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LIBER 34084 PAGE 272
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09/22/2004 11:12:07 A.M. RECEIPT# 115119
PAID RECORDED - OAKLAND COUNTY
G.WILLIAM CADDELL, CLERK/REGISTER OF DEEDS

**TWELFTH AMENDMENT TO MASTER DEED OF
OAKHURST**

This Twelfth Amendment to Master Deed is made and executed on this 31st day of August, 2004 by Oakhurst Land, L.L.C., a Michigan limited liability company ("Developer"), the address of which is 3955 Pinnacle Court, Suite 200, Auburn Hills, Michigan 48326.

RECITALS:

- A. Developer established Oakhurst as a condominium pursuant to the Master Deed of Oakhurst, recorded on March 20, 1997 in Liber 17072, Pages 18 through 95, Oakland County Records, as amended by the First Amendment to Master Deed recorded in Liber 19091, Pages 837 through 868, Second Amendment to Master Deed recorded in Liber 20695, Pages 340 through 356, Third Amendment to Master Deed recorded in Liber 20798, Pages 172 through 217, Fourth Amendment to Master Deed recorded in Liber 20927, Pages 176 through 193, Fifth Amendment to Master Deed recorded in Liber 20927, Pages 196 through 212, Sixth Amendment to Master Deed recorded in Liber 21577, Pages 867 through 876, Seventh Amendment to Master Deed recorded in Liber 21836, Pages 481 through 498, Eighth Amendment to Master Deed recorded in Liber 21968, Pages 665 through 671, Ninth Amendment to Master Deed recorded in Liber 23691, Pages 837 through 845, Tenth Amendment to Master Deed recorded in Liber 33570, Pages 207 through 209, and Eleventh Amendment to Master Deed recorded in Liber 33570, Pages 210 and 211, Oakland County Records, and known as Oakland County Condominium Subdivision Plan No. 1036.
- B. In accordance with Article VI of the Master Deed of Oakhurst, as amended, the Developer hereby amends the Master Deed and Exhibit B thereto for the purposes of enlarging the Condominium Project from 411 Units to 516 Units by the addition of the land described in paragraph 1 below and adjusting the percentages of value as a result thereof. Upon the recording of this Amendment in the office of the Oakland County Register of Deeds, said Master Deed and Exhibit B thereto shall be amended in the manner set forth below.

1. The following land shall be added to the Condominium Project by this Amendment:

A part of the Northwest 1/4 and the Northeast 1/4 of Section 24, Town 4 North, Range 9 East, Independence Township, Oakland County, Michigan; more particularly described as commencing at the Northwest Corner of said Section 24; thence North 88°18'31" East, 1322.27 feet, along the North line of said Section 24 and the Southerly line of "Walter's Clarkston - Orion Acres", as recorded in Liber 64 of Plats, on Page 14, Oakland County Records, to the Point of Beginning; therice continuing North 88°18'31" East, 1321.03 feet, along the North line of said Section 24 and the Southerly line of said "Walter's Clarkston - Orion Acres", to the North 1/4 Corner of said Section 24; thence North 88°27'22" East, 2647.74 feet, along the North line of said Section 24 and the Southerly line of "Clarkston Ranch Estates No. 2" as recorded in Liber 182 of Plats, on Pages 36 through 42, Oakland County Records, to the Northeast Corner of said Section 24; thence South 01°34'48" East, 822.52 feet, along the East line of said Section 24; thence South 88°25'12" West, 512.65 feet; thence North 27°38'13" West, 724.03 feet; thence South 65°04'23" West, 175.98 feet; thence South 50°16'02" West, 330.00 feet; thence South 37°25'10" West, 190.06 feet; thence South 54°52'31" West, 140.35 feet; thence South 72°35'23" West, 252.73 feet; thence South 25°57'21" West, 126.68 feet; thence South 11°31'24" West, 207.53 feet; thence South 03°39'13" West, 500.00 feet; thence North 86°20'47" West, 150.00 feet; thence South 03°39'13" West, 14.87 feet; thence 56.01 feet along a curve to the left, said curve having a radius of 200.00 feet, a central angle of 16°02'41" and a chord bearing and distance of South 04°22'07" East, 55.82 feet; thence North 77°36'32" East, 147.97 feet; thence South 37°54'55" East, 275.30 feet; thence South 51°48'11" East, 214.44 feet; thence South 38°51'50" West, 102.49 feet; thence 492.01 feet along a curve to the right, said curve having a radius of 260.00 feet, a central angle of 108°25'24" and a chord bearing and distance of South 44°01'57" East, 421.81 feet; thence South 10°10'45" West, 56.54 feet, to the Northerly line of "Oakhurst" Condominium, Oakland County Condominium Plan Number 1036, as recorded in Liber 17072, Pages 18 through 42, as amended, Oakland County Records; thence North 79°49'15" West, 60.00 feet, along the Northerly line of said "Oakhurst" Condominium; thence North 10°10'45" East, 56.54 feet; thence 378.47 feet along a curve to the left, said curve having a radius of 200.00 feet, a central angle of 108°25'24" and a chord bearing and distance of North 44°01'57" West, 324.47 feet; thence 270.62 feet along a curve to the right, said curve having a radius of 260.00 feet, a central angle of 59°38'13" and a chord bearing and distance of North 68°25'32" West, 258.57 feet; thence South 72°07'33" West, 298.37 feet; thence South 89°23'17" West, 356.08 feet; thence North 55°06'50" West, 149.30 feet; thence North 01°35'24" East,

180.24 feet; thence North 37°58'56" East, 125.64 feet; thence North 89°23'17" East, 269.39 feet; thence North 10°40'22" East, 101.97 feet; thence North 85°19'51" East, 142.52 feet; thence 37.77 feet along a curve to the right, said curve having a radius of 260.00 feet, a central angle of 08°19'22" and a chord bearing and distance of North 00°30'28" West, 37.73 feet; thence North 03°39'13" East, 8.98 feet; thence North 86°20'47" West, 261.85 feet; thence North 67°53'19" West, 322.88 feet, to the North and South 1/4 line of said Section 24, and the Southeasterly boundary corner of said "Oakhurst" Condominium; thence North 01°32'10" West, 837.17 feet, along the Easterly line of said "Oakhurst" Condominium and the North and South 1/4 line of said Section 24; thence South 88°13'26" West, 330.73 feet, along the Northerly line of said "Oakhurst" Condominium; thence North 71°25'53" West, 234.64 feet, thence North 44°24'35" West, 120.47 feet, along the Northerly line of said "Oakhurst" Condominium; thence North 60°34'53" West, 562.48 feet, along the Northerly line of said "Oakhurst" Condominium; thence South 69°08'06" West, 218.42 feet, along the Northerly line of said "Oakhurst" Condominium, to the Easterly line of said "Walter's Clarkston - Orion Acres"; thence North 01°21'53" West, 161.69 feet, along the Easterly line of said "Walter's Clarkston - Orion Acres", to the Point of Beginning. All of the above containing 72.986 Acres.

2. Article VB of the Oakhurst Master Deed shall be replaced in full with the following:

B. Percentage of Value. (i) The Project consists of Units 1 through 218, inclusive, Units 220 through 283, inclusive, Units 287 through 520, inclusive. Since Units 1 through 218, inclusive, Units 220 through 283, inclusive, Units 287 through 353, inclusive, and Units 416 through 520, inclusive, are expected to make the same demands on the common resources of the Condominium, the percentage of value assigned to these Units shall be equal ("Full Value Units"). Since Units 354 through 415, inclusive, are expected to make fewer demands on the common resources of the Condominium compared to the Full Value Units, the percentage of value assigned to these Units shall be one-half of the value assigned to a Full Value Unit. The percentages of value shall be determinative of each Co-owner's respective share of the Common Elements, the proportionate share of each respective Unit in the proceeds and expenses of administration, and the value of each Co-owner's vote at meetings of the Association.

(ii) The listing of the Units and the percentage of value assigned to each Unit are as follows:

<u>Units</u>	<u>Percentage of Value</u>
1 through 70*	.2061
71 through 218	.2062
220 through 283	.2062
287 through 353	.2062
354 through 415	.1031
416 through 520	<u>.2062</u>
	100.00%

The percentages of value assigned to Units 1 through 70, inclusive, were adjusted so that the total value of all Units in the Condominium is maintained at 100%.

