



ANTRIM COUNTY
MICHIGAN
RECEIVED FOR RECORD

MAY 4 1 39 PM '88

Wanda R. Conway
REGISTER OF DEEDS

FIRST AMENDMENT TO MASTER DEED

For

VILLA MONTE'

ANTRIM COUNTY
MICHIGAN
RECEIVED FOR RECORD

MAY 4 1 39 PM '88

Wanda R. Conway
REGISTER OF DEEDS

FIRST AMENDMENT TO MASTER DEED, Made this 27th day of April, 1988, by SCHUSS MOUNTAIN GOLF CLUB, INC., a Michigan corporation, of 3781 Windy Hill, Bellaire, Michigan, 49615 (hereinafter referred to as the "Developer");

W I T N E S S E T H :

WHEREAS, the Developer caused the Master Deed for Villa Monte' to be executed on the 26th day of May, 1987, and to be recorded on the 26th day of May, 1987, in Liber 316, Pages 0878 through 0921, Antrim County Records; and

WHEREAS, Article VII of said Master Deed, together with Article VIII of the Condominium Bylaws (Exhibit "A" to the Master Deed) contemplate amendment of said Master Deed and Condominium Bylaws; and

WHEREAS, the Developer, pursuant to rights reserved by it in said Master Deed, wishes to amend said Master Deed for purpose of expansion of the condominium project, and to amend the Condominium Bylaws in reference to household pets of owners.

NOW, THEREFORE, in consideration of the premises, the Master Deed for Villa Monte', together with the Exhibits attached hereto are amended as follows:

CERTIFICATION

5-4-88 Ct

I hereby certify that according to our records all taxes returned to this office are paid for five years preceding the date of this instrument. This does not include taxes in the process of collection.

Beverly Edgington, Antrim County Treasurer

65-04 007 010 00

2-5-220
2-5-220
2-5-220

1. Article II of the Master Deed is hereby amended in its entirety to read as follows:

ARTICLE II

LEGAL DESCRIPTION

The land on which the condominium project is located and which is established by this Master Deed is situated in the Township of Custer, County of Antrim and State of Michigan, and described as follows, viz:

Commencing at an iron stake at the quarter corner common to Sections 2 and 3, Town 29 North, Range 7 West; thence South 45 degrees 54 minutes 34 seconds East, 222.77 feet, being the Point of Beginning of this description; thence South 58 degrees 00 minutes 00 seconds East, 104.72 feet to the Westerly line of Schuss Mountain Drive; thence Southeasterly along said drive line on a curve to the left, 137.57 feet (radius of said curve is 308.02 feet and the chord bears South 21 degrees 59 minutes 55 seconds East, 136.43 feet); thence South 61 degrees 28 minutes 14 seconds West, 131.93 feet; thence South 31 degrees 46 minutes 27 seconds West, 78.81 feet; thence South 12 degrees 30 minutes 00 seconds West, 128.76 feet; thence North 75 degrees 30 minutes 12 seconds West, 156.62 feet; thence North 14 degrees 29 minutes 48 seconds East, 135.82 feet; thence North 29 degrees 05 minutes 12 seconds East, 172.79 feet; thence North 34 degrees 15 minutes 22 seconds East, 140.35 feet to the Point of Beginning, being a part of the Northwest 1/4 of the Southwest 1/4 of Section 2, Town 29 North, Range 7 West and containing 1.583 acres. SUBJECT TO the rights of the public and of any governmental unit in any part thereof taken, used or deeded for street, road or highway purposes.

2. Article IV(D) of said Master Deed is hereby amended in its entirety to read as follows:

D. The percentage of value assigned to each unit shall be as follows:

<u>Unit No .</u>	<u>Percentage of Value</u>
1	3.5%
2	3.0%
3	3.0%
4	3.5%
5	5.0%
6	5.0%
7	3.5%
8	3.0%
9	3.0%
10	3.5%
11	5.0%
12	5.0%
13	3.5%
14	3.0%
15	3.0%
16	3.5%
17	4.0%
18	6.0%
19	4.0%
20	3.5%
21	3.0%
22	3.0%
23	3.5%
24	4.0%
25	6.0%
26	4.0%

3. Article VII of said Master Deed is hereby amended through deletion of the following described property as areas for proposed expansion of the condominium project:

Commencing at an iron stake at the quarter corner common to Sections 2 and 3, Town 29 North, Range 7 West; thence South 45 degrees 54 minutes 34 seconds East, 222.77 feet, being the Point of Beginning of this description; thence South 58 degrees 00 minutes 00 seconds East, 104.72 feet to the Westerly line of Schuss Mountain Drive; thence Southeasterly along said drive line on a curve to the left, 137.57 feet (radius of said curve is 308.02 feet and the chord bears South 21 degrees 59 minutes 55 seconds East, 136.43 feet); thence South 61 degrees 28 minutes 14 seconds West, 131.93 feet; thence South 31 degrees 46 minutes 27 seconds West, 78.81 feet; thence South 12 degrees 30 minutes 00 seconds West, 128.76 feet; thence North 75 degrees 30 minutes 12 seconds West, 156.62 feet; thence North 14 degrees 29 minutes 48 seconds East, 135.82 feet; thence North 29 degrees 05 minutes 12 seconds East, 172.79 feet; thence North 34 degrees 15 minutes 22 seconds East, 140.35 feet to the Point of

Beginning, being a part of the Northwest 1/4 of the Southwest 1/4 of Section 2, Town 29 North, Range 7 West and containing 1.583 acres. SUBJECT TO the rights of the public and of any governmental unit in any part thereof taken, used or deeded for street, road or highway purposes.

