

I hereby certify that for the five years-proceeding date of said instrument there are no tax liens or title's held by the state for any unpaid taxes, except such as may be in the process of collecting.

11/14/03 *[Signature]* MASTER DEED
Mis, Mich. Oscoda County Treasurer

For

GARLAND WOODS ON THE FOUNTAINS GOLF COURSE IV

MASTER DEED, Made this 12 th day of November, 2003, by R&H Investments, LLC, of 4700 North Red Oak Road, Lewiston, Michigan 49756 (hereinafter referred to as the "Developer");

WITNESSETH:

WHEREAS, the Developer is the owner of lands herein described and desires to establish the same together with the appurtenances thereto as a condominium project under the provisions of Act 59 of the Public Acts of 1978, as amended, by recording this Master Deed together with the condominium bylaws attached hereto as Exhibit "A" and the condominium subdivision plans attached hereto as Exhibit "B", both of which are incorporated herein by reference and made a part hereof.

NOW, THEREFORE, the Developer does hereby establish GARLAND WOODS ON THE FOUNTAINS GOLF COURSE IV by recording of this Master Deed as a condominium project and does declare that GARLAND WOODS ON THE FOUNTAINS GOLF COURSE IV hereinafter referred to as the Condominium, shall be henceforth held, conveyed, encumbered, leased, occupied, improved and in any other manner utilized, subject to the provisions of said Act and to the covenants, conditions, restrictions, uses, limits and affirmative obligations set forth in this Master Deed and Exhibits "A" and "B" hereunder, all of which shall be deemed to run with the land. In furtherance of the establishment of said Condominium, it is provided as follows:

|||

I.

TITLE AND NATURE

TESTING

The Condominium project shall be known as **GARLAND WOODS ON THE FOUNTAINS GOLF COURSE IV**, Township of Greenwood, Oscoda County Condominium Subdivision Plan No. 14. The condominium project is established in accordance with Act 59 of the Public Acts of 1978, as amended. The bylaws attached hereto as Exhibit "A" are hereby incorporated herein by reference. The Condominium Subdivision Plans attached hereto as Exhibit "B" are hereby incorporated herein by reference.

II.

LEGAL DESCRIPTION

The land on which the condominium project is located and which is established by this Master Deed is situated in the Township of Greenwood, County of Oscoda, and State of Michigan, and described as follows, viz:

A parcel of land on part of the SW ¼ and part of the of the NW ¼ and part of the NE ¼ of Section 16, T28N, R1E, Greenwood Township, Oscoda County, Michigan, to be known as Units 1-35 of "Garland Woods on the Fountains Golf Course IV", a Site Condominium, being more particularly described as commencing at the North ¼ corner of said Section 16, T28N, R1E; thence S00°09'04"W, 2440.02 feet along the North-South ¼ line of said Section 16 to the POINT OF BEGINNING; thence N76°25'46"W 255.21 feet; thence S62°02'36"W 520.79 feet; thence S48°38'00"W 507.53 feet; thence S83°34'35"W 394.16 feet; thence N24°46'19"E 251.82 feet; thence N15°34'24"E 349.78 feet; thence N31°26'12"W 153.28 feet; thence N28°32'14"E, 267.75 feet; thence N22°54'27"E, 154.61 feet; thence N04°13'42"E 162.67 feet; thence N22°29'45"E 420.66 feet; thence N32°57'28"E 301.57 feet; thence N62°47'48"E 406.63 feet; thence N25°21'17"E 72.86 feet; thence S70°17'11"E 131.46 feet; thence S15°29'07"W 230.33 feet; thence S44°26'23"W 105.75 feet; thence S09°14'19"W 187.13 feet; thence S32°49'43"W 106.02 feet; thence S19°26'21"E 72.02 feet; thence S71°19'33"E 159.88 feet; thence S04°03'54"W 90.62 feet; thence 90.40 feet along the arc of a curve to the left, said curve having a radius of 90.00 feet, a delta angle of 57°32'58" and a chord of 86.65 feet bearing S67°12'26"W; Thence N86°01'20"W 220.00 feet; thence S00°00'00"E 330.00 feet; thence S90°00'00"E 240.00 feet; thence S00°00'00"E 161.99 feet; thence 266.25 feet along the arc of a curve to the right, said curve having a radius of 619.26 feet, a delta angle of 24°38'04" and a chord of 264.20 feet bearing N78°32'54"E; thence S04°57'20"W 40.12 feet; thence 256.25 feet along the arc of a curve to the right, said curve having a radius of 605.70 feet, a delta angle of

