

MASTER DEED  
VALLEY VIEW CONDOMINIUM

70 67874

(Act 229, Public Acts of 1963, as amended)

19/29  
LIBER 5577 PAGE 117

In the City of Farmington, County of Oakland  
and State of Michigan, on this 30<sup>TH</sup> day of OCTOBER, 1970,

VALLEY VIEW APARTMENTS COMPANY, a Michigan limited  
770 S. ADAMS, BIRMINGHAM, MICHIGAN  
partnership organized and existing under the laws of the State of  
Michigan, hereinafter referred to as "Developer", rep-  
resented in this Master Deed by two of its co-partners, who  
are fully empowered and qualified to execute this Master  
Deed on behalf of said partnership does hereby state:

FIRST: Developer is the owner of  
the land described in Paragraph SECOND of this Master Deed,  
on which land Developer is developing in successive segments  
(hereinafter referred to as "Sections") a Condominium (herein-  
after referred to as the "Project") in accordance with Act 229  
of the Public Acts of Michigan of 1963, as amended. This Master  
Deed covers a section identified as Section 1, the same being  
Apartments 1 through 53, in Buildings A through D, on the land  
described in Paragraph THIRD of this Master Deed, all as  
described in the plans attached hereto as Exhibit B containing  
pages 1 through 10 inclusive, the Project being known as VALLEY  
VIEW CONDOMINIUM, Oakland County Condominium Subdivision Plan  
no. 116. The architectural plans for that portion of  
the Project identified as Section 1 were approved by the  
City of Farmington, State of Michigan. The bylaws attached  
hereto as Exhibit A are hereby incorporated in and made a  
part of this Master Deed.

SECOND: The land referred to in  
Paragraph FIRST is situated in the City of Farmington, County  
of Oakland, State of Michigan, and is described as follows:

Lots 71, 72, 73, 74 and outlot "B" of Brookdale  
Subdivision as recorded in Liber 12, Page 25  
of Plats, Oakland County Records and all of  
outlot "A" of the Resubdivision of lots 106-110  
inclusive and lots 119-151 inclusive of Brookdale  
Subdivision as recorded in Liber 37, Page 45 of  
Plats, Oakland County Records.

OAKLAND COUNTY TREASURER'S CERTIFICATE  
No. 1 Recd. Mich. 10/30/70  
I HEREBY CERTIFY that there are no TAX  
LIES or TITLES held by the State or any in-  
dividual against the within subdivision, and  
all 1/2 XE's on same are paid for 1969-70  
previous to the date of this instrument, as  
appears by the records in this office except  
as stated.

C. Hugh Dohany  
C. HUGH DOHANY, County Treasurer  
Sec. 135, Act 206, 1893 As Am.

20639

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THIRD:

The land referred to in

Paragraph FIRST as Section 1 is situated in the City of Farmington County of Oakland, State of Michigan and described as follows:

Lots 71, 72, 73, 74 and part of outlot "B" of Brookdale Subdivision as recorded in Liber 12, Page 25 of Plats, Oakland County Records and part of outlot A of the Resubdivision of lots 106-110 inclusive and lots 119-151 inclusive of Brookdale Subdivision as recorded in Liber 37, page 45 of Plats, Oakland County Records and being more particularly described as follows: Beginning at the Southeast corner of said lot 74 of Brookdale Subdivision; thence North 62 Degrees 30 Minutes 00 Seconds West along the North line of Grand River Avenue -484.00 feet; thence North 33 Degrees 00 Minutes 00 Seconds East 174.00 Feet; thence North 62 Degrees 30 Minutes 00 Seconds West parallel with Grand River Avenue, 184.00 feet; thence North 12 Degrees 15 Minutes 00 Seconds West 100.00 feet; thence North 26 Degrees 10 Minutes 45 Seconds East 75.18 feet; thence South 63 Degrees 49 Minutes 15 Seconds East along the North line of said outlot A 608.54 feet; thence South 26 Degrees 05 Minutes 30 Seconds West 175.58 Feet; thence South 04 Degrees 59 Minutes 45 Seconds East 194.14 Feet to the point of beginning, excepting that part deeded to City for street purposes.

