

FIRST AMENDMENT TO MASTER DEED OF  
SERENITY RIDGE

(Act 59, Public Acts of 1978)  
as amended

Amendment No. 1 to Kent County Condominium Subdivision Plan No. 416

- (1) First Amendment to Master Deed of Serenity Ridge.
- (2) Exhibit A to Amended Master Deed: Affidavit of Mailing as to notices required by Sections 71 and 90(5) of the Michigan Condominium Act.
- (3) Exhibit B to Amended Master Deed: Replat No. 1 to Subdivision Plan of Serenity Ridge.
- (4) Exhibit C to Amended Master Deed: Mortgagees' and Title Holders' Consents to Submission to Condominium Ownership.
- (5) Exhibit D to Amended Master Deed: Certificate of Consent by Association of Co-owners.

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

This Instrument  
Drafted By:

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P.O. Box 352  
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FIRST AMENDMENT TO MASTER DEED OF  
SERENITY RIDGE

(Act 59, Public Acts of 1978)  
as amended

Serenity Ridge, L.L.C., a Michigan limited liability company, the Developer of Serenity Ridge (the "Developer"), a site condominium project established by Master Deed dated April 30, 1998, and recorded at Liber 4352, Pages 959 through 1006 inclusive, Kent County Records (the "Master Deed"), amends the Master Deed for the purpose of enlarging the Condominium Project from fifty (50) units to fifty-four (54) units by the addition of land described in Paragraph 2 below. To accomplish this purpose, the Master Deed is amended as follows:

1. Section 1.1 of the Master Deed is amended to read as follows:

The Project is a residential site condominium. The fifty-four (54) Condominium building sites (the "Units") which will be developed in the first two (2) phases of the Project, including the number, boundaries, dimensions and area of each Unit, are shown on the Condominium Subdivision Plan. Each such Unit is capable of individual utilization by reason of having its own entrance from and exit to a Common Element of the Project.

2. Section 2.1 of the Master Deed is amended by the addition of the following:

The land on which Phase II of the Project is being developed, and which is now being submitted to condominium ownership in accordance with the provisions of the Act, is described as follows:

Description of Addition No. 1 to Serenity Ridge:

That part of the West ½, Southwest 1/4 of Section 32, Town 7 North, Range 12 West, City of Walker, Kent County, Michigan, described as beginning at the Northeast corner of said West ½, Southwest 1/4; thence South 00°03'14" West 1365.00 feet along the East line of said West ½, Southeast 1/4; thence South 80°49'51" West 118.06 feet; thence South 40°12'06" West 250.95 feet; thence North 47°11'54" West 120.00 feet to the most Southerly corner of Unit 01, of Serenity Ridge, being Kent County Condominium Subdivision Plan No. 416; thence North 00°03'14" East 1500.00 feet along the West line of the East 366.50 feet of said West ½, Southeast 1/4, said line also being the East line of Serenity Ridge; thence South 89°03'14" East 366.50 feet along the North line of the Southeast 1/4, of said Section 32, to the place of beginning.

(containing 12.30 acres of land)

Description of Addition No. 2 to Serenity Ridge:

That part of the West ½, Southeast 1/4 of Section 32, Town 7 North, Range 12 West, City of Walker, Kent County, Michigan, described as commencing at the South 1/4 corner of said Section 32, thence South 89°03'23" East 595.20 feet along the South line of said Section 32; thence North 00°03'14" East 740.36 feet along the West line of the East 733.00 feet of said West ½, Southeast 1/4 to the most Southeasterly corner of Unit 46, of Serenity Ridge, being Kent County Condominium Subdivision Plan No. 416 and the place of beginning for this description; thence continuing North 00°03'14" East 140.00 feet along said West line; thence South 46°06'57" East 147.14 feet; thence South 43°53'03" West 100.72 feet; thence North 46°13'11" West 50.0 feet to the place of beginning.

(containing 0.23 acres of land).