3. The property described in paragraph 1 above is benefited by and subject to a certain Declaration of Easements recorded in Liber 33204, at Page 675, Oakland County Records ("Phase 10 Declaration"). The Declaration provides it shall automatically terminate when the land described in paragraph 1 above is incorporated in the Master Deed for Oakhurst. Notwithstanding the automatic termination of the Phase 10 Declaration by this Twelfth Amendment to Master Deed, it is the intention of parties at the time the Phase 10 Declaration was entered into that the provisions in the Phase 10 Declaration that provide for the phasing-in of the obligation to pay the full amount of the Association assessment charged to Units 416 through 520 and for the payment of a working capital contribution, will continue to apply after the Phase 10 Declaration is terminated. Specifically, these provisions provide as follows:

One-half of the full amount of the Oakhurst Owners' Association assessment applicable to Units 416 through 520 shall commence when the first building permit is issued for construction of a residence any one of these Units.

The obligation to pay the full amount of the Oakhurst Owners' Association assessment for each of the individual Units 416 through 520 shall commence at the time title to each of these individual Units is transferred from the builder to the homeowner.

A non-refundable working capital contribution of \$250.00 per Unit for Units 416 thought 520 shall be due the Association when title to each of those Units is transferred from the builder to the homeowner. This working capital contribution shall be in addition to the regular assessment discussed above.

4. Amended Sheet 1 of the Condominium Subdivision Plan for Oakhurst Condominium attached hereto shall replace Sheet 1 as previously amended and the previously amended Sheet 1 shall be of no further force and effect. The legal

description of the Condominium Premises contained on said Amended Sheet 1 and the previously recorded Sheet 1A, shall replace and supersede the description of said Premises contained in Article II of the originally recorded Master Deed.

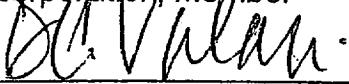
5. Sheets 78 through 94 of the Condominium Subdivision Plan of Oakhurst Condominium, as attached hereto, shall supplement and be incorporated in the Condominium Subdivision Plan of Oakhurst Condominium, as amended.

In all respects, other than as hereinabove indicated, the original Master Deed of Oakhurst Condominium, including the Bylaws and Condominium Subdivision Plan respectively attached thereto as Exhibits A and B, recorded as aforesaid, as amended, is hereby ratified, confirmed and redeclared.

Dated: August 31, 2004.

OAKHURST LAND, L.L.C.,
a Michigan limited liability company

By: OAKHURST MANAGEMENT INC., a
Michigan corporation, Member

By: 
D. Craig Valassis, President

STATE OF MICHIGAN)
)
)SS.
COUNTY OF OAKLAND)

The foregoing Twelfth Amendment to Master Deed of Oakhurst was acknowledged before me this 31st day of August, 2004, by D. Craig Valassis, the President of Oakhurst Management Inc., a Michigan corporation, Member of Oakhurst Land, L.L.C., a Michigan limited liability company, on behalf of the corporation and company.

Tammy Pote

Notary Public, State of Michigan, County of Oakland
My commission expires: 09/21/2006
Acting in the County of Oakland

Twelfth Amendment to Master Deed drafted by:

