



02/04/2009 03:40:47 P.M.  
MACOMB COUNTY, MI  
DARRELLA BRADSHAW, REGISTER OF DEEDS

**SECOND AMENDMENT TO MASTER DEED  
STRATHMORE CONDOMINIUM**

This Second Amendment to Master Deed ("Second Amendment") is made on January 29, 2009 by Pulse Land Company, LLC, a Michigan limited liability company, whose address is 100 Bloomfield Hills Parkway, Suite 150, Bloomfield Hills, Michigan 48304-5950 ("Developer").

**RECITALS**

A. Developer established Strathmore Condominium ("Condominium"), Macomb County Condominium Subdivision Plan No. 916, by recording a Master Deed, Bylaws and Condominium Subdivision Plan in Liber 16499, Page 407, Macomb County Records, as amended by that certain First Amendment to Master Deed recorded on April 27, 2005 in Liber 16635, Page 663, Macomb County Records (as amended, the "Master Deed").

B. Pursuant to the authority reserved to Developer under Section 7.3 of the Master Deed and Article 16 of the Bylaws, Developer desires to amend the Master Deed and Bylaws to comply with certain requirements of the Department of Housing and Urban Development ("HUD") and Federal Housing Administration ("FHA").

**AMENDMENT**

Developer amends the Master Deed and Bylaws as follows:

1. **Section 10.7 of Master Deed. Consent of Integrated Parties.**

The following sentence is hereby added to the end of Section 10.7 of the Master Deed:

"Any expansion shall substantially conform to the plan of expansion described in this Article 10 and the Master Deed, and applicable policies, requirements and guidelines of HUD and FHA."

2. **Section 7.4 of the Bylaws. Notices of Action.**

The following new Section 7.4 is hereby added to the Bylaws as Section 7.4:

"Section 7.4 **Notices of Action.** Upon written request submitted to the Association, any institutional holder of a first mortgage lien on a Unit ("1<sup>st</sup> Mortgage Holder") shall be entitled to receive timely written notification of the following:

- (a) Any proposed amendment to the Master Deed, Bylaws, or Condominium Subdivision Plan effecting a changing in (i) the boundaries of any Unit or the exclusive easement

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- (b) rights appertaining thereto, (ii) the interests in the General or Limited Common Elements appertaining to any Unit or the liability for common expenses appertaining thereto, (iii) the value of the vote in the Association appertaining to any Unit, or (iv) the purposes to which any Unit or the Common Elements are restricted.
- (c) Any proposed termination of the Condominium Project.
- (d) Any condemnation loss or any casualty loss which affects a material portion of the Condominium Project or which affects any unit on which there is a first mortgage held, insured or guaranteed by such 1<sup>st</sup> Mortgage Holder.
- (e) Any delinquency in the payment of assessments or charges owed by a Co-Owner subject to the mortgage of such 1<sup>st</sup> Mortgage Holder, insurer or guarantor, where such delinquency has continued for a period of 60 days; and
- (f) Any lapse, cancellation, or material modification of any insurance policy maintained by the Association."


3. **Effect.** The Master Deed and Bylaws as amended by this Second Amendment continue in full force and effect. The terms of this Amendment shall supersede any contrary provisions in the Master Deed or Bylaws.

PULTE LAND COMPANY, LLC

By:   
 Steven Atchison  
 Its: President

STATE OF MICHIGAN )  
 ) ss.  
 COUNTY OF *Oakland* )

Acknowledged before me on January 30, 2009, by Steven Atchison, the President of Pulte Land Company, LLC, a Michigan limited liability company.

  
 Notary Public ALISON ELMER  
 Oakland County, Michigan  
 Acting in Oakland County, Michigan  
 My Commission Expires: 06/24/2012

PREPARED BY AND WHEN  
 RECORDED RETURN TO:

Jay R. LaBarge  
 Bodman LLP  
 6<sup>th</sup> Floor at Ford Field  
 1901 St. Antoine  
 Detroit, Michigan 48226  
 (313) 259-7777

## EXHIBIT A

## LEGAL DESCRIPTION

Commencing at the Northwest corner of Section 4, T3N, R13E, Macomb Township, Macomb County, Michigan, thence S89°43'38"E 1147.51 feet along the North line of said Section 4 and the centerline of 26 Mile Road (33 foot half width) to the PLACE OF BEGINNING; thence continuing S89°43'38"E 1540.38 feet along said North line and said centerline of 26 Mile Road to the North ¼ corner and the North-South ¼ line of said Section 4; thence S00°17'38"E 2783.59 feet along said North-South ¼ line to the East-West ¼ line of said section 4; thence S29°30'44"W 1378.16 feet along said East-West ¼ line; thence N01°28'46"E 2804.41 feet along the East line of Strathmore Subdivision as recorded in Liber 157, Pages 34-40 of Macomb County Records to the Place of Beginning, containing 100.01 acres of land, more or less, being part of the Northwest ¼ of said Section 4, being subject to easements, conditions, restrictions and exceptions of record, if any.