

ANTRIM COUNTY
MICHIGAN
RECEIVED FOR RECORD

MAY 5 10 57 AM '89

THIRD AMENDMENT TO MASTER DEED

For

VILLA MONTE'

Wanda R. Conway
REGISTER OF DEEDS

THIRD AMENDMENT TO MASTER DEED, Made this 2nd day
of May, 1989, by SCHUSS MOUNTAIN GOLF CLUB, INC., a Michigan
corporation, of 3781 Windy Hill, Bellaire, Michigan, 49615 (here-
inafter 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, 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 twenty-six
(26) units.

CERTIFICATION

5-5-89

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

05-04-002-010-00

2-5-148
2-5-220

2

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, 188.83 feet; thence North 21 degrees 51 minutes 06 seconds West, 154.75 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 2.263 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 V(d) is hereby amended in its entirety as follows:

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

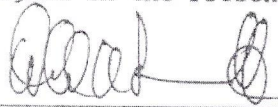
<u>Unit No .</u>	<u>Percentage of Value</u>
1	3.5%
2	3.0%
3	3.0%
4	3.5%
5	5.0%
6	5.0%
7	3.5%
8	3.0%
9	3.0%
10	3.5%
11	5.0%
12	5.0%
13	3.5%
14	3.0%
15	3.0%
16	3.5%
17	4.0%
18	6.0%
19	4.0%
20	3.5%
21	5.0%
22	3.5%
23	4.5%
24	4.5%
25	3.0%
26	3.0%

3. Exhibit "B" to said Master Deed (the Condominium Subdivision Plans) is hereby amended by the substitution of Sheets (1) through (3) and Sheets (9) through (13) as shown on the subdivision attached hereto and made a part hereof.

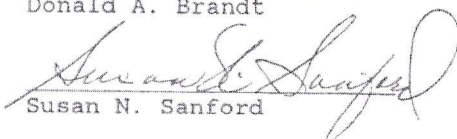
4. In all other respects, except as expressly modified or amended herein, the original Master Deed, as amended, is re-affirmed and ratified in its entirety.

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

Signed in the Presence of: DEVELOPER:


Donald A. Brandt

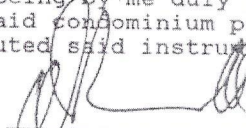
SCHUSS MOUNTAIN GOLF CLUB, INC.


Susan N. Sanford

By: 
VICTOR A. ZUCCO
Its: President

STATE OF MICHIGAN)
County of Grand Traverse) ss

On this 2nd day of May, 1989, 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 2 OF ANTRIM COUNTY CONDOMINIUM SUBDIVISION PLAN NUMBER

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 COMMON TO SECTIONS 2 & 3, T. 29 N.
R. 7 W.; THENCE S. 45° 34' 34" E. 222.77', BEING THE POINT OF BEGINNING OF THIS DESCRIPTION;
THENCE S. 45° 34' 34" E. 172.00' TO THE WESTERLY LINE OF BEGINNING OF THIS DESCRIPTION;
THENCE SOUTHEASTERLY ALONG SAID LINE ON A CURVE TO THE LEFT 137.57' (RADIUS OF
SAID CURVE IS 308.02' AND THE CHORD BEARS S. 27° 00' 00" W. 205.57' THENCE S. 61° 28' 14" W.
111.93' THENCE S. 34° 46' 27" W. 79.80' THENCE S. 12° 30' 00" W. 205.57' THENCE S. 61° 28' 14" W.
N. 27° 00' 00" W. 154.79' THENCE N. 68° 03' 34" E. 106.12' THENCE N. 27° 00' 00" W. 172.79' THENCE
N. 34° 46' 27" W. 140.35' TO THE P.O.B. BEING A PART OF THE NW 1/4 OF THE SW 1/4 OF SEC. 3, T. 29 N.
R. 7 W. AND CONTAINING 2.263 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.

