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# MEADOWBROOK CONDOMINIUMS

## THIRD AMENDMENT TO MASTER DEED

(Act 59, Public Acts of 1978, as amended)  
Clinton County Condominium Subdivision Plan No. 13 and  
Ingham County Condominium Subdivision Plan No. 144

CLINTON COUNTY  
TREASURER'S OFFICE  
ST. JOHNS, MI

*Mar 18, 2004*

I HEREBY CERTIFY THAT THERE ARE NO TAX LIENS OR TITLES HELD BY THE STATE OR JURISDICTIONS ON THE LANDS DESCRIBED IN THE WRITTEN INSTRUMENT AND THAT ALL TAXES AND OTHER LIENS ARE REQUIRED TO BE RETURNED TO THIS OFFICE HAVE BEEN FULLY PAID FOR A FIVE YEAR PERIOD SINCE THE DATE OF RECORDATION AND AS SHOWN BY THE RECORDS IN THIS OFFICE. THIS DECLARATION DOES NOT APPLY TO THE TAXES, IF ANY, NOW IN PROCESS OF COLLECTION BY TOWNSHIP OR VILLAGE COLLECTING OFFICERS.

*Vina Ward*

*Unit, 2, 10, 20 + 5 have 2003 taxes due  
Phases 1, 2 + 3 were certified and recorded  
on previous deeds*

**THIRD AMENDMENT TO MASTER DEED  
MEADOWBROOK CONDOMINIUMS**

**Clinton County Condominium Subdivision Plan No. 13 and  
Ingham County Condominium Subdivision Plan No. 144**

THIS THIRD AMENDMENT TO MASTER DEED is executed this 15 day of MARCH, 2004, by HDI DEVELOPMENT COMPANY, a Michigan co-partnership ("Developer") of 4217 Okemos Road, Okemos, Michigan 48864. Developer is represented herein by its co-partners, Roger A. Drobney and Douglas O. Showers, who are fully empowered and qualified to act on behalf of Developer pursuant to the authority granted them in the Partnership Agreement of HDI Development Company, and pursuant to, and in accordance with Act 59 of the Public Acts of 1978, as amended.

WHEREAS, Developer recorded the original Master Deed for Meadowbrook Condominiums, along with attached Condominium Bylaws (Exhibit A thereto) and Condominium Subdivision Plan (Exhibit B thereto) in the office of the Clinton County Register of Deeds on April 22, 1997, at Liber 730, Pages 761 through 855, inclusive, thereby committing ✓ 11.94 acres of land (more or less), to a residential site condominium project comprised of 48 units (Unit Nos. 1 through 48, inclusive); and

WHEREAS, Developer recorded the original Master Deed for Meadowbrook Condominiums, along with attached "Replat No. 1 of Clinton County Condominium Subdivision Plan No. 13, Ingham County Condominium Subdivision Plan No. 144, Exhibit B to the First Amendment to the Master Deed of Meadowbrook Condominiums", in the office of the Ingham County Register of Deeds on September 20, 1999, at Liber 2818, Pages 1147 through 1192, inclusive, thereby, among other things, committing an additional 0.54 acre of land, more or less, located in Ingham County, Michigan, to Phase 1 of Meadowbrook Condominiums; and

WHEREAS, Developer recorded the First Amendment to Master Deed for Meadowbrook Condominiums, along with attached "Replat No. 1 of Clinton County Condominium Subdivision Plan No. 13, Ingham County Condominium Subdivision Plan No. 144, Exhibit B to the First Amendment to the Master Deed of Meadowbrook Condominiums", in the office of the Ingham County Register of Deeds on September 20, 1999, at Liber 2818, Pages 1193 through 1200, and the office of the Clinton County Register of Deeds on August 18, 1999, at Liber 866, Pages 705 ✓ through 724, which, among other things, expanded Meadowbrook Condominiums, in accordance with the provisions of the Master Deed, by committing 7.51 acres, more or less, to the Project, as Phase 2 thereof, to be comprised of 33 units (Unit Nos. 49 through 81), and to further amend the Condominium Subdivision Plan attached to the original Master Deed to describe and depict the additional lands and units committed as Phase 2 of the Project; and

