



FOURTH AMENDMENT TO MASTER DEED

ANTRIM COUNTY
MICHIGAN
RECEIVED FOR RECORD

For

90 JUL -9 PM 2:58

VILLA MONTE'

Wanda R. Conway
REGISTER OF DEEDS2-6-89
2-5-226
2-6-139

THIRD AMENDMENT TO MASTER DEED, Made this 9th day of July, 1990, 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, Developer caused the First Amendment to Master Deed for Villa Monte' to be executed on the 27th day of April, 1988, and recorded on May 4, 1988, in Liber 326, Pages 0664 through 0679, Antrim County Records; and

WHEREAS, Developer caused the Second Amendment to Master Deed to Be executed on the 22nd day of September, 1988, and recorded on September 22, 1988 in Liber 331, Pages 0735 through 0737, Antrim County Records; and

WHEREAS, Developer caused the Third Amendment to Master Deed to Be executed on the 2nd day of May, 1989, and recorded on May 5, 1989 in Liber 338, Pages 0652 through 0662, Antrim County Records; and

CERTIFICATION 7/9/90cc

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

WHEREAS, Article VII of said Master Deed contemplates amendment to the Master Deed for expansion of the project; and

WHEREAS Developer wishes to exercise its right of Amendment to said Master Deed for expansion of the project to thirty-three (33) units.

NOW, THEREFORE, in consideration of the premises, the Master Deed for Villa Monte' is hereby amended as follows:

1. Article II of said Master Deed is amended to provide the following legal description:

In the Township of Custer, Antrim County, Michigan, 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, 205.77 feet; thence South 68 degrees 39 minutes 03 seconds West, 209.44 feet; thence continuing Westerly along said roadway on a curve to the right, 223.42 feet (radius of said curve is 1398.40 feet and the chord bears South 73 degrees 13 minutes 40 seconds West, 223.18 feet); thence leaving said roadway North 12 degrees 10 minutes 38 seconds East, 256.37 feet; thence South 73 degrees 51 minutes 52 seconds East, 126.18 feet; thence North 68 degrees 08 minutes 54 seconds East, 106.12 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, and part of the Northeast 1/4 of the Southeast 1/4 of Section 3, all in Town 29 North, Range 7 West and containing 3.068 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.

PART 05-04-002-010-00

-2-

05-04-003-001-00

2. Article V(d) is hereby amended in its entirety 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	2.75%
2	2.50%
3	2.50%
4	2.75%
5	3.50%
6	3.50%
7	2.75%
8	2.50%
9	2.50%
10	2.75%
11	3.50%
12	3.50%
13	2.75%
14	2.50%
15	2.50%
16	2.75%
17	2.75%
18	4.25%
19	2.75%
20	2.75%
21	4.50%
22	2.75%
23	4.25%
24	4.25%
25	2.00%
26	2.25%
27	2.75%
28	2.75%
29	2.75%
30	2.75%
31	3.25%
32	4.50%
33	3.25%

3. Article VII of said Master Deed is hereby amended to delete therefrom the description found in Article II as modified above.

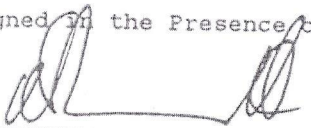
4. Exhibit "B" to said Master Deed (the Condominium Subdivision Plans) is hereby amended by the substitution of Sheets (1), (2), (3) and Sheets (13), (14), (15) and (16) as shown on the Subdivision Plans attached hereto and made a part hereof.

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

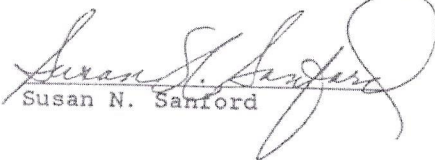
IN WITNESS WHEREOF, the Developer has caused this Fourth Amendment to Master Deed to be executed the day and year first above written.

Signed in the Presence of:

DEVELOPER:


Donald A. Brandt

SCHUSS MOUNTAIN GOLF CLUB, INC.