24°14'25" and a chord of 254.35 feet bearing S76°23'23"E; thence 233.15 feet along the arc of a curve to the right, said curve having a radius of 843.42 feet, a delta angle of 15°50'18" and a chord of 232.41 feet bearing S54°56'19"E; thence S36°37'14"W 119.48 feet; thence N76°25'46"W 197.59 feet to the Point of Beginning,
AND

A parcel of land on part of the NE ¼ of Section 16, T28N, R1E, Greenwood Township, Oscoda County, Michigan, to be known as Units 36-52 of "Garland Woods on the Fountains Golf Course, IV", a Site Condominium, being more particularly described as commencing at the North ¼ corner of said Section 16, T28N, R1E; thence S00°09'04"W, 1111.17 feet along the North-South ¼ line of said Section 16; thence S77°42'52"E 171.17 feet to the POINT OF BEGINNING; thence N12°17'08"E 71.84 feet; thence N83°51'48"E 139.25 feet; thence S69°01'32"E 232.16 feet; thence N00°31'00"E 187.27 feet; thence S58°17'15"E 799.04 feet; thence N88°10'26"E 84.21 feet; thence S59°40'26"E 422.62 feet; thence S06°17'44"E 117.14 feet; thence S50°53'08"W 284.86 feet; thence S70°50'49"W 596.18 feet; thence N34°54'33"W 878.75 feet; thence N07°48'06"W 169.83 feet; Thence N77°42'52"W 208.37 feet to the Point of Beginning, BEING SUBJECT TO AND TOGETHER WITH the right of ingress and egress over and along the right of ways of all private roads as shown in Exhibit 'B' to the Master Deed of "Garland Woods on the Fountains Golf Course" and "Garland Woods the Fountains Golf Course II and "Garland Woods on the Fountains Golf Course III".

THE ABOVE-DESCRIBED PREMISES ARE CONVEYED SUBJECT TO THE RESTRICTIVE COVENANTS STATED HEREINAFTER IN ARTICLE VIII.

III.

DEFINITIONS

- A. The following terms, whenever utilized in this Master Deed, Condominium Bylaws, Articles of Incorporation, Condominium Bylaws, Bylaws of Association of Co-Owners, Purchase Agreement, instruments of conveyance including amendments to Master Deed, and in any other document or instrument without limitation shall be defined as follows, viz:

1. **The Act** means the Michigan Condominium Act, being Act No. 59 of the Public Acts of 1978 as amended.
2. **Association** shall mean the person designated in the condominium documents to administer the Condominium Project.

3. **Condominium Bylaws** means Exhibit "A" hereto, being the Bylaws setting forth the substantive rights and obligations of the Co-Owners and required by the Act to be recorded as part of the Master Deed.
4. **Lot or Unit** shall each mean the space within the boundaries of a single unit in the Condominium as such area and space may be described on Exhibit "B" hereto, and shall have the same meaning as the term "unit" is defined in the Act.
5. **Condominium Documents** wherever used means and includes this Master Deed and Exhibits "A" and "B" hereto, the Articles of Incorporation, Bylaws and the Rules and Regulations, if any, of the Association.
6. **Condominium Project, Condominium or Project** means GARLAND WOODS ON THE FOUNTAINS GOLF COURSE IV as a Condominium Project established in conformity with the provisions of the Act.
7. **Condominium Subdivision Plan** means Exhibit "B" hereto.
8. **Co-Owner** means a person, firm, corporation, partnership, association, trust or other legal entity or any combination thereof who or which owns one or more units in the Condominium Project. A land contract vendee of a unit in this project shall be the Co-Owner for all purposes relating to the project. The term "owner," wherever used, shall be synonymous with the term "co-owner." Co-Owner shall not include a licensed residential builder who acquires title for the purpose of residential construction and resale.
9. **Condominium Premises** means and includes the land and the buildings, all improvements and structures thereof, and all easements, rights and appurtenances belonging to the Condominium Project and described in Article II above.

