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Bernard J. Youngblood
Wayne County Register of Deeds
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03/03/2016 11:03 AM MDA Total Pages: 5



EXAMINED AND APPROVED
DATE MAR 03 2016
BY SSK N/C
AMY L. MILLER-VANDAWAKER
PLAT ENGINEER

**SECOND AMENDMENT TO THE MASTER DEED OF
GRANDE VISTA ESTATES CONDOMINIUM**

AM 3.3.16 N/C

This Second Amendment To The Master Deed Of Grande Vista Estates Condominium, a condominium according to the Master Deed thereof recorded on March 18, 2004 in Liber 40172, Pages 210 through 263, inclusive, and the First Amendment To Master Deed recorded on February 29, 2012 in Liber 49618, Page 698 through 701, inclusive, Wayne County Records, and designated as Wayne County Subdivision Plan No. 765, is made and executed this 22nd day of February, 2016 by the Grande Vista Estates Condominium Association, a Michigan non-profit corporation, by its President who is empowered and qualified to act on behalf of the Association, and provides as follows:

WHEREAS, Article XVI, Section 3 of the Condominium Bylaws (Exhibit 'A' to the Master Deed) does permit the amendment of the Bylaws upon the approval of two-thirds (2/3) of all of the Co-owners; and

WHEREAS, at a special meeting of the Co-owners conducted on September 23, 2014, the requisite percentage of Co-owners did approve, in writing, the following amendments to the Bylaws; and

WHEREAS, the Master Deed shall be amended, and the provisions herein effective, upon the recording of this First Amendment in the Wayne County Register of Deeds; and

WHEREAS, the real property affected by this First Amendment is set forth in the attached Exhibit 'A':

NOW, THEREFORE, the Condominium Bylaws are amended as follows:

1. Article VI, Section 2(b) (12), is replaced in its entirety with the following:

(12) Basketball hoops or backboards may be permitted with the prior written approval of the Developer and only in the back or side of a dwelling or garage.

2. Article VI, Section 2(b) (13), is replaced in its entirety with the following:

(13) No signs, including architect, builder contractor, landscaper, landscape architect or other signs shall be erected or maintained on any Unit except as follows:

(i) No signs other than those stating “for lease”, “for sale”, or warning of an alarm system are permitted.

(ii) A street address sign may be erected in connection with the construction of a dwelling on a Unit. The size, content, location and color of the sign shall be specified by the Developer.

3. Article VI, Section 2(d) (1), is replaced in its entirety with the following:

(1) Upon sale or conveyance to individual purchases, all Units in the Condominium shall be used only for single family residential purposes. For the purposes of this Article, a “single family” shall be deemed to include a Unit Owner, a Unit Owner’s spouse and the Unit Owner’s children, but shall not include multiple family units, even if one or more members of each family have an ownership or other interest in the Unit. A Unit Owner may be permitted to have an extended family member or friend reside in their Unit but only with advance written approval from the Board. Except as specifically permitted herein, no dwelling shall be erected, altered, placed or permitted to remain on any Unit other than one (1) detached single family dwelling, the height of which shall not exceed two and a half (2½) stories in height for the purpose of the preceding sentence. Each dwelling shall include an attached garage, and may include such outbuildings or other accessory structures as the Township may approve in writing. No part of any dwelling or other structure shall be used for any activity normally conducted as a business, trade or profession; provided, however, this prohibition shall not apply to (a) maintaining a personal professional library, (b) keeping personal records or transacting personal business, or (c) participating in personal, business, or professional telephone calls or correspondence.

4. Article VI, Section 2(d) (4), is replaced in its entirety with the following:

(4) No trailers, trucks, boats, boat trailers, aircraft, commercial vehicles, campers or other recreational vehicles or other vehicles except passenger cars, passenger vans and minivans and pick-up trucks shall be parked or maintained on

any Unit unless a suitable private garage which is built in accordance with the restrictions set forth herein. No abandoned, inoperable or seldom used passenger cars, passenger vans or minivans or pick-up trucks shall be parked or maintained on the driveway of any Unit for any extended period of time, it being intended that only vehicles in active use will be parked on driveways or otherwise maintained outside of a private garage. No off-road or all terrain motorcycles, snowmobiles or like vehicles designated primarily for off road use shall be maintained or operated in the Condominium.

5. Article VI, Section 2(d) (6), is replaced in its entirety with the following:

(6) Mowing and other lawn and exterior home maintenance activities utilizing power tools may be conducted only between the hours of 8:00 a.m. and 8:00 p.m. The watering of a lawn or garden by sprinkler system or typical garden hose shall not be deemed to be lawn maintenance activities for purposes of this paragraph.

6. Except as amended herein, the Master Deed and Bylaws, as originally recorded shall remain in full force and effect.

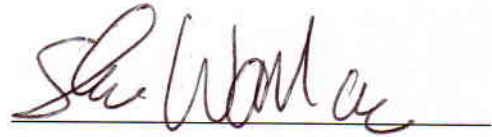
Thomas Cappaert

GrandVista Estates
Condominium Association, a
Michigan non-profit corporation
By: Thomas Cappaert
Its President

STATE OF MICHIGAN)
) ss
COUNTY OF OAKLAND)

On this 22nd day of February, 2016, before me, a notary public in and for said County, appeared Thomas Cappaert, President of the GrandVista Estates Condominium Association, a

Association, a Michigan non-profit corporation, who executed the foregoing First Amendment To The Master Deed on behalf of the corporation.

A handwritten signature in dark ink, appearing to read "Steve Wallace", is written over a horizontal line.

Steven J. Wallace
Notary Public, Oakland County, MI
My Commission Expires: 12/3/2019
Acting in Oakland County

Drafted By / Return To:

Steven J. Wallace, Esq.
7071 Orchard Lake Rd., Ste. 255
West Bloomfield, MI 48322
(248) 932-5644

EXHIBIT 'A' – LEGAL DESCRIPTIONS

Northville Township, Wayne County Michigan

Units 1 through 14, Grande Vista Estates Condominium, according to the Master Deed recorded in Liber 40172, Pages 210 – 263, inclusive, Wayne County Records, and designated as Wayne County Subdivision Plan No. 765.

<u>Unit No.</u>	<u>Parcel I.D. No.</u>	<u>Commonly Known As</u>
1	77-030-04-0001-000	18994 Grande Vista Dr.
2	77-030-04-0002-000	18932 Grande Vista Dr.
3	77-030-04-0003-000	18874 Grande Vista Dr.
4	77-030-04-0004-000	18816 Grande Vista Dr.
5	77-030-04-0005-000	18744 Grande Vista Dr.
6	77-030-04-0006-000	18718 Grande Vista Dr.
7	77-030-04-0007-000	18766 Grande Vista Dr.
8	77-030-04-0008-000	18790 Grande Vista Dr.
9	77-030-04-0009-000	18691 Grande Vista Dr.
10	77-030-04-0010-000	18755 Grande Vista Dr.
11	77-030-04-0011-000	18817 Grande Vista Dr.
12	77-030-04-0012-000	18873 Grande Vista Dr.
13	77-030-04-0013-000	18931 Grande Vista Dr.
14	77-030-04-0014-000	18993 Grande Vista Dr.