4. Exhibit "B" to the Master Deed (the Condominium Subdivision Plans) is hereby deleted and in its place shall be added Exhibit "B" attached to this Amendment and made a part hereof, consisting of eleven (11) sheets.

5. Article VI, Section (5) of the Condominium Bylaws (Exhibit "A" to the Master Deed) is hereby amended in its entirety to read as follows:

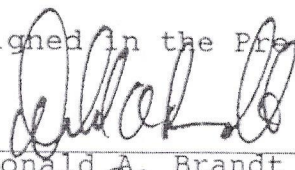
Section 5. Household pets may be kept on the condominium premises. Any person who permits a pet to be brought or kept on the condominium property shall indemnify and hold harmless the Association for any loss, damage or liability, including actual attorneys fees, which the Association may sustain as a result of the presence of such animal on the condominium property. Each Co-Owner is responsible for maintaining control of any household pets at all times, and all pets shall be leashed or chained during any period for which they are present on the common elements of the project, and each Co-Owner shall immediately perform any necessary cleanup required by the keeping of such pet. No tenant shall be permitted to have any pets at any time.

In all other respects, except as expressly modified or amended herein, the original Master Deed is reaffirmed and ratified in its entirety.

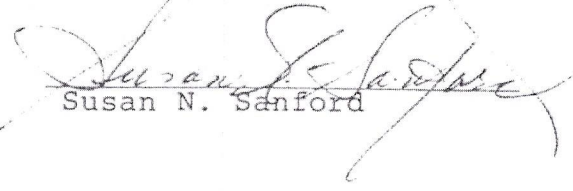
IN WITNESS WHEREOF, the Developer has caused this First Amendment to Master Deed to be executed the day and year first above written.

Signed in the Presence of:

DEVELOPER:


Donald A. Brandt

SCHUSS MOUNTAIN GOLF CLUB, INC.


Susan N. Sanford

By:


VICTOR A. ZUCCO

Its: President

STATE OF MICHIGAN)
) ss
County of Grand Traverse)

On this 27th day of April, 1988, before me, a Notary Public in and for said County and State, personally appeared VICTOR A. ZUCCO, President of SCHUSS MOUNTAIN GOLF CLUB, INC., to me personally known, who, being by me duly sworn, did say that he is the Developer of said condominium project, and he acknowledged that he has executed said instrument as his free and voluntary act and deed.


Donald A. Brandt
Notary Public
County: Grand Traverse
My Commission Expires: 9/9/91

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

SMITH, JOHNSON, BRANDT & HEINTZ, ATTORNEYS, P.C.
By: DONALD A. BRANDT, ESQ.
603 Bay Street, P.O. Box 705
Traverse City, Michigan 49685-0705
(616) 946-0700

PART OF THE NE 1/4 OF THE SE 1/4 OF SEC. 3, T. 29 N., R. 7 W.
 PART OF THE NW 1/4 OF THE SW 1/4 OF SEC. 2, T. 29 N., R. 7 W.
 CUSTER TOWNSHIP ANTRIM COUNTY—MICHIGAN

SURVEY PLAN



UNFCCC

BEARINGS ARE IN RELATIONSHIP TO THE RECORDED BEARING OF THE NORTH LINE
OF THE PLAT OF BERGBAHNEN.
ALL DIMENSIONS ARE IN FEET
○ - DENOTES CONCRETE MONUMENTS
PROPERTY IS SUBJECT TO A BLANKET EASEMENT FOR UTILITIES

SURVEYOR'S CERTIFICATE

STEWART & COLUMBIAN, INC., LICENSED LAND SURVEYOR OF THE STATE OF MICHIGAN, HEREBY CERTIFY:

THAT THE SUBDIVISION PLAN KNOWN AS "RELAND NUMBERED AS ARIUM CO. CONDUIT SURVEYING PLAN NO. 178," AS SHOWN ON THE ACCOMPANYING DRAWINGS, IS A TRUE AND CORRECT REPRESENTATION OF THE SURVEY MADE BY ME, OR UNDER MY CLOSE PERSONAL SUPERVISION, AND THAT THERE ARE NO EXISTING ENCUMBRANCES UPON THE LANDS AND PROPERTY HEREIN DESCRIBED, EXCEPT AS NOTED.

