

RECEIVED CHARLEVOIX CO.
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RECEIVED FOR RECORD
STATE OF MICHIGAN, COUNTY OF CHARLEVOIX
SHIRLEY M. COBLENTZ, REGISTER OF DEEDS

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**SECOND AMENDMENT TO MASTER DEED
FOR
THE RESERVE**

SECOND AMENDMENT TO MASTER DEED made this 23rd day of September, 2017, by THE RESERVE CONDOMINIUM ASSOCIATION, a Michigan non-profit corporation, of 131 Carroll Road, Bay City, Michigan 48708 (hereinafter referred to as the "Association");

WITNESSETH:

WHEREAS, McKeough Land Company, Inc., an Illinois corporation duly qualified to transact business in the State of Michigan, of 104 South Union Street, Suite 212, Traverse City, Michigan 49684, the developer, established **THE RESERVE** as a condominium project pursuant to that certain Master Deed dated June 27, 2005, and recorded June 28, 2005, in Liber 689, Pages 38 through 117 inclusive, Charlevoix County Records, as amended by the First Amendment to Master Deed for The Reserve dated September 20, 2005 and recorded September 20, 2005 in Liber 705, Pages 489 through 495 inclusive, Charlevoix County Records; and

2017

WHEREAS, the Association, at the request of the Co-Owner of Units 16 and 17, and on behalf of all of the Co-Owners, wishes to amend said Master Deed for the purpose of modifying the size and shape of Units 16 and 17, including the relocation of their respective unit boundaries, eliminating Unit 17, increasing the percentage of value allocated to Unit 16 to that of the sum of the percentages of value previously allocated to Units 16 and 17 (so that the Co-Owner of Units 16 and 17 will be required to continue to pay "two units worth" of condominium assessments), and proportionately reallocating the percentage of value of the remaining units (without modifying the method or formula used to determine the percentage of value of the units in the Project) in order to preserve a total value of one hundred (100%) percent for the entire Project, as set forth in said Master Deed; and

WHEREAS, Article XII authorizes amendment in general to the Master Deed for proper purposes without the consent of Co-Owners, mortgagees and other interested parties, as long as the amendments do not materially alter or change the rights of the Co-Owners, mortgagees, or other interested parties and, pursuant thereto, the Co-Owner of Units 16 and 17 hereby consents to the foregoing modifications to their units; and

WHEREAS, pursuant to Section 90(1) of the Condominium Act, the Board of Directors of the Association believes in good faith that the amendment does not materially alter or change the rights of a Co-Owner, mortgagee or other interested parties, and the Co-Owner of Units 16 and 17 hereby consents to the conversion of their units.

NOW, THEREFORE, in consideration of the premises and the rights reserved in the above-referenced Master Deed, said Master Deed is hereby amended in the following manner:

1. Article V, Subparagraph D of the Master Deed is amended and restated in its entirety to provide as follows:

D. The percentage of value assigned to each unit other than Unit 16 shall be one-one hundred and forty-thirds (1/143ths) and the percentage of value assigned to Unit 16 shall be two-one hundred and forty-thirds (2/143ths).

2. The Condominium Subdivision Plans attached as Exhibit "B" to the Master Deed of **THE RESERVE** are hereby amended in part with the Exhibit "B" attached hereto to this Amendment. Upon recordation in the Office of the Charlevoix County Register of Deeds, said amended and revised sheets shall replace and be incorporated into the Condominium Subdivision Plan of **THE RESERVE**.

3. In all other respects the provisions of the Master Deed of **THE RESERVE** dated June 27, 2005, as amended by the First Amendment to Master Deed for The Reserve dated September 20, 2005, as recorded in the Office of the Register of Deeds for Charlevoix County, Michigan as Condominium Subdivision Plan No. 152, are hereby ratified and reaffirmed.

THIS SPACE INTENTIONALLY LEFT BLANK

IN WITNESS WHEREOF, the Association has duly executed this Second Amendment to Master Deed as of the day and year first above written.

