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MASTER DEED

STEEPLE RIDGE CONDOMINIUM

(Act 59, Public Acts of 1978)
as amended

88141333

Oakland County Condominium Subdivision Plan No. 569

- (1) Master Deed establishing Steeple Ridge Condominium, a Condominium Project.
- (2) Exhibit "A" to Master Deed: Condominium By-Laws of Steeple Ridge Condominium.
- (3) Exhibit "B" to Master Deed: Condominium Subdivision Plan for Steeple Ridge Condominium.

No interest in real estate being conveyed hereby, no revenue stamps are required.

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MASTER DEED

STEEPLE RIDGE CONDOMINIUM

(Act 59, Public Acts of 1978)
as amended

This Master Deed is made and executed on this 30th day of June, 1988, by Steeple Ridge, Inc., a Michigan corporation (the "Developer"), of 8062 Ortonville Road, Clarkston, Michigan 48016, represented herein by its President John E. Marshall and its Secretary Robert J. Pilarcik, who are fully empowered and qualified to act on behalf of the corporation.

W I T N E S S E T H:

WHEREAS, the Developer is engaged in the construction of a contractable condominium project to be known as Steeple Ridge Condominium (the "Project"), pursuant to plans approved by the Township of Independence, Oakland County, Michigan on a parcel of land described in Article II; and

WHEREAS, the Developer desires, by recording this Master Deed together with the Condominium By-laws attached hereto as Exhibit "A" and the Condominium Subdivision Plan attached as Exhibit "B" (both of which are hereby incorporated by reference and made a part hereof), to establish the real property described in Article II(A), together with the improvements located and to be located thereon and the appurtenances thereto, as a condominium project under the provisions of the Michigan Condominium Act.

NOW, THEREFORE, the Developer does, upon the recording hereof, establish Steeple Ridge Condominium as a condominium project under the Act and does declare that the Project shall 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 Master Deed, all of which shall be deemed to run with the land and shall be a burden and a benefit to the Developer, its successors and assigns, and to any persons acquiring or owning an interest in said real property, their grantees, successors, heirs, personal representatives, administrators and assigns. In furtherance of the establishment of the Project, it is provided as follows:

ARTICLE I

NATURE OF PROJECT

The Project is a residential condominium with a maximum of nineteen (19) residential living units.

The four buildings which comprise the Project, including the number, boundaries, dimensions and area of each Condominium Unit therein, are set forth completely in the Condominium subdivision Plans, and each Unit is capable of individual utilization by having its own entrance from and exit to a common element of the Project. Until the recording of "as built" Subdivision Plans, the Developer reserves the exclusive right to change or modify the style, size and/or location of any such Unit or Limited Common Element appurtenant to any Unit without the consent of any Co-owner so long as such changes do not

① 08-20-278-011 - NE 1/4, Sec 20
- 012 - lot 3
- 013 - lot 2

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unreasonably impair or diminish the appearance of the Project or the view, privacy or other significant attribute of any Unit which adjoins or is proximate to the modified Unit or Common Element.

The Project may be contracted by an amendment to the Master Deed, deleting the land described in Article II (B) from the Project. The Developer and its successors specifically reserve this right to elect, on or before the expiration of six (6) years after the recording of this Master Deed, to contract the Project by withdrawing all, or any part, of the land described in Article II (B), without the consent of any Co-owner or other person. After such contraction, the Project would contain four (4) units. The right of the Developer to so elect to contract the Project by withdrawing the land described in Article II (B) shall terminate upon the sale of any Condominium Unit on the land described in Article II (B).

Each Co-owner in the Project shall have a particular and exclusive property right to his Unit and the Limited Common Elements appurtenant thereto, and shall have an undivided and inseparable right to share with other Co-owners the General Common Elements of the Project as designated by this Master Deed.

