

NOTE: TO BE WARRANTABLE
THIS AMENDMENT WOULD TO
CREATE PHASE I - 14 UNITS
PHASE II BUILT DUPLEX UNIT 412043
PHASE III T.R.B. UNITS 44-45-46
PHASE IV REGARDING UNITS

17 NOV 16 PM 12:14

17 NOV 22 AM 11:03

EXAMINED AND APPROVED
DATE NOV 16 2017
BY SJK NJC
AMY L. MILLER-VANDAWAKER
PLAT ENGINEER

WAYNE COUNTY TREASURER
11-16-17 MS

Bernard J. Youngblood
Wayne County Register of Deeds
2017366884 L: 54080 P: 908
11/22/2017 11:03 AM MDA Total Pages: 12



SECOND AMENDMENT TO MASTER DEED

**GATEWAYS OF PLYMOUTH
A RESIDENTIAL CONDOMINIUM
WAYNE COUNTY CONDOMINIUM
SUBDIVISION PLAN NO. 900**

This Second Amendment to Master Deed is made and executed this 10th day of October, 2017, by Tara Gateways, LLC, a Michigan limited liability company, whose address is 5870 Glasgow, Troy, Michigan 48085, Developer of Gateways of Plymouth, a Condominium Project established pursuant to the Master Deed thereof, recorded on February 23, 2006 at Liber 44094, Page 373, Wayne County, Michigan records as amended by the First Amendment to Master Deed recorded on November 6, 2015 at Liber 52567, Page 91, Wayne County records (collectively, "Master Deed"), and known as Wayne County Condominium Subdivision Plan No. 900.

Developer hereby amends the Master Deed (this "Amendment"), pursuant to the authority reserved in Article VIII thereof for the purpose of identifying in the Condominium Subdivision Plan the phases of development to comply with certain requirements of mortgage loan lenders as set forth in revised Exhibit B attached hereto and incorporated by reference. Upon the recording of this Amendment in the office of the Wayne County Register of Deeds, said Master Deed and Exhibit B thereto shall be amended to set forth the phases referenced therein.

5. In all other respects, other than as hereinabove indicated, the Master Deed and the Bylaws and the Condominium Subdivision Plan attached thereto respectively as Exhibits ~~"A"~~ and ~~"B"~~, is hereby ratified, confirmed and redeclared.


Dated this 10th day of October, 2017.

TARA GATEWAYS, LLC,
a Michigan limited liability company

BY: 
Dominic Liburdi
ITS: Authorized Agent

STATE OF MICHIGAN)
) ss.
COUNTY OF WAYNE)

On this 10th day of October, 2017, the foregoing Second Amendment to Master Deed of Gateways of Plymouth was acknowledged before me by Dominic Liburdi, authorized agent of Tara Gateways, LLC, a Michigan limited liability company.


H. William Freeman, Notary Public
Oakland County, Michigan
Acting in Wayne County
My Commission Expires: February 8, 2021

DRAFTED BY AND WHEN
RECORDED RETURN TO:

H. William Freeman, Esq.
Sullivan, Ward, Asher & Patton, P.C.
25800 Northwestern Hwy., Suite 1000
Southfield MI 48075
(248) 746-2733

W2050372.DOCX

REPLAT NUMBER 2 OF
 WAYNE COUNTY CONDOMINIUM
 SUBDIVISION PLAN NO. 900
 EXHIBIT "B" TO THE AMENDED MASTER DEED OF
GATEWAYS OF PLYMOUTH
 PLYMOUTH TOWNSHIP, WAYNE COUNTY, MICHIGAN

ATTENTION REGISTER OF DEEDS

THE CONDOMINIUM SUBDIVISION PLAN NUMBER MUST BE ASSIGNED IN CONSECUTIVE SEQUENCE. WHEN A NUMBER HAS BEEN ASSIGNED TO THIS PROJECT IT MUST BE PROPERLY SHOWN IN THE TITLE ON THIS SHEET AND IN THE SURVEYORS CERTIFICATE ON SHEET 2.

THE ASTERISK (*)

AS SHOWN IN THE SHEET INDEX INDICATES NEW OR AMENDED DRAWINGS WHICH ARE DATED 10/08/17.

THESE DRAWINGS ARE TO REPLACE OR BE SUPPLEMENTAL TO THOSE PREVIOUSLY RECORDED.

SURVEYOR

GLA SURVEYORS & ENGINEERS
 8495 NORTH TERRITORIAL ROAD
 PLYMOUTH, MI 48170
 (734) 416-9650
 (734) 416-9657 FAX

DEVELOPER

TARA GATEWAYS, LLC
 5870 GLASGOW STREET
 TROY, MI 48065-3157

EXAMINED AND APPROVED

DATE NOV 16 2017
 BY SK NJC
 AMY L. MILLER-VANDAWAKER
 PLAT ENGINEER

SHEET INDEX

- * 1. TITLE PAGE
- 2. SURVEY PLAN
- 3. UTILITY EASEMENTS
- * 4. SITE PLAN
- * 5. UTILITY PLAN
- * 6. FLOOR PLANS BUILDING #7
- * 7. FLOOR PLANS BUILDINGS #8, #9, #10
- * 8. FOUNDATION & FLOOR PLAN BUILDING #11
- * 9. FOUNDATION & FLOOR PLAN BUILDING #12
- *10. SECOND FLOOR PLANS BUILDINGS #11, #12
- *11. CROSS SECTIONS BUILDINGS #7, #8, #9, #10, #11
- *12. CROSS SECTIONS BUILDING #12

NOTE

THIS CONDOMINIUM SUBDIVISION PLAN IS NOT REQUIRED TO CONTAIN DETAILED PROJECT DESIGN PLANS PREPARED BY THE APPROPRIATE LICENCED DESIGN PROFESSIONAL. SUCH PROJECT DESIGN PLANS ARE FILED, AS PART OF THE CONSTRUCTION PERMIT APPLICATION WITH THE ENFORCING AGENCY FOR THE STATE CONSTRUCTION CODE IN THE RELEVANT GOVERNMENTAL SUBDIVISION. THE ENFORCING AGENCY MAY BE A LOCAL BUILDING DEPARTMENT OF THE STATE DEPARTMENT OF LICENSING AND REGULATORY AFFAIRS.

LEGAL DESCRIPTION

PART OF LOTS 49, 50 AND 51 OF SUPERVISORS PLYMOUTH PLAT NO. 3 OF HOLCOMB'S ADDITION TO THE VILLAGE OF PLYMOUTH TOWNSHIP AND PART OF SECTION 23, T. 1 S., R. 8 E., PLYMOUTH TOWNSHIP, WAYNE COUNTY, MICHIGAN AS RECORDED IN LIBER 86 OF PLATS, PAGE 38, WAYNE COUNTY RECORDS, BEING MORE PARTICULARLY DESCRIBED AS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID LOT 49; THENCE N. 13°01'20" W. 120.19 FEET; THENCE N. 13°01'20" W. 159.83 FEET; THENCE N. 76°32'08" E. 373.00 FEET; THENCE N. 13°01'23" W. 114.98 FEET TO A POINT ON THE SOUTHERLY LIMITED ACCESS RIGHT OF WAY LINE OF M-14; THENCE 217.28 FEET ALONG THE ARC OF A NON TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 2,544.42 FEET, A CENTRAL ANGLE OF 04°53'34" AND A LONG CHORD BEARING N. 84°53'29" E. 217.22 FEET ALONG SAID LIMITED ACCESS RIGHT OF WAY TO A POINT ON THE WESTERLY LINE OF PHOENIX PARK SUBDIVISION AS RECORDED IN LIBER 47 OF PLATS, PAGE 14, WAYNE COUNTY RECORDS; THENCE ALONG SAID SUBDIVISION S. 02°20'30" E. 64.94 FEET; THENCE S. 12°49'50" E. 299.53 FEET; THENCE S. 76°30'58" W. 575.13 FEET TO THE POINT OF BEGINNING. SUBJECT TO ANY AND ALL EASEMENTS OR RIGHTS OF WAY OF RECORD IF ANY. PROPERTY AS DESCRIBED CONTAIN 4.182 ACRES OF LAND MORE OR LESS.



Greg L. Ash 10/06/17
 GREG L. ASH
 PROFESSIONAL LAND SURVEYOR
 REGISTRATION NO. 28400

**GATEWAYS OF PLYMOUTH
 TITLE PAGE**

PROPOSED DATE: 10/08/17
 FILE NO.: 3282
 SHEET NO.: 1 OF 12
 DRAWN BY: G.L.A.
 CHECKED BY: G.L.A.

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 PLYMOUTH, MI 48170
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 (734) 416-9657 FAX
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DEVELOPER

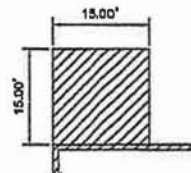
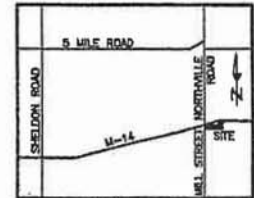
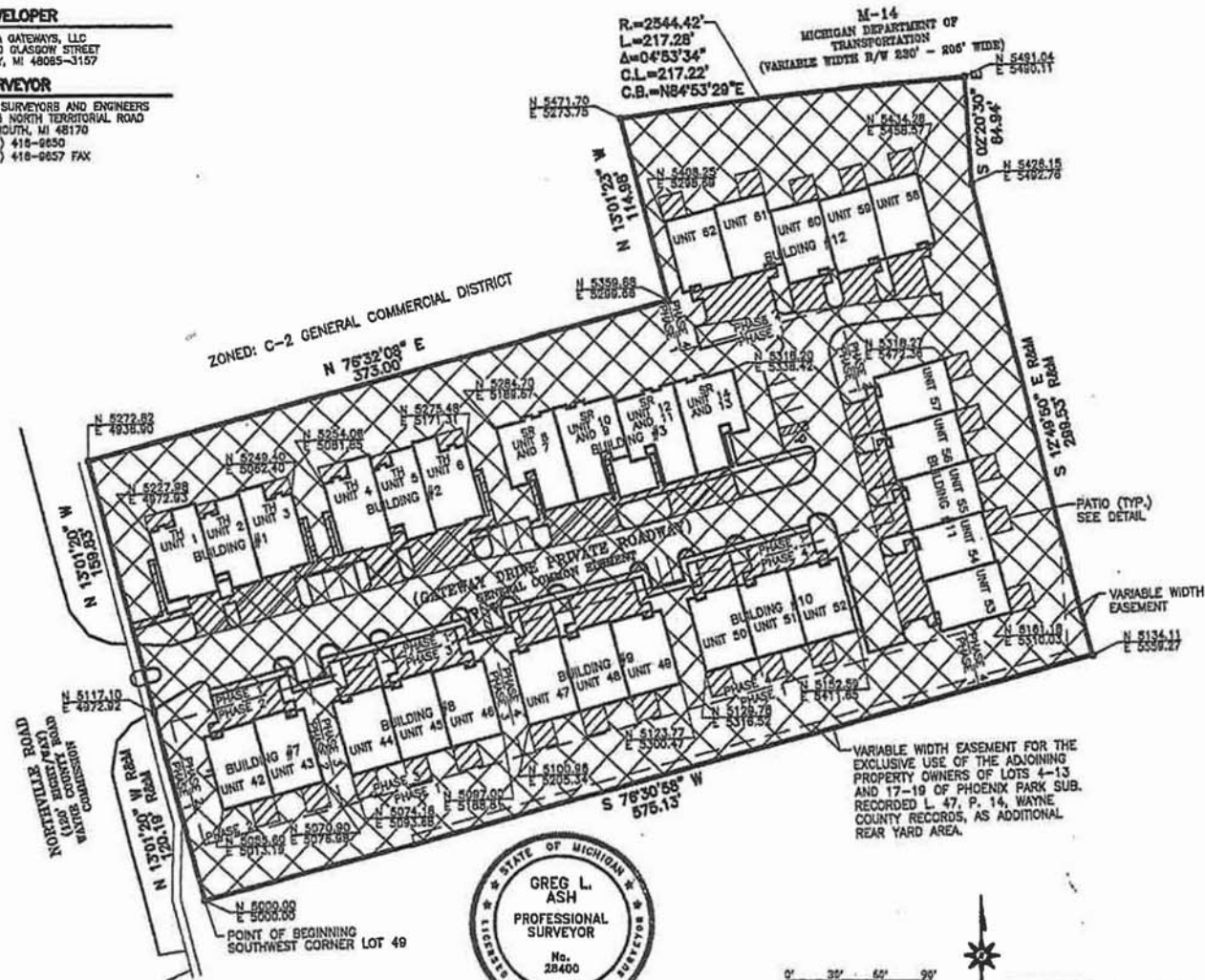
TARA GATEWAYS, LLC
5870 GLASGOW STREET
TROY, MI 48065-3157

SURVEYOR

GLA SURVEYORS AND ENGINEERS
8485 NORTH TERRITORIAL ROAD
PLYMOUTH, MI 48170
(734) 418-9850
(734) 418-9857 FAX




M-14
MICHIGAN DEPARTMENT OF
TRANSPORTATION
(VARIABLE WIDTH R/W 230' - 206' WIDE)
R.=2544.42'
L.=217.28'
 $\Delta=04^{\circ}53'34"$
C.L.=217.22'
C.B.=N84^{\circ}53'29"E

ZONED: C-2 GENERAL COMMERCIAL DISTRICT
N 76^{\circ}32'08" E
373.00



**PATIO DETAIL
BUILDINGS 7-12**

LEGEND

-  UNIT LIMITS OF OWNERSHIP
-  GENERAL COMMON ELEMENT
-  LIMITED COMMON ELEMENT

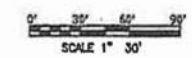
NORTHING EASTING N 6000.21
E 4510.52 COORDINATE POINT

GENERAL COMMON ELEMENT ROADWAY HAS BEEN BUILT

SR = STACKED RANCH
TH = TOWNHOUSE



Greg L. Ash 10/06/17
GREG L. ASH, P.L.S. #28400 DATE



**GATEWAYS OF PLYMOUTH
SITE PLAN**

PROPOSED DATE: 10/06/17
FILE NO.: 3202
SHEET NO.: 4 OF 12
DRAWN BY: G.L.A.
CHECKED BY: G.L.A.



8485 NORTH TERRITORIAL RD.
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UNITS 1-14 MUST BE BUILT
UNITS 42-62 NEED NOT BE BUILT

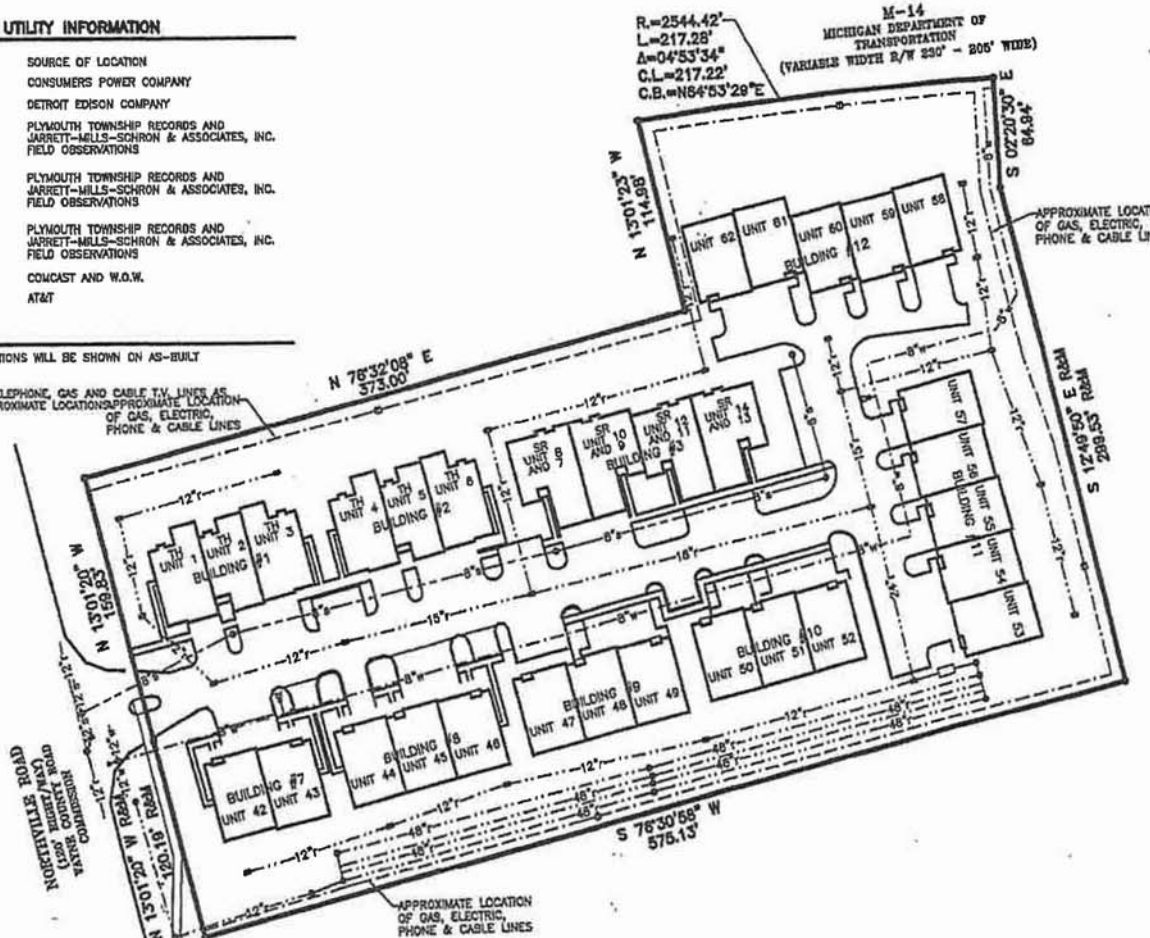
SOURCE OF UTILITY INFORMATION

UTILITY	SOURCE OF LOCATION
GAS	CONSUMERS POWER COMPANY
ELECTRIC	DETROIT EDISON COMPANY
WATER MAIN	PLYMOUTH TOWNSHIP RECORDS AND JARRETT-MILLS-SCHRON & ASSOCIATES, INC. FIELD OBSERVATIONS
SANITARY SEWER	PLYMOUTH TOWNSHIP RECORDS AND JARRETT-MILLS-SCHRON & ASSOCIATES, INC. FIELD OBSERVATIONS
STORM SEWER	PLYMOUTH TOWNSHIP RECORDS AND JARRETT-MILLS-SCHRON & ASSOCIATES, INC. FIELD OBSERVATIONS
T.V. CABLE	COMCAST AND W.O.W.
TELEPHONE	AT&T

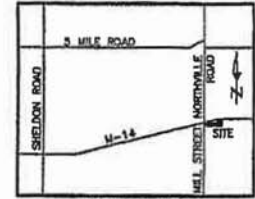
NOTES:

ALL METER LOCATIONS WILL BE SHOWN ON AS-BUILT DRAWINGS.

ALL ELECTRIC, TELEPHONE, GAS AND CABLE T.V. LINES AS SHOWN ARE APPROXIMATE LOCATIONS APPROXIMATE LOCATION OF GAS, ELECTRIC, PHONE & CABLE LINES



M-14
MICHIGAN DEPARTMENT OF
TRANSPORTATION
(VARIABLE WIDTH R/W 230' - 205' WIDE)
R=2544.42'
L=217.28'
Δ=04°53'34"
C.L.=217.22'
C.B.=N84°53'29"E



VICINITY MAP
NOT TO SCALE



LEGEND

- S --- STORM SEWER
- W --- WATERMAIN
- S --- SANITARY SEWER
- G, E, P, C --- GAS, ELECTRIC, PHONE & CABLE LINES
- ⊠ --- CATCH BASIN
- ⊙ --- STORM MANHOLE
- ⊕ --- HYDRANT
- ⊗ --- GATE VALVE IN WELL
- ⊖ --- WATER SHUT OFF
- ⊙ --- SANITARY MANHOLE
- ⊠ --- ELECTRIC TRANSFORMER

STATE OF MICHIGAN
★ GREG L. ASH ★
PROFESSIONAL SURVEYOR
No. 28400
LICENSED PROFESSIONAL SURVEYOR

Greg L. Ash
GREG L. ASH, P.L.S. #28400

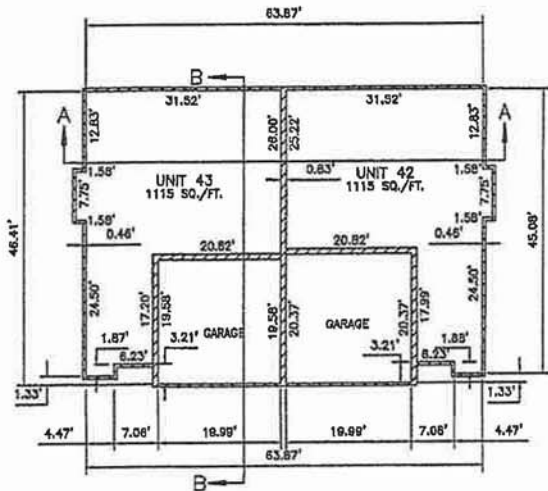
10/06/17
DATE

UNITS 1-14 MUST BE BUILT
UNITS 42-62 NEED NOT BE BUILT

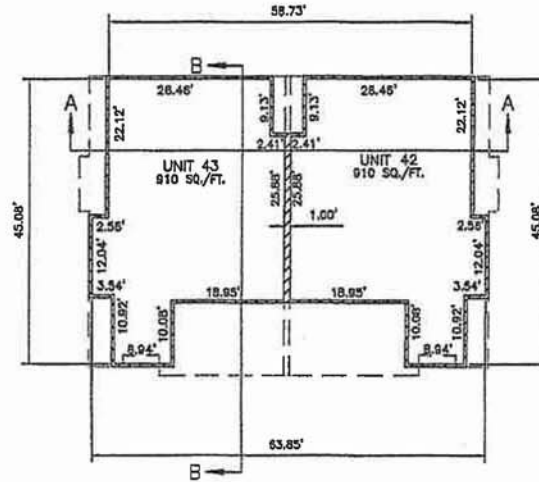
**GATEWAYS OF PLYMOUTH
UTILITY PLAN**

PROPOSED DATE: 10/08/17
FILE NO.: 3282
SHEET NO.: 5 OF 12
DRAWN BY: G.L.A.
CHECKED BY: G.L.A.

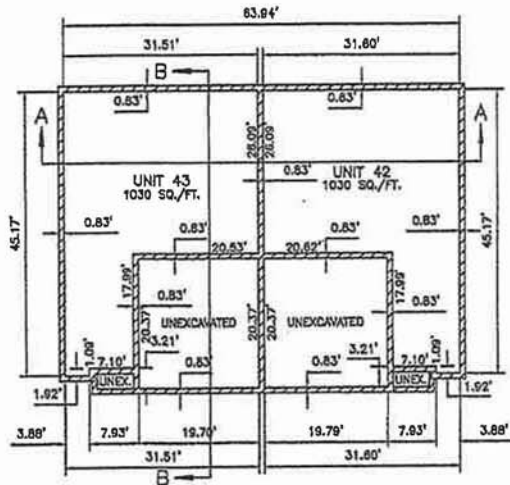
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FIRST FLOOR PLAN
BUILDING 7



SECOND FLOOR PLAN
BUILDING 7



BASEMENT/FOUNDATION PLAN
BUILDING 7

NOTES:
ALL AREAS WITHIN ALL WALLS,
CEILING AND RAFTERS ARE LIMITED
COMMONS.

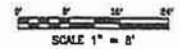
LEGEND

	UNIT LIMITS OF OWNERSHIP
	GENERAL COMMON ELEMENT
	LIMITED COMMON ELEMENT



Greg L. Ash 10/06/17
GREG L. ASH, P.L.S. #28400 DATE

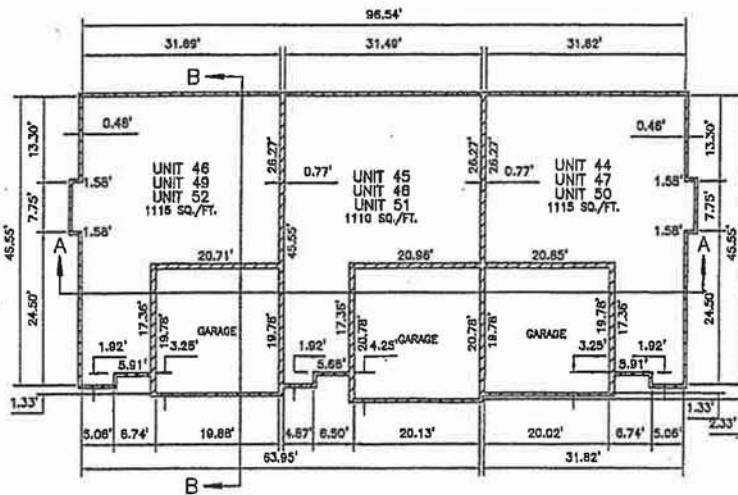
UNITS 1-14 MUST BE BUILT
UNITS 42-62 NEED NOT BE BUILT



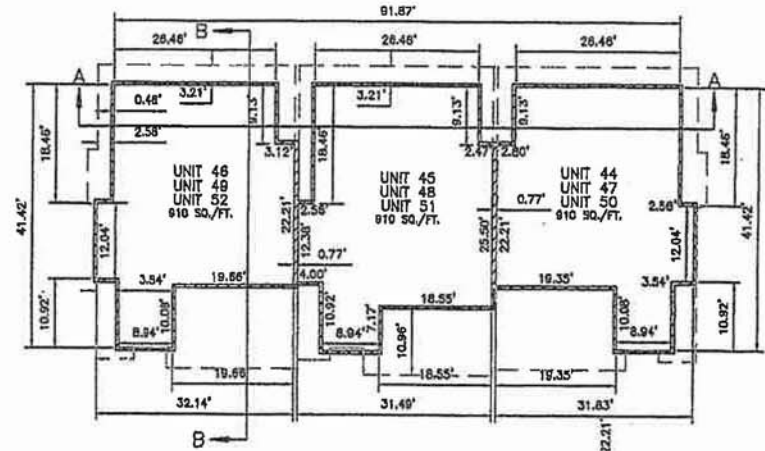
**GATEWAYS OF PLYMOUTH
FLOOR PLANS BUILDING 7**

PROPOSED DATE: 10/06/17
FILE NO.: 3292
SHEET NO.: 8 OF 12
DRAWN BY: G.L.B.
CHECKED BY: G.L.A.

