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OTTAWA COUNTY, MI  
JUSTIN F. ROEBUCK  
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09/26/2016 AT 11:57 AM  
AMEND TO MASTER DEED 26.00

**FIRST AMENDMENT TO THE AMENDED AND RESTATED MASTER DEED OF  
PINEBROOK ESTATES CONDOMINIUMS**

THIS FIRST AMENDMENT TO THE AMENDED AND RESTATED MASTER DEED is made and executed on this 27 day of July, 2016, by Pinebrook Estates Condominium Association, a Michigan nonprofit corporation, whose office is c/o 6705 N. Wentward Ct., Hudsonville, MI 49426, hereinafter referred to as the "Association," represented herein by Ronald J. Hazlewood, the President of Pinebrook Estates Condominium Association, who is fully empowered and qualified to act on behalf of the Association in pursuance of the Michigan Condominium Act (being Act 59 of the Public Acts of 1978, as amended).

**WITNESSETH:**

WHEREAS, the Association, the nonprofit corporation organized for the administration and management of Pinebrook Estates Condominiums, a condominium project established pursuant to the Master Deed for Pinebrook Estates Condominiums recorded in Liber 1230 Pages 357 et seq., together with the First Amendment to Master Deed recorded in Liber 1292, Pages 83 et seq., Second Amendment to Master Deed recorded in Liber 1497, Pages 725 et seq., Third Amendment to Master Deed recorded in Liber 1801, Pages 907 et seq., Fourth Amendment to Master Deed recorded in Liber 1817, Pages 978 et seq., Fifth Amendment to Master Deed recorded in Liber 1927, Pages 672 et seq., Consolidating Master Deed recorded in Liber 2640, Pages 639 et seq., Amendment to Master Deed recorded in Liber 2784, Pages 854 et seq., and Amended and Restated Master Deed recorded as Document number 2014-0004592, Ottawa County Records, and known as Ottawa County Condominium Subdivision Plan No. 102, desires to amend various sections of the Amended and Restated Master Deed for Pinebrook Estates Condominiums, pursuant to the authority granted by Section 90 of the Michigan Condominium Act, as amended, (MCLA § 559.190, MSA § 26.50(190)) and Article VIII of the Amended and Restated Master Deed, for the purpose of correcting newly discovered errors in the Amended and Restated Master Deed.

This Amendment does not enlarge the common elements of the existing condominium project, or alter the existing percentages of value in the project.

The Amended and Restated Master Deed shall be amended upon recording with the Register of Deeds for Ottawa County, as required by Section 73 of the Michigan Condominium Act (MCLA § 559.173, MSA 26.50(173)).

NOW THEREFORE, the following changes are hereby made to Pinebrook Estates Condominiums Amended and Restated Master Deed:

**Article I of Amendment**

The "Whereas" clause of the Amended and Restated Master Deed for Pinebrook Estates Condominiums, shall, upon recording of this Amendment with the Ottawa County Register of Deeds, be deleted in its entirety and replaced with the following corrected Whereas clause:

*WHEREAS, the Association desires by recording this Amended and Restated Master Deed, together with the Amended and Restated Condominium Bylaws attached hereto as Exhibit "A", and the Condominium Subdivision Plan attached to the Consolidated Master Deed as Exhibit "B", as amended (and which is hereby incorporated by reference and made a part hereof), to reaffirm the establishment of the real property described in Article II below, together with all of the improvements now located upon such real property and the appurtenances thereto, as a residential condominium project under the provisions of the Condominium Act of Michigan. The original Master Deed for Pinebrook Estates Condominiums was recorded in Liber 1230 Pages 357 et seq., together with the First Amendment to Master Deed recorded in Liber 1292, Pages 83 et seq., Second Amendment to Master Deed recorded in Liber 1497, Pages 725 et seq., Third Amendment to Master Deed recorded in Liber 1801, Pages 907 et seq., Fourth Amendment to Master Deed recorded in Liber 1817, Pages 978 et seq., Fifth Amendment to Master Deed recorded in Liber 1927, Pages 672 et seq., Consolidating Master Deed recorded in Liber 2640, Pages 639 et seq., Amendment to Master Deed recorded in Liber 2784, Pages 854 et seq., and Amended and Restated Master Deed recorded as Document number 2014-0004592, Ottawa County Records, all of which are superseded hereby with the exception of the Condominium Subdivision Plan attached to the Consolidated Master Deed, which is incorporated herein by reference as Exhibit B hereof.*

**Article II of Amendment**

ARTICLE I, Section 1 of the Amended and Restated Master Deed for Pinebrook Estates Condominiums, shall, upon recording of this Amendment with the Ottawa County Register of Deeds, be deleted in its entirety and replaced with the following corrected Article I, Section 1:

*Section 1. Condominium Name and Subdivision Plan No. The Condominium shall be known as Pinebrook Estates Condominiums, Ottawa Condominium Subdivision Plan No. 102, consisting of 161 Units, numbered 1-161. The Condominium Project is established in accordance with the Act.*

**Article III of Amendment**

ARTICLE II of the Amended and Restated Master Deed for Pinebrook Estates Condominiums, shall, upon recording of this Amendment with the Ottawa County Register of Deeds, be deleted in its entirety and replaced with the following corrected Article II

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**ARTICLE II**

**LEGAL DESCRIPTION**

*The land which comprises the Condominium Project established by the Master Deed is particularly described as follows:*

