

FIRST AMENDMENT TO MASTER DEED OF Recorded in Liber 6541,
STREAMWOOD ESTATES Pages 296 through 325,
Oakland County Records,
on September 19, 1975.

Streamwood Estates, a Michigan co-partnership, being the Developer of Streamwood Estates, a condominium project established pursuant to the Master Deed thereof, recorded on May 22, 1974, in Liber 6295, Pages 308 through 352, Oakland County Records, and known as Streamwood Estates, Oakland County Condominium Subdivision Plan No. 178, hereby amends the Master Deed of Streamwood Estates pursuant to the authority reserved in Article VI of said Master Deed for the purposes of enlarging the condominium project from 50 units to 63 units by the addition of land as described in Section 1 below and reallocating percentages of value set forth in Article V-C of said Master Deed and for the purposes of amending Article V and Article VIII of the Master Deed and Article VII of the Condominium Bylaws (Exhibit "A") to bring the provisions thereof into conformity with the requirements set forth in the regulations of the Federal Home Loan Mortgage Corporation. Said Master Deed is amended in the following manner:

1. The land which is being added to the Condominium Project by this Amendment is more particularly described as follows:

Land in the Township of Avon, Oakland County, Michigan, described as: A parcel of land being part of the southeast 1/4 of Section 20, Town 3 North, Range 11 East, Avon Township, Oakland County, Michigan, being more particularly described as: Beginning at a point distant north 2 degrees 09 minutes 01 seconds west 60.05 feet along the east line of said Section 20 to a point on the northerly 60 foot right-of-way line of Hamlin Road, and north 89 degrees 57 minutes 21 seconds west 17.69 feet along the said northerly right-of-way line of Hamlin Road, and north 2 degrees 51 minutes 34 seconds east 125.36 feet to a point of curvature to the left having a radius of 500.00 feet, an arc length 109.59 feet, a central angle of 12 degrees 33 minutes 28 seconds, a chord bearing and distance of north 3 degrees 25 minutes 10 seconds west 109.37 feet and north 9 degrees 41 minutes 54 seconds west 70.00 feet to a point of curvature to the right having a radius of 480.00 feet, an arc length of 120.71 feet a central angle of 14 degrees 24 minutes 31 seconds a chord bearing and distance of north 2 degrees 29 minutes 38 seconds west 120.39 feet from the southeast corner of said Section 20, proceeding thence north 85 degrees 17 minutes 23 seconds west 34.55 feet; thence south 86 degrees 48 minutes 06 seconds west 201.89 feet; thence north 3 degrees 11 minutes 54 seconds west 92.00 feet; thence south 86 degrees 48 minutes 06 seconds west, 88.29 feet; thence north 3 degrees 44 minutes 43 seconds west 251.82 feet; thence north 86 degrees 15 minutes 17 seconds east 79.90 feet to the approximate centerline of the Clinton River; thence along the said approximate centerline of the Clinton River south 68 degrees 44 minutes 58 seconds east 96.57 feet to a point; thence leaving said approximate centerline of the Clinton River south 39 degrees 05 minutes 06 seconds east 296.59 feet to a point of curvature to the left having a radius of 480.00 feet, an arc length of 70.71 feet, a central angle 8 degrees 26 minutes 26 seconds, a chord bearing and distance of south 8 degrees 55 minutes 50 seconds west, 70.65 feet to the point of beginning.

2. First Amended Article V-B and First Amended Article V-C of said Master Deed of Streamwood Estates as set forth below, shall, upon approval of this Amendment by Order of the Michigan Department of Commerce, and recordation in the Office of the Oakland County Register of Deeds of this Amendment and said Order, replace and supersede Article V-B and Article V-C of the Master Deed as originally recorded, and the originally recorded Article V-B and Article V-C shall be of no further force or effect.

**FIRST AMENDED ARTICLE V-B AND FIRST AMENDED ARTICLE V-C OF THE
MASTER DEED OF STREAMWOOD ESTATES**

ARTICLE V

B. The percentage of value assigned to each apartment is set forth in Subparagraph C below. The percentage of value assigned to each apartment shall be determinative of the proportionate share of each respective co-owner in the proceeds and expenses of the administration and the value of such co-owner's vote at meetings of the Association of Co-Owners. The total value of the project is 100. The percentage of value allocated to each apartment may be changed only with the prior written approval of each institutional holder of a first mortgage lien on any unit in the project and with the unanimous consent of all of the co-owners expressed in an amendment to this Master Deed, duly approved and recorded, except as provided in Article VIII hereof.

C. Set forth below are:

- (a) Each apartment number as it appears on the Condominium Subdivision Plan.
- (b) The percentage of value assigned to each apartment.