FOURTH:

Section 1 of the Project consists of

four (4) buildings. Each building contains individual apartments, all for residential purposes and each capable of individual utilization on account of having its own exit to a common element of the Project. Each co-owner of an apartment in the project will have a particular and exclusive property right to his apartment with an undivided and inseparable interest in the common elements of the Project as hereinafter set forth in this Master Deed.

FIFTH:

The buildings and apartments

contained in Section 1 of the Project, including the number, boundaries, dimensions, area and volume of each apartment are described more particularly in Paragraph SEVENTH hereof and in Exhibit B attached hereto. The buildings are lettered in series "A" through "D" and the apartments are numbered in series from "1" through "53".



SIXTH: The common elements of the Project, described in Exhibit "B" of this Master Deed, attached hereto are as follows:

A. The general common elements are:

- (1) The land described in paragraph "Third" hereof, including driveways and side-walks, and parking spaces not designated as limited common elements.
- (2) The electrical and telephone wiring networks and plumbing network throughout the project.
- (3) Public connections for gas, electricity, light, telephone and water.
- (4) The foundations, main walls, (including windows and doors therein), roofs, ceilings, and floors of the project as described in the plans attached hereto as Exhibit B.
- (5) The swimming pool and deck area adjacent thereto.
- (6) Thirty-nine (39) parking spaces designated as general common elements.
- (7) Such other elements of the project not herein designated as general or limited common elements and which are not enclosed within the boundaries of an apartment.

B. The limited common elements are:

- (1) Storage space is assigned to certain apartments as a limited common element with a number which corresponds to the apartment to which it appertains.
- (2) Each laundry room in the project is restricted in use to the co-owners of the apartments in the building in which such laundry room is located.
- (3) The heating, hot water and other mechanical equipment is restricted in use and control to the co-owners of the apartments to which such equipment respectively appertains.
- (4) One parking space is assigned to each apartment as a limited common element and is designated on Exhibit B attached hereto which corresponds to the apartment to which it appertains.

SEVENTH:

A. The apartments in the Condominium are completely described in this paragraph with reference to the Subdivision and Site Plan of Valley View Condominium as surveyed by Basney & Smith, Inc., and attached hereto as Exhibit B. Each apartment shall include all that space

contained within certain horizontal planes designated and delimited by "X" and "Y" coordinate lines and certain vertical planes designated and delimited by "Z" coordinate lines, less any common elements contained therein. In determining dimensions, each apartment shall be measured from interior finished, unpainted surfaces of the main walls and ceiling and from the interior surface of the finished sub-floor.

B. The percentage of value assigned to each apartment in the Condominium is set forth in subparagraph "C" hereof. The total value of the Project is 100, and the percentage of value assigned to each apartment shall be determinative of the proportionate share of each respective co-owner in the proceeds and expenses of administration and the value of such co-owner's vote at meetings of the Association of Co-owners and the same shall not be changed except with the unanimous consent of all of the Co-owners expressed in an amendment to this Master Deed, duly approved and recorded; except that Developer herewith specifically reserves the exclusive right upon completion of the Project to execute and record a Superseding Consolidated Master Deed which will merge all antecedent individual Section Master Deeds into a single Master Deed for the overall Project, and which will amend and convert the percentage value above assigned to each Apartment to reflect a single overall Project value of 100 for an entire completed Project, based upon the revised percentages of value.

C. Set forth below are:

- (a) Each apartment number as it appears on the Condominium Subdivision Plan.
- (b) The percentage of value assigned to each apartment.
- (c) A description of each apartment by means of the coordinates pertinent to such apartment.



