**CADILLAC NORTH SHORE CONDOMINIUM ASSOCIATION**

**COMPLETE LISTING OF LEGAL DOCUMENTS:**

**ARTICLES OF INCORPORATION, MASTER DEED, BYLAWS, AND RULES AND REGULATIONS**

**ARTICLES OF INCORPORATION**

* Signed by the Incorporators, 7/18/1984.
* Filed with the Michigan Department of Commerce, Corporation & Securities Bureau, 3/18/1985.
* Name of corporation: Cadillac North Shores Estates Condominium Association.

**RESTATED ARTICLES OF INCORPORATION**

* Adopted 8/12/1995; signed by the Corporation, 10/15/1995.
* Filed with the Michigan Department of Commerce, Corporation & Securities Bureau, 10/23/1995.
* Name of corporation: Cadillac North Shore Condominium Association.
* Identification number assigned by the Corporation & Securities Bureau: 712-219.

**MASTER DEED, Cadillac North Shores Estates Condominiums**

**Executed 12/9/1983,** recorded 2/2/1984: Liber 292, pages 420-451.

Comprised of three parts:

* Master Deed, Liber 292, pages 420-427.
* Addendum A, Condominium Subdivision Plan, Liber 292, pages 428-439.
* Addendum B, Condominium Bylaws, Liber 292, pages 440-451.

**AMENDMENTS to the Master Deed:**

* **Amendments to Article I, Article IV-C, Article V-B, and Addendum “B” (Bylaws) of the Master Deed.**

*(Note: Not numbered as such, but this was the 9th Amendment to the Master Deed.)*

**Executed 12/8/1995,** recorded 12/12/1995, Document #199500006556, Liber 347, pages 212-253.

This one amendment included four changes to the Master Deed:

* **Amendment to Article I:** changed the name of the Condominium to Cadillac North Shore Condominium. *(Liber 347, page 212)*
* **Amendment to Article IV, Common Elements & Assessments; Section C, Assessments of Common Elements:** amended and restated Article IV-C in its entirety. *(Liber 347, page 212)*
* **Amendment to Article V, Unit Description & Percentage of Value; Section B, Percentage of Value:** amended and restated Article V-B in its entirety (language was amended and restated; percentage of value remained unchanged). *(Liber 347, page 213)*
* **Amendment to Addendum “B” (Condominium Bylaws)**: amended and restated Addendum “B” (Condominium Bylaws) in its entirety. *(Liber 347, page 213 and pages 215-253)*
* **Amendment to Article IV of the Master Deed.**

*(Note: Not numbered as such, but this was the 10th Amendment to the Master Deed.)*

**Executed 10/25/1997,** recorded 12/5/1997, Document #199700007094, liber 358, pages 466-469.

This document amended and restated Article IV, Common Elements & Assessments, in its entirety:

* Section A, General Common Elements.
* Section B, Limited Common Elements: *designated entrance doors, storm doors, garage doors, windows and fireplaces as Limited Common Elements.*
* Section C, Assessments of Common Elements.
* **Fifteenth Amendment to the Master Deed.**

**Executed 6/16/2011,** recorded 6/21/2011, Document #201100004219, Liber 640, page 755-759.

This document amended the original Addendum A, Condominium Subdivision Plan, of the Master Deed *(Liber 292, pages 428-439):*

* Amended Sheet MD-1, Sheet 2A and Sheet 3A of the Condominium Subdivision Plan of Cadillac North Shore Condominium.
* *Discrepancies in the Condominium Subdivision Plan regarding driveways and sidewalks were discovered in 2010 while preparing to repave the streets and driveways on the east side. Some areas were shown as “Limited Common Areas,” while others were shown as “General Common Elements.” The 15th Amendment was drafted and filed to show all driveways and sidewalks as “General Common Elements” and make the Subdivision Plan compatible with the Master Plan.*
* *The 15th Amendment also resolved “the issue of bringing the small portion of land east of the entrance into the Association. The developer had not taken action on the parcel in the specified amount of time, thus allowing the parcel to be acquired by the Association.” [reference: Minutes of the July 2, 2011, Annual Meeting]*
* *The 15th Amendment goes hand-in-hand with the CNSCA legal document “Notice Pursuant to Section 67 of the Michigan Condominium Act,” which was filed and recorded in 2009. Refer to that document below for more details in this regard.*
* There have been twelve other amendments to the Master Deed that expanded the Association after each building was completed and added into the Association: via the 1st, 2nd, 3rd, 4th, 5th, 6th, 7th, 8th, 11th, 12th, 13th and 14th Amendments. *(Refer to “Detailed Amendment History” at the end of this document for amendment details.)*

**CONDOMINIUM BYLAWS**

The Bylaws were originally filed as **Addendum “B” to the Master Deed** (recorded 2/2/1984, Liber 292, pages 440-451).