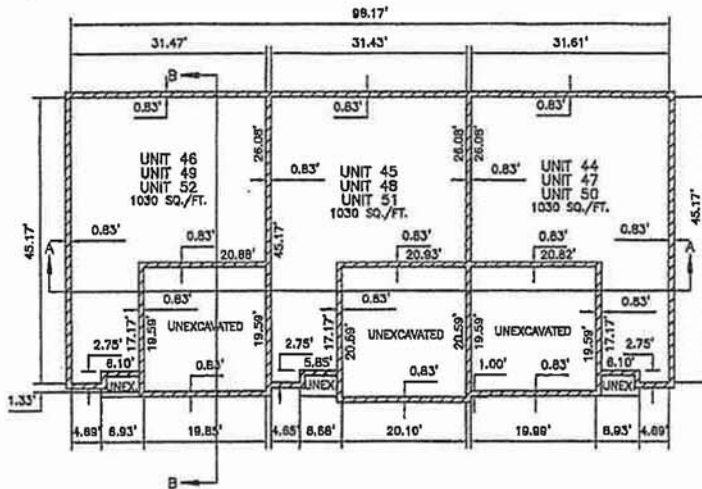
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**FIRST FLOOR PLAN
BUILDINGS 8, 9, 10**



**SECOND FLOOR PLAN
BUILDINGS 8, 9, 10**



**BASEMENT/FOUNDATION PLAN
BUILDINGS 8, 9, 10**

NOTES:

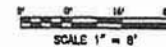
ALL AREAS WITHIN ALL WALLS, CEILING AND RAFTERS ARE LIMITED COMMONS.

LEGEND

- UNIT LIMITS OF OWNERSHIP
- GENERAL COMMON ELEMENT
- LIMITED COMMON ELEMENT



Greg L. Ash
GREG L. ASH, P.L.S. #28400
10/08/17 DATE

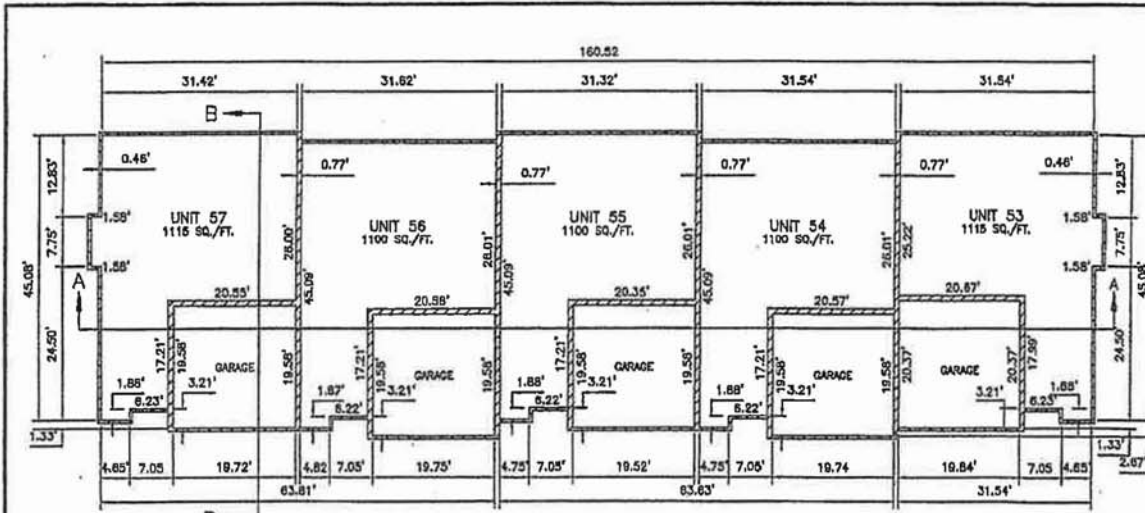


UNITS 1-14 MUST BE BUILT
UNITS 42-82 NEED NOT BE BUILT

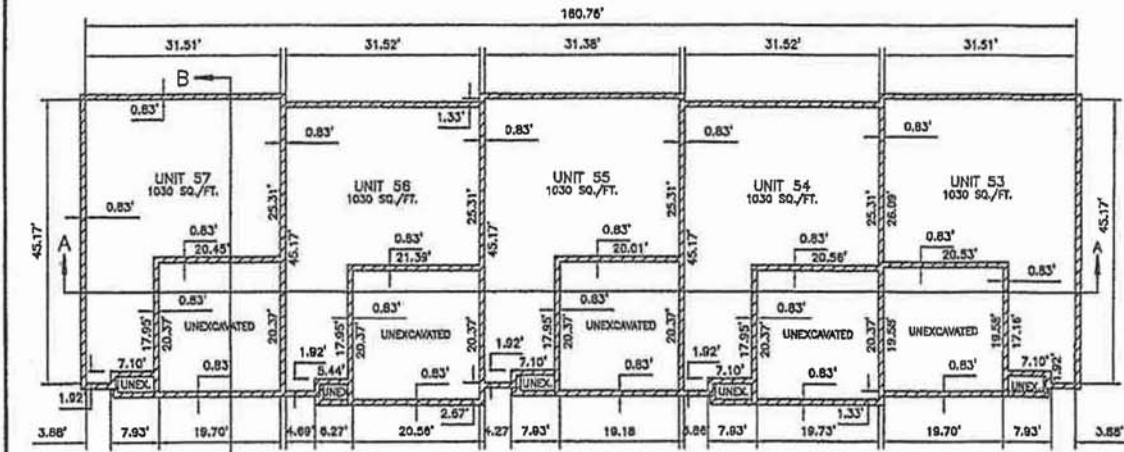
**GATEWAYS OF PLYMOUTH
FLOOR PLANS BUILDINGS 8, 9, 10**

PROPOSED DATE: 10/08/17
FILE NO.: 3262
SHEET NO.: 7 OF 12
DRAWN BY: G.L.A.
CHECKED BY: G.L.A.

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PLYMOUTH, MI 48170
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**FIRST FLOOR PLAN
BUILDING 11**



**BASEMENT/FOUNDATION PLAN
BUILDING 11**

UNITS 1-14 MUST BE BUILT
UNITS 42-62 NEED NOT BE BUILT

NOTES:
ALL AREAS WITHIN ALL WALLS, CEILING AND RAFTERS ARE LIMITED COMMONS.

NOTE:
SEE SHEET 10 FOR SECOND FLOOR PLANS

- LEGEND**
- UNIT LIMITS OF OWNERSHIP
 - GENERAL COMMON ELEMENT
 - LIMITED COMMON ELEMENT



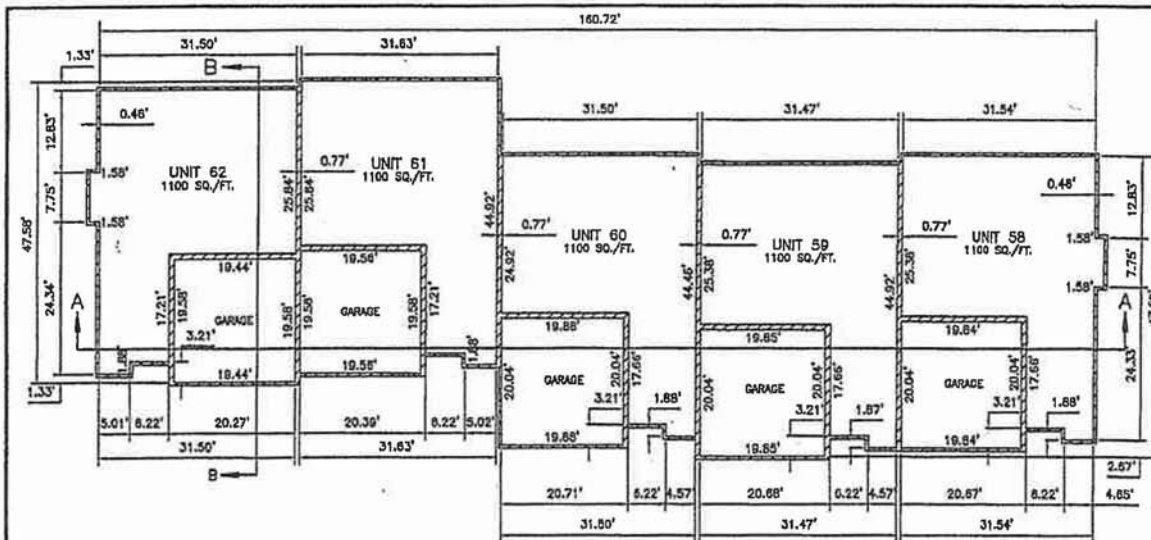
Greg L. Ash
GREG L. ASH, P.L.S. #28400 DATE 10/06/17



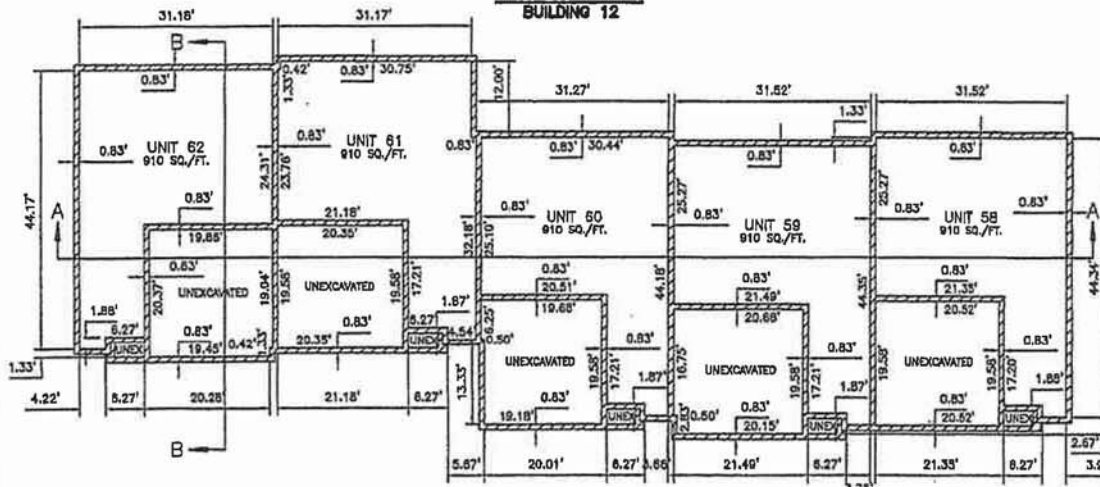
**GATEWAYS OF PLYMOUTH
FOUNDATION & FLOOR PLAN BUILDING 11**

PROPOSED DATE: 10/06/17
FILE NO.: 3282
SHEET NO.: 8 OF 12
DRAWN BY: G.L.A.
CHECKED BY: G.L.A.

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**FIRST FLOOR PLAN
BUILDING 12**



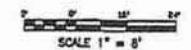
**BASEMENT/FOUNDATION PLAN
BUILDING 12**

NOTES:
ALL AREAS WITHIN ALL WALLS,
CEILINGS AND RAFTERS ARE LIMITED
COMMONS.

NOTE:
SEE SHEET 10 FOR
SECOND FLOOR PLANS

LEGEND

	UNIT LIMITS OF OWNERSHIP
	GENERAL COMMON ELEMENT
	LIMITED COMMON ELEMENT



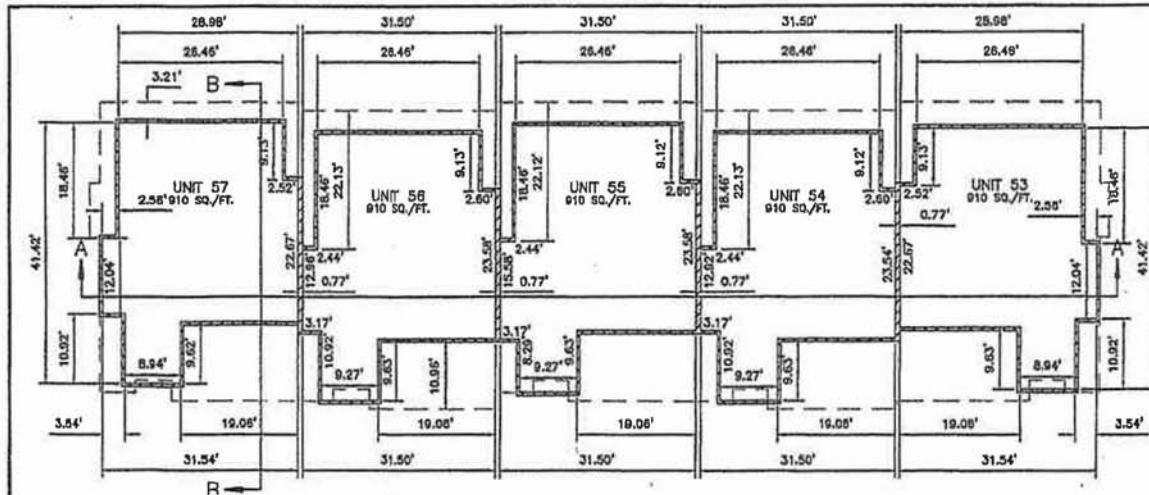
Greg L. Ash 10/06/17
GREG L. ASH, P.L.S. #28400 DATE

**GATEWAYS OF PLYMOUTH
FOUNDATION & FLOOR PLAN BUILDING 12**

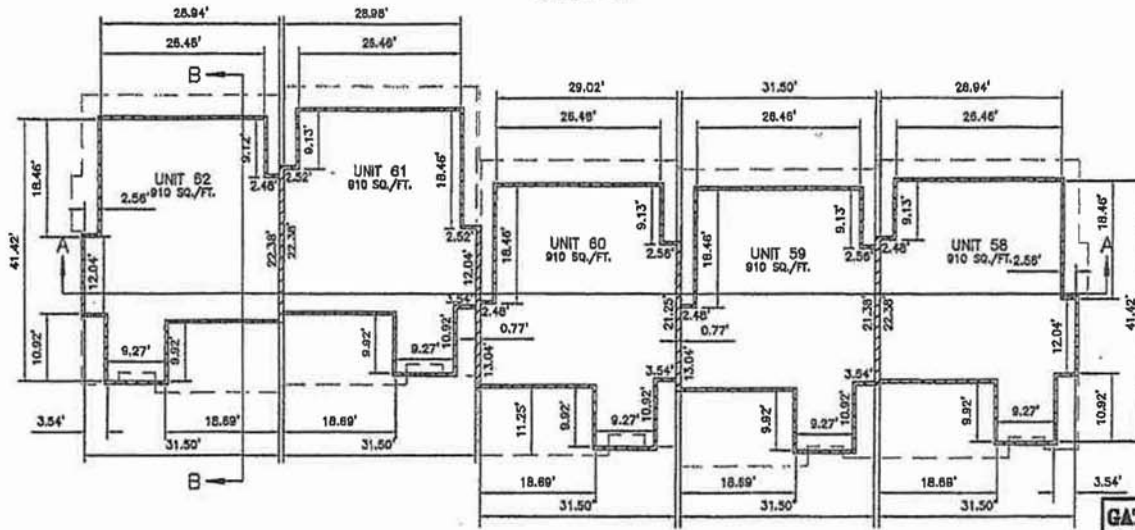
UNITS 1-14 MUST BE BUILT
UNITS 42-62 NEED NOT BE BUILT

PROPOSED DATE: 10/06/17
FILE NO.: 3282
SHEET NO.: 9 OF 12
DRAWN BY: O.L.B.
CHECKED BY: G.L.A.

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**SECOND FLOOR PLAN
BUILDING 11**






**SECOND FLOOR PLAN
BUILDING 12**

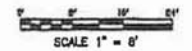
UNITS 1-14 MUST BE BUILT
UNITS 42-62 NEED NOT BE BUILT

NOTES:

ALL AREAS WITHIN ALL WALLS, CEILING AND RAFTERS ARE LIMITED COMMONS.

LEGEND

-  UNIT LIMITS OF OWNERSHIP
-  GENERAL COMMON ELEMENT
-  LIMITED COMMON ELEMENT



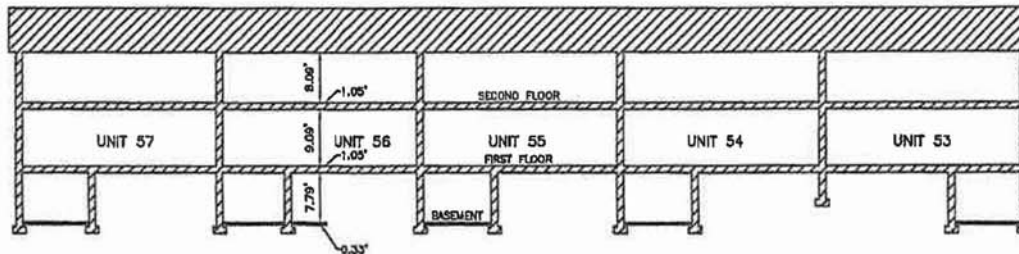
Greg L. Ash 10/06/17
GREG L. ASH, P.L.S. #28400 DATE

**GATEWAYS OF PLYMOUTH
SECOND FLOOR PLANS BUILDINGS 11 & 12**

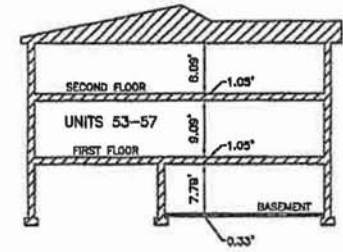
PROPOSED DATE: 10/06/17
FILE NO.: 3262
SHEET NO.: 10 OF 12
DRAWN BY: G.L.A.
CHECKED BY: G.L.A.



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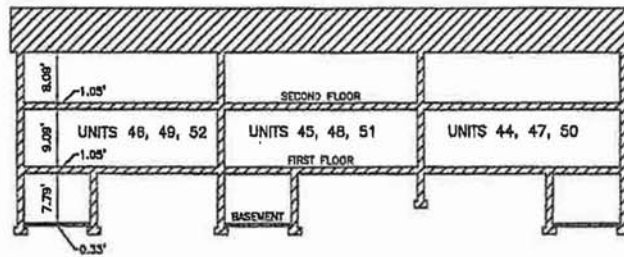


LONGITUDINAL SECTION A-A

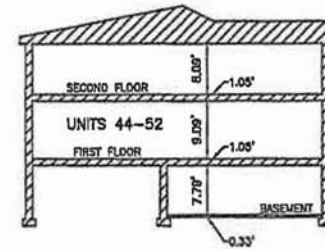


LONGITUDINAL SECTION B-B

BUILDING 11

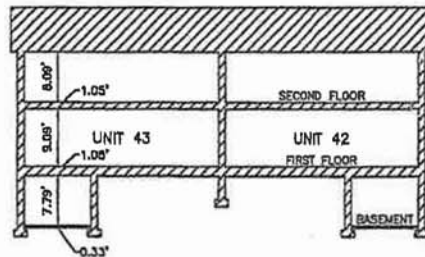


LONGITUDINAL SECTION A-A

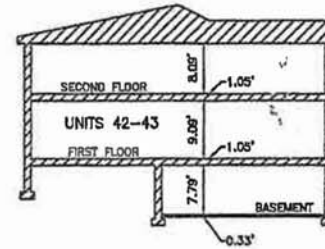


LONGITUDINAL SECTION B-B

BUILDINGS 8, 9, 10



LONGITUDINAL SECTION A-A






LONGITUDINAL SECTION B-B

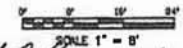
BUILDING 7

NOTES:

ALL AREAS WITHIN ALL WALLS, CEILINGS AND RAFTERS ARE LIMITED COMMONS.

LEGEND

-  UNIT LIMITS OF OWNERSHIP
-  GENERAL COMMON ELEMENT
-  LIMITED COMMON ELEMENT



SCALE 1" = 8'



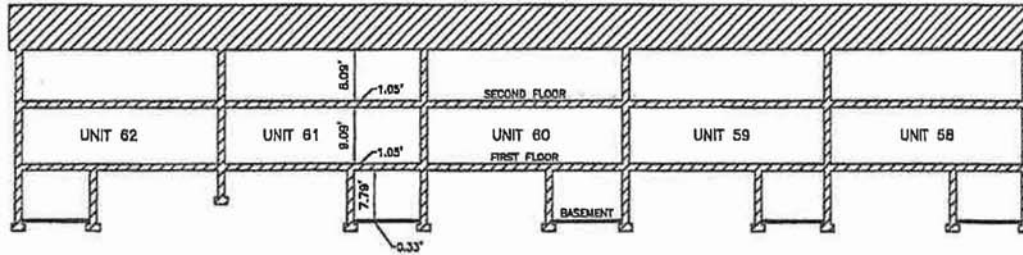
Greg L. Ash
GREG L. ASH, P.L.S. #28400 DATE 10/06/17

UNITS 1-14 MUST BE BUILT.
UNITS 42-82 NEED NOT BE BUILT.

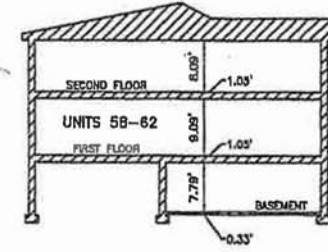
**GATEWAYS OF PLYMOUTH
CROSS SECTIONS BUILDINGS 7, 8, 9, 10, 11**

PROPOSED DATE: 10/06/17
FILE NO.: 3262
SHEET NO.: 11 OF 12
DRAWN BY: G.L.A.
CHECKED BY: G.L.A.

GLA SURVEYORS & ENGINEERS
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LONGITUDINAL SECTION A-A



LONGITUDINAL SECTION B-B

BUILDING 12

U.S.G.S. DATUM				
UNIT No.	1st FLOOR SQ./FT.	2nd FLOOR SQ./FT.	1st FLR ELEV.	2nd FLR ELEV.
1	1174	645	747.60	757.50
2	894	741	747.60	757.50
3	1174	645	747.60	757.50
4	1174	645	747.83	757.73
5	894	741	747.83	757.73
6	1174	645	747.83	757.73
7	1245	N/A	749.50	759.40
8	N/A	1751	749.50	759.40
9	1223	N/A	749.50	759.40
10	N/A	1519	749.50	759.40
11	1223	N/A	749.50	759.40
12	N/A	1519	749.50	759.40
13	1245	N/A	749.50	759.40
14	N/A	1751	749.50	759.40

NOTE:

THE SQUARE FOOTAGE OF THE UNITS 1 THRU 14 ARE SHOWN HEREON AS PREPARED BY: R.O. MYERS AND ASSOCIATES, INC. - ARCHITECT 865 PENNINGAN AVENUE, PLYMOUTH, MI 48170 PH. (734) 455-6565, FAX (734) 455-7783

U.S.G.S. DATUM				
UNIT No.	1st FLOOR SQ./FT.	2nd FLOOR SQ./FT.	1st FLR ELEV.	2nd FLR ELEV.
42	1115	910	749.00	759.05
43	1115	910	749.00	759.05
44	1115	910	749.10	759.25
45	1100	910	749.10	759.25
46	1115	910	749.10	759.25
47	1115	910	749.10	759.25
48	1100	910	749.10	759.25
49	1115	910	749.10	759.25
50	1115	910	749.30	759.45
51	1100	910	749.30	759.45
52	1115	910	749.30	759.45
53	1115	910	749.50	759.65
54	1100	910	749.50	759.65
55	1100	910	749.50	759.65
56	1100	910	749.50	759.65
57	1115	910	749.50	759.65
58	1100	910	751.50	761.65
59	1100	910	751.50	761.65
60	1100	910	751.50	761.65
61	1100	910	751.50	761.65
62	1100	910	751.50	761.65




NOTE:

THE SQUARE FOOTAGE OF THE UNITS 42 THRU 62 ARE SHOWN HEREON AS PREPARED BY: THE HOUSING ASSOCIATES, RESIDENTIAL MARKETING CONSULTANTS, INC. 3584 QUEENWOOD BLVD., TOLEDO, OHIO 43605 PH. (419) 474-5775, FAX (419) 474-6709

NOTES:

ALL AREAS WITHIN ALL WALLS, CEILING AND RAFTERS ARE LIMITED COMMONS.

LEGEND

-  UNIT LIMITS OF OWNERSHIP
-  GENERAL COMMON ELEMENT
-  LIMITED COMMON ELEMENT



SCALE 1" = 8'

Greg L. Ash
GREG L. ASH, P.L.S. #28400
DATE 10/06/17



UNITS 1-14 MUST BE BUILT.
UNITS 42-62 NEED NOT BE BUILT.

GATEWAYS OF PLYMOUTH CROSS SECTIONS BUILDING 12

PROPOSED DATE: 10/08/17
FILE NO.: 3252
SHEET NO.: 12 OF 12
DRAWN BY: G.L.B.
CHECKED BY: G.L.A.

GLA SURVEYORS & ENGINEERS
8485 NORTH TERRITORIAL RD.
PLYMOUTH, MI 48170
(734) 415-9550
(734) 415-9607 FAX
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2015 NOV -6 PM 1:15

Bernard J. Youngblood
Wayne County Register of Deeds
2015421988 L: 52567 P: 91
11/06/2015 01:18 PM MDA Total Pages: 25

EXAMINED AND APPROVED
DATE NOV 06 2015
BY SJK Alujwv
AMY L. MILLER-VANDAWAKER
PLAT ENGINEER

**FIRST AMENDMENT TO THE MASTER DEED OF
GATEWAYS OF PLYMOUTH**

On this 3rd day of November, 2015, Tara Gateways, LLC, a Michigan limited liability company, whose address is 5870 Glasgow, Troy, Michigan 48085, as "Developer" of a Condominium Project established pursuant to the Master Deed thereof, recorded February 23, 2006, in Liber 44094, Pages 373 through 438, hereby amends the Master Deed of Gateways of Plymouth pursuant to the authority reserved in Article IX thereof for the purpose of modifying the types and sizes of unbuilt units, create easements, and to add language to the Bylaws regarding Arbitration. Upon the recording of this Amendment in the office of the Wayne County Register of Deeds, said Master Deed and specifically the Bylaws in Exhibit A thereto shall be amended in the following manner.