10. **Common Elements** where used without modification shall mean both the general and limited common elements, if any, described in Article IV hereof.
 11. **Percentage of Value**. The percentage assigned to each individual condominium unit in the condominium Master Deed.
 12. **Developer**. R&H Investments, LLC
 13. **Architectural Control Committee** shall mean the committee appointed in accordance with the provisions of Article VI, Paragraph A1 and A2 of the Condominium Bylaws.
 14. **Improvement** shall mean every building of any kind, fence or wall, or other structure or recreational facility which may be erected or placed within any unit, any drainage system that may be established thereon, any driveway or landscaping thereon, or the water or septic systems or any part thereof within any unit.
- B. Terms not defined herein, but defined in the Act, shall carry the meaning given them in the Act unless the context clearly indicates to the contrary. Whenever any reference herein is made to one gender, the same shall include a reference to any and all genders where such a reference would be appropriate; similarly, whenever a reference is made herein to the singular, a reference shall also be included to the plural where such a reference would be appropriate.

TESTING

FIRST AMENDMENT TO MASTER DEED

For

GARLAND WOODS ON THE FOUNTAINS GOLF COURSE IV

THIS FIRST AMENDMENT TO MASTER DEED, made this 22nd day of November, 2003, by R&H Investments, LLC, of 4700 North Red Oak Road, Lewiston, Michigan 49756 (hereinafter referred to as the "Developer");

WITNESSETH:

WHEREAS, the Developer caused the Master Deed for GARLAND WOODS ON THE FOUNTAINS GOLF COURSE IV dated November 12, 2003 to be recorded in Liber 203, Pages 19662 through 19693, Oscoda County Records; and

WHEREAS, the Master Deed was erroneously recorded without the correct Exhibit A (Condominium Bylaws);

NOW, THEREFORE, the Developer does hereby amend the Master Deed as follows:

1. Exhibit A of the above referenced Master Deed shall be deleted in its entirety and replaced with the Exhibit A attached hereto and incorporated herein by reference.
2. In all other respects, the Master Deed and Exhibit B attached thereto are hereby reaffirmed and ratified in their entirety, except as herein expressly modified.

I hereby certify that for the five years proceeding date of said instrument there are no tax liens or title's held by the state for any unpaid taxes, except such as may be in the process of collecting.

2/26/04 *[Signature]*
Oscoda County Register

SECOND AMENDMENT TO MASTER DEED

For

GARLAND WOODS ON THE FOUNTAINS GOLF COURSE IV

THIS SECOND AMENDMENT TO MASTER DEED, made this 26th day of FEBRUARY, 2004, by R&H Investments, LLC, of 4700 North Red Oak Road, Lewiston, Michigan 49756 and Jack Alli, a single man, of 2004-A Beach Trail, Indian Rocks Beach, Florida 33785 (hereinafter collectively referred to as the "Developer");

WITNESSETH:

WHEREAS, the Developer caused the Master Deed for GARLAND WOODS ON THE FOUNTAINS GOLF COURSE IV dated November 12, 2003 to be recorded in Liber 203, Pages 19662 through 19693, Oscoda County Records; and the First Amendment to Master Deed dated November 22, 2003 to be recorded in Liber 203, Pages 20250 through 20270, Otsego County Records;

WHEREAS Article IX of the Master Deed contemplates amendment of the Master Deed for a proper purpose, without consent of Co-owners, mortgagees and other interested parties, as long as amendments do not materially alter or change the rights of the Co-owners, mortgagees, or other interested parties; and

