of said Section and the centerline of Cass-Elizabeth Lake Road, 2635.56 feet to the center of said Section 35; thence due North along the centerline of Cass Lake Road 42.00 feet; thence N 89 degrees 57'40" E, 388.00 feet; thence S 69 degrees 00'00" E, 78.00 feet; thence N 80 degrees 30'00" E, 37.00 feet; thence N 65 degrees 00'00" E, 125.00 feet; thence S 74 degrees 00'00" E, 33.96 feet to the centerline and point of beginning of a 24 foot wide easement for ingress egress; thence 37.30 feet along a curve to the left, said curve having a radius of 150.00 feet, central angle of 14 degrees 14'56" and a long chord which bears N 49 degrees 37'27" E, 37.21 feet; thence N 42 degrees 30'00" E, 85.75 feet; thence 80.42 feet along a curve to the right, said curve having a radius of 128.00 feet, central angle of 36 degrees 00'00" and a long chord which bears N 60 degrees 30'00" E, 79.11 feet; thence N 78 degrees 30'00" E, 123.00 feet; thence 47.12 feet along a curve to the left, said curve having a radius of 90.00 feet, central angle of 30 degrees 00'00" and a long chord which bears N 63 degrees 30'00", 46.59 feet; thence N 48 degrees 30'00" E, 137.00 feet to the point of ending of a 24 foot wide easement and the point of beginning and centerline of a 10 foot wide ingress egress easement; thence S 41 degrees 30'00" E, 90.00 central angle of 30 degrees 00'00" and a long chord which bears N 63 degrees 30'00", 46.59 feet; thence N 48 degrees 30'00" E, 137.00 feet to the point of ending of a 24 foot wide easement and the point of beginning and centerline of a 10 foot wide ingress egress easement; thence S 41 degrees 30'00" E, 90.00 feet to the point of ending.