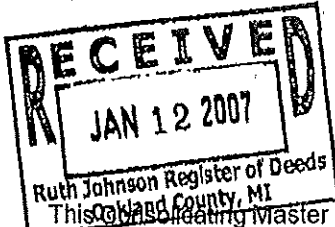


LIBER 38681 PAGE 270

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LIBER 38681 PAGE 270
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PAID RECORDED - OAKLAND COUNTY
RUTH JOHNSON, CLERK/REGISTER OF DEEDS



CONSOLIDATING MASTER DEED
ROCHELLE PARK CONDOMINIUMS

This consolidating Master Deed has been executed on the 20th day of DECEMBER, 2006, on behalf of ROCHELLE PARK DEVELOPMENT COMPANY, a Michigan corporation, 1928 Star-Batt Drive, Rochester Hills, Michigan 48063, (hereinafter referred to as "Developer"), pursuant to the provisions of the Michigan Condominium Act, Act 59 of the Public Acts of 1978, as amended, including, but not limited to, those amendments contained in Act 538 of the Public Acts of 1982 and in Act 113 of the Public Acts of 1983 (hereinafter referred to as the "Act").

Oakland County Subdivision Plan 520.

RECITALS

- A. The Developer has established Rochelle Park Condominiums Oakland County Subdivision Plan No. 520 by its Master Deed recorded in Liber 10205, Pages 823 through 859 of Oakland County Records.
- B. The Developer has recorded the First Amended Master Deed to include Segment 2 of Rochelle Park Condominiums in Liber 10697, Pages 453 through page 501 of Oakland County Records.
- C. The Developer has recorded the Second Amendment to the Master Deed to include Segment 3 of Rochelle Park Condominiums, in Liber 10936, Pages 248 through 261 of Oakland County Records.
- D. The Developer has recorded the Third Amendment to the Master Deed to include Segment 4 of Rochelle Park Condominiums, in Liber 11053, Pages 642 through 658 of Oakland County Records.
- E. The Developer has recorded the Fourth Amendment to the Master Deed to include Segment 5 of Rochelle Park Condominiums, in Liber 11618, Pages 675 through 690 of Oakland County Records.
- F. The Developer has recorded the Fifth Amendment to the Master Deed to include Segment 6 of Rochelle Park Condominiums, in Liber 12128, Pages 882 through 896 of Oakland County Records.
- G. The Developer has recorded the Sixth Amendment to the Master Deed to include Segment 7 of Rochelle Park Condominiums, in Liber 12799, Pages 330 through 341 of Oakland County Records.
- H. The Developer has recorded the Seventh Amendment to the Master Deed to include Segment 8 of Rochelle Park Condominiums, in Liber 13097, Pages 425 through 436 of Oakland County Records.
- I. The Developer has recorded the Eighth Amendment to the Master Deed to include Segment 9 of Rochelle Park Condominiums, in Liber 13598, Pages 488 through 499 of Oakland County Records.
- J. The Developer has recorded the Ninth Amendment to the Master Deed to include Segment 10 of Rochelle Park Condominiums, in Liber 13931, Pages 672 through 683 of Oakland County Records.
- K. The Developer has recorded the Tenth Amendment to the Master Deed to include Segments 11 through 23 and the Recreational Area of Rochelle Park Condominiums, in Liber 14102, Pages 198 through 228 of Oakland County Records.

Handwritten signature/initials

15-28-200-000ent

O.K. - RC

O.K. - KB

LIBER 38681 PG 271

The Developer has recorded the Eleventh Amendment to the Master Deed of Rochelle Park Condominiums at Liber 16530 Pages 276 through 280 of Oakland County Records to clarify the general common element - convertible property of the project.

The Developer has prepared this Consolidating Master Deed and as built condominium subdivision plan pursuant to MCLA 559.152(5) and MCLA 559.174 as the project is complete.

ARTICLE I
DEDICATION

By executing and recording this Master Deed, the Developer establishes ROCHELLE PARK CONDOMINIUMS (sometimes hereinafter referred to as the "Condominium Project") as a condominium project under the Act. After being so established, the Condominium Project shall be held, conveyed, hypothecated, encumbered, leased, rented, occupied, improved and in every manner utilized subject to the provisions, covenants, conditions, restrictions and obligations set forth in this Master Deed (including Exhibits A and B hereto) and to the provisions of the Act. All of the provisions, covenants, conditions, restrictions and obligations set forth in this Master Deed (including Exhibits A and B hereto) shall run with the real property included in the Condominium Project and shall be a burden on, and a benefit to, the Developer, its successors and assigns, and all persons acquiring or owning an interest in the Condominium Project, or in the real property hereby dedicated to the Condominium Project, and their grantees, successors, assigns, heirs, and personal representatives. The remainder of this Master Deed (including Exhibits A and B hereto) has been set forth in furtherance of the establishment of the Condominium Project.

ARTICLE II
LEGAL DESCRIPTION

The real property which is dedicated to the Condominium Project established hereby is legally described as follows:

PROPERTY DESCRIPTION
ROCHELLE PARK CONDOMINIUMS

Land located in the North 1/2 of Section 28, T.3N., R.11E, City of Rochester Hills, Oakland County, Michigan, more particularly described as follows:

Commencing at the North 1/4 corner of said Section 28; thence N 87° 34'31" E, 366.38 feet along the North line of said Section 28 and the centerline of Hamlin Road; thence Southerly along the Westerly line of WHISPERING WILLOWS NO. 1 (a subdivision recorded in Liber 173 of Plats, Pages 1, 2, 3 and 4 of Oakland County Records) along the following (27) courses: S 00° 08'01" E, 185.15 feet; S 07° 02'28" W, 60.83 feet; S 87° 34'31" W, 43.00 feet; along a curve to the left with an arc length of 334.49 feet, a radius of 200.00 feet, chord bearing and distance of S 39° 39'45" W, 296.85 feet; S 08° 15'00" E, 250.40 feet; along a curve to the right with an arc length of 437.77 feet, a radius of 790.00 feet, chord bearing and distance of S 07° 37'30" W, 432.19 feet; S 23° 30'00" W, 179.30 feet; along a curve to the left with an arc length of 139.31 feet, a radius of 300.00 feet, chord bearing and distance of S 10° 11'40" W, 138.07 feet; N 86° 53'37" E, 125.00 feet; S 13° 35'32" E, 65.30 feet; S 21° 15'00" E, 193.59 feet; S 07° 57'15" E, 111.01 feet; S 05° 05'53" W, 111.01 feet; S 18° 08'57" W, 111.01 feet; S 31° 12'22" W, 107.03 feet; S 58° 33'14" E, 29.18 feet; S 84° 33'02" E, 51.95 feet; N 66° 48'04" E, 51.95 feet; S 37° 31'22" E, 135.05 feet; along a curve to the left with an arc length of 103.17 feet, a radius of 240.00 feet, chord bearing and distance of N 40° 09'44" E, 102.38 feet; N 71° 16'11" W, 117.10 feet; N 07° 20'07" E, 168.52 feet; S 82° 00'42" E, 130.00 feet; S 07° 39'05" W, 4.00 feet; S 82° 41'06" E, 182.00 feet; S 83° 41'40" E, 102.55 feet; S 89° 30'00" E, 180.00 feet; S 64° 11'29" E, 93.51 feet; N 67° 53'28" E, 333.66 feet; thence S 02° 26'37" E, 794.95 feet to the Northerly line of Highway M-59; thence along the Northerly line of Highway M-59 along a curve to the left with an arc length of 1197.16 feet, a radius of 4016.72 feet, chord bearing and distance of N 79° 35'10" W, 1192.73 feet and N 88° 07'36" W, 341.95 feet and N 85° 07'36" W, 265.00 feet; thence N 02° 33'33" W, 1416.83 feet; thence N 87° 14'11" E, 474.83 feet;

LIBER 38681 PG 272

thence N 02° 55' 19" W, 992.11 feet to the North line of said Section 28 and the centerline of Hamlin Road; thence along the North line of said Section 28 and the centerline of Hamlin Road N 87° 00' 00" E, 82.41 feet to the point of beginning.

Parcel Contains 1821868.16 square feet, 41.824 acres.

ARTICLE III
DEFINITIONS

When used in any of the Condominium Documents (as hereinafter defined), or in any contract, deed, mortgage, lien, easement or other instrument affecting the Condominium Project or the establishment or transfer of any interest therein, the following terms shall carry the definitions which follow them unless the context clearly indicates to the contrary:

(a) "Act" means the Michigan Condominium Act, being Act 59 of the Public Acts of 1978, as amended, including, but not limited to, amendments contained in Act 538 of the Public Acts of 1982 and in Act 113 of the Public Acts of 1983.

(b) "Association" means ROCHELLE PARK CONDOMINIUMS Association, a not-for-profit corporation organized under the laws of the State of Michigan, of which all co-owners, including the Developer relative to any units retained thereby, shall be members and which shall administer, operate, manage and maintain the Condominium Project. Any action required of or permitted to the Association shall be exercisable by its Board of Directors unless explicitly reserved to the members by the Condominium Documents or the laws of the State of Michigan, and any reference to the Association shall, where appropriate, also constitute a reference to its Board of Directors.

(c) "Association Bylaws" means the corporate Bylaws of the Association.

(d) "Common elements", where used without modification, means both the general and limited common elements, as defined in Article V hereof.

(e) "Condominium Bylaws" means Exhibit A hereto, the Bylaws for the Condominium Project setting forth the rights and obligations of the co-owners and required by Sections 3(8), 53 and 54 of the Act to be recorded as part of the Master Deed.

(f) "Condominium Documents" means and includes this Master Deed, Exhibits A and B hereto, and the Articles of Incorporation, Bylaws and the Rules and Regulations, if any, of the Association.

(g) "Condominium Premises" means and includes the land and the buildings, all improvements and structures thereon, and all easements, rights and appurtenances belonging to the Condominium Project as described above.

(h) "Condominium Project" means ROCHELLE PARK CONDOMINIUMS, a Condominium Project established pursuant to the Act.

(i) "Condominium Subdivision Plan" means Exhibit B hereto.

(j) "Condominium unit" or "unit" each means that portion of the Condominium Project designed and intended for separate ownership and use, as described on Exhibit B hereto.

(k) "Convertible area" means a unit or a portion of the common elements of the condominium project referred to in the condominium documents within which additional condominium units or general or limited common elements may be created in accordance with the Act.

(l) "Co-owner", "owner" or "member" each means a person, firm, corporation, partnership, trust or other legal entity or any combination thereof who or which owns legal or equitable title to a condominium unit within the Condominium Project and, therefore, is a member of the Association.

LIBER 38681 PG 273

(m) "Developer" means ROCHELLE PARK DEVELOPMENT COMPANY, a Michigan corporation, which has had this Consolidating Master Deed prepared and executed, and shall include its successors and assigns.

(n) "Master Deed" means this Master Deed, including Exhibits A and B hereto, both of which are hereby incorporated by reference and made a part hereof.

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, and vice versa.