Susan N. Sanford

By:


VICTOR A. ZUCCO

Its: President

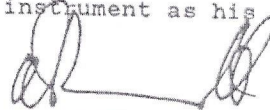
STATE OF MICHIGAN)

County of Grand Traverse)

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On this 9th day of July, 1990, 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
Grand Traverse County, Michigan
My Commission Expires: 9/9/91

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

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

REPLAT NUMBER 3 OF
ANTRIM COUNTY CONDOMINIUM
SUBDIVISION PLAN NUMBER 29

EXHIBIT "B" TO THE MASTER DEED OF:

Villa monte
CUSTER TOWNSHIP — ANTRIM COUNTY — MICHIGAN

DEVELOPER:
SCHUSS MOUNTAIN GOLF CLUB, INC.
3781 WINDY HILL
ROUTE 3
BELLAIRES, MICHIGAN 49615

PROPERTY DESCRIPTION:

IN THE TOWNSHIP OF CUSTER, ANTRIM COUNTY, MICHIGAN:
COMMENCING AT AN IRON STAKE AT THE QUARTER CORNER
R. 7 W. 1. THENCE S 45° 54' 34" E
THENCE S 85° 00' 00" E 104.72' TO THE WESTERLY LINE OF SCHUSS MOUNTAIN DRIVE;
THENCE SOUTHEASTERLY ALONG SAID DRIVE LINE TO THE N.W. 1/4 OF SECTION 2, T. 29 N.
131.93' THENCE S 34° 46' 27" W 78.81' THENCE S 12° 30' 00" W 205.77' THENCE S 61° 28' 14" W
CONTINUING WESTERLY ALONG SAID ROADWAY ON A CURVE TO THE RIGHT, RADIUS 223.42' (RADIUS OF SAID
CURVE IS 1398.40' AND THE CHORD BEARS S 73° 13' 40" W 223.18' THENCE S 86° 39' 03" W 209.44' THENCE
S 13° 37' E 256.37' THENCE S 73° 51' 52" E 125.18' THENCE N 86° 08' 54" E 105.12' TO THE POINT OF BEGINNING.
BEING A PART OF THE N.W. 1/4 OF THE S.W. 1/4 OF SECTION 2 AND PART OF THE NE 1/4 OF THE SE 1/4
OF SECTION 1, T. 29 N. R. 7 W. 1. IN TOWN 29 NORTH, RANGE 7 WEST AND CONTAINING 30.68 ACRES, SUBJECT TO
THE RIGHTS OF THE PUBLIC AND OF ANY GOVERNMENTAL UNIT IN ANY PART THEREOF TAKEN, USED OR
DEDICATED FOR STREET, ROAD OR HIGHWAY PURPOSES.

NOTE:
THE ASTERISK (*) AS SHOWN IN THE SHEET INDEX INDICATES AMENDED
OR ARE NEW SHEETS WHICH ARE REVISED DATED JUNE 01, 1990.
THESE SHEETS WITH THIS SUBMISSION ARE TO REPLACE OR BE
SUPPLEMENTAL SHEETS TO THOSE PREVIOUSLY RECORDED

SHEET INDEX

- * 1 — COVER SHEET
- * 2 — SURVEY PLAN
- * 3 — SITE AND UTILITY PLANS
- 4 — FLOOR PLANS (Units 1-6)
- 5 — FLOOR PLANS (Units 7-12)
- 6 — SECTION PLANS (Units 1-12)
- 7 — FLOOR PLANS (Units 13-19)
- 8 — FLOOR PLANS (Unit 18)
- 9 — SECTION PLANS (Units 13-19)
- 10 — FLOOR PLANS (Units 20-24)
- 11 — FLOOR PLANS (Units 23-24)
- 12 — SECTION PLANS (Units 20-24)
- * 13 — FLOOR and SECTION PLANS (Units 25-26)
- * 14 — FLOOR PLANS (Units 27-33)
- * 15 — SECTION PLANS (Unit 32)
- * 16 — SECTION PLANS (Units 27-33)

PREPARED BY:

FERGUSON & CHAMBERLAIN ASSOCIATES, INC.
PINE RIVER BUILDING 101 BRIDGE STREET
CHARLEVOIX, MICHIGAN 49720
AC 616 547-6882



SHERMAN A. CHAMBERLAIN, JR.
LICENSED LAND SURVEYOR No. 25834
DATE JUNE 01, 1990

Villa Monte

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

SURVEY PLAN

NORTH

SCALE 1" = 40'

LEGEND

BEARINGS ARE IN RELATIONSHIP TO THE RECORDED BEARING OF THE NORTH LINE OF THE PLAT OF REINHARDEN.
ALL DIMENSIONS ARE IN FEET.
O — DEMOTES CONCRETE MONUMENTS.
PROPERTY IS SUBJECT TO A BLANKET EASEMENT FOR UTILITIES.