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 - SECTION PLANS (Units 13-19)
- * 9 - FLOOR PLANS (Units 20-24)
- * 10 - SECTION PLANS (Units 20-24)
- * 11 - FLOOR PLANS (Units 25-26)
- * 12 - SECTION PLANS (Units 25-26)
- * 13 - FLOOR AND SECTION PLANS (Units 25-26)

NOTE:
THE ASTERISK (*) AS SHOWN IN THE SHEET INDEX INDICATES AMENDED
OR RE-REVISION SHEETS WHICH ARE REVISED DATED MARCH 17, 1989
THESE SHEETS WITH THIS SUBMISSION ARE TO REPLACE OR BE
SUPPLEMENTAL SHEETS TO THOSE PREVIOUSLY RECORDED

PREPARED BY:

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

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

DATE *July 17, 1989*



SHEET 1

AS PROPOSED - Must be built

villa monte

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

NORTH

0 40' 80'
SCALE 1" = 40'

LEGEND

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

SURVEYOR'S CERTIFICATE

1. SHERMAN & CHAMBERLAIN, JR., LICENSED LAND SURVEYOR OF THE STATE OF ILLINOIS, HEREBY CERTIFY:

THAT THE SURVEYORSHIP PLAN AND/OR AS REPLAT NUMBER 2 OF ANTIMO CO. CONDO SUBDIVISION, AS SHOWN ON THE ACCOMPANYING DRAWINGS, REPRESENTS A SURVEY ON THIS DATE OF 1978, AS AMENDED, OF THE LANDS AND INTERESTS OF THE ABOVE NAMED PARTY, AND THAT THERE ARE NO EXISTING ENCUMBRANCES UPON THE LANDS AND PROPERTY HEREIN DESCRIBED.

THAT THE REQUIRED ENCUMBRANCES NOTED ON THE ABOVE MAPS HAVE BEEN LOCATED ON THE GROUND AS REQUIRED BY RULES PROMULGATED UNDER SECTION 142 OF ACT NO. 58 OF THE PUBLIC ACTS OF 1978, AS AMENDED, BY THE RULES PROMULGATED UNDER SECTION 142 OF ACT NO. 58 OF THE PUBLIC ACTS OF 1978, AS AMENDED.

THAT THE REQUIRED ENCUMBRANCES NOTED ON THE ABOVE MAPS HAVE BEEN LOCATED ON THE GROUND AS REQUIRED BY RULES PROMULGATED UNDER SECTION 142 OF ACT NO. 58 OF THE PUBLIC ACTS OF 1978, AS AMENDED.

THAT THE REQUIRED ENCUMBRANCES NOTED ON THE ABOVE MAPS HAVE BEEN LOCATED ON THE GROUND AS REQUIRED BY RULES PROMULGATED UNDER SECTION 142 OF ACT NO. 58 OF THE PUBLIC ACTS OF 1978, AS AMENDED.