ARTICLE IV
TITLE AND NATURE

The Condominium Project shall be known as ROCHELLE PARK CONDOMINIUMS, Oakland County Subdivision Plan No. 520. The improvements contained in the Condominium Project, including the number, boundaries, dimensions, and area of each unit, are set forth completely in the Condominium Subdivision Plan attached hereto as Exhibit B. Each building in the Condominium Project contains individual units to be used for residential purposes, and each unit has been designed and intended for separate ownership and use, as evidenced by individual entrances from and exits to a common element of the Condominium Project. Each co-owner in the Condominium Project shall have an exclusive right to occupy his unit and shall have undivided and inseparable rights to share with other co-owners the use and enjoyment of the common elements.

ARTICLE V
COMMON ELEMENTS

The common elements of the Condominium Project and the respective responsibilities for maintenance, decoration, repair or replacement thereof are as follows:

A. General Common Elements.

The general common elements are:

- (1) Except as specifically limited in this Article V or in Article VI, the land described in Article II hereof, including roads, sidewalks, parking areas, lawns, landscaping, and yards, and all rights appertaining thereto;
- (2) The electrical wiring throughout the Condominium Project, including that contained within unit walls, up to the point of connection with, but not including, electrical fixtures, plugs and switches within any unit;
- (3) The telephone wiring throughout the Condominium Project;
- (4) The plumbing network throughout the Condominium Project, including that contained within unit walls, up to the point of connection with plumbing fixtures within any unit;
- (5) The water distribution system, storm water discharge and detention system and sanitary septic or sewer system throughout the Condominium Project;
- (6) Foundations, supporting columns, unit perimeter walls and other walls as shown on Exhibit "B" (including windows and doors therein), roofs, ceilings, ground level construction, floor construction between unit levels, and any space between the ceiling and the roof and between the ground or foundation and the ground level construction between the basement level and the ground level construction and between the ground or foundation and the basement level construction.
- (7) The gas line network throughout the Condominium Project, including that contained in any unit walls, up to the point of connection with gas fixtures in any unit;

- Project;
- (8) Any television cable network or facilities that may from time to time be installed in the Condominium
 - (9) Chimneys and fireplaces, if any, within and adjacent to each unit; and
 - (10) Such other elements of the Condominium Project not herein designated as general or limited common elements which are not enclosed within the boundaries of any unit, and which are intended for common use or are necessary to the existence, upkeep and safety of the project.

Some or all of the utility lines, systems (including mains and service leads) and equipment and the cable television system described above may be owned by the local public authority or by the company that is providing the pertinent service. Accordingly, such utility lines, systems and equipment and the cable television system shall be general common elements only to the extent of the co-owners' interest therein, if any, and Developer makes no warranty whatever with respect to the nature or extent of such interest, if any.

B. Limited Common Elements.

The limited common elements, which, except as otherwise provided in this Subsection B, shall be appurtenant to the unit or units to which they are attached or adjacent or which they service (or which they are deemed by Exhibit B to benefit) and limited in use to the owners of such unit or units, or their designee, are:

- (1) The electrical wiring network contained within Units or Unit walls, floors or ceilings or located in any other portion of the Common Elements from the electrical meter for the Unit up to the point of connection with electrical fixtures, plugs and switches within or outside of the Unit, which is assigned to the Unit which it services.
- (2) All electrical fixtures, plugs, switches, fuse boxes or electric control panels, and any other similar item connected to the electrical system assigned to a Unit located outside the boundaries of a Unit, which are assigned to the Unit which they service.
- (3) The telephone wiring network contained within Unit walls or located in any other portion of the Common Elements or a Unit from the telephone junction box to the point of connection with telephone equipment within the Unit, which is assigned to the Unit which it services.
- (4) The gas line network contained within Units or Unit walls, floors or ceilings, or located in any other portion of the Common Elements from the gas meter for the Unit up to the point of connection with gas fixtures within or outside of the Unit, which is assigned to the Unit which it services.
- (5) The gas fixtures connected to the gas line network after the point of connection to the gas meter which are located outside of the boundaries of a Unit, which are assigned to the Unit which they serve.
- (6) Heating and cooling ducts in any Unit walls, floors or ceilings, and any vents attached to such ducts, which are assigned to the Unit which they serve.
- (7) The water distribution system contained within Units or Unit walls, floors or ceilings or located in any other portion of the Common Elements from the water meter for the Unit up to the point of connection with plumbing fixtures within or outside the Unit, which is assigned to the Unit which it services.
- (8) All plumbing fixtures other than the irrigation system located outside the boundaries of a Unit and connected to the water distribution system which serves the Unit, which is assigned to the Unit which they serve.
- (9) The sanitary sewer system contained within Units or Unit walls or floors or located in any other portion of the Common Elements from the first point of entry into the Unit, which is assigned to the Unit it serves.

LIBER 38681 PG 275

Exhibit B. (10) Each porch in the Project, which is assigned to the Unit which opens onto such porch as shown on

(11) Each patio in the Project, where such is constructed, which is assigned to the Unit which opens onto such patio as shown on Exhibit B.

(12) Privacy walls behind or between each patio in the Project, where such is constructed, which is assigned to the Unit which it serves.

(13) The space within each area designated as an atrium in the Project, which is assigned to the Unit which opens into such atrium as shown on Exhibit B.

(14) Each air conditioner compressor in the Project and the pad on which it is located where such is installed, which is assigned to the Unit which such air conditioner compressor services.

(15) The garage space and the interior surfaces of the ceilings, floors and perimeter walls contained in each garage in the Project; which is assigned to the Unit to which it is connected as shown on Exhibit B.

(16) Each garage door opener, where such is installed, which is assigned to the Unit to which the garage is appurtenant.

(17) The driveway adjacent to each garage, which is assigned to the Unit to which the garage is appurtenant as shown as Exhibit B.

(18) Each television antenna system, if any, including, the wiring contained within Unit walls up to the point of connection with television equipment within any Unit, which is assigned to the Unit which it services.

(19) Each fireplace combustion chamber, where such is constructed which is assigned to the Unit into which it opens as shown on Exhibit B.

(20) Each mailbox in the mailbox stand, which is assigned to the Unit which it serves.

(21) The interior surfaces of ceilings, floors and perimeter walls contained within a Unit, which are assigned to the Unit of which they are a part.

The Limited Common Elements may be reassigned pursuant to the provisions of the Act.

C. Upkeep of Common Elements and Appliances; Payment of Utility Bills.

The respective responsibilities for the maintenance, decoration, repair and replacement of the common elements, of certain mechanical devices and for the payment of utility bills are as follows:

1. Limited Common Elements

(a) The responsibility for any costs of maintenance, decoration, repair and replacement of the Limited Common Elements described in Article V(B) (1), (2), (3), (4), (5), (6), (7), (8), (9), (11), (12), (14), (15), (16), (18), (19), (20) and (21) shall be borne by the Co-owner of the Unit to which they are assigned, or shall be borne pro-rata by the Co-owners of the Units beneficiary from such limited common elements.

(b) The responsibility for and costs of maintenance, decoration, repair and replacement of all Limited Common Elements described in Article V(B) (10), (13) and (17) shall be borne by the Association and shall be an expense of administration of the Condominium Project.

(c) Each Co-owner shall be responsible for payment of the utilities attributable to his Unit.

LIBER 38681 PG 276

2. General Common Elements

The responsibility for and costs of maintenance, decoration, repair and replacement of all General Common Elements shall be borne by the Association and shall be an expense of administration of the Condominium Project.

(a) Notwithstanding the responsibilities described above, the Co-owner of the Unit shall be responsible for and bear the cost of the replacement of any window in the Unit broken from the inside of the Unit and the repair or replacement of any drywall damaged from the inside of the Unit. The Association shall be responsible for and bear the cost of replacing any other broken window or damaged drywall.

(b) Each Co-owner shall be responsible for damages to the project or costs to the Association resulting from damage to, or misuse of, any of the Common Elements by the Co-owner, or his family, pets, guests, agents, invitees or tenants or the family, guests, agents, or invitees of his tenants.

(c) No Co-owner shall use his Unit or the Common Elements in any manner inconsistent with the purposes of the Project or in any manner which will interfere with or impair the rights of any other Co-owner in the use and enjoyment of his Unit or the Common Elements.

(d) In the event a Co-owner shall not maintain, decorate, repair or replace those Common Elements for which the Co-owner is responsible as described above, the Association may maintain, decorate, repair or replace the same and charge the cost of any such maintenance, decoration, repair or replacement to that Co-owner by adding such cost to the monthly assessment of that Co-owner.

D. Use of Common Elements.

No co-owner shall use his unit or the common elements in any manner inconsistent with the purposes of the Condominium Project or in any manner which will interfere with or impair the rights of any other co-owner in the use and enjoyment of his unit or the common elements.

E. Environmental Control Committee.

As provided in Article VII, Section 1(b) of the Condominium Bylaws, the decoration and maintenance of all common elements, except the decoration of those common elements located within a unit (but this exception shall not include windows or other portions visible from the exterior), is subject to such written standards as may be established by the Board of Directors or its Environmental Control Committee, if the Board determines to appoint such a Committee.

ARTICLE VI
UNIT DESCRIPTION AND PERCENTAGE OF VALUE

A. Description.

A complete description of each unit, with elevations therein referenced to an official benchmark of the United States Geological Survey sufficient to relocate accurately the space enclosed by the description without reference to the structure itself, is set forth in the Condominium Subdivision Plan. Each unit in the Condominium Project, as described in the Condominium Subdivision Plan, shall include all that space contained within the interior finished, unpainted walls and ceilings and from the finished subfloor, all as shown on the floor plans and sections in Exhibit B hereto and delineated with heavy outlines, but not any common elements contained therein. Detached architectural plans for the Condominium Project are placed on file with the City of Rochester Hills, Oakland County, Michigan.

LIBER 38681 PG 277

B. Percentage of Value.

The total value of the project is 100%. Each of the respective units have been assigned an equal percentage of value.

These percentages of value shall be determinative of the proportionate share of each unit in the common expenses and proceeds of administration, the value of such unit's vote at certain meetings of the Association of co-owners, and of such unit's undivided interest in the common elements (which is hereby allocated to each unit). The percentages of value allocated to the units may be changed only with the prior written approval of each holder of a first mortgage lien on any unit in the project and with the unanimous consent of all of the co-owners expressed in a duly recorded amendment to this Master Deed, such unanimous consent of the co-owners and first mortgage lien holders is deemed to be irrevocably given under certain provisions of this Master Deed pursuant to Article V, VII, VIII, and IX of this Master Deed.

ARTICLE VII
EASEMENTS

A. Easements for Maintenance and Related Matters.

If all or any portion of a unit or common element encroaches upon another unit or common element due to shifting, settling or moving of a building, or of a foundation or support, or due to survey errors, construction deviations, reconstruction, replacement, renovation or repair, reciprocal easements, respectively benefiting and burdening each such unit or common element, shall exist for the maintenance of such encroachment for so long as such encroachment exists, and for maintenance thereof after rebuilding in the event of any destruction. There shall also be permanent easements to, through, over, under and across the Condominium Premises, including all units and interior walls, (1) for the maintenance and repair (including replacement) of common elements, which easements shall be administered by the Association, and (2) as may be reasonable for the installation and continuing maintenance and repair (including replacement) of all utilities in the Condominium Project, including, but not necessarily limited to, light, heat, power, sewer, water, storm water discharge and detention and communications, which utilities are sometimes collectively referred to as "utilities" or "utility services". Every portion of a unit which contributes to the structural support of a building shall be burdened with an easement of structural support for the benefit of the common elements.