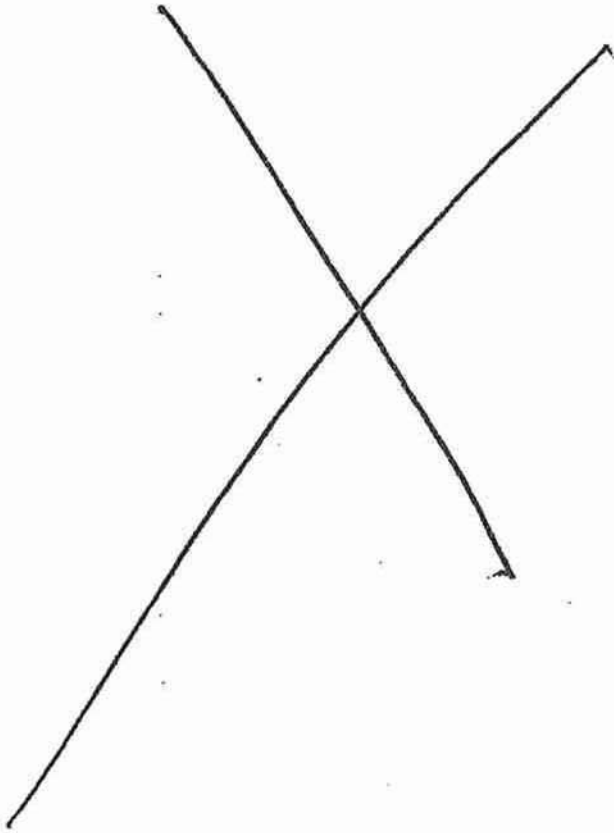
1. Sheets 1 through 12 of Exhibit B to the Master Deed, are hereby deleted in their entirety, and the attached new sheets 1 through 12 shall be, and hereby are, substituted in lieu thereof. As a result, Units 15 to 41, inclusive shall be withdrawn and new Units 42 through 62, inclusive are hereby added.
2. The Master Deed Article V, Unit Description and Percentage of Value shall be deleted in its entirety and replaced with:

**ARTICLE V
UNIT DESCRIPTION AND PERCENTAGE OF VALUE**

Section 1. Description of Units. Each unit in the condominium is described in this paragraph with reference to the Condominium Subdivision Plan of Gateways of Plymouth as surveyed by Jarrett-Mills-Schron & Associates, Inc., a Michigan corporation, and attached hereto as Exhibit "B." Each unit shall include: (1) with respect to each unit basement, all that space contained within the unpainted surfaces of the basement floor and walls and the uncovered underside of the first floor joists, and (2) with respect to the upper floors of units, all that space contained within the interior finished unpainted walls and ceilings and from the finished subfloor, all as shown on the floor plans and sections in Exhibit "B" hereto and delineated with heavy outlines. The dimensions shown on the plans in Exhibit "B" have been physically measured by Jarrett-Mills-Schron & Associates, Inc. In the event that the dimensions on the

WAYNE COUNTY TREASURER
Rm Alujwv 11-6-2015

measured plan of any specific unit differ from the dimensions on the typical plan for such unit shown in Exhibit "B," then the typical plans for such unit shall be deemed to be automatically



changed for such specific unit in the same manner and to the same extent as the measured plan. The architectural plans and specifications for the Condominium have been filed with the Township of Plymouth.

Section 2. Percentage of Value.

Unit Number	Square feet	Percent of Value Assigned
1	1819	2.83%
2	1625	2.52%
3	1819	2.83%
4	1819	2.83%
5	1625	2.52%
6	1819	2.83%
7	1245	1.93%
8	1751	2.72%
9	1223	1.90%
10	1519	2.36%
11	1223	1.90%
12	1519	2.36%
13	1245	1.93%
14	1751	2.72%
42	2025	3.15%
43	2025	3.15%
44	2025	3.15%
45	2010	3.12%
46	2025	3.15%
47	2025	3.15%
48	2010	3.12%
49	2025	3.15%
50	2025	3.15%
51	2010	3.12%
52	2025	3.15%
53	2025	3.15%
54	2010	3.12%
55	2010	3.12%
56	2010	3.12%
57	2025	3.15%
58	2010	3.12%
59	2010	3.12%
60	2010	3.12%
61	2010	3.12%

62	2010	3.12%
Total	64,362	100.00%

- f. The Master Deed is amended to add Article VIII, Easements and Restrictions, as follows:

**ARTICLE VIII
EASEMENTS AND RESTRICTIONS**

Section 1. Easement for Maintenance of Encroachments. In the event of any encroachments due to shifting, settling, moving of a Unit, 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 maintenance thereof after rebuilding in the event of any destruction. This Section shall not allow or permit any encroachment upon, or an easement for an encroachment upon, Units described in this Master Deed being comprised of land and/or airspace above and/or below said land, without the consent of the Co-owner of the Unit to be burdened by the encroachment or easement.

Section 2. Easement for Utilities. There shall be easements to, through, and over all portions of the land in the Condominium, including all areas lying within Unit boundaries, for installation and for the continuing existence, maintenance, repair, removal, replacement and enlargement of or tapping into all utilities in the Condominium including but not limited to: underground television cable, sanitary and storm sewer lines, water mains, drainage lines, surface drainage swales, and any other improvement or specific utility easement that would serve the Condominium as shown on the Condominium Subdivision Plan.

Section 3. Rights Retained by Developer.

(a) Ingress and Egress. The Developer hereby reserves permanent nonexclusive easements for ingress and egress over the driveways, and walks, if any, in the Condominium and permanent easements to use, tap into, enlarge or extend all driveways, walks, and utility lines in the Condominium, including without limitation, all communications, water, gas, electric, storm and sanitary sewer lines, and any pumps, sprinklers or water retention and detention areas, all of which easement shall be for the benefit of any other land adjoining the Condominium if now owned or hereafter acquired by Developer or its successors. This easement shall run with the land in perpetuity. The Developer has no financial obligation to support such easements.

(b) Utility Easements. The Developer also hereby reserves for the benefit of itself, its successors and assigns, and all future owners of the land described in Article II or any portion or portions thereof, and for the benefit of any other land adjoining the Condominium if now owned or hereafter acquired by Developer or its successors, perpetual easements to utilize, tap, tie into, extend, and enlarge all utility mains located in the Condominium, including, but not limited to, water, gas, and storm water drainage system. In the event Developer, its successors or assigns, utilizes, taps, ties into, extends, or enlarges any utilities located in the Condominium, it shall be obligated to

pay all of the expenses reasonably necessary to restore the Condominium Premises to their state immediately prior to such utilization, tapping, tying-in, extension, or enlargement. All expenses of maintenance, repair, and replacement of any utility mains referred to in this Section shall be shared by this Condominium and any developed portions of the land described in Article II that are served by such mains including any other land adjoining the Condominium now owned or hereafter acquired by Developer or its successors. This easement shall run with the land in perpetuity. The Developer has no financial obligation to support such easements.

I Public Utility Easements. The Developer reserves the right at any time during the Development and Sales Period to grant easements for utilities over, under and across the Condominium and all Units and Common Elements therein to appropriate governmental agencies, public utility companies, Co-owners or owners of property in proximity to the Condominium and to transfer title of utilities to governmental agencies or to utility companies. Any such easement or transfer of title may be conveyed by the Developer without the consent of any Co-owner, mortgagee or other person and shall be evidenced by an appropriate amendment to this Master Deed and to Exhibit "B" hereto, recorded in the Wayne County Records. All of the Co-owners and mortgagees of Units and other persons interested or to become interested in the Project from time to time shall be deemed to have irrevocably and unanimously consented to such amendments to this Master Deed as may be required to effectuate the foregoing grant of easements or transfers of title.

(d) Right to Dedicate. The Developer reserves the right at any time during the Development and Sales Period to dedicate to the public a right-of-way of such width as may be required by the local public authority over any or all of the roadways in Gateways of Plymouth, shown as General Common Elements in the Condominium Subdivision Plan. Any such right-of-way dedication may be made by the Developer without the consent of any Co-owner, mortgagee or other person and shall be evidenced by an appropriate amendment to this Master Deed and to the Condominium Subdivision Plan hereto, recorded in the Wayne County Records. All of the Co-owners and mortgagees of Units and other persons interested or to become interested in the Project from time to time shall be deemed to have irrevocably and unanimously consented to such amendment or amendments of this Master Deed to effectuate the foregoing right-of-way dedication.

I Development and Sales Period. The Developer reserves the right at any time during the Development and Sales Period to maintain reasonable facilities, including but not limited to, signage, commercial lighting, marketing and sales offices, business offices, construction offices, model Units, storage areas, and parking facilities to facilitate the construction and sales of the Project. During the Development and Sales Period, the Developer may invite the general public, and/or government officials and entities, and/or the media to enter upon the Condominium for purposes of sales and marketing events of the Developer and of the Project. During the Development and Sales Period, and forever thereafter, the Developer reserves the unrestricted right to the use of the "Gateways of Plymouth" name and/or other identifying phrases, marks, logos,

photographs, drawings, designs, plans, signage, and marketing and promotional materials associated with the Project and may use them for any and all purposes. The Developer further reserves an access easement for ingress and egress over, across, and through the Project as may be necessary to enable the construction, marketing and sale of the entire Project. The Developer may assign the easements and rights contained in this paragraph without notice or consent of the Co-owners.

Section 4. Grant of Easements by Association. The Association, acting through its lawfully constituted Board of Directors (including any Board of Directors acting prior to the Transitional Control Date) shall be empowered and obligated to grant such reasonable easements, licenses, rights-of-entry, and rights-of-way over, under, and across the Condominium Premises for utility purposes or other lawful purposes as may be necessary for the benefit of the Condominium subject, however, to the approval of the Developer so long as the Development and Sales Period has not expired. No easements created under the Condominium Documents may be modified, nor may any of the obligations with respect thereto be varied, without the consent of each person benefited or burdened thereby.

Section 5. Easements for Maintenance, Repair and Replacement. The Developer, the Association and all public or private utility agencies or companies shall have such easements over, under, across and through the Condominium Premises, including all Units and Common Elements, as may be necessary to fulfill any responsibilities of maintenance, repair, decoration, replacement, removal or upkeep which they or any of them are required or permitted to perform under the Condominium Documents or by law or to respond to any emergency or common need of the Condominium; provided, however, that the easements granted hereunder shall not entitle any person other than the Owner thereof to gain entrance to the interior of any dwelling or garage located within a Unit. While it is intended that each Co-owner shall be solely responsible for the performance and costs of all maintenance, repair, removal, and replacement of and decoration of the dwelling and all other appurtenances and improvements constructed or otherwise located within his or her Unit, it is nevertheless a matter of concern that a Co-owner may fail to maintain the exterior of his or her dwelling or structures appurtenant thereto in a proper manner and in accordance with the standards set forth in this Master Deed, the Bylaws and any rules and regulations promulgated by the Association. Therefore, in the event a Co-owner fails, as required by this Master Deed, the Bylaws or any rules and regulations of the Association, to properly and adequately maintain, decorate, repair, removal, replace, landscape, or otherwise keep his or her Unit, the dwelling thereon or any improvements or appurtenances located therein or any Limited Common Elements appurtenant thereto, the Association (and/or the Developer during the Development and Sales Period) shall have the right, and all necessary easements in furtherance thereof (but not the obligation), to take whatever action or actions it deems desirable to so maintain, decorate, repair, remove, or replace the dwelling or other structures within the Unit, its appurtenances or any of its Limited Common Elements, and any landscaping, all at the expense of the Co-owner of the Unit. Neither the Developer nor the Association shall be liable to the Co-owner of any Unit or any other person, in trespass or in any other form of action, for the exercise of rights pursuant to the provisions of this Section or any other provision of the Condominium Documents which grant such easements, rights of entry or other means of access. Failure of the Association (or the Developer) to take any such action shall not be

deemed a waiver of the Association's (or the Developer's) right to take any such action at a future time. All costs incurred by the Association or the Developer in performing any responsibilities which are required, in the first instance to be borne by any Co-owner, shall be assessed against such Co-owner and shall be due and payable with his or her regular assessment next falling due; further, the lien for non-payment shall attach as in all cases of regular assessments and such assessments may be enforced by the use of all means available to the Association under the Condominium Documents and by law for the collection of regular assessments including, without limitation, legal action, foreclosure of the lien securing payment and imposition of fines.

Section 6. Utility Easements and Locations of Utility Installations. Various utility installations exist within the Units and are depicted on the Condominium Subdivision Plan. Perpetual easements exist and are hereby created in this Master Deed and otherwise in favor of all Units and the Co-owners thereof for the continued existence, maintenance, repair, replacement, and removal of such utilities, whether located above or below ground. Also, other utility mains (including, without limitation, natural gas, electric, and telephone conduits) may be installed by or at the instance of Developer across all Units to serve some or all other Units in the Condominium. Developer reserves the right to create all such easements and to install or cause to be installed any and all utilities within and across all Units in such locations as Developer may elect, in Developer's sole and absolute discretion and, further, to tap into, extend, and enlarge such utilities as may be necessary, in Developer's judgment.

Section 7. Telecommunications Agreements. The Association, acting through its duly constituted Board of Directors and subject to the Developer's approval during the Development and Sales Period, shall have the power to grant such easements, licenses and other rights of entry, use and access and to enter into any contract or agreement, including wiring agreements, right-of-way agreements, access agreements, and multi-unit agreements and, to the extent allowed by law, contracts for sharing of any installation or periodic subscriber service fees as may be necessary, convenient, or desirable to provide for telecommunications, videotext, broad band cable, satellite dish, earth antenna and similar services (collectively "Telecommunications") to the Project or any Unit therein. Notwithstanding the foregoing, in no event shall the Board of Directors enter into any contract or agreement or grant any easement, license or right of entry or do any other act or thing which will violate any provision of any federal, state, local law, or ordinance. Any and all sums paid by any telecommunications or other company or entity in connection with such service, including fees, if any, for the privilege of installing same or sharing periodic subscriber service fees, shall be receipts affecting the administration of the Condominium Project within the meaning of the Act and shall be paid over to and shall be the property of the Association.

Section 8. Entryway Easement. There shall exist a perpetual easement in favor of all Units and the Co-owners thereof, and the Association for the installation, construction, maintenance, repair, and replacement of landscaping and monument walls at the entrance of the Condominium, and in, over, and on the median island of any roadways located within the Condominium Project. It shall be the responsibility of the Association to maintain, repair, and replace the landscaped areas, parks, monument walls, and median islands located throughout the Condominium Project.

Section 9. Sign Easement. There shall exist a perpetual easement in favor of all Units and the Co-owners thereof, and the Association for the construction, maintenance, repair, replacement, and illumination of signs in designating and identifying Gateways of Plymouth wherever located. The signs or any replacement signs shall bear the name "Gateways of Plymouth" in prominent letters. It shall be the responsibility of the Association to maintain, repair, replace, and illuminate the signs. If the Association fails to maintain, repair, replace or illuminate the signs, the Developer shall have the right, but not the obligation, at its own expense, to maintain, repair, replace, or illuminate the signs, and charge the cost thereof to the Association.

Section 10. Emergency Access Easement. There shall exist for the benefit of all Co-owners, their guests and invitees, the Township of Plymouth, Wayne County, the State of Michigan, and any and all emergency vehicles, an ingress and egress easement over the roads and Common Elements in the Condominium as depicted on the Condominium Subdivision Plan. This easement shall not obligate the Township, the County, or the State to any maintenance or repair obligations with respect to the private roads or Common Elements within the Condominium.

4. The Bylaws are amended to add Article XIV Arbitration and Litigation, as follows:

**ARTICLE III
ARBITRATION AND LITIGATION**

Section 1. Arbitration Among or Between Co-Owners or Co-Owners and the Association.

(a.) Scope and Election. Disputes, claims, or grievances arising out of or relating to the interpretation or the application of the Condominium Documents, or any disputes, claims or grievances arising out of disputes among or between the Co-owners or between Co-owners and the Association, shall be subject to Arbitration upon the election and written consent of the parties to any such disputes, claims or grievances.

(b.) Arbitration. With respect to all arbitration under this Section: (i) judgment of the circuit court of the State of Michigan for the jurisdiction in which the Condominium Project is located may be rendered upon any award entered pursuant to such arbitration and the parties thereto shall accept the arbitrator's decision as final and binding, provided that no question affecting the claim of title of any person to any fee or life estate in real estate is involved; (ii) the Commercial Arbitration Rules of the American Arbitration Association, as amended and in effect from time to time hereafter, shall be applicable to such arbitration; (iii) the period of limitations prescribed by law for the bringing of a civil action shall apply equally to the requirement or agreement to settle by arbitration; (iv) all costs of arbitration shall be allocated in the manner provided by the arbitration association; (v) the method of appointment of the arbitrator or arbitrators shall be pursuant to rules of the arbitration association; (vi) the arbitration shall proceed according to MCL 600.5001 to 600.5065 of Act No. 236 of the Public Acts of 1961, as amended, which may be supplemented by the rules of the arbitration

association; and (vii) the agreement to arbitrate precludes the parties from litigating such claims in the courts.

(c.) Judicial Relief. In the absence of the election and written consent of the parties to arbitrate as provided pursuant to Section 1(a) above, no Co-owner or the Association adversely affected by a violation of or failure to comply with the Act or rules promulgated under the Act, or a provision of an agreement or master deed shall be precluded from petitioning a court of competent jurisdiction to resolve any dispute, claim or grievance.

(d.) Election of Remedies. Such election and written consent by Co-owners or the Association to submit any such dispute, claim or grievance to arbitration shall preclude such parties from litigating such dispute, claim or grievance in the courts.

Section 2. Arbitration between the Developer and Co-owner(s) and/or the Association. By purchase of a Unit, Co-owners agree as follows:

(a.) Arbitration between the Developer and Co-owner(s). With respect to any claim that might be the subject of a civil action between a purchaser, Co-owner, or person occupying a restricted Unit under Section 104b of the Act and the Developer, which claim involves an amount of Two Thousand Five Hundred Dollars (\$2,500.00) or less and arises out of or relates to the Common Elements of the Project, such claim shall be settled by arbitration at the exclusive option of the purchaser, Co-owner or person occupying a restricted Unit under Section 104b of the Act. All other claims may be settled by arbitration at the exclusive option of the Developer.

(b.) Arbitration between the Developer and the Association. With respect to any claim that might be the subject of a civil action between the Association and the Developer, which claim arises out of or relates to the Common Elements of the Condominium Project, if the amount of the claim is Ten Thousand Dollars (\$10,000.00) or less, such claim shall be settled by arbitration at the exclusive option of the Association. All other claims may be settled by arbitration at the exclusive option of the Developer.

(c.) Arbitration. With respect to all arbitration under this Section, (i) judgment of the circuit court of the State of Michigan for the jurisdiction in which the Condominium Project is located may be rendered upon any award pursuant to such arbitration and the parties thereto shall accept the arbitrator's decision as final and binding; (ii) the Commercial Arbitration Rules of the American Arbitration Association, as amended and in effect from time to time hereafter, shall be applicable to such arbitration; (iii) the period of limitations prescribed by law for the bringing of a civil action shall apply equally to the requirement or agreement to settle by arbitration; (iv) all costs of arbitration shall be allocated in the manner provided by the arbitration association; (v) the method of appointment of the arbitrator or arbitrators shall be pursuant to rules of the arbitration association; (vi) the arbitration shall proceed according to MCL 600.5001 to 600.5065 of Act No. 236 of the Public Acts of 1961, as

amended, which may be supplemented by the rules of the arbitration association; and (vii) the agreement to arbitrate precludes the parties from litigating such claims in the courts.

(d.) Judicial Relief. In the absence of the election and written consent of the parties to arbitrate as provided pursuant to Section 1(a) above, no Co-owner or the Association adversely affected by a violation of or failure to comply with the Act or rules promulgated under the Act, or a provision of an agreement or master deed shall be precluded from petitioning a court of competent jurisdiction to resolve any dispute, claim or grievance.

(e.) Section 107 Action by Co-owners. Nothing in this Section shall, however, prohibit a Co-owner from maintaining an action in court against the Association and its officers and directors to compel these persons to enforce the terms and provisions of the Condominium Documents, nor to prohibit a Co-owner from maintaining an action in court against any other Co-owner for injunctive relief or for damages or any combination thereof for noncompliance with the terms and provisions of the Condominium Documents or the Act.

Section 3. Litigation / Arbitration on behalf of Association. Actions on behalf of and against the Co-owners shall be brought in the name of the Association. Subject to the express limitations on actions in these Bylaws and in the Association's Articles of Incorporation, the Association may assert, defend, or settle claims on behalf of all Co-owners in connection with the Common Elements of the Condominium. As provided in the Articles of Incorporation of the Association, the commencement of any civil action or arbitration (other than one to enforce these Bylaws or to collect delinquent assessments) shall require the approval of a majority in number and in value of the Co-owners, and shall be governed by the requirements of this Section. The requirements of this Section will ensure that the Co-owners are fully informed regarding the prospects and likely costs of any civil action the Association proposes to engage in, as well as the ongoing status of any civil actions actually filed by the Association. These requirements are imposed in order to reduce both the costs of litigation and the risk of improvident litigation, and in order to avoid the waste of the Association's assets in litigation through additional or special assessments where reasonable and prudent alternatives to the litigation exist. Each Co-owner shall have standing to sue to enforce the requirements of this Section. The following procedures and requirements apply to the Association's commencement of any civil action other than an action to enforce these Bylaws or to collect delinquent assessments:

(a.) Pre-Litigation Requirements. Prior to commencing a civil action on behalf of the Association, the Board of Directors shall (i) call a special meeting of the Co-owners for the express purpose of evaluating the merits of the proposed litigation ("Litigation Evaluation Meeting"); (ii) at least 10 days prior to the date scheduled for the Litigation Evaluation Meeting, issue a written report to all Co-owners outlining the Board's recommendation that a civil suit be filed, such report shall include a full disclosure of all attempts made by the Board to settle the controversy; (iii) present to the Co-owners, prior to or at the Litigation Evaluation Meeting, the Board of Director's

written recommendation of the proposed attorney for the civil action. Such recommendation shall include, the name and affiliations of the attorney, the number of years the attorney has practiced law, the name and address of every condominium and homeowner association for which the attorney has filed a civil action together with the case number, county and court in which each action was filed, the litigation attorney's proposed written fee agreement, the litigation attorneys total estimated cost of the civil action through a trial on the merits, including legal fees, court costs, expert witness fees and all other expenses expected to be incurred, the litigation attorney's written estimate of the amount the Association is likely to recover in the suit net of legal fees, court costs, expert witness fees and all other expenses expected to be incurred in the litigation, the attorney's billing and payment policies and the litigation attorney's commitment to provide written status reports of the litigation, settlement progress, and updated cost and recovery estimates no less than every 30 days; (iv) present to the Co-owners prior to or at the Litigation Evaluation Meeting the amount to be specially assessed against each Unit in the Condominium to fund the total estimated cost of the civil action through a trial on the merits in both total and on a monthly per Unit basis.

(b.) Co-owner Litigation Approval. At the Litigation Evaluation Meeting the Co-owners shall vote on whether to authorize the Board of Directors to proceed with the proposed civil action and whether the matter should be handled by the litigation attorney proposed by the Board of Directors. The commencement of any civil action by the Association (other than a suit to enforce these Bylaws or collect delinquent assessments) must be approved by 66 2/3% in number and value of the Co-owners.

(c.) Litigation Assessment. All fees estimated to be incurred in pursuit of any civil action subject to paragraph (a) above shall be paid only by special assessment of the Co-owners, which special assessment must be approved at the Litigation Evaluation Meeting. The total amount of the litigation special assessment shall be collected monthly over a period not to exceed twenty-four (24) months. If at any time during the course of the action, the Board of Directors determines that the approved special litigation assessment is inaccurate or requires revision, the Board of Directors shall immediately prepare a revised estimate of the total cost of litigation. If the revised estimate exceeds the litigation special assessment previously approved by the Co-owners, the Board of Directors shall call a special meeting of the Co-owners to review the status of the litigation, and to allow the Co-owners to vote on whether to continue the civil action and increase the litigation special assessment. The meeting shall have the same quorum and voting requirements as the litigation evaluation meeting.

(d.) Independent Expert Opinion. If the lawsuit relates to the condition of any of the Common Elements of the Condominium, the Board of Directors shall obtain a written independent expert opinion as to reasonable and practical alternative approaches to repairing the problems with the Common Elements, which shall set forth the estimated costs and expected viability of each alternative. In obtaining the independent expert opinion, the Board of Directors shall conduct its own investigation as to the qualification of any expert and shall not retain any expert recommended by the litigation attorney or any other attorney with whom the Board of Directors consults. The

purpose of the independent expert opinion is to avoid any potential confusion regarding the condition of the Common Elements that might be created by a report prepared as an instrument of advocacy for use in a civil action. The independent expert opinion will ensure that the Co-owners have a realistic appraisal of the condition of the Common Elements, the likely cost of repairs to or replacement of the same, and the reasonable and prudent repair and replacement alternatives. The independent expert opinion shall be sent to all Co-owners with the written notice of the Litigation Evaluation Meeting.

(e.) Litigation Reviews. The Board of Directors shall meet monthly during the course of any civil action to discuss and review: (i) the status of the litigation; (ii) the status of settlement efforts, if any; and (iii) the attorney's written report (hereinafter "litigation review meeting." A copy of the minutes from the litigation review meeting, together with a copy of any reports submitted to the Board of Directors, shall be mailed to each Co-owner within 30 days of each litigation review meeting. In addition, litigation expenses shall be made reasonably available for Co-owner review on written request of a Co-owner.

(f.) Disclosure of Litigation Expenses. The litigation expenses, including attorney's fees, court costs, expert witness fees and all other expenses of any civil action filed by the Association shall be fully disclosed to Co-owners in the Association's annual budget. In addition, litigation expenses shall be made reasonably available for Co-owner review upon the written request of a Co-owner.

[SIGNATURES ON THE FOLLOWING PAGE]

In all respects, other than as herein indicated, the original Master Deed of Gateways of Plymouth recorded February 23, 2006, including the Bylaws respectively attached thereto as Exhibit A, is hereby ratified, confirmed, and redeclared.

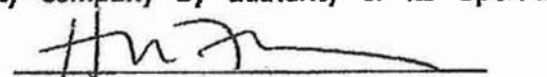
Dated this 3rd day of November, 2015.

TARA GATEWAYS, LLC,
a Michigan limited liability company

By: 
Dominic Liburdi
Its: Authorized Agent

STATE OF MICHIGAN)
)SS
COUNTY OF OAKLAND)

On this 3rd day of November, 2015, the foregoing First Amendment to the Master Deed of Gateways of Plymouth was acknowledged before me by Dominic Liburdi, Authorized Agent of Tara Gateways, LLC, a Michigan limited liability company by authority of its Operating Agreement.


H. William Freeman, Notary Public,
Oakland County, Michigan
My commission expires: February 8, 2021
Acting in the County of Oakland, MI

Master Deed drafted by and
when recorded return to:

H. William Freeman, Esq.
Sullivan, Ward, Asher & Patton, P.C.
25800 Northwestern Highway, Suite 1000
Southfield, Michigan 48075

W1574422.DOC

REPLAT NUMBER 1 OF
WAYNE COUNTY CONDOMINIUM
SUBDIVISION PLAN No. 900

EXHIBIT B TO THE AMENDED MASTER DEED OF

GATEWAYS OF PLYMOUTH

PLYMOUTH TOWNSHIP, WAYNE COUNTY, MICHIGAN

ATTENTION REGISTER OF DEEDS:
THE CONDOMINIUM SUBDIVISION PLAN NUMBER MUST BE
ASSIGNED IN CONSECUTIVE SEQUENCE. WHEN A
NUMBER HAS BEEN ASSIGNED TO THIS PROJECT IT MUST
BE PROPERLY SHOWN IN THE TITLE ON THIS SHEET AND
IN THE SURVEYORS CERTIFICATE ON SHEET 2.

THE ASTERISK (*):
AS SHOWN IN THE SHEET INDEX INDICATES NEW OR
AMENDED DRAWINGS WHICH ARE DATED 09-15-2015.
THESE DRAWINGS ARE TO REPLACE OR BE
SUPPLEMENTAL TO THOSE PREVIOUSLY RECORDED.

