

THIRD AMENDMENT TO THE MASTER DEED

of

SOUTHBROOK COURT CONDOMINIUMS NO. 1

(Act 59, Public Acts of 1978, as amended)

SOUTHBROOK COURT CONDOMINIUMS, INC., a Michigan non-profit corporation, the Association of Co-owners of Southbrook Court Condominiums No. 1, a condominium project established pursuant to Master Deed dated May 22, 1971, and recorded at Liber 633, Pages 186-206 inclusive, Ottawa County Records, as amended by First Amendment recorded at Liber 764, Pages 230-245 inclusive, as further amended by Second Amendment recorded at Liber 1043, Pages 732-737 inclusive, hereby amends the Condominium By-laws attached as Exhibit A to said Master Deed pursuant to the provisions of Article IX, Section 1 thereof, with the consent of 75% or more of the Co-owners in value and in number. Said By-laws are hereby amended in the following manner:

1. Article V, Section 6 of said By-laws is hereby amended by the addition of a new Subsection (h), to read as follows:

"(h) No more than three (3) persons shall permanently occupy or reside in any apartment unit without the express prior written approval of the Association. In the event that a violation of this restriction by a family in occupancy of an apartment unit results from the birth or adoption of a child, or the marriage or re-marriage of a family member, this restriction shall be suspended as to such family for a period of One (1) Year to provide such family a reasonable time in which to cure such violation or otherwise dispose of the apartment unit."

2. In all other respects, the provisions of the Condominium By-laws of Southbrook Court Condominiums No. 1 are hereby ratified and confirmed.

IN WITNESS WHEREOF, the Association has duly executed this Third Amendment to Master Deed this 19th day of JUNE, 1986.

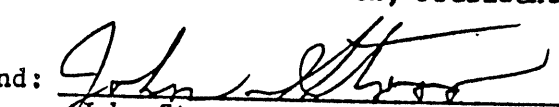
WITNESSES:


Ben D. Tubergen


Michele K. Stone

SOUTHBROOK COURT CONDOMINIUMS, INC.

by: 
Thomas M. Broekhuizen, President

and: 
John Stroo, Secretary

SECOND AMENDMENT TO MASTER DEED OF
SOUTHBROOK COURT CONDOMINIUMS NO. 1
(Act 59, Public Acts of 1978)
as amended

RECORDED

1984 NOV -2 AM 10: 47

Phyllis Hallman
REGISTER OF DEEDS
OTTAWA COUNTY, MI

Amendment No. 2 to Ottawa County Subdivision Plan No. 10

- (1) Second Amendment to Master Deed of Southbrook Court Condominiums No. 1.
- (2) Exhibit A to Amendment: Affidavit of Mailing as to notices required by Section 90(5) of the Michigan Condominium Act.
- (3) Exhibit B to Amendment: Certificate of Approval by Co-owners of Southbrook Court Condominiums, Inc.

No interest in real estate being conveyed hereby, no revenue stamps are required.

This Instrument Drafted By: ✓ William K. Van't Hof
Varnum, Riddering, Schmidt & Howlett
Suite 800
171 Monroe Avenue, N.W.
Grand Rapids, Michigan 49503

3. Article III, Section 3 of said By-Laws is hereby amended to read as follows:

"Notice of Annual Meeting. At least ten (10) days prior to the date of an annual meeting, written notice of the time, place and purpose of such meeting shall either be mailed or delivered to each member entitled to vote at the meeting. All written notices shall state the authority pursuant to which they are issued and shall bear the written, printed or typed signature of an officer of the Association. Notice served by mail shall be deemed given when it has been deposited in the United States mail, postage fully prepaid, and addressed to the person to whom it is directed at the address designated by him for such purpose or if none is so designated, at his last known address."

4. Article IV, Section 1 of said By-Laws is hereby amended to read as follows:

"Board of Directors. The business, property and affairs of the Association shall be managed by a Board of Directors, at least one-third of whom shall be elected each year for a term of three years each, or until successors have been elected and qualified at the annual membership meeting. At least 90 days in advance of the date of such meeting, the Board shall appoint a nominating committee consisting of two Board members and two Association members to propose a slate of nominees consisting of two such nominees for each vacancy to be filled at the annual meeting."

5. Article IV of said By-Laws is further amended by the addition of a new Section 5, to read as follows:

"Vacancies. Vacancies in the Board may be filled by the affirmative vote of a majority of the remaining director or directors, even though less than a quorum of the Board. Each person so elected to fill a vacancy shall remain a director until his successor has been duly elected and qualified, which election shall be for a term equal to that remaining of the director whose death or resignation has created the vacancy."

6. In all other respects, the provisions of the Condominium By-Laws of Southbrook Court Condominiums No. 1 are hereby ratified and confirmed.

IN WITNESS WHEREOF, the Association has duly executed this Second Amendment to Master Deed this 26th day of October, 1984.

WITNESSES:

Dawn Wiers
Dawn Wiers

Vicki Moorman
Vicki Moorman

SOUTHBROOK COURT CONDOMINIUMS, INC.

By Thomas M. Broekhuizen
Thomas M. Broekhuizen, President

And Marian Ter Haar
Marian Ter Haar Secretary