B. Easements Retained by Developer.

(1) Roadway Easement. In addition to all other rights reserved to it hereunder, the Developer reserves for the benefit of itself, its agents, employees, guests, invitees, independent contractors, successors and assigns, a perpetual easement for the unrestricted use of all roads, driveways, and walkways now or hereafter located in the Condominium Project for the purpose of ingress and egress to and from all or any portion of the Condominium Premises in furtherance of any legitimate purpose.

(2) Use of Facilities. The Developer, and its duly authorized agents, representatives and employees, may maintain offices, model units and other facilities on the Condominium Premises and engage in any acts reasonably necessary to facilitate the sale of units in the Condominium Project. In connection therewith, the Developer shall have full and free access to all common elements and unsold units.

(3) Repair and Replacement. The Developer retains for the benefit of itself and representatives of the City of Rochester Hills, Oakland County, any utility company, and to the burden of the Condominium Premises, the right to enter the Condominium Project and do all the things necessary to install, operate, maintain, repair, replace or inspect any common improvement or facility whether under or above ground.

(4) Hook-up of Utilities. The Developer reserves for the benefit of itself, its agents, employees, independent contractors, successors and assigns, and for the benefit of any appropriate utility company, perpetual easements to enter upon and cross the Condominium Premises and lay pipes and cables and do all other things reasonably necessary to utilize, tap and tie into, and to extend and enlarge, all utility services or systems now or hereafter located on the property described in Article II hereof to service all or any portion of the property Condominium Project.

LIBCR 38681 PG 278

C. Termination of Easements.

Developer reserves to itself, and its successors and assigns, the right to terminate and revoke any utility or other easement granted in this Master Deed at such time as the particular easement has become unnecessary. This may occur, by way of example but not limitation, when water or sewer systems are connected to municipal systems or when a water or sewer system or other utility easement is relocated to coordinate further and future development of land in the vicinity of the project. No utility easement may be terminated or revoked unless and until all units served by it are adequately served by an appropriate substitute or replacement utility easement on a shared maintenance basis. Any termination or revocation of any such easement shall be effected by the recordation of an appropriate amendment to this Master Deed in accordance with the requirements of the Act.

ARTICLE VIII
AMENDMENT

Except as otherwise expressly provided in this Master Deed, the Condominium Project shall not be terminated, vacated, revoked or abandoned except as provided in the Act, nor may any of the provisions of this Master Deed or Exhibit B be amended (but Exhibit A hereto may be amended as therein provided) except as follows:

A. (1) The Condominium Documents may be amended without the consent of co-owners or mortgagees for any purpose if the amendment does not materially alter or change the rights of a co-owner or mortgagee. The Developer, for itself and for the Association of co-owners, hereby expressly reserves the right to amend the Condominium Documents for such a purpose. Amendments modifying the types and sizes of unsold units and their appurtenant common elements, showing *minor architectural variances and modifications* to a unit, correcting survey or other errors made in the Condominium Documents, or for the purpose of facilitating mortgage loan financing for existing or prospective co-owners and to enable the purchase or insurance of such mortgage loans by the Federal Home Loan Mortgage Corporation, the Federal National Mortgage Association, the Government National Mortgage Association, the Veterans Administration, the Department of Housing and Urban Development, or by any other institutional participant in the secondary mortgage market which purchases or insures mortgages shall be examples of amendments which do not materially alter or change the rights of a co-owner or mortgagee.

(2) This Master Deed, the Condominium Bylaws, and the Condominium Subdivision Plan may be amended, even if the amendment will materially alter or change the rights of the co-owners or mortgagees, with the consent of not less than two-thirds of the votes of the co-owners and mortgagees. A mortgagee shall have one (1) vote for each mortgage held.

(3) The method or formula used to determine the percentage of value of units in the Project for other than voting purposes, and any provisions relating to the ability or terms under which a co-owner may rent a unit, may not be modified without the consent of each affected co-owner and mortgagee. A co-owner's condominium unit dimensions or appurtenant limited common elements may not be modified without the co-owner's consent.

(4) Provided, however, that in no case, unless (i) all of the first mortgagees, (ii) all owners (other than the Developer) of the individual condominium units, and (iii) the Developer (if at that time it owns any units) have given their prior written approval, shall the Association be entitled to:

(a) By any act or omission seek to abandon or terminate the Condominium Project; or

(b) Change the pro rata interest or obligations of any individual condominium unit for the purpose of: (i) levying assessments or charges or allocating distributions of hazard insurance proceeds or condominium awards, or (ii) determining the pro rata share of ownership of each condominium unit and the condominium elements.

(5) The restrictions contained in this Article on Amendments shall not in any way affect the rights of the Developer as set forth elsewhere in this Master Deed.

LIBER 38681 PG 279

(6) Co-owners and mortgagees of record shall be notified in writing of proposed amendments not less than ten (10) days before the amendment is recorded at their last known address reflected on the condominium records. All co-owners and mortgagees shall be deemed to have consented to such amendment unless Developer receives written objections to such proposed amendments signed by the person(s) making such objections within the above ten (10) day period.

(7) Articles II, V, VI, VII and VIII shall not be amended, nor shall the provisions thereof be modified by any other amendment to this Master Deed without the written consent of the Developer, so long as the Developer continues to offer any unit in the condominium for sale or so long as there remains, under such provisions, any further possibility of expansion or conversion of the Condominium Project.

B. (1) An amendment to this Master Deed shall not be effective until the amendment is recorded.

(2) A copy of the recorded amendment shall be delivered to each co-owner.

C. A person causing or requesting an amendment to the Condominium Documents shall be responsible for costs and expenses of the amendment, except for amendments based upon a vote of a prescribed majority of co-owners or based upon the Advisory Committee's decision, the costs of which shall be deemed expenses of administration.

ARTICLE IX
CONTROLLING LAW

The provisions of the Act, the laws of the State of Michigan and the ordinances of the City of Rochester Hills, shall be applicable to and govern this Master Deed and all activities related hereto.

IN WITNESS WHEREOF, the undersigned has executed this Consolidating Master Deed as of the date first written above.

WITNESSES:

ROCHELLE PARK DEVELOPMENT COMPANY,
a Michigan corporation

Jennifer A. Garrison
JENNIFER A. GARRISON

By:

Steve Stolaruk

Its:

Ries Steve Stolaruk

Kerry Donahoe
Kerry Donahoe

(Notary Continued On Following Page)

LIBER 38681 PG 280

STATE OF MICHIGAN)
COUNTY OF OAKLAND)

ss.

The foregoing instrument was acknowledged before me on the 20th day of DECEMBER, 2006
by STEVE STOLARUK, PRESIDENT on behalf of ROCHELLE PARK
DEVELOPMENT COMPANY, a Michigan corporation.

Grace Jacobs Henrich
GRACE JACOBS HENRICH, Notary Public
State of Michigan, County of MACOMB
My Commission Expires: 07/11/07
Acting in OAKLAND County

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WKP

LIBER 38681 PG 28

EXHIBIT A

CONDOMINIUM BYLAWS

OF

ROCHELLE PARK CONDOMINIUMS

ARTICLE I
THE CONDOMINIUM

Section 1. Organization. Rochelle Park Condominiums, a condominium located in Oakland County, Michigan (the "Condominium"), shall be administered by an association of co-owners (the "Association") which shall be organized as a non-profit corporation under the laws of the State of Michigan. The Association will be responsible for the management, maintenance, operation and administration of the common elements, easements and, generally the affairs of the Condominium in accordance with the Master Deed, these Bylaws, the Articles of Incorporation, Bylaws, Rules and Regulations of the Association, and the laws of the State of Michigan.

Section 2. Compliance. All present and future co-owners (who shall be "members" of the Association as provided in Article II, Section 1, below; the terms "member", "owner" and "co-owner" are used interchangeably herein), mortgagees, tenants and all other persons who may in any manner use, enter upon or acquire any interest in the Condominium Premises, or any Condominium unit, shall be subject to and comply with the provisions of the Act, the Master Deed, these Condominium Bylaws, and the Articles of Incorporation, Bylaws, Rules and Regulations of the Association including, without limitation, any provision thereof pertaining to the use and operation of the Condominium Premises and the Condominium. The acceptance of a deed or conveyance, the taking of a mortgage, the execution of a lease, the act of occupying a unit or presence in the Condominium shall constitute an acceptance of the provisions of these documents and an agreement to comply therewith.

Section 3. Purpose of Bylaws. These Bylaws govern the general operation, maintenance, administration, use and occupancy of the Condominium, and all such activities, shall be performed in accordance with the provisions hereof.

ARTICLE II
MEMBERSHIP AND VOTING

Section 1. Membership. Each co-owner of a Condominium unit, present and future, shall be a member of the Association during the term of such ownership, and no other person or entity shall be entitled to membership. Neither Association membership nor the share of a member in the Association funds and assets shall be assigned, pledged or transferred in any manner, except as an appurtenance to a Condominium unit, and any attempted assignment, pledge or transfer in violation of this provision shall be wholly void.

Section 2. Voting Rights. Except as limited in the Master Deed and in these Bylaws, the members owning each unit shall collectively be entitled to one vote when voting by number and one vote, the value of which shall equal the total percentage of value assigned to the unit or units in Article VI B of the Master Deed, when voting by value. Voting, when required or permitted herein or elsewhere in the Condominium Documents, shall be by value, except in those instances where voting is specifically required to be by number, or both by value and by number, and no cumulation of votes shall be permitted. In the event that an owner or group of co-owners shall be the owner of more than one unit, they shall have one vote for each unit owned when voting by number, and the sum of the values assigned to each unit owned when voting by value.

Section 3. Persons Entitled to Vote. No Co-owner, other than the Developer, shall be entitled to vote at any meeting of the Association until he has presented evidence of ownership of a Unit in the Condominium Project to the Association. No owner, other than the Developer, shall be entitled to vote prior to the First Annual Meeting of the members held in accordance with

LIBER 38681 PG 282

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Article III, section 1, below. If more than one person owns a unit, or the unit is leased, all of the record owners of the unit shall sign and file with the Secretary of the Association a certificate designating the person entitled to exercise the unit's membership in the Association, to cast the vote for the unit and to receive all notices and other communications from the Association. Such certificate shall state the name and address of the individual representative designated, the number or numbers of the unit or units owned, the name and address of the person or persons, firm, corporation, partnership, association, trust or other legal entity who is the co-owner thereof, and shall be signed and dated by all co-owners of record. All certificates shall be valid until revoked, until superseded by a subsequent certificate, or until a change occurs in the record ownership of the unit concerned. The Developer shall, at any meeting, be entitled to cast a vote on behalf of each unit he owns without submitting any proof of ownership. For purposes of this Section 3, the Developer shall be deemed to own only completed units, as defined in Article V, Section 7, hereof.

Section 4. Method of Voting. Votes on a specific issue may be cast in person. In addition, any person entitled to vote at any meeting may also appear and vote (either specifically on an issue or by the general designation of a person to cast a vote) by written proxy. Proxies may be made by any person entitled to vote. They shall be valid only for the particular meeting designated, and any adjournment thereof, and must be filed with the Association before the appointed time of the meeting.

Section 5. Majority. At any meeting of the members at which a quorum is present, fifty-one percent (51%) in value of the members voting, whether in person, by proxy, on any particular matter, shall constitute a majority for the approval of such matter, except as otherwise required herein, or by the Master Deed or by law.