*That part of the SW ¼, Section 21, T6N, R13W, Georgetown Township, Ottawa County, Michigan, described as: Commencing at the S ¼ corner of Section 21; thence N00° 26'23"E 808.99 feet along the East line of said SW ¼ to the centerline of Port Sheldon Street; thence N00°26'23"E 800.0 feet along said East line; thence N88°15'37"W 155.01 feet parallel with the centerline of Port Sheldon Street to the PLACE OF BEGINNING of this description; thence S00°26'23"W 130.0 feet; thence N88°15'37"W 97.99 feet; thence S00°26'23"W 273.0 feet; thence N88°15'37"W 705.0 feet along a line which is parallel with and 397.0 feet Northerly of the centerline of Port Sheldon Street; thence N00°26'23"E 586.03 feet along the West line of the East 958 feet of said SW ¼, Section 21; thence S89°33'37"E 55.64 feet; thence Easterly 331.36 feet along a 567.0 foot radius curve to the right, the chord of which bears S72°49'06"E 326.66 feet; thence Easterly 355.56 feet along a 633.0 foot radius curve to the left, the chord of which bears S72°10'06"E 350.91 feet; thence S88°15'37"E 99.49 feet to the place of beginning. This parcel contains 8.420 Acres.*

Also:

*Description of Pinebrook Estates Condominiums, lying Northerly of Meadowview Drive:*

*That part of the SW ¼, Section 21, T6N, R13W, Georgetown Township, Ottawa County, Michigan, described as: Commencing at the S ¼ corner of Section 21; thence N00° 26'23"E 1674.99 feet along the East line of said SW ¼; thence N88°15'23"W 253.00 feet along the Northerly line of Meadowview Drive (66.00 feet wide) to the PLACE OF BEGINNING of this description; thence Northwesterly 318.49 feet along said Northerly line on a 567.00 foot radius curve to the right, the chord of which bears N72°10'06"W 314.32 feet; thence Northwesterly 369.93 feet along said Northerly line on a 633.00 foot radius curve to the left, the chord of which bears N72°49'06"W 364.68 feet; thence N89°33'37"W 55.64 feet; thence N00°26'23"E 810.59 feet along the West line, East 958 feet, SW ¼, Section 21; thence S87°28'30"E 790.37 feet along the North line of said SW ¼; thence S00°26'23"W 132.20 feet; thence Easterly 26.30 feet along a 217.0 foot radius curve to the left, the chord of which bears N79°51'27"E 26.28 feet; thence Easterly 79.79 feet along a 283.0 foot radius curve to the right, the chord of which bears N84°27'45"E 79.53 feet; thence S87°27'37"E 63.02 feet; thence S00°26'23"W 66.04 feet along the East line of said SW ¼; thence N87°27'37"W 65.44 feet; thence Westerly 61.18 feet along a 217.00 foot radius curve to the left, the chord of which bears S84°27'45"W 60.98 feet; thence Westerly 42.57 feet along a 283.00 foot radius curve to the right, the chord of which bears S00°41'40"W 42.53 feet; thence S00°26'23"W 139.18 feet; thence N88°15'37"W 85.00 feet; thence S00°26'23"W 45.00 feet; thence S88°15'37"E 32.32 feet; thence S00°26'23"W 210.00 feet; thence N88°15'37"W 32.32 feet; thence S00°26'23"W 390.00 feet to the place of beginning. Subject to easements of record. This parcel contains 15.405 Acres.*

#### **Article IV of Amendment**

ARTICLE III, Section 11 of the Amended and Restated Master Deed for Pinebrook Estates Condominiums, shall, upon recording of this Amendment with the Ottawa County

Register of Deeds, be deleted in its entirety and replaced with the following corrected Article III, Section 11:

I. *"Condominium Name and Subdivision Plan" means the Condominium Subdivision Plan attached to the Consolidated Master Deed, which is incorporated herein by reference as Exhibit B hereof.*

**Article V of Amendment**

ARTICLE VI, Section 1 of the Amended and Restated Master Deed for Pinebrook Estates Condominiums, shall, upon recording of this Amendment with the Ottawa County Register of Deeds, be deleted in its entirety and replaced with the following corrected Article VI, Section 1:


*Section 1. Condominium Unit Description.* The Condominium consists of 161 units numbered and described on the Condominium Subdivision Plan from 1-161. Each Unit in the Project is described in this paragraph with reference to the Condominium Subdivision Plan of Pinebrook Estates Condominiums prepared by Exxel Engineering, Inc., made applicable hereto as Exhibit "B". Each Unit shall include all that space contained within the interior finished unpainted walls and ceilings and from the finished sub-floor all as shown on the floor plans and sections in Exhibit "B" applicable hereto and delineated with heavy outlines.

**Article VI of Amendment**

*In all other respects, the Amended and Restated Master Deed of Pinebrook Estates Condominiums, including the Amended and Restated Condominium Bylaws attached thereto as Exhibit A, and the Condominium Subdivision Plan, applicable thereto as Exhibit B, as previously recorded, are hereby ratified and confirmed.*

IN WITNESS WHEREOF, the Association has caused this Amendment to be executed the day and year first above written.

Pinebrook Estates Condominium Association,  
a Michigan nonprofit corporation

By:   
Ronald J. Hazlewood  
Its: President

**ACKNOWLEDGEMENT ON NEXT PAGE**