ASSOCIATION:

THE RESERVE CONDOMINIUM ASSOCIATION

By: Carrie Shiels
Carrie Shiels

Its: President and Director

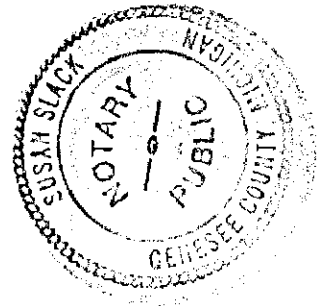
STATE OF MICHIGAN }
County of Genesee }ss

On this 20th day of September, 2017, before me, a Notary Public in and for said County and State, personally appeared CARRIE SNIELS, the President and a Member of the Board of Directors of THE RESERVE CONDOMINIUM ASSOCIATION, a Michigan non-profit corporation, to me personally known, who, being by me duly sworn, did say that he/she is the President and a Director of said corporation, the Association of said Condominium Project, and he/she acknowledged that he/she has executed said instrument as his/her free and voluntary act and deed on behalf of said corporation.

Susan Slack
(print name of notary public below signature)

Notary Public, County of:
My commission expires:
Acting in County of:

SUSAN SLACK
NOTARY PUBLIC, STATE OF MI
COUNTY OF GENESEE
MY COMMISSION EXPIRES Jan 5, 2022
ACTING IN COUNTY OF Genesee



Prepared in the Law Office of:
When Recorded, Return to:

LOUIS P. TOCCO, ESQ.
LOUIS P. TOCCO, P.L.C.
13709 S. West Bayshore Drive
Traverse City, Michigan 49684
TOCCO@VIEWOFTHEBAYLAWYER.COM
(231) 995-9100

H7408

CONSENT OF CO-OWNER(S)

THE UNDERSIGNED, being the non-Developer Co-owner(s) of the lot(s) indicated below, hereby consent to the above Second Amendment to Master Deed and consent to its recordation:

CO-OWNER: LOTS NO.: 16 & 17
THE KEN & SHERRY HARDIGREE TRUST
DATE 11/14/2006
K. J. Hardigree
Kenneth J. Hardigree, Co-Trustee
*aka K. J. Hardigree

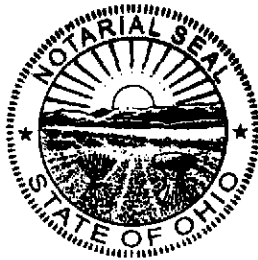
ADDRESS:

936 Howell Drive

Newark, Ohio 43055

STATE OF OHIO }
County of Licking }ss

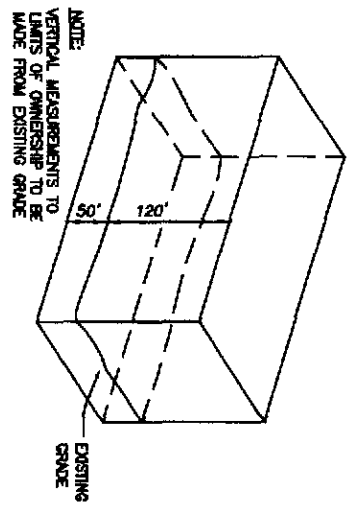
The foregoing instrument was acknowledged before me this 23 day of September, 2017, by Kenneth J. Hardigree, Co-Trustee of the The Ken and Sherry Hardigree Trust dated November 14, 2006.



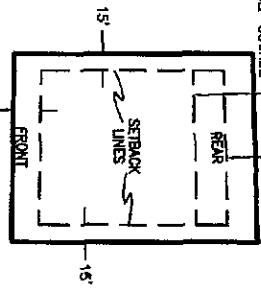
ASHTON HALL
Notary Public, State of Ohio
My Commission Expires
December 11, 2019

Ashton Hall
(typed name of notary public)

Notary Public, County of: Licking
My commission expires: 12-11-19
Acting in the County of: Licking