ARTICLE III
MEETINGS AND QUORUM

Section 1. First Meeting of Members. The First Annual Meeting of the Members of the Association may be convened only by the Developer and may be called, in Developer's discretion, at anytime after fifty (50%) percent in value and in number of all Units that may be created have been sold and the purchasers thereof qualified as members of the Association. In no event, however, shall said First Annual Meeting be held later than one hundred twenty (120) days after conveyance of legal or equitable title to nondeveloper Co-owners of twenty-five (25%) percent of the Units that may be created or fifty-four (54) months after the first conveyance of legal or equitable title to a nondeveloper Co-owner of a Unit in the Project, whichever shall occur first. As used in this Article III the term "Units that may be created" means the maximum number of Units in all segments of the Condominium Project as stated in the Master Deed.

Section 2. Advisory Committee. The Board of Directors shall establish an Advisory Committee of non-Developer members upon the passage of: (a) one hundred twenty (120) days after legal or equitable title to one-third (1/3) of the Condominium units has been conveyed to non-Developer co-owners; or (b) one year after the first conveyance of legal or equitable title to a Condominium unit that may be created to a non-Developer co-owner, whichever first occurs. The Advisory Committee shall meet with the Board of Directors to facilitate communication with the non-Developer members and to aid in transferring control from the Developer to non-Developer members. The Advisory Committee shall be composed of not less than one (1) nor more than three (3) non-Developer members, who shall be appointed by the Board of Directors in any manner it selects, and who shall serve at the pleasure of the Board of Directors. The Advisory Committee shall automatically dissolve after a majority of the Board of Directors is comprised of non-Developer co-owners. The Advisory Committee shall meet at least quarterly with the Board of Directors. Reasonable notice of such meetings shall be provided to all members of the Committee, and such meetings may be open or closed, in the discretion of the Board of Directors.

Section 3. Annual Meetings of Members. Following the first meeting of members, an annual meeting of the members shall be held in each year at the time and place specified in the Association Bylaws. At least ten (10) days prior to the date of an annual meeting, written notice of the time, place and

LIBER 3868 / PG 283

LIBER 106970470

purpose of such meeting shall be sent by first-class mail, postage prepaid, to each person entitled to vote at the meeting.

Section 4. Special Meetings of Members. It shall be the duty of the President to call a special meeting of the members upon a petition signed by twenty-five (25%) percent of the co-owners, or upon request of the President, and presented to the Secretary of the Association. Notice of any special meeting shall state the time and place of such meeting and the purposes thereof and shall be given at least ten (10) days prior to the date of such meeting. No business shall be transacted at a special meeting except as stated in the notice.

Section 5. Quorum of Members. Unless otherwise provided herein, the presence, in person or by proxy, of fifty-one percent (51%) in number and value of the members entitled to vote shall constitute a quorum of members. If a quorum shall not be present at any meeting, the members present may adjourn the meeting for not more than thirty (30) days.

ARTICLE IV
ADMINISTRATION

Section 1. Board of Directors. The business, property and affairs of the Association shall be managed by the Board of Directors consisting of seven (7) persons.

Section 2. Powers and Duties. The Board of Directors shall have all powers and duties necessary for the administration of the affairs of the Condominium and may do all things which are not prohibited by law or the Condominium Documents or required thereby to be done by the members. The powers and duties to be exercised by the Board shall include, but not be limited to, the power and duty:

(a) To manage and administer the affairs of and to the Condominium, all appurtenances thereto, and the common elements, property and easements thereof;

(b) To levy and collect assessments, including, but not limited to, taxes, insurance, common utilities, and maintenance of common area, against and from the members of the Association and to use the proceeds therefrom for the purposes of the Association, and to enforce assessments through liens and foreclosure proceedings where appropriate;

(c) To carry insurance and to collect and allocate the proceeds thereof;

(d) To restore, repair or rebuild the Condominium, or any portion thereof, after occurrence of casualty, and to negotiate on behalf of all of the members in connection with any taking of the Condominium, or any portion thereof, by eminent domain;

(e) To contract for and employ, and to discharge, persons or business entities to assist in the management, operation, maintenance and administration of the Condominium;

(f) To make reasonable rules and regulations governing the use and enjoyment of the Condominium by members and their tenants, guests, employees, invitees, families and pets and to enforce such rules and regulations by all legal methods, including, without limitation, imposing fines and late payment charges, or instituting eviction or legal proceedings;

(g) To own, maintain and improve, and to buy, sell, convey, assign, transfer, mortgage or lease (as landlord or tenant), or otherwise deal in any real or personal property, including, but not limited to, any Condominium unit, easements, rights-of-way, licenses or any other real property, whether or not contiguous to the Condominium, to benefit the members of the Association and to further any of the purposes of the Association;

(h) To borrow money and issue evidences of indebtedness in furtherance of any and all of the purposes of the business of the Association, and to secure the same by mortgage, pledge or other lien on Association property;

LIBER 38681 PG 284

LIBER 1069776471

provided, however, that any such action shall first be approved by the affirmative vote of more than two-thirds (2/3) of the Association members in value or two-thirds (2/3) of all first mortgagees at any regular meeting or at a special meeting called for such purpose. For purposes of such voting, each mortgagee shall have one (1) vote for each mortgage held. THIS PROVISION DOES NOT APPLY TO DEVELOPERS FINANCING OF THE CONSTRUCTION PROJECT.

(i) To establish such committees as it deems necessary, convenient or desirable and to appoint persons thereto, to administer the Condominium and to delegate to such committees any functions or responsibilities which are not by law or the Condominium Documents required to be performed by the Board;

(j) To make rules and regulations or to enter into agreements with institutional lenders, or both, for the purpose of obtaining mortgage financing for members which is acceptable for purchase by the Federal Home Loan Mortgage Corporation, the Federal National Mortgage Association, the Government National Mortgage Association or any other agency of the federal government, the State of Michigan, the County of Oakland, the City of Rochester Hills, or any other agency or unit of government;

(k) To enforce the provisions of the Master Deed and Bylaws of the Condominium and of these Articles of Incorporation and such Bylaws, rules and regulations of this Association as may hereafter be adopted, and to sue on behalf of the Condominium or the members and to assert, defend or settle claims on behalf of the members with respect to the Condominium;

(l) To do anything required of or permitted to it as administrator of said Condominium by the Condominium Master Deed or Bylaws or by Act No. 59 of the Public Acts of 1978, as amended by Act No. 538 of the Public Acts of 1982, and Act No. 113 of the Public Acts of 1983; and

(m) In general, to enter into any kind of activity; to make and perform any contract and to exercise all powers necessary, incidental or convenient to the administrator, management, maintenance, repair, replacement and operation of the Condominium and to the accomplishment of any of the purposes thereof not forbidden, and with all powers conferred upon non-profit corporations by the laws of the State of Michigan.

Provided, however, that neither the Board nor the Association shall, by act or omission, abandon, partition, subdivide, encumber, sell or transfer the common elements, or any of them, unless at least two-thirds (2/3) of the mortgagees (based upon one vote for each mortgage owned) and two-thirds (2/3) of the members in value have consented thereto. The granting of easements for public utilities or for other public purposes consistent with the intended use of the common elements by the Condominium, shall not be deemed a transfer for these purposes.

Section 3. Managing Agent. The Board of Directors may employ, at a compensation established by it, a Managing Agent for the Condominium to perform such duties and services as the Board shall authorize, including, but not limited to, the powers and duties set forth in Section 2 of this Article. Any Director, the Developer, or any related person or entity, may serve as Managing Agent if so appointed. If the Board employs a professional management agent for the Association, the Board shall notify each holder of a mortgage lien on any Condominium (or any successor thereto). The Board shall employ a Professional Managing Agent for the Association unless at least 2/3 of the mortgagees (based upon one (1) vote for each mortgage owner) and 2/3 of the members in value consent to self management. In no event shall the Board be authorized to enter into a contract with a professional management agent, or a contract providing for services by the Developer or its affiliates, under which the maximum term is greater than three (3) years or which is not terminable by the Association upon the transitional control date or within ninety (90) days thereafter and upon thirty (30) days' written notice for cause. Upon the transitional control date, or within ninety (90) days thereafter, the Board of Directors may terminate a service or management contract with the Developer or its affiliates.

Section 4. Officers. The Association Bylaws shall provide for the designation, number, terms of office, qualifications, manner of election, duties, removal and replacement of the officers of the Association and may contain any other provisions pertinent to Association officers not inconsistent

LIBER 38681 PG 285

(LIBER 10697 PG 472)

herewith. Officers may be compensated, but only upon the prior affirmative vote of two-thirds (2/3) of the members in value.

Section 5. Actions Prior to First Meeting. Subject to the provisions of Section 3 of this Article IV, all of the actions (including, without limitation, the adoption of these Bylaws, the Association Bylaws, any Rules and Regulations of the Association, and any undertakings or contracts entered into with others on behalf of the Association) of the First Board of Directors of the Association named in its Articles of Incorporation, or any appointed successors, elected by the Developers, before the first meeting of members, shall be binding upon the Association in the same manner as though such actions had been authorized by a Board of Directors duly elected by the Association members at the first or any subsequent meeting of members, so long as such actions are within the scope of the powers and duties which any Board of Directors may exercise, as provided in the Condominium Documents.

Section 6. Indemnification of Officers and Directors. The Association shall indemnify every Association director and officer against all expenses (including attorneys' fees), judgments, fines and amounts paid in settlement actually and reasonably incurred by him as a consequence of his being made a party to or being threatened to be made a party to any threatened, pending or completed action, suit or proceeding, whether civil, criminal, administrative or investigative, by reason of his being or having been a director or officer of the Association, except in such cases wherein he is adjudged guilty of willful and wanton misconduct or gross negligence in the performance of his duties or adjudged to have not acted in good faith and in a manner he reasonably believed to be in or not opposed to the best interests of the Association and its members, and with respect to any criminal action or proceeding, he is adjudged to have had no reasonable cause to believe that his conduct was unlawful; provided that, if a director or officer claims reimbursement or indemnification hereunder based upon his settlement of a matter, he shall be indemnified only if the Board of Directors (with any director seeking reimbursement abstaining) approves such settlement and reimbursement as being in the best interests of the Association and, if a majority of the members request it, such approval is based on an opinion of independent counsel supporting the propriety of such indemnification and reimbursement. The foregoing right of indemnification shall be in addition to and not exclusive of all other rights such director or officer may have. The Board of Directors shall notify all members that it has approved an indemnification payment at least ten (10) days prior to making such payment.

ARTICLE V
OPERATION OF THE PROPERTY

Section 1. Personal Property. The Association shall be assessed as the person or entity in possession for any tangible personal property of the Condominium owned or possessed in common by the co-owners, and personal property taxes based thereon shall be treated as expenses of administration.

Section 2. Costs and Receipts to Be Common. All costs incurred by the Association to satisfy any liability arising within, or caused by or in connection with the common elements, or caused by or in connection with the administration of the Condominium, shall be expenses of administration, and all sums received as proceeds of, or pursuant to, any insurance policy carried by the Association securing the interests of the members against liabilities or losses arising within, caused by or connected with, the common elements or the administration of the Condominium shall be receipts of administration.

