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LIBER 52492 PAGE 528
\$26.00 MISC RECORDING
\$4.00 REMONUMENTATION
01/08/2019 02:53:39 P.M. RECEIPT# 2693
PAID RECORDED - OAKLAND COUNTY
LISA BROWN, CLERK/REGISTER OF DEEDS

FIRST AMENDMENT TO THE AMENDED AND RESTATED MASTER DEED OF PINE KNOB MANOR HOMES III

This First Amendment to the Amended and Restated Master Deed of Pine Knob Manor Homes III ("Amendment") is made and executed this 21 day of December, 2018, by Pine Knob Manor Homes III Association, a Michigan nonprofit corporation (the "Association"), in accordance with the Michigan Condominium Act, being Act 59 of the Public Acts of 1978, as amended (the "Condominium Act").

RECITALS:

A. The Association, the nonprofit corporation organized for the administration and management of Pine Knob Manor Homes III (the "Condominium"), a condominium project established pursuant to the Amended and Restated Master Deed recorded in Liber 10192, Page 436 et seq., Oakland County Records (the "Master Deed"), and known as Oakland County Condominium Subdivision Plan No. 517, desires to amend the Condominium Bylaws, Exhibit A to the Master Deed (the "Condominium Bylaws"), pursuant to the authority granted by Section 90 of the Condominium Act (MCL §559.190), for the purpose of revising the restriction relative to garage, estate and other sales within the Condominium to permit the Board to adopt rules allowing such sales. *Amended & Restated master Deed Liber 50351 page 724 M.B.P.*

B. The Master Deed shall be amended upon recording with Oakland County Register of Deeds, as required by Section 73 of the Condominium Act (MCL §559.173).

NOW THEREFORE, the following changes are made to the Master Deed and the Condominium Bylaws:

1. Article VI, Section 6 of the Condominium Bylaws shall, upon recording of this Amendment with the Oakland County Register of Deeds, be deleted in its entirety and replaced with the following new Section 5:

Section 6. *Co-owners shall not use Unit exteriors (including, without limitation, driveways) or the Common Elements, Limited or General, for storage of supplies, materials, personal property or trash or refuse of any kind, except as provided in these Bylaws or duly adopted rules and regulations of the Association. Trash receptacles shall be maintained at all times in areas designated by the Association and shall not be permitted to remain elsewhere on the Common Elements or Unit exteriors except for such short periods of time as may be reasonably necessary to permit periodic collection of trash. Trash shall*

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be stored and handled in accordance with all applicable rules and regulations of the Association and Township of Independence ordinances and Co-owners shall be responsible for the collection and proper disposal of trash (or the costs of the Association collecting and disposing of such trash) dispersed about the Common Elements, regardless of the reason. Neither the Common Elements nor Unit exteriors shall be used in any way for the drying, shaking, or airing of clothing or other fabrics. Except as otherwise set forth herein, no bicycles, toys, baby carriages or other personal property may be left unattended on or about the Common Elements or Units. For liability and security reasons, except as otherwise provided in the Association's rules and regulations, garage sales, rummage sales, estate sales, or any other type of sales open to the public, shall not be permitted within the Condominium, regardless of whether a permit has been issued by municipal agencies or otherwise. In general, no activity shall be carried on nor condition maintained by a Co-owner either in their Unit or upon the Common Elements, which detracts from or spoils the appearance of the Condominium. No unsightly condition shall be maintained on or in any deck, patio or porch and no furniture or equipment of any kind shall be stored on these areas during seasons when such area are not reasonably in use unless it is neatly and unobtrusively stored, with any furniture or equipment covers being neutral in color. All municipal ordinances pertaining to the use of the Common Elements shall be followed at all times.

2. In all other respects, the Master Deed, including the Condominium Bylaws and the Condominium Subdivision Plan, as previously recorded, are ratified and confirmed.

[SIGNATURE AND ACKNOWLEDGMENT ON FOLLOWING PAGE]

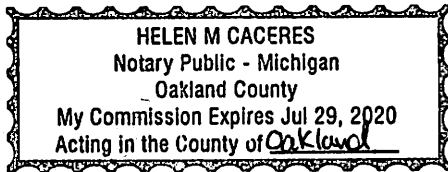
The Association has caused this Amendment to the Amended and Restated Master Deed to be executed the day and year first above written.

Pine Knob Manor Homes III Association, a Michigan Nonprofit Corporation

By: [Signature]
Name: Bradley Deuel
Title: President

STATE OF MICHIGAN)
) SS:
COUNTY OF OAKLAND)

The foregoing instrument was acknowledged before me this 21 day of December, 2018 by Bradley Deuel, the President of Pine Knob Manor Homes III Association, a Michigan Nonprofit Corporation, on behalf of the Corporation.



[Signature]
_____, Notary Public
Oakland County, Michigan
Acting in Oakland County, Michigan
My Commission Expires:

Document drafted by and when recorded return to:
Evan M. Alexander, Esq.
Makower Abbate Guerra Wegner Vollmer PLLC
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Farmington Hills, MI 48334