ARTICLE II

LEGAL DESCRIPTION

A. The land on which the Project is situated, and which is hereby submitted to condominium ownership pursuant to the provisions of the Act, is described as follows:

Lots 1, 2, 3 and Steeple Ridge Park east of "Steeple Ridge" as recorded in Liber 178 of Plats, Pages 5 & 6, Oakland County records and part of the NE 1/4 of Sec. 20, T4N, R9E, Independence Township, Oakland County, Michigan, more particularly described as beginning at a point located N00°21'40"W 261.00 ft. along the east line of Sec. 20 and S89°54'00"W 43.00 ft. from the E 1/4 corner of Sec. 20, T4N, R9E; thence from said point of beginning S89°54'00"W 412.00 ft; thence N00°21'40"W 79.00 ft; thence S89°54'00"W 379.38 ft; thence S00°21'40"E 229.99 ft. to the north right-of-way line of Clarkston Rd.; thence on a curve to the left (R=960.00 ft., LC=S89°51'11"W 100.00 ft.) an arc distance of 100.04 ft. along said north right-of-way line Clarkston Rd. to the east line of "Park View Ridge Sub" as recorded in Liber 158 of Plats, Pages 20 & 21, Oakland County Records; thence N00°21'40"W 230.07 ft. along the east line of said "Park View Ridge Sub"; thence S89°54'00"W 391.15 ft. along the north line of "Park View Ridge Sub"; thence N00°26'20"W 307.83 ft. to the south line of "Cameo Homes Sub" as recorded in Liber 79 of Plats, Pages 5 & 6, Oakland County Records; thence continuing the following 3 courses along said "Cameo Homes Sub", N88°41'02"E 11.92 ft. and N00°20'11"W 166.46 ft. and N89°41'40"E 1023.73 ft; thence S00°21'40"E 79.05 ft; thence N89°58'20"E 247.22 ft. to the west right-of-way line of Perry Lake Rd.; thence S00°21'40"E 477.85 ft.

to the point of beginning. Containing 14.815 acres. Subject to a scenic easement as recorded in Liber 7971, Page 427 of Oakland County records, and any other easements of record.

B. The land which may be withdrawn from the Project pursuant to the election of the Developer at a future date, as set forth in Article I hereof, is all of the land in the Project except Lots 1, 2 and 3 of "Steeple Ridge" as recorded in Liber 178 of Plats, Pages 5 and 6, Oakland County records.

ARTICLE III

DEFINITIONS

Certain terms are utilized not only in this Master Deed but are or may be used in various other instruments such as, by way of example and not limitation, the Articles of Incorporation, Association By-laws and Rules and Regulations of the Steeple Ridge Condominium Association, a Michigan non-profit corporation, and deeds, mortgages, liens, land contracts, easements and other instruments affecting the establishment of, or transfer of, interests in the Project. As used in such documents, unless the context otherwise requires:

(a) "Act" or "Michigan Condominium Act" means the Michigan Condominium Act, being Act 59 of the Public Acts of 1978, as amended.

(b) "Administrator" means the Michigan Department of Commerce, designated to serve in such capacity by the Act.

(c) "Association" means the non-profit corporation organized under the laws of Michigan, of which all Co-owners shall be members, which corporation shall administer, operate, manage and maintain the Project. 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.

(d) "Association By-laws" means the corporate By-laws of the Association organized to manage, maintain and administer the Project.

(e) "Common Elements", where used without modification, means the portions of the Project other than the Condominium Units, including all General and Limited Common Elements described in Article IV. A Common Element shall not be separable from the Condominium Units or Units to which it is appurtenant.

(f) "Condominium By-laws" means Exhibit "A" hereto, being the By-laws setting forth the substantive rights and obligations of the Co-owners, which form a part of this recorded instrument.

(g) "Condominium Documents" means and includes this Master Deed and Exhibits "A" and "B" hereto, recorded pursuant to the Act, and any other instrument

referred to therein which affects the rights and obligations of a Co-Owner in the Project.

(h) "Condominium Property" means the land described in Article II(A), as amended.

(i) "Condominium Subdivision Plan" means Exhibit "B" hereto, being the site, survey and other plans showing the existing and proposed structures and improvements including the location thereof on the land, which form a part of this recorded instrument.

(j) "Condominium Unit" or "Unit" means that portion of the Project designed and intended for separate ownership and use, as described in this Master Deed.

(k) "Co-owner" means the person, firm, corporation, partnership, association, trust or other legal entity or any combination thereof who or which owns a Condominium Unit in the Project. The term "Owner," wherever used, shall be synonymous with the term "Co-owner". If a Unit is sold pursuant to a land contract, the land contract vendee shall be the Owner of that Unit so long as such land contract is executory, except as otherwise provided in the land contract if a copy of the land contract is filed with the Association and except that the land contract vendor and vendee shall have joint and several responsibility for assessments by the Association.