DATE March 13, 1981

SHIRMAN A. CHAMBERLAIN, JR.
LICENSED LAND SURVEYOR No. 75814

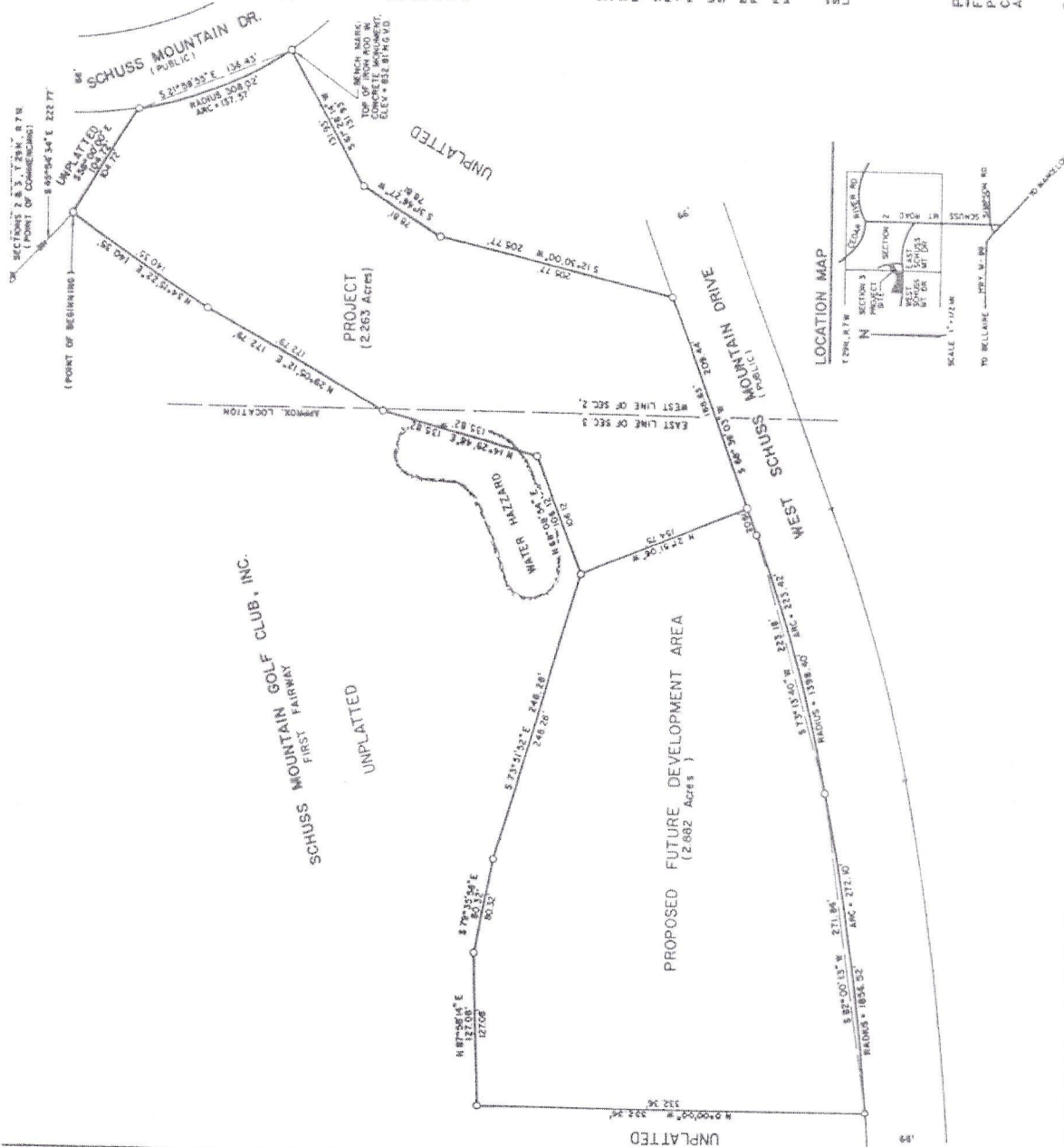


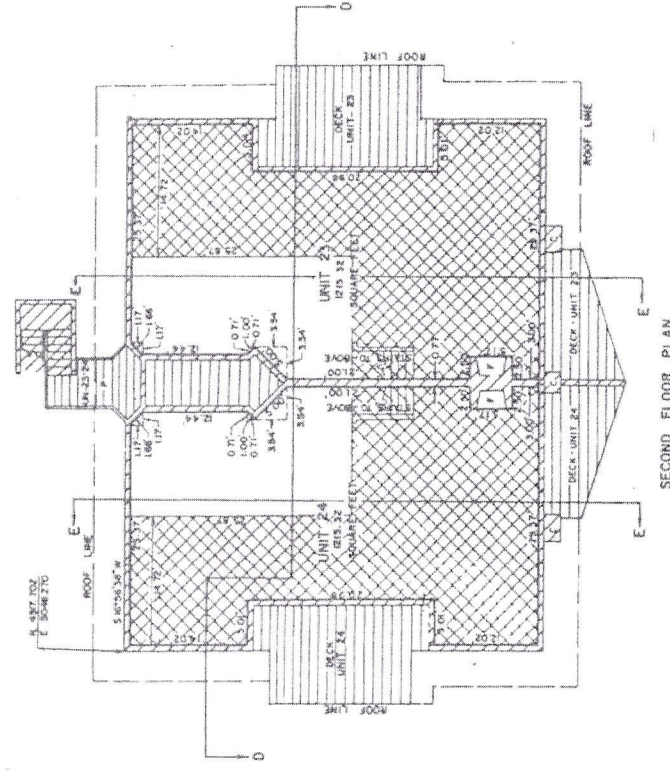
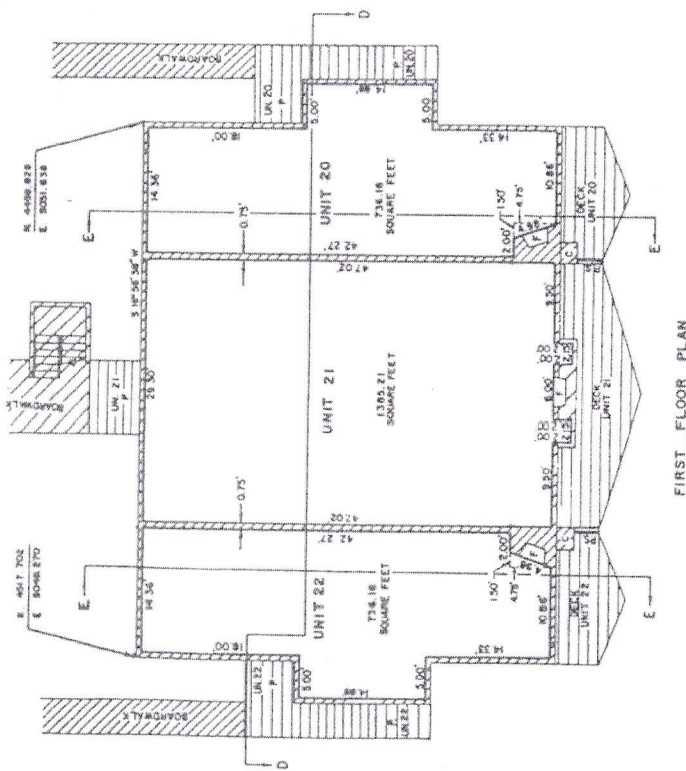
PREPARED BY:

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

SHEET 2

AS PROPOSED - Must be built





Villa Monte

FLOOR PLANS (Units 20-24)

SCALE 1" = 6'

LEGEND

- GENERAL COMMON ELEMENT
- LIMITED COMMON ELEMENT
- CATHEDRAL CEILING
- P - DENOTES PATIO
- C - DENOTES CHIMNEY

ALL CORNERS ARE 90°00' TO EACH OTHER, EXCEPT AS SHOWN.
 DENOTES LIMITS OF OWNERSHIP
 FIRST FLOOR ELEVATION IS 838.86' 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 0.49' THICK, EXCEPT AS NOTED.
 PS - DENOTES PRIVACY SCREEN