WHEREAS, Developer recorded the Second Amendment to Master Deed for Meadowbrook Condominiums, along with the following attached Exhibits: (a) Combined Condominium and Association Bylaws for Meadowbrook Condominiums; (b) First Amendment



to Combined Condominium and Association Bylaws for Meadowbrook Condominiums; and (c) "Replat No. 2 of Clinton County Condominium Subdivision Plan No. 13, Ingham County Condominium Subdivision Plan No. 144, Exhibit B to the Second Amendment to Master Deed of Meadowbrook Condominiums", in the office of the Ingham County Register of Deeds on May 8, 2001, at Liber 2895, Page 552; and

WHEREAS, Developer also recorded the Second Amendment to Master Deed for Meadowbrook Condominiums, along with attached "Replat No. 2 of Clinton County Condominium Subdivision Plan No. 13, Ingham County Condominium Subdivision Plan No. 144, Exhibit B to the Second Amendment to Master Deed of Meadowbrook Condominiums", in the office of the Clinton County Register of Deeds on May 3, 2001, at Liber 964, Pages 824 through 848; and ✓

WHEREAS, the Second Amendment to Master Deed for Meadowbrook Condominiums, among other things, expanded Meadowbrook Condominiums, in accordance with the provisions of the Master Deed, by committing an additional 5.94 acres of land, more or less, to the Project, as Phase 3 thereof, to be comprised of 26 units (Unit Nos. 82 through 107), and to further amend the Condominium Subdivision Plan attached to the original Master Deed to describe and depict the additional lands and units committed as Phase 3 of the Project; and

WHEREAS, by this Third Amendment to Master Deed, Developer desires to amend the Master Deed, the First Amendment to Master Deed, and the Second Amendment to Master Deed to reflect the expansion of Meadowbrook Condominiums by committing an additional 16.71 acres of land, (more or less), to the Project, as Phase 4 thereof, to be comprised of 35 units (Unit Nos. 108 through 142), and to further amend the Condominium Subdivision Plan attached to the original Master Deed and Replat No. 1 thereof, attached to the First Amendment to Master Deed, and Replat No. 2 thereof, attached to the Second Amendment to Master Deed, to describe and depict the additional lands and units being committed as Phase 4 to the Project; and

WHEREAS, the Master Deed reserves to the Developer the authority to so amend the Master Deed and its attached exhibits pursuant to Articles III, VI, VII and VIII, thereof, including the unilateral right to modify Articles III and VI.B. thereof, the right to modify the dimensions of unsold units (Article VI.C.) and to amend or replace the Condominium Subdivision Plan (Exhibit B) or selected portions of it, as attached to the original Master Deed.

NOW, THEREFORE, Developer hereby amends the Master Deed, First Amendment to Master Deed and Second Amendment to Master Deed for Meadowbrook Condominiums, as follows:

**ARTICLE III  
LEGAL DESCRIPTION**

The land initially committed to Meadowbrook Condominiums is described in the original Master Deed, and contains 11.94 acres, more or less. The land subsequently committed to Meadowbrook Condominiums as Phase 2 is described in the First Amendment to Master Deed



and contains 7.51 acres, more or less. The additional land subsequently committed to Phase 1 of Meadowbrook Condominiums as described in the First Amendment to Master Deed contains 0.54 acres, more or less. The land subsequently committed to Meadowbrook Condominiums as Phase 3 is described in the Second Amendment to Master Deed and contains 5.94 acres, more or less (inclusive of approximately 0.007 acres of land shifted from Phase 2 to Phase 3). With the additional lands committed to Meadowbrook Condominiums by this Third Amendment to Master Deed, the legal description for Meadowbrook Condominiums is amended to read as follows:

**PHASE 1**

A parcel of land in the Southeast 1/4 of Section 34, T5N, R1W, Bath Township, Clinton County, and part of the Northeast fractional 1/4 of Section 3, T4N, R1W, Meridian Township, Ingham County, Michigan, described as: Commencing at the Southeast corner of said Section 34; thence N89°19'25"W along the South line of said Section 34 a distance of 361.50 feet; thence S00°39'14"W parallel with the East line of said Section 34 distance of 50.00 feet to the point of beginning of this description; thence N89°19'25"W parallel with said South line 466.28 feet; thence N00°40'35"E perpendicular to said South line 200.00 feet; thence N89°19'25"W parallel with said South line 130.00 feet; thence N00°40'35"E perpendicular to said South line 120.00 feet; thence N02°46'28"W 263.73 feet; thence N24°18'22"E 251.57 feet; thence N46°05'53"E 53.21 feet; thence N06°03'06"E 126.46 feet; thence N88°46'38"E 113.96 feet; thence S46°52'49"E 157.75 feet; thence S09°17'38"W 331.74 feet; thence S02°12'21"W 223.69 feet; thence S89°19'25"E parallel with said South line 206.81 feet; thence N00°40'35"E perpendicular to said South line 40.99 feet; thence Northeasterly 164.56 feet along a curve to the right, said curve having a radius of 200.00 feet, a delta angle of 47°08'39" and a chord of 159.96 feet, bearing N24°14'55"E; thence N47°49'14"E 45.52 feet; thence N62°55'05"W 144.32 feet; thence N29°57'09"E 362.01 feet; thence S89°17'11"E parallel with the North line of the South 1/2 of the Southeast 1/4 of said Section 34 a distance of 263.17 feet to the West right of way line of Perry Road; thence S00°39'14"W along said West right of way line 509.53 feet; thence N89°19'25"W parallel with said South line 328.50 feet; thence S00°39'14"W parallel with the East line of Section 34 a distance of 411.50 feet to the point of beginning; said parcel containing 12.48 acres, more or less.



PHASE 2

A parcel of land in the Southeast 1/4 of Section 34, T5N, R1W, Bath Township, Clinton County, and part of the Northeast fractional 1/4 of Section 3, T4N, R1W, Meridian Township, Ingham County, Michigan, described as: Commencing at the Southeast corner of said Section 34; thence N89°19'25"W along the South line of said Section 34 a distance of 361.50 feet; thence S00°39'14"W 50.00 feet; thence N89°19'25"W parallel with said South line 466.28 feet to the point of beginning of this description; thence N89°19'25"W parallel with said South line 309.00 feet; thence N00°40'35"E perpendicular to said South line 150.00 feet; thence N10°52'49"E 50.80 feet; thence N89°19'25"W parallel with said South line 45.76 feet; thence Northwesterly 57.04 feet along a curve to the right, said curve having a radius of 150.00 feet, a delta angle of 21°47'22", and a chord of 56.70 feet, bearing N78°25'44"W; thence Northwesterly 9.14 feet along a curve to the left, said curve having a radius of 200.00 feet, a delta angle of 02°37'11", and a chord of 9.14 feet, bearing N68°50'39"W; thence N00°40'35"E perpendicular to said South line 292.12 feet; thence N50°10'07"E 99.58 feet; thence Northwesterly 13.57 feet along a curve to the left, said curve having a radius of 149.23 feet, a delta angle of 05°12'36", and a chord of 13.57 feet, bearing N41°33'12"W; thence S50°10'07"W 141.45 feet; thence N53°33'53"W 165.16 feet; thence Northwesterly 92.04 feet along a curve to the left, said curve having a radius of 175.00 feet, a delta angle of 30°08'01", and a chord of 90.98 feet, bearing N30°44'35"E; thence N15°40'35"E 27.74 feet; thence Northwesterly 2.67 feet along a curve to the left, said curve having a radius of 425.00 feet, a delta angle of 00°21'37", and a chord of 2.67 feet, bearing N74°08'36"W; thence N74°19'25"W 47.33 feet; thence N77°46'24"W 132.95 feet; thence N27°36'19"E 67.46 feet; thence S70°28'12"E 119.03 feet; thence S74°19'25"E 47.33 feet; thence Southeasterly 116.77 feet along a curve to the right, said curve having a radius of 475.00 feet, a delta angle of 13°21'43", and a chord of 116.48 feet, bearing S67°16'51"E; thence N19°38'49"E 285.46 feet; thence N88°46'38"E 325.97 feet; thence S06°03'06"W 126.46 feet; thence S46°05'53"W 53.21 feet; thence S24°18'22"W 251.57 feet; thence S02°46'28"E 263.73 feet; thence S00°40'35"W perpendicular to said South line 120.00 feet; thence S89°19'25"E parallel with said South line 130.00 feet; thence S00°40'35"W perpendicular to said South line 200.00 feet to the point of beginning; said parcel containing 7.51 acres, more or less.