SHEET INDEX

- 1. COVER SHEET
- 2. SURVEY PLAN
- 3. UTILITY EASEMENTS
- 4. SITE PLAN
- 5. UTILITY PLAN
- 6. FLOOR PLANS BUILDING #7
- 7. FLOOR PLANS BUILDINGS #8, #9, #10
- 8. FLOOR PLANS BUILDING #11
- 9. FLOOR PLANS BUILDING #12
- 10. SECOND FLOOR PLANS BUILDINGS #11, #12
- 11. CROSS SECTIONS BUILDINGS #7, #8, #9, #10, #11
- 12. CROSS SECTIONS BUILDING #12

LEGAL DESCRIPTION

PART OF LOTS 48, 50 AND 51 OF SUPERVISORS' PLYMOUTH PLAT No. 3 OF HOLCOMB'S ADDITION TO THE VILLAGE OF PLYMOUTH TOWNSHIP AND PART OF SECTION 23, T19S, R2E, PLYMOUTH TOWNSHIP, WAYNE COUNTY, MICHIGAN AS RECORDED BY LIBER 55 OF PLATS, PAGE 30, WAYNE COUNTY RECORDS. BEING MORE PARTICULARLY DESCRIBED AS: BEGINNING AT THE SOUTHWEST CORNER OF SAID LOT 49; THENCE N.13°01'20"W, 120.18 FEET; THENCE N.13°01'20"W, 158.83 FEET; THENCE N.75°32'05"E, 373.00 FEET; THENCE N.13°01'23"W, 114.98 FEET TO A POINT ON THE SOUTHERLY LIMITED ACCESS RIGHT OF WAY LINE OF M-14; THENCE 217.28 FEET ALONG THE ARC OF A NON TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 2,944.42 FEET, A CENTRAL ANGLE OF 04°53'34" AND A LONG CHORD BEARING N.84°53'29"E, 217.22 FEET ALONG SAID LIMITED ACCESS RIGHT OF WAY TO A POINT ON THE WESTERLY LINE OF PHOENIX PARK SUBDIVISION, AS RECORDED IN LIBER 47, PAGE 14, WAYNE COUNTY RECORDS; THENCE ALONG SAID SUBDIVISION S.02°20'30"E, 04.94 FEET; THENCE S.12°49'50"E, 208.53 FEET; THENCE S.75°30'58"W, 575.13 FEET TO THE POINT OF BEGINNING. SUBJECT TO ANY AND ALL EASEMENTS OR RIGHTS OF WAY OF RECORD IF ANY. PROPERTY AS DESCRIBED CONTAINS 4.182 ACRES OF LAND MORE OR LESS.

DEVELOPER

TARA GATEWAYS, LLC
5870 GLASGOW STREET
TROY, MICHIGAN 48065-3187

SURVEYOR

JMS PROFESSIONAL SERVICES LLC
38836 COLUMBIA STREET
WESTLAND, MICHIGAN 48180
(734) 722-5530
E-MAIL: jms-pro@gmail.com


EXAMINED AND APPROVED
DATE NOV 06 2015
BY SSK A/L w/jv
AMY L. MILLER-VANDAWAKER
PLAT ENGINEER


PROPOSED DATED 12-15-2014



William Mills
10-30-15

REVISED
01-10-2015
07-15-2015
09-15-2015
10-02-2015
10-15-2015

THE SYMBOL  SET MON. INDICATES A CONCRETE MONUMENT SET (CONSISTING OF A 1/2" DIA. STEEL ROD, 3' LONG ENCASED IN A 4" DIAMETER CONCRETE CYLINDER)

THE SYMBOL  SET IRON INDICATES A SET IRON (1/2" DIAMETER, 18" LONG)



THIS SITE DOES NOT INVOLVE ANY FLOOD PLAINS.

SOURCE OF BEARING

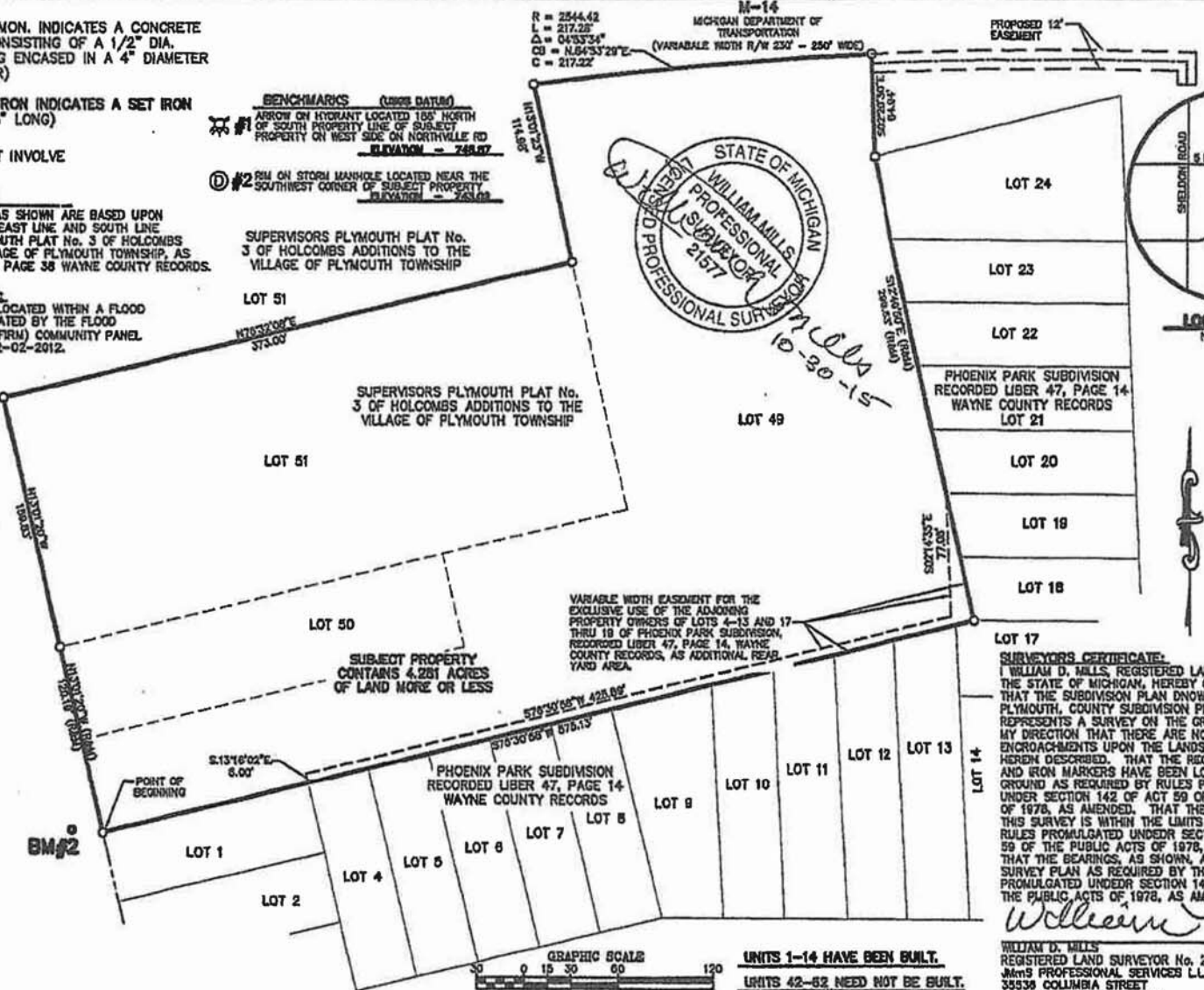
SOURCE OF BEARINGS AS SHOWN ARE BASED UPON THE BEARINGS OF THE EAST LINE AND SOUTH LINE OF SUPERVISORS PLYMOUTH PLAT No. 3 OF HOLCOMBS ADDITIONS TO THE VILLAGE OF PLYMOUTH TOWNSHIP, AS RECORDED IN LIBER 66, PAGE 38 WAYNE COUNTY RECORDS.

FLOOD HAZARD NOTE:

THE PROPERTY IS NOT LOCATED WITHIN A FLOOD HAZARD AREA AS INDICATED BY THE FLOOD INSURANCE RATE MAP (FIRM) COMMUNITY PANEL 26163C0039E, DATED 02-02-2012.

BENCHMARKS (UNRES DATED)
 #1 ARROW ON HYDRANT LOCATED 185' NORTH OF SOUTH PROPERTY LINE OF SUBJECT PROPERTY ON WEST SIDE ON NORTHVILLE RD
 ELEVATION = 748.07
 #2 RM ON STORM MANHOLE LOCATED NEAR THE SOUTHWEST CORNER OF SUBJECT PROPERTY
 ELEVATION = 748.08

SUPERVISORS PLYMOUTH PLAT No. 3 OF HOLCOMBS ADDITIONS TO THE VILLAGE OF PLYMOUTH TOWNSHIP



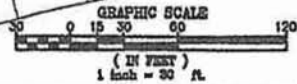
M-14
 MICHIGAN DEPARTMENT OF TRANSPORTATION
 (VARIABLE WIDTH R/W 230' - 250' WIDE)
 R = 2544.42
 L = 217.25'
 Δ = 04°53'34"
 CU = N.84°53'29"E
 C = 217.22'

PROPOSED 12' EASEMENT

STATE OF MICHIGAN
 WILLIAM D. MILLS
 REGISTERED LAND SURVEYOR
 NO. 21577

VARIABLE WIDTH EASEMENT FOR THE EXCLUSIVE USE OF THE ADJOINING PROPERTY OWNERS OF LOTS 4-13 AND 17 THRU 19 OF PHOENIX PARK SUBDIVISION, RECORDED LIBER 47, PAGE 14, WAYNE COUNTY RECORDS, AS ADDITIONAL REAR YARD AREA.

SUBJECT PROPERTY CONTAINS 4.281 ACRES OF LAND MORE OR LESS



UNITS 1-14 HAVE BEEN BUILT.
 UNITS 42-52 NEED NOT BE BUILT.
 PROPOSED DATED FEBRUARY 01, 2015

SURVEYORS CERTIFICATE:
 I WILLIAM D. MILLS, REGISTERED LAND SURVEYOR OF THE STATE OF MICHIGAN, HEREBY CERTIFY THAT THE SUBDIVISION PLAN KNOWN AS GATEWAYS OF PLYMOUTH, COUNTY SUBDIVISION PLAN No. 900 REPRESENTS A SURVEY ON THE GROUND MADE UNDER MY DIRECTION THAT THERE ARE NO EXISTING ENCROACHMENTS UPON THE LANDS AND PROPERTY HEREIN DESCRIBED. THAT THE REQUIRED MONUMENTS AND IRON MARKERS HAVE BEEN LOCATED IN THE GROUND AS REQUIRED BY RULES PROMULGATED UNDER SECTION 142 OF ACT 59 OF THE PUBLIC ACTS OF 1978, AS AMENDED. THAT THE ACCURACY OF THIS SURVEY IS WITHIN THE LIMITS REQUIRED BY THE RULES PROMULGATED UNDER SECTION 142 OF ACT 59 OF THE PUBLIC ACTS OF 1978, AS AMENDED. THAT THE BEARINGS, AS SHOWN, ARE NOTED ON THE SURVEY PLAN AS REQUIRED BY THE RULES PROMULGATED UNDER SECTION 142 OF ACT 59 OF THE PUBLIC ACTS OF 1978, AS AMENDED.


William D. Mills
 WILLIAM D. MILLS DATED
 REGISTERED LAND SURVEYOR No. 21577
 JMM'S PROFESSIONAL SERVICES L.L.C.
 35539 COLUMBIA STREET
 WESTLAND, MICHIGAN 48186


JMM'S
 PROFESSIONAL SERVICES L.L.C.
 35539 COLUMBIA STREET
 WESTLAND, MICHIGAN 48186
 (734) 885-1111
 www.jmmsurvey.com

GATEWAYS OF PLYMOUTH
 NORTHVILLE ROAD
 PLYMOUTH, MICHIGAN

SURVEY PLAN

2014-34
 12-18-14
 02-18-15

THE SYMBOL  SET MON. INDICATES A CONCRETE MONUMENT SET (CONSISTING OF A 1/2" DIA. STEEL ROD, 3' LONG ENCASED IN A 4" DIAMETER CONCRETE CYLINDER)

THE SYMBOL  SET IRON INDICATES A SET IRON (1/2" DIAMETER, 18" LONG)

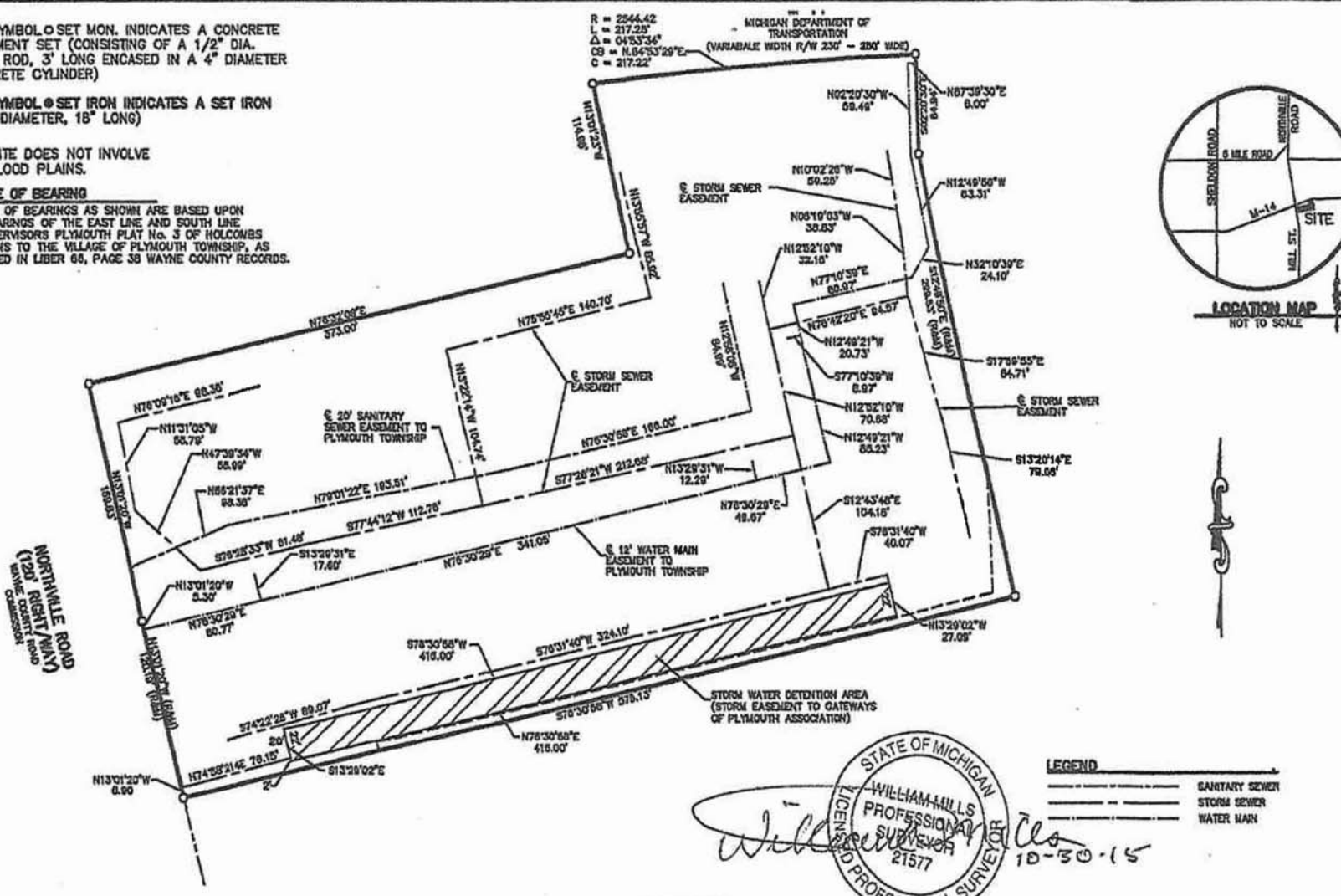
THIS SITE DOES NOT INVOLVE ANY FLOOD PLAINS.

SOURCE OF BEARING

SOURCE OF BEARINGS AS SHOWN ARE BASED UPON THE BEARINGS OF THE EAST LINE AND SOUTH LINE OF SUPERVISOR'S PLYMOUTH PLAT No. 3 OF HOLCOMBS ADDITIONS TO THE VILLAGE OF PLYMOUTH TOWNSHIP, AS RECORDED IN LIBER 66, PAGE 39 WAYNE COUNTY RECORDS.

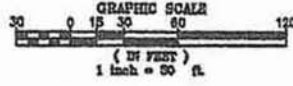
R = 2544.42
 I = 217.25'
 Δ = 04°33'56"
 CB = N.84°33'29"E
 C = 217.22'

MICHIGAN DEPARTMENT OF TRANSPORTATION
 (VARIABLE WIDTH R/W 230' - 280' WIDE)






LOCATION MAP
 NOT TO SCALE

STATE OF MICHIGAN
 WILLIAM HILLS
 PROFESSIONAL SURVEYOR
 LICENSE NO. 21577
 10-30-15



LEGEND

-  SANITARY SEWER
-  STORM SEWER
-  WATER MAIN

UNITS 1-14 HAVE BEEN BUILT.
 UNITS 42-62 NEED NOT BE BUILT.
 PROPOSED DATED FEBRUARY 01, 2015

JMM S
 PROFESSIONAL SURVEYOR, L.L.C.
 10000 W. 14 MILE RD., SHELBOURNE, MI 48166
 (734) 242-2200

UTILITY EASEMENTS

GATEWAYS OF PLYMOUTH
 1201 NORTHVILLE ROAD
 NORTHVILLE, MI 48166
 (248) 629-2200

3/12/2014-3/12/2015
 10-30-15

DEVELOPER

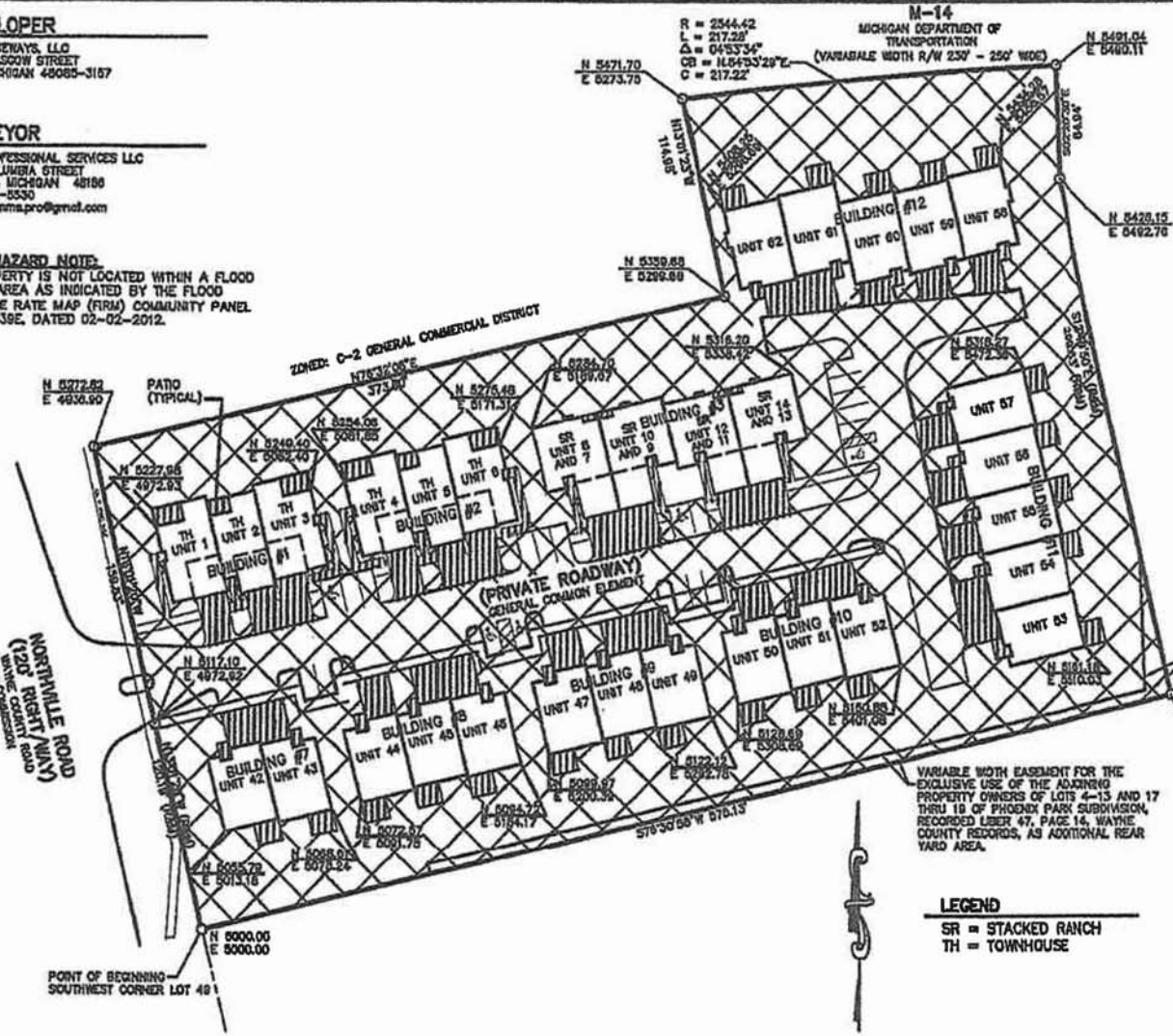
TARA CATERAYS, LLC
5870 GLASGOW STREET
TROY, MICHIGAN 48068-3157

SURVEYOR

Jmms PROFESSIONAL SERVICES LLC
35536 COLUMBIA STREET
WESTLAND, MICHIGAN 48106
(734) 722-5530
E-MAIL: jnms.pro@gmail.com

FLOOD HAZARD NOTE:

THE PROPERTY IS NOT LOCATED WITHIN A FLOOD HAZARD AREA AS INDICATED BY THE FLOOD INSURANCE RATE MAP (FIRM) COMMUNITY PANEL 26163C0036E, DATED 02-02-2012.



STATE OF MICHIGAN
LICENSED PROFESSIONAL SURVEYOR
WILLIAM MILLS
21577
William Mills
10-30-15

LEGEND

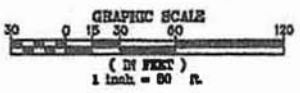
- LIMITS OF OWNERSHIP
- GENERAL COMMON ELEMENTS
- LIMITED COMMON ELEMENTS

LEGEND

- SR = STACKED RANCH
- TH = TOWNHOUSE

NORTHING N 6000.21
EASTING E 4510.52 COORDINATE POINT

GENERAL COMMON ELEMENT ROADWAY HAS BEEN BUILT



UNITS 1-14 HAVE BEEN BUILT.
UNITS 42-62 NEED NOT BE BUILT.
PROPOSED DATED FEBRUARY 01, 2015

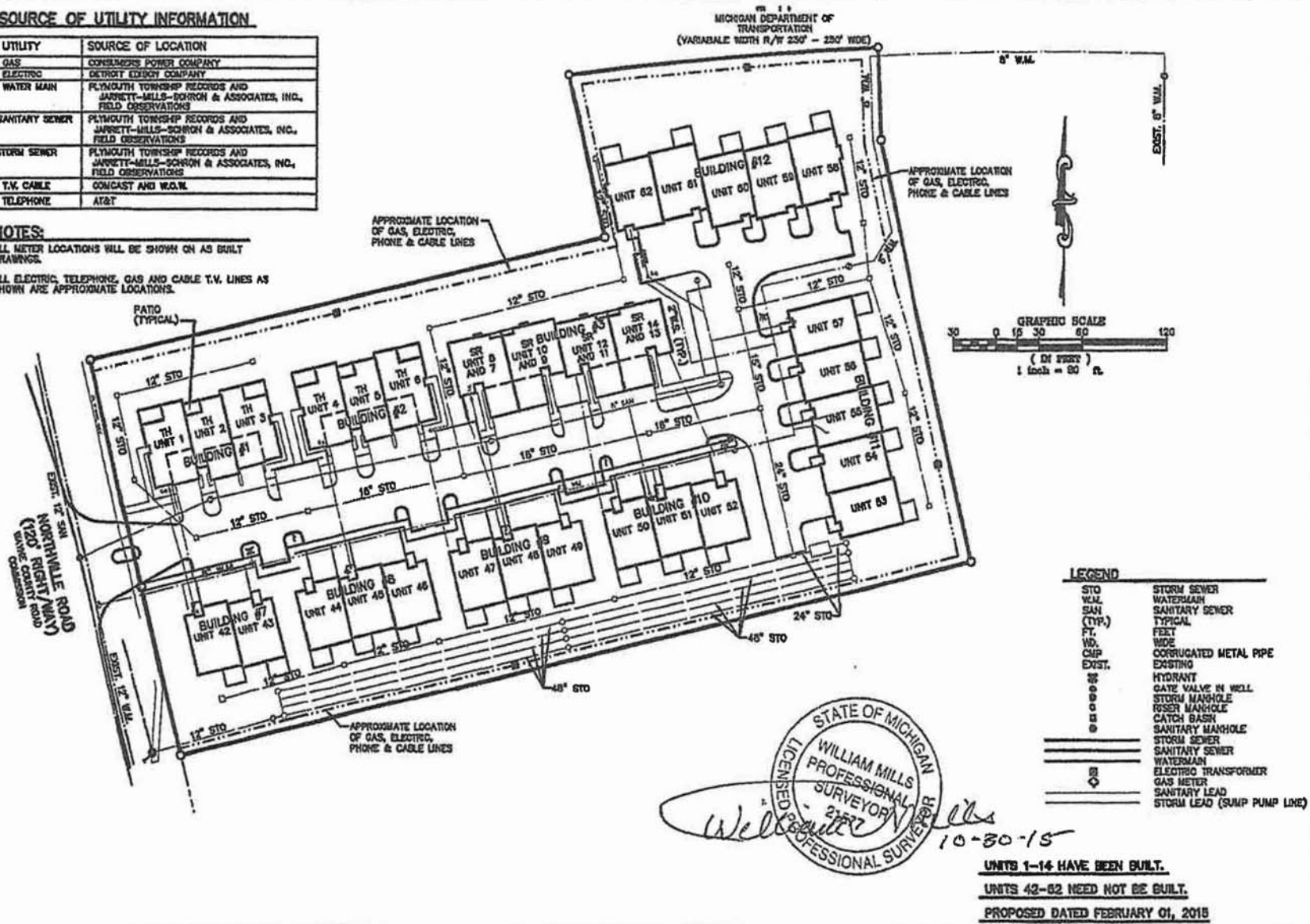
Jmms PROFESSIONAL SERVICES LLC
 35536 COLUMBIA STREET
 WESTLAND, MICHIGAN 48106
 (734) 722-5530
 E-MAIL: jnms.pro@gmail.com
 GATEWAYS OF PLYMOUTH
 NORTHVILLE ROAD
 NORTHVILLE, MICHIGAN 48168
 10-30-15
 4 of 12 2014-34

SOURCE OF UTILITY INFORMATION

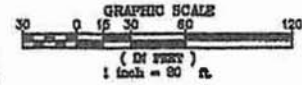
UTILITY	SOURCE OF LOCATION
GAS	CONSUMERS POWER COMPANY
ELECTRIC	DETROIT EDISON COMPANY
WATER MAIN	PLYMOUTH TOWNSHIP RECORDS AND JARRETT-MILLS-SCHRON & ASSOCIATES, INC. FIELD OBSERVATIONS
SANITARY SEWER	PLYMOUTH TOWNSHIP RECORDS AND JARRETT-MILLS-SCHRON & ASSOCIATES, INC. FIELD OBSERVATIONS
STORM SEWER	PLYMOUTH TOWNSHIP RECORDS AND JARRETT-MILLS-SCHRON & ASSOCIATES, INC. FIELD OBSERVATIONS
T.V. CABLE	COMCAST AND W.O.R.
TELEPHONE	AT&T

NOTES:

ALL METER LOCATIONS WILL BE SHOWN ON AS BUILT DRAWINGS.
 ALL ELECTRIC, TELEPHONE, GAS AND CABLE T.V. LINES AS SHOWN ARE APPROXIMATE LOCATIONS.