PREPARED BY:
 FERGUSON B. CHAMBERLAIN ASSOCIATES, INC.
 PINE RIVER BUILDING
 CHARLEVOIX, MICHIGAN 49720
 AC 616 547-6882

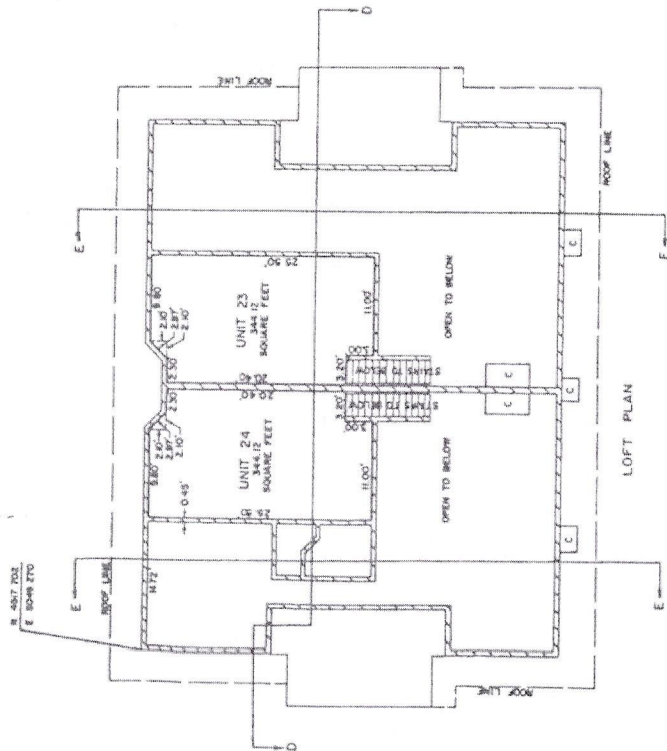


DATE

SHEET 10 AS PROPOSED Must be built

Villa Monte

FLOOR PLANS (Units 23 & 24)



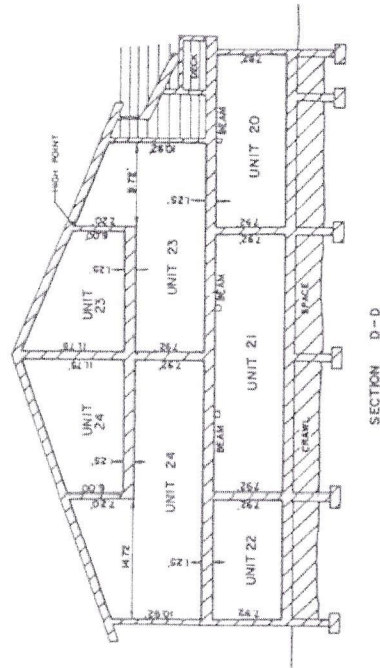
- LEGEND
- GENERAL COMMON ELEMENT
 - LIMITED COMMON ELEMENT
 - C - DENOTES CHIMNEY
 - P - DENOTES PATIO
 - SA - DENOTES STORAGE AREA
 - ALL CORNERS ARE 90° TO EACH OTHER, EXCEPT AS SHOWN.
 - FIRST FLOOR ELEVATION IS 834.86 H.G.D.
 - ALL DIMENSIONS ARE IN FEET AND DECIMALS THEREOF.
 - FIREPLACE COMBUSTION 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.
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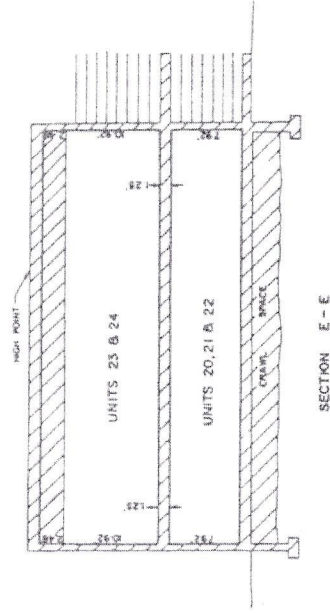
SHERMAN A. CHAMBERLAIN, JR.
Licensed Land Surveyor No. 25834
DATE: 11/1/88



SHEET 11 AS PROPOSED - Must be built



LOFT PLAN
SECOND FLOOR
FIRST FLOOR



SECTION D-D

SECTION E-E

BUILDING ELEVATIONS
FIRST FLOOR ELEVATION AND SECOND FLOOR ELEVATION
OF BUILDING CONTAINING
UNITS 20-24

LEGEND



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

ALL DIMENSIONS ARE IN FEET AND DECIMALS THEREOF
FIREPLACE COMBUSTION CHIMNEYS 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.