**PHASE 3**

A parcel of land in the Southeast 1/4 of Section 34, T5N, R1W, Bath Township, Clinton County, and part of the Northeast fractional 1/4 of Section 3, T4N, R1W, Meridian Township, Ingham County, Michigan, described as: Commencing at the Southeast corner of said Section 34; thence N89°19'25"W along the South line of said Section 34 a distance of 361.50 feet; thence S00°39'14"W 50.00 feet; thence N89°19'25"W parallel with said South line 775.28 feet to the point of beginning of this description; thence N89°19'25"W parallel with said South line 169.57 feet; thence N00°20'07"E parallel with the West line of the East 1/2 of the Northeast fraction 1/4 of said Section 3 a distance of 70.00 feet; thence N89°19'25"W parallel with said South line 222.16 feet; thence N49°34'03"W 158.25 feet; thence N14°54'33"W 80.23 feet; thence N00°40'35"E perpendicular to said South line 296.46 feet; thence N37°03'33"E 213.52 feet; thence N27°36'19"E 15.33 feet; thence S77°46'24"E 132.95 feet; thence S74°19'25"E 47.33 feet; thence Southeasterly 2.67 feet along a curve to the left, said curve having a radius of 425.00 feet, a delta angle of 00°21'37", and a chord of 2.67 feet, bearing S74°08'36"E; thence S15°40'35"W 27.74 feet; thence Southwesterly 92.04 feet along a curve to the right, said curve having a radius of 175.00 feet, a delta angle of 30°08'01", and a chord of 90.98 feet, bearing S30°44'35"W; thence S53°33'53"E 165.16 feet; thence N50°10'07"E 141.45 feet; thence Southeasterly 13.57 feet along a curve to the right, said curve having a radius of 149.23 feet, a delta angle of 05°12'36", and a chord of 13.57 feet, bearing S41°33'12"E; thence S50°10'07"W 99.58 feet; thence S00°40'35"W perpendicular to said South line 292.12 feet; thence Southeasterly 9.14 feet along a curve to the right, said curve having a radius of 200.00 feet, a delta angle of 02°37'11", and a chord of 9.14 feet, bearing S68°50'39"E; thence Southeasterly 57.04 feet along a curve to the left, said curve having a radius of 150.00 feet, a delta angle of 21°47'22", and a chord of 56.70 feet, bearing S78°25'44"E; thence S89°19'25"E parallel with said South line 45.76 feet; thence S10°52'49"W 50.80 feet; thence S00°40'35"W perpendicular to said South line 150.00 feet to the point of beginning; said parcel containing 5.94 acres, more or less.

**PHASE 4**

A parcel of land in the Southeast 1/4 of Section 34, T5N, R1W, Bath Township, Clinton County, Michigan, described as:



Commencing at the Southeast corner of said Section 34; thence N00°39'14"E along the East line of said Section 34 a distance of 871.01 feet; thence N89°17'11"W parallel with the North line of the South 1/2 of the Southeast 1/4 of said Section 34 a distance of 254.74 feet to the point of beginning of this description: thence N89°17'11"W parallel with said North line 41.44 feet; thence S29°57'09"W 362.01 feet; thence S62°55'05"E 144.32 feet; thence S47°49'14"W 45.52 feet; thence Southwesterly 164.56 feet along a curve to the left, said curve having a radius of 200.00 feet, a delta angle of 47°08'39", and a chord of 159.96 feet, bearing S24°14'55"W; thence S00°40'35"W perpendicular with the South line of said Section 34 a distance of 40.99 feet; thence N89°19'25"W parallel with said South line 206.81 feet; thence N02°12'21"E 223.69 feet; thence N09°17'38"E 331.74 feet; thence N46°52'49"W 157.75 feet; thence S88°46'38"W 439.93 feet; thence S19°38'49"W 285.46 feet; thence Northwesterly 116.77 feet along a curve to the left, said curve having a radius of 475.00 feet, a delta angle of 13°21'43", and a chord of 116.48 feet, bearing N67°16'51"W; thence N74°19'25"W 47.33 feet; thence N70°28'12"W 119.03 feet; thence N27°36'19"E 15.33 feet; thence N00°04'35"W perpendicular to said South line 567.73 feet to said North line; thence S89°17'11"E along said North line 1248.13 feet; thence S00°00'13"W 450.03 feet to the point of beginning; said parcel containing 16.71 acres, more or less.