TESTING

Patsy Peters 3P
Oscoda County
Register of Deeds
Page 1 of 3 LP 204/5407
ILM Date 04/16/2004 Time 15:24:35
RECORDING FEES: 20.00

THIRD AMENDMENT TO MASTER DEED

For

GARLAND WOODS ON THE FOUNTAINS GOLF COURSE IV

THIS THIRD AMENDMENT TO MASTER DEED, made this 12th day of APRIL, 2004, by R&H Investments, LLC, of 4700 North Red Oak Road, Lewiston, Michigan 49756 (hereinafter referred to as the "Developer");

WITNESSETH:

WHEREAS, the Developer caused the Master Deed for GARLAND WOODS ON THE FOUNTAINS GOLF COURSE IV dated November 12, 2003, recorded in Liber 203, Pages 19662 through 19693, Oscoda County Records; the First Amendment to Master Deed dated November 22, 2003, recorded in Liber 203, Pages 20250 through 20270, Otsego County Records; and the Second Amendment to Master Deed dated February 26, 2004, recorded in Liber 204, Pages 2775 through 2791 Otsego County Records;

WHEREAS Article IX of the Master Deed contemplates amendment of the Master Deed for a proper purpose, without consent of Co-owners, mortgagees and other interested parties, as long as amendments do not materially alter or change the rights of the Co-owners, mortgagees, or other interested parties; and

Patsy Peters 16P
Oscoda County
Register of Deeds
Page 1 of 16 LP 204/7952
ILM Date 06/08/2004 Time 09:35:13
RE- RECORDING FEES: 59.00

I hereby certify that for the five years preceding date of said instrument there are no tax liens or title's held by the state for any unpaid taxes, except such as may be in the process of collecting.

6-7 2004 B. Furman Rep.
Mio, Mich. Oscoda County Treasurer

Patsy Peters 7P
Oscoda County
Register of Deeds
Page 1 of 7 LP 204/7892
ILM Date 06/07/2004 Time 14:03:33
RECORDING FEES: 32.00

FOURTH AMENDMENT TO MASTER DEED

For

GARLAND WOODS ON THE FOUNTAINS GOLF COURSE IV

THIS FOURTH AMENDMENT TO MASTER DEED, made this 4TH day of JUNE, 2004, by Garland, Inc., of 4700 North Red Oak Road, Lewiston, Michigan 49756 (hereinafter referred to as the "Developer");

WITNESSETH:

WHEREAS, R&H Investments, LLC caused the Master Deed for GARLAND WOODS ON THE FOUNTAINS GOLF COURSE IV dated November 12, 2003 to be recorded in Liber 203, Pages 19662 through 19693, Oscoda County Records; the First Amendment to Master Deed dated November 22, 2003 to be recorded in Liber 203, Pages 20250 through 20270, Oscoda County Records; the Second Amendment to Master Deed dated February 26, 2004, recorded in Liber 204, Pages 2775 through 2791 Oscoda County Records; and the Third Amendment to Master Deed dated April 12, 2004 to be recorded in Liber 204, Pages 5407 through 5409 Oscoda County Records; and

WHEREAS, R&H Investments, LLC, by Assignment of Developer's Rights of an even date herewith, assigned its development rights to Developer with respect to GARLAND WOODS ON THE FOUNTAINS GOLF COURSE IV;

***Instrument is being re-recorded to include exhibit B, the 2nd Amendment to the Subdivision plans for Garland Woods on the Fountains Golf Course IV

I hereby certify that for the five years preceding date of said instrument there are no tax liens or title's held by the state for any unpaid taxes, except such as may be in the process of collecting.

