

amen

LIBER 10603 407

88147927

KNOLLS NORTH CONDOMINIUM

SIXTH AMENDMENT OF MASTER DEED

OAKLAND COUNTY CONDOMINIUM SUBDIVISION PLAN NO. 337
6723 HISE 7.00

Knolls North Condominium Association of Oakland County as recorded in Liber 8003, Page 619; Oakland County Records, Subdivision Plan 337, as amended by First Amendment, Liber 8593, Page 835; Second Amendment, Liber 8646, Page 94; Third Amendment, Liber 8972, Page 772; Fourth Amendment, Liber 9467, Page 850; Fifth Amendment, Liber 10208, Page 593; and Rescission of the Fifth Amendment, Liber 10320, Page 681;

WHEREAS, Pursuant to the resolution of the Board of Directors of Knolls North Condominium Association on August 22, 1988, by authority granted in Article IX of the Master Deed and Article VIII of the Condominium By-Laws, the Association of Knolls North Condominium Association, having determined that the Master Deed is not in conformity with the requirements of law,

WITNESSETH, that the Board of Directors has by resolution amended Article IX, Paragraph B of the Master Deed, by the deletion of said paragraph and insertion of the following Article IX, Paragraph B, in conformity with 1988 PA 147:

"B. This Master Deed and the condominium By-Laws may be amended by the Association, even after amendment will materially alter or change the rights of the co-owners or mortgagees, with the consent of not less than 2/3 of the votes of the co-owners and mortgagees. A mortgagee shall have one vote for each mortgage held. This 2/3 majority may not be increased by any amendment hereto, pursuant to 1988 Public Acts 147. Notwithstanding the foregoing, the method of formula used to determine the percentage of value of units, at the project for other than voting purposes, and any provisions in this Master Deed and the condominium By-Laws, including amendments to either, related to the ability or terms under which a co-owner may rent a unit, may not be modified without the consent of each affected co-owner and mortgagee. A co-owner's condominium unit dimensions of appurtenant limited common elements may not be modified without the co-owner's consent. Co-owners and mortgagees of record shall be notified of proposed amendments not less than ten (10) days before the amendment is recorded. Except for amendments based upon a vote of the prescribed majority of co-owners and mortgagees, the costs and expenses of an amendment shall be the responsibility of the person or entity causing or requesting such amendment to the condominium documents. Amendments to the Master Deed or Condominium By-Laws shall not be effective until recorded."

Ent.
9003337

RESOLVED, further, that Article VIII, Section 1 of the Condominium By-Laws is amended by the deletion thereof and the insertion of the following:

"Section 1. These By-Laws and the Master Deed may be amended by the Association or by the Developer in the manner provided in the Master Deed. Amendments made by the Association which do not materially alter or change the rights of a co-owner or mortgagee, as more specifically described and set out in paragraph 9(a) of the Master Deed, and in Public Acts of 1988 No. 147, may be made by the Board of Directors of the Association. The Association may amend the Master Deed and Condominium By-Laws, even if the amendment will materially alter or change the rights of the co-owners or mortgagees, as more specifically described in paragraph 9(b) of the Master Deed, with the consent of not less than two-thirds of the votes of the co-owners and mortgagees in the manner described in paragraph 9(b) of the Master Deed as prescribed by Public Acts of 1988, No. 147. Any amendment to these By-Laws will become effective upon recordation with the Register of Deeds, Oakland County, Michigan, that being the county in which the condominium is located. Co-owners and mortgagees of record shall be notified of proposed amendments as required by law; a copy of the recorded amendment shall be delivered to each co-owner of the project as required by law; provided,

7.00

Cher

Ent 15-10-102-000

however, that any amendment adopted in accordance with this Article shall be binding upon all persons and entities having any interest in the condominium irrespective of whether such persons or entities actually received a copy of the amendment."

The balance of the Master Deed, the Condominium By-Laws and the Condominium Subdivision Plan remain in full force and effect, unchanged.

Said Resolutions were passed on August 29, 1988.

WITNESSED:

KNOLLS NORTH CONDOMINIUM ASSOCIATION

Ralph A. Gaulin
Ralph A. Gaulin

By Sandra Boothe
Sandra Boothe, President

Janet C. Gaulin
Janet C. Gaulin

By Sylvia Bartalucci 9/12/88
Sylvia Bartalucci Director

STATE OF MICHIGAN)
SS:
COUNTY OF OAKLAND)

On this 12th day of September, 1988, the foregoing Sixth Amendment of the Master Deed was acknowledged before me by Sandra Boothe and Sylvia Bartalucci, President and Director of Knolls North Condominium Association.

Renee M. Deaton
Renee M. Deaton Notary Public
Oakland County, Michigan
My Commission Expires: 2992

This instrument drafted by
Marguerite F. Walker II
104 W. Fourth, Suite 207
Royal Oak, Michigan 48067

When recorded return to
Marguerite F. Walker II
104 W. Fourth, Suite 207
Royal Oak, Michigan 48067