<u>Apartment No.</u>	<u>Percentage of Value Assigned</u>	<u>Apartment Description by coordinates</u>
Building A		
1	1.88	Xg Xn Y9 Y13 Z1 Z2
2	1.88	Xg Xn Y1 Y5 Z1 Z2
3	1.88	Xa Xg Y9 Y13 Z1 Z2
4	1.88	Xa Xg Y1 Y5 Z1 Z2
26	1.88	Xg Xn Y9 Y13 Z2 Z3
27	1.88	Xg Xn Y1 Y5 Z2 Z3
28	1.88	Xa Xg Y9 Y13 Z2 Z3
29	1.88	Xa Xg Y1 Y5 Z2 Z3
Building B		
5	1.88	Xa Xe Y9 Y15 Z1 Z2
6	1.88	Xf Xi Y9 Y15 Z1 Z2
7	1.88	Xi XL Y9 Y15 Z1 Z2
8	1.88	Xm Xq Y9 Y15 Z1 Z2
9	1.88	Xa Xe Y1 Y9 Z1 Z2
10	1.88	Xf Xi Y1 Y9 Z1 Z2
11	1.88	Xm Xq Y1 Y9 Z1 Z2
30	1.88	Xa Xe Y9 Y15 Z2 Z3
31	1.88	Xf Xi Y9 Y15 Z2 Z3
32	1.88	Xi XL Y9 Y15 Z2 Z3
33	1.88	Xm Xq Y9 Y15 Z2 Z3
34	1.88	Xa Xe Y1 Y9 Z2 Z3
35	1.88	Xf Xi Y1 Y9 Z2 Z3
36	1.88	Xi XL Y1 Y9 Z2 Z3
37	1.88	Xm Xq Y1 Y9 Z2 Z3
Building C		
12	1.88	Xa Xe Y9 Y15 Z1 Z2
13	1.88	Xf Xi Y9 Y15 Z1 Z2
14	1.88	Xi XL Y9 Y15 Z1 Z2
15	1.88	Xm Xq Y9 Y15 Z1 Z2
16	1.88	Xa Xe Y1 Y9 Z1 Z2
17	1.88	Xf Xi Y1 Y9 Z1 Z2
18	1.88	Xm Xq Y1 Y9 Z1 Z2
38	1.88	Xa Xe Y9 Y15 Z2 Z3
39	1.88	Xf Xi Y9 Y15 Z2 Z3
40	1.88	Xi XL Y9 Y15 Z2 Z3
41	1.88	Xm Xq Y9 Y15 Z2 Z3
42	1.88	Xa Xe Y1 Y9 Z2 Z3
43	1.88	Xf Xi Y1 Y9 Z2 Z3
44	1.88	Xi XL Y1 Y9 Z2 Z3
45	1.88	Xm Xq Y1 Y9 Z2 Z3
Building D		
19	1.88	Xm Xq Y1 Y7 Z1 Z2
20	1.88	Xi XL Y1 Y7 Z1 Z2
21	1.88	Xf Xi Y1 Y7 Z1 Z2
22	1.88	Xa Xe Y1 Y7 Z1 Z2
23	1.88	Xm Xq Y8 Y15 Z1 Z2
24	1.88	Xi XL Y7 Y15 Z1 Z2
25	1.88	Xa Xe Y7 Y15 Z1 Z2
46	1.88	Xm Xq Y1 Y7 Z2 Z3
47	1.88	Xi XL Y1 Y7 Z2 Z3
48	1.88	Xf Xi Y1 Y7 Z2 Z3
49	1.88	Xa Xe Y1 Y7 Z2 Z3
50	1.88	Xm Xq Y7 Y15 Z2 Z3
51	1.88	Xi XL Y7 Y15 Z2 Z3
52	1.88	Xf Xi Y7 Y15 Z2 Z3
53	1.88	Xa Xe Y7 Y15 Z2 Z3

EIGHTH: So long as the Developer owns one or more apartments in the Project, the Developer shall be subject to the provisions of the Master Deed and Exhibits A and B attached hereto.

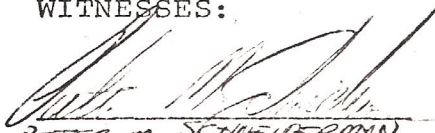
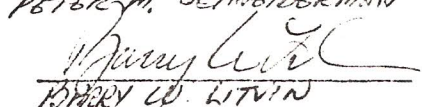
NINTH: If the Condominium Project is totally or partially damaged or destroyed or partially taken by eminent domain, the repair, reconstruction or disposition of the property shall be as provided by the By-laws attached hereto as Exhibit A.

TENTH: In the event any portion of an apartment or common element encroaches upon another apartment or common element due to shifting, settling or moving of the building, reciprocal easements shall exist for the maintenance of such encroachment for so long as such encroachment exists.