Section 3. Books of Account. The Association shall keep or cause to be kept detailed books of account showing all expenditures and receipts affecting the Condominium and its administration of the Condominium and which specify the operating expenses of the Condominium. Such books of account shall specify the maintenance and repair expenses of the common elements and any other expenses incurred on behalf of the Association and members. The members and their mortgagees may inspect the books of account during reasonable working hours on normal working days at a place the Association designates. The books of account shall be audited at least annually by qualified independent auditors, but such audit need not be a certified audit nor must the auditors be certified public accountants. The cost of such audit, and all accounting expenses, shall be an expense of administration. Any institutional holder of a mortgage lien

LIBER 38681 PG 288

LIBER 10697 PG 473

on any Condominium unit who so requests shall be given a copy of the audit report within ninety (90) days following the end of the Association's fiscal year. At least once a year, the Association shall prepare and distribute to each member a statement of its financial condition, the contents of which shall be defined by the Association.

Section 4. Regular Monthly Assessments. The Board of Directors shall establish an annual budget in advance for each fiscal year for the Condominium, and such budget shall contain the Board's estimate of the funds required to defray the expenses of administration for the forthcoming year, as those items are defined by these Bylaws, and all other common expenses. The budget also shall allocate and assess all such common charges against all members in accordance with the percentage of value allocated to each unit by the Master Deed, without increase or decrease for the existence of any rights to the use of limited common elements appurtenant thereto. The common expenses shall consist, among other things, of such amounts as the Board may deem proper for the operation, management and maintenance of the Condominium property under the powers and duties delegated to it hereunder, and may include, without limitation, amounts to be set aside for working capital of the Condominium, for a general operating fund, for a reserve fund and for meeting any deficit in the common expense budget for any prior year. The budget shall establish an adequate reserve fund for maintenance, repair and replacement of the general and limited common elements, which fund shall be financed by regular monthly payments rather than by special assessments. The Board shall advise each member in writing of the amount of common charges payable by him and shall furnish copies of each budget on which such common charges are based to all members, although failure to deliver a copy of the budget to each member shall not affect any member's liability for any existing or future assessments. Should the Board of Directors at any time determine, in its sole discretion, that the assessments levied are or may prove to be insufficient: (a) to pay the operation and management costs of the Condominium, (b) to provide for the maintenance, repair or replacement of existing common elements, (c) to provide additions to the common elements not exceeding \$5,000 annually, or (d) to provide for emergencies, the Board may increase the general assessments or levy such additional assessment or assessments, and apportion them, as it deems necessary. Members shall pay all assessments levied in accordance with this Section 4 in twelve (12) equal monthly installments, commencing with acquisition of title to a unit by any means.

Section 5. Special Assessments. Special assessments, in addition to those provided for in Section 4 above, may be levied by the Board of Directors from time to time, following approval by the members as hereinafter provided, to meet other needs, requirements or desires of the Association, including, but not limited to: (a) assessments for capital improvements or additions to the common elements at a cost exceeding \$5,000 per year; (b) assessments for the purchase or lease of a unit in the Condominium pursuant to Article VIII, Section 3; (c) assessments to purchase a unit upon foreclosure of a lien for assessments, as described in Section 6 hereof; or (d) assessments for any other appropriate purpose not elsewhere herein described. Special assessments referred to in this Section 5 (but not including those assessments referred to in Section 4 above, which shall be levied in the sole discretion of the Board of Directors) shall not be levied without the prior approval of more than two-thirds (2/3) of all members present in person or proxy at a duly called meeting of the members, which approval shall be granted only by a vote of the members taken at a meeting of the members called in accordance with the provisions of Article III hereof.

Section 6. Collection of Assessments. Each member, whether one or more persons, shall be and shall remain personally obligated for the payment of all assessments levied with regard to his unit during the time that he is the owner thereof, and no member may exempt himself from liability for his contribution toward the expenses of administration by waiver of the use or enjoyment of any of the common elements or by the abandonment of his unit. If any member defaults in paying the assessed common charges, interest at the maximum legal rate shall be charged on such assessment from the due date thereof and further penalties or proceedings may be instituted by the Board of Directors in its discretion. If such assessment, or any part thereof, is not paid on or before the due date established by the Board of Directors for such payment, then such payment shall be in default. The Board of Directors shall report such a default to any mortgagee of record. Unpaid assessments shall constitute a lien upon the unit prior to all other liens except tax liens and sums unpaid on a

LIBER 38681 PG 287

LIBER 10697 PG 474

first mortgage of record. The Association may enforce collection of delinquent assessments by a suit at law for a money judgment or by foreclosure of the lien that secures payment of assessments. Each member, and every other person, except a first mortgagee, who from time to time has any interest in the Condominium, shall be deemed to have granted to the Association the unqualified right to elect to foreclose such lien either by judicial action or by advertisement (in accordance with the provisions of Chapter 32 of the Michigan Revised Judicature Act, as amended). The provisions of Michigan law pertaining to foreclosure of mortgages by judicial action and by advertisement, as the same may be amended from time to time, are incorporated herein by reference for the purposes of establishing the alternative procedures to be followed in lien foreclosure actions and the rights and obligations of the parties to such actions. The Association is hereby granted what is commonly known as a "power of sale". Each member and every other person, except a first mortgagee, who from time to time has any interest in the Condominium shall be deemed to have authorized and empowered the Association to sell or to cause to be sold at public auction the unit with respect to which the assessment is delinquent and to receive, hold and distribute the proceeds of such sale in accordance with the priorities established by applicable law. Each member acknowledges that when he acquired title to his unit, he was notified of the provisions of this section and that he voluntarily, intelligently and knowingly waived notice of any proceedings brought by the Association to foreclose by advertisement the lien for nonpayment of assessments and a hearing on the same prior to the sale of the subject unit. Notwithstanding the foregoing, neither a judicial foreclosure action nor a suit at law for a money judgment shall be commenced, nor shall any notice of foreclosure by advertisement be published, until ten (10) days have expired after the mailing, by certified mail, return receipt requested and postage prepaid, addressed to the delinquent member at his last known address, of a written notice that an assessment, or any part thereof, levied against his unit is delinquent and that the Association may invoke any of its remedies hereunder if the default is not cured within ten (10) days after the date of mailing. A written affidavit of an authorized representative of the Association that sets forth (a) the affiant's capacity to make the affidavit, (b) the statutory and other authority for the lien, (c) the amount outstanding (exclusive of interest, costs, attorney fees and future assessments), (d) the legal description of the subject unit, and (e) the name of the member of record, shall accompany such written notice. Such affidavit shall be recorded in the Office of the Oakland County Register of Deeds prior to the commencement of any foreclosure proceeding, but it need not have been recorded as of the date of mailing the notice. If the delinquency is not cured within the ten (10) day period, the Association may take such remedial action as may be available to it hereunder or under Michigan law. In the event the Association elects to foreclose the lien by advertisement, the Association shall so notify the representative of the delinquent member designated in Article II, Section 3, above, and shall inform such representative that he may request a judicial hearing by bringing suit against the Association. The expenses incurred in collecting unpaid assessments, including interest, costs, reasonable attorney's fees (not limited to statutory fees) and advances for taxes or other liens paid by the Association to protect its lien, shall be chargeable to the member in default and shall be secured by the lien on his unit. If any member defaults in the payment of any installment of the annual assessment levied against his unit, the Association shall have the right to declare all unpaid installments of the annual assessment for the pertinent fiscal year immediately due and payable. In a judicial foreclosure action, the court may appoint a receiver to collect a reasonable rental for the unit from the member owning it or any persons claiming under him, and each member hereby covenants to the appointment of such a receiver. The Association may also stop furnishing any services to a member in default upon seven (7) days' written notice to such member of its intent to do so. A member in default on the payment of any assessment shall not be entitled to vote at any meeting of the Association so long as such default continues.

If the holder of a first mortgage on a Condominium unit obtains title to the unit by foreclosing the mortgage, accepting a deed in lieu of foreclosure or similar remedy, or any other remedy provided in the mortgage, such person, and its successors and assigns, or other purchaser at a foreclosure sale shall not be liable for unpaid assessments chargeable to the unit which became due prior to the acquisition of title to the unit by such person; provided, however, that such unpaid assessments shall be deemed to be common expenses collectible from all of the members, including such person, its successors and assigns, and that all assessments chargeable to the unit subsequent to the

LIBER 38681 PG 288

LIBER 10697 PG 475

acquisition of title shall be the responsibility of such person as hereinbefore provided with respect to all members. When a member is in arrearage to the Association for assessments, the Association may give written notice of arrearage to any person occupying his unit under a lease or rental agreement, and such person, after receiving the notice, shall deduct from rental payments due the member the arrearage and future assessments as they fall due and pay them to the Association. The deductions shall not be a breach of the rental agreement or lease by the occupant.

The Association may purchase a unit at any foreclosure sale hereunder.

Section 7. Obligations of the Developer. The Developer shall be responsible for payment of the full monthly Association maintenance assessment, and all special assessments, for all completed units owned by it and shall also maintain, at its own expense, any incomplete units owned by it. "Completed unit" shall mean a unit with respect to which a certificate of occupancy has been issued by the local public authority. An "incomplete unit" shall mean any unit that is not a Completed unit.

Section 8. Maintenance and Repair. As provided in the Master Deed, the Association shall maintain and repair the general common elements, whether located inside or outside the units, and the limited common elements, to the extent set forth in the Master Deed. The costs thereof shall be charged to all the members as a common expense, unless necessitated by the negligence, misuse or neglect of a member, in which case such expense shall be charged to such member. The Association or its agent shall have access to each unit from time to time during reasonable working hours, upon notice to the occupant thereof, for the purpose of maintenance, repair or replacement of any of the common elements located therein or accessible therefrom. The Association or its agent shall also have access to each unit at all times without notice for making emergency repairs necessary to prevent damage to other units, the common elements, or both.

Each member shall provide the Association means of access to his unit and any limited common elements appurtenant thereto during all periods of absence, and if such member fails to provide means of access, the Association may gain access in such manner as may be reasonable under the circumstances and shall not be liable to such member for any necessary damage to his unit and any limited common elements appurtenant thereto caused thereby or for the repair or replacement of any doors or windows damaged in gaining such access, the costs of which damages shall be borne by such member. Unless otherwise provided herein or in the Master Deed, damage to a unit or its contents caused by the repair or maintenance activities of the Association, or by common elements, shall be repaired at the expense of the Association.

All other maintenance and repair obligations shall, as provided in the Master Deed, rest on the individual member. Each member shall maintain his unit and any limited common elements appurtenant thereto for which he has maintenance responsibility in a safe, clean and sanitary condition. Each member shall also use due care to avoid damaging any of the common elements including, but not limited to, the telephone, water, gas, plumbing, electrical or other utility conduits and systems and any other elements in any unit which are appurtenant to or which may affect any other unit. Each member shall be responsible for damages or costs to the Association resulting from negligent damage to or misuse of any of the common elements by him, his family, guests, agents or invitees, unless such damages or costs are actually reimbursed from insurance carried by the Association, in which case there shall be no such responsibility (if reimbursement to the Association is excluded by virtue of a deductible provision, the responsible member shall bear the expense to the extent of the deductible amount, anything else in these Bylaws to the contrary notwithstanding). Any costs or damages to the Association that are herein or elsewhere in the Condominium Documents assigned to the individual member may be assessed to and collected from the responsible member in the manner provided for regular assessments in Article V, Section 4, hereof.

