

Dec 4, 1995

FIRST AMENDMENT TO MASTER DEED OF
YORKSHIRE SQUARE

Yorkshire Square Condominium Association, a Michigan non-profit corporation, whose address is P. O. Box 52, Milan, Michigan, being charged with the management and administration of Yorkshire Square, a condominium project established pursuant to the Master Deed thereof dated March 23, 1989, and recorded April 7, 1989, in Liber 2307, Pages 912 through 966, inclusive, Washtenaw County Records, and known as Washtenaw County Condominium Subdivision Plan No. 111, hereby amends paragraph FOURTH(3) of the Master Deed of Yorkshire Square pursuant to the authority reserved in paragraph TENTH(2) of said Master Deed, and with the affirmative vote of more 2/3 of the co-owners in Yorkshire Square, for the purpose of amending the said paragraph FOURTH(3) as follows:

1. Upon recording of this First Amendment to Master Deed in the Office of the Washtenaw County Register of Deeds, paragraph FOURTH(3) of the Master Deed of Yorkshire Square shall be amended to read henceforth as follows:

FOURTH:

(3) The convertible areas are:

(a) Convertible areas extend off the rear of certain units as shown on Exhibit "B" to permit construction and installation of decks and patios as may be approved by the Association pursuant to Section 3, ARTICLE VI, of the Condominium By-Laws. Any deck or patio located within a convertible area shall be a limited common element appurtenant to the unit to which it is attached. The Developer reserves the right to construct and install decks and patios as it may deem appropriate within convertible areas, and approval by the Association shall not be required so long as the Developer owns a unit within the condominium project.

(b) The patios shown on Exhibit "B" as limited common elements are convertible areas where alteration may be approved by the Association pursuant to Section 3, ARTICLE VI, of the Condominium By-Laws. Such alteration may include the enclosure of the open space occupied by the limited common element patio and its conversion into part of the appurtenant condominium unit. The Association shall be responsible for the preparation and recording of any necessary amendment to the Master Deed. The co-owner(s) requesting a change shall reimburse the Association for all expenses involved. The Association shall calculate a new percentage of value surcharge for each converted condominium unit to reflect accurately a fair, just and equitable share

for the co-owner of the increased administrative expenses resulting from such improvement.

Dated: December 4, 1995.

WITNESSES:

Frank L. Carver
Frank L. Carver
Shermy L. Craig
Shermy L. Craig

Yorkshire Square Condominium Association

By: David Rorrer
David Rorrer, President
AKA G. David Rorrer

STATE OF MICHIGAN)
) SS
COUNTY OF WASHTENAW)

The foregoing First Amendment to Master Deed of Yorkshire Square was acknowledged before me this 4th day of December, 1995, by David Rorrer, President of Yorkshire Square Condominium Association, a Michigan non-profit corporation, on behalf of said corporation.

Shermy L. Craig
Shermy L. Craig, Notary Public
Washtenaw County, Michigan
My Commission Expires: 7-27-96

This document prepared by and when recorded return to:
Karl R. Frankena
Conlin, McKenney & Philbrick, P.C.
700 City Center Building
Ann Arbor, Michigan 48104
313/761-9000

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