7/16/2004 *C. B. [Signature]*
Mto, Mich. Oscoda County Treasurer

Patsy Peters 14P
Oscoda County
Register of Deeds

Page 1 of 14 LP 204/10363
ILM Date 07/16/2004 Time 10:59:46
RECORDING FEES: 53.00

FIFTH AMENDMENT TO MASTER DEED

For

GARLAND WOODS ON THE FOUNTAINS GOLF COURSE IV

THIS FIFTH AMENDMENT TO MASTER DEED, made this 15 day of July, 2004, by Garland, Inc., of 4700 North Red Oak Road, Lewiston, Michigan 49756 (hereinafter referred to as the "Developer");

WITNESSETH:

WHEREAS, R&H Investments, LLC caused the Master Deed for GARLAND WOODS ON THE FOUNTAINS GOLF COURSE IV dated November 12, 2003 to be recorded in Liber 203, Pages 19662 through 19693, Oscoda County Records; the First Amendment to Master Deed dated November 22, 2003 to be recorded in Liber 203, Pages 20250 through 20270, Oscoda County Records; the Second Amendment to Master Deed dated February 26, 2004, recorded in Liber 204, Pages 2775 through 2791 Oscoda County Records; and the Third Amendment to Master Deed dated April 12, 2004 to be recorded in Liber 204, Pages 5407 through 5409 Oscoda County Records; and the Fourth Amendment to Master Deed dated July 4, 2004 to be recorded in Liber 204, Pages 7952 through 7967, Oscoda County Records; and

TESTING

SIXTH AMENDMENT TO MASTER DEED
FOR
GARLAND WOODS ON THE FOUNTAINS GOLF COURSE IV

This SIXTH AMENDMENT TO MASTER DEED FOR GARLAND WOODS ON THE FOUNTAINS GOLF COURSE IV ("Sixth Amendment") by Garland, Inc., a Michigan corporation whose business address is 4700 North Red Oak Road, Lewiston, Michigan 49756 (hereinafter referred to as the "Developer"), is made this 5 day of DECEMBER, 2005, and shall be effective on the date this Sixth Amendment is recorded with the Oscoda County Register of Deeds ("Register of Deeds").

RECITALS

WHEREAS, R&H Investments, LLC, a Michigan limited liability company ("R&H"), caused the Master Deed for Garland Woods on the Fountains Golf Course IV, dated November 12, 2003 ("Master Deed"), to be recorded with the Register of Deeds on November 14, 2003, in Liber 203, Page 19662-19693; and

WHEREAS, upon the recording of the Master Deed and the exhibits thereto, Garland Woods on the Fountains Golf Course IV ("Project") was established as a condominium project under the Michigan Condominium Act ("Act"); and

WHEREAS, R&H caused a First Amendment to Master Deed for the Project, dated November 22, 2003 ("First Amendment"), to be recorded with the Register of Deeds on November 25, 2003, in Liber 203, Page 20250-20270; and

WHEREAS, R&H and Jack Alli, a single man, caused a Second Amendment to Master Deed for the Project, dated February 26, 2004 ("Second Amendment"), to be recorded with the Register of Deeds on February 26, 2004, in Liber 204, Page 2775-2791; and

WHEREAS, R&H caused a Third Amendment to Master Deed for the Project, dated April 12, 2004 ("Third Amendment"), to be recorded with the Register of Deeds on April 16, 2004, in Liber 204, Page 5407-5409; and

WHEREAS, R&H assigned its development rights for the Project to Developer pursuant to an Assignment of Developer's Rights, dated June 4, 2004 and recorded with the Register of Deeds on June 7, 2004, in Liber 204, Page 7899-7900; and

TESTING

Jeri Winton 3P
Oscoda County
Register of Deeds
Page 1 of 3 LP 206/5056
ILM Date 04/28/2006 Time 13:34:22
RECORDING FEES: 20.00

SEVENTH AMENDMENT TO MASTER DEED
FOR
GARLAND WOODS ON THE FOUNTAINS GOLF COURSE IV

This SEVENTH AMENDMENT TO MASTER DEED FOR GARLAND WOODS ON THE FOUNTAINS GOLF COURSE IV ("Seventh Amendment") by Garland, Inc., a Michigan corporation whose business address is 4700 North Red Oak Road, Lewiston, Michigan 49756 (hereinafter referred to as the "Developer"), is made this 21st day of April, 2006, and shall be effective on the date this Seventh Amendment is recorded with the Oscoda County Register of Deeds ("Register of Deeds").