The provisions of this Section 8 shall be subject to those of Article VI, Sections 1-3, in the event of repair or replacement on account of a casualty loss.

Section 9. Taxes. Subsequent to the year in which the Condominium is established, all special assessments and property taxes shall be assessed

LIBER 38681 PG 289

LIBER 10697 PG 476

against the individual units and not upon the total property of the Condominium or any part thereof. Taxes and special assessments which have become a lien against the property of the Condominium in the year of its establishment (as provided in Section 131 of the Act) shall be expenses of administration and shall be paid by the Association. Each unit shall be assessed a percentage of the total bill for such taxes and assessments equal to the percentage of value allocated to it in the Master Deed, and the members owning those units shall reimburse the Association for their unit's share of such bill within thirty (30) days after they have been tendered a statement thereof.

Section 10. Documents to Be Kept. The Association shall keep current copies of the approved Master Deed, all amendments thereto, and all other Condominium Documents available for inspection at reasonable hours by members, prospective purchasers and prospective mortgagees of Condominium units.

Section 11. Reserve for Major Repairs and Replacement. The Association shall maintain a reserve fund for major repairs and replacement of common elements in an amount equal to at least ten percent (10%) of the Association's current annual budget on a noncumulative basis. Monies in the reserve fund shall be used only for major repairs and replacement of common elements. THE MINIMUM STANDARDS REQUIRED BY THIS SECTION MAY PROVE INADEQUATE FOR A PARTICULAR PROJECT. The Association of members should carefully analyze the Condominium Project to determine if a greater amount should be set aside, or if additional reserve funds should be established for other purposes.

Section 12. Statement of Unpaid Assessments. Pursuant to the provisions of the Act, the purchaser of any unit may request a statement from the Association as to the outstanding amount of any unpaid assessments thereon, whether regular or special. Upon written request to the Association accompanied by a copy of the executed purchase agreement pursuant to which the purchaser holds a right to acquire a unit, the Association shall provide a written statement of such unpaid assessments as may exist or a statement that none exist, which statement shall be binding upon the Association for the period stated therein. Upon the payment of that sum within the period stated, the Association's lien for assessments as to such unit shall be deemed satisfied; provided, however, that the failure of a purchaser to request such statement at least five (5) days prior to the closing of the purchase of such unit shall render any unpaid assessments and the lien securing the same fully enforceable against such purchaser and the unit itself.

ARTICLE VI
INSURANCE, REPAIR OR REPLACEMENT;
CONDEMNATION; CONSTRUCTION LIENS

Section 1. Insurance. The Association shall carry fire and extended coverage, vandalism, malicious mischief and liability insurance, workmen's compensation insurance, if applicable, and such other insurance coverage as the Board may determine to be appropriate with respect to the ownership, use and maintenance of the general and limited common elements of the Condominium and the administration of Condominium affairs. Such insurance shall be carried and administered in accordance with the following provisions:

(a) All such insurance shall be purchased by the Association for the benefit of the Association, the members and their mortgagees, as their interests may appear, and provision shall be made for the issuance of certificates of insurance with mortgagee endorsements to the mortgagees of members' units. It shall be each member's responsibility to obtain insurance coverage for his personal property located within his unit or elsewhere in the Condominium and for his personal liability for occurrences within his unit or upon limited common elements appurtenant to his unit, and also for alternative living expenses. The Association shall have absolutely no responsibility for obtaining such coverage. The Association and all members shall use their best efforts to see that all property and liability insurance carried by the Association or any member shall contain appropriate provisions whereby the insurer waives its right of subrogation as to any claims against any member of the Association, and, subject to the provisions of Article V, Section 8, hereof, the Association and each member hereby waive, each as to the other, any right of recovery for losses covered by insurance. The liability of carriers issuing insurance obtained by the Association shall not, unless otherwise required by law, be affected or diminished on account of any additional insurance carried by any member, and vice versa.

LIBER 38681 PG 290

LIBER 106970477

(b) All common elements of the Condominium shall be insured against fire and other perils covered by a standard extended coverage endorsement in an amount equal to the maximum insurance replacement value, excluding foundation and excavation costs, as determined annually by the Board of Directors of the Association. Such coverage shall also include interior walls within any unit and the pipes, wires, conduits and ducts contained therein and shall further include all fixtures, equipment and trim within a unit which were furnished with the unit by the Developer (or such replacements thereof as do not exceed the cost of such original items). Any improvements a member makes within his unit shall be covered by insurance obtained by at his expense; provided that, if the Association elects to include such improvements under its insurance coverage, any additional premium cost to the Association attributable thereto shall be assessed to and borne solely by said member and collected as a part of the assessment levied against said member under Article V, Section 4, hereof.

(c) Public liability insurance shall be carried in such limits as the Board may from time to time determine to be appropriate, and shall cover the Association, each member, director and officer thereof, and any managing agent.

(d) All premiums upon insurance policies purchased by the Association pursuant to these Bylaws shall be expenses of administration, except as otherwise provided in subsection (b) above.

(e) Proceeds of all insurance policies owned by the Association shall be received by the Association, held in a separate account, and distributed to the Association, the members and their mortgagees as their interests may appear; provided, however, whenever Section 3 of this Article requires the repair or reconstruction of the Condominium, any insurance proceeds received by the Association as a result of any loss requiring repair or reconstruction shall be applied for such purpose. Hazard insurance proceeds shall never be used for any purpose other than for repair, replacement or reconstruction of the project unless all of the holders of mortgages on units, and all members, in the Condominium have given their prior written approval.

(f) All insurance carried by the Association shall, to the extent possible, provide for cross-coverage of claims by one insured against another.

Section 2. Appointment of Association. Each member, by ownership of a unit in the Condominium, shall be deemed to appoint the Association as his true and lawful attorney-in-fact to act in connection with all matters concerning insurance pertinent to the Condominium, his unit and the common elements appurtenant thereto. Without limitation on the generality of the foregoing, the Association as said attorney shall have full power and authority to purchase and maintain such insurance, to collect and remit premiums therefor, to collect proceeds and to distribute the same to the Association, the members and respective mortgagees, as their interests may appear (subject always to the Condominium Documents), to execute releases of liability and to execute all documents and to do all things on behalf of such members and the Condominium as shall be necessary or convenient to accomplish the foregoing.

Section 3. Reconstruction or Repair. If any part of the Condominium shall be damaged, the determination of whether or not, and how, it shall be reconstructed or repaired shall be made in the following manner:

(a) If a common element or a unit is damaged, such property shall be rebuilt or repaired if any Condominium unit is tenantable, unless the members unanimously vote that the Condominium shall be terminated and each holder of a mortgage lien on any Condominium unit has given its prior written approval of such termination.

(b) If the Condominium is so damaged that no unit is tenantable, and if each holder of a mortgage lien on any unit in the Condominium has given its prior written approval to the termination of the Condominium, the damaged property shall not be rebuilt and the Condominium shall be terminated, unless seventy-five percent (75%) or more of the members in value and in number agree to reconstruction by vote or in writing within ninety (90) days after the destruction.

(c) Any reconstruction or repair shall be performed substantially in accordance with the Master Deed and the plans and specifications for the

LIBER 38681 PG 291

LIBER 10697 PG 478

Condominium to a condition as similar as possible to the condition existing prior to damage, unless the members and each holder of a mortgage lien on any Condominium unit shall unanimously decide otherwise.

(d) If the damage is only to a part of a unit which it is the responsibility of a member to maintain and repair, it shall be the responsibility of the member to repair such damage in accordance with subsection (e) hereof. In all other cases, the responsibility for reconstruction and repair shall be that of the Association. The Association promptly shall notify each holder of a mortgage lien on any of the Condominium units if any unit or any part of the common elements is substantially damaged or destroyed.

(e) Each member shall be responsible for the reconstruction and repair of the interior of his unit, including, but not limited to, floor coverings, wall coverings, window shades, draperies, interior walls (but not any common elements therein), interior trim, furniture, light fixtures and all appliances, whether free standing or built-in, and items deemed to be the responsibility of the individual member by Article V C of the Master Deed. If damage to interior walls within a unit or to pipes, wires, conduits, ducts or other common elements therein is covered by insurance held by the Association, then the reconstruction or repair thereof shall be the responsibility of the Association in accordance with subsection (f). If any other interior portion of a unit, or item therein, is covered by insurance held by the Association for the benefit of the member, the member shall be entitled to receive the proceeds of insurance relative thereto, and if there is a mortgagee endorsement, the proceeds shall be payable to the member and the mortgagee jointly, without any change to the obligations set forth in this subsection (e).

(f) The Association shall be responsible for the reconstruction and repair of the common elements, and for any incidental damage to a unit and the contents thereof caused by such common elements or to the reconstruction or repair thereof. Immediately after a casualty occurs causing damage to property for which the Association has the responsibility of maintenance, repair and reconstruction, the Association shall obtain reliable and detailed estimates of the cost to return the damaged property to a condition as good as that existing before the damage.

(g) Any insurance proceeds received, whether by the Association or a member, shall be used for reconstruction or repair when reconstruction or repair is required by these Bylaws. If the insurance proceeds are not sufficient to pay the estimated costs of reconstruction or repair required to be performed by the Association, or if at any time during such reconstruction or repair, or upon completion of such reconstruction or repair, the funds for the payment of the costs thereof are insufficient, assessments shall be made against all members for the cost of reconstruction or repair of the damaged property in sufficient amounts to provide funds to pay the estimated or actual cost of repair. Such assessments shall be levied in the same manner as the regular monthly assessments, as set forth in Article V, Section 4, hereof.

Section 4. Eminent Domain. The following provisions shall control upon any taking by eminent domain:

(a) The Association, acting through its Board of Directors, may negotiate on behalf of all members for any taking of common elements. Any negotiated settlement shall be subject to the approval of at least two-thirds (2/3) of the members in number and in value or at least two-thirds (2/3) of all first mortgagees (based upon one vote for each mortgage held), and shall thereupon be binding on all members.

(b) If an entire unit is taken by eminent domain, the award for such taking shall be paid to the Association for the benefit of the owner of such unit and the mortgagee thereof, as their interests may appear. After acceptance of such award by the member and his mortgagee, they shall be divested of all interest in the Condominium. The undivided interest in the common elements belonging to the member whose unit has been taken shall thereafter appertain to the remaining units, including those restored or reconstructed under the provisions of this Section.

(c) If any condemnation award shall become payable to any member whose unit is not wholly taken by eminent domain, then such award shall be paid by the condemning authority to the Association on behalf of such member and his

LIOER 38681 PG 292

LIBER 106974479

mortgagee, as their interests may appear. If only a part of any unit is taken, the Association shall, if practical, use the award to rebuild the same to the extent necessary to make it habitable and remit the balance of the condemnation proceeds attributable to such unit to the owner and mortgagee thereof, as their interests may appear.

(d) If any portion of the Condominium other than any unit is taken, the condemnation proceeds relative to such taking shall be paid to the Association and the affirmative vote of at least two-thirds (2/3) of the members in number and in value or at least two-thirds (2/3) of all first mortgagees (based upon one vote for each mortgage held) at a meeting duly called shall determine whether to rebuild, repair or replace the portion so taken or to take such other action as they deem appropriate. If no such affirmative vote is obtained, such condemnation proceeds shall be remitted to the members and their respective mortgagees, as their interests may appear, in accordance with their respective percentages of value set forth in Article VI of the Master Deed.