**COMBINED DESCRIPTION**

A parcel of land in the Southeast 1/4 of Section 34, T5N, R1W, Bath Township, Clinton County, and part of the Northeast fractional 1/4 of Section 3, T4N, R1W, Meridian Township, Ingham County, Michigan, described as: Commencing at the Southeast corner of said Section 34; thence N89°19'25"W along the South line of said Section 34 a distance of 361.50 feet to the point of beginning of this description; thence S00°39'14"W parallel with the East line of said Section 34 a distance of 50.00 feet; thence N89°19'25"W parallel with said South line 944.85 feet; thence N00°20'07"E parallel with the West line of the East 1/2 of the Northeast fractional 1/4 of said Section 3 a distance of 70.00 feet; thence N89°19'25"W parallel with said South line 222.16 feet; thence N49°34'03"W 158.25 feet; thence N14°54'33"W 80.23 feet; thence N00°40'35"E perpendicular to said South line 296.46 feet; thence N37°03'33"E 213.52 feet; thence N27°36'19"E 98.12 feet; thence N00°04'35"W perpendicular to said South line 567.73 feet to the North line of the South 1/2 of the Southeast 1/4 of said Section 34; thence

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010-276.000.001-00  
thru  
010-276.000.107.00



S89°17'11"E along said North line 1248.13 feet; thence S00°00'13"W 450.03 feet; thence S89°17'11"E parallel with said North line 221.73 feet to the West right of way line of Perry Road; thence S00°39'14"W along said West right of way line and parallel with said East line 509.53 feet; thence N89°19'25"W parallel with said South line 328.50 feet; thence S00°39'14"W parallel with said East line of Section 34 a distance of 361.50 feet to the point of beginning; said parcel containing 42.64 acres, more or less.

The above legal description for Phase 4 reflects approximately 16.71 additional acres of land which are being added to the Project by this Third Amendment to Master Deed. A total of approximately 42.64 acres, more or less, are committed to the Project through and including this Amendment.

Article III to the Master Deed for the Project is hereby amended to: (i) add the legal description for Phase 4; and (ii) add the Combined Legal Description for Phases 1, 2, 3, and 4 of the Project.

**ARTICLE VI  
UNIT DESCRIPTION AND PERCENTAGE OF VALUE**

**B. PERCENTAGE OF VALUE:** The Percentage of Value assigned to each of the 48 Units in Phase 1 by the original Master Deed was 2.0833%, the Percentage of Value assigned to each of the Units committed to the Project being equal. With the addition of 33 units to the Project by the First Amendment to Master Deed, Article VI B. to the Master Deed for the Project was amended to reflect the change in the Percentage of Value assigned to each of the Unit Nos. 1 through 81 in the Project to 1.2345%. With the addition of 26 units to the Project by the Second Amendment to Master Deed, Article VI B. to the Master Deed for the Project was amended to reflect the change in the Percentage of Value assigned to each of the Unit Nos. 1 through 107 in the Project to 0.9345%. Consistent with that principle, with the addition of 35 units to the Project by this Amendment, the Percentage of Value for each of the Unit Nos. 1 through 142 now committed to the Project is 0.7042%.

Article VI.B. to the Master Deed for the Project is hereby amended to reflect the change in the Percentage of Value assigned to each of the Units in the Project to 0.7042%.

**EXHIBIT B  
CONDOMINIUM SUBDIVISION PLAN**

The Exhibit B to the First Amendment to Master Deed for the Project shall be deleted in its entirety and the attached Exhibit entitled "Replat No. 3 of Clinton County Condominium Subdivision Plan No. 13, Ingham County Condominium Subdivision Plan No. 144, Exhibit B to the Third Amendment Master Deed of Meadowbrook Condominiums", shall be substituted in its place. The Exhibit was prepared by KEBS, Inc., 2116 Haslett Road, Haslett, Michigan 48840.



