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Filed / Sealed for Record in
OTTAWA COUNTY, MI
GARY SCHOLTEN R.O.D.
09-16-2003 At 03:46:10 pm.
AMEND MD 26.00
OR Liber 4258 Page 277 - 281

FIRST AMENDMENT TO MASTER DEED
THE VILLAS OF HIDDEN SHORES
(ACT 59 PUBLIC ACTS OF 1978, AS AMENDED)

This First Amendment to Master Deed of The Villas of Hidden Shores is made and executed on this 2nd day of September, 2003, by GRAND VALLEY DEVELOPERS, L L C , a Michigan limited liability company, of 9829 Lake Michigan Drive, Allendale, Michigan 49401 (the "Developer")

RECITALS

The Villas of Hidden Shores (the "Project") was established by the recording of the Master Deed of The Villas of Hidden Shores dated the 1st day of July, 2003, and recorded the 2nd day of July, 2003, in Liber 4105, Pages 744-798, Ottawa County, Michigan records (the "Master Deed") establishing the real property described in Article II of the Master Deed, together with the improvements located and to be located thereon and the appurtenances thereto, as a condominium project under the provisions of Act 59 of the Michigan Public Act of 1978, as amended (the "Act") The Project was assigned Ottawa County Condominium Subdivision Plan No 349 The Master Deed is hereby amended pursuant to Article VIII of the Master Deed, with the consent of more than two-thirds (2/3) of the votes of the Co-owners and mortgagees

AMENDMENT

The Villas of Hidden Shores Master Deed is hereby amended as follows

1 Paragraph B of Article V of the Master Deed is amended and replaced in its entirety with the following

'B Percentage of Value

The total value of the Project is one hundred percent (100%) The percentage of value assigned to each Unit will be equal The determination that percentages of value should be equal was made after reviewing the comparative characteristics of each Unit in the Project which would affect maintenance costs and value and concluding that there

are not material differences among the Units insofar as the allocation of percentages of value is concerned. The percentage of value assigned to each Unit will be determinative of each Co-owner's respective share of the Common Elements of the Condominium Project, the proportionate share of each respective Co-owner in the proceeds and the expenses of administration and the value of such Co-owner's vote at meetings of the Association. The Developer may expand the Condominium Project by creating additional Units in the Expansion Area (as defined in Article XI of the Master Deed). Such expansion would result in a change in the actual percentage of value attributable to each Unit presently included in the Condominium Project (such percentages of value of all Units in the first phase of the Project would, however, remain equal to each other). The percentages of value for all Units which may be created in the Expansion Area shall be determined by Developer in accordance with the above method of valuation."

2 Paragraph C (8)(a) of Article VI of the Bylaws attached as Exhibit A to the Master Deed is deleted in its entirety.

3 Paragraph C (9) of Article VI of the Bylaws attached as Exhibit A to the Master Deed is amended and replaced in its entirety with the following:

"(9) No mobile home, van, trailer, tent, shack, garage, accessory building, outbuilding or other structure of a temporary character shall be erected, occupied or used at any time without the prior written consent of the Association. Except for temporarily loading and unloading purposes or unless otherwise approved in writing by the Association, no recreational vehicle, motor home, boat and/or trailer shall be parked or stored on the Condominium property, unless the same is parked within a garage with the garage door fully closed. No snowmobile or other motorized recreational vehicle shall be operated on the Condominium property. No maintenance or repair shall be performed on any boat or vehicle except within a garage or Unit where totally isolated from public view."

4 Terms not defined in this First Amendment shall have the meanings assigned to such terms in The Villas of Hidden Shores Master Deed.

5 Except as specifically amended herein, all provisions of the Master Deed, as amended, shall remain in full force and affect.