There shall be easements to, through and over those portions of the land, structures, buildings, improvements and interior walls contained therein as may be reasonable for the installation, maintenance and repair of all public utilities necessary to the Condominium.

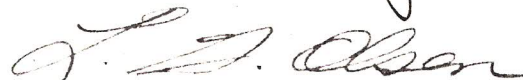
ELEVENTH: The Condominium Project shall not be vacated or revoked or any of the provisions herein amended unless all of the co-owners and the mortgagees of all of the mortgages covering the apartments unanimously agree to such termination, revocation, or amendment by duly approved and recorded instruments.

WITNESSES:

  
PETER M. SCHNEIDERMAN  
  
HENRY L. LITVIN

VALLEY VIEW APARTMENTS COMPANY  
a Michigan limited partnership

By:   
B.H. Carey, General Partner

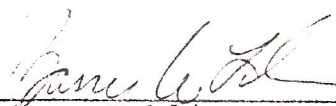
By:   
L.G. Olsen, General Partner

STATE OF MICHIGAN )  
COUNTY OF OAKLAND ) SS

On this 3<sup>RD</sup> day of SEPTEMBER, 1970, before me



a Notary Public in and for said County appeared B.H. Carey and L.G. Olsen, to me personally known who being duly sworn by me did say that they are general partners of Valley View Apartments Company, the Michigan limited partnership named in and which executed the within instrument, and stated that said instrument was executed pursuant to said limited partnership's articles of agreement and acknowledged said execution to be the free act and deed of said partnership.

  
Notary Public, ~~OAKLAND~~ County, Michigan  
BARRY W. LITVIN  
My Commission Expires: 4/25/71

Master Deed drafted by:

Cecil G. Raitt  
Jaffe, Snider, Raitt, Garratt & Heuer  
1800 First National Building  
Detroit, Michigan 48226

## AMENDMENT TO SUPERSEDING CONSOLIDATED MASTER DEED

OF

## VALLEY VIEW CONDOMINIUM

Valley View Apartments, A Michigan limited partnership, being the Developer of Valley View Condominium, a Condominium established pursuant to the Superseding Consolidated Master Deed thereof recorded in Liber 5805, Pages 711 through 738, Oakland County Records, on January 26, 1972, and known as Oakland County Condominium Subdivision Plan No. 16, hereby amends the Superseding Consolidated Master Deed of Valley View Condominium, pursuant to the authority granted in Article XI of said Superseding Consolidated Master Deed for the purpose of correcting an inadvertent omission in said Superseding Consolidated Master Deed. The Superseding Consolidated Master Deed is hereby amended as follows:

Amended sheet 6 as attached hereto shall, upon approval by the Securities Bureau of the Michigan Department of Commerce, and recordation in the office of the Oakland County Register of Deeds, together with this Amendment, replace sheet 6 originally recorded in said Superseding Consolidated Master Deed, and the originally recorded sheet 6 of said Superseding Consolidated Master Deed shall be of no further force or effect.

This instrument is dated this 31st day of January, 1972.

WITNESSES:

VALLEY VIEW APARTMENTS COMPANY  
a Michigan limited partnership

Jerrald S. Gross  
JERRALD S. GROSS

By: G. Olsen  
G. Olsen

Susan Siskind  
SUSAN SISKIND

By: B.H. Carey  
B.H. Carey

LYNN D. ALLEN  
CLERK-REGISTER OF DEEDS

NOTICE  
FEE 7  
AN 10 22

5 20



STATE OF MICHIGAN)  
 ) SS.  
 COUNTY OF OAKLAND)

On this 31<sup>st</sup> day of January, 1972, before me  
 a Notary Public in and for the county appeared B.H. Carey and  
 L.G. Olsen, to me personally known who being duly sworn by me  
 did say that they are general partners of Valley View Apartments  
 Company, the Michigan limited partnership named in and which  
 executed the within instrument, and stated that said instrument  
 was executed pursuant to said limited partnership's articles  
 of agreement and acknowledged said execution to be the free act  
 and deed of said partnership.

Jerrold S. Gross  
 JERROLD S. GROSS  
 Notary Public, Oakland County,  
 Michigan.