(e) If the Condominium Project continues after a taking by eminent domain, then the remaining portion of the Condominium Project shall be re-surveyed and the Master Deed amended accordingly, and, if any unit shall have been taken, then Article VI of the Master Deed shall be amended to reflect such taking and to proportionately readjust the percentages of value of the remaining members based upon a continuing value for the Condominium of one hundred percent (100%). Such amendment may be effected by an officer of the Association duly authorized by the Board of Directors without the necessity of execution or specific approval thereof by any members, but only with the prior written approval of all holders of mortgage liens on individual units in the project.

(f) If any Condominium unit, or any portion thereof, or the common elements or any portion thereof, is made the subject matter of any condemnation or eminent domain proceeding or is otherwise sought to be acquired by a condemning authority, the Association promptly shall so notify each holder of a mortgage lien on any of the Condominium units.

(g) If the taking of a portion of a Condominium unit makes it impractical to rebuild the partially taken unit to make it habitable, then the entire undivided interest in the common elements appertaining to that Condominium unit shall thenceforth appertain to the remaining Condominium units, and shall be allocated to them in proportion to their respective undivided interests in the common elements. The remaining portion of that Condominium unit shall thenceforth be a common element.

(h) Votes in the Association of members and liability for future expenses of administration appertaining to a Condominium unit taken or partially taken (as provided in subsection (g) hereof) by eminent domain shall thenceforth appertain to the remaining Condominium units, and shall be allocated to them in proportion to their relative voting strength by value in the Association.

Section 5. Construction Liens. The following provisions shall control the circumstances under which construction liens may be applied against the Condominium or any unit thereof:

(a) Except as provided below, a construction lien for work performed on a Condominium unit or upon a limited common element may attach only to the unit upon or for the benefit of which the work was performed.

(b) A construction lien for work authorized by the Developer and performed upon the common elements may attach only to units owned by the Developer at the time of recording of the claim of lien.

(c) A construction lien for work authorized by the Association may attach to each unit only to the proportional extent that the member owning the unit is required to contribute to the expenses of administration as provided by the Condominium Documents.

(d) A construction lien may not arise or attach to a unit for work performed on the common elements not contracted for by the Developer or the Association.

LIBER 38681 PG 293

(LIBER 10697 PG 480)

If a member is advised or otherwise learns of a purported construction lien contrary to the foregoing, he shall immediately notify the Board of Directors. Upon learning of the purported construction lien, the Board shall take appropriate measures to remove any cloud on the title of units improperly affected thereby.

Section 6. Mortgagees. Nothing contained in the Condominium Documents shall be construed to give a Condominium unit owner, or any other party, priority over any rights of mortgagees of Condominium units pursuant to their mortgages in the case of a distribution to Condominium unit owners of insurance proceeds or condemnation awards for losses to or a taking of Condominium units, common elements or both.

ARTICLE VII
USE AND OCCUPANCY RESTRICTIONS; ENFORCEMENT

Section 1. Establishment of Restrictions. In order to provide for congenial occupancy of the Condominium, and for the protection of the value of the units, the use of Condominium property shall be subject to the following limitations:

(a) No condominium unit shall be used for other than single family residential purposes (except that persons not of the same immediate family residing together may occupy a unit with the written consent of the Board of Directors, which consent shall not be unreasonably withheld) and the common elements shall be used only for purposes consistent with the use of single family residences. A family shall mean one person or a group of two or more persons related by bonds of consanguinity, marriage or legal adoption.

(b) No member shall alter the exterior appearance or structurally modify his unit (including interior walls through or in which there exist easements for support or utilities) or change any of the limited or general common elements from the way it or they were originally constructed by the Developer, including, without limitation, painting the exterior or erecting antenna, lights, aerials, awnings, doors, shutters or other exterior attachments or modifications, nor shall any member damage, modify or make attachments to common element walls between units, which alterations in any way impair the sound-conditioning properties thereof, without the unanimous written approval of the Board of Directors. The Board of Directors, in its sole discretion, may disapprove any such request. However, it may only approve such alterations as do not impair the structural soundness, safety, utility, integrity or appearance of the Condominium. The Board of Directors may appoint an Environmental Control Committee and may delegate to it responsibility for establishing rules relating to the appearance of units and common areas, and the approval of the construction, maintenance and repair thereof. Even after approval, a member shall be responsible for all damages to any other units and their contents or to the common elements, resulting from any such alteration.

(c) No immoral, improper, unlawful or offensive activity shall be carried on in any unit or upon the limited or general common elements, nor shall anything be done which may be or become an annoyance or a nuisance to the members, nor shall any unreasonably noisy activity be carried on in any unit or on the common elements. No member owning any residential unit shall do or permit anything to be done or keep or permit to be kept in his unit or on the common elements anything that will increase the insurance rate on the Condominium without the written approval of the Association. Each member who is the cause thereof shall pay to the Association the increased cost of insurance premiums resulting from any such activity or the maintenance of any such condition.

(d) Neither the limited nor the general common elements shall be used to store supplies, materials, personal property, trash or refuse of any kind, except as provided in duly adopted Association rules and regulations. Trash receptacles shall be maintained in areas designated therefor at all times and shall not be permitted elsewhere on the common elements except for such short periods of time as may be reasonably necessary to permit the periodic collection of trash in accordance with the contract for trash collection to be maintained by the Association. The common elements shall not be used in any way for the drying, shaking or airing of clothing or other fabrics. Automobiles may only be washed in areas approved by the Association. In general,

LIBER 38681 PG 294

LIBER 10697 (481)

no activity shall be carried on nor condition maintained by a member, either in his unit or upon the common elements, which spoils the appearance of the Condominium.

(e) Sidewalks, yards, landscaped areas, driveways, roads, parking areas, halls, stairs and, in general, all of the general common elements, shall not be obstructed in any way nor shall they be used for purposes other than those for which they are reasonably and obviously intended. No bicycles, vehicles, chairs or benches may be left unattended on or about the common elements. Use of any recreational facilities in the Condominium may be limited to such times and in such manner as the Association shall determine by duly adopted regulations.

(f) No member shall use, or permit any occupant, agent, employee, invitee, guest or member of his family to use, any firearms, air rifles, pellet guns, BB guns, bows and arrows or other similar dangerous weapons, projectiles or devices anywhere on or about the Condominium Premises.

(g) No signs or other advertising devices shall be displayed which are visible from the exterior of a residential unit or on the common elements, including "For Sale" and "For Rent" signs, without written permission from the Association.

(h) In order to maintain a consistent exterior appearance at the Condominium, no member shall use or permit the use of any drape, drape liner or window covering on the exterior side of any window in the Condominium that is other than white solid color.

(i) No animal shall be kept except common indoor household pets. Such pets may not be kept or bred for any commercial purpose and shall have such care and restraint so as not to be obnoxious or offensive on account of noise, odor or unsanitary conditions. No savage or dangerous animal shall be kept. No more than one such household pet may be kept in any unit without written permission of the Board of Directors. No such pets may be permitted to run loose upon the common elements, limited or general. No dogs larger than fifty (50 lbs.) pounds shall be allowed and owners shall clean up after their pets. The Association may charge all co-owners maintaining animals a reasonable additional assessment to be collected in the manner provided in Article V, Section 4, of these Bylaws if the Association determines such assessment necessary to defray the maintenance cost to the Association of accommodating animals within the Condominium. The Association may, without liability to the owner thereof, remove or cause to be removed, any animal from the Condominium which it determines to be in violation of the restrictions imposed by the Section. The Association shall have the right to require that any pets be registered with it and may adopt such additional reasonable rules and regulations with respect to animals as it may deem proper. Any person who causes an animal to be brought or kept in the Condominium shall indemnify and hold harmless the Association for any damage, loss or liability which might accrue to the Association as a result of the presence of such animal in the Condominium, regardless of whether the animal's presence is permitted.

(j) No house trailers, commercial vehicles, boat trailers, boats, camping vehicles, camping trailers, snowmobiles, snowmobile trailers or vehicles other than automobiles or light trucks may be parked or stored upon the premises of the Condominium, unless parked in an area specifically designated therefor by the Association. Commercial vehicles and trucks shall not be parked in or about the Condominium (except as above provided) unless while making deliveries or pickups in the normal course of business. In the event that there arises a shortage of parking spaces, the Association may allocate or assign parking spaces from time to time on an equitable basis. Campers and similar vehicles may not be kept at the Condominium for a period exceeding twenty-four (24) hours except with the express written approval of the Board of Directors or its designee. Each co-owner shall park his vehicle in the garage provided therefor, and co-owners shall, if the Association shall require, register all vehicles maintained in the Condominium with the Association.

(k) Reasonable regulations consistent with the Act, the Master Deed and these Bylaws, concerning the use of the common elements may be made and amended from time to time by any Board of Directors of the Association, including the Board of Directors established in the Articles of Incorporation (and its successors). Copies of all such regulations and amendments thereto

LIBER 38681 PG 295

LIBER 10697 PG 482

shall be furnished to all members and shall become effective ten (10) days after mailing or delivery thereof to the designated voting representative of each member. Any such regulation or amendment may be revoked at any time by the affirmative vote of more than fifty percent (50%) of all members in number and in value at any duly convened meeting of the Association, except that the members may not revoke any regulation or amendment prior to the first meeting of the Association.

(l) No member shall perform any landscaping or plant any trees, shrubs or flowers or place any ornamental materials upon the common elements without the express written approval of the Board of Directors.

(m) Any nonassigned parking areas shall be reserved for the general use of the members and their guests.

(n) No unsightly condition shall be maintained upon any balconies, porches or decks and only furniture and equipment consistent with ordinary balcony, porch or deck use shall be permitted to remain there during seasons when such areas are reasonably in use, and no furniture or equipment of any kind shall be stored in such areas during seasons when they are not reasonably in use.

(o) None of the restrictions contained in this Article VII shall apply to the commercial activities or signs or billboards, if any, of the Developer during the development and sales period as defined hereinafter, or of the Association in furtherance of its powers and purposes set forth herein and in its Articles of Incorporation and Bylaws as the same may be amended from time to time. For the purposes of this subsection, the development and sales period shall be deemed to continue so long as Developer owns any unit which he offers for sale or so long as any additional unit may be created in the Condominium. Until all units that may be created in the Condominium have been sold by Developer, Developer shall have the right to maintain a sales office, a business office, a construction office, model units, storage areas, reasonable parking incident to the foregoing and such access to, from and over the project as may be reasonable to enable development and sale of the entire project by Developer.

Section 2. Enforcement. Failure to comply with any of the terms of the Act, the Master Deed, these Condominium Bylaws, the Articles of Incorporation, Bylaws or Rules and Regulations of the Association, shall be grounds for relief, which may include, without limitation, an action to recover sums due for such damages, injunctive relief, and any other remedy that may be appropriate to the nature of the breach. The failure of the Association to enforce any right, provision, covenant or condition which may be granted by the Act, the Master Deed, these Bylaws, the Articles of Incorporation, Bylaws or Rules and Regulations of the Association, shall not constitute a waiver of the right of the Association to enforce such right, provision, covenant or condition in the future.