C. Kim Shierk, Esq.

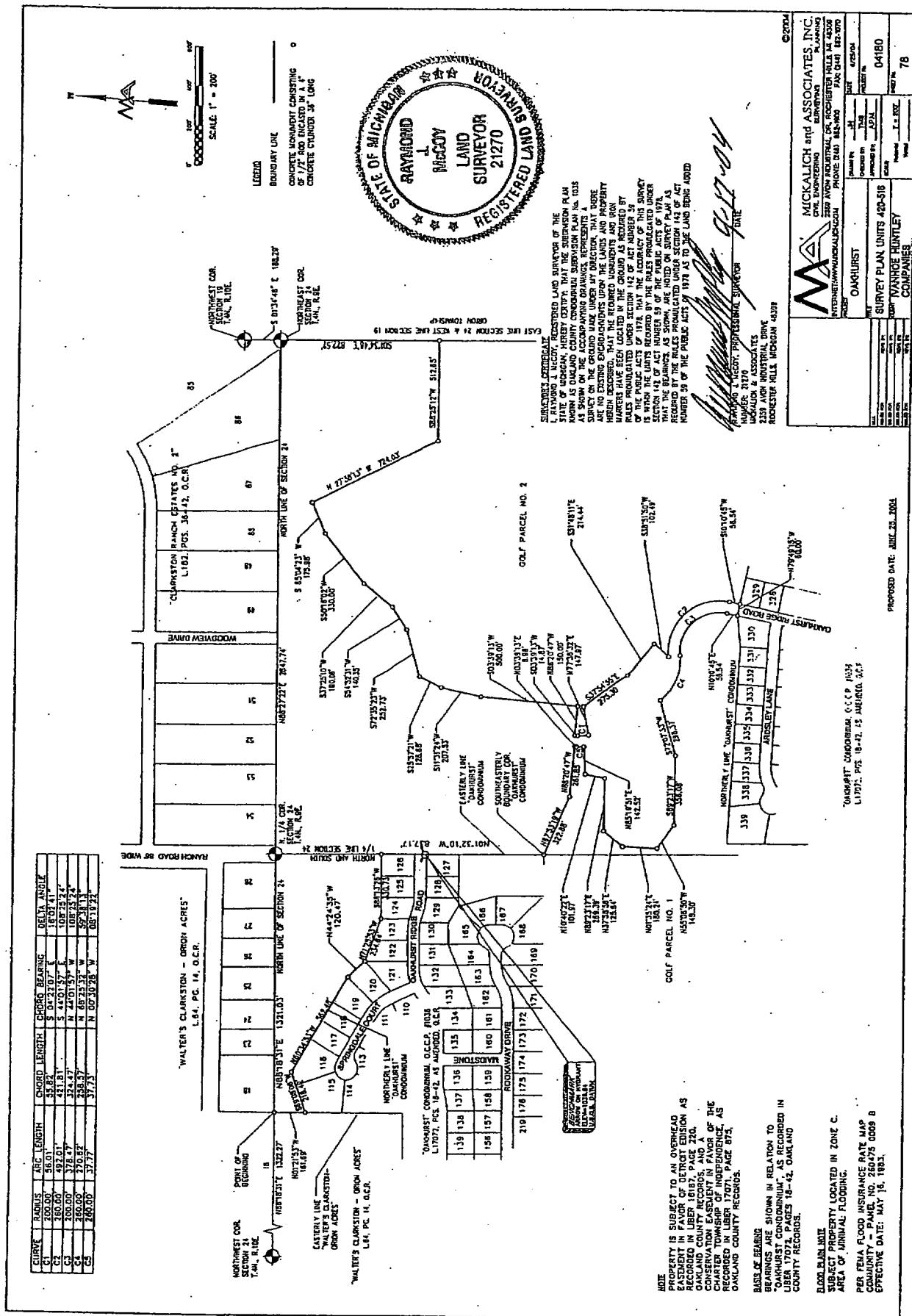
MYERS NELSON DILLON & SHIERK PLLC

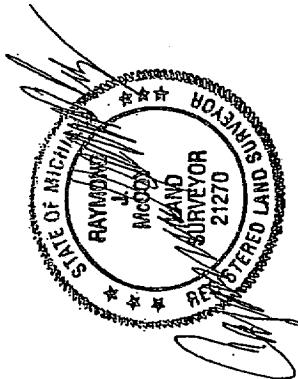
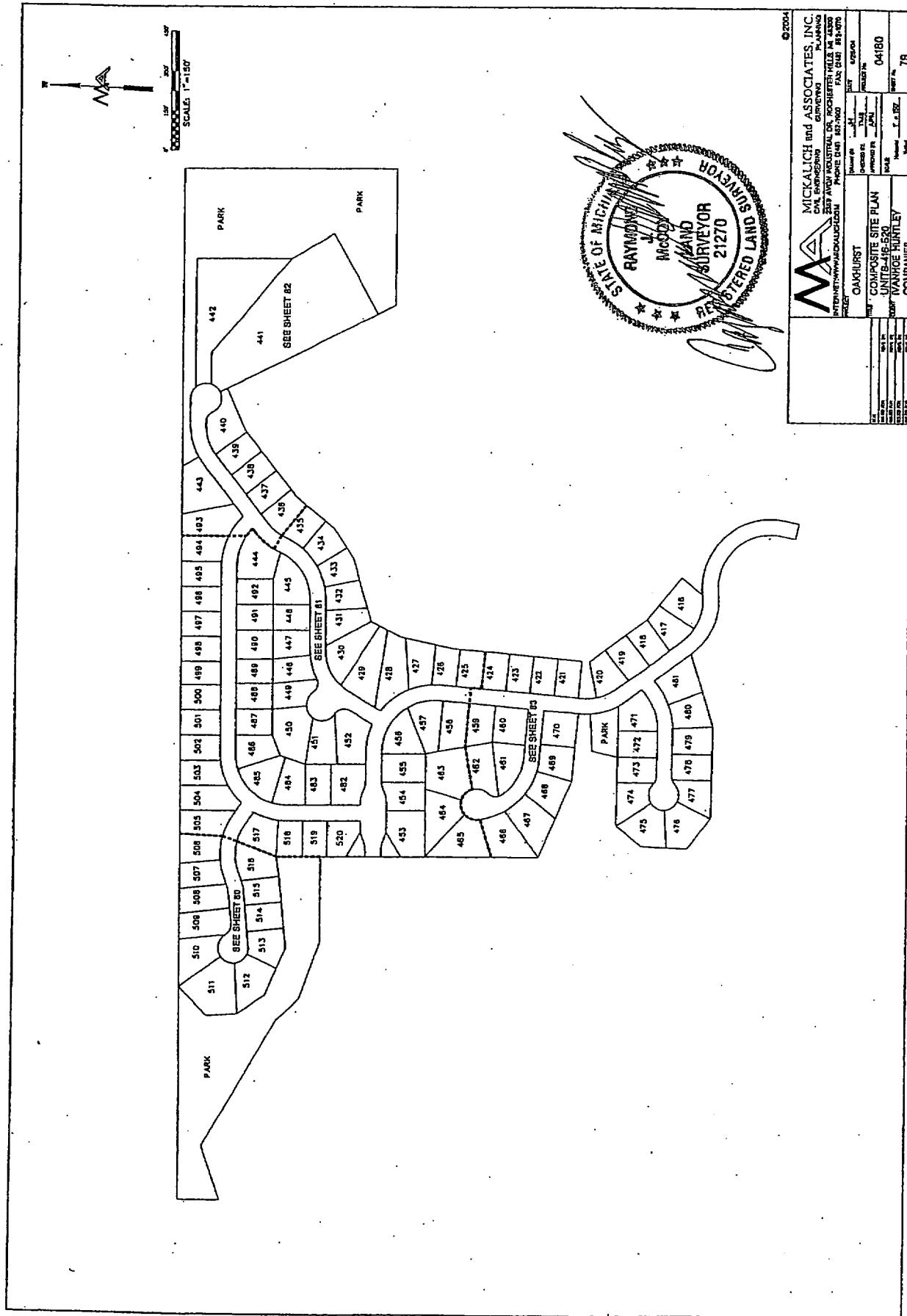
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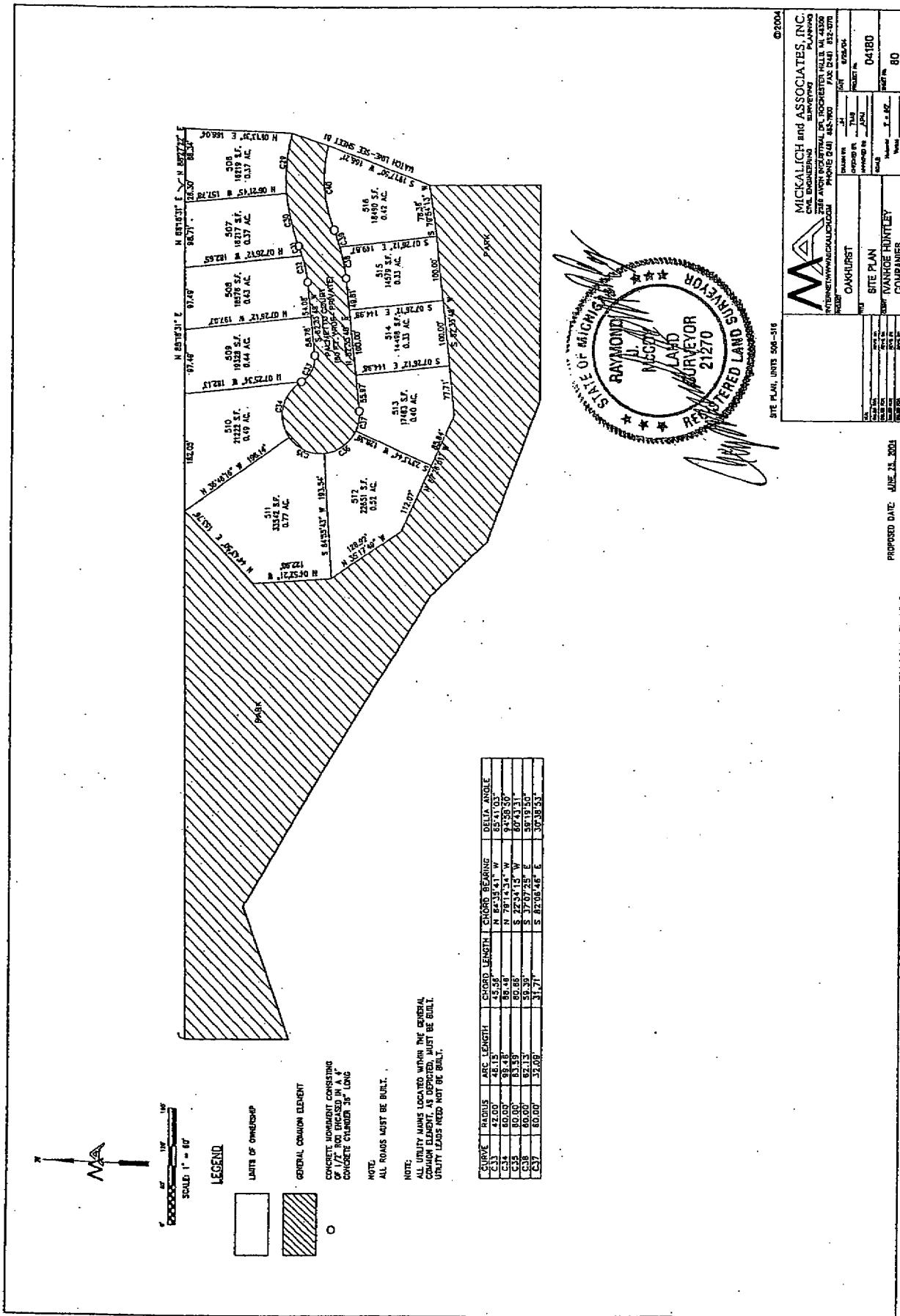
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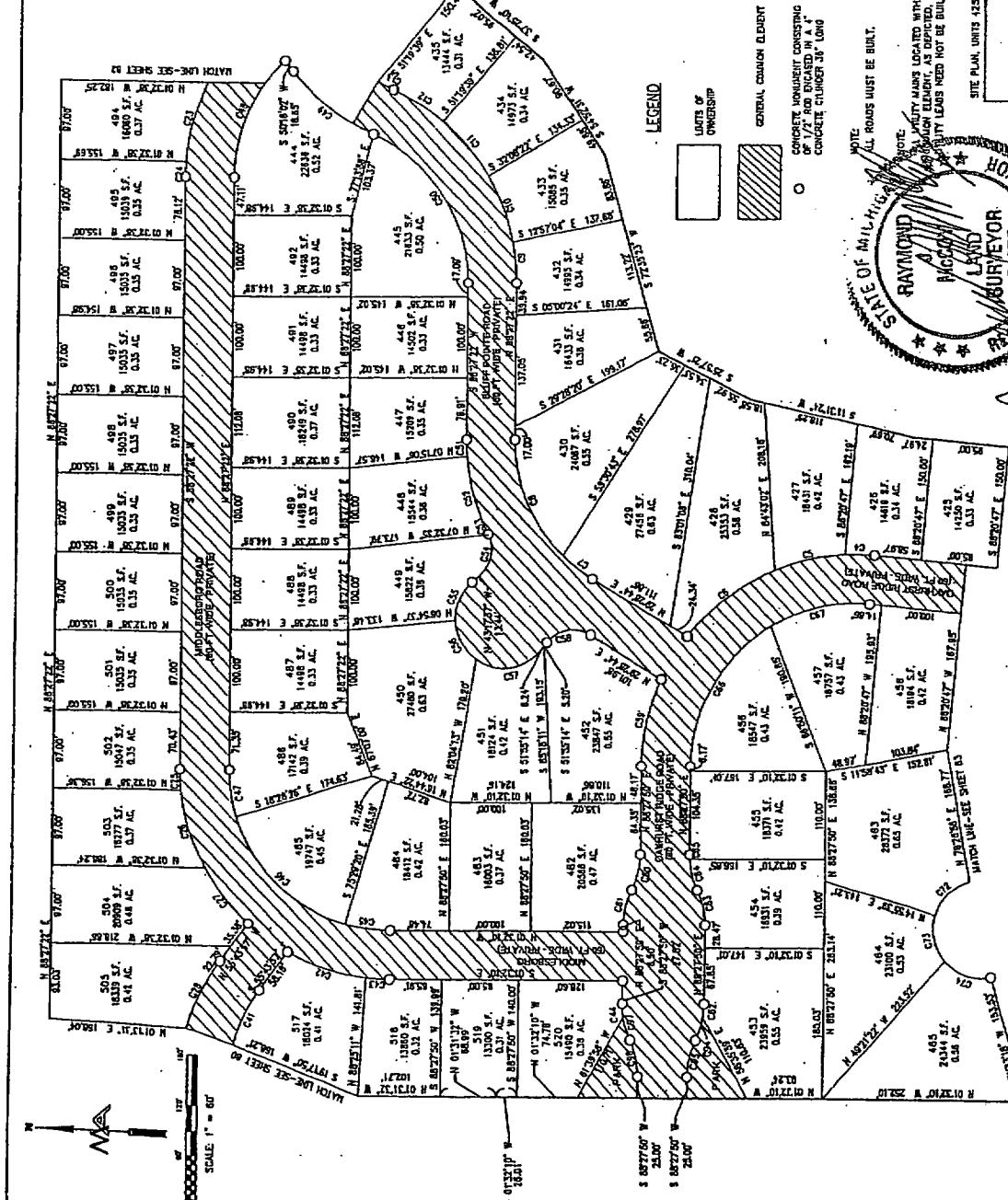
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TAMMY POTE
Notary Public, Oakland County, MI
My Commission Expires Sep. 21, 2006