THE LANDS AND PROPERTY OWNED BY THE ABOVE NAMED OWNERS, HAVE BEEN LOCATED IN THE GROUND AS REQUIRED BY RULES promulgated UNDER SECTION 142 OF ACT NO. 39 OF THE PUBLIC ACTS OF 1978, AS AMENDED BY THE ACTS OF 1979, AND THE ACCURACY OF MY SURVEY IS WITHIN THE LIMITS REQUIRED BY THE ACTS OF 1978, AS AMENDED.

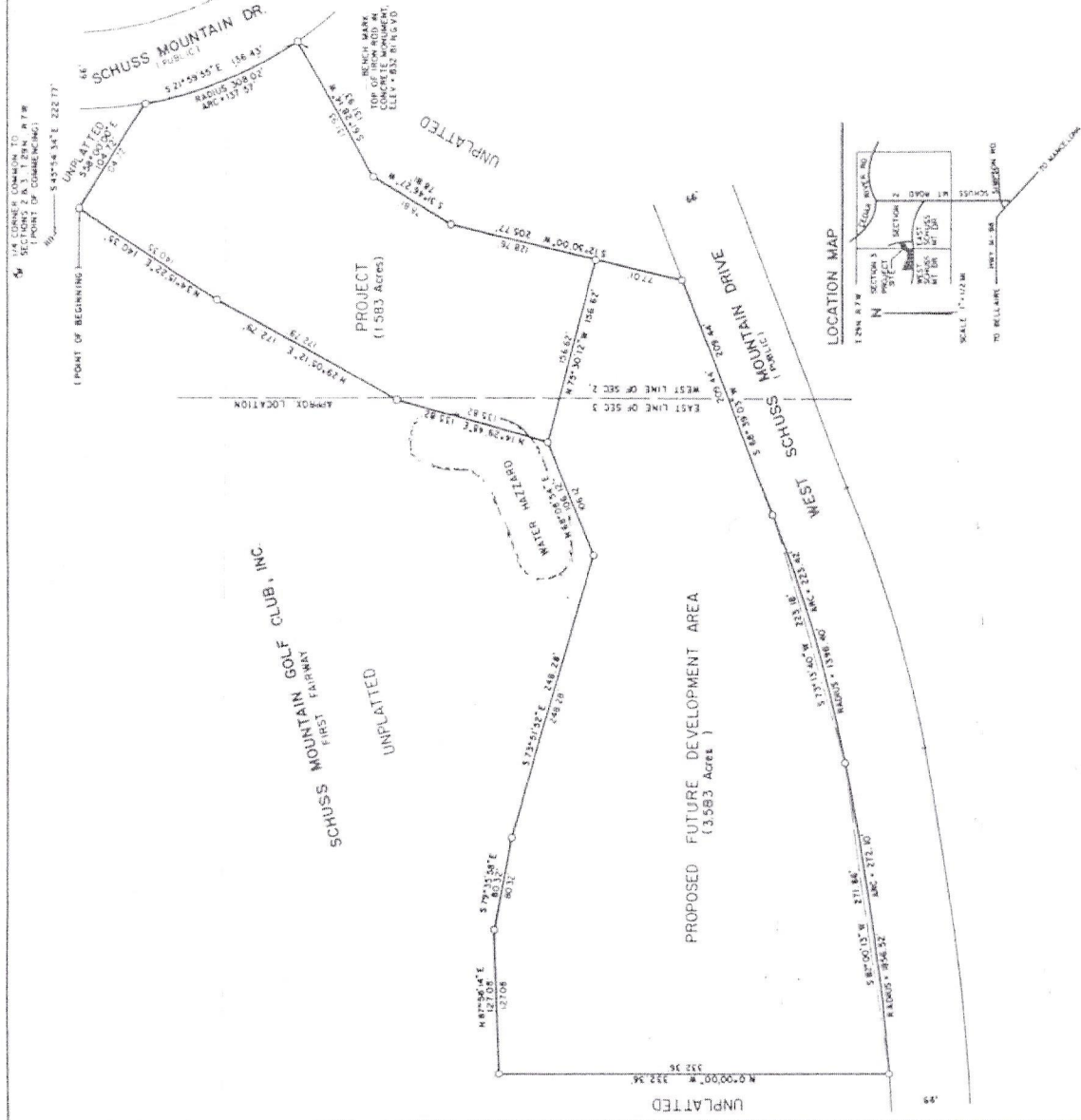
THAT THE BENCHMARKS, AS SHOWN, ARE NOTED ON THE SURVEY PLAN, AS REQUIRED BY SECTION 142 OF ACT NO. 39 OF THE PUBLIC ACTS OF 1978, AS AMENDED.