MICHIGAN DEPARTMENT OF TRANSPORTATION
 (VARIABLE WIDTH R/W 250' - 280' WIDE)



LEGEND

STO	STORM SEWER
WAL	WATERMAIN
SAN	SANITARY SEWER
(TYP.)	TYPICAL
FT.	FEET
WD.	WIDE
CMP	CORRUGATED METAL PIPE
EXIST.	EXISTING
HYDRANT	HYDRANT
GATE VALVE IN WELL	GATE VALVE IN WELL
STORM MANHOLE	STORM MANHOLE
ROSER MANHOLE	ROSER MANHOLE
CATCH BASIN	CATCH BASIN
SANITARY MANHOLE	SANITARY MANHOLE
STORM SEWER	STORM SEWER
SANITARY SEWER	SANITARY SEWER
WATERMAIN	WATERMAIN
ELECTRIC TRANSFORMER	ELECTRIC TRANSFORMER
GAS METER	GAS METER
SANITARY LEAD	SANITARY LEAD
STORM LEAD (PUMP PUMP LINE)	STORM LEAD (PUMP PUMP LINE)



William Mills
 10-30-15

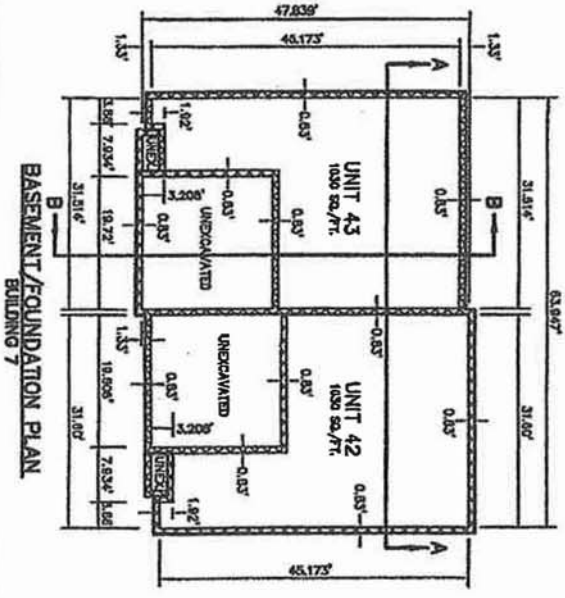
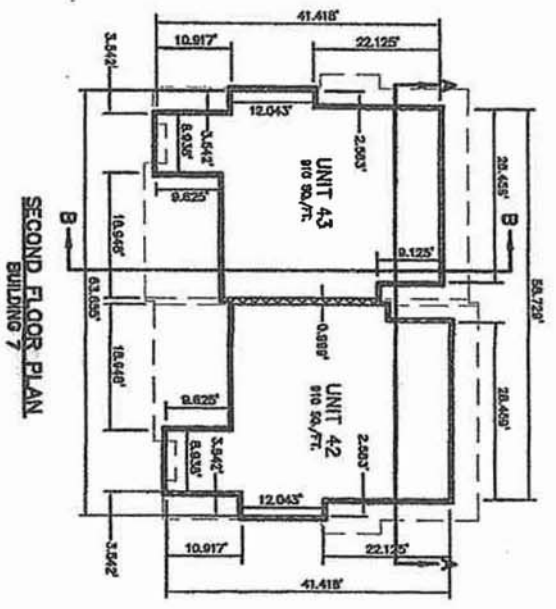
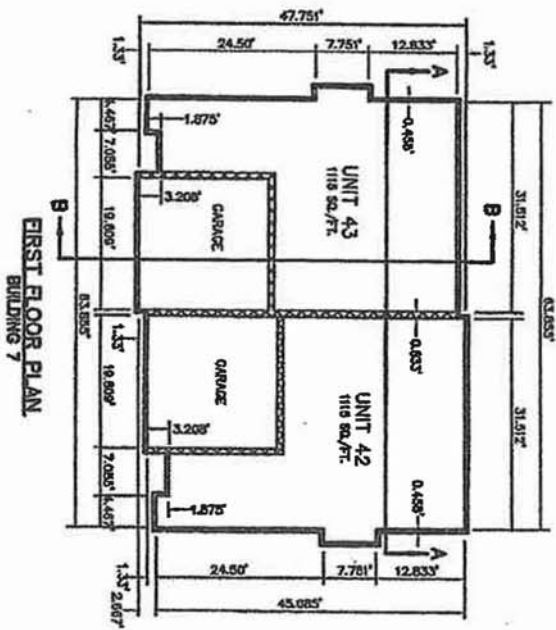
UNITS 1-14 HAVE BEEN BUILT.
UNITS 42-82 NEED NOT BE BUILT.
PROPOSED DATED FEBRUARY 01, 2015

JMMS
 PROFESSIONAL ENGINEER, L.L.C.
 2000 BROADWAY, SUITE 200
 PLYMOUTH, MICHIGAN 48170
 313.487.1111
 1-800-333-3333

UTILITY PLAN

GATEWAYS OF PLYMOUTH
 NORTHVALE ROAD
 PLYMOUTH, MICHIGAN

5 of 12
 2014-34
 12-16-16
 10-30-15



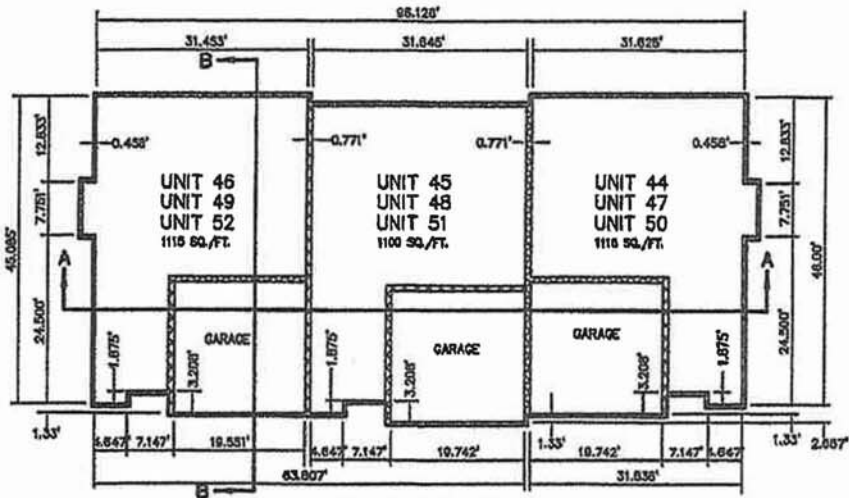
W.D. [Signature]
 LICENSED PROFESSIONAL ARCHITECT
 WILLIAM MILLS
 PROFESSIONAL ARCHITECT
 SUPERVISOR
 21977
 STATE OF MICHIGAN
 REGISTERED PROFESSIONAL ARCHITECTS

10-30-15
 W.D.

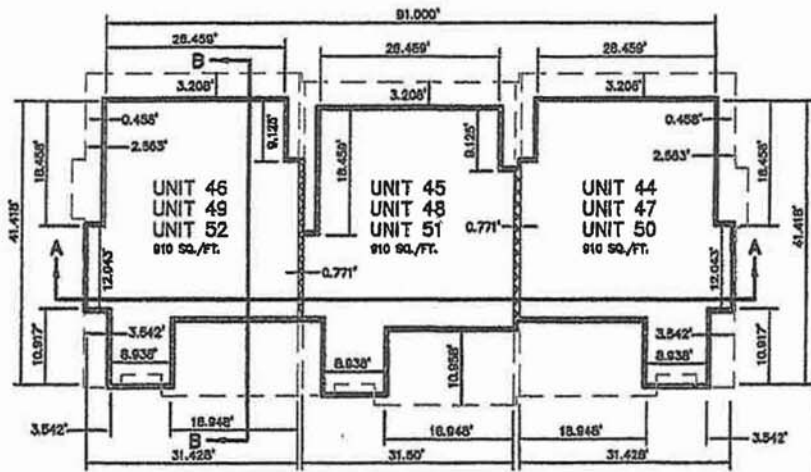
LEGEND

- UNITS OF OWNERSHIP
- GENERAL COMMON ELEMENTS
- LIMITED COMMON ELEMENTS

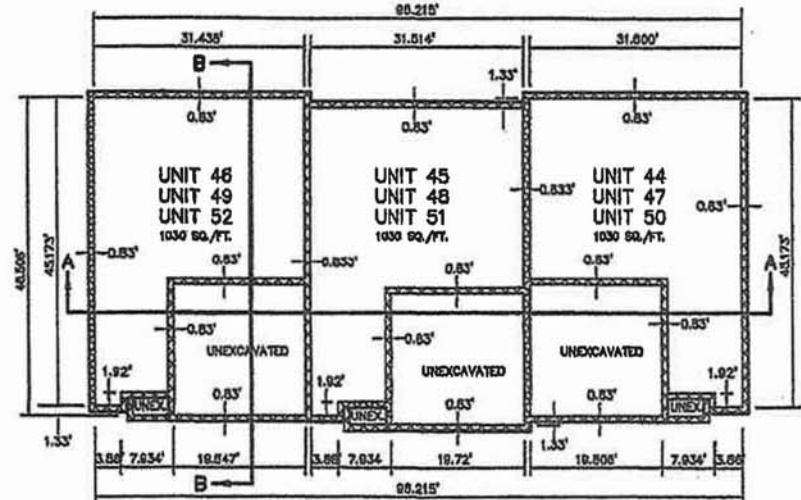
UNITS 1-14 HAVE BEEN BUILT.
 UNITS 42-02 NEED NOT BE BUILT.
 PROPOSED DATED FEBRUARY 01, 2016



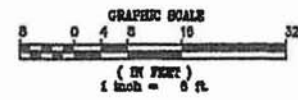
FIRST FLOOR PLAN
BUILDINGS 8, 9, 10



SECOND FLOOR PLAN
BUILDINGS 8, 9, 10



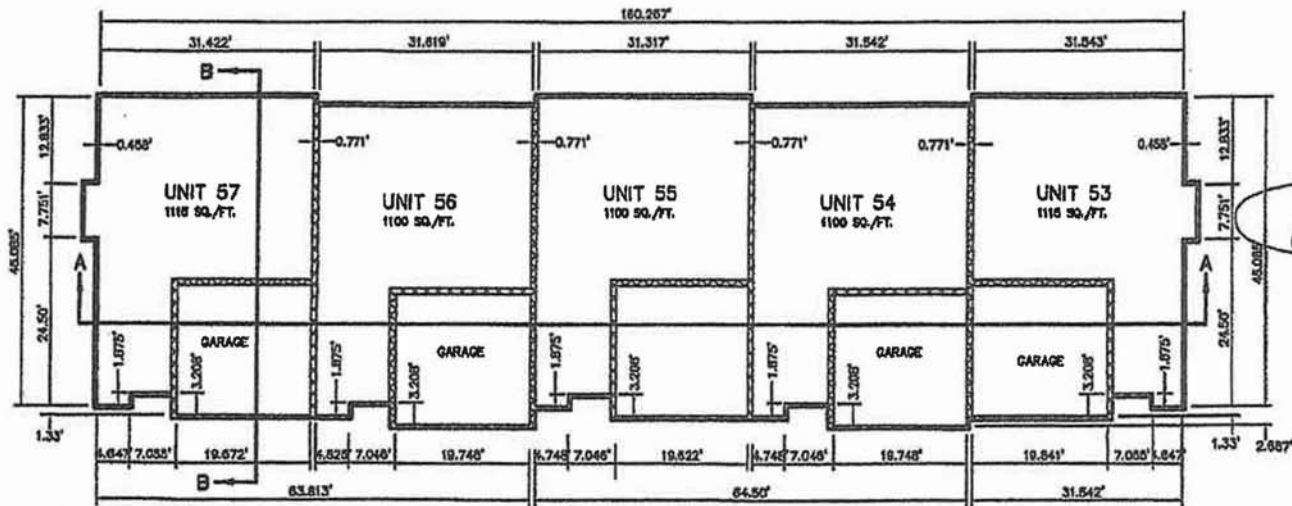
BASEMENT/FOUNDATION PLAN
BUILDINGS 8, 9, 10



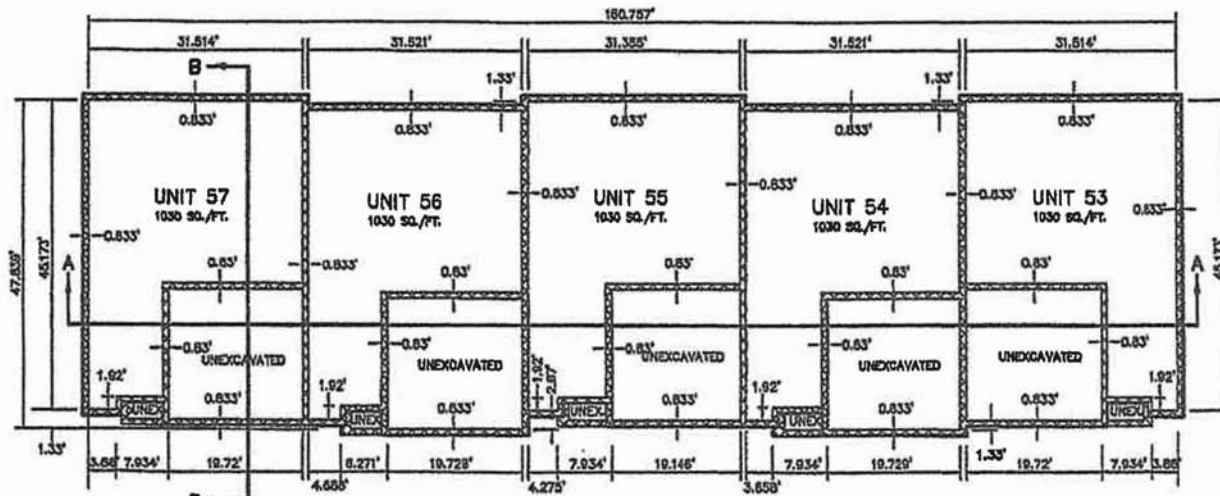
- LEGEND**
- LIMITS OF OWNERSHIP
 - GENERAL COMMON ELEMENTS
 - LIMITED COMMON ELEMENTS



UNITS 1-14 HAVE BEEN BUILT.
UNITS 42-62 NEED NOT BE BUILT.
PROPOSED DATED FEBRUARY 01, 2016



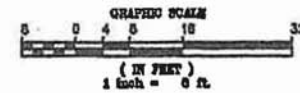
FIRST FLOOR PLAN
BUILDING 11



BASEMENT/FOUNDATION PLAN
BUILDING 11

STATE OF MICHIGAN
LICENSED
WILLIAM MILLS
PROFESSIONAL
SURVEYOR
24577
William Mills
10-30-15

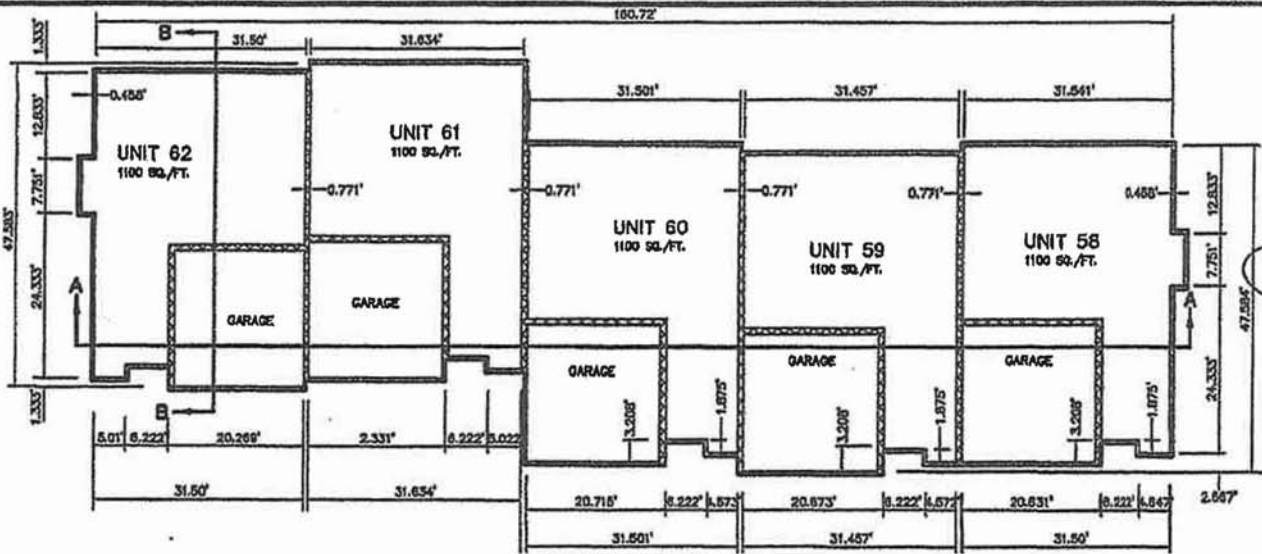
NOTE
SEE SHEET 10 FOR
SECOND FLOOR PLANS



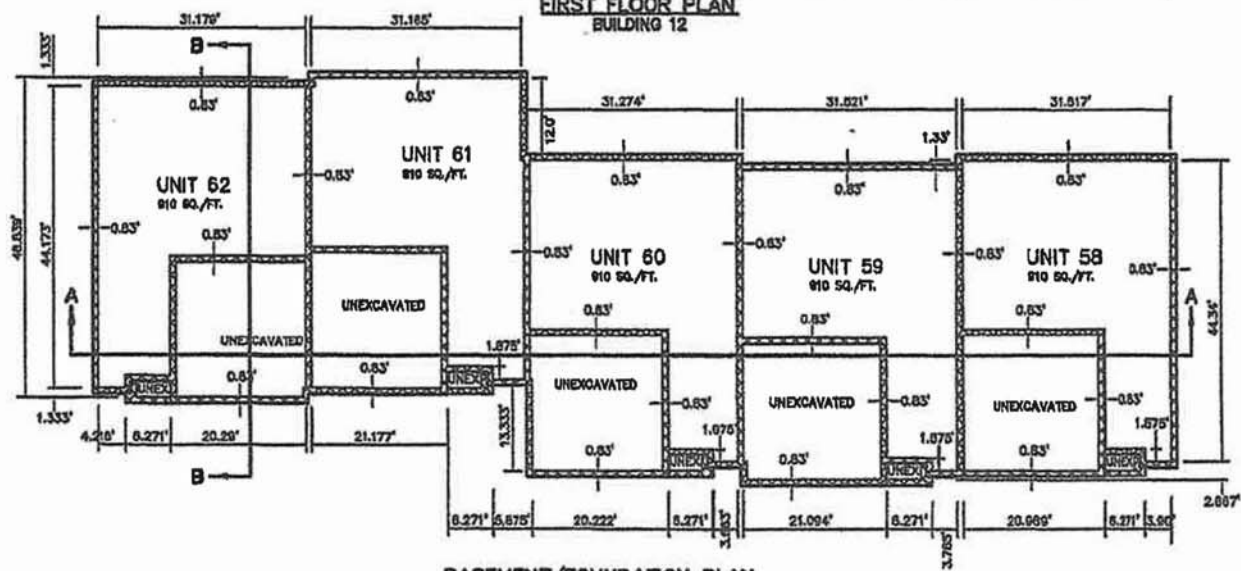
- LEGEND**
- LIMITS OF OWNERSHIP
 - GENERAL COMMON ELEMENTS
 - LIMITED COMMON ELEMENTS

UNITS 1-14 HAVE BEEN BUILT.
UNITS 42-62 NEED NOT BE BUILT.
PROPOSED DATED FEBRUARY 01, 2015

JMM's SURVEYING & ENGINEERING, P.C.
 1500 WESTLAND AVENUE, SUITE 200
 WESTLAND, MICHIGAN 48090
 FOUNDATION & FIRST FLOOR PLAN
 BUILDING 11
 GATEWAYS OF PLYMOUTH
 1500 WESTLAND AVENUE, SUITE 200
 WESTLAND, MICHIGAN 48090
 12/2014-34



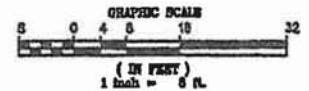
FIRST FLOOR PLAN
BUILDING 12



BASEMENT/FOUNDATION PLAN
BUILDING 12



NOTE
SEE SHEET 10 FOR
SECOND FLOOR PLANS

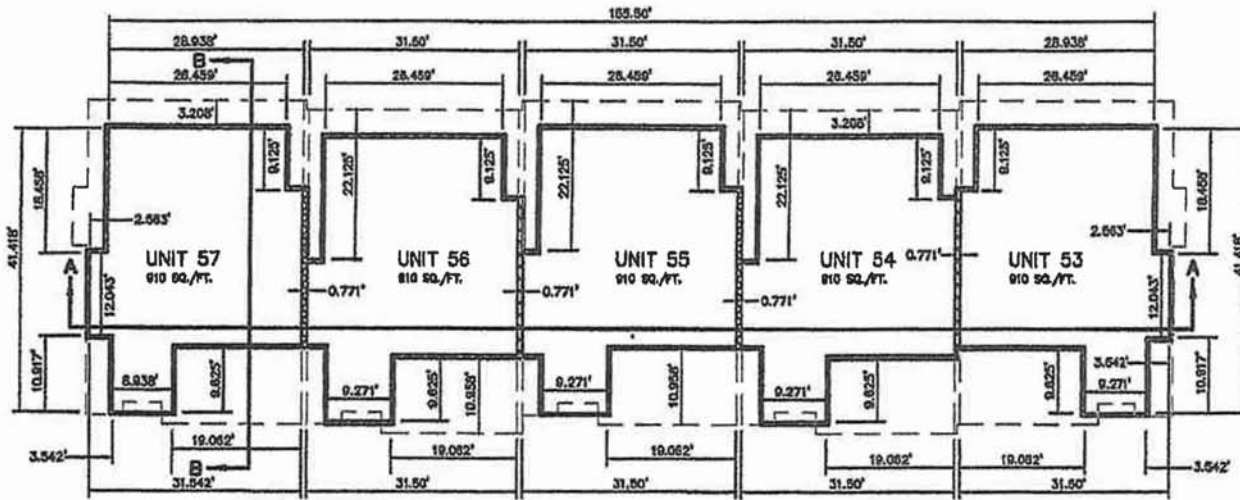


LEGEND

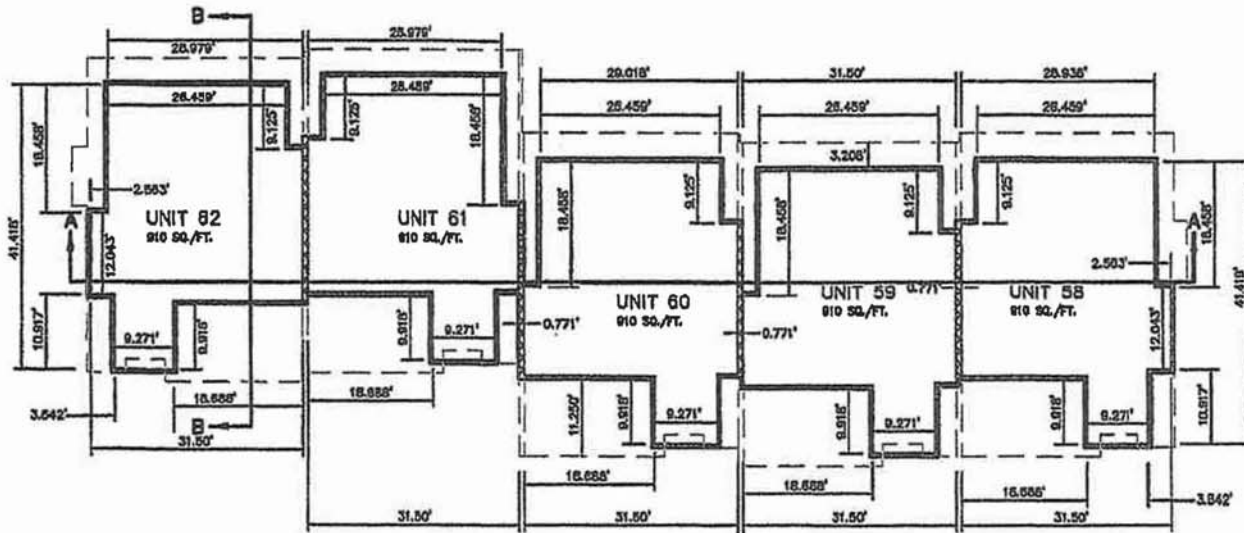
	LIMITS OF OWNERSHIP
	GENERAL COMMON ELEMENTS
	LIMITED COMMON ELEMENTS

UNITS 1-14 HAVE BEEN BUILT.
UNITS 42-62 NEED NOT BE BUILT.
PROPOSED DATED FEBRUARY 01, 2015

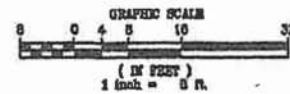
Jmms
 FOUNDATION & FIRST FLOOR PLAN
 BUILDING 12
 GATEWAYS OF PLYMOUTH
 12-15-14
 9-12-2016-34
 10-30-18