SURVEYOR'S CERTIFICATE

I, SHERMAN A. CHAMBERLAIN, JR., LICENSED LAND SURVEYOR OF THE STATE OF MICHIGAN, HEREBY CERTIFY THAT THE SUBDIVISION PLAN KNOWN AS REPLAT HARBERS OF ANTRIM CO. CONDO SUBDIVISION PLAN No. 28, AS SHOWN ON THE ACCOMPANYING DRAWINGS, REPRESENTS A CORRECT AND ACCURATE SURVEY OF THE LANDS AND PROPERTY HEREIN DESCRIBED, EXCEPT AS NOTED.
THAT THE REQUIRED MONUMENTS AND IRON MARKERS HAVE BEEN LOCATED IN THE REQUIRED PLACES AND THE RULES PROMULGATED UNDER SECTION 42 OF ACT No. 59 OF THE PUBLIC ACTS OF 1878, AS AMENDED, HAVE BEEN FOLLOWED.
THAT THE ACCURACY OF THIS SURVEY IS WITHIN THE LIMITS REQUIRED BY THE RULES PROMULGATED UNDER SECTION 42 OF ACT No. 59 OF THE PUBLIC ACTS OF 1878, AS AMENDED.
THAT THE BEARINGS AS SHOWN ARE NOTED ON THE SURVEY PLAN, AS REQUIRED BY THE RULES PROMULGATED UNDER SECTION 42 OF ACT No. 59 OF THE PUBLIC ACTS OF 1878, AS AMENDED.