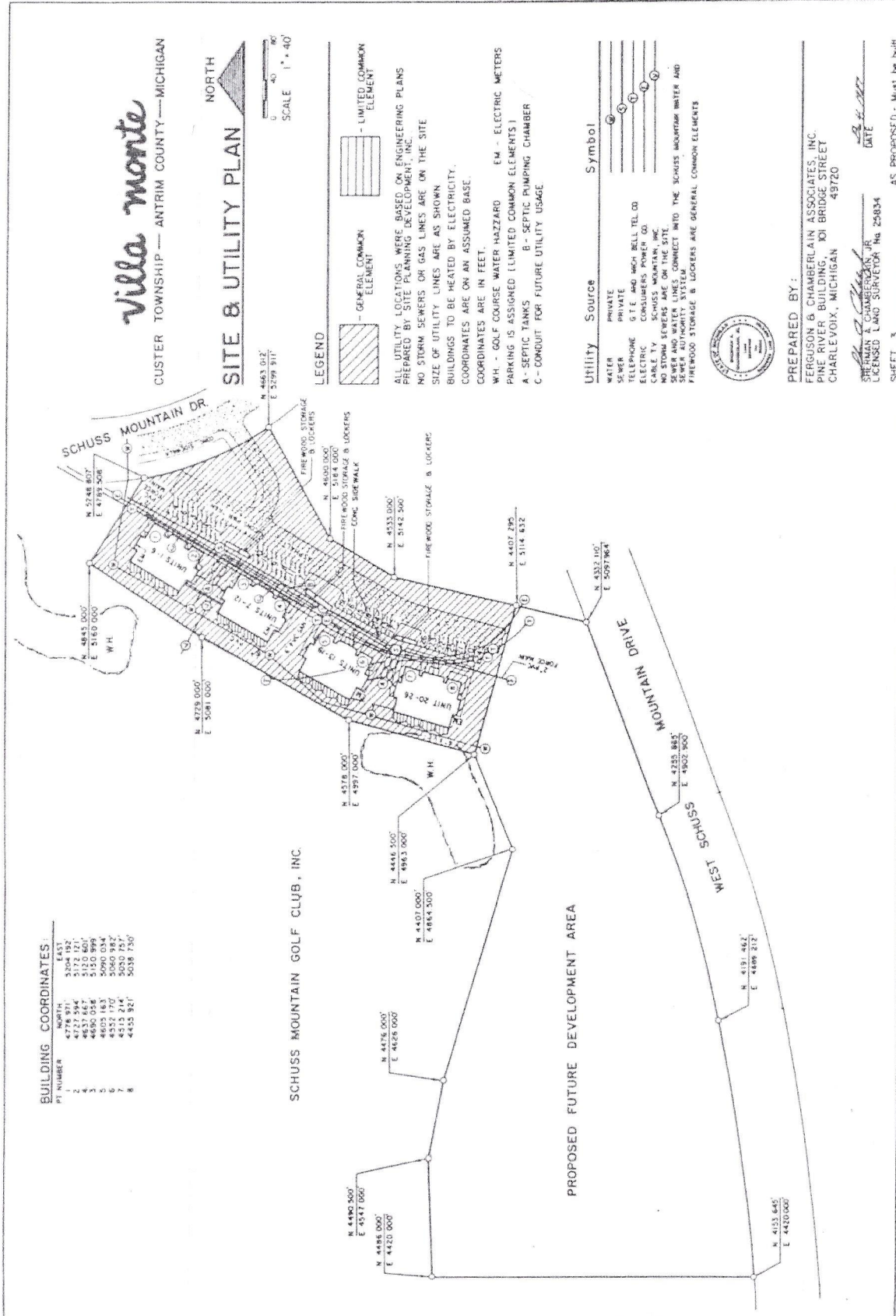
Shirley M. Chamberlain
 SHIRLEY M. CHAMBERLAIN FOR
 DATE Dec 4 1987

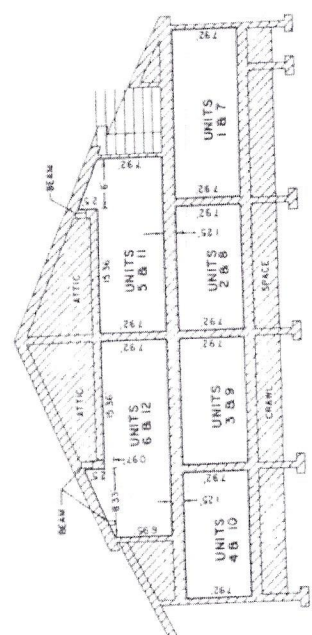


PREPARED BY:
FERGUSON & CHAMBERLAIN
PINE RIVER BUILDING
CHARLEVOIX, MICHIGAN
AC 616 547-6982

SHEET 2
AS PROPOSED - Must be built



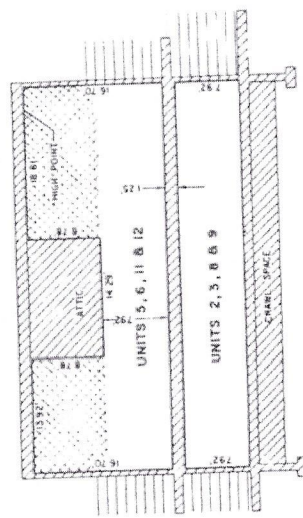




2nd FLOOR

1st FLOOR

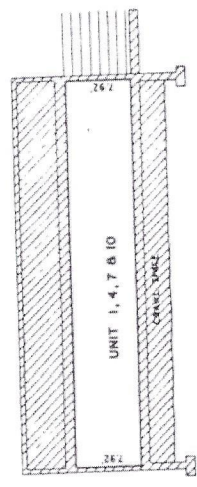
SECTION A - A



2nd FLOOR

1st FLOOR

SECTION B - B



1st FLOOR

SECTION C - C

Villa monte

SECTION PLANS (Units 1-12)

