

OAK POINT SITE CONDOMINIUM

FIRST AMENDMENT TO THE MASTER DEED

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

This First Amendment to the Master Deed on this 1st day of September, 2015, by the Board of Directors of the Oak Point Site Condominium, a Michigan non-profit corporation, which is located at 742 Oakpointe Drive, Michigan Center, Michigan 49254, represented herein by its President who is fully empowered and qualified to act on behalf of the Condominium Association in pursuance of the Michigan Condominium Act.

RECITALS

- A. The Master Deed for Oak Point Site Condominium, Jackson County Condominium Subdivision Plan No. 93, was recorded in Liber 1701, Page 587, Jackson County Records.
- B. Section Fourteenth, Paragraph 12, of the Bylaws contains restrictions as to the square footage and the size of road facing garages of residential units which may be built in the development.
- C. A majority of the Board of Directors for the Oak Point Site Condominium Association has decided that it would be in the best interests of the development to further restrict the square footage and the size of road facing garages of units which may be built.
- D. In order to implement these new building restrictions, a majority of the Board of Directors for the Oak Point Site Condominium Association has decided that it has a duty to the co-owners of the Oak Point Site Condominiums to approve, pass, and ratify this First Amendment to the Master Deed for Oak Point Site Condominiums.

- E. On August 21st, 2015, at a Special Meeting of the Board of Directors of the Oak Point Site Condominium Association, this First Amendment to the Master Deed of the Oak Point Site Condominiums was approved by a majority vote.

AMENDMENT

NOW THEREFORE, the Master Deed is hereby amended as follows:

1. The Master Deed for the Oak Point Site Condominium is incorporated herein by reference.

2. Section Fourteenth, Paragraph 12 (page 12) of the Master Deed, is hereby amended to read as follows:

12. The following restrictions apply to:

	<i>Residential Units</i>	
<i>One Story Ranch</i>	<i>1800 sq. ft.</i>	
<i>Bi-Level</i>	<i>2600 sq. ft.</i>	
<i>Tri-Level</i>	<i>2600 sq. ft.</i>	<i>(All units must have</i>
<i>Two Story</i>	<i>2400 sq. ft.</i>	<i>attached three car garage</i>
<i>One & One Half Story</i>	<i>2300 sq. ft.</i>	<i>with a minimum of 600 sq. ft.)</i>

Note: Residential units with garage doors facing the road cannot have more than 40% of the total structure facing the road, occupied by the garage.

Note: Fences may not be constructed on any unit.

3. The Oak Point Site Condominium Master Deed, as amended, continues in full force and effect. This First Amendment to the Oak Point Site Condominium Master Deed shall supersede any contrary provisions contained in the Oak Point Site Condominium Master Deed.

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IN WITNESS WHEREOF, the undersigned has executed this First Amendment to the Oak Point Site Condominium Master Deed on the ____ day of August, 2015.

OAK POINT SITE CONDOMINIUM
ASSOCIATION,

By: _____
Charles Kalmar, President

STATE OF MICHIGAN)
) ss.
COUNTY OF JACKSON)

On this _____ day of August, 2015, before me, a Notary Public in and for said County, appeared Charles Kalmar, to me personally known, who being by me duly sworn, did say that he is the President of the OAK POINT SITE CONDOMINIUM ASSOCIATION, the Michigan non-profit corporation named in this instrument, and in such capacity, is authorized to execute this First Amendment to the Oak Point Site Condominium Master Deed on behalf of said non-profit corporation.

Notary Public, Jackson County, Michigan
Acting in Jackson County, Michigan
My Comm. Expires: _____

Drafted By: Julius J. Hoffman
Julius J. Hoffman, P.C.
404 S. Jackson Street
P. O. Box 274
Jackson, Michigan 49204

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