My Commission Expires: Dec. 13, 1975

Amendment to Superseding Consolidated

Master Deed drafted by:

Cecil G. Raitt  
 Jaffe, Snider, Raitt, Garratt & Heuer  
 1800 First National Building  
 Detroit, Michigan 48226

LIBER 5805 PAGE 711  
SUPERSEDING CONSOLIDATED MASTER DEED  
OF

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VALLEY VIEW CONDOMINIUM

VALLEY VIEW APARTMENTS, a Michigan limited partnership, organized and existing under the laws of the State of Michigan, being the Developer of VALLEY VIEW CONDOMINIUM, a condominium, established pursuant to the Master Deed thereof recorded in Liber 5577, Pages 117 through , Oakland County Records, and known as Oakland County Condominium Subdivision Plan Number /6 , hereby amends and consolidates the Master Deed of Valley View Condominium, pursuant to the authority granted in Article SEVENTH of said Master Deed for the purposes of increasing the size of the condominium project. The Master Deed and Exhibit "B" as attached thereto are hereby amended to read as follows, and this instrument shall be a Superseding Consolidated Master Deed:

FIRST: Developer is the owner of the land described in Paragraph THIRD of this Master Deed, on which land Developer is developing a Condominium Project (hereinafter referred to as the "Project") in accordance with Act 229 of the Public Acts of Michigan of 1963, as amended. This Superseding Consolidated Master Deed covers Apartments 1 through 85, in Buildings A through F on the land described in Paragraph THIRD hereof, all as described in the plans designated Exhibit "B", to the original Master Deed and this Superseding Consolidated Master Deed, containing pages 1 through 18 inclusive, the Project being known as VALLEY VIEW CONDOMINIUM, Oakland County Condominium Subdivision Plan No. /6 . The architectural plans were approved by the City of Farmington, State of Michigan. The By-Laws attached to the original Master Deed above referenced as Exhibit "A" are herein incorporated in and made a part of this Superseding Consolidated Master Deed.

*James M. [Signature]*  
CLERK

1972 JAN 26 PM 10

RECORDED  
OAKLAND COUNTY RECORDS  
REGISTERED



SECOND:

Amended Sheets 1, 2, 2a and

3 of the Condominium Subdivision Plan of Valley View Condominium as attached hereto as Exhibit "B" shall, upon approval of this Superseding Consolidated Master Deed by Order of the Michigan Department of Commerce and the recording thereof in the Office of the Oakland County Register of Deeds, replace and supersede Sheets 1, 2 and 3 of the Condominium Subdivision Plan of Valley View Condominium as originally recorded in Liber 5577, Pages //7 through , and the originally recorded Sheets 1, 2 and 3 shall be of no further force or effect. The legal description of the condominium premises contained on said Amended Sheet of Exhibit "B" attached hereto shall replace and supersede the description of said premises contained on Page 1 of the originally recorded Master Deed. Sheets 11 through 18 of the Condominium Subdivision Plan of Valley View Condominium as attached hereto as Exhibit "B" shall, upon approval of this Superseding Consolidated Master Deed by Order of the Michigan Department of Commerce and the recording thereof in the Office of the Oakland County Register of Deeds shall be annexed and become a part of the Condominium Subdivision Plan as originally recorded.

THIRD:

The land referred to in

Paragraph FIRST and SECOND is situated in the City of Farmington,  
County of Oakland, State of Michigan, and is described as follows:

Lots 71, 72, 73, 74 and outlot "B" of Brookdale  
Subdivision as recorded in Liber 12, Page 25  
of Plats, Oakland County Records and all of  
outlot "A" of the Resubdivision of Lots 106-110  
inclusive and Lots 119-151 inclusive of Brookdale  
Subdivision as recorded in Liber 37, Page 45 of  
Plats, Oakland County Records.

C. HUGHES COMPANY, County Treasurer

FOURTH;

The Project consists of

six (6) buildings. Each building contains individual apartments, all for residential purposes and each capable of individual utilization on account of having its own exit to a common element of the Project. Each Co-owner of an apartment in the project will have a particular and exclusive

value assigned to each apartment shall be determinative of the proportionate share of each respective Co-owner in the proceeds and expenses of administration and the value of such Co-owner's vote at meetings of the Association of Co-owners and the same shall not be changed except with the unanimous consent of all of the Co-owners expressed in an amendment to this Master Deed, duly approved and recorded.