SCALE 1" = 6'

PREPARED BY:
FERGUSON & CHAMBERLAIN ASSOCIATES, INC.
PINE HAVEN BUILDING
ANN ARBOR, MICHIGAN 48106
AC 616 547-6882

SHERMAN A. CHAMBERLAIN, JR.
LICENSED LAND SURVEYOR NO. 25834
DATE 2-21-2022



SHEET 6 AS PROPOSED - Must be built

LEGEND

— GENERAL COMMON ELEMENT

— LIMITED COMMON ELEMENT

— CATHEDRAL CEILING

ALL CORNERS ARE 90° TO EACH OTHER, EXCEPT AS SHOWN
--- DENOTES LIMITS OF OWNERSHIP

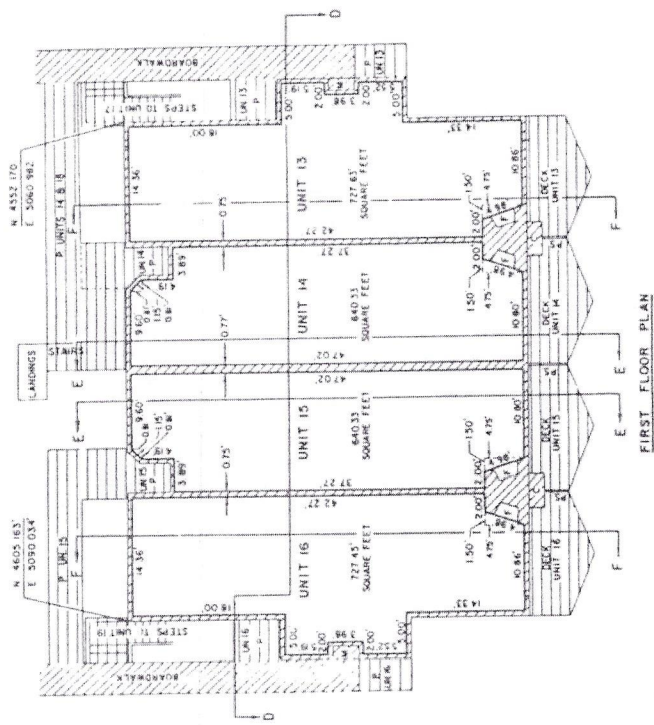
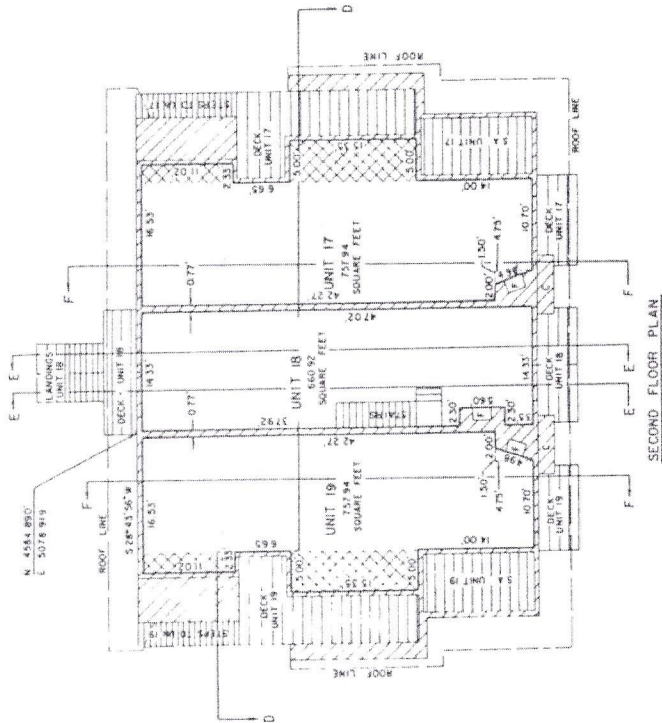
ALL DIMENSIONS ARE IN FEET AND DECIMALS THEREOF
FIREPLACE COMBUSTION CHAMBERS ARE LIMITED COMMON ELEMENTS
BEAMS ARE LIMITED COMMON ELEMENTS

BUILDING ELEVATIONS

FIRST FLOOR ELEVATION
OF BUILDING CONTAINING
UNITS 1-12
ELEVATION 16.601
834.86'
837.65'

Vila monte

FLOOR PLANS (Units 13-19)



LEGEND



M - DENOTES MAID'S CLOSET
P - DENOTES PATIO
C - DENOTES CHIMNEY

ALL CORNERS ARE 90° TO EACH OTHER, EXCEPT AS SHOWN.
— DENOTES LIMITS OF OWNERSHIP.