Villa Monte

SECTION PLANS (Units 20-24)



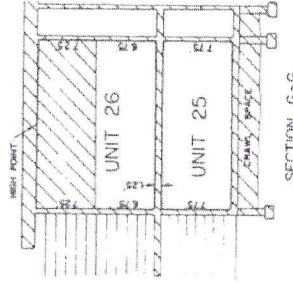
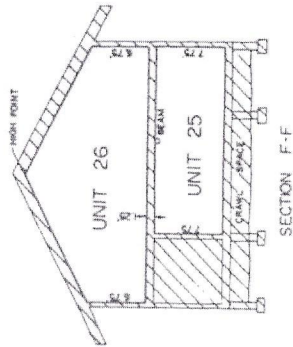
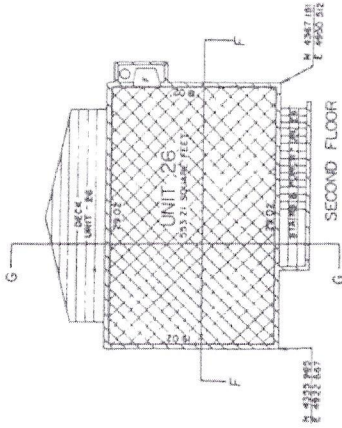
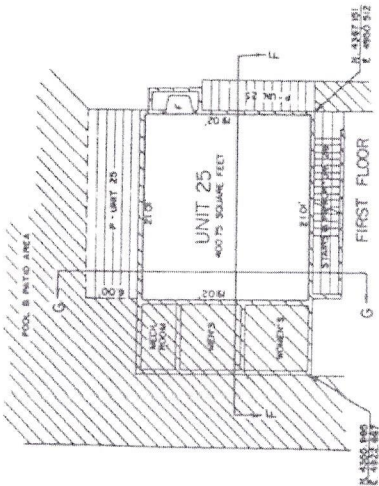
PREPARED BY:
FERGUSON & CHAMBERLAIN ASSOCIATES, INC.
PINE RIVER BUILDING
CHARLEVOIX, MICHIGAN 49720
(616) 547-6882

Sherman A. Chamberlain, Jr.
SHERMAN A. CHAMBERLAIN, JR.
Licensed Land Surveyor No. 25834

11/17/87
DATE



SHEET 12 AS PROPOSED - Must be built



villa monte

SECTION AND FLOOR PLANS (Units 25-26)

LEGEND



-- GENERAL COMMENT



-- LIMITED COMMON
ELEMENT

P - DENOTES PATIO
C - DENOTES CHIMNEY

C - DENOTES CHIMNEY
OTHER, EXCEPT AS SHOWN

ALL CORNERS ARE 90°00' TO EACH OTHER, EXCEPT AS SHOWN
 _____ DENOTES LIMITS OF OWNERSHIP

FIRST FLOOR ELEVATION IS DENOTES LIMITS OF NGVD

ALL DIMENSIONS ARE IN FEET AND DECIMALS THEREOF

FIREPLACE COMBUSTION CHAMBERS ARE LIMITED COMMON ELEMENTS
BEAMS ARE LIMITED COMMON ELEMENTS.

PLANS ARE LIMITED COMMON ELEMENTS.
F - DEMOTES FIREPLACE COMBUSTION CHAMBER
P.S. - DEMOTES PRIVACY SCREEN
EXTERIOR WALLS ARE 0.49" THICK, EXCEPT AS NOTED.

PREPARED BY:

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



APR 17 1979
DATE

John A. Chamberlain, Jr.
SHERMAN A. CHAMBERLAIN, JR.
LICENSED - AND SURVEYOR - M.
28034

SHEET 13 OF 15

AS PROPOSED - Must be built

AS PROPOSED - Must be built