C. Set forth below are:

- (a) Each apartment number as it appears on the Condominium Subdivision Plan.
- (b) The percentage of value assigned to each apartment.
- (c) A description of each apartment in Buildings A through D by means of the coordinates pertinent to such apartment.

<u>Apartment No.</u>	<u>Percentage of Value Assigned</u>	<u>Apartment Description by coordinates</u>
<b>Building A</b>		
1	1.1764	
2	1.1764	Xg Xn Y9 Y13 Z1 Z2
3	1.1764	Xg Xn Y1 Y5 Z1 Z2
4	1.1764	Xa Xg Y9 Y13 Z1 Z2
		Xa Xg Y1 Y5 Z1 Z2
26		
27	1.1764	Xg Xn Y9 Y13 Z2 Z3
28	1.1764	Xg Xn Y1 Y5 Z2 Z3
29	1.1764	Xa Xg Y9 Y13 Z2 Z3
	1.1764	Xa Xg Y1 Y5 Z2 Z3
<b>Building B</b>		
5		
6	1.1764	Xa Xe Y9 Y15 Z1 Z2
7	1.1764	Xf Xi Y9 Y15 Z1 Z2
8	1.1764	Xi XL Y9 Y15 Z1 Z2
9	1.1764	Xm Xq Y9 Y15 Z1 Z2
10	1.1764	Xa Xe Y1 Y9 Z1 Z2
11	1.1764	Xf Xi Y1 Y8 Z1 Z2
	1.1764	Xm Xq Y1 Y9 Z1 Z2
30		
31	1.1764	Xa Xe Y9 Y15 Z2 Z3
32	1.1764	Xf Xi Y9 Y15 Z2 Z3
33	1.1764	Xi XL Y9 Y15 Z2 Z3
34	1.1764	Xm Xq Y9 Y15 Z2 Z3
35	1.1764	Xa Xe Y1 Y9 Z2 Z3
36	1.1764	Xf Xi Y1 Y9 Z2 Z3
37	1.1764	Xi XL Y1 Y9 Z2 Z3
	1.1764	Xm Xq Y1 Y9 Z2 Z3
<b>Building C</b>		
12	1.1764	Xa Xe Y9 Y15 Z1 Z2
13	1.1764	Xf Xi Y9 Y15 Z1 Z2
14	1.1764	Xi XL Y9 Y15 Z1 Z2
15	1.1764	Xm Xq Y9 Y15 Z1 Z2
16	1.1764	Xa Xe Y1 Y9 Z1 Z2
17	1.1764	Xf Xi Y1 Y8 Z1 Z2
18	1.1764	Xm Xq Y1 Y9 Z1 Z2



38	1.1764	Xa Xc Y9 Y15 Z2 Z3
39	1.1764	Xf Xi Y9 Y15 Z2 Z3
40	1.1764	Xi XL Y9 Y15 Z2 Z3
41	1.1764	Xm Xq Y9 Y15 Z2 Z3
42	1.1764	Xa Xc Y1 Y9 Z2 Z3
43	1.1764	Xf Xi Y1 Y9 Z2 Z3
44	1.1764	Xi XL Y1 Y9 Z2 Z3
45	1.1764	Xm Xq Y1 Y9 Z2 Z3

Building D

19	1.1764	Xm Xq Y1 Y7 Z1 Z2
20	1.1764	Xi XL Y1 Y7 Z1 Z2
21	1.1764	Xf Xi Y1 Y7 Z1 Z2
22	1.1764	Xa Xc Y1 Y7 Z1 Z2
23	1.1764	Xm Xq Y8 Y15 Z1 Z2
24	1.1764	Xi XL Y7 Y15 Z1 Z2
25	1.1764	Xa Xc Y7 Y15 Z1 Z2

46	1.1764	
47	1.1764	
48	1.1764	
49	1.1764	
50	1.1764	
51	1.1764	
52	1.1764	
53	1.1764	