FIRST FLOOR ELEVATION IS 838.36' N.G.V.D.
ALL DIMENSIONS ARE IN FEET AND DECIMALS THEREOF.
FIREPLACE COMBUSTION CHAMBERS ARE LIMITED COMMON ELEMENTS.
BEAMS ARE LIMITED COMMON ELEMENTS.
F - DENOTES FIREPLACE COMBUSTION CHAMBER PS - DENOTES PRIVACY SCREEN
EXTERIOR WALLS ARE 0.49' THICK, EXCEPT AS NOTED.

PREPARED BY:
FERGUSON & CHAMBERLAIN ASSOCIATES, INC.
PINE RIVER BUILDING
CHARLEVOIX, MICHIGAN 49720
AC 646 547-6882

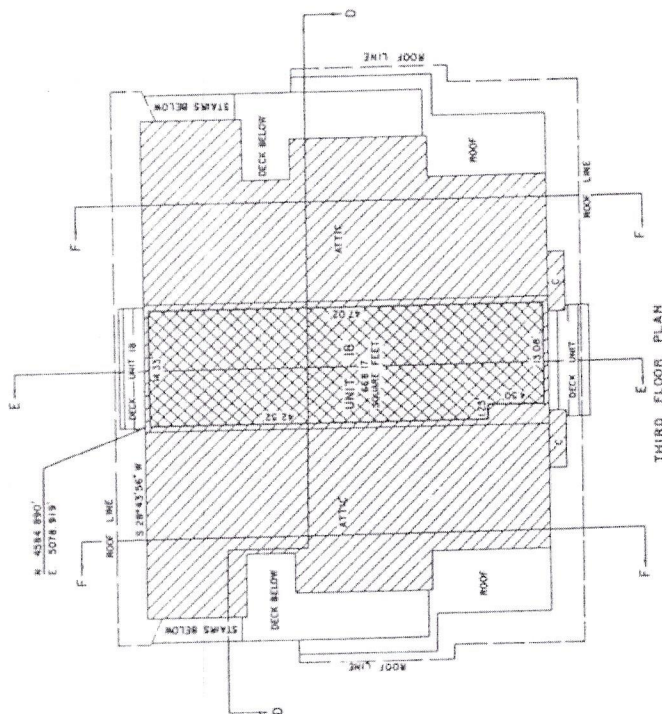
DATE: 9-1-2007
SHEPHERD A. CHAMBERLAIN, JR.
LICENSED LAND SURVEYOR No. 25834



SHEET 7 AS PROPOSED - Must be built

Villa Monte

FLOOR PLANS (Unit 18)



LEGEND

- GENERAL COMMON ELEMENT
- LIMITED COMMON ELEMENT
- C - DENOTES CHIMNEY
- P - DENOTES PATIO
- SA - DENOTES STORAGE AREA
- ALL CORNERS ARE 90° TO EACH OTHER, EXCEPT AS SHOWN
- DENOTES LIMITS OF OWNERSHIP
- FIRST FLOOR ELEVATION IS 838.35' NGVD.
- ALL DIMENSIONS ARE IN FEET AND DECIMALS THEREOF
- FIREPLACE COMBUSTION CHAMBER IS A LIMITED COMMON ELEMENT
- BEAMS ARE LIMITED COMMON ELEMENTS
- F - DENOTES FIREPLACE COMBUSTION CHAMBER
- EXTERIOR WALLS ARE 0-49" THICK, EXCEPT AS NOTED.