IN WITNESS WHEREOF, the Developer has duly executed this First Amendment to Master Deed on the day and year first above written


DEVELOPER

GRAND VALLEY DEVELOPERS, L L C , a Michigan limited liability company

By  Mitchell G Koster, Member

STATE OF MICHIGAN)
)ss
COUNTY OF KENT)

This instrument was acknowledged before me the 2nd day of September, 2003, by Mitchell G Koster, a Member of Grand Valley Developers, L L C , a Michigan limited liability company, on behalf of the Company


Notary Public, Kent County, Michigan
My Commission expires _____

Joan Sommers
NOTARY PUBLIC-OTTAWA COUNTY
MY COMMISSION EXPIRES 02-19-07

"Acting in Kent County"

Prepared by and Return to After Recording
Todd A Hendricks
✓ RHOADES, McKEE, BOER, GOODRICH & TITTA
161 Ottawa Avenue, N W , Suite 600
Grand Rapids, MI 49503
(616) 235-3500

AFFIDAVIT OF MAILING

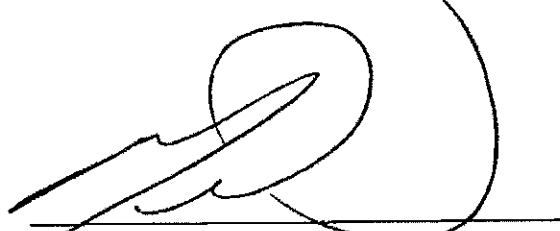
STATE OF MICHIGAN)
)ss
COUNTY OF KENT)

Mitchell G Koster, being duly sworn deposes and says that

1 He is a member of Grand Valley Developers, L L C , the Developer of The Villas of Hidden Shores in Allendale Township, Ottawa County, Michigan

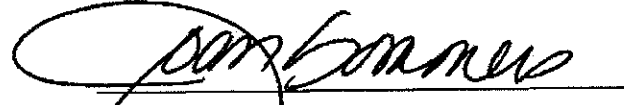
2 On SEPT 2nd, 2003, notices were sent to all Co-owners and mortgagees of record in The Villas of Hidden Shores condominium project as required by Section 90(5) of the Michigan Condominium Act, pursuant to a list of mortgagees supplied by First American Title Insurance Company Such notices were sent by first class mail, postage fully prepaid

Further deponent saith not



Mitchell G Koster

Subscribed and sworn to before me this 2nd day of September, 2003



Notary Public _____ County, MI
My commission expires _____

DRAFTED BY
Todd A Hendricks
Rhoades McKee
600 Waters Building, 161 Ottawa Ave , NW
Grand Rapids Michigan 49503-2793

Joan Sommers
NOTARY PUBLIC OTTAWA COUNTY
MY COMMISSION EXPIRES 02-19-07

Acting in Kent County

CONSENT TO FIRST AMENDMENT TO MASTER DEED

WHEREAS, Grand Valley Developers, L L C , a Michigan limited liability company, of 9829 Lake Michigan Drive, Allendale, Michigan 49401, as Developer, has established The Villas of Hidden Shores as a conventional condominium project by recording on July 2, 2003, at Liber 4105, Pages 774 - 798 of the Ottawa County Register of Deeds, a Master Deed of The Villas of Hidden Shores covering real property in Allendale Township, Ottawa County, Michigan, described in Article II of the Master Deed of The Villas of Hidden Shores, and

WHEREAS, Grand Valley Developers, L L C proposes to record a First Amendment of Master Deed, to be recorded contemporaneously with this Consent, and

WHEREAS, Macatawa Bank, a Michigan banking corporation, of P O Box 3119, Holland, Michigan is the holder of record of a mortgage interest in the real property described in Article II of the Master Deed of The Villas of Hidden Shores

NOW, THEREFORE, Macatawa Bank, hereby consents to the recording of the First Amendment of Master Deed of The Villas of Hidden Shores in the Office of Register of Deeds for Ottawa County, Michigan

WITNESSES

MACATAWA BANK, a Michigan banking corporation

Becky Van Den Bosch
(Becky Van Den Bosch)

By [Signature]
Chad Holstege
Its Vice President

Roxanne Schans
(Roxanne Schans)

STATE OF MICHIGAN)
)ss
COUNTY OF OTAWA)

The foregoing instrument was acknowledged before me this 29th day of Aug. 2003, by Chad Holstege, on behalf of Macatawa Bank, its Vice President

Becky Van Den Bosch
Notary Public, OTAWA County, MI
My Commission Expires _____

PREPARED BY
Todd A Hendricks
Rhoades, McKee, Boer, Goodrich & Titta
161 Ottawa Avenue, NW, Ste 600
Grand Rapids, MI 49503
(616)235-3500

BECKY VANDEN BOSCH
Notary Public, Ottawa County, MI
My Commission Expires Nov 18 2004