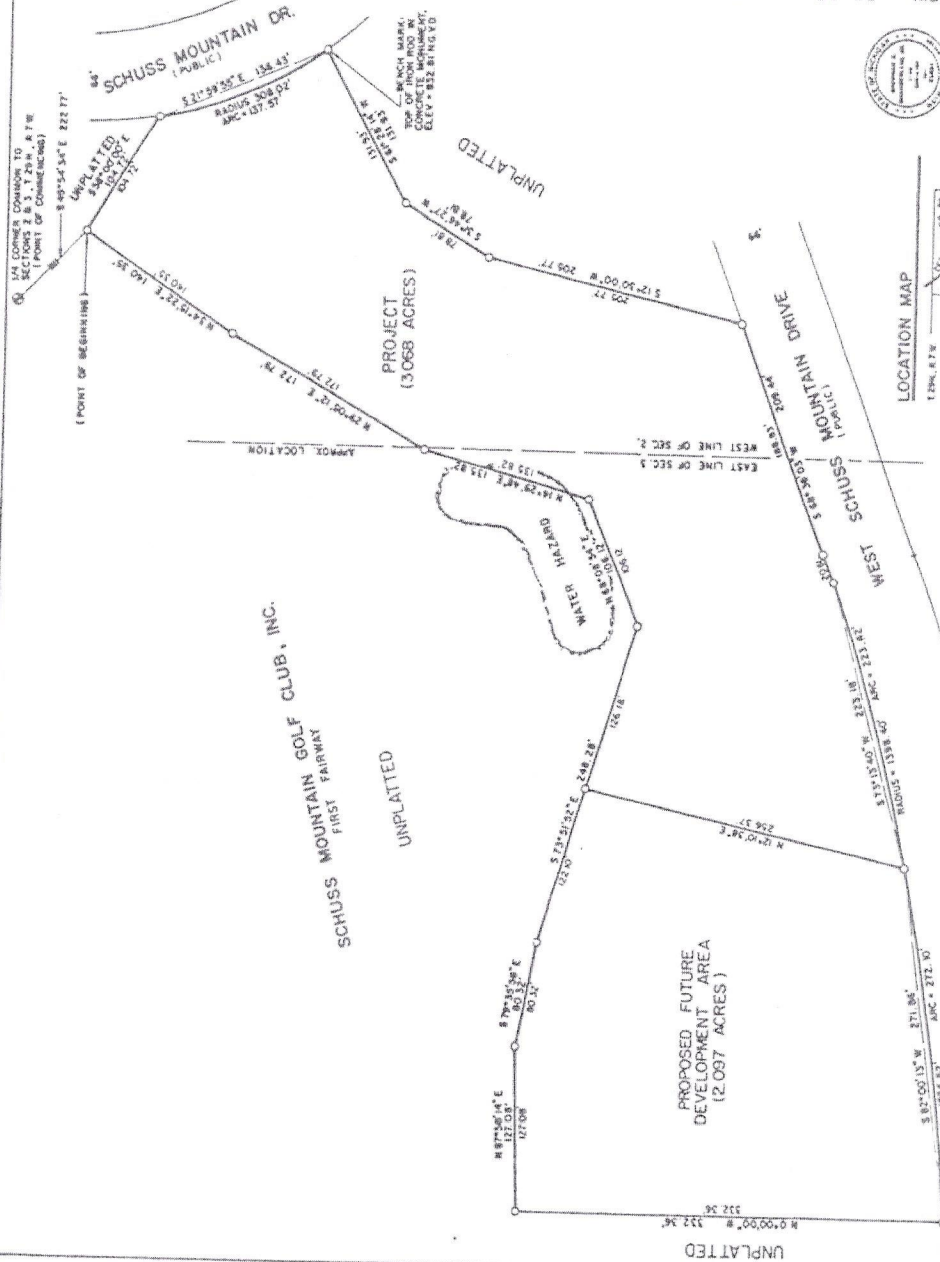
JUNE 01, 1990
DATE

SHERMAN A. CHAMBERLAIN, JR.
LICENSED LAND SURVEYOR No. 25934

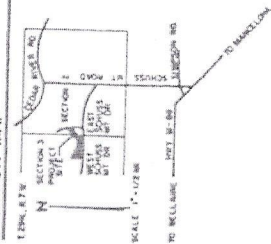
PREPARED BY:

FERGUSON & CHAMBERLAIN ASSOCIATES, INC.
PINE RIVER BUILDING,
CHARLEVOIX, MICHIGAN 49720
AC 616 547-6882

SHEET 2 AS PROPOSED - Must be built



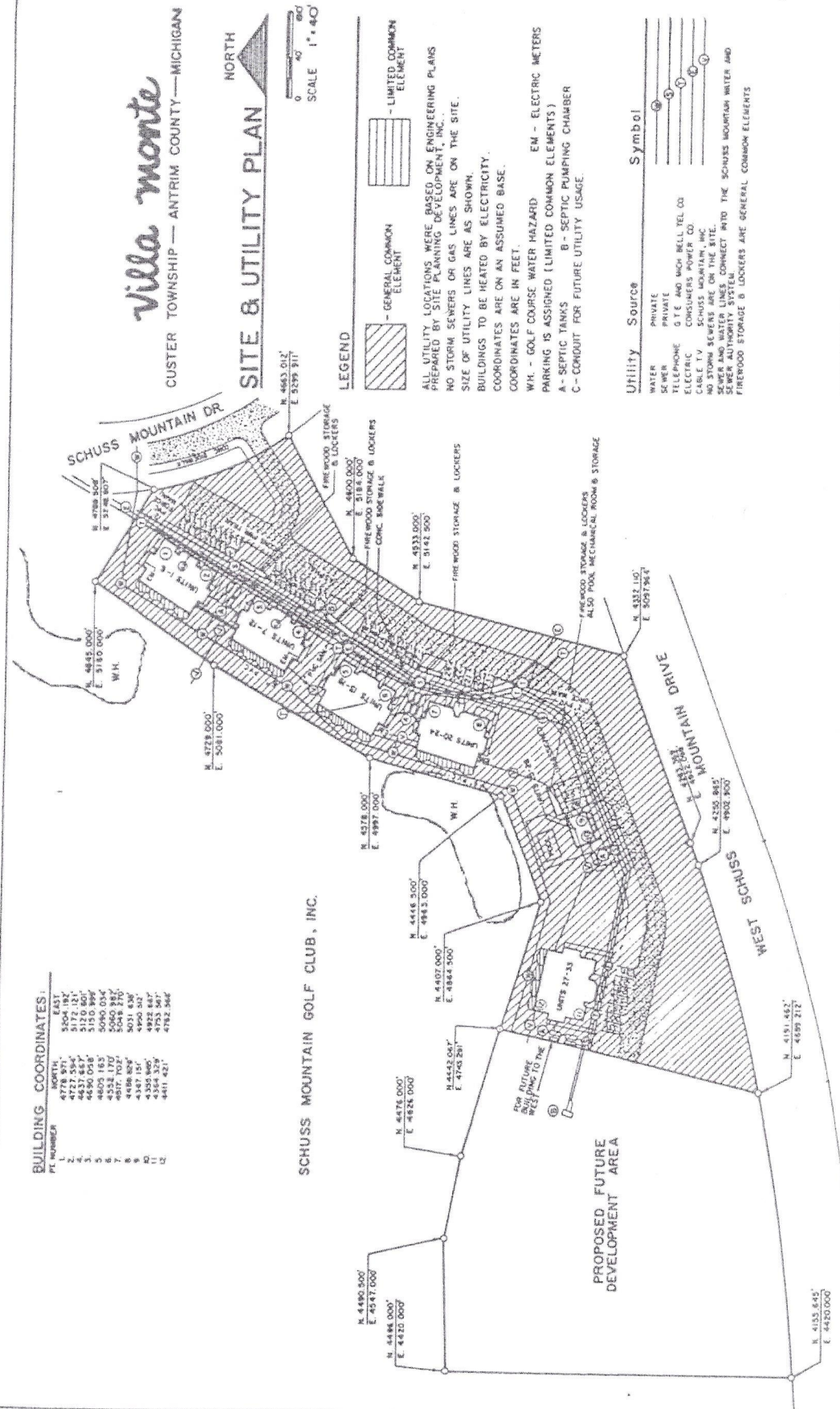
LOCATION MAP



BUILDING COORDINATES:

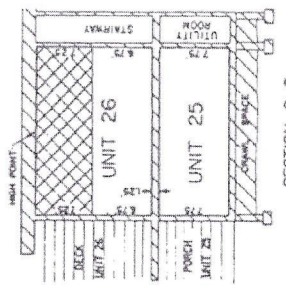
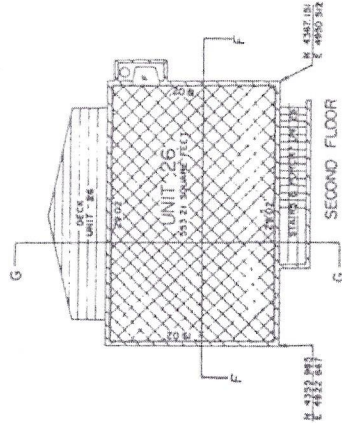
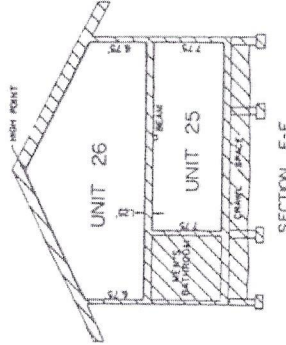
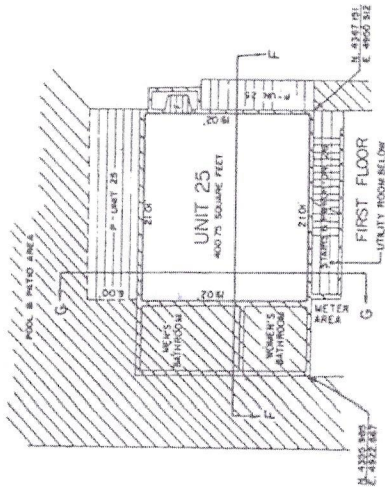
PT. NUMBER	NORTH	EAST
1	4778 571'	5204 112'
2	4772 514'	5112 112'
3	4437 647'	5120 601'
4	4690 058'	5150 999'
5	4652 815'	5090 034'
6	4553 170'	5048 270'
7	4527 702'	5048 270'
8	4498 826'	5031 638'
9	4498 826'	5031 638'
10	4355 890'	4925 567'
11	4354 329'	4753 567'
12	4411 421'	4782 546'

SCHUSS MOUNTAIN GOLF CLUB, INC.