3. Section 5.2 of the Master Deed is amended to read as follows:

The total value of the Project is 100, and the percentage of such value assigned to each of the fifty four (54) Condominium Units in Phases I and II of the Project shall be equal. The determination that Percentages of Value for all such Units shall be equal was made after reviewing the comparative characteristics of each Unit which would affect maintenance

costs and value and concluding that there are no material differences among them as far as the allocation of Percentages of Value is concerned. The Percentage of Value assigned to each Unit shall be changed only in the manner permitted by Article IX, expressed in an Amendment to this Master Deed and recorded in the public records of Kent County, Michigan.

4. Section 7.1 of the Master Deed is amended to read as follows:

The Condominium Project established by this Master Deed, as amended, consists of fifty-four (54) Condominium Units which may, at the election of the Developer, be contracted to a minimum of thirty (30) Units.

5. Section 1.1 of the Condominium Bylaws is deleted in its entirety and the following is inserted in its place:

Serenity Ridge, a residential site condominium project located in the City of Walker, Kent County, Michigan (the "Project") is being developed in two phases so as to comprise a total of fifty-four (54) building sites (the "Units"). Upon the recording of the Master Deed, the management, maintenance, operation and administration of the Project shall be vested in an Association of Co-owners organized as a non-profit corporation under the laws of the State of Michigan (the "Association"). The Association will keep current copies of the Master Deed, all amendments to the Master Deed, and other Condominium Documents for the Project available at reasonable hours for inspection by Co-owners, prospective purchasers, mortgagees and prospective mortgagees of Units in the Project.

6. The following language is added at the end of Section 7.5(b) of the Condominium Bylaws:

As to Units 51 through 54, as follows:

One-Story Home - \_\_\_\_\_ square feet  
Multi-Story Home - \_\_\_\_\_ square feet, (with overall minimum  
of \_\_\_\_\_ square feet).

7. The Condominium Subdivision Plan attached as Exhibit B to the Master Deed of Serenity Ridge is amended by substituting for original Sheet No. 1 the amended Sheet No. 1 attached as Exhibit B to this Amendment. The legal description of the expanded Condominium Premises described on Amended Sheet No. 1 shall replace and supersede the description of the Premises contained in Sheet No. 1 of the original Subdivision Plan, as amended.

8. Amended Sheets 2 and 4 of Replat No. 1 to the Condominium Subdivision Plan of Serenity Ridge shall also, upon recordation in the office of the Kent County Register of Deeds, supplement and be incorporated in the Condominium Subdivision Plan of Serenity Ridge.

9. In all other respects, the provisions of the Master Deed of Serenity Ridge dated April 30, 1998, and recorded in the Office of the Register of Deeds for Kent County, Michigan as Condominium Subdivision Plan No. 416 are hereby ratified and confirmed.

THIS FIRST AMENDMENT TO MASTER DEED has been executed by the Developer as of the \_\_\_\_\_ day of \_\_\_\_\_, 2000.

Witnesses:

**SERENITY RIDGE, L.L.C.**,  
a Michigan limited liability company

\_\_\_\_\_  
  
\_\_\_\_\_

By \_\_\_\_\_  
John F. Cross, Member

STATE OF MICHIGAN )  
 ) ss.  
COUNTY OF KENT )

The foregoing instrument was acknowledged before me this \_\_\_\_\_ day of \_\_\_\_\_, 2000, by John F. Cross, a Member of Serenity Ridge, L.L.C., a Michigan limited liability company, on behalf of the limited liability company.

Notary Public, Kent County, Michigan  
My commission expires:

**EXHIBIT A TO  
FIRST AMENDMENT TO MASTER DEED**

**EXHIBIT B TO  
FIRST AMENDMENT TO MASTER DEED**



**EXHIBIT C TO**  
**FIRST AMENDMENT TO MASTER DEED**

**EXHIBIT D TO**  
**FIRST AMENDMENT TO MASTER DEED**