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OTTAWA COUNTY, MI

GARY SCHOLTEN R.O.D.

04/13/2011 AT 11:25 AM

AMEND TO MASTER DEED 23.00

THIRD AMENDMENT TO THE MASTER DEED OF THE VILLAS OF HIDDEN SHORES

THIS AMENDMENT, effective April 13, 2011, hereby amends the Master Deed of The Villas of Hidden Shores recorded in Liber 4105, Pages 744 through 798; AND First Amendment to the Master Deed recorded in Liber 4258 Pages 277 through 281; AND Second Amendment to the Master Deed recorded in Liber 4772 Pages 409 through 427 at the Ottawa County Register of Deeds office, and is cited as the Ottawa County Subdivision Plan No. 349. It is being made and executed by the President and Secretary of the Association.

ARTICLE I

AMENDMENT OF EXHIBIT A – CONDOMINIUM BYLAWS

1. Article VI, Section C.(6) regarding Unit appearance and winter storage is hereby deleted in its entirety and replaced with the following language:

“(6) No Co-owner shall display, hang or store any clothing, sheets, blankets, laundry or other articles outside his or her Unit, or which may be visible from the outside of his or her Unit (other than draperies or curtains, blinds and/or shades of a customary nature and appearance), or paint or decorate or adorn the outside of his or her Unit, or install any CB, short wave or other radio, satellite dish or similar device, or television antenna, window air-conditioning unit, snap-in window dividers, awning or other equipment, fixtures or items of any kind, without the prior written permission from the Association. All exterior drapes

and window coverings shall be white or neutral in color, as viewed from the exterior of the Unit. The foregoing restrictions shall not be construed to prohibit a Co-owner from placing and maintaining outdoor furniture and decorative foliage of a customary nature and appearance on a patio, deck or balcony which is a limited common element appurtenant to his or her Unit, provided, that no such furniture or other personal property shall be stored on any open deck, patio or porch which is visible from another Unit or from the Common Elements of the Project during the winter season, except such items that are approved and allowed pursuant to certain rules and regulations adopted by the Board."

2. Article VI, Section C.(11) regarding common elements is hereby deleted in its entirety and replaced with the following language:

"(11) The common elements shall not be used for the storage of supplies, vehicles, or personal property (except in limited common element garages or for short periods of time as may be reasonably necessary to permit periodic collection of trash). No vehicles shall be parked on or along the private drive without the prior consent of the Association. No yard ornaments or structures may be placed in the general or limited common areas, except those that are approved and allowed pursuant to certain rules and regulations adopted by the Board. In general, no activity shall be carried on nor condition maintained by any Co-owner either in his or her Unit or upon the Common Elements which despoil the appearance of the Condominium."

3. Section A. and Section B.(2)(d) regarding directors contained in Article XI entitled Board of Directors are hereby deleted in their entirety and replaced with the following language:

"A. Number and Qualification of Directors. Beginning at the date of the October 2011 annual meeting, the business, property and affairs of the Association shall be managed by a Board of Directors consisting of five (5) members. The term of office for each director shall be three (3) years, except for the directors elected at the October 2011 meeting, and the terms will be staggered. At the October 2011 meeting, the term of office for two of the candidates who receive the highest number of votes will be three (3) years; the term of office for the candidate who receives the next highest number of votes will be two (2) years; and the term of office for the remaining candidate with the highest number of votes will be one (1) year. The remaining position on the board is held by the Developer Representative pursuant to these bylaws. At

such time as the Developer no longer has a representative on the Board, the remaining Board members shall approve a replacement to serve until the next annual meeting at which one board member is scheduled to be elected. At that time, both the scheduled one Board position and the position vacated by the Developer will both be filled for three (3) year terms. A director may serve consecutive terms without limit. Directors shall serve without compensation.”

ARTICLE II

REMAINING TERMS AND PROVISIONS

To the extent that the remaining terms and provisions of the Master Deed do not conflict with the provisions contained in this Third Amendment to said Master Deed, the same are hereby ratified and affirmed in their entirety.

IN WITNESS WHEREOF, the parties below described have duly executed this Amendment to the Master Deed on the day and year first above written.

VILLAS OF HIDDEN SHORES
ASSOCIATION, INC.

By: _____

Ben Haynes
Its President

VILLAS OF HIDDEN SHORES
ASSOCIATION, INC.

By: _____

Roberta Jones
Its Secretary

Acknowledged before me on April 13, 2011, in Ottawa County, Michigan, by Ben Haynes, President of Villas of Hidden Shores Association, Inc.

Gail L. Ikerd
GAIL L. IKERD Notary Public
NOTARY PUBLIC - STATE OF MICHIGAN
COUNTY OF OTTAWA Ottawa County, Michigan
My Commission Expires **OCTOBER 1, 2013** Acting in Ottawa County, Michigan
Acting in the County of Ottawa My commission expires: 10-1-13

Acknowledged before me on April 13, 2011, in Ottawa County, Michigan, by Roberta Jones, Secretary of Villas of Hidden Shores Association, Inc.

Gail L. Ikerd
GAIL L. IKERD Notary Public
NOTARY PUBLIC - STATE OF MICHIGAN
COUNTY OF OTTAWA Ottawa County, Michigan
My Commission Expires **OCTOBER 1, 2013** Acting in Ottawa County, Michigan
Acting in the County of Ottawa My commission expires: 10-1-13

PREPARED BY:
✓ VILLAS OF HIDDEN SHORES ASSOCIATION, INC.
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(616) 648-0503