(l) "Developer" means Steeple Ridge, Inc., a Michigan corporation, which has made and executed this Master Deed, its successors and assigns.

(m) "General Common Elements" means those Common Elements of the Project described in Article IV(A) which are for the use and enjoyment of all Co-owners, subject to such charges as may be assessed to defray the cost of operation thereof.

(n) "Limited Common Elements" means those Common Elements of the Project described in Article IV(B) which are reserved for the exclusive use of the Co-owners of a specified Unit or Units.

(o) "Master Deed" means this instrument, together with the exhibits attached hereto and all amendments thereof, by which the Project is submitted to condominium ownership.

(p) "Percentage of Value" means the percentage assigned to each Unit which is determinative of the value of a Co-owner's vote at meetings of the Association when voting by value or by number and value, and the proportionate share of each Co-owner in the Common Elements of the Project and the proceeds and expenses of administration.

(q) "Project" or "Condominium" means the Steeple Ridge Condominium, a condominium development established in conformity with the provisions of the Act.

(r) "Transitional Control Date" means the date on which the Association's Board of Directors takes office pursuant to an election in which the votes that may be

cast by eligible Co-owners unaffiliated with the Developer exceeds the votes which may be cast by the Developer.

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 or the plural, a reference shall also be included to the other where the same would be appropriate.

ARTICLE IV

COMMON ELEMENTS

The Common Elements of the Project as depicted in Exhibit "B", and the respective responsibilities for maintenance, repair and replacement thereof are as follows:

A. The General Common Elements are:

- (1) The land described in Article II(A) hereof, including easement interests of the Condominium in the land provided to it for ingress and egress, if any;
- (2) The parking areas, drives, sidewalks, yards, trees, shrubs and other plantings;
- (3) The electrical, telephone, television and/or cable television wiring networks throughout the common areas of the Project, including those contained within floors, ceilings, and common walls;
- (4) The plumbing and gas line networks throughout the common areas of the Project, including those contained within floors, ceilings and common walls;
- (5) The heating and/or air-conditioning ductworks and conduits throughout the common areas of the Project, including those contained within floors, ceilings and common walls;
- (6) The water distribution system and sanitary sewer system serving the Project except for the water and sanitary sewer lines owned by the Township of Independence;
- (7) The foundations, roofs, unit perimeter walls and other walls as shown on Exhibit "B", ceilings and floors (including doors and chimneys therein), entrances and exits of the Project;
- (8) The portions of any garage, carport or parking space which is not otherwise designated as a Limited Common Element in the Condominium Subdivision Plans; and
- (9) All other Common Elements of the Project not herein designated as Limited Common Elements which are not enclosed within the boundaries of a Condominium Unit, and which are intended for common use or are necessary to the existence, upkeep or safety of the Project.

B. The Limited Common Elements are:

(1) The pipes, ducts, wiring and conduits located entirely within a Condominium Unit and servicing only such Unit;

(2) The porches, front courtyards and/or decks appurtenant to Units in the Project;

(3) The separate furnace, water heater, fireplace combustion chamber, air-conditioner and/or compressor located within or adjacent to a Unit and serving only such Unit or a cluster of Units exclusively;

(4) The driveways leading to the garages, the doors, garage doors and windows within any storage or garage perimeter walls, garage door openers, and the doors, windows, sliders and/or screens located within any Unit perimeter wall;

(5) Garage and storage interior space and surfaces; and

(6) The interior surfaces of Unit perimeter walls, ceilings and floors contained within a Condominium Unit.

C. The costs of maintenance, repair and replacement of the Limited Common Elements described in Article IV(B)(1), IV(B)(3) and IV(B)(4) (except driveways and garage doors), and the decoration and interior maintenance of the Limited Common Elements described in Article IV(B)(5) and IV(B)(6) shall be borne by the Co-owner of the Unit or Units to which such Limited Common Elements are appurtenant. The costs of maintenance, repair and replacement of all other General and Limited Common Elements described above shall be borne by the Association except to the extent of repair and replacement due to the act or neglect of a Co-owner or his agent, invitee, family member or pet; provided, that any improvements to the Common Elements installed by a Co-owner with the consent of the Association shall be maintained at the sole expense of such Co-owner.