Vila Monte
 CUSTER TOWNSHIP — ANTRIM COUNTY — MICHIGAN
SITE & UTILITY PLAN

PREPARED BY:
 FERGUSON & CHAMBERLAIN ASSOCIATES, INC.
 PINE RIVER BUILDING, 101 BRIDGE STREET
 CHARLEVOIX, MICHIGAN 49720
 DATE: JUNE 01, 1990
 SHEET 3
 AS PROPOSED - Must be built



Villa Monte

SECTION AND FLOOR PLANS (Units 25-26)

LEGEND

- GENERAL COMMON ELEMENT
- LIMITED COMMON ELEMENT
- CATHEDRAL CEILING
- DENOTES PATIO
- DENOTES CHIMNEY
- DENOTES LIMITS OF OWNERSHIP
- DENOTES FIREPLACE COMBUSTION CHAMBER
- DENOTES FIREPLACE COMBUSTION CHAMBER
- DENOTES PRIVACY SCREEN

ALL DIMENSIONS ARE IN FEET AND DECIMALS THEREOF
 FIREPLACE COMBUSTION CHAMBERS ARE LIMITED COMMON ELEMENTS
 BEAMS ARE LIMITED COMMON ELEMENTS
 EXTERIOR WALLS ARE 0.49" THICK, EXCEPT AS NOTED

PREPARED BY:

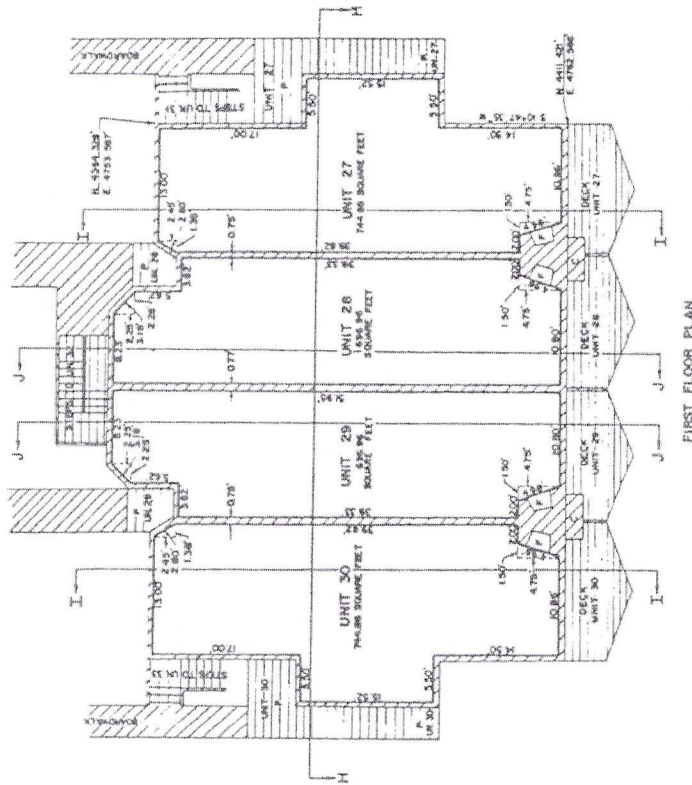
FERGUSON B. CHAMBERLAIN ASSOCIATES, INC.
 1000 W. 10TH AVENUE
 CHICAGO, ILLINOIS 60604
 (312) 547-6882



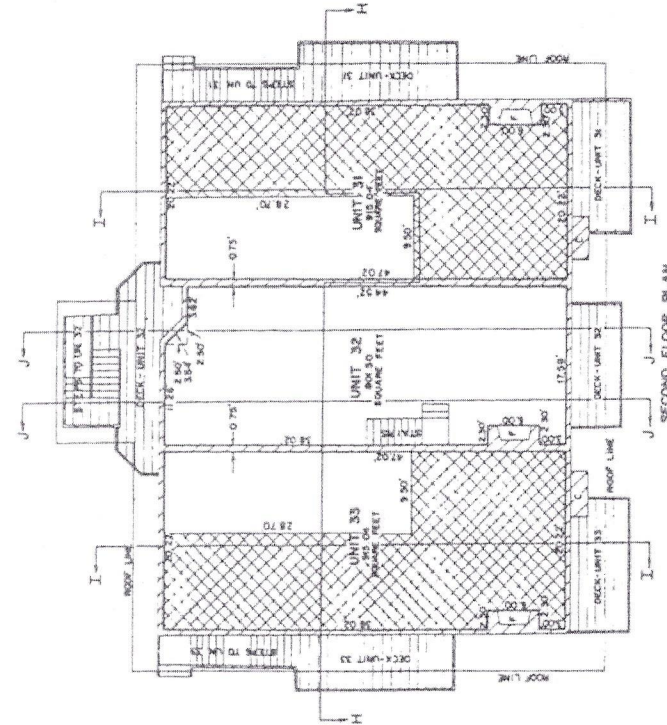
SHERMAN A. CHAMBERLAIN, JR.
 LICENSED LAND SURVEYOR No. 25834