RECITALS

WHEREAS, R&H Investments, LLC, a Michigan limited liability company ("R&H"), caused the Master Deed for Garland Woods on the Fountains Golf Course IV, dated November 12, 2003 ("Master Deed"), to be recorded with the Register of Deeds on November 14, 2003, in Liber 203, Page 19662-19693; and

WHEREAS, upon the recording of the Master Deed and the exhibits thereto, Garland Woods on the Fountains Golf Course IV ("Project") was established as a condominium project under the Michigan Condominium Act ("Act"); and

WHEREAS, R&H caused a First Amendment to Master Deed for the Project, dated November 22, 2003 ("First Amendment"), to be recorded with the Register of Deeds on November 25, 2003, in Liber 203, Page 20250-20270; and

WHEREAS, R&H and Jack Alli, a single man, caused a Second Amendment to Master Deed for the Project, dated February 26, 2004 ("Second Amendment"), to be recorded with the Register of Deeds on February 26, 2004, in Liber 204, Page 2775-2791; and

WHEREAS, R&H caused a Third Amendment to Master Deed for the Project, dated April 12, 2004 ("Third Amendment"), to be recorded with the Register of Deeds on April 16, 2004, in Liber 204, Page 5407-5409; and

WHEREAS, R&H assigned its development rights for the Project to Developer pursuant to an Assignment of Developer's Rights, dated June 4, 2004 and recorded with the Register of Deeds on June 7, 2004, in Liber 204, Page 7899-7900; and

TESTING

8 0 0 5 6 6 9
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11/6/2018 3:26:00 PM

218-02768
Filed for Record in
OSCODA COUNTY MICHIGAN
JERI WINTON
REGISTER OF DEEDS
11/06/2018 03:21 PM
PAGES: 36

AMENDED AND CONSOLIDATED MASTER DEED

For

GARLAND WOODS ON THE FOUNTAINS GOLF COURSE IV

AMENDED AND CONSOLIDATED MASTER DEED, ^{effective} made this 31st day of October 2018, by Garland Woods IV Condominium Association, a Michigan non-profit corporation, of 996 Garfield Woods Drive, Suite D, Traverse City, Michigan 49686 (hereinafter referred to as the "Association");

WITNESSETH:

WHEREAS, R&H Investments, LLC ("R&H"), as Developer, established **GARLAND WOODS ON THE FOUNTAINS GOLF COURSE IV** under the provisions of Act 59 of the Public Acts of 1978, as amended, by recording a Master Deed together with the Condominium Bylaws attached thereto as Exhibit "A" and the condominium subdivision plans attached thereto as Exhibit "B", both of which were incorporated therein by reference and made a part thereof, which Master Deed was recorded November 14, 2003, at Liber 203, Page 19662, et seq.; as amended by First Amendment to Master Deed recorded November 25, 2003, at Liber 203, Page 20250, et seq.; as amended by Second Amendment to Master Deed recorded February 26, 2004, at Liber 204, Page 2775, et seq.; and as amended by Third Amendment to Master Deed recorded April 16, 2004, at Liber 204, Page 5407, et seq., Oscoda County Records.

WHEREAS, Garland, Inc. ("Garland"), as successor in interest to R&H, pursuant to an Assignment of Developer's Rights, caused the Fourth Amendment to Master Deed to be recorded June 7, 2004, at Liber 204, Page 7892, et seq.; as amended by Fourth Amendment to Master Deed re-recorded June 8, 2004, at Liber 204, Page 7952, et seq.; as amended by Fifth Amendment to Master Deed recorded July 16, 2004, at Liber 204, Page 10363, et seq.; as amended by Sixth Amendment to Master Deed recorded December 5, 2005, at Liber 205, Page 19664, et seq.; as amended by Seventh Amendment to Master Deed recorded April 28, 2006, at Liber 206, Page 5056, et seq., Oscoda County Records.