D. A Limited Common Element may be reassigned, upon notice to any affected mortgagee, by written application to the Board of Directors of the Association by all Co-owners whose interest will be affected thereby. Upon receipt of such application, the Board shall promptly prepare or cause to be prepared and executed an amendment to this Master Deed reassigning all rights and obligations with respect to the Limited Common Elements involved, and shall deliver such amendment to the Co-owners of the Units affected upon payment by them of all reasonable costs for the preparation and approval thereof. All affected Co-owners must consent to such reassignment of a Limited Common Element.

E. Except as set forth herein, Condominium Units shall not be separable from the Common Elements appurtenant thereto, and shall not be used in any manner inconsistent with the purposes of the Project or in any other way which will interfere with or impair the rights of any other Co-owner in the use and enjoyment of his Unit or the Common Elements appurtenant thereto.

ARTICLE V

DESCRIPTION AND PERCENTAGE OF VALUE.

A. A complete description of each Condominium Unit in the Project, with elevations therein referenced to an official bench mark of the United States Geological Survey sufficient to relocate accurately the space enclosed by the description without reference to the structure itself, is set forth in the Condominium Subdivision Plan as surveyed by Kieft Engineering, Inc., consulting engineers and surveyors. The architectural plans and specifications are on file with the Township of Independence, Michigan. Each Unit shall include all that space contained within certain horizontal planes and vertical planes designated by a heavy outline on the interior finished surface of the walls, floors and ceilings as depicted in the Condominium Subdivision Plan and as delineated by detailed dimensional descriptions of the same contained by said outline, less any Common Elements contained therein. In determining dimensions, each Condominium Unit shall be measured by interior finished unpainted surfaces of the walls and ceilings and from the interior surfaces of the finished subfloor.

B. The total value of the Project is 100, and each Condominium Unit in the Project as it appears on the Condominium Subdivision Plan is assigned an equal percentage thereof. Such percentage of value shall not be changed except in the manner provided by Article VII(B)(3) expressed in a recorded amendment to this Master Deed; provided that the Developer reserves the exclusive right to adjust such percentages pro-rata by withdrawing land from the Project by amendment as contemplated in Article I.

ARTICLE VI

EASEMENTS

Every portion of a Condominium Unit which contributes to the structural support of a building shall be burdened with an easement of structural support for the benefit of the Common Elements. In the event that any portion of a Unit or Common Element encroaches upon another Unit or Common Element due to the shifting, settling or moving of a building, or due to survey errors or construction deviations, reciprocal easements shall exist for the maintenance of such encroachment for so long as such encroachment exists, and for the maintenance thereof after rebuilding in the event of destruction. There shall also be permanent easements for the maintenance and repair of Common Elements, which easements shall be administered by the Association, and there shall be easements to, through and over those portions of the land, structures, buildings, improvements and walls (including interior Unit walls) as may be reasonable for the installation, maintenance and repair of all utility services furnished to the Project. Public utilities shall have access to the Common Elements and to the Units at such times as may be reasonable for the installation, repair or maintenance of such services, and any costs incurred in opening and repairing any wall of the Project to install, repair or maintain such services shall be an expense of administration assessed against all Co-owners in accordance with the Condominium By-laws.

Until final completion of the Project as described in Article I or of any other condominium project or other development developed on the property described in Article II(B), the

Developer reserves to itself for the benefit of itself, its successors and assigns, and any appropriate utility company, the power to create (a) easements for the unrestricted use of all roads, driveways and walkways in the Condominium for the purpose of ingress and egress to and from all or any portion of the land described in Article II(B); and (b) easements to utilize, tap and tie into all utility mains located within or servicing the Project.

So long as the Developer owns one or more of the Units in the Project, the Developer shall be subject to the provisions of this Master Deed and of the Act; provided, that the Developer shall be permitted the sales activities specified in Section 6 of Article VII of the Condominium By-Laws.