JUNE 01, 1990
 DATE

SHEET 13 AS PROPOSED - Must be built



FIRST FLOOR PLAN



SECOND FLOOR PLAN

LEGEND



C - DENOTES CHIMNEY
P.S. - DENOTES PRIVACY SCREEN
P - DENOTES PATIO

ALL CORNERS ARE 90° TO EACH OTHER, EXCEPT AS SHOWN

— DENOTES LIMITS OF OWNERSHIP

FIRST FLOOR ELEVATION IS 839.68' N.G.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

EXTERIOR WALLS ARE 0.49' THICK, EXCEPT AS NOTED

Villa Monte

FLOOR PLANS (Units 27-33)



SCALE: 1" = 8'

PREPARED BY:
FERGUSON & CHAMBERLAIN ASSOCIATES, INC.
PHE RIVER BUILDING
CHARLEVOIX, MICHIGAN 49720
(516) 347-6882



SHERMAN A. CHAMBERLAIN, JR.
LICENSED LAND SURVEYOR No. 226134

JUNE 01, 1990
DATE

SHEET 14

AS PROPOSED - Must be built

Villa Monte

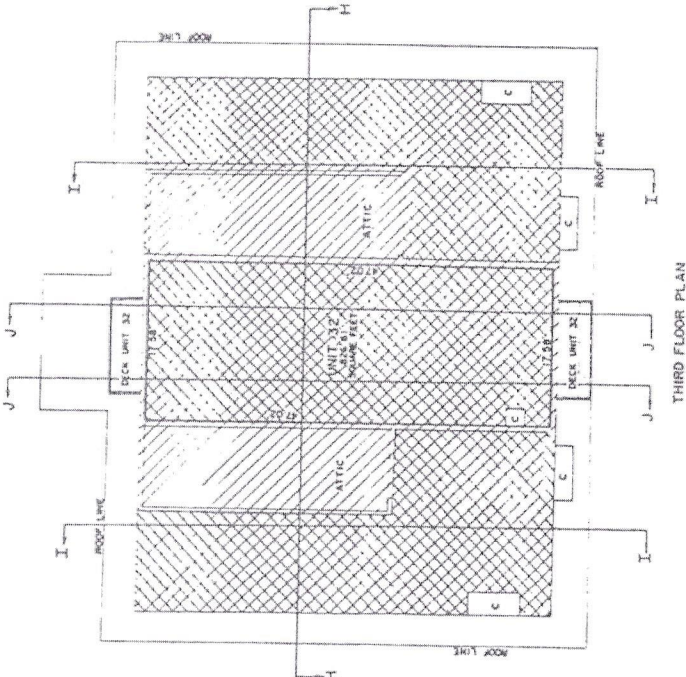
FLOOR PLANS (Unit 32)

SCALE 1" = 6'