Apartment Number		Percentage of Value Assigned
1	Two-Bedroom Garden Apartment	1.367
2	Two-Bedroom Garden Apartment	1.367
3	Two-Bedroom Garden Apartment	1.367
4	Two-Bedroom Garden Apartment	1.367
5	Two-Bedroom Garden Apartment	1.367
6	Two-Bedroom Garden Apartment	1.367
7	Two-Bedroom Garden Apartment	1.367
8	Two-Bedroom Garden Apartment	1.367
9	Two-Bedroom Garden Apartment	1.367
10	Two-Bedroom Garden Apartment	1.367
11	Two-Bedroom Garden Apartment	1.367
12	Two-Bedroom Garden Apartment	1.367
13	Two-Bedroom Garden Apartment	1.367
14	Two-Bedroom Garden Apartment	1.367
15	Two-Bedroom Garden Apartment	1.367
16	Two-Bedroom Garden Apartment	1.367
17	Two-Bedroom Garden Apartment	1.367
18	Two-Bedroom Garden Apartment	1.367
19	Two-Bedroom Garden Apartment	1.367
20	Two-Bedroom Garden Apartment	1.367
21	Three-Bedroom Townhouse	1.803
22	Three-Bedroom Townhouse	1.777
23	Two-Bedroom Townhouse	1.759
24	Two-Bedroom Townhouse	1.759
25	Three-Bedroom Townhouse	1.777
26	Three-Bedroom Townhouse	1.803
27	Three-Bedroom Townhouse	1.803
28	Three-Bedroom Townhouse	1.777
29	Two-Bedroom Townhouse	1.759
30	Two-Bedroom Townhouse	1.759
31	Three-Bedroom Townhouse	1.777
32	Three-Bedroom Townhouse	1.803
33	Three-Bedroom Townhouse	1.739
34	Three-Bedroom Townhouse	1.712
35	Two-Bedroom Townhouse	1.680
36	Two-Bedroom Triplex	1.602
37	Three-Bedroom Triplex	1.712
38	Two-Bedroom Triplex	1.602
39	Two-Bedroom Townhouse	1.695
40	Three-Bedroom Townhouse	1.712
41	Three-Bedroom Townhouse	1.803
42	Three-Bedroom Townhouse	1.803
43	Three-Bedroom Townhouse	1.777
44	Two-Bedroom Townhouse	1.759
45	Two-Bedroom Townhouse	1.695
46	Three-Bedroom Townhouse	1.712
47	Three-Bedroom Townhouse	1.739
48	Two-Bedroom Triplex	1.602
49	Three-Bedroom Triplex	1.712
50	Two-Bedroom Triplex	1.602
51	Three-Bedroom Townhouse	1.739
52	Three-Bedroom Townhouse	1.712
53	Two-Bedroom Townhouse	1.680
54	Three-Bedroom Townhouse	1.739
55	Three-Bedroom Townhouse	1.712

56	Two-Bedroom Townhouse	1.680
57	Two-Bedroom Triplex	1.602
58	Three-Bedroom Triplex	1.712
59	Two-Bedroom Triplex	1.602
60	Two-Bedroom Garden Apartment	1.367
61	Two-Bedroom Garden Apartment	1.367
62	Two-Bedroom Garden Apartment	1.367
63	Two-Bedroom Garden Apartment	1.367

3. First Amended Article VIII of the Master Deed of Streamwood Estates as set forth below, shall, upon approval of this Amendment by Order of the Michigan Department of Commerce, and recordation in the Office of the Oakland County Register of Deeds of this Amendment and said Order, replace and supersede Article VIII of the Master Deed as originally recorded, and the originally recorded Article VIII shall be of no further force or effect.

FIRST AMENDED ARTICLE VIII OF THE
MASTER DEED OF STREAMWOOD ESTATES

ARTICLE VIII

Except as provided in preceding Articles as set forth above and in Exhibit "A" hereto, the Condominium Project shall not be terminated, vacated, revoked or abandoned or any of the provisions of this Master Deed or Exhibit "B" amended (but not Exhibit "A" hereto which may be amended as therein provided) unless all of the co-owners and the mortgagees of all of the mortgages covering the apartments unanimously agree to such termination, vacation, revocation, abandonment or amendment by duly approved and recorded instruments; FURTHER, unless all holders of first mortgages on individual units in the project have given their prior written approval, neither the Association nor any co-owner(s) shall partition or subdivide any unit or the common elements of the project; PROVIDED, HOWEVER, that prior to the first annual meeting of members of the Association, the Developer may with the approval of the Michigan Department of Commerce (but without the consent of any co-owner or any other person) amend this Master Deed and the Plans attached as Exhibit "B" in order to correct survey or other errors made in such documents and to make such other amendments to such instruments and to the Bylaws attached hereto as Exhibit "A" as do not materially affect any rights of any co-owner or mortgagee in the project, including, but not limited to, amendments for the purpose of facilitating conventional mortgage loan financing for existing or prospective co-owners and to enable 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.