**AMENDMENTS to Addendum B, Condominium Bylaws:**

* The bylaws were amended and restated in their entirety as part of the amendment titled **“Amendment to Article I, Article IV-C, Article V-B, and Addendum “B” (Bylaws) of the Master Deed.”** **Executed 12/8/1995,** recorded 12/12/1995, Document #199500006556, Liber 347, pages 212-253.
* **First Amendment to Amended and Restated Bylaws.** **Executed 1/12/2012,** recorded 1/18/2012, Document #201200000263, Liber 644, pages 2999-3002.
* Amended Article VI, Restrictions; Section 8, Vehicles.
* Amended Article X, Board of Directors; Section 5, Management Agent.

**RULES AND REGULATIONS**

The **original** Rules and Regulations were adopted July 30, 1995. They were revised in 2004, 2007 and 2008, as detailed below:

* **First Revision, Adopted July 3, 2004.**
* Contained seven Articles: I, Authority; II, Pets; III, Dock Usage; IV, Annual Meetings; V, Resolution of Problems; VI, Satellite Dishes; and VII, Deck Awnings.
* **Second Revision, Adopted July 7, 2007.**
* Added an eighth Article: VIII, Maintenance and Loss Responsibility for Common Elements (“Quick List”).
* **Third Revision, Adopted July 5, 2008.**
* Renamed Article VI: Over-The-Air Reception Device Installation (previously Satellite Dishes).
* Restated Article VI in its entirety.

The **current** Rules and Regulations are comprised of two separate, but connected, documents:

* **Rules and Regulations, Adopted 9/13/2011.**

This document added:

* Bylaw and Rules Enforcement Procedure, comprised of A. Complaint Process; B. Violation Procedure; and C. Legal Procedure. *(This procedure was subsequently incorporated in its entirety as Article IX in the Amended and Restated Rules and Regulations, Adopted 7/5/2014.)*
* Fine Procedure, comprised of A, Notice of Violation; B, Hearing; and C, Levying and Assessment of Fines.
* Severability.
* References to Gender or Number.
* **Amended and Restated Rules and Regulations, Adopted 7/5/2014.**

This amended and restated document added:

* Article IX, Bylaws and Rules Enforcement Procedure. “This Article IX incorporates the Rules and Regulations pertaining to “Bylaw and Rules Enforcement Procedure” adopted 09/13/2011 by the Association, in its entirety, as an addendum to these Amended and Restated Rules and Regulations.”
* Article X, Monthly Assessment Collection Procedure, which formally adopts the Association’s current methodology for collection of monthly assessments using Co-owner’s bank account debit authorizations and imposes a monthly processing fee payable for any Co-owner who refuses to sign the debit authorization form to offset the added costs of processing other forms of payment.

**Notice Pursuant to Section 67 of the Michigan Condominium Act**

*Purpose of this notice: Section 67 of the Act primarily addresses the rights of associations and developers in regard to unfinished condominium projects. Specifically, the statute sets a time limit for developers to complete construction of any items not marked as “must be built” (“MBB”) on the condominium subdivision plans. In sum, the developer’s right to construct “need not be built” (“NNBB”) items “times out” if the developer does not complete construction of such items within the statutory time limits. Once these rights expire, there are two main consequences: 1) the developer loses the right to build the NNBB items, and 2) the developer loses the right to withdraw the land from the project on which those items were to be constructed and the land remains in the project as part of the common elements. [Per CNSCA Board of Directors consultation with Mike Figliomeni (McCurdy, Wotila & Porteous), the drafting and filing of this Notice was necessary for the Association to acquire the property referenced in the 15th Amendment to the Master Deed.]*

**Executed 10/30/2009,** recorded 11/23/2009, Document #200900007482, liber 626, pages 226-228.

This notice lists the 14 amendments to the Master Deed over the years 1984 – 2003.

1. Dated 12/28/1984 & recorded 12/28/1984, liber 296, page 21 – *this is the First Amendment to the Master Deed*
2. Dated 12/27/1985 & recorded 12/30/1985, liber 299, page 983 – *this is the Second Amendment to the Master Deed*
3. Dated 3/7/1986 & recorded 3/7/1986, liber 300, page 579 – *this is the Third Amendment to the Master Deed*
4. Dated 7/21/1989 & recorded 7/24/1989, liber 316, page 506 – *this is the Fourth Amendment to the Master* *Deed*
5. Dated 5/7/1990 & recorded 5/10/1990, liber 320, page 285 – *this is the Fifth Amendment to the Master Deed*
6. Dated 1/15/1991 & recorded 1/18/1991, liber 323, page 632 – *this is the Sixth Amendment to the Master Deed*
7. Dated 11/2/1992 & recorded 11/9/1992, liber 332, page 86 – *this is the Seventh Amendment to the Master Deed*
8. Dated 11/3/1993 & recorded 11/9/1993, liber 336, page 842 – *this is the Eighth Amendment to the Master Deed*
9. Dated 12/8/1995 & recorded 12/12/1995, liber 347, page 212 – *this the Amendments to Article I, Article IV-C, Article V-B, and Amended & Restated Bylaws (Addendum B to the Master Deed)*
10. Dated 10/25/1997 & recorded 12/5/1997, liber 358, page 466 – *this is Amendment to Article IV of the Master Deed*
11. Dated 11/26/1997 & recorded 12/15/1997, liber 358, page 629 – *this is the Eleventh Amendment to the Master Deed*
12. Dated 6/4/1999 & recorded 6/4/1999, liber 367, page 857 – *this is the Twelfth Amendment to the Master Deed*
13. Dated 10/16/2002 & recorded 10/21/2002, liber 446, page 855 – *this is the Thirteenth Amendment to the Master Deed*
14. Dated 10/28/2003 & recorded 11/14/2003, liber 523, page 184 – *this is the Fourteenth Amendment to the Master De**ed*