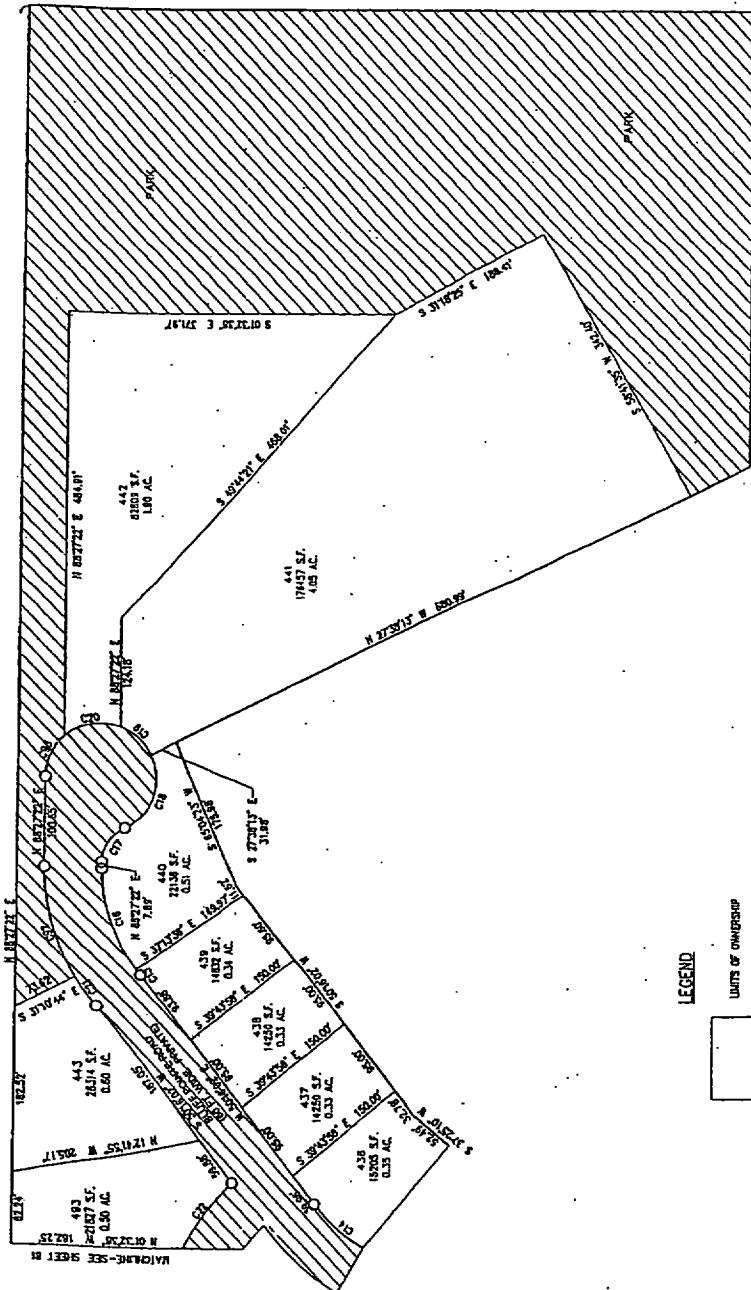
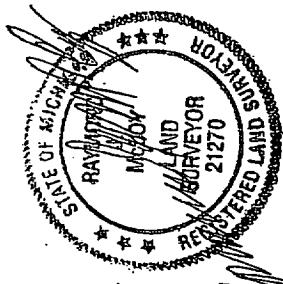




MICKA
CIVIL ENGINEERS
INC.

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PROCESSED DATE JUNE 25, 2014