PREPARED BY:
FERGUSON & CHAMBERLAIN ASSOCIATES, INC.
PINE RIVER BUILDING
CHARLEVOK, MICHIGAN 49720
(616) 547-6882

JUNE 1, 1990
DATE

SHERMAN A. CHAMBERLAIN, JR.
LICENSED LAND SURVEYOR No. 25034



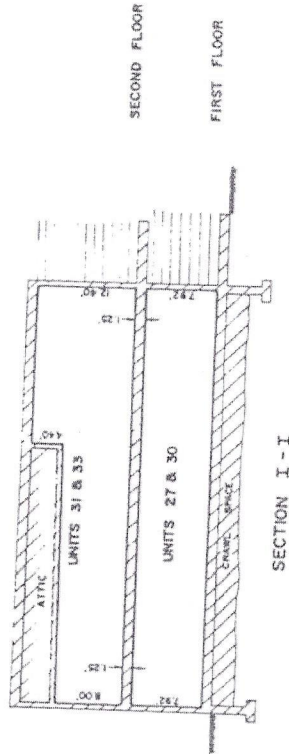
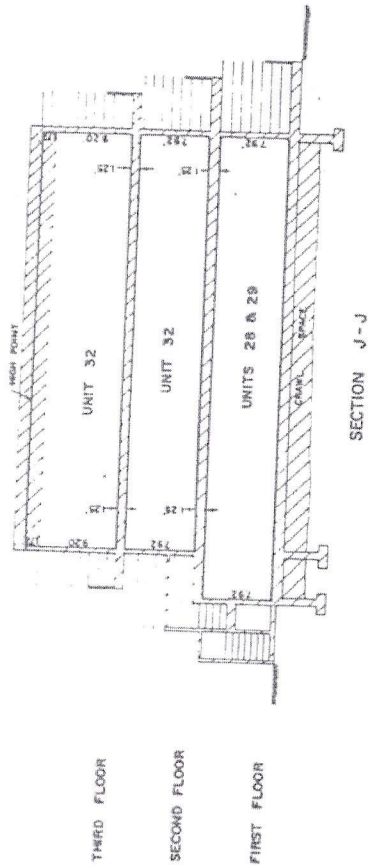
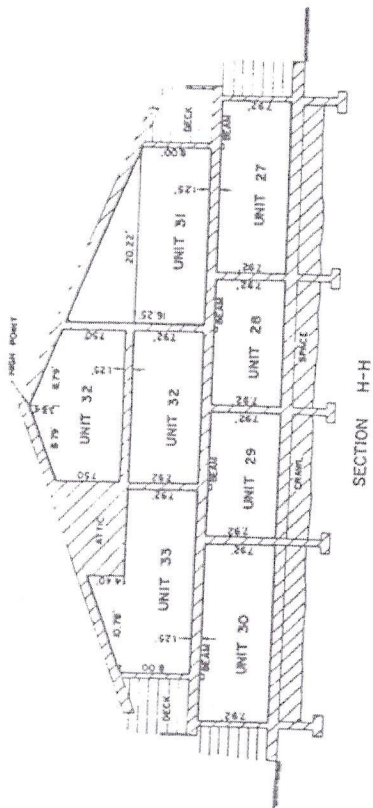
LEGEND

GENERAL COMMON ELEMENT
LIMITED COMMON ELEMENT

C - DENOTES CHIMNEY
PS - DENOTES PRIVACY SCREEN
P - DENOTES PATIO

ALL CORNERS ARE 90°00' TO EACH OTHER, EXCEPT AS SHOWN
DENOTES LIMITS OF OWNERSHIP
FIRST FLOOR ELEVATION IS 839.68' 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
EXTERIOR WALLS ARE 0.45' THICK, EXCEPT AS NOTED



Villa Monte

SECTION PLANS (Units 27-33)

SCALE 1" = 6'

PREPARED BY:
FERGUSON & CHAMBERLAIN ASSOCIATES, INC.
PINE RIVER BUILDING
CHARLEVOIX, MICHIGAN 49720
(616) 547-6882

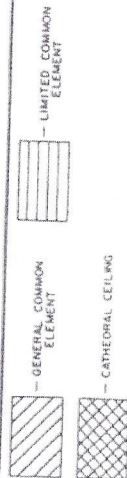


SHERMAN A. CHAMBERLAIN, JR.
LICENSED LAND SURVEYOR No. 25834
DATE JUNE 10, 1990

SHEET 16

AS PROPOSED - Mount Pine Point

LEGEND



ALL CORNERS ARE 90°00' TO EACH OTHER, EXCEPT AS SHOWN.
ALL DIMENSIONS ARE IN FEET AND DECIMALS THEREOF.
FIREPLACE COMBUSTION CHIMNEYS ARE LIMITED COMMON ELEMENTS.
BEAMS ARE LIMITED COMMON ELEMENTS.
FIRST FLOOR ELEVATION IS 839.66 M GVD.