SECOND FLOOR PLAN
BUILDING 11



SECOND FLOOR PLAN
BUILDING 12

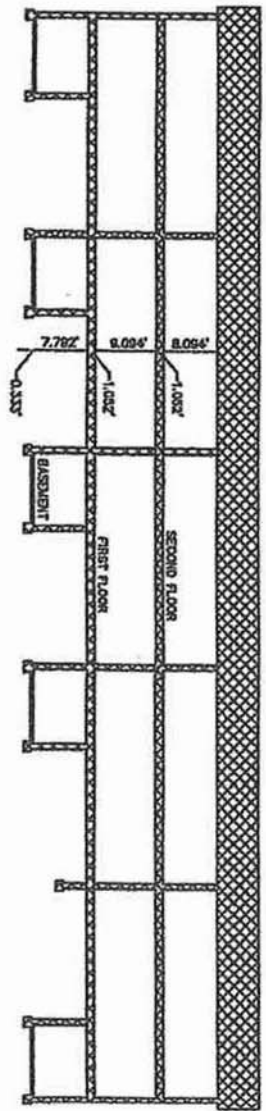


LEGEND

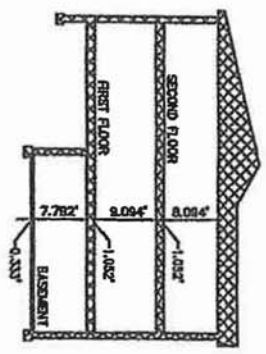
-  LIMITS OF OWNERSHIP
-  GENERAL COMMON ELEMENTS
-  LIMITED COMMON ELEMENTS

UNITS 1-14 HAVE BEEN BUILT.
UNITS 42-62 NEED NOT BE BUILT.
PROPOSED DATED FEBRUARY 01, 2018

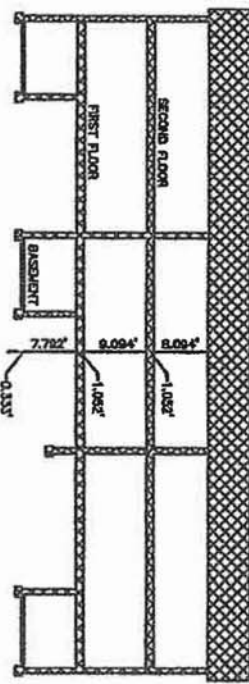
JMM'S SURVEYING & CONSULTING, LLC
 10000 WOODLAND DRIVE, SUITE 100
 PLYMOUTH, MICHIGAN 48170
 (248) 453-1234
SECOND FLOOR PLANS BUILDINGS 11 & 12
GATEWAYS OF PLYMOUTH
 MARSHALL ROAD
 PLYMOUTH, MICHIGAN
 10-12-2014-34
 10-30-18



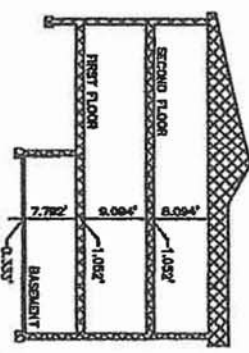
LONGITUDINAL SECTION A-A
BUILDING 11



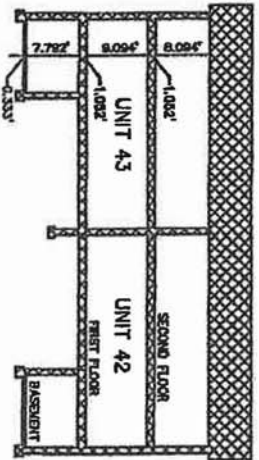
LONGITUDINAL SECTION B-B



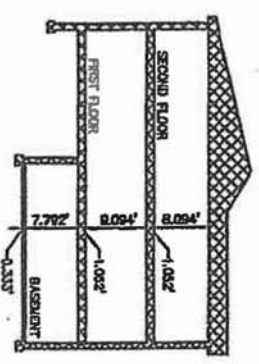
LONGITUDINAL SECTION A-A
BUILDINGS 8, 9, 10



LONGITUDINAL SECTION B-B

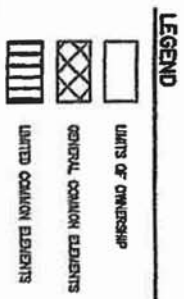


LONGITUDINAL SECTION A-A
BUILDING 7



LONGITUDINAL SECTION B-B

UNITS 1-14 HAVE BEEN BUILT.
UNITS 42-43 NEED NOT BE BUILT.
PROPOSED DATED FEBRUARY 01, 2015



NOTE: TO BE WARRANTABLE
THIS AMENDMENT WOULD TO
CREATE PHASE I - 14 UNITS
PHASE II BUILT DUPLEX UNIT 412043
PHASE III T.R.B. UNITS 44-45-46
PHASE IV REGARDING UNITS

17 NOV 16 PM 12:14

17 NOV 22 AM 11:03

EXAMINED AND APPROVED
DATE NOV 16 2017
BY SJK NJC
AMY L. MILLER-VANDAWAKER
PLAT ENGINEER

WAYNE COUNTY TREASURER
11-16-17 MS

Bernard J. Youngblood
Wayne County Register of Deeds
2017366884 L: 54080 P: 908
11/22/2017 11:03 AM MDA Total Pages: 12



SECOND AMENDMENT TO MASTER DEED

**GATEWAYS OF PLYMOUTH
A RESIDENTIAL CONDOMINIUM
WAYNE COUNTY CONDOMINIUM
SUBDIVISION PLAN NO. 900**

This Second Amendment to Master Deed is made and executed this 10th day of October, 2017, by Tara Gateways, LLC, a Michigan limited liability company, whose address is 5870 Glasgow, Troy, Michigan 48085, Developer of Gateways of Plymouth, a Condominium Project established pursuant to the Master Deed thereof, recorded on February 23, 2006 at Liber 44094, Page 373, Wayne County, Michigan records as amended by the First Amendment to Master Deed recorded on November 6, 2015 at Liber 52567, Page 91, Wayne County records (collectively, "Master Deed"), and known as Wayne County Condominium Subdivision Plan No. 900.

Developer hereby amends the Master Deed (this "Amendment"), pursuant to the authority reserved in Article VIII thereof for the purpose of identifying in the Condominium Subdivision Plan the phases of development to comply with certain requirements of mortgage loan lenders as set forth in revised Exhibit B attached hereto and incorporated by reference. Upon the recording of this Amendment in the office of the Wayne County Register of Deeds, said Master Deed and Exhibit B thereto shall be amended to set forth the phases referenced therein.

5. In all other respects, other than as hereinabove indicated, the Master Deed and the Bylaws and the Condominium Subdivision Plan attached thereto respectively as Exhibits ~~"A"~~ and ~~"B"~~, is hereby ratified, confirmed and redeclared.


Dated this 10th day of October, 2017.

TARA GATEWAYS, LLC,
a Michigan limited liability company

BY: 
Dominic Liburdi
ITS: Authorized Agent

STATE OF MICHIGAN)
) ss.
COUNTY OF WAYNE)

On this 10th day of October, 2017, the foregoing Second Amendment to Master Deed of Gateways of Plymouth was acknowledged before me by Dominic Liburdi, authorized agent of Tara Gateways, LLC, a Michigan limited liability company.


H. William Freeman, Notary Public
Oakland County, Michigan
Acting in Wayne County
My Commission Expires: February 8, 2021

DRAFTED BY AND WHEN
RECORDED RETURN TO:

H. William Freeman, Esq.
Sullivan, Ward, Asher & Patton, P.C.
25800 Northwestern Hwy., Suite 1000
Southfield MI 48075
(248) 746-2733

W2050372.DOCX

REPLAT NUMBER 2 OF
 WAYNE COUNTY CONDOMINIUM
 SUBDIVISION PLAN NO. 900
 EXHIBIT "B" TO THE AMENDED MASTER DEED OF
GATEWAYS OF PLYMOUTH
 PLYMOUTH TOWNSHIP, WAYNE COUNTY, MICHIGAN

ATTENTION REGISTER OF DEEDS

THE CONDOMINIUM SUBDIVISION PLAN NUMBER MUST BE ASSIGNED IN CONSECUTIVE SEQUENCE. WHEN A NUMBER HAS BEEN ASSIGNED TO THIS PROJECT IT MUST BE PROPERLY SHOWN IN THE TITLE ON THIS SHEET AND IN THE SURVEYORS CERTIFICATE ON SHEET 2.

THE ASTERISK (*)

AS SHOWN IN THE SHEET INDEX INDICATES NEW OR AMENDED DRAWINGS WHICH ARE DATED 10/08/17.

THESE DRAWINGS ARE TO REPLACE OR BE SUPPLEMENTAL TO THOSE PREVIOUSLY RECORDED.

SURVEYOR

GLA SURVEYORS & ENGINEERS
 8495 NORTH TERRITORIAL ROAD
 PLYMOUTH, MI 48170
 (734) 416-9650
 (734) 416-9657 FAX

DEVELOPER

TARA GATEWAYS, LLC
 5870 GLASGOW STREET
 TROY, MI 48065-3157

EXAMINED AND APPROVED

DATE NOV 16 2017
 BY SK NJC
 AMY L. MILLER-VANDAWAKER
 PLAT ENGINEER

SHEET INDEX

- * 1. TITLE PAGE
- 2. SURVEY PLAN
- 3. UTILITY EASEMENTS
- * 4. SITE PLAN
- * 5. UTILITY PLAN
- * 6. FLOOR PLANS BUILDING #7
- * 7. FLOOR PLANS BUILDINGS #8, #9, #10
- * 8. FOUNDATION & FLOOR PLAN BUILDING #11
- * 9. FOUNDATION & FLOOR PLAN BUILDING #12
- *10. SECOND FLOOR PLANS BUILDINGS #11, #12
- *11. CROSS SECTIONS BUILDINGS #7, #8, #9, #10, #11
- *12. CROSS SECTIONS BUILDING #12

NOTE

THIS CONDOMINIUM SUBDIVISION PLAN IS NOT REQUIRED TO CONTAIN DETAILED PROJECT DESIGN PLANS PREPARED BY THE APPROPRIATE LICENCED DESIGN PROFESSIONAL. SUCH PROJECT DESIGN PLANS ARE FILED, AS PART OF THE CONSTRUCTION PERMIT APPLICATION WITH THE ENFORCING AGENCY FOR THE STATE CONSTRUCTION CODE IN THE RELEVANT GOVERNMENTAL SUBDIVISION. THE ENFORCING AGENCY MAY BE A LOCAL BUILDING DEPARTMENT OF THE STATE DEPARTMENT OF LICENSING AND REGULATORY AFFAIRS.

LEGAL DESCRIPTION

PART OF LOTS 49, 50 AND 51 OF SUPERVISORS PLYMOUTH PLAT NO. 3 OF HOLCOMB'S ADDITION TO THE VILLAGE OF PLYMOUTH TOWNSHIP AND PART OF SECTION 23, T. 1 S., R. 8 E., PLYMOUTH TOWNSHIP, WAYNE COUNTY, MICHIGAN AS RECORDED IN LIBER 86 OF PLATS, PAGE 38, WAYNE COUNTY RECORDS, BEING MORE PARTICULARLY DESCRIBED AS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID LOT 49; THENCE N. 13°01'20" W. 120.19 FEET; THENCE N. 13°01'20" W. 159.83 FEET; THENCE N. 76°32'08" E. 373.00 FEET; THENCE N. 13°01'23" W. 114.98 FEET TO A POINT ON THE SOUTHERLY LIMITED ACCESS RIGHT OF WAY LINE OF M-14; THENCE 217.28 FEET ALONG THE ARC OF A NON TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 2,544.42 FEET, A CENTRAL ANGLE OF 04°53'34" AND A LONG CHORD BEARING N. 84°53'29" E. 217.22 FEET ALONG SAID LIMITED ACCESS RIGHT OF WAY TO A POINT ON THE WESTERLY LINE OF PHOENIX PARK SUBDIVISION AS RECORDED IN LIBER 47 OF PLATS, PAGE 14, WAYNE COUNTY RECORDS; THENCE ALONG SAID SUBDIVISION S. 02°20'30" E. 64.94 FEET; THENCE S. 12°49'50" E. 299.53 FEET; THENCE S. 76°30'58" W. 575.13 FEET TO THE POINT OF BEGINNING. SUBJECT TO ANY AND ALL EASEMENTS OR RIGHTS OF WAY OF RECORD IF ANY. PROPERTY AS DESCRIBED CONTAIN 4.182 ACRES OF LAND MORE OR LESS.



Greg L. Ash 10/06/17
 GREG L. ASH
 PROFESSIONAL LAND SURVEYOR
 REGISTRATION NO. 28400

**GATEWAYS OF PLYMOUTH
 TITLE PAGE**

PROPOSED DATE: 10/08/17
 FILE NO.: 3282
 SHEET NO.: 1 OF 12
 DRAWN BY: G.L.A.
 CHECKED BY: G.L.A.

GLA SURVEYORS & ENGINEERS
 8495 NORTH TERRITORIAL RD.
 PLYMOUTH, MI 48170
 (734) 416-9650
 (734) 416-9657 FAX
 www.glasurveyor.com

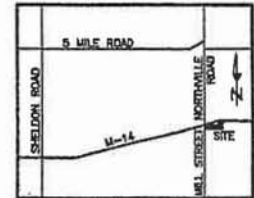
DEVELOPER

TARA GATEWAYS, LLC
5870 GLASGOW STREET
TROY, MI 48065-3157

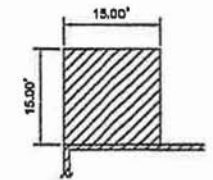
SURVEYOR

GLA SURVEYORS AND ENGINEERS
8485 NORTH TERRITORIAL ROAD
PLYMOUTH, MI 48170
(734) 418-9850
(734) 418-9857 FAX

M-14
MICHIGAN DEPARTMENT OF
TRANSPORTATION
(VARIABLE WIDTH R/W 230' - 206' WIDE)
R.=2544.42'
L.=217.28'
Δ=04°53'34"
C.L.=217.22'
C.B.=N84°53'29"E



VICINITY MAP
NOT TO SCALE



PATIO DETAIL
BUILDINGS 7-12

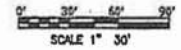
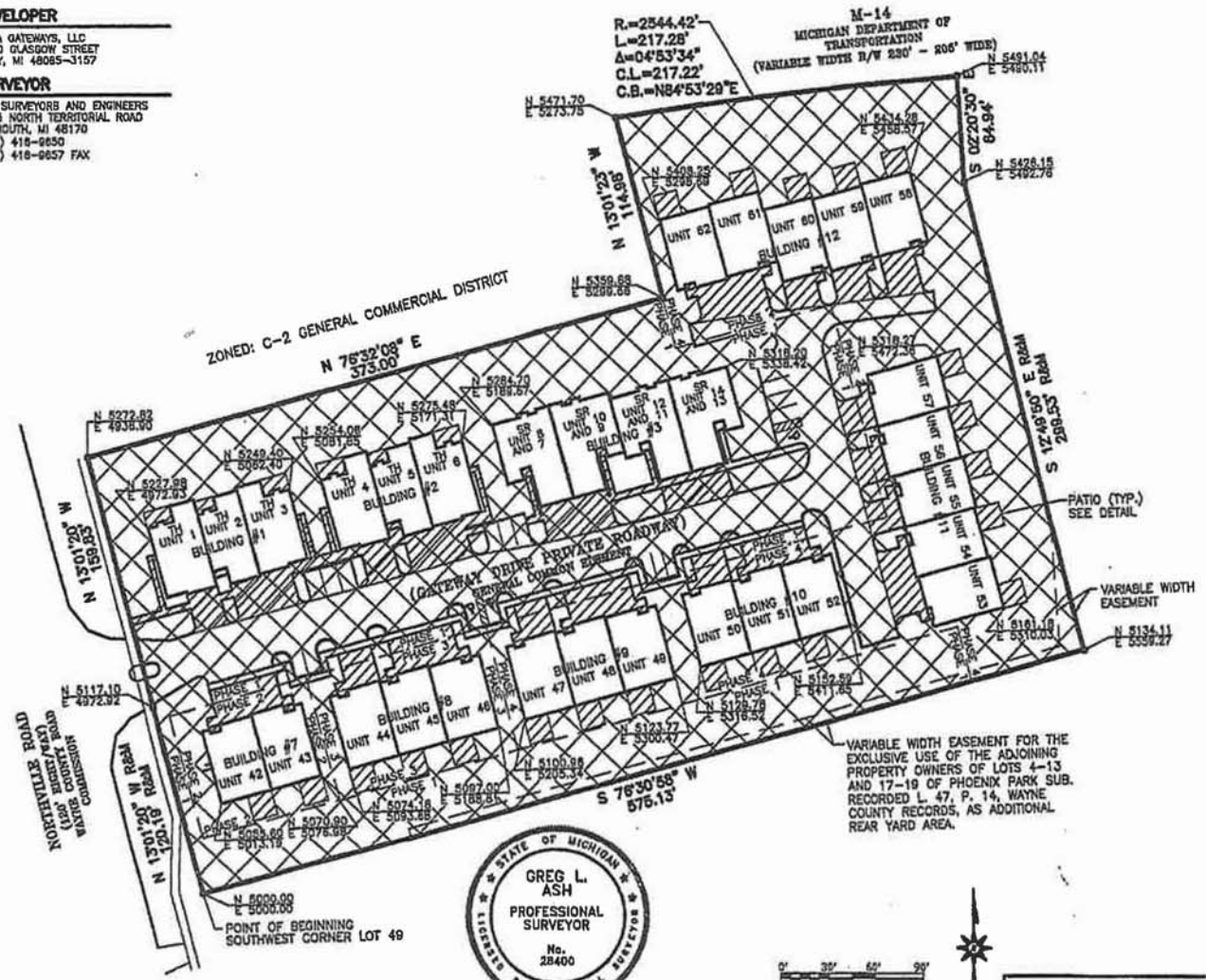
LEGEND

- UNIT LIMITS OF OWNERSHIP
- GENERAL COMMON ELEMENT
- LIMITED COMMON ELEMENT

NORTHING EASTING N 6000.21
E 4510.52 COORDINATE POINT

GENERAL COMMON ELEMENT
ROADWAY HAS BEEN BUILT

SR = STACKED RANCH
TH = TOWNHOUSE



SCALE 1" = 30'



Greg L. Ash
GREG L. ASH, P.L.S. #28400 DATE 10/06/17

UNITS 1-14 MUST BE BUILT
UNITS 42-62 NEED NOT BE BUILT

**GATEWAYS OF PLYMOUTH
SITE PLAN**

PROPOSED DATE: 10/06/17
FILE NO.: 3202
SHEET NO.: 4 OF 12
DRAWN BY: G.L.A.
CHECKED BY: G.L.A.



8485 NORTH TERRITORIAL RD.
PLYMOUTH, MI 48170
(734) 418-9850
(734) 418-9857 FAX
www.glasurveyor.com

SOURCE OF UTILITY INFORMATION

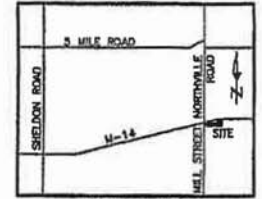
UTILITY	SOURCE OF LOCATION
GAS	CONSUMERS POWER COMPANY
ELECTRIC	DETROIT EDISON COMPANY
WATER MAIN	PLYMOUTH TOWNSHIP RECORDS AND JARRETT-MILLS-SCHRON & ASSOCIATES, INC. FIELD OBSERVATIONS
SANITARY SEWER	PLYMOUTH TOWNSHIP RECORDS AND JARRETT-MILLS-SCHRON & ASSOCIATES, INC. FIELD OBSERVATIONS
STORM SEWER	PLYMOUTH TOWNSHIP RECORDS AND JARRETT-MILLS-SCHRON & ASSOCIATES, INC. FIELD OBSERVATIONS
T.V. CABLE	COMCAST AND W.O.W.
TELEPHONE	AT&T

NOTES:

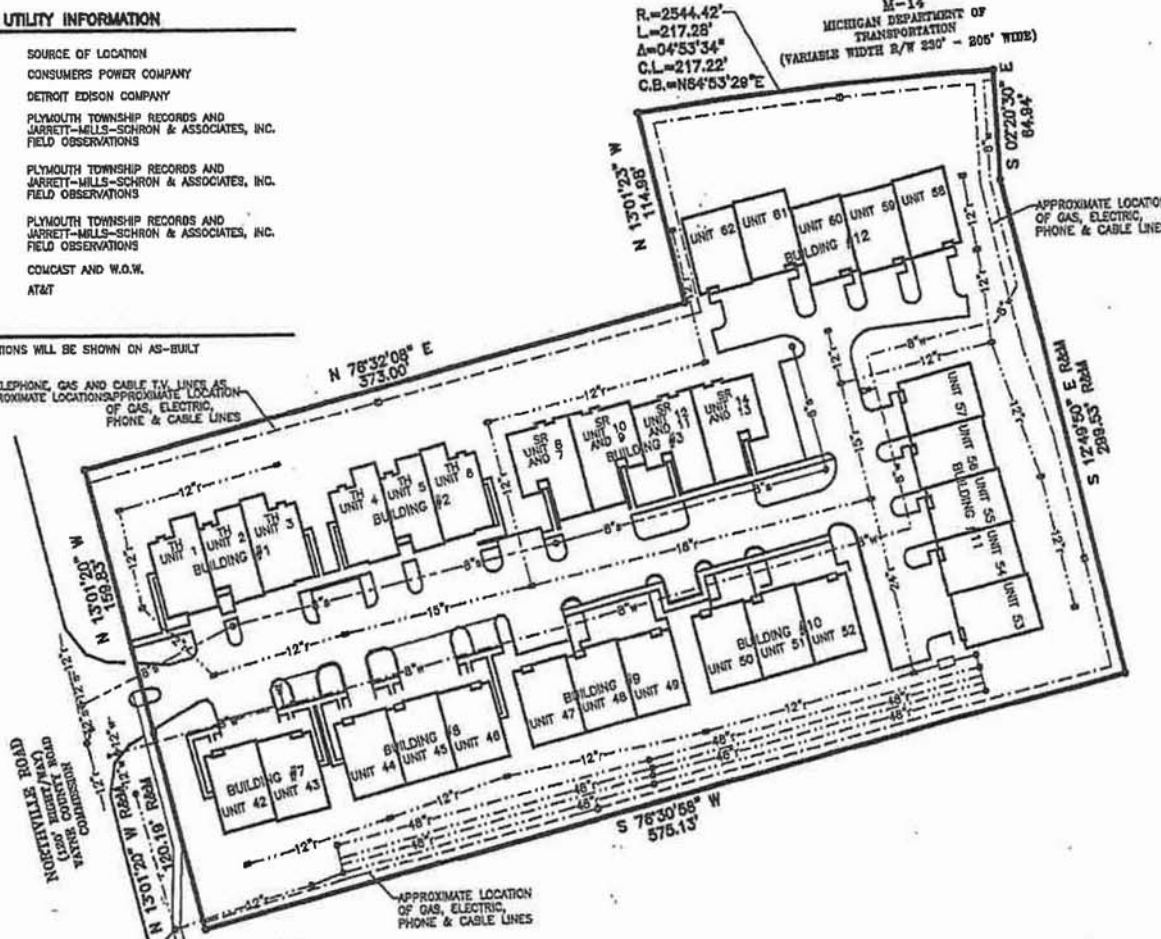
ALL METER LOCATIONS WILL BE SHOWN ON AS-BUILT DRAWINGS.

ALL ELECTRIC, TELEPHONE, GAS AND CABLE T.V. LINES AS SHOWN ARE APPROXIMATE LOCATIONS APPROXIMATE LOCATION OF GAS, ELECTRIC, PHONE & CABLE LINES

M-14
MICHIGAN DEPARTMENT OF TRANSPORTATION
(VARIABLE WIDTH R/W 230' - 205' WIDE)
R=2544.42'
L=217.28'
Δ=04°53'34"
C.L.=217.22'
C.B.=N84°53'29"E



VICINITY MAP
NOT TO SCALE



LEGEND

---	STORM SEWER
---	WATERMAIN
---	SANITARY SEWER
---	GAS, ELECTRIC, PHONE & CABLE LINES
⊠	CATCH BASIN
⊕	STORM MANHOLE
⊕	HYDRANT
⊕	GATE VALVE IN WELL
⊕	WATER SHUT OFF
⊕	SANITARY MANHOLE
⊕	ELECTRIC TRANSFORMER

STATE OF MICHIGAN
GREG L. ASH
PROFESSIONAL SURVEYOR
No. 28400

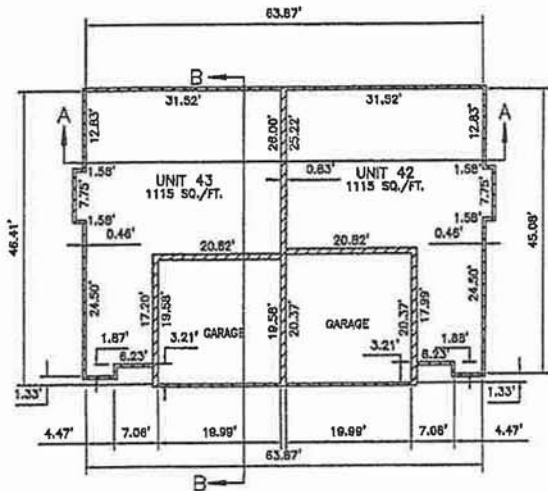
Greg L. Ash
GREG L. ASH, P.L.S. #28400
DATE 10/06/17

UNITS 1-14 MUST BE BUILT
UNITS 42-62 NEED NOT BE BUILT

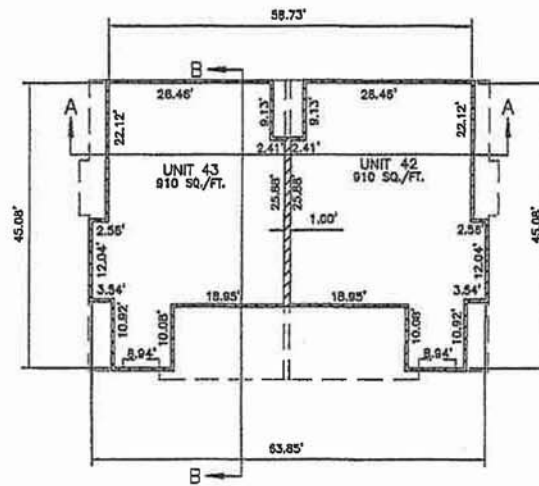
**GATEWAYS OF PLYMOUTH
UTILITY PLAN**

PROPOSED DATE: 10/08/17
FILE NO.: 3282
SHEET NO. 5 OF 12
DRAWN BY: G.L.A.
CHECKED BY: G.L.A.

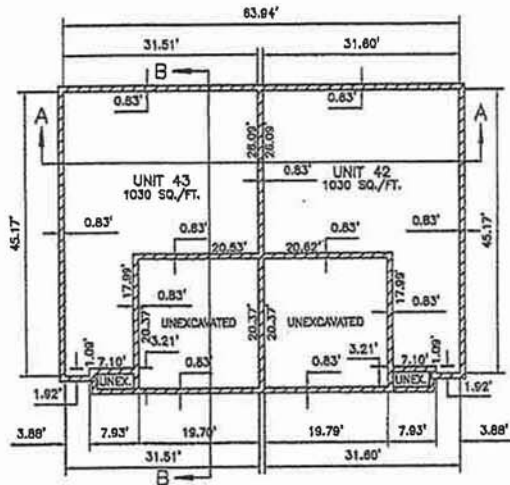
GLA SURVEYORS & ENGINEERS
8405 NORTH TERRITORIAL RD.
PLYMOUTH, MI 48170
(734) 416-9850
(734) 416-9857 FAX
www.glasurveyor.com



**FIRST FLOOR PLAN
BUILDING 7**



**SECOND FLOOR PLAN
BUILDING 7**



**BASEMENT/FOUNDATION PLAN
BUILDING 7**

NOTES:
ALL AREAS WITHIN ALL WALLS,
CEILING AND RAFTERS ARE LIMITED
COMMONS.