WHEREAS, the Association wishes to consolidate all previously recorded amendments to Master Deed, and to amend the Master Deed to change certain road names and to update the Master Deed to reflect amendments to the Michigan Condominium Act and the Michigan Nonprofit Corporation Act.

TESTING

Liber & Page 221-01400
Filed for Record in
OSCODA COUNTY MICHIGAN
ANN GALBRAITH
REGISTER OF DEEDS
05/11/2021 02:48 PM
PAGES: 2

NOTICE OF LIS PENDENS
STATE OF MICHIGAN
IN THE CIRCUIT COURT FOR THE COUNTY OF OSCODA

GARLAND WOODS IV CONDOMINIUM
ASSOCIATION.

a Michigan nonprofit corporation,

Plaintiff,

v.

Case No. 21-006309-CH

Hon. Casandra L. Morse-Bills

MZAR LLC,

Defendant.

MAKOWER ABBATE GUERRA WEGNER

VOLLMER PLLC

John L. Finkelmann P66054

Attorneys for Plaintiff

23201 Jefferson Avenue

St. Clair Shores, MI 48080

586 218 6805

Notice is hereby given that a suit has been commenced and is pending in Oscoda County Circuit Court, upon a Complaint filed by Garland Woods IV Condominium Association against the above-named Defendant, for foreclosure of a lien for unpaid Condominium Association assessments, said lien bearing the date of November 4, 2020, filed on behalf of Plaintiff against the Defendant, and recorded in the Office of the Register of Deeds for the County of Oscoda, on November 9, 2020, in Instrument 220-02975, and that the lien premises affected by said foreclosure is situated in the Township of Greenwood, County of Oscoda, State of Michigan, and is more particularly described as attached in Exhibit A:

Dated: May 6, 2021

Garland Woods IV Condominium Association

By: 

John L. Finkelmann, authorized representative

STATE OF MICHIGAN

} SS.

COUNTY OF MACOMB

On this May 6, 2021, before me appeared John L. Finkelmann, authorized representative for Garland Woods IV Condominium Association, a Michigan nonprofit corporation, known to me to be the person who executed the above Notice of Lis Pendens on behalf of the Corporation.

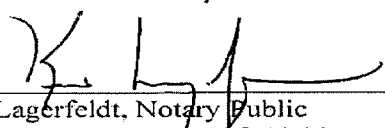
Drafted by and when recorded return to:

John L. Finkelmann

23201 Jefferson Avenue

St. Clair Shores, MI 48080

586 218 6805


Kurt Lagerfeldt, Notary Public
Macomb County, State of Michigan
Acting in the County of Macomb
My Commission Expires: May 3, 2025

TESTING

EXHIBIT A

Units 34, 66, 69, 72, 117, 122, 133, 176 and 181, of Garland Woods on the Fountains Golf Course IV, a Condominium according to the Master Deed recorded in Liber 203, Page 19662 et seq., Oscoda County Records, as amended, and designated as Oscoda County Condominium Subdivision Plan No. 14.

Unit 34 - Sidwell No. 005-788-034-00
Commonly known as: 517 Fountains Dr., Lewiston, Michigan 49756

Unit 66 – Sidwell No. 005-788-066-00
Commonly known as: 542 Fountains Dr., Lewiston, Michigan 49756

Unit 69 – Sidwell No. 005-788-069-00
Commonly known as: 536 Fountains Dr., Lewiston, Michigan 49756

Unit 72 – Sidwell No. 005-788-072-00
Commonly known as: 539 Fountains Dr., Lewiston, Michigan 49756

Unit 117 – Sidwell No. 005-788-177-00
Commonly known as: 535 Red Pine Ct., Lewiston, Michigan 49756

Unit 122 – Sidwell No. 005-788-122-00
Commonly known as: 202 Fieldstone Dr., Lewiston, Michigan 49756

Unit 133 – Sidwell No. 005-788-133-00
Commonly known as: 173 Garland Woods Ln., Lewiston, Michigan 49756