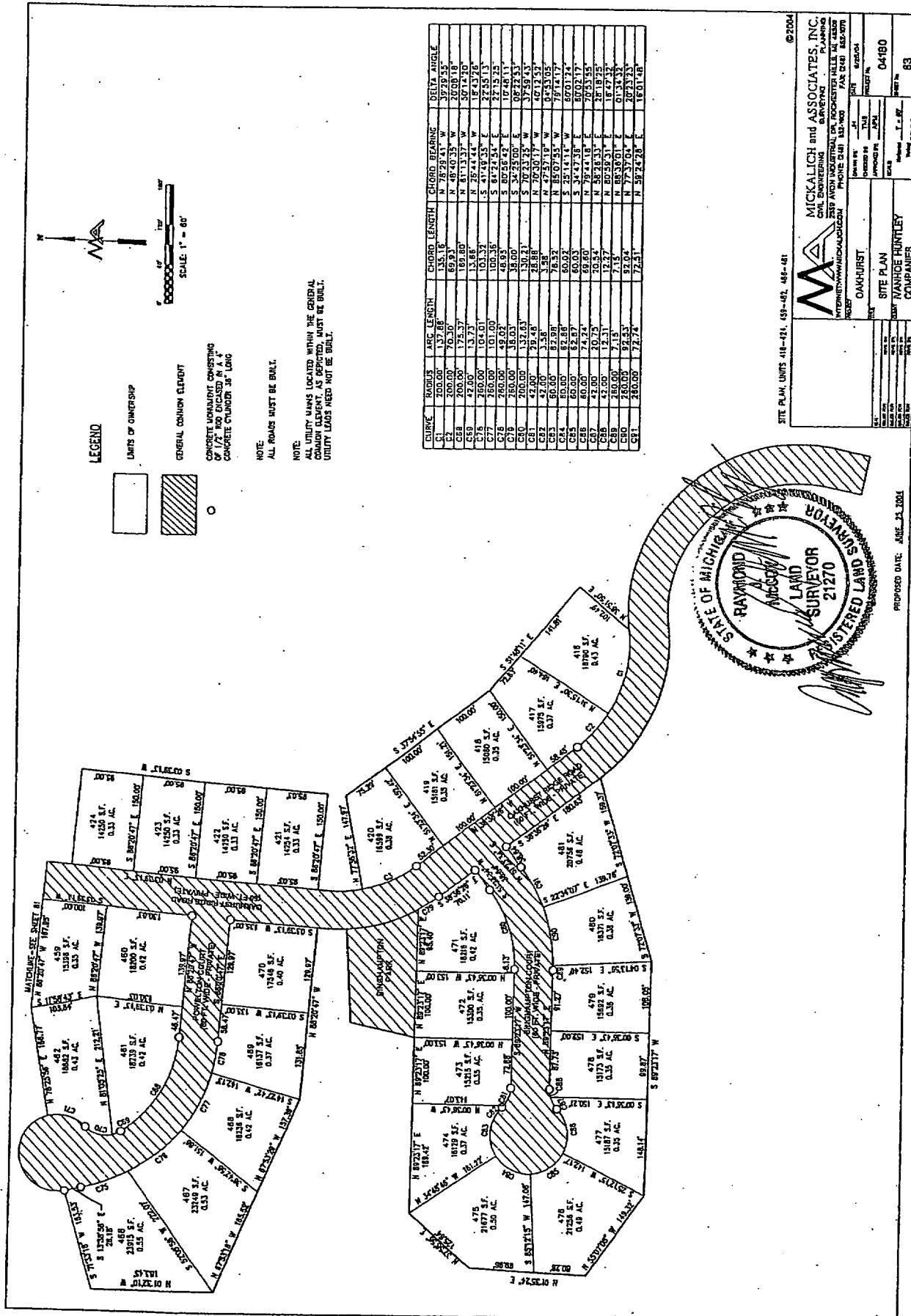


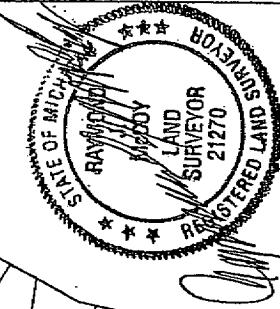
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NOTE: ALL UTILITY MAILS LOCATED WITHIN CONCRETE HOMESTEAD CONSISTING OF 1/2" RED ECLASSED IN A 4" CONCRETE CHAMFER 30' LONG

NOTE:
ALL UTILITY MANS LOCATED WITHIN THE GENERAL
COMMON ELEMENT, AS DEPICTED, MUST BE BUILT.
UTILITY LEADS NEED NOT BE BUILT.



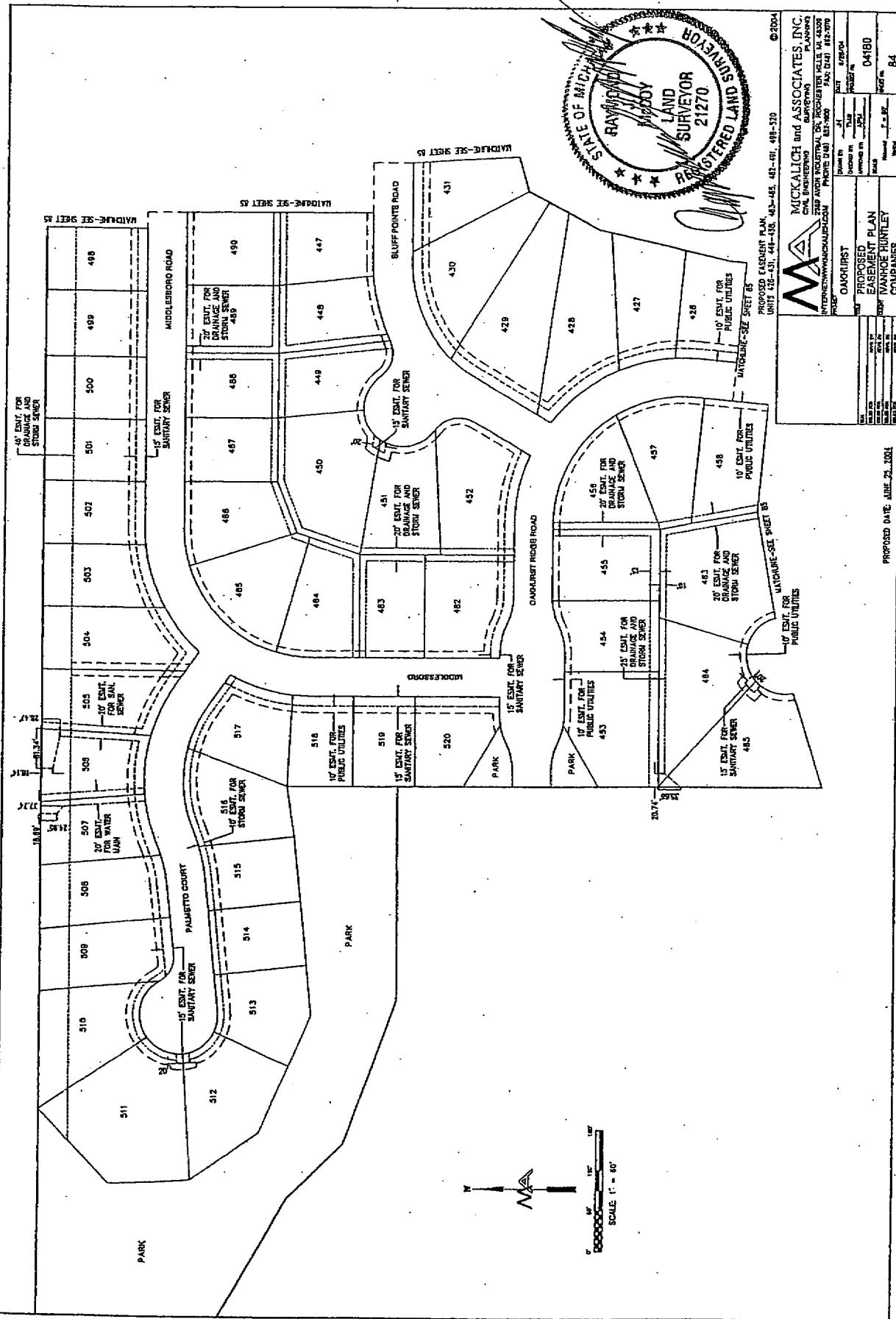


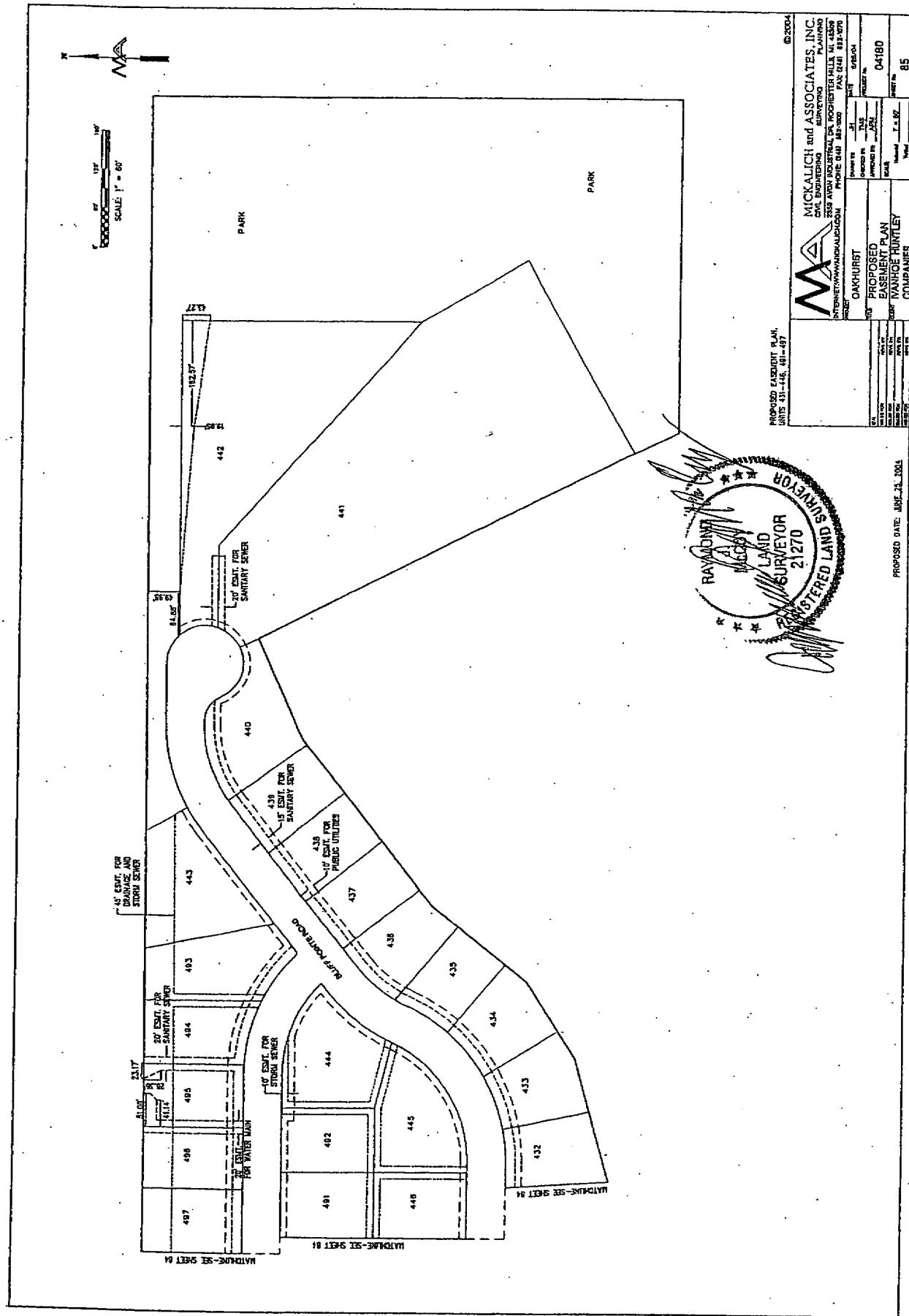
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BUCKALICH and ASSOCIATES, INC.
11 BARKER DRIVE
BURLINGTON,
MA 01803
TEL: 781-277-0000
FAX: 781-277-0770
E-MAIL: info@buckalich.com