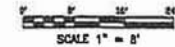
LEGEND

	UNIT LIMITS OF OWNERSHIP
	GENERAL COMMON ELEMENT
	LIMITED COMMON ELEMENT



Greg L. Ash
GREG L. ASH, P.L.S. #28400 DATE 10/06/17

UNITS 1-14 MUST BE BUILT
UNITS 42-62 NEED NOT BE BUILT

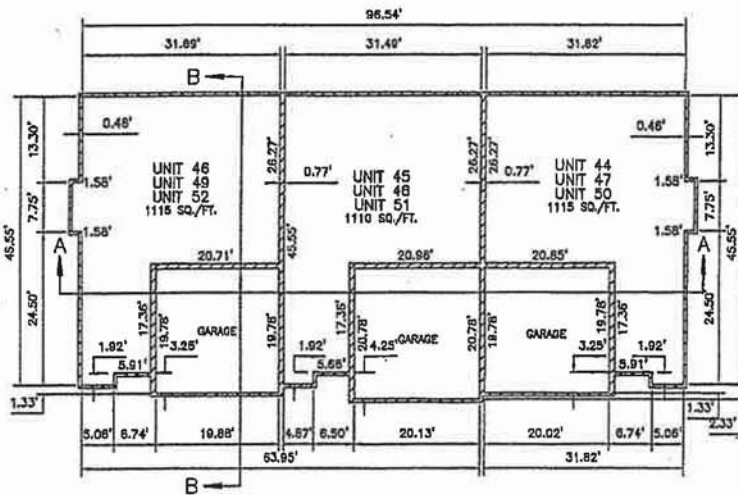


**GATEWAYS OF PLYMOUTH
FLOOR PLANS BUILDING 7**

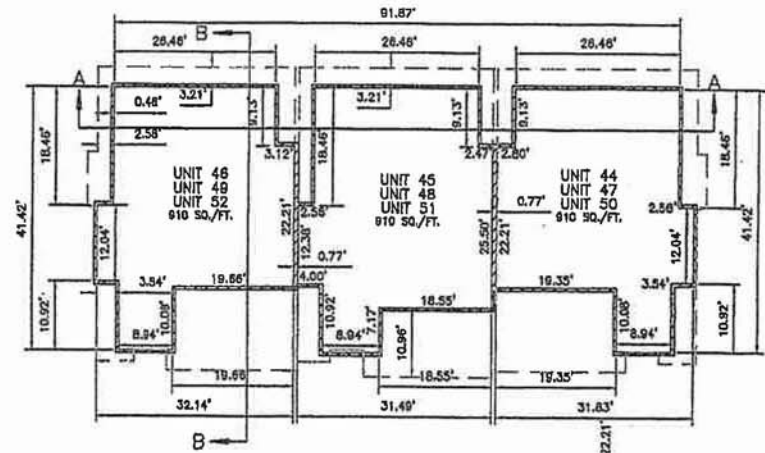
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SHEET NO.: 8 OF 12
DRAWN BY: G.L.B.
CHECKED BY: G.L.A.



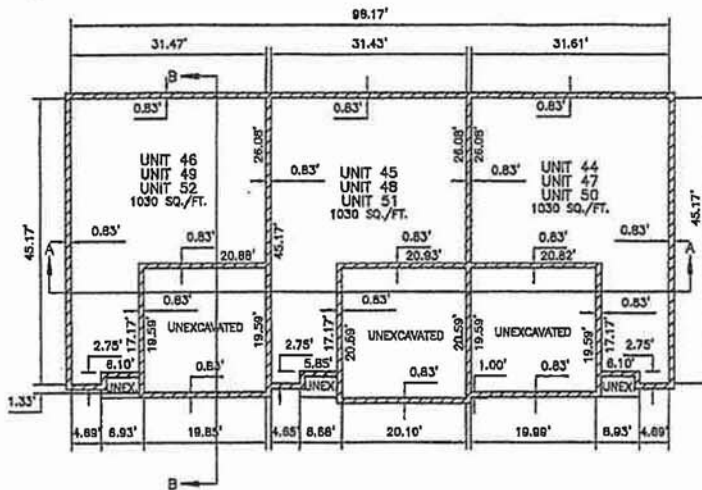
8495 NORTH TERRITORIAL RD.
PLYMOUTH, MI 48170
(734) 416-9880
(734) 416-9857 FAX
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FIRST FLOOR PLAN
BUILDINGS 8, 9, 10



SECOND FLOOR PLAN
BUILDINGS 8, 9, 10






BASEMENT/FOUNDATION PLAN
BUILDINGS 8, 9, 10

NOTES:

ALL AREAS WITHIN ALL WALLS, CEILING AND RAFTERS ARE LIMITED COMMONS.

LEGEND

-  UNIT LIMITS OF OWNERSHIP
-  GENERAL COMMON ELEMENT
-  LIMITED COMMON ELEMENT



Greg L. Ash
GREG L. ASH, P.L.S. #28400
DATE 10/06/17

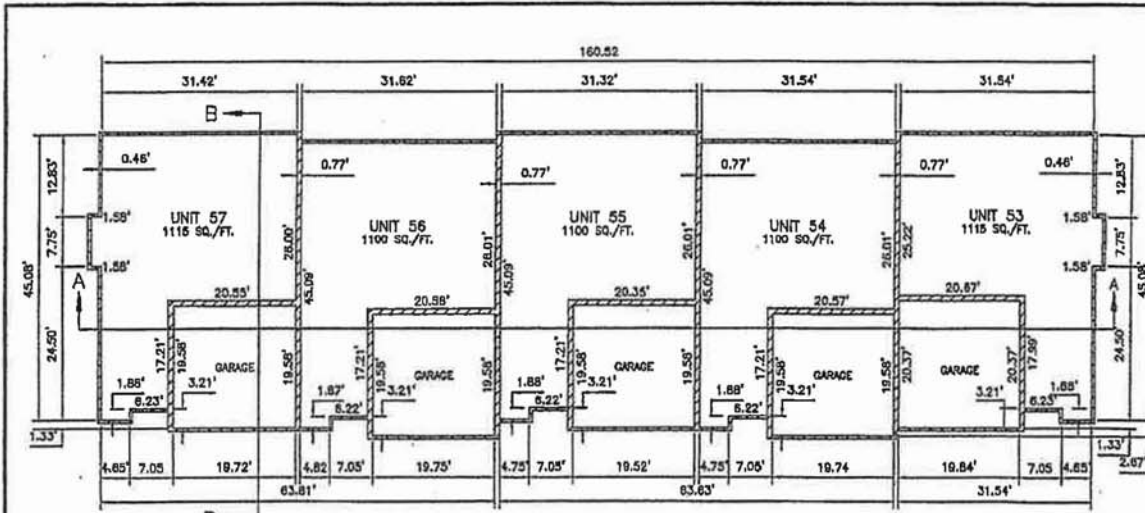
SCALE 1" = 8'

UNITS 1-14 MUST BE BUILT
UNITS 42-82 NEED NOT BE BUILT

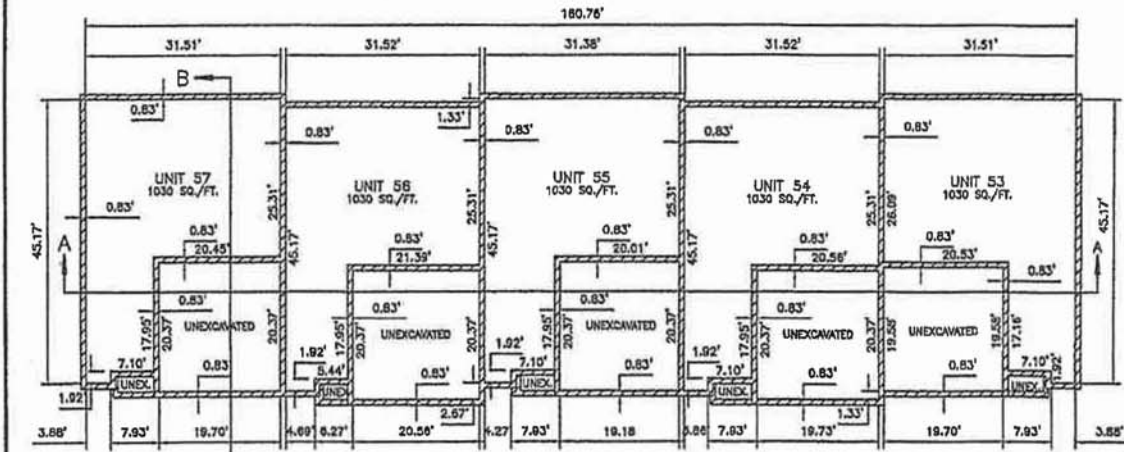
GATEWAYS OF PLYMOUTH
FLOOR PLANS BUILDINGS 8, 9, 10

PROPOSED DATE: 10/06/17
FILE NO.: 3262
SHEET NO.: 7 OF 12
DRAWN BY: G.L.A.
CHECKED BY: G.L.A.

GLA SURVEYORS & ENGINEERS
8406 NORTH TERRITORIAL RD.
PLYMOUTH, MI 48170
(734) 418-9550
(734) 418-9557 FAX
www.glasurveyor.com



**FIRST FLOOR PLAN
BUILDING 11**



**BASEMENT/FOUNDATION PLAN
BUILDING 11**

UNITS 1-14 MUST BE BUILT
UNITS 42-62 NEED NOT BE BUILT

NOTES:
ALL AREAS WITHIN ALL WALLS,
CEILING AND RAFTERS ARE LIMITED
COMMONS.

NOTE:
SEE SHEET 10 FOR
SECOND FLOOR PLANS

- LEGEND**
- UNIT LIMITS OF OWNERSHIP
 - GENERAL COMMON ELEMENT
 - LIMITED COMMON ELEMENT



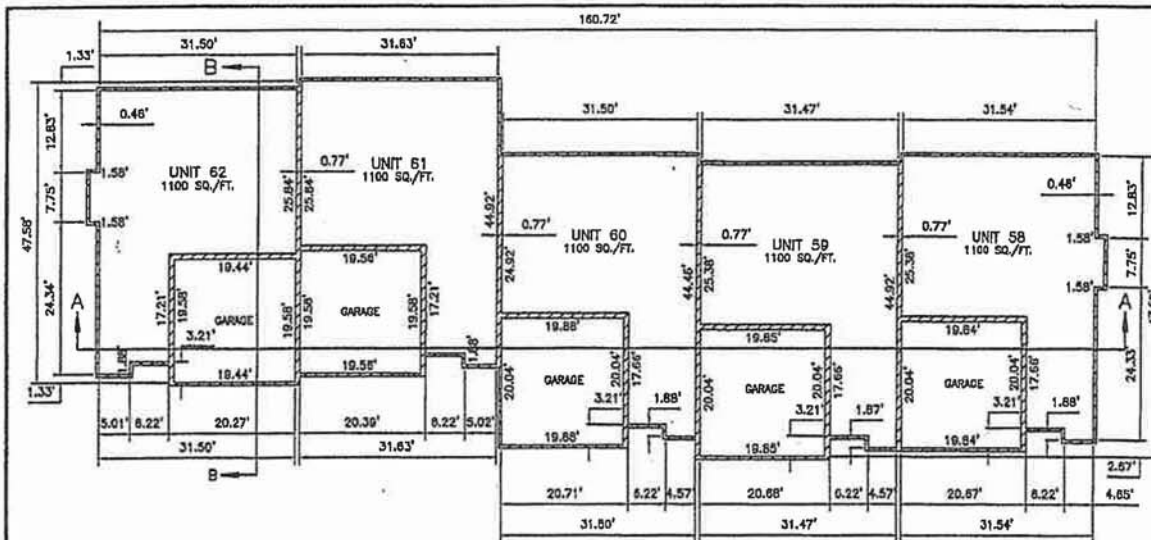
Greg L. Ash
GREG L. ASH, P.L.S. #28400 DATE 10/06/17



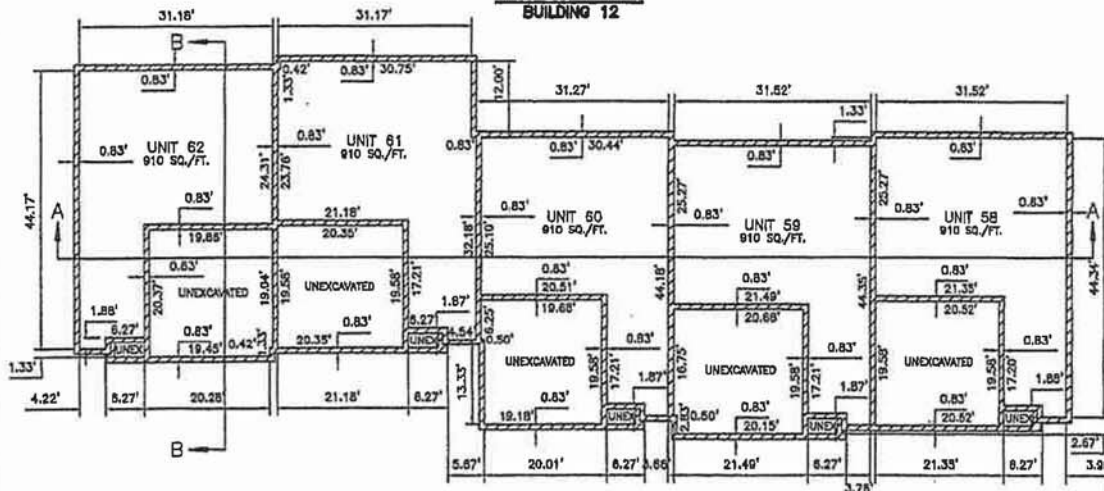
**GATEWAYS OF PLYMOUTH
FOUNDATION & FLOOR PLAN BUILDING 11**

PROPOSED DATE: 10/06/17
FILE NO.: 3282
SHEET NO.: 8 OF 12
DRAWN BY: G.L.A.
CHECKED BY: G.L.A.

GLA SURVEYORS & ENGINEERS
8405 NORTH TERRITORIAL RD.
PLYMOUTH, MI 48170
(734) 416-0650
(734) 416-0657 FAX
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**FIRST FLOOR PLAN
BUILDING 12**



**BASEMENT/FOUNDATION PLAN
BUILDING 12**




NOTES:

ALL AREAS WITHIN ALL WALLS, CEILINGS AND RAFTERS ARE LIMITED COMMONS.

NOTE:

SEE SHEET 10 FOR SECOND FLOOR PLANS

LEGEND

-  UNIT LIMITS OF OWNERSHIP
-  GENERAL COMMON ELEMENT
-  LIMITED COMMON ELEMENT



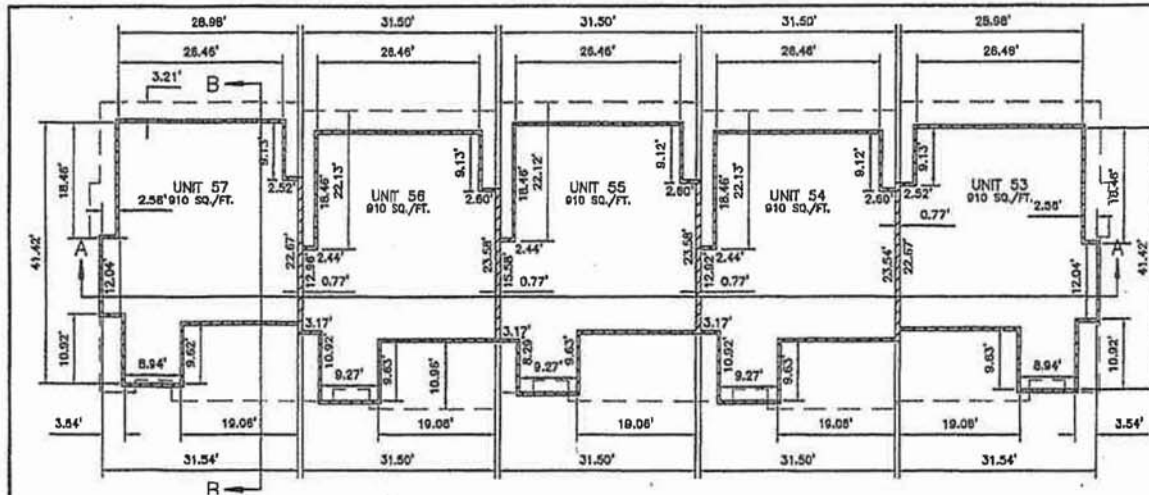
Greg L. Ash 10/06/17
GREG L. ASH, P.L.S. #28400 DATE

**GATEWAYS OF PLYMOUTH
FOUNDATION & FLOOR PLAN BUILDING 12**

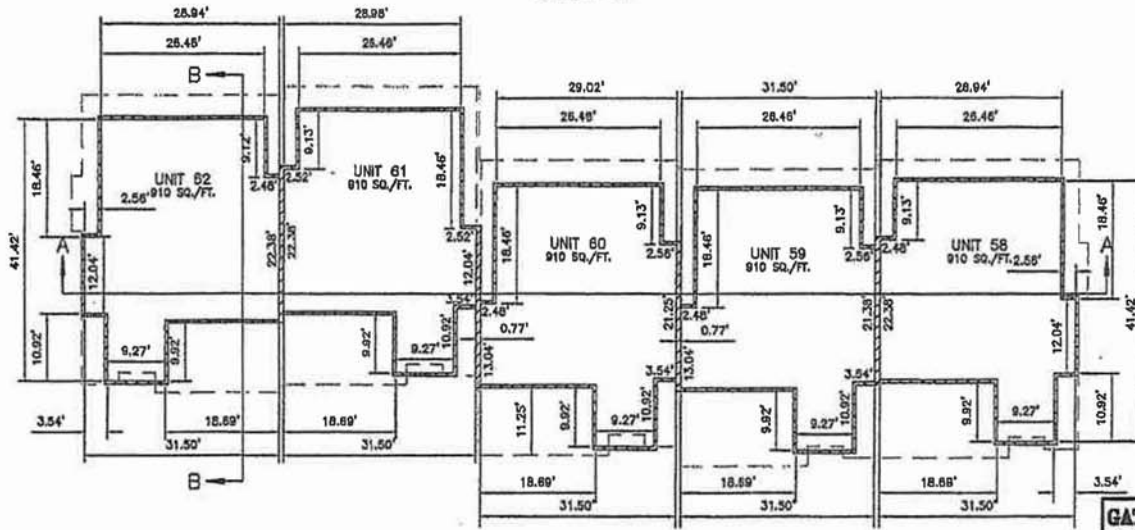
UNITS 1-14 MUST BE BUILT
UNITS 42-62 NEED NOT BE BUILT

PROPOSED DATE: 10/06/17
FILE NO.: 3282
SHEET NO.: 9 OF 12
DRAWN BY: O.L.B.
CHECKED BY: G.L.A.

GLA SURVEYORS & ENGINEERS
8405 NORTH TERRITORIAL RD.
PLYMOUTH, MI 48170
(734) 416-0550
(734) 416-0887 FAX
www.glasurveyor.com



**SECOND FLOOR PLAN
BUILDING 11**






**SECOND FLOOR PLAN
BUILDING 12**

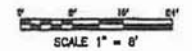
UNITS 1-14 MUST BE BUILT
UNITS 42-62 NEED NOT BE BUILT

NOTES:

ALL AREAS WITHIN ALL WALLS, CEILING AND RAFTERS ARE LIMITED COMMONS.

LEGEND

-  UNIT LIMITS OF OWNERSHIP
-  GENERAL COMMON ELEMENT
-  LIMITED COMMON ELEMENT



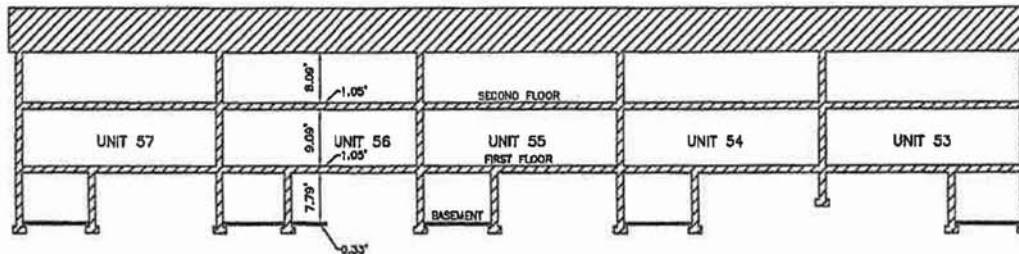
Greg L. Ash 10/06/17
GREG L. ASH, P.L.S. #28400 DATE

**GATEWAYS OF PLYMOUTH
SECOND FLOOR PLANS BUILDINGS 11 & 12**

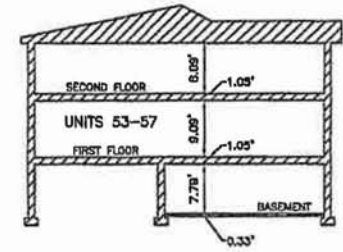
PROPOSED DATE: 10/06/17
FILE NO.: 3262
SHEET NO.: 10 OF 12
DRAWN BY: G.L.A.
CHECKED BY: G.L.A.



6495 NORTH TERRITORIAL RD.
PLYMOUTH, MI 48170
(734) 416-9850
(734) 416-9807 FAX
www.glasurveyor.com

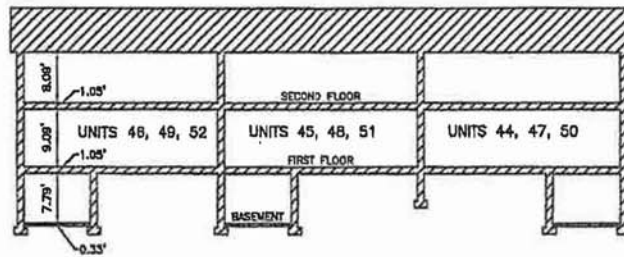


LONGITUDINAL SECTION A-A

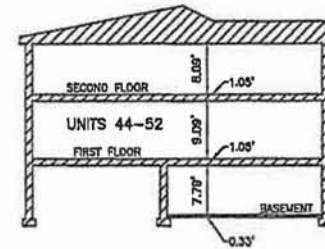


LONGITUDINAL SECTION B-B

BUILDING 11

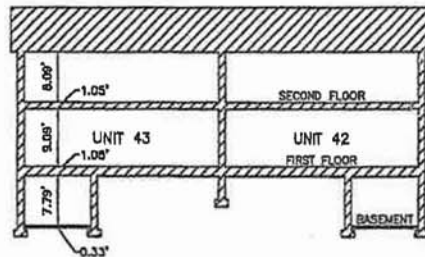


LONGITUDINAL SECTION A-A

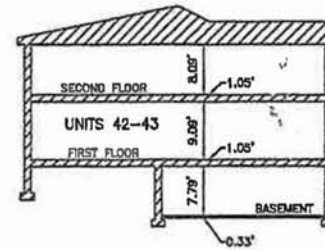


LONGITUDINAL SECTION B-B

BUILDINGS 8, 9, 10



LONGITUDINAL SECTION A-A






LONGITUDINAL SECTION B-B

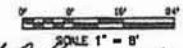
BUILDING 7

NOTES:

ALL AREAS WITHIN ALL WALLS, CEILINGS AND RAFTERS ARE LIMITED COMMONS.

LEGEND

-  UNIT LIMITS OF OWNERSHIP
-  GENERAL COMMON ELEMENT
-  LIMITED COMMON ELEMENT



SCALE 1" = 8'



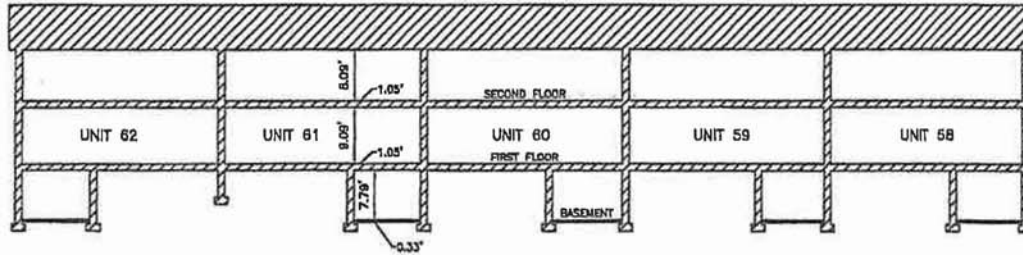
Greg L. Ash
 GREG L. ASH, P.L.S. #28400 DATE 10/06/17

UNITS 1-14 MUST BE BUILT.
 UNITS 42-82 NEED NOT BE BUILT.

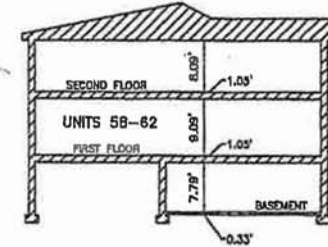
**GATEWAYS OF PLYMOUTH
 CROSS SECTIONS BUILDINGS 7, 8, 9, 10, 11**

PROPOSED DATE: 10/06/17
 FILE NO.: 3262
 SHEET NO.: 11 OF 12
 DRAWN BY: G.L.A.
 CHECKED BY: G.L.A.

GLA SURVEYORS & ENGINEERS
 8495 NORTH TERRITORIAL RD.
 PLYMOUTH, MI 48170
 (734) 416-9850
 (734) 416-9857 FAX
 www.glasurveyor.com



LONGITUDINAL SECTION A-A



LONGITUDINAL SECTION B-B

BUILDING 12

U.S.G.S. DATUM				
UNIT No.	1st FLOOR SQ./FT.	2nd FLOOR SQ./FT.	1st FLR ELEV.	2nd FLR ELEV.
1	1174	645	747.60	757.50
2	894	741	747.60	757.50
3	1174	645	747.60	757.50
4	1174	645	747.83	757.73
5	894	741	747.83	757.73
6	1174	645	747.83	757.73
7	1245	N/A	749.50	759.40
8	N/A	1751	749.50	759.40
9	1223	N/A	749.50	759.40
10	N/A	1519	749.50	759.40
11	1223	N/A	749.50	759.40
12	N/A	1519	749.50	759.40
13	1245	N/A	749.50	759.40
14	N/A	1751	749.50	759.40

NOTE:

THE SQUARE FOOTAGE OF THE UNITS 1 THRU 14 ARE SHOWN HEREON AS PREPARED BY: R.O. MYERS AND ASSOCIATES, INC. - ARCHITECT 865 PENNINGAN AVENUE, PLYMOUTH, MI 48170 PH. (734) 455-6565, FAX (734) 455-7783

U.S.G.S. DATUM				
UNIT No.	1st FLOOR SQ./FT.	2nd FLOOR SQ./FT.	1st FLR ELEV.	2nd FLR ELEV.
42	1115	910	749.00	759.05
43	1115	910	749.00	759.05
44	1115	910	749.10	759.25
45	1100	910	749.10	759.25
46	1115	910	749.10	759.25
47	1115	910	749.10	759.25
48	1100	910	749.10	759.25
49	1115	910	749.10	759.25
50	1115	910	749.30	759.45
51	1100	910	749.30	759.45
52	1115	910	749.30	759.45
53	1115	910	749.50	759.65
54	1100	910	749.50	759.65
55	1100	910	749.50	759.65
56	1100	910	749.50	759.65
57	1115	910	749.50	759.65
58	1100	910	751.50	761.65
59	1100	910	751.50	761.65
60	1100	910	751.50	761.65
61	1100	910	751.50	761.65
62	1100	910	751.50	761.65




NOTE:

THE SQUARE FOOTAGE OF THE UNITS 42 THRU 62 ARE SHOWN HEREON AS PREPARED BY: THE HOUSING ASSOCIATES, RESIDENTIAL MARKETING CONSULTANTS, INC. 3584 QUEENWOOD BLVD., TOLEDO, OHIO 43605 PH. (419) 474-5775, FAX (419) 474-6709

NOTES:

ALL AREAS WITHIN ALL WALLS, CEILING AND RAFTERS ARE LIMITED COMMONS.