Unit 176 – Sidwell No. 005-788-176-00
Commonly known as: 339 Eagle Dr., Lewiston, Michigan 49756

Unit 181 – Sidwell No. 005-788-181-00
Commonly known as: 522 Red Pine Ct., Lewiston, Michigan 49756

TESTING

220-02975
Filed for Record in
OSCODA COUNTY MICHIGAN
JERI WINTON
REGISTER OF DEEDS
11/09/2020 10:42 AM
PAGES: 2

NOTICE OF LIEN

Act No. 59, Public Acts of the State of Michigan, 1978, as amended

The undersigned, being first duly sworn, deposes and says: That he is the authorized representative for Garland Woods IV Condominium Association (the "Association"). There exists a lien (the "Lien") made against the real estate described below (the "Real Property"), which Lien arises by virtue of the Michigan Condominium Act, the Master Deed and the Bylaws, as amended, of Garland Woods on the Fountains Golf Course IV, as recorded in Oscoda County Records.

There are amounts due the Association of \$9,804.00 through November 4, 2020, exclusive of interest, costs, attorneys' fees and any future assessments, which are also secured by this lien.

Foreclosure proceedings may be commenced against the Real Property after the tenth (10th) day from the date of mailing this Notice of Lien by first class mail to the Co-owner of Record, as defined below, of the Real Property.

The Real Property is located in the Township of Greenwood, County of Oscoda, State of Michigan, and is more particularly described as attached in Exhibit A:

According to the Association's records the Real Property is owned by MZAR LLC ("the Co-owner of Record").

Dated: November 4, 2020

Garland Woods IV Condominium Association

By: 

John L. Finkelmann, authorized representative

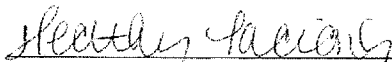
STATE OF MICHIGAN

}
} SS.

COUNTY OF MACOMB

On this November 4, 2020, before me appeared John L. Finkelmann authorized representative for Garland Woods IV Condominium Association, a Michigan nonprofit corporation, known to me to be the person who executed the above Notice of Lien on behalf of the Corporation.

Drafted by and when recorded return to:
John L. Finkelmann
23201 Jefferson Avenue
St. Clair Shores, MI 48080
586 218 6805



Heather Paciork, Notary Public
Macomb County, State of Michigan
Acting in the County of Macomb
My Commission Expires: May 16, 2022

TESTING

EXHIBIT A

Units 34, 66, 69, 72, 117, 122, 133, 176 and 181, of Garland Woods on the Fountains Golf Course IV, a Condominium according to the Master Deed recorded in Liber 203, Page 19662 et seq., Oscoda County Records, as amended, and designated as Oscoda County Condominium Subdivision Plan No. 14.

Unit 34 - Sidwell No. 005-788-034-00
Commonly known as: 517 Fountains Dr., Lewiston, Michigan 49756

Unit 66 – Sidwell No. 005-788-066-00
Commonly known as: 542 Fountains Dr., Lewiston, Michigan 49756

Unit 69 – Sidwell No. 005-788-069-00
Commonly known as: 536 Fountains Dr., Lewiston, Michigan 49756

Unit 72 – Sidwell No. 005-788-072-00
Commonly known as: 539 Fountains Dr., Lewiston, Michigan 49756

Unit 117 – Sidwell No. 005-788-177-00
Commonly known as: 535 Red Pine Ct., Lewiston, Michigan 49756

Unit 122 – Sidwell No. 005-788-122-00
Commonly known as: 202 Fieldstone Dr., Lewiston, Michigan 49756

Unit 133 – Sidwell No. 005-788-133-00
Commonly known as: 173 Garland Woods Ln., Lewiston, Michigan 49756

Unit 176 – Sidwell No. 005-788-176-00
Commonly known as: 339 Eagle Dr., Lewiston, Michigan 49756

Unit 181 – Sidwell No. 005-788-181-00
Commonly known as: 522 Red Pine Ct., Lewiston, Michigan 49756