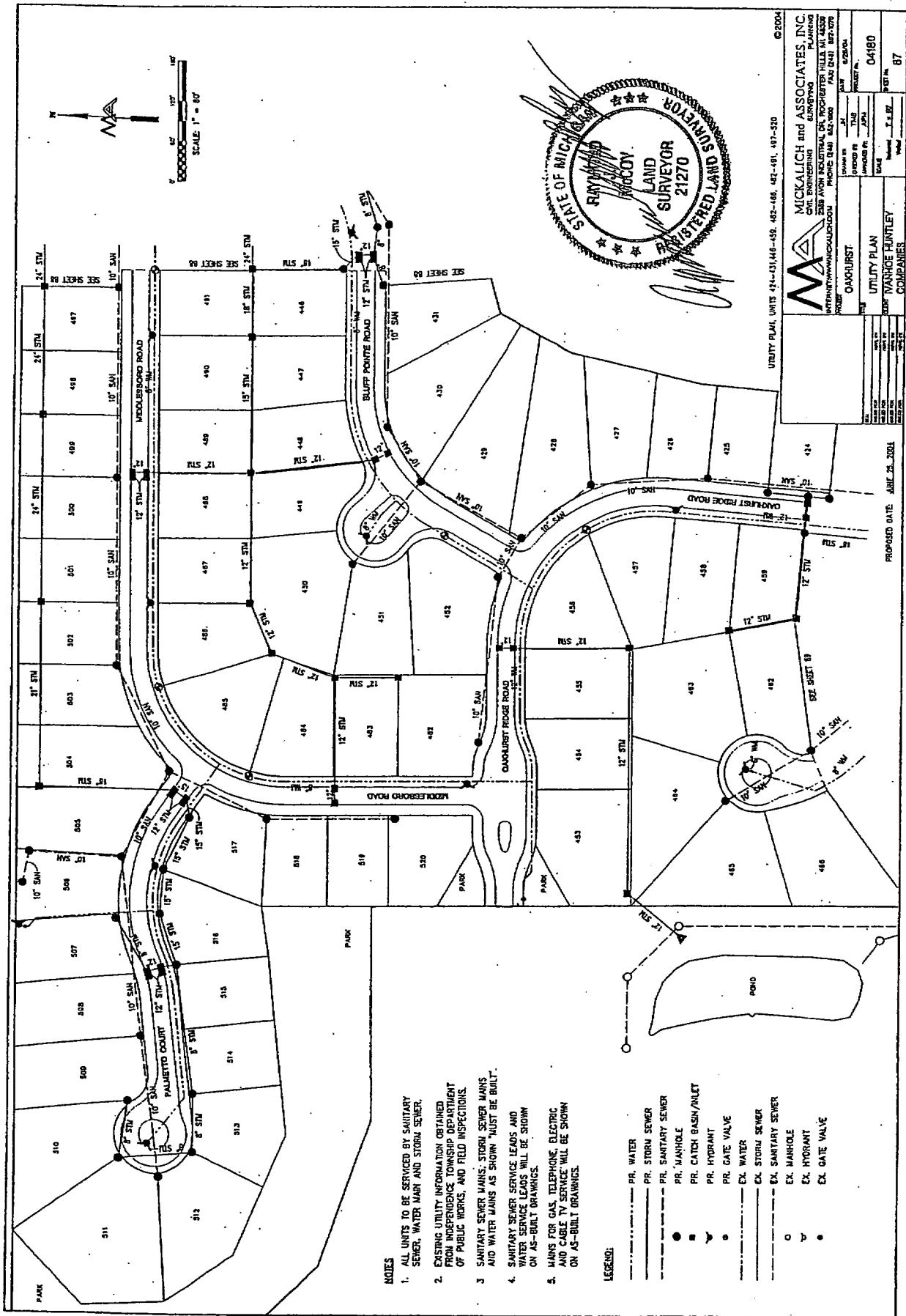
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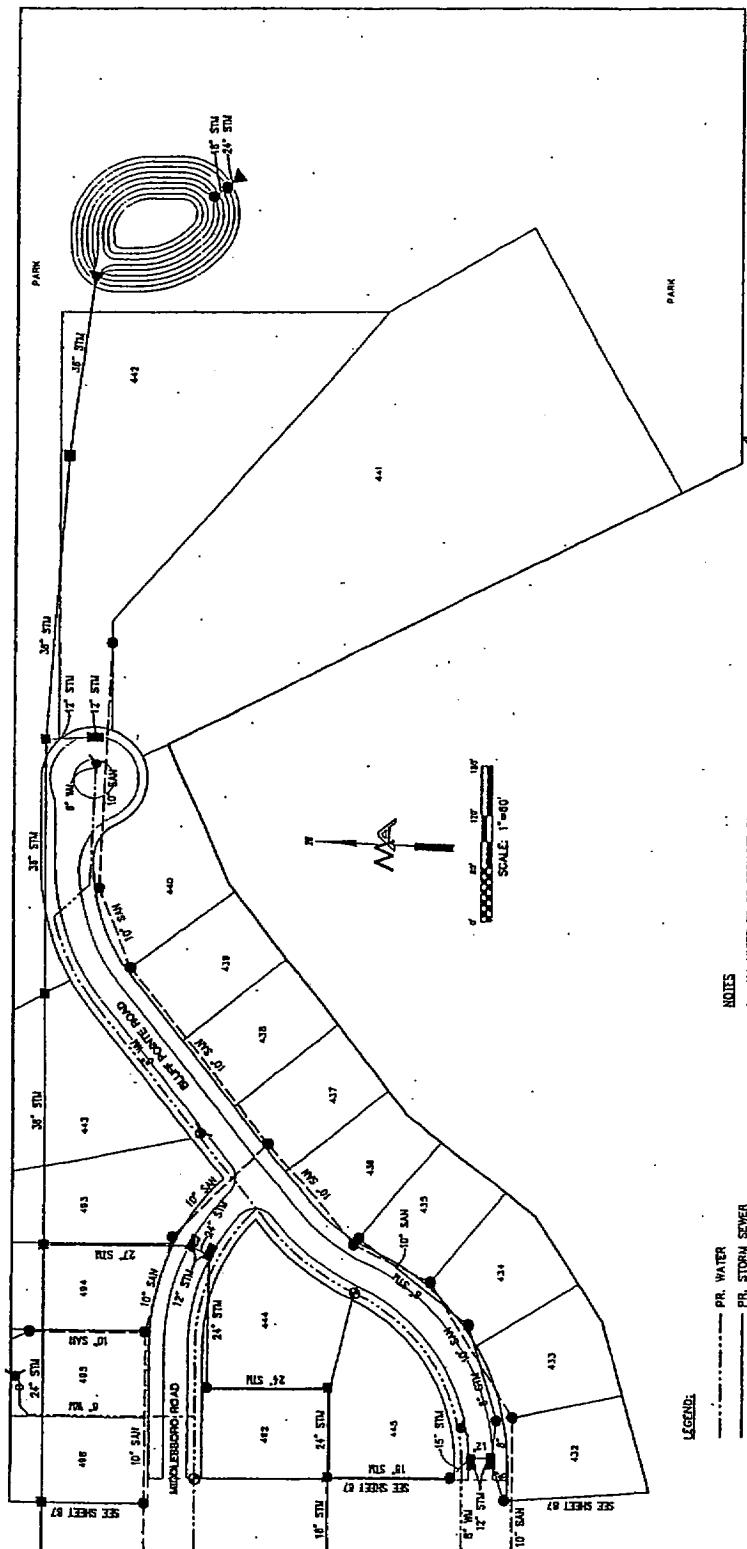
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PROPOSED DATE: JUNE 25, 2004