4. Section 1 of Article VII of the Condominium Bylaws (Exhibit "A") of Streamwood Estates is amended to provide as follows:

Section 1. Any co-owner who mortgages his apartment shall notify the Association of the name and address of the mortgagee, and the Association shall maintain such information in a book entitled "Mortgages of Apartments." The Association may, at the written request of a mortgagee of any such apartment, report any unpaid assessments due from the co-owner of such apartment. The Association shall give to the holder of any first mortgage covering any unit in the project written notification of any default in the performance of the obligations of the co-owner of such apartment that is not cured within 60 days.

5. Article VII of the Condominium Bylaws is amended by the addition of the following:

FIRST AMENDED ARTICLE VII OF THE
CONDOMINIUM BYLAWS OF STREAMWOOD ESTATES

Section 3. Notwithstanding any other provision in the Condominium Documents, the following provisions shall apply and may not be amended or deleted without the prior written consent of the holder of each first mortgage of a condominium unit of record:

(a) Each first mortgagee has the right to examine the books and records of the Streamwood Estates Condominium Association and the condominium project.

(b) No condominium unit owner, or any other party, shall have priority over any rights of first mortgagees of condominium units pursuant to their mortgages in the case of distribution to condominium unit owners of insurance proceeds of condemnation awards for losses to or a taking of condominium units and/or common elements.

(c) Any agreement for professional management of the condominium project shall provide that the management contract may be terminated for cause on ninety (90) days' written notice and the term of any such contract may not exceed three years.

(d) An adequate reserve fund for replacement of the common elements must be established and must be funded by regular monthly payments rather than by special assessments.

(e) The Association shall give notice in writing to the Federal Home Loan Mortgage Corporation (in care of its designated servicing agent) of any loss to, or taking of, the common elements of the condominium project if such loss or taking exceeds \$10,000.

(f) The Association shall not be entitled to use hazard insurance proceeds for losses to any condominium property (whether to units or to common elements) for other than the repair, replacement or reconstruction of such improvements, except as provided by statute in case of substantial loss to the units and/or common elements of the condominium project.

6. First Amended Sheets 1, 2, 3, 4, 5 and 6 through 23, inclusive, of the Condominium Subdivision Plan of Streamwood Estates, as attached hereto, shall, upon approval of this Amendment by Order of the Michigan Department of Commerce, and recordation in the Office of the Oakland County Register of Deeds of this Amendment and said Order, replace and supersede originally recorded Sheets 1 through 23 of the Condominium Subdivision Plan of Streamwood Estates, and the originally recorded Sheets 1, 2, 3, 4, 5 and 6 through 23, inclusive, shall be of no further force or effect. The legal description of the condominium premises contained on said First Amended Sheet 1 of the Condominium Subdivision Plan shall replace and supersede the description of said premises contained in Article II of the originally recorded Master Deed.

7. Sheets 3a, 4a and 5a of the Condominium Subdivision Plan of Streamwood Estates as attached hereto, shall, upon approval of this Amendment by Order of the Michigan Department of Commerce and recordation in the Office of the Oakland County Register of Deeds of this Amendment and said Order, supplement and be incorporated in the Condominium Subdivision Plan of Streamwood Estates, as originally recorded.

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

WITNESSES:

STREAMWOOD ESTATES, a Michigan
co-partnership

/s/ Larry Lokuta
Larry Lokuta

By: /s/ Donald G. Van Every
Donald G. Van Every, Partner

/s/ Charlotte K. Reis
Charlotte K. Reis

STATE OF MICHIGAN)
) SS.
COUNTY OF OAKLAND)

The foregoing First Amendment to Master Deed of Streamwood Estates was acknowledged before me this 18th day of September, 1975, by Donald G. Van Every, a partner of Streamwood Estates, a Michigan co-partnership, on behalf of the co-partnership.

FIRST AMENDMENT TO MASTER DEED DRAFTED BY:
Robert L. Nelson, of
Dykema, Gossett, Spencer, Goodnow & Trigg
2700 City National Bank Building
Detroit, Michigan 48226
WHEN RECORDED, RETURN TO DRAFTER.

/s/ Charlotte K. Reis
Charlotte K. Reis
Notary Public, Oakland County, Michigan
My Commission Expires: October 18, 1975