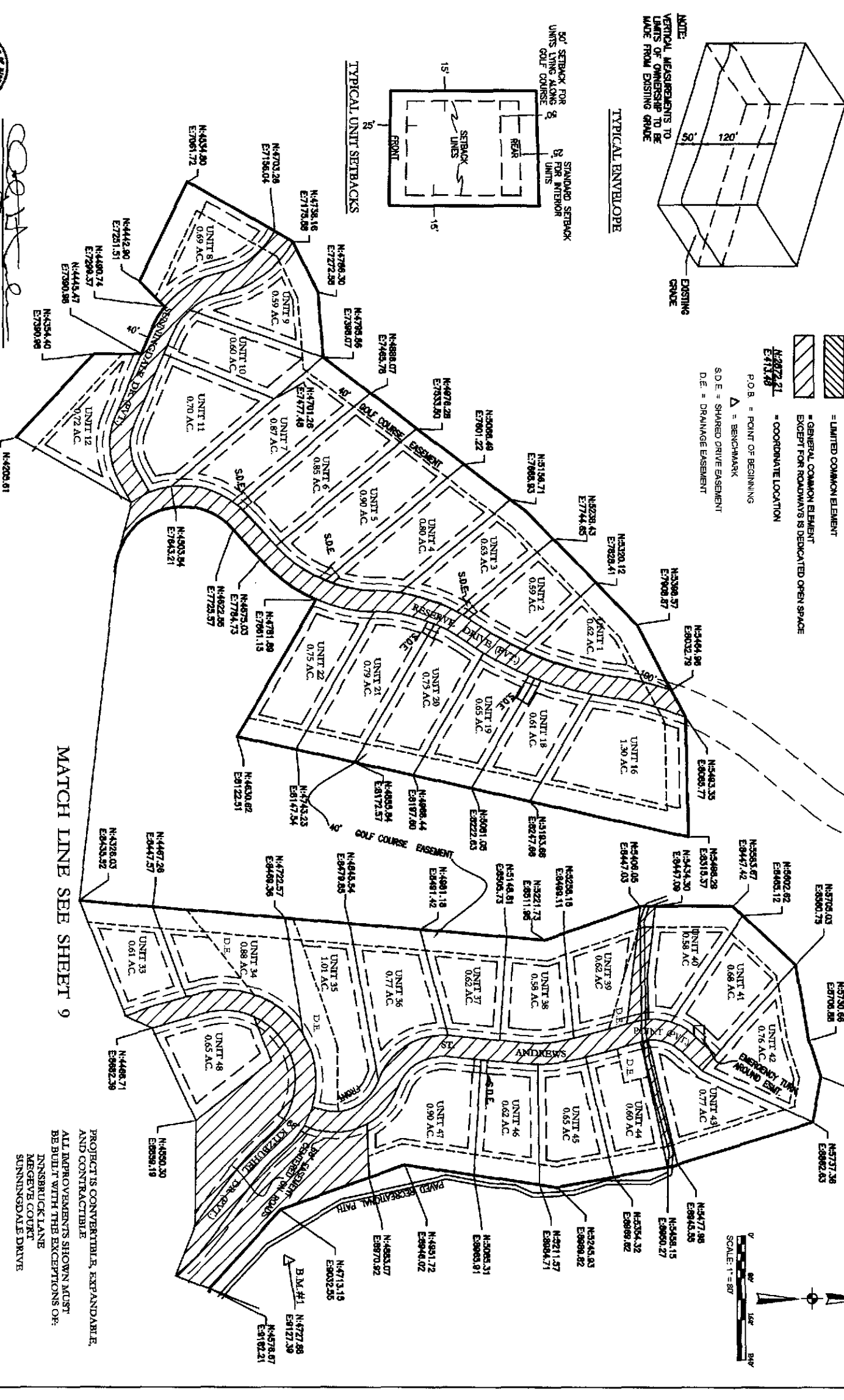
TYPICAL ENVELOPE



TYPICAL UNIT SETBACKS

- LEGEND**
- = LIMITED COMMON ELEMENT
 - = GENERAL COMMON ELEMENT EXCEPT FOR ROADWAYS IS DEDICATED OPEN SPACE
 - = COORDINATE LOCATION
 - = POINT OF BEGINNING
 - = BENCHMARK
 - = SHARED DRIVE EASEMENT
 - = DRAINAGE EASEMENT

ALL ROADS ARE PRIVATE AND SUBJECT TO RECORDED EASEMENTS AND WILL BE USED FOR UTILITIES.



MATCH LINE SEE SHEET 9



CHRISTY L. ANDERSEN
PROFESSIONAL SURVEYOR
LICENSE NO. 30074
CL ANDERSEN, LLC
15943 FEWINS ROAD
INTERLOCHEN, MI 49843

CL Andersen, LLC
Surveying and Consulting
15943 Fewins Road
Interlochen, MI 49843
Phone: (231) 532-4328

THE RESERVE
SEC. 20, BOYNE VALLEY TWP., CHARLEVOIX CO.
SITE PLAN - UNITS 1-12, 16-22 & 33-48

PROJECT IS CONVERTIBLE, EXPANDABLE,
AND CONTRACTABLE.
ALL IMPROVEMENTS SHOWN MUST
BE BUILT WITH THE EXCEPTIONS OF:
INNSBRUCK LANE
MERGEY COURT
SUNNINGDALE DRIVE

AMENDED DATED 9-11-17
PROPOSED DATED 6-23-05
JOB NUMBER 404217
SHEET 8