

1992 JUL 30 PM 3:39

Charlene M. Cochran
REGISTER OF DEEDS

FIRST AMENDMENT TO MASTER DEED

CHARLEVOIX COUNTRY CLUB CONDOMINIUM

CHARLEVOIX COUNTRY CLUB, INC., a Michigan Corporation, whose address is 203 Bridge Street, Charlevoix, Michigan 49720, being the Developer of Charlevoix Country Club Condominium, a condominium project established pursuant to the Master Deed thereof, recorded in Liber 335, Pages 47 through 104, Charlevoix County Records, and known as Charlevoix County Condominium Subdivision Plan No. 62, hereby amends the Master Deed of Charlevoix Country Club Condominium pursuant to the authority reserved in Article VI, Sections 1, 2, 5 and 6 and Article VIII, Section 3. Upon recording of this Amendment in the office of the Charlevoix County Register of Deeds, said Master Deed shall be amended in the following manner:

- 1. That portion of Article II of the Master Deed which presently reads:

ARTICLE II

DESCRIPTION

The land which is submitted to the Condominium Project established by this Master Deed is particularly described as follows:

In the Township of Charlevoix, Charlevoix County, Michigan; Commencing at the East 1/4 corner of Section 13, Town 34 North, Range 8 West; thence North 00°00'31" West along the East line of said section 885.71 feet; thence West 719.64 feet to the point of beginning; thence South 30°07'20" West 154.48 feet; thence South 63°09'28" West 321.18 feet; thence South 70°37'34" West 191.45 feet; thence North 39°43'39" West 123.42 feet; thence on a curve to the right 120.00 feet (radius is 670.00 feet, long chord bears S59°11'09"W 119.84 feet); thence South 27°00'00" East 180.00 feet; thence South 65°00'00" West 1100.00 feet; thence North 09°53'06" West 163.85 feet; thence South 66°36'48" West 88.25 feet; thence on a curve to the left 56.81 feet (radius is 47.31 feet, long chord bears S32°12'47"W 53.46 feet); thence South 02°11'13" East 75.00 feet; thence on a curve to the right 161.33 feet (radius is 224.16 feet, long chord bears S18°25'51"W 157.87 feet); thence South 39°02'56" West 83.41 feet; thence on a curve to the left 187.51 feet (radius is 123.89 feet, long chord bears S04°18'34"E 170.12 feet); thence on a curve to the left 97.86 feet (radius is 269.02 feet, long chord bears S58°05'20"E 97.32 feet); thence North 16°58'29" East 145.59 feet; thence North 66°00'00" East 1090.00 feet; thence North 55°22'49" East 162.79 feet; thence North 58°24'19" East 151.33 feet; thence South 24°00'00" East 170.00 feet; thence South 10°24'00" East 161.37 feet; thence South 22°00'00" East 400.00 feet; thence South 78°00'00" West 650.00 feet; thence North 43°30'45" West 263.63 feet;

15-04-013-001-55 EQ
15-04-013-002-00
TAX COUNTY

State of Michigan, County of Charlevoix, ss. I hereby certify that there are no tax liens or titles held by the State or by individuals on the land herein described in the within instrument and that all taxes due thereon have been paid for the five years preceding the date of said instrument as appears from the records in my office. This does not cover taxes in process of collection in Township, Cities or Village. *Janet Welch* County Treasurer

thence North 18°00'00" West 50.00 feet; thence South 72°00'00" West 100.00 feet; thence South 08°00'00" East 240.00 feet; thence South 75°00'00" West 230.72 feet; thence North 00°05'00" East 240.41 feet; thence South 67°46'20" West 217.14 feet; thence South 46°38'25" West 376.62 feet; thence North 00°02'13" West 568.54 feet to the Northeast corner of Lot 1 of the recorded plat of FOREST RIDGE; thence South 89°57'47" West along the North line of said lot 150.00 feet to the East right of way of Old Orchard Road; thence North 00°00'14" East along said road 317.06 feet; thence North 56°38'17" East 332.59 feet; thence North 60°38'11" East 341.73 feet; thence North 62°46'36" East 1076.70 feet; thence North 36°21'14" East 129.90 feet; thence North 50°49'52" East 799.55 feet; thence North 28°41'45" East 240.88 feet; thence North 28°41'14" East 122.95 feet; thence North 39°28'29" East 100.00 feet; thence South 03°00'00" West 650.00 feet; thence South 33°00'00" West 170.00 feet; thence South 30°07'20" West 191.85 feet to the point of beginning;

retaining in Developer, its successors or assigns, the following easements, all as shown on Exhibit "B" to this Master Deed:

shall be amended to read:

ARTICLE II

DESCRIPTION

The land which is submitted to the Condominium Project established by this Master Deed is particularly described as follows:

In the Township of Charlevoix, Charlevoix County, Michigan; Commencing at the East 1/4 corner of Section 13, Town 34 North, Range 8 West; thence North 00°00'31" West along the East line of said section 885.71 feet; thence West 719.64 feet to the point of beginning; thence South 30°07'20" West 154.48 feet; thence South 63°09'28" West 321.18 feet; thence South 70°37'34" West 191.45 feet; thence North 39°43'39" West 123.42 feet; thence on a curve to the right 120.00 feet (radius is 670.00 feet, long chord bears S59°11'09"W 119.84 feet); thence South 27°00'00" East 180.00 feet; thence South 65°00'00" West 1100.00 feet; thence North 09°53'06" West 163.85 feet; thence South 66°36'48" West 88.25 feet; thence on a curve to the left 56.81 feet (radius is 47.31 feet, long chord bears S32°12'47"W 53.46 feet); thence South 02°11'13" East 75.00 feet; thence on a curve to the right 161.33 feet (radius is 224.16 feet, long chord bears S18°25'51"W 157.87 feet); thence South 39°02'56" West 83.41 feet; thence on a curve to the left 187.51 feet (radius is 123.89 feet, long chord bears S04°18'34"E 170.12 feet); thence on a curve to the left 97.86 feet (radius is 269.02 feet, long chord bears S58°05'20"E 97.32 feet); thence North 16°58'29" East 145.59 feet; thence North 66°00'00" East 780.00 feet; thence North

55°22'49" East 162.79 feet; thence North 58°24'19" East 151.33 feet; thence South 24°00'00" East 205.00 feet; thence South 10°24'00" East 161.37 feet; thence South 22°00'00" East 400.00 feet; thence South 78°00'00" West 650.00 feet; thence North 43°30'45" West 263.63 feet; thence North 18°00'00" West 50.00 feet; thence South 72°00'00" West 100.00 feet; thence South 08°00'00" East 240.00 feet; thence South 75°00'00" West 230.72 feet; thence North 00°05'00" East 240.41 feet; thence South 67°46'20" West 217.14 feet; thence South 46°38'25" West 376.62 feet; thence North 00°02'13" West 568.54 feet to the Northeast corner of Lot 1 of the recorded plat of FOREST RIDGE; thence South 89°57'47" West along the North line of said lot 150.00 feet to the East right of way of Old Orchard Road; thence North 00°00'14" East along said road 317.06 feet; thence North 56°38'17" East 332.59 feet; thence North 60°38'11" East 341.73 feet; thence North 62°46'36" East 1076.70 feet; thence North 36°21'14" East 129.90 feet; thence North 50°49'52" East 799.55 feet; thence North 28°41'45" East 240.88 feet; thence North 28°41'14" East 122.95 feet; thence North 39°28'29" East 100.00 feet; thence South 03°00'00" West 650.00 feet; thence South 33°00'00" West 170.00 feet; thence South 30°07'20" West 191.85 feet to the point of beginning;

retaining in Developer, its successors or assigns, the following easements, all as shown on Exhibit "B" to this Master Deed:

2. Article II of the Master Deed shall be further amended by the addition of the following language:

An easement in favor of CHARLES D. CENTER and TRUDY J. CENTER, husband and wife, and their successors in interest in and to Lot 2 Forest Ridge Subdivision, Charlevoix, Michigan for ingress, egress and landscaping in, on and over the following described premises: Beginning on the East line of Old Orchard Road, at coordinate point #7 in CHARLEVOIX COUNTRY CLUB CONDOMINIUM; thence North 0°00'14" East along the West boundary of said condominium 48.00 feet; thence East 20.00 feet; thence South 75°53'15" East 134.03 feet; thence South 0°02'13" East 15.42 feet; thence North 89°57'47" West 150.00 feet to the point of beginning.

An easement in, on and over Units 32 and 33 of the Condominium for golf cart paths and golf course maintenance reserved to the Developer described as: A golf easement 20 feet in width, the center line of which is described as: Beginning at the Northeast corner of Unit 32 of CHARLEVOIX COUNTRY CLUB CONDOMINIUM; thence South 09°18'04" East along the East line of said unit, 240.59 feet to the point of ending.

An easement in, on and over Unit 38 of the Condominium for golf cart paths and golf course maintenance reserved to the Developer described as: A golf course easement 10 feet in width, the North line of which is described as: Beginning

at the Northeast corner of Unit 38 of CHARLEVOIX COUNTRY CLUB CONDOMINIUM; thence South 65°00'00" West along the North line of said unit, 140.00 feet to the point of ending.

- 3. Exhibit "B" to the Master Deed as recorded is hereby amended by substituting attached Sheets 1 through 4 of said Exhibit "B" for Sheets 1 through 4 as presently recorded which presently recorded Sheets 1 through 4 shall be of no further force or effect.

In all other respects, the original Master Deed of Charlevoix Country Club Condominium, including the Bylaws and Condominium Subdivision Plan attached thereto respectively as Exhibits "A" and "B" is hereby ratified, confirmed and redeclared.

This instrument is dated July 16, 1992.

WITNESSES:

CHARLEVOIX COUNTRY CLUB, INC.

Esther L. Moore

Esther L. Moore

By: [Signature]
Richard Lobenherz

Its: President

Celeste W. Bickersteth

Celeste W. Bickersteth

STATE OF MICHIGAN
COUNTY OF CHARLEVOIX

The foregoing First Amendment to the Master Deed of Charlevoix Country Club Condominium was acknowledged before me this 16 day of July, 1992 by Richard Lobenherz, President of Charlevoix Country Club, Inc., a Michigan corporation on behalf of said corporation.

Esther L. Moore
Esther L. Moore, Notary Public
Charlevoix County, Michigan
My commission expires: 2/9/94

Drafted by:
Arthur S. Bond, Jr.
Route 3, Box 2
Bellaire, MI 49615