LEGEND

-  UNIT LIMITS OF OWNERSHIP
-  GENERAL COMMON ELEMENT
-  LIMITED COMMON ELEMENT



SCALE 1" = 8'

Greg L. Ash
GREG L. ASH, P.L.S. #28400
DATE 10/06/17



UNITS 1-14 MUST BE BUILT.
UNITS 42-62 NEED NOT BE BUILT.

GATEWAYS OF PLYMOUTH CROSS SECTIONS BUILDING 12

PROPOSED DATE: 10/08/17
FILE NO.: 3252
SHEET NO.: 12 OF 12
DRAWN BY: G.L.B.
CHECKED BY: G.L.A.

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**PURCHASER
INFORMATION
BOOKLET
FOR
GATEWAYS
OF PLYMOUTH**

PURCHASER INFORMATION BOOKLET

FOR

GATEWAYS OF PLYMOUTH

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FEB 23 2006

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206072541 2/23/2006 09:00AM
Bernard J. Hounsblood
Wayne Co. Register of Deeds

EXAMINED AND APPROVED

DATE 02/23/2006

BY alm A/L/U

NORMAN C. DUPLIE

PLAT ENGINEER

MASTER DEED

GATEWAYS OF PLYMOUTH

\$204.00 DEED
Record #17

(Act 59, Public Acts of 1978, As Amended)

THIS MASTER DEED is made and executed on this 2nd day of February, 2006, by Gateways of Plymouth L.L.C., a Michigan limited liability company, hereinafter referred to as the "Developer," whose office is situated at 40400 E. Ann Arbor Road, Suite 100, Plymouth, Michigan 48170, in pursuance of the provisions of the Michigan Condominium Act as amended (being Act 59 of the Public Acts of 1978, as amended), hereinafter referred to as the "Act."

WITNESSETH:

WHEREAS, the Developer is the owner of certain real property located in the Township of Plymouth, County of Wayne, Michigan, and more particularly described as follows:

Part of Lot 51 and all of Lots 49 and 50 of The Supervisors Plymouth Plat No. 3 of Holcomb's Addition to the Village of Plymouth Township and part of Section 23, T1S, R8E, Plymouth Township, Wayne County, Michigan as recorded in Liber 66 of Plats, Page 38, Wayne County Records. Being more particularly described as: Beginning at the Southwest corner of said Lot 49; thence N 13°01'20" W, 120.19 feet; thence S 76°32'08" W, 26.99 feet; thence N 13°01'20" W, 159.83 feet; thence N 76°32'08" E, 400.00 feet; thence N 13°01'23" W, 114.98 feet to a point on the southerly limited access right-of-way line of M-14; thence 217.28 feet along the arc of a non-tangent curve to the right having a radius of 2,544.42 feet, a central angle of 04°53'34" and a long chord bearing N 84°53'29" E, 217.22 feet along said limited access right-of-way to a point on the westerly line of Phoenix Park Subdivision, as recorded in Liber 47, Page 14, Wayne County Records; thence along said subdivision S 02°20'30" E, 64.94 feet; thence S 12°49'50" E, 299.53 feet; thence S 76°30'58"W, 575.13 feet to the Point of Beginning. Subject to any and all easements or rights-of-way of record if any. Property as described contains 4.281 acres of land more or less.

Tax Code #: R-78-017-03-0049-002, R-78-017-03-0049-003 and R-78-017-03-0051-005

02-23-2006 44CL7175

DEED'S 12.00

MDC 204-6R

6609 (A) (M)

No. 775 Received by Wayne County Date 2-23-06
this property and that taxes are paid for FIVE YEARS
previous to date of this instrument EXCEPT not examined
WAYNE COUNTY TREASURER Clerk C. Hunsblood

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

NOW, THEREFORE, the Developer does, upon the recording hereof, establish Gateways of Plymouth as a Condominium under the Act and does declare that Gateways of Plymouth (hereinafter referred to as the "Condominium") shall, after such establishment, be held, conveyed, mortgaged, 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 and Exhibits "A" and "B" hereto, 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 any persons acquiring or owning an interest in the said real property, their grantees, successors, heirs, personal representatives, and assigns. In furtherance of the establishment of said Condominium, it is provided as follows:

ARTICLE I

DEFINITIONS

Certain terms are utilized not only in this Master Deed and Exhibits "A" and "B" hereto, but are or may be used in various other instruments such as, by way of example and not in limitation, the Articles of Incorporation and corporate By-Laws and Rules and Regulations of the Gateways of Plymouth 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 Gateways of Plymouth as a condominium. Wherever used in such documents or any other pertinent instruments, the terms set forth below shall be defined as follows:

1. The "Act" means the Michigan Condominium Act, being Act 59 of the Public Acts of 1978, as amended.

2. "Association" means Gateways of Plymouth Association, the non-profit corporation organized under Michigan law of which all co-owners shall be members, which corporation shall administer, operate, manage, and maintain the Condominium. 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.

3. "Association By-Laws" means the corporate By-Laws of Gateways of Plymouth Association, the Michigan non-profit corporation organized to manage, maintain and administer the Condominium.
4. "Common elements," where used without modification, shall mean both the general and limited common elements described in Article IV hereof.
5. "Condominium By-Laws" means Exhibit "A" hereto, being the By-Laws setting forth the substantive rights and obligations of the co-owners and required by Section 3(8) of the Act to be recorded as part of the Master Deed.
6. "Condominium documents" wherever used means and includes this Master Deed and Exhibits "A" and "B" hereto, the Articles of Incorporation, the By-Laws, and the Rules and Regulations, if any, of the Association.
7. "Condominium" means and includes the land and the buildings, all improvements and structures thereon, and all easements, rights and appurtenances belonging to Gateways of Plymouth as a condominium project established in conformity with the provisions of the Act.
8. "Condominium Subdivision Plan" means Exhibit "B" hereto.
9. "Construction and sales period" means, for the purposes of the Condominium documents and the rights reserved to the Developer thereunder, the period commencing with the recording of the Master Deed and continuing as long as the Developer owns any unit which it offers for sale.
10. "Co-owner" means a person, firm, corporation, partnership, association, trust, or other legal entity or any combination thereof who or which owns one (1) or more units in the Condominium. The term "owner," wherever used, shall be synonymous with the term "co-owner." "Co-owner" shall also include a land contract vendee, and both the land contract vendor and vendee shall have joint and several responsibility for assessments by the Association.
11. "Developer" means Gateways of Plymouth L.L.C., a Michigan limited liability company, which has made and executed this Master Deed, and its successors and assigns.
12. "First annual meeting" means the initial meeting at which nondeveloper co-owners are permitted to vote for the election of all Directors and upon all other matters which properly may be brought before the meeting. Such meeting (a) may be held at any time, in the Developer's sole discretion, after fifty percent (50%) of the units which may be created are sold, and (b) must be held within (i) fifty-four (54) months from the date of the first unit conveyance, or (ii)

one hundred twenty (120) days after seventy-five percent (75%) of all units which may be created are sold, whichever occurs first.

13. "Mortgagee" means the individual, financial institution, corporation, partnership, or other entity holding a first mortgage on an individual condominium unit in Gateways of Plymouth.

14. "Transitional control date" means the date on which a Board of Directors of the Association takes office pursuant to an election in which the votes which may be cast by eligible co-owners unaffiliated with the Developer exceed the votes which may be cast by the Developer.

15. "Unit" means the enclosed space constituting a single complete condominium unit in Gateways of Plymouth, as such space may be described in Exhibit "B" hereto.

Whenever any reference herein is made to one (1) 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, a reference shall also be included to the plural where the same would be appropriate.

ARTICLE II

TITLE OF CONDOMINIUM

The Condominium shall be known as Gateways of Plymouth, Wayne County Condominium Subdivision Plan No. 900. The architectural plans for the Condominium were approved by the Township of Plymouth, Wayne County, State of Michigan. The Condominium is established in accordance with the Act.

ARTICLE III

NATURE OF CONDOMINIUM

1. The buildings and units contained in the Condominium, including the number, boundaries, dimensions and area of each condominium unit therein, are set forth completely in the Condominium Subdivision Plan attached as Exhibit "B" hereto. Each building contains individual units for residential purposes and each unit is capable of individual utilization on account of having its own entrance from and exit to a common element of the Condominium.

2. Each co-owner in the Condominium shall have an exclusive right to his condominium unit and shall have undivided and inseparable rights to share with other co-owners the common elements of the Condominium as are designated by this Master Deed.

3. No co-owner shall use his condominium unit or the common elements in any manner inconsistent with the purposes of the Condominium or in any manner which will interfere with or impair the rights of any other co-owner in the use and enjoyment of his condominium unit or the common elements.

ARTICLE IV

COMMON ELEMENTS

The common elements of the Condominium described in Exhibit "B" attached hereto and the respective responsibilities for the maintenance, decoration, repair, or replacement thereof are as follows:

1. The general common elements are:

a. The land described in page one hereof, including the open space, common roadway, common sidewalks, and parking spaces, which may be assigned by the Association for use by specific units if overcrowding occurs.

b. The electrical wiring network throughout the Condominium up to, but not including, the electric meter for each unit.

c. The natural gas line network throughout the Condominium up to, but not including, the gas meter for each unit.

d. The telephone, telecommunication and television wiring networks throughout the Condominium up to, but not including, connections to provide service to individual units.

e. The plumbing network throughout the Condominium, including that contained within unit walls, up to but not including the point of connection with plumbing fixtures within any unit. The Developer reserves the right to install separate water submeters for each unit so that the Association may bill units for actual individual usage, in which case the general common element plumbing network throughout the Condominium will be to the water submeter for each unit.

f. The water distribution system, sanitary sewer system and storm drainage system throughout the Condominium.

g. The foundations, supporting columns, unit perimeter walls (including windows, doors and heating ducts therein), roofs, ceilings, floor construction between unit levels, basement and garage floors, and chimneys.

h. Such other elements of the Condominium not herein designated as general or limited common elements which are not

enclosed within the boundaries of a unit and which are intended for common use or necessary to the existence, upkeep and safety of the Condominium.

i. Easements for all of the aforementioned utility systems that are provided by or for the benefit of third parties are hereby dedicated to them for that purpose in the locations as set forth in Exhibit "B" hereto.

Some or all of the utility lines (including mains and service leads) and equipment described in Article IV, paragraphs 1b, c, d, e, and f may be owned by the local municipal authority or by the company that is providing the pertinent utility service. Accordingly, such utility lines and equipment shall be general common elements only to the extent of the co-owners' interest therein, and the Developer makes no warranty whatever with respect to the nature or extent of such interest, if any.

2. The limited common elements are:

a. Each individual driveway, porch and adjacent sidewalk in the Condominium is restricted in use to the co-owner of the unit which opens into such driveway, porch and adjacent sidewalk, as shown on Exhibit "B" hereto.

b. Each individual balcony, deck and patio in the Condominium is restricted in use to the co-owner of the unit which opens into such balcony, deck and patio as shown on Exhibit "B" hereto.

c. Each individual exterior air conditioner compressor and the pad upon which it sits shall be restricted in use to the co-owner of the unit to which it is connected.

d. The interior surfaces of unit perimeter walls (including windows and doors therein), fireplaces, ceilings and floors contained within a unit shall be subject to the exclusive use and enjoyment of the co-owner of such unit.

3. The respective responsibilities for the insurance, maintenance, decoration, repair, and replacement of the common elements are as follows:

a. The cost of maintenance, repair and replacement of the limited common elements described in Article IV, paragraph 2c above shall be borne by the co-owner of the unit to which such limited common elements respectively appertain; provided, however, that any patio area consisting primarily of lawn area shall be mowed by the Association and any fences by patios installed by the Developer or the Association shall be maintained, repaired and replaced by the Association.

b. The cost of maintenance, repair and replacement of the doors (including garage doors), window glass, screens, and that portion of the window frame attached to the glass referred to in Article IV, paragraph 1g, and any other expense not covered by insurance provided by the Association, such as the deductible amount of the insurance coverage, shall be borne by the co-owner of the unit in which such general common elements are located.

c. The cost of insurance, maintenance, repair, and replacement of all other general and limited common elements described above shall be borne by the Association unless such maintenance, repair and replacement is necessitated by co-owner fault (which shall include actions by guests, agents, invitees, tenants, family members, or pets), in which case the co-owner at fault shall bear such costs as exceed any insurance proceeds, including any deductible amount. The cost of decoration (but not repair or replacement except in cases of co-owner fault) of all surfaces referred to in Article IV, paragraph 2d shall be borne by the co-owner of each unit to which such surfaces are appurtenant.

d. The cost of maintaining, repairing and replacing the water heater, garage door opener, internal unit plumbing, individual basement sump pumps, dishwasher, refrigerator, stove, oven, garbage disposal, heating and air conditioning equipment, lighting fixtures, and other items servicing a unit that are not common elements, whether or not they are within the unit they service, shall be the sole responsibility of the co-owner whose unit is serviced by such items.

e. The individual co-owners shall be responsible for the cost and installation of bulbs within the light fixtures at the front and back of their respective units, although the fixtures themselves shall be maintained by the Association.

f. In the event a co-owner fails to maintain, decorate, repair or replace any items for which he is responsible, the Association (and/or the Developer during the construction and sales period) shall have the right, but not the obligation, to take whatever action or actions it deems desirable to so maintain, decorate, repair or replace any of such common elements, all at the expense of the co-owner of the unit. Failure of the Association (or the Developer) to take any such action shall not be deemed a waiver of the Association's (or the Developer's) right to take any such action at a future time. All costs incurred by the Association or the Developer in performing any responsibilities under this Article IV which are required, in the first instance to be borne by any co-owner, shall be assessed against such co-owner and shall be due and payable with his monthly assessment next falling due; further, the lien for nonpayment shall attach as in all cases of regular assessments and

such assessments may be enforced by the use of all means available to the Association under the Condominium documents and by law for the collection of regular assessments including, without limitation, legal action, foreclosure of the lien securing payment and imposition of fines.

4. Subject to any prior governmental approvals, co-owners of adjacent units may make the following changes to said units at their own expense, subject to architectural approval, required to protect the structural integrity of the building, of the Association Board of Directors:

a. Doorways and other such openings as are permitted by Section 47 of the Act, may be opened between adjacent units and such passageways shall become appurtenant to said units.

b. The co-owner or co-owners making any such change shall reimburse the Association for the cost of preparation and recording of any necessary amendment to the Master Deed and several co-owners making such changes may join together in one amendment.

5. Until the Developer has sold all of the units in the Condominium, it may, in its discretion, (a) modify the dimensions of unsold units, the general common elements and limited common elements appurtenant to any unit, by enlargement, combination, division or reduction in size and (b) make such structural alterations as it deems necessary or appropriate to any unsold units or common elements. However, no such modifications or alterations may be performed which would unreasonably impair or diminish the appearance of the Condominium or the view, privacy or other significant attribute or amenity of any unit sold by Developer which adjoins or is proximate to the modified unit. All space in the Condominium, since it is or could be affected by such a modification or structural alteration, is hereby designated as "convertible areas," whether or not so designated on the Condominium Subdivision Plan attached hereto as ~~Exhibit "B."~~ Such space may be converted, in the Developer's sole discretion, into portions of a unit, general common elements or limited common elements, or any combination of these, and the responsibility for maintenance, repair and replacement therefor may be assigned by an amendment to this Master Deed effected solely by Developer without the consent of any other person. No unit altered or modified in accordance with the provisions of this section shall be conveyed until an amendment to this Master Deed effectuating such modification is recorded. All of the co-owners and mortgagees of units and other persons interested or to become interested in the Condominium from time to time shall be deemed to have unanimously consented to such amendment or amendments to this Master Deed and irrevocably appoint Developer as agent and attorney for the purpose of execution of such amendment or amendments to the Master Deed and all other documents necessary to effectuate the foregoing.

ARTICLE V

UNIT DESCRIPTION AND PERCENTAGE OF VALUE

1. Each unit in the Condominium is described in this paragraph with reference to the Condominium Subdivision Plan of Gateways of Plymouth as surveyed by Jarrett-Mills-Schron & Associates, Inc., a Michigan corporation, and attached hereto as Exhibit "B." Each unit shall include: (1) with respect to each unit basement, all that space contained within the unpainted surfaces of the basement floor and walls and the uncovered underside of the first floor joists, and (2) with respect to the upper floors of units, all that space contained within the interior finished unpainted walls and ceilings and from the finished subfloor, all as shown on the floor plans and sections in Exhibit "B" hereto and delineated with heavy outlines. The dimensions shown on basement plans in Exhibit "B" have been physically measured by Jarrett-Mills-Schron & Associates, Inc. In the event that the dimensions on the measured basement plan of any specific unit differ from the dimensions on the typical basement plan for such unit shown in Exhibit "B," then the typical upper plans for such unit shall be deemed to be automatically changed for such specific unit in the same manner and to the same extent as the measured basement plan. The architectural plans and specifications for the Condominium have been filed with the Township of Plymouth.

2. The percentage of value assigned to each unit in this forty-one (41) unit condominium is set forth in subparagraph 3 below. The percentage of value assigned to each unit shall be determinative of the proportionate share of each respective co-owner in the common elements, proceeds and expenses of administration and the value of such co-owner's vote at meetings of the Association. Notwithstanding anything else contained herein to the contrary, expenses that are billed to the Association based on an equal amount for each unit, such as cable television or management services, shall be shared equally by all co-owners. The percentage of value assigned to each unit is based upon the fraction of the square footage of floor space contained in said unit (as is set forth on Exhibit "B"), not inclusive of the basement area, to the total (nonbasement) square footage of floor space in all units in the Condominium. The total value of the Condominium is one hundred percent (100%).

3. Set forth below are:

a. Each condominium unit number as it appears on the Condominium Subdivision Plan.

b. The percentage of value assigned to each condominium unit.

<u>Unit Number</u>	<u>Percentage of Value Assigned</u>
1	2.83
2	2.52
3	2.83
4	2.83
5	2.52
6	2.83
7	1.93
8	2.72
9	1.90
10	2.36
11	1.90
12	2.36
13	1.93
14	2.72
15	1.93
16	2.72
17	1.90
18	2.36
19	1.90
20	2.36
21	1.93
22	2.72
23	1.93
24	2.72
25	1.90
26	2.36
27	1.90
28	2.36
29	1.93
30	2.72
31	2.83
32	2.83
33	2.83
34	2.52
35	2.83
36	2.83
37	2.52
38	2.83
39	2.82
40	2.52
41	<u>2.82</u>
	100%

ARTICLE VI

RIGHTS OF MORTGAGEES

Notwithstanding any other provision in this Master Deed or the Condominium By-Laws or any other documents, the following provisions shall apply and may not be amended or deleted without the prior written consent of the holders of first mortgages on at least two-thirds (2/3) of the condominium unit of record:

1. A first mortgagee, at its request, is entitled to written notification from the Association of any default by the co-owner of such condominium unit in the performance of such co-owner's obligations under the Condominium documents which is not cured within sixty (60) days.

2. Any first mortgagee who obtains title to a unit pursuant to the remedies provided in the mortgage or foreclosure of the mortgage or deed (or assignment) in lieu of foreclosure shall be exempt from any "right of first refusal" contained in the Condominium documents and shall be free to sell or lease such unit without regard to any such provision.

3. Any first mortgagee who obtains title to a unit pursuant to the remedies provided in the mortgage or foreclosure of the mortgage or deed (or assignment) in lieu of foreclosure shall not be liable for such unit's unpaid dues or charges which accrue prior to the acquisition of title to such unit by the mortgagee.

4. Notwithstanding any provision of the condominium documents to the contrary, first mortgagees are entitled to vote on amendments to the condominium documents only under the circumstances listed in Section 90a of the Act.

5. Each first mortgagee has the right to examine the books and records of the Association and the Condominium.

6. No co-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 a distribution to co-owners of insurance proceeds or condemnation awards for losses to or a taking of condominium units and/or common elements.

7. Any agreement for professional management of the condominium regime or any other contract providing for services which exists between the Association and the Developer or affiliates of the Developer is voidable by the Board of Directors of the Association on the transitional control date or within ninety (90) days thereafter,

and on thirty (30) days' written notice any time thereafter without cause or payment of a termination fee.

8. Notwithstanding anything provided hereinabove to the contrary, in the event of a vote for an amendment to the Condominium documents, any mortgagee ballots not returned within ninety (90) days of mailing shall be counted as approval for the change.

ARTICLE VII

DAMAGE TO CONDOMINIUM

In the event the Condominium is partially or totally damaged or destroyed or partially taken by eminent domain, the repair, reconstruction or disposition of the property shall be as provided by the By-Laws attached hereto as Exhibit "A."

ARTICLE VIII

EASEMENTS

In the event any portion of a unit or common element encroaches upon another unit or common element due to 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 maintenance easements to, through and over those portions of the land, structures, buildings, improvements, floors, and walls (including interior unit floors and walls) contained therein for the continuing maintenance and repair of all utilities in the Condominium as originally constructed by the Developer and for interior access to water shut-off valves that provide water to the common elements. There shall exist easements of support with respect to any unit interior wall which supports a common element. The Developer and/or the Board of Directors of the Association may grant easements over or through or dedicate any portion of any general common element of the Condominium for utility, roadway or safety purposes. In addition, the Developer reserves the right to grant easements on the general common elements along the exterior boundary of the Condominium to adjacent property owners to acknowledge the historic encroachments they have made on the Condominium property as required by the Township of Plymouth.

ARTICLE IX

AMENDMENT OR TERMINATION

Except as provided in preceding paragraphs as set forth above, the Condominium shall not be terminated or any of the provisions of this

Master Deed or Exhibits attached hereto amended unless done in compliance with the following provisions:

1. The Condominium documents may be amended without the consent of co-owners or mortgagees for any purpose if the amendment does not materially alter or change the rights of a co-owner or materially impair the security of a mortgagee, as defined in Section 90a of the Act. The Developer, for itself and for the Association (acting through a majority of its Board of Directors), hereby expressly reserves the right to amend the Condominium documents for such a purpose. Amendments modifying the types and sizes of unsold units and their appurtenant common elements, showing minor architectural variances and modifications to a unit, correcting survey or other errors made in the Condominium documents, changes required by the Township of Plymouth or any other public authority having jurisdiction over the Condominium, changes deemed necessary to comply with or include provisions permitted by the Act, or for the purpose of facilitating mortgage loan financing for existing or prospective co-owners and to enable the purchase or insurance of such mortgage loans by the Federal Home Loan Mortgage Corporation, the Federal National Mortgage Association, the Government National Mortgage Association, the Veterans Administration, the Department of Housing and Urban Development, and any other agency of the Federal government or the State of Michigan, or by any other institutional participant in the secondary mortgage market which purchases or insures mortgages, and to provide descriptions and assign responsibility for common elements constructed, but not previously disclosed in the Master Deed, shall be examples of amendments which do not materially alter or change the rights of a co-owner or mortgagee.

2. If there is no co-owner other than the Developer, the Developer, with the consent of any interested mortgagee, may unilaterally terminate the Condominium or amend the Master Deed. A termination or amendment under this section shall become effective upon the recordation thereof if executed by the Developer.

3. If there is a co-owner other than the Developer, then the Condominium shall be terminated only by the agreement of the Developer, eighty percent (80%) of the unaffiliated co-owners of condominium units to which all of the votes in the Association appertain and the mortgagees of two-thirds (2/3) of the first mortgages covering the condominium units. Any mortgagee ballots not returned within ninety (90) days of mailing shall be counted as approval for the termination.

4. Agreement of the required majority of co-owners and mortgagees to the termination of the Condominium 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.

5. Upon recordation of an instrument terminating a Condominium, 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 the condominium unit.

6. Upon recordation of an instrument terminating a Condominium, 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.

7. The Condominium documents may be amended for a proper purpose, other than as set forth in this Article, even if the amendment will materially alter or change the rights of the co-owners, mortgagees or other interested parties, with the prior written consent of two-thirds (2/3) of the first mortgagees (based upon one (1) vote for each mortgage owned), but only as is required in accordance with Section 90a of the Act, and co-owners of the individual condominium units. A co-owner's condominium unit dimensions or appurtenant limited common elements may not be modified without his consent and that of his mortgagee. Any mortgagee ballots not returned within ninety (90) days of mailing shall be counted as approval for the change. The affirmative vote of two-thirds (2/3) of co-owners is considered two-thirds (2/3) of all co-owners entitled to vote as of the record date for such votes.

8. The Condominium documents may not be amended, so as to affect the site plan for the Condominium approved by the Township of Plymouth, without the advance written approval of the Township of Plymouth, and no provision in the Condominium documents which specifically applies to or grants rights to the Township of Plymouth may be released, changed, modified, or amended without the advance written approval of the Township of Plymouth.


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

10. A Master Deed amendment dealing with the addition, withdrawal or modification of units or other physical characteristics of the Condominium shall comply with the standards prescribed in the Act for preparation of an original Condominium Subdivision Plan for the

Condominium. A Consolidating Master Deed, if necessary, and any plans showing the condominium as built shall be recorded not later than one (1) year after completion of construction in order to consolidate all phases or amendments of this Condominium. A copy of any recorded Consolidating Master Deed shall be provided to the Association of co-owners.


11. During the construction and sales period, this Master Deed, and all Exhibits attached hereto, shall not be amended without the written consent of the Developer.

GATEWAYS OF PLYMOUTH L.L.C.,
Developer

By: 
Benito Scappaticci, Member

STATE OF MICHIGAN, COUNTY OF WAYNE

The foregoing document was acknowledged before me this 22nd day of February, 2006, by Benito Scappaticci, Member, on behalf of Gateways of Plymouth, L.L.C., a Michigan limited liability company, by authority of its Operating Agreement.

, Notary Public
County, Michigan
Acting in Wayne County
My commission expires:

PATRICIA ORLICK
NOTARY PUBLIC MACOMB CO, MI
MY COMMISSION EXPIRES Mar 23, 2008
ACTING IN THE COUNTY OF Wayne

This document was prepared by
and when recorded return to:
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