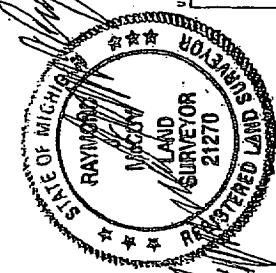
NOTES

1. ALL UNITS TO BE SERVICED BY SANITARY SEWER, WATER MAIN AND STORM SEWER.
 2. EXISTING UTILITY INFORMATION OBTAINED FROM INDEPENDENT CORPORATION, DEPARTMENT OF PUBLIC WORKS, AND FIELD INSPECTIONS.
 3. SANITARY SEWER MAINS, STORM SEWER MAINS AND WATER MAINS AS SHOWN 'MUST BE BUILT.'
 4. SANITARY SEWER SERVICE LEADS AND WATER SERVICE LEADS WILL BE SHOWN ON AS-BUILT DRAWINGS.
 5. MAINS FOR GAS, TELEPHONE, ELECTRIC AND CABLE-TV SERVICES WILL BE SHOWN ON AS-BUILT DRAWINGS.

-GND-

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    PW[PR. WATER] --> PS[PR. STORM SEWER]
    PW --> SS[PR. SANITARY SEWER]
    PW --> MH[PR. MANHOLE]
    PW --> CB[PR. CATCH BASIN/HULLAGE]
    PW --> HYD[PR. HYDRANT]
    PW --> GV[PR. GATE VALVE]
    PW --> EW[EX. WATER]
    PW --> ESS[EX. STORM SEWER]
    PW --> ESS[EX. SANITARY SEWER]
    PW --> EMH[EX. MANHOLE]
    PW --> EHYD[EX. HYDRANT]
    PW --> EGV[EX. GATE VALVE]
  
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CITY PLANNING UNIT 432-445, 492-498

02004

MICKALICH and ASSOCIATES, INC.
CIVIL ENGINEERING SURVEYING PLANNING

225 AVON INDUSTRIAL DR. ROCHESTER HILLS MI 48309
LCOM PHONE (313) 422-7000 FAX (248) 452-3770

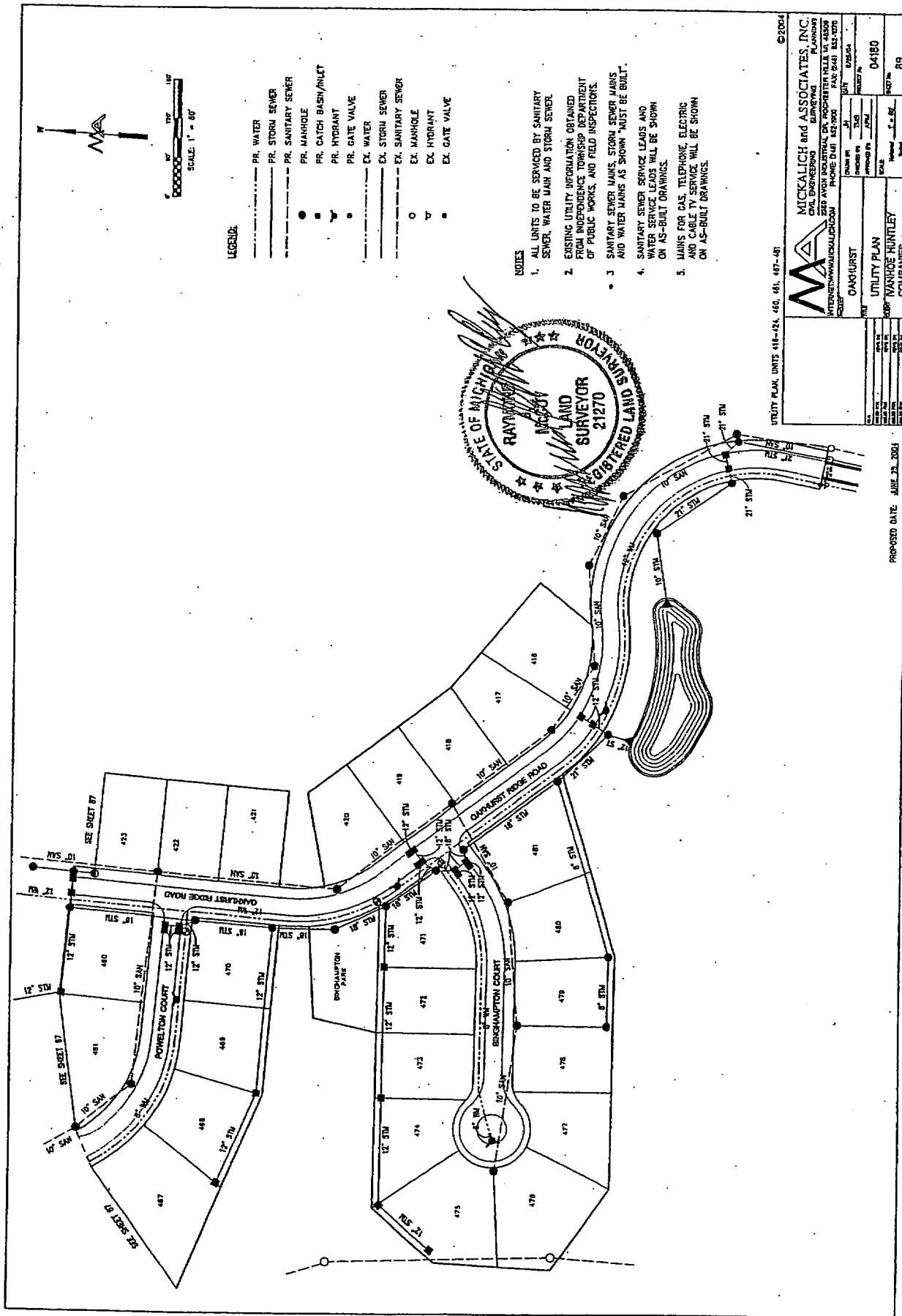
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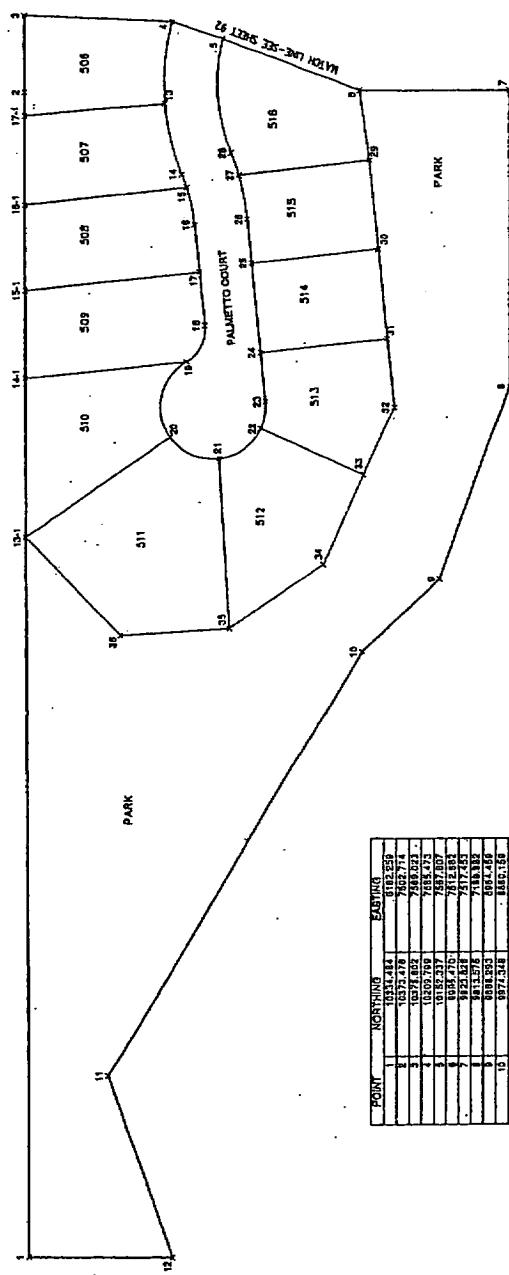
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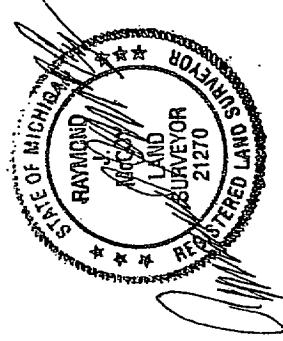
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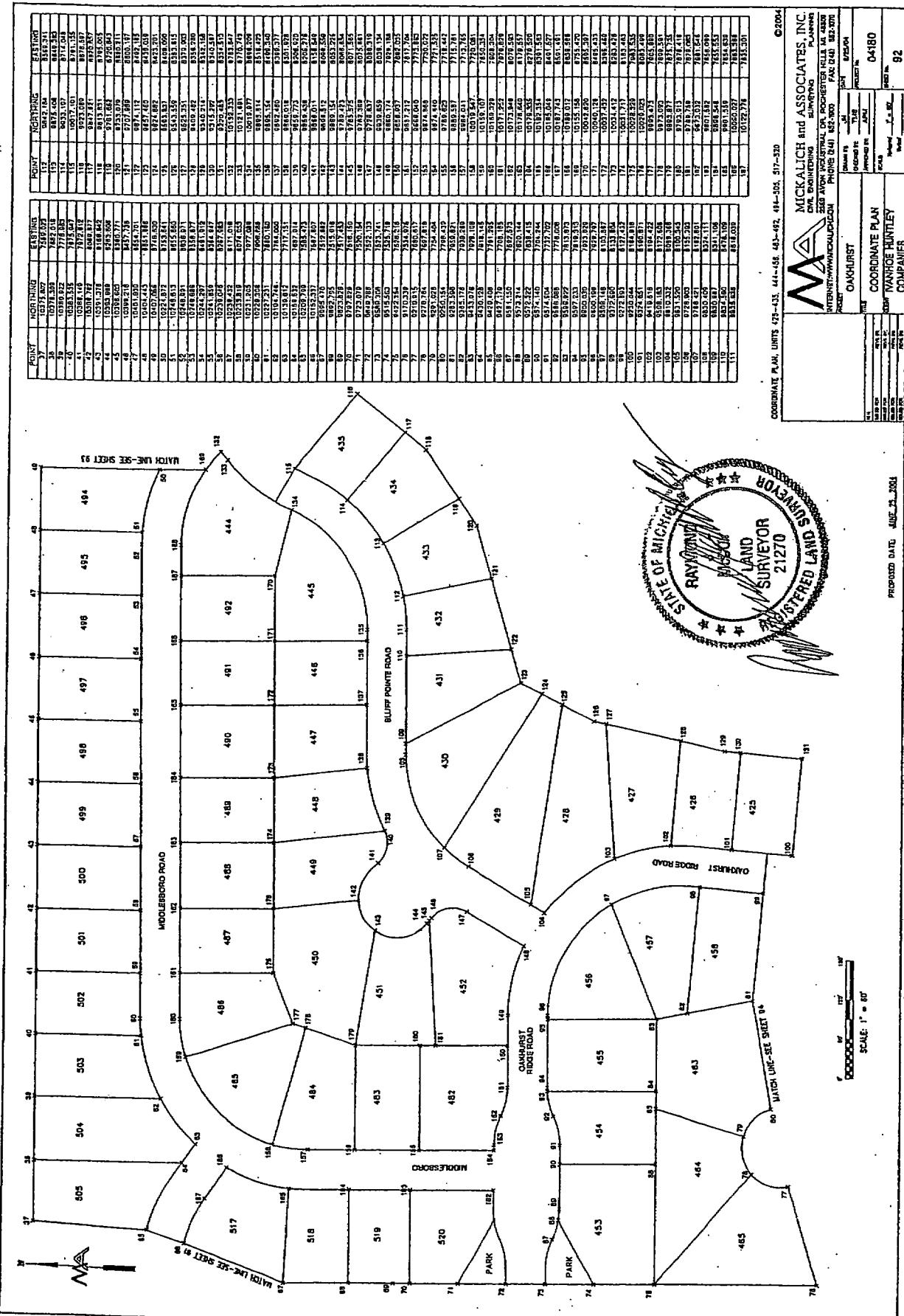