PREPARED BY:
FERGUSON & CHAMBERLAIN ASSOCIATES, INC.
PINE RIVER BUILDING
CHARLEVOIX, MICHIGAN 49720
AC 686 547-6882

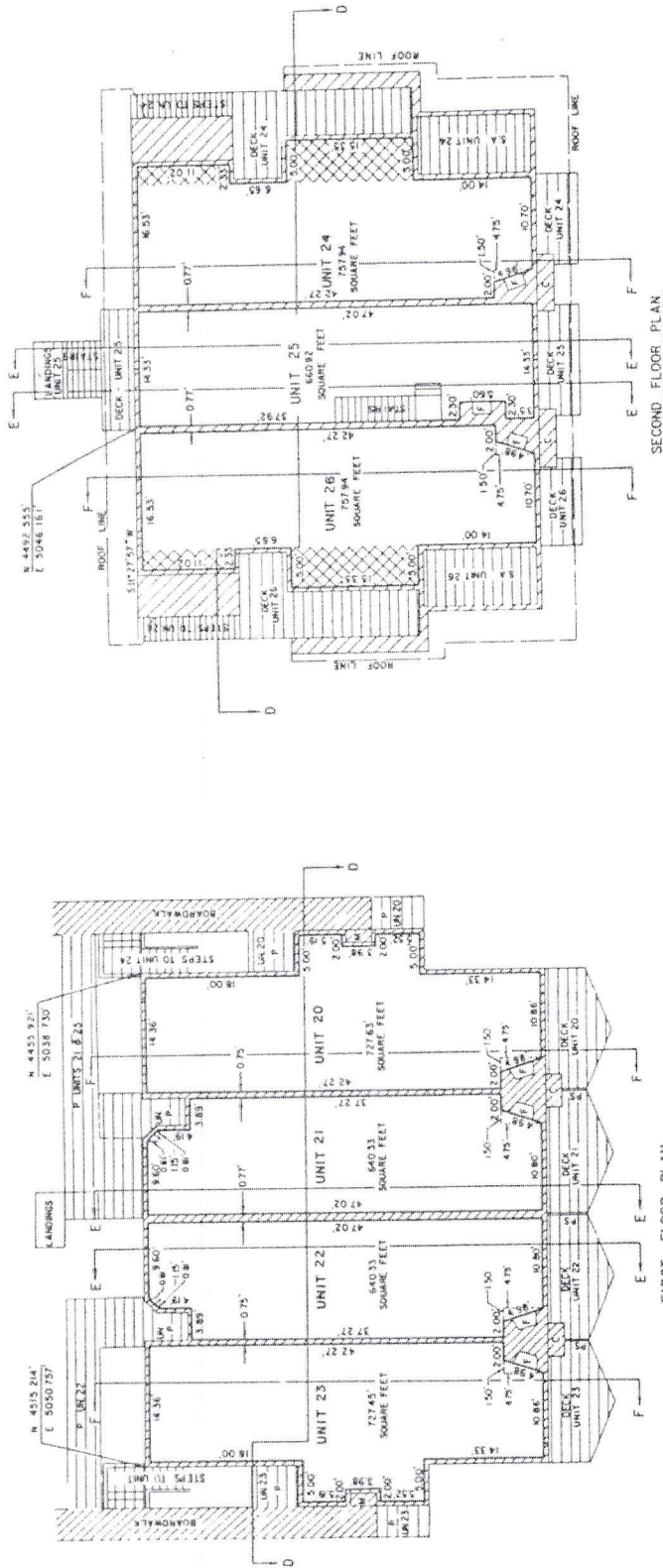


SHERMAN A. CHAMBERLAIN, JR.
Licensed Land Surveyor No. 25834
DATE

SHEET 8 AS PROPOSED - MUST BE BUILT

Vila monte

FLOOR PLANS (Units 20-26)



LEGEND



M - DENOTES MAID'S CLOSET
P - DENOTES PATIO
C - DENOTES CHIMNEY
ALL CORNERS ARE 90° TO EACH OTHER, EXCEPT AS SHOWN.
— DENOTES LIMITS OF OWNERSHIP

FIRST FLOOR ELEVATION IS 838.96' NGVD.
ALL DIMENSIONS ARE IN FEET AND DECIMALS THEREOF.
FIREPLACE COMBUSTION CHAMBERS ARE LIMITED COMMON ELEMENTS.
BEAMS ARE LIMITED COMMON ELEMENTS.
F - DENOTES FIREPLACE COMBUSTION CHAMBER PS - DENOTES PRIVACY SCREEN
EXTERIOR WALLS ARE 0.49" THICK, EXCEPT AS NOTED.

PREPARED BY:
FERGUSON & CHAMBERLAIN ASSOCIATES, INC.
ENGINEER & ARCHITECT
CHAMBERLAIN, MICHIGAN
48720
AC 616 547-6882



DATE: 10-1-77
L. J. CHAMBERLAIN JR.
LICENSED LAND SURVEYOR No. 25834

SHEET 9 AS PROPOSED - Need not be built

Villa Monte

FLOOR PLANS (Unit 25)

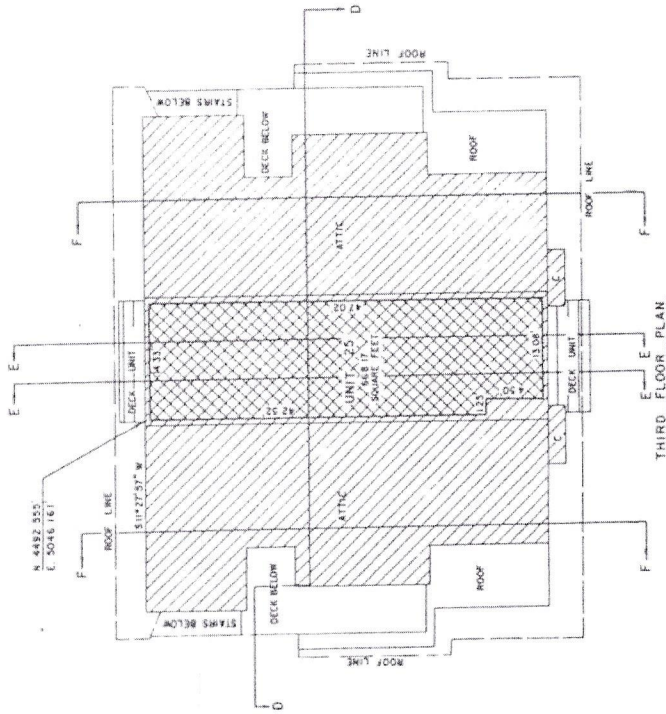
SCALE 1" = 6'