ARTICLE VII

PONDS AND WETLANDS

The Project includes within the General Common Elements various ponds and wetlands. The use of the ponds and wetlands are strictly controlled and restricted by various laws and regulations. In addition, the ponds and wetlands are subject to specific easements and restrictions created by the document entitled "The Preservation of Steeple Hollow Scenic Easements and Related Restrictions" dated December 30, 1978 and recorded at Liber 7971, Pages 427 through 429. That document prevents any use or development of the ponds and wetlands so as to provide a natural unaltered setting in which all forms of wildlife may exist in their habitual way. The ponds and wetlands protected by the restrictions and easements must be kept free of all buildings, fences and other structures. No hunting, snowmobiling, motorcycling, trapping or posting of advertising signs or billboards, and no other activities inconsistent with the promotion and preservation of the ponds and wetlands shall be permitted. These scenic easements were created for the benefit of the public so as to protect the natural beauty of the ponds and wetlands, and the public trust therein. Fishing and swimming in the ponds is permitted for only those neighboring property owners whose lots extend to the water's edge. Therefore, being fully enclosed within the Steeple Ridge Condominium site, only Co-owners may fish and swim in the ponds (subject to the rules and regulations of the Association), but no man-made trails, nor structures, may be created and/or erected for access to the ponds.

The maintenance of the ponds and wetlands, as part of the General Common Elements of the Project, is the responsibility of the Association. Maintenance will include the maintenance of all ponds, flood control culverts and wetlands, with the view of maintaining and preserving their natural character and their function. The Association shall establish a regular and systematic program of maintenance in order to insure the achievement of the Association's responsibilities. The Charter Township of Independent shall, upon request, be entitled to receive a copy of the written plan of maintenance established in accordance with this Article. The cost of maintenance of the ponds, flood control culverts and wetlands will be included within the budget of the Association and levied against the Co-owners, together with all other common expenses of the administration of the Condominium. In the event that the Association shall refuse or neglect to maintain the ponds, flood control culverts and/or wetlands, and following notice and an opportunity to be heard before the legislative body, or designate of the legislative body, the Charter Township of Independence, or its successor, shall have the power and authority to enter upon the

property, or cause its agents or contractors to do so, and perform the necessary maintenance as found to be appropriate. The cost and expense of such maintenance, plus an administrative fee equal to twenty-five percent (25%) of all costs incurred, shall be billed to the Association, and upon failure of the Association to make payment of such bill within thirty (30) days, the Township may place the indebtedness upon the delinquent tax roll, pro rata with respect to each Unit, and collect such indebtedness as part of, and as if the indebtedness constitutes, a delinquent tax assessment.

As part of the maintenance obligation of the Association, to maintain the ponds and wetlands in their natural state, use of lawn fertilizers on the lawns within the Project will be strictly controlled. No Co-owner may use any lawn or other fertilizer on the Condominium Property without the prior written consent of the Association. Indiscriminate use of lawn fertilizers may cause excessive growth of algae in the ponds and wetlands and may cause other environmental problems, which ultimately could result in the impairment or destruction of the natural resources being protected under this Article.

By acceptance of the Deed to a Unit, entering into a land contract for the purchase of a Unit, or otherwise acquiring an interest in a Unit, each Co-owner thereby ratifies and affirms his, her or its obligation to comply with the laws, regulations restrictions and easements controlling use of the ponds and wetlands and to comply with this Article, and to cooperate in the maintenance and preservation of the ponds, flood control culverts and wetland area.

ARTICLE VIII

AMENDMENT AND TERMINATION

A. If there is no Co-owner other than the Developer, the Developer may unilaterally amend the Condominium Documents or, with the consent of any interested mortgagee, unilaterally terminate the Project. Such amendment or termination shall become effective upon recording in the public records of Oakland County, Michigan.

B. If there is a Co-owner other than the Developer, the Condominium Documents may be amended for a proper purpose only as follows:

(1) Amendments to contract the Project in accordance with Article I may be made by the Developer or its successors without the consent of any Co-owners or other person.

(2) Amendments may be made without the consent of Co-owners or mortgagees by the Developer or its successors as long as the amendment does not materially alter or change the rights of a Co-owner or mortgagee, including, but not limited to, amendments for the purpose of (i) a modification of the types and sizes of unsold Units and their appurtenant Limited Common Elements, and/or (ii) facilitating conventional mortgage loan financing for existing or prospective Co-owners and to enable or facilitate the purchase of such mortgage loans by the Federal Home Loan Mortgage Corporation, the Federal National Mortgage Association, the Government National Mortgage Association and/or any other agency of the federal government or the State of Michigan.

(3) Amendments may be made, even if it will materially alter or change the rights of the Co-owners or mortgagees, upon the consent of not less than two-thirds by number and value of the Co-owners and mortgagees with each mortgagee having one (1) vote for each mortgage held in the determination of consent by number; provided, that a Co-owner's Unit dimensions or Limited Common Elements may not be modified without his consent and that a Co-owner's Unit's percentage of value shall not be changed without his consent except in accordance with Article V(B), and provided, further, that the provisions of Article VI and this Article VII shall not be modified without the written consent of the Developer so long as the Developer continues to own or to offer for sale any Unit in the Project.