**DETAILED AMENDMENT HISTORY** of the twelve amendments to the Master Deed that expanded the Association after each building was completed and added into the Association.

**First Amendment to the Master Deed**

Executed 12/28/1984, recorded 12/28/1984, Liber 296, pages 21-38.

This amendment expanded the association to 2 residential buildings with 8 units; included original Percentage of Value.

* Originally known as buildings 1 & 2
* Now known as buildings 1 & 5 (per Third Amendment to the Master Deed)

**Second Amendment to the Master Deed**

Executed 12/27/1985, recorded 12/30/1985, Liber 299, pages 983-996.

This amendment expanded the association to 3 residential buildings with 12 units; amended Percentage of Value.

* Originally known as buildings 1, 2 & 3
* Now known as buildings 1, 5 & 2 (per Third Amendment to the Master Deed)

**Third Amendment to the Master Deed**

Executed 3/7/1986, recorded 3/7/1986, Liber 300, pages 579-590.

This amendment revised the numbering sequence of the 3 residential buildings and 12 units.

* Building 1 remained as Building 1
* Building 2 renumbered as Building 5
* Building 3 renumbered as Building 2

**Fourth Amendment to the Master Deed**

Executed 7/21/1989, recorded 7/24/1989, Liber 316, pages 506-518

This amendment expanded the association to 4 residential buildings with 16 units, with the addition of Building 4; amended Percentage of Value.

**Fifth Amendment to the Master Deed**

Executed 5/7/1990, recorded 5/10/1990, Liber 320, pages 285-298.

This amendment expanded the association to 5 residential buildings with 19 units, with the addition of Building 7; amended Percentage of Value.

**Sixth Amendment to the Master Deed**

Executed 1/15/1991, recorded 1/18/1991, Liber 323, pages 632-647 (re-recorded 9/12/1994, Liber 341, pages 124-127).

This amendment expanded the association to 6 residential buildings with 24 units, with the addition of Building 6; amended Percentage of Value.

**Seventh Amendment to the Master Deed**

Executed 11/2/1992, recorded 11/9/1992, Liber 332, pages 86-95 (re-recorded 9/12/1994, Liber 341, pages 128-132).

This amendment expanded the association to 7 residential buildings with 25 units, with the addition of Building 11; amended Percentage of Value. Building 11 is shown as an “existing building” on the Condominium Subdivision Plan (along with the clubhouse); Master Deed, Addendum A, Liber 292, pages 430 & 431. This amendment brought Building 11 into the Association.

**Eighth Amendment to the Master Deed**

Executed 11/3/1993, recorded 11/9/1993, Liber 336, pages 842-856 (re-recorded 9/12/1994, Liber 341, pages 133-137).

This amendment expanded the association to 8 residential buildings with 28 units, with the addition of Building 8; amended Percentage of Value.

**Eleventh Amendment to the Master Deed**

Executed 11/26/1997, recorded 12/15/1997, Document #199700007284, Liber 358, pages 629-643.

This amendment expanded the association to 9 residential buildings with 31 units, with the addition of Building 9; amended Percentage of Value.

**Twelfth Amendment to the Master Deed**

Executed 6/4/1999, recorded 6/4/1999, Document #199900003743, Liber 367, pages 857-873.

This amendment expanded the association to 11 buildings consisting of 10 residential buildings with 34 units, with the addition of Building 10, and one existing non-residential building designated the Clubhouse; amended Percentage of Value. The clubhouse is shown as an “existing building” on the Condominium Subdivision Plan (along with Building 11); Master Deed, Addendum A, Liber 292, pages 430 & 431. This amendment brought the clubhouse into the Association.

**Thirteenth Amendment to the Master Deed**

Executed 10/16/2002, recorded 10/21/2002, Document #200200009743, Liber 0446, pages 855-871.

This amendment expanded the association to 11 residential buildings with 38 units, with the addition of Building 3; amended Percentage of Value.

**Fourteenth Amendment to the Master Deed**

Executed 10/28/2003, recorded 11/14/2003, Document #200300012705, Liber 0523, pages 184-188.

This amendment expanded the association to 12 residential buildings with 41 units, with the addition of Building 3A; amended Percentage of Value.