PREPARED BY
FERGUSON & CHAMBERLAIN ASSOCIATES, INC.
PINE RIVER BUILDING
CHARLEVILLE, VIRGINIA
AC 686 541-6882

DATE
2-21-1977

SHERMAN A. CHAMBERLAIN, JR.
Licensed Land Surveyor No. 25834

SHEET 30 AS PROPOSED - Need not be built



LEGEND

— GENERAL COMMON ELEMENT
— LIMITED COMMON ELEMENT

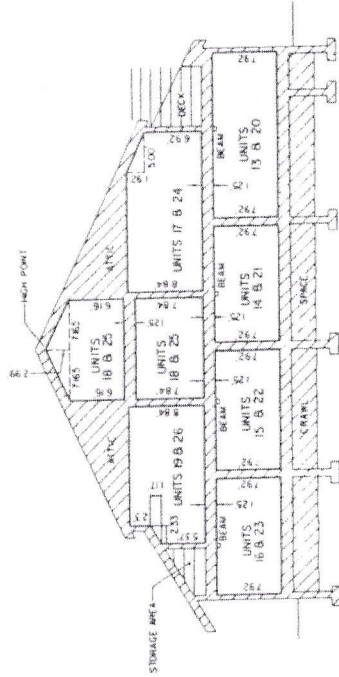
C - DENOTES CHIMNEY
P - DENOTES PATIO
SA - DENOTES STORAGE AREA

ALL CORNERS ARE 90° TO EACH OTHER, EXCEPT AS SHOWN
— DENOTES LIMITS OF OWNERSHIP

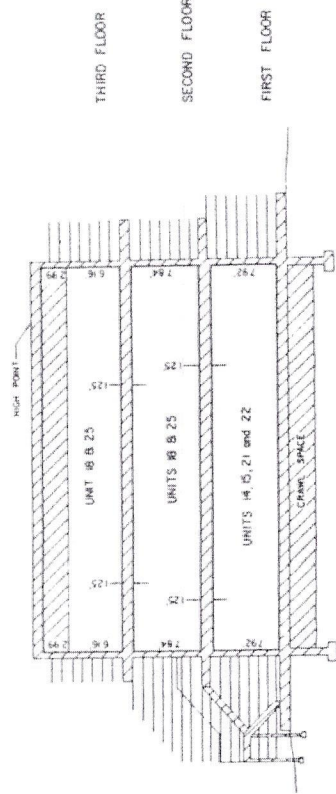
FIRST FLOOR ELEVATION IS 838.95' NGVD.
ALL DIMENSIONS ARE IN FEET AND DECIMALS THEREOF

FIREPLACE COMBUSTION CHAMBER IS A LIMITED COMMON ELEMENT
BEAMS ARE LIMITED COMMON ELEMENTS

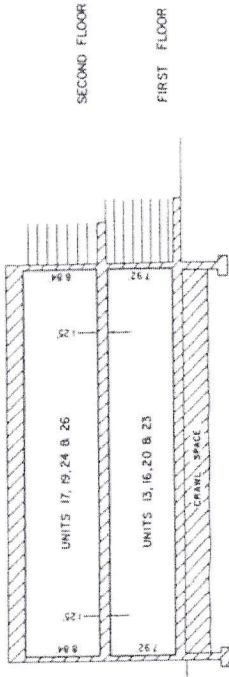
F - DENOTES FIREPLACE COMBUSTION CHAMBER
EXTERIOR WALLS ARE 0.49\"



SECTION D-D



SECTION E-E



SECTION F-F

Villa Monte

SECTION PLANS (Units 13-26)



PREPARED BY:
FERGUSON & CHAMBERLAIN ASSOCIATES, INC.
PINE RIVER BUILDING
CHARLEVOIX, MICHIGAN 49720
AC 66 547-6862



Sherman A. Chamberlain, Jr.
DATE: *2 Dec 1967*

SHEET II UNITS 20-26 ARE AS PROPOSED - Need not be built
UNITS 13-19 ARE AS PROPOSED - Must be built

LEGEND
 - GENERAL COMMON ELEMENT
 - LIMITED COMMON ELEMENT
 - CATHEDRAL CEILING
 ALL CORNERS ARE 90° TO EACH OTHER, EXCEPT AS SHOWN
 DASHES DENOTES LIMITS OF OWNERSHIP

ALL DIMENSIONS ARE IN FEET AND DECIMALS THEREOF
 FIREPLACE COMBUSTION CHAMBERS ARE LIMITED COMMON ELEMENTS
 BEAMS ARE LIMITED COMMON ELEMENTS
 ACCESS TO CRAWL SPACE IS THROUGH FIRST FLOOR UNITS
 OPEN AIR SPACE BETWEEN FLOORS FOR STAIRWAY IS WITHIN LIMITS OF OWNERSHIP

BUILDING ELEVATIONS
 FIRST FLOOR ELEVATION
 OF BUILDING CONTAINING
 UNITS

ELEVATION (N&S)