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REGISTER OF DEEDS

2019 MAY -7 AM 10:28

70238  
LIBER 52800 PAGE 66  
\$26.00 MISC RECORDING  
\$4.00 REINUMENTATION  
05/07/2019 10:31:45 A.M. RECEIPT# 46786  
PAID RECORDED - OAKLAND COUNTY  
LISA BROWN, CLERK/REGISTER OF DEEDS

## FIRST AMENDMENT TO THE AMENDED AND RESTATED MASTER DEED OF PINE KNOB ENCLAVES

This First Amendment to the Amended and Restated Master Deed of Pine Knob Enclaves (“Amendment”) is made and executed this 2nd day of May, 2019, by Pine Knob Enclaves Association, a Michigan nonprofit corporation (the “Association”), in pursuance of the provisions of 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 Enclaves (the “Condominium”), a condominium project established pursuant to the Amended and Restated Master Deed recorded in Liber 47694, Pages 576 et seq., Oakland County Records (the “Master Deed”), and known as Oakland County Condominium Subdivision Plan No. 1345, desires to amend the Master Deed, pursuant to the authority granted by Sections 90 and 90a of the Condominium Act (MCL §§559.190 and 559.190a), for the purpose of reassigning the responsibility for decoration and maintenance of the Limited Common Element patios and decks from the Association to the Co-owners.

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:

1. Article IV, Section 2A(1)(k) of the Master Deed 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 2A(1)(k):

*(k) The decoration and maintenance, but not the repair and replacement which will be an Association responsibility, of each patio and deck, including the railings, decking, and all improvement located on or related to each patio or deck; and*

2. Article IV, Section 2A(1) of the Master Deed shall, upon recording of this Amendment with the Oakland County Register of Deeds, be revised to include the following new Section 2A(1)(l):

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*(l) All other items not specifically enumerated above, but which are located within the boundaries of a Unit.*

3. Article IV, Section 2B(1) of the Master Deed 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 2B(1):

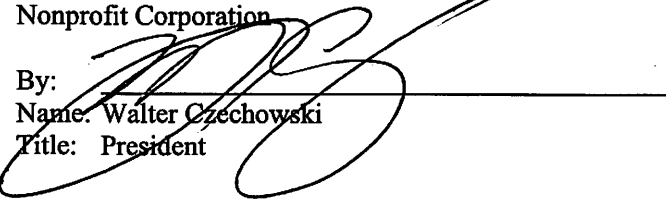
*(1) Limited Common Elements. Except in cases of Co-owner fault, the Association shall be responsible for the repair and replacement of the patios and decks described in Section 1(B)(2) above, and the maintenance, repair and replacement of the driveways described in Section 1B(1) above, the porches described in Section 1(B)(2) above, and the walkways described in Section 1B(5) above, and the expenses incurred by the Association shall be an expense of administration.*

4. 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]

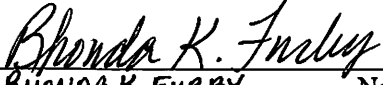
The Association has caused this Amendment to the Amended and Restated Master Deed to be executed the day and year first above written.

Pine Knob Enclaves Association, a Michigan Nonprofit Corporation

By:   
Name: Walter Czechowski  
Title: President

STATE OF MICHIGAN )  
 ) SS:  
COUNTY OF OAKLAND )

The foregoing instrument was acknowledged before me this 2 day of MAY, 2019 by Walter Czechowski, the President of Pine Knob Enclaves Association, a Michigan Nonprofit Corporation, on behalf of the Corporation.

  
RHONDA K. FURBY, Notary Public  
MACOMB County, Michigan  
Acting in MACOMB County, Michigan  
My Commission Expires: 5/2/2025

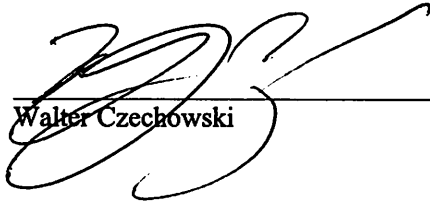
Document drafted by and when recorded return to:  
Evan M. Alexander, Esq.  
Makower Abbate Guerra Wegner Vollmer PLLC  
30140 Orchard Lake Rd.  
Farmington Hills, MI 48334

CERTIFICATION

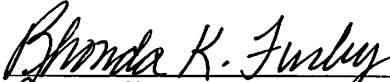
STATE OF MICHIGAN )  
 ) SS  
COUNTY OF OAKLAND )

I, Walter Czechowski, being first duly sworn, depose and state as follows:

1. I am the Board President of Pine Knob Enclaves Association, the corporation named in and which executed the First Amendment to the Amended and Restated Master Deed of Pine Knob Enclaves.
2. The First Amendment to the Amended and Restated Master Deed of Pine Knob Enclaves was submitted to all Co-owners of Units in Pine Knob Enclaves for the purpose of voting on such document. The Co-owners approved the document by a vote of more than two-thirds of all Co-owners entitled to vote.
3. The records of the Co-owner consents are maintained at the offices of Pine Knob Enclaves Association.

  
\_\_\_\_\_  
Walter Czechowski

Acknowledged, subscribed and sworn to before me  
this 2 day of MAY, 2019.

  
\_\_\_\_\_  
RHONDA K. FURBY, Notary Public  
MACOMB County, Michigan  
Acting in MACOMB County  
My Commission Expires: 5/2/2025

**CERTIFICATION**

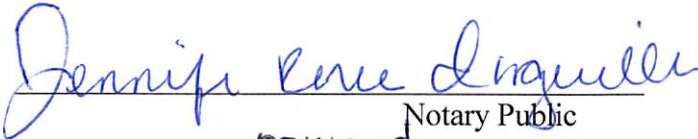
STATE OF MICHIGAN )  
 ) SS  
COUNTY OF OAKLAND )

I, Evan M. Alexander, being first duly sworn, depose and state as follows:

1. I am the attorney for Pine Knob Enclaves Association, the Corporation named in and which executed the attached First Amendment to the Amended and Restated Master Deed of Pine Knob Enclaves.
2. I sent a copy of the attached First Amendment to the Amended and Restated Master Deed of Pine Knob Enclaves and the ballot and notice required under Section 90A of the Michigan Condominium Act to all mortgagees of record of those Units qualified to vote, as listed in the records of the Oakland County Register of Deeds for the purpose of obtaining approval of said mortgagees to the First Amendment to the Amended and Restated Master Deed of Pine Knob Enclaves.
3. Two-thirds (2/3<sup>rd</sup>s) of said mortgages have consented to the attached First Amendment to the Amended and Restated Master Deed of Pine Knob Enclaves in accordance with the provisions of Section 90A of the Michigan Condominium Act. Said consents will be maintained for a period of two years in Pine Knob Enclaves Association records located in my office at 30140 Orchard Lake Rd., Farmington Hills, MI 48334.

  
\_\_\_\_\_  
Evan M. Alexander

Acknowledged, subscribed and sworn to before me this 2<sup>nd</sup> day of May, 2019.

  
\_\_\_\_\_  
Notary Public  
oakland County, Michigan  
Acting in oakland County  
My Commission Expires: 10-9-24

JENNIFER RENEE INGWEILLER  
NOTARY PUBLIC, STATE OF MI  
COUNTY OF OAKLAND  
MY COMMISSION EXPIRES Oct 9, 2024  
ACTING IN COUNTY OF oakland