(4) Amendments may be made without the consent of Co-owners or mortgagees by the Developer or its successors, even if such amendment will materially alter or change the rights of the Co-owners or mortgagees, to achieve compliance with the Act or with rules, interpretations or orders promulgated by the Administrator pursuant to the Act.

(5) Co-owners and mortgagees of record in Oakland County, Michigan shall be notified of proposed amendments not less than ten (10) days before the amendment is recorded.

(6) A person causing or requesting an amendment to the Condominium Documents shall be responsible for costs and expenses of the amendment, except for amendments based upon a vote of the prescribed majority of Co-owners and mortgagees or based upon the Advisory Committee's decision, the costs of which are expenses of administration.

C. If there is a Co-owner other than the Developer, the Project shall be terminated only by agreement of the Developer and unaffiliated Co-owners to which 80% of the votes of the Association appertain, as follows:

(1) Agreement of the required majority of Co-owners to termination of the Project shall be evidenced by their execution of the termination agreement or of ratifications thereof, and the termination shall become effective only when the agreement is so evidenced of record.

(2) Upon recordation of an instrument terminating the Project, the property constituting the Condominium shall be owned by the Co-owners as tenants in common in proportion to their respective undivided interests in the Common Elements immediately before recordation. As long as the tenancy in common lasts, each Co-owner or the heirs, successors, or assigns thereof, shall have an exclusive right of occupancy of

that portion of the property which formerly constituted that Co-owner's Condominium Unit.

(3) Upon recordation of an instrument terminating the Project, any rights the Co-owners may have to the assets of the Association shall be in proportion to their respective undivided interests in the Common Elements immediately before recordation, except that common profits shall be distributed in accordance with the Condominium Documents and the Act.

(4) Notification of termination by first class mail shall be made to all parties interested in the Project, including escrow agents, land contract vendors, creditors, lienholders, and prospective purchasers who deposited funds. Proof of dissolution must be submitted to the Administrator.

IN WITNESS WHEREOF, the Developer has duly executed this Master Deed on the day and year first above written.

WITNESSES:

STEEPLE RIDGE, INC.

Judith A. Bossolano
Judith A. Bossolano
Eric R. Pilarcik
Eric R. Pilarcik

By: *John E. Marshall*
John E. Marshall
Its President

And

Judith A. Bossolano
Judith A. Bossolano
Eric R. Pilarcik
Eric R. Pilarcik

By: *Robert J. Pilarcik*
Robert J. Pilarcik
Its Secretary

STATE OF MICHIGAN)
) ss.
COUNTY OF Oakland)

On this 30 day of June, 1988, before me, a Notary Public in and for said County, appeared JOHN E. MARSHALL, to me personally known, who being by me duly sworn, did say that he is the President of Steeple Ridge, Inc., a Michigan corporation which executed the within instrument; that said instrument was signed and sealed in behalf of said corporation by authority of its Board of Directors, and JOHN E. MARSHALL further acknowledged said instrument to be the free act and deed of said corporation.

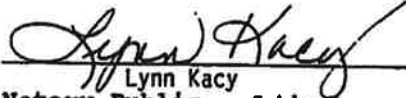
Lynn Kacy
Lynn Kacy
Notary Public, Oakland County, MI
My Commission Expires: 2-12-89

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STATE OF MICHIGAN)
) ss.
COUNTY OF Oakland)

On this 30 day of June, 1988, before me, a Notary Public in and for said County, appeared ROBERT J. PILARCIAK to me personally known, who being by me duly sworn, did say that he is the Secretary of Steeple Ridge, Inc., a Michigan corporation which executed the within instrument; that said instrument was signed and sealed in behalf of said corporation by authority of its Board of Directors, and ROBERT J. PILARCIAK further acknowledged said instrument to be the free act and deed of said corporation.



Lynn Kacy
Notary Public, Oakland County, MI
My Commission Expires: 2-12-89

This Master Deed Drafted By:
KEITH P. WALKER
McSHANE & BOWIE
540 Old Kent Building
Grand Rapids, MI 49503

Return to Draftsman
after recording.

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