Building E

		Xm Xq Y1 Y7 Z2 Z3
		Xi XL Y1 Y7 Z2 Z3
		Xf Xi Y1 Y7 Z2 Z3
		Xa Xc Y1 Y7 Z2 Z3
		Xm Xq Y7 Y15 Z2 Z3
		Xi XL Y7 Y15 Z2 Z3
		Xf Xi Y7 Y15 Z2 Z3
		Xa Xc Y7 Y15 Z2 Z3

54	1.1764	
55	1.1764	
56	1.1764	
57	1.1764	
58	1.1764	
59	1.1764	
60	1.1764	
61	1.1764	

Building F

70	1.1764	
71	1.1764	
72	1.1764	
73	1.1764	
74	1.1764	
75	1.1764	
76	1.1764	
77	1.1764	
62	1.1764	
63	1.1764	
64	1.1764	
65	1.1764	
66	1.1764	
67	1.1764	
68	1.1764	
69	1.1764	

78	1.1764	
79	1.1764	
80	1.1764	
81	1.1764	
82	1.1764	
83	1.1764	
84	1.1764	
85	1.1764	

STATE OF MICHIGAN



WILLIAM G. MILLIKEN, Governor

DEPARTMENT OF COMMERCE

SEVEN STORY STATE OFFICE BLDG., LANSING, MICHIGAN 48913

RICHARD E. WHITMER, Director

O R D E R

APPROVAL OF AMENDMENT TO MASTER DEED

Re: Application of Valley View Apartments Company, 770 S. Adams Road, Birmingham, Michigan, Developer, for Approval of an Amendment to the Master Deed for VALLEY VIEW CONDOMINIUM, 32000 Grand River, Farmington, Michigan.

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1. An order of Approval of the Master Deed having been entered on January 24, 1972, and recorded January 26, 1972, in Liber, 5805, pages 711 through 739 in the records of the Oakland County Register of Deeds.
2. The developer, having requested, pursuant to authority in the Master Deed, an Approval of an Amendment to the Master Deed to correct an error on sheet 6, and,
3. Inasmuch as this Bureau may approve an amendment without the consent of all co-owners, mortgagees and other interested persons where the developer reserved in the Master Deed the right to amend for a proper and stated purpose, and,
4. This Bureau having determined that the proposed amendment is for a proper and stated purpose,
5. THEREFORE, the Bureau hereby consents to and approves of the proposed amendment to the Master Deed, said amendment to take effect immediately upon recording.

MICHIGAN DEPARTMENT OF COMMERCE  
Richard E. Whitmer, Director

*Donald E. Holcomb*

By

Donald E. Holcomb, Acting Director  
Securities Bureau

Dated: February 4, 1972  
Lansing, Michigan





WILLIAM G. MILLIKEN, Governor

## DEPARTMENT OF COMMERCE

SEVEN STORY STATE OFFICE BLDG., LANSING, MICHIGAN 48913

RICHARD E. WHITMER, Director

O R D E R

## CERTIFICATE OF APPROVAL OF AMENDED MASTER DEED

In re: Application of Valley View Apartments Company, 770 S. Adams Road, Birmingham, Michigan, Developer, for a Certificate of Approval of Amended Master Deed for VALLEY VIEW CONDOMINIUM, 32000 Grand River, Farmington, Michigan.

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1. Application having been duly made and examined,
2. A Certificate of Approval of the Amended Master Deed for the above condominium is hereby given to the Developer, pursuant to Act 229, Public Acts of 1963, as amended, subject to the following conditions:
  - a. That consents to the submission of the real property to a condominium project or discharges of all mortgage liens be obtained from all mortgagees and recorded prior to the recordation of the Master Deed.
  - b. That this order be recorded with the County Registry of Deeds at the same time as the Amended Master Deed itself is so recorded.
3. This Certificate of Approval of the Amended Master Deed becomes effective immediately.

MICHIGAN DEPARTMENT OF COMMERCE  
Richard E. Whitmer, Director

Dated: January 24, 1972  
Lansing, Michigan

By

*Donald E. Holcomb*  
Donald E. Holcomb, Acting Director  
Securities Bureau