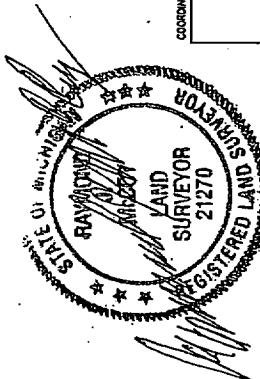
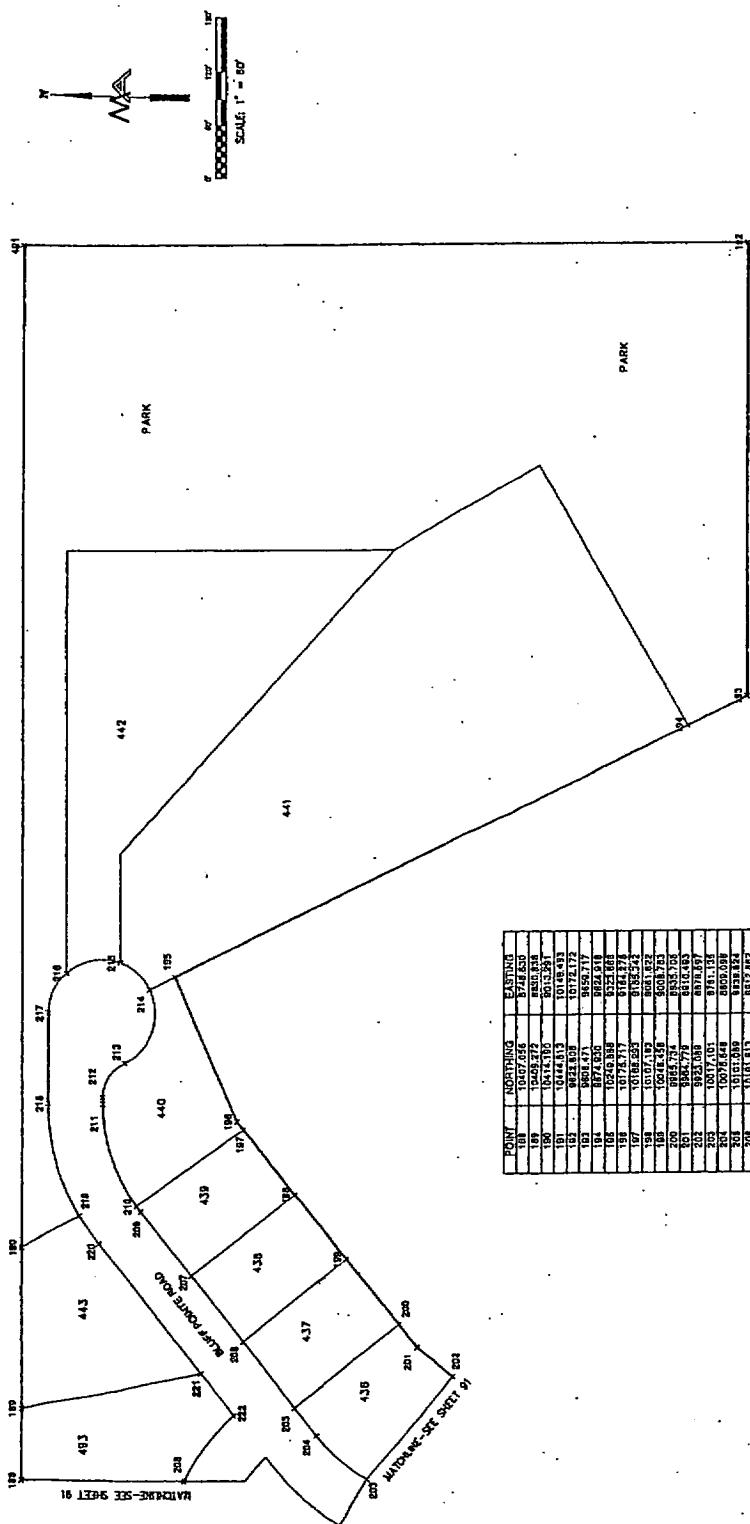


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PROPOSED DATE: JUNE 25, 2004





COORDINATE PLAN. UNITS 436-443. 493

PROPOSED DATE: June 25, 2004