ARTICLE VIII
APPROVAL OF TRANSFER OR LEASE

Section 1. Approval Required. No member owning any unit may transfer or dispose of his unit or any interest therein in any manner, except by mortgage as provided in Article IX hereof, nor may any such transfer or disposal occur by operation of law, except to another member, without the prior approval of the Board of Directors. Any transfer or disposal or attempted transfer or disposal in violation of this Article VIII shall be wholly void.

Section 2. Notices of Desire and Intent.

(a) A member who desires to rent or lease his Condominium unit for any term shall provide notice of such desire to the Board of Directors at least ten (10) days before presenting a lease form to a potential tenant. At the same time, the member shall provide to the Board a copy of the exact lease form proposed so that the Board may review it for compliance with the Condominium Documents. Tenants and non-co-owner occupants shall comply with all of the conditions of the Condominium Documents and all of the provisions of the Act, and all leases and rental agreements shall so state. The Board shall advise the member of any deficiencies in the lease form and the member shall correct

LIBER 38681 PG 29,6

LIBER 10697483

such deficiencies as directed by the Board before presenting a copy of the lease form to a potential tenant. If the Developer desires to rent or lease a Condominium unit before the transitional control date, it shall notify either the Advisory Committee or each co-owner in writing.

(b) In addition, a member who intends to sell or lease his unit, or any interest therein, shall give written notice of such intention to the Board of Directors, together with the name and address of the intended purchaser or tenant, the terms and conditions of the proposed transaction (including an executed copy of the exact form of lease or sale contract) and such other information concerning the intended sale or lease as the Board may reasonably require. The giving of such notice of intent shall constitute a warranty and representation by the member to the Association as hereinafter provided that such member believes the proposal to be bona fide in all respects. No proposed transaction shall be considered by the Board under this Article VIII, and no notice of a proposed transaction shall be deemed given, which is not evidenced by an exact copy of the agreement of sale or lease, subject to the approval and right of first refusal contained herein. Such agreement must be executed by the selling or leasing member and the proposed purchaser or tenant and must contain all pertinent terms of the sale or lease proposed to be made. If the notice and information herein required is not presented to the Board, then at any time after learning of a transaction or event transferring ownership or possession of a unit, the Board may, without notice, disapprove the transaction or new ownership.

Section 3. Approval or Disapproval. Within thirty (30) days after receipt of a notice of intent described in subsection 2(b) of this Article VIII, together with all information requested by it within ten (10) days of such notice, the Board of Directors must either approve or disapprove the proposed transaction. If approved, the approval shall be stated in a certificate executed by the President and Secretary in recordable form, and shall be delivered to the purchaser or tenant. If disapproved, the Association shall offer to purchase or lease, or provide another purchaser or tenant acceptable to it, on terms not less favorable to the seller or landlord than those originally proposed, and the seller or landlord shall be bound to consummate the transaction with such approved purchaser or permit the approved tenant to enter into possession within thirty (30) days thereafter; provided, that in the event of a transfer of title by gift, devise or inheritance, the right of the Association to purchase or to provide another purchaser acceptable to it, which must be exercised within thirty (30) days of actual notice of intent and receipt of the requested information, shall be based on the fair market value of the unit so acquired as determined by an independent appraisal thereof. If the Association shall fail to purchase or lease, or to provide a purchaser or tenant, in the event of disapproval, then, notwithstanding said disapproval, the transaction shall be deemed to have been approved and a certificate of approval to have been furnished as provided for herein.

In the event of a transfer, or attempted transfer, by operation of law, the Board shall have thirty (30) days after its receipt of notice thereof, together with all information requested by it, to purchase the unit for its fair market value in accordance with the terms of this Section 3.

Section 4. Exempt Transactions. The Developer shall not be subject to this Article for the initial sale or, prior to the first meeting of members of the Association, as defined in Article III, Section 1, for the lease of any Condominium unit, nor shall this Article apply to a public or private sale held pursuant to foreclosure of a mortgage, transfer of title to a mortgagee by deed in lieu of foreclosure or similar remedy, or transfer of title pursuant to any other remedy contained in a mortgage, to the first subsequent transfer of title by any mortgagee or other person acquiring ownership by any of these means or to any lease by a mortgagee. Transfer by bona-fide gift, devise or inheritance shall not be subject to this Article, provided that a member who has obtained his title by gift, devise or inheritance shall give notice to the Board of Directors of the acquisition, together with such personal information as the Board may reasonably require and a certified copy of the instrument evidencing his title. The Board of Directors shall thereupon have the right to purchase set forth in Section 3 hereof.

Section 5. Additional Restrictions on Leasing. No member shall lease less than an entire unit in the Condominium and no tenant of a residential unit shall be permitted to occupy a residential unit, except under written lease,

LIBER 38681 PG 297

LIBER 1069776484

the initial term of which is at least one (1) year, unless specifically approved in writing by the Board of Directors. The Board may, except to the extent prohibited by law, require a security deposit from any proposed tenant of a residential unit as a condition to the approval of any lease.

Section 6. Non-Co-Owner Compliance.

(a) All non-co-owner occupants shall comply with all of the terms and conditions of the Condominium Documents and the provisions of the Act.

(b) If the Association determines that a non-co-owner occupant has failed to comply with the conditions of the Condominium Documents, or the provisions of the Act, the Association shall take the following action:

(i) The Association shall advise the appropriate member by certified mail of the alleged violation by a person occupying his unit.

(ii) The member shall have fifteen (15) days after receipt of the notice to investigate and correct the alleged breach or advise the Association that a violation has not occurred.

(iii) If after fifteen (15) days the Association believes that the alleged breach has not been cured or may be repeated, it may institute on its behalf, or derivatively by the members on behalf of the Association if it is under the control of the Developer, an action for eviction against the non-co-owner occupant and, simultaneously, for money damages against the member and non-co-owner occupant for breach of the conditions of the Condominium Documents or of the Act. The relief set forth in this section may be by an appropriate proceeding. The Association may hold both the non-co-owner occupant and the member liable for any damages caused to the Condominium.

ARTICLE IX
MORTGAGES

Section 1. Mortgage of Units. No member owning any unit may mortgage his unit or any interest therein without the approval of the Association except to a bank, pension fund, insurance company, savings and loan association, credit union or other institutional lender. The approval of any other mortgage may be arbitrarily withheld; provided, that nothing herein shall be construed to prevent the Developer from accepting a purchase money mortgage as a part of the purchase price of a unit nor prevent a member from accepting a purchase money mortgage from a subsequent approved purchaser.

Section 2. Notice of Mortgage. A member who mortgages a unit shall notify the Association of the name and address of his mortgagee and shall file a conformed copy of the note and mortgage with the Association, which shall maintain such information in a book entitled "Mortgages of Units."

Section 3. Notice of Default. The Association shall give to the holder of any mortgage covering any unit in the project written notification of any default in the performance of the obligations of the member owning such unit that is not cured within sixty (60) days.

Section 4. Notice of Insurance. The Association shall notify each mortgagee appearing in said book of the name of each company insuring the Condominium against fire, perils covered by extended coverage, and vandalism and malicious mischief, and the amounts of such coverage.

Section 5. Notice of Meetings. Upon request submitted to the Association, any institutional holder of a mortgage lien on any unit in the Condominium shall be entitled to receive written notification of every meeting of the members of the Association and to designate a representative to attend such meeting.

Section 6. Acquisition of Title by Mortgagee. As provided in Article V, Section 6, any first mortgagee who obtains title to a unit pursuant to the remedies provided in the mortgage, or a deed in lieu thereof, shall not be liable for such unit's unpaid assessments which accrue prior to acquisition of title by the first mortgagee.

LIBER 38681 P8298

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ARTICLE X
AMENDMENTS

Section 1. Proposal. Amendments to these Bylaws may be proposed by the Board of Directors of the Association acting upon the vote of a majority of the Directors or by two-thirds (2/3) or more in value of the members by an instrument in writing signed by them.

Section 2. Meeting to be Held. If such an amendment is proposed, a meeting for consideration of the same shall be duly called in accordance with the provisions of the Condominium Documents.

Section 3. Vote Required. These Condominium Bylaws may be amended by an affirmative vote of two-thirds (2/3) of all members in number and in value and two-thirds (2/3) of all mortgagees at any regular meeting, or at a special meeting called for such purpose. For purposes of such voting, each mortgagee shall have one (1) vote for each mortgage held. The section requires the affirmative vote of two-thirds (2/3) of all mortgagees whether present or not at the meeting.

Section 4. Amendments Not Materially Changing Condominium Bylaws. The Board of Directors may enact amendments to these Condominium Bylaws without the approval of any member or mortgagee, provided that such amendments shall not materially alter or change the rights of a member or mortgagee.

Section 5. Amendments Concerning Leases. Provisions in these Bylaws relating to the ability or terms under which a member may rent his unit may not be modified and amended without the consent of each affected member and mortgagee.

Section 6. Effective Date. Any amendment to these Bylaws (but not the Association Bylaws) shall become effective upon the recording of such amendment in the Office of the Register of Deeds in the county where the Condominium is located. Without the prior written approval of all holders of mortgage liens on any unit in the Condominium, no amendment to these Bylaws shall become effective which involves any change, direct or indirect, in Article I, Section 2; Article IV, Sections 2 and 3; Article V, Sections 3, 4 and 6; Article VI; Article IX; and Article X, Sections 3 and 6; or to any other provision hereof that alters or changes materially the rights of any member or mortgagee.

Section 7. Costs of Amendment. Any person causing or requesting an amendment to these Condominium Bylaws shall be responsible for the costs and expenses of considering, adopting, preparing and recording such amendment; provided, however, that such costs and expenses relating to amendments adopted pursuant to Article X, Section 3, or pursuant to a decision of the Advisory Committee shall be expenses of administration.

Section 8. Notice, Copies of Amendment. Members and mortgagees of record of Condominium units shall be notified of proposed amendments not less than ten (10) days before the amendment is recorded. A copy of each amendment to these Condominium Bylaws shall be furnished to every member after recording; provided, however, that any amendment to these Bylaws that is adopted in accordance with this Article or the Act shall be binding upon all persons who have an interest in the project irrespective of whether such persons actually receive a copy of the amendment.

ARTICLE XI
DEFINITIONS

All terms used herein shall have the same meaning as set forth in the Act or as set forth in the Master Deed to which these Condominium Bylaws are attached as an exhibit.

ARTICLE XII
REMEDIES FOR DEFAULT

Section 1. Relief Available. Any default by a member shall entitle the Association or another member or members to the following relief:

LIBER 38681 20299

(LIBER 106970486)

(a) Failure to comply with any of the terms or conditions of the Condominium Documents shall be grounds for relief, which may include, without limitation, an action to recover sums due for damages, for injunctive relief, for foreclosure of lien (if in default in payment of an assessment) or any combination thereof, and such relief may be sought by the Association, or, if appropriate, by an aggrieved member or members.

(b) In any proceeding arising because of an alleged default by any member, the Association, if successful, shall be entitled to recover the costs of the proceeding and such reasonable attorneys' fees, (not limited to statutory fees) as may be determined by the Court, but in no event shall any member be entitled to recover such attorneys' fees.

(c) Such other reasonable remedies as provided in the rules and regulations promulgated by the Board of Directors, including without limitation, the levying of fines against members after notice and opportunity for hearing, as provided in the Association rules and regulations, and the imposition of late charges for nonpayment of assessments.

(d) The violation of any of the provisions of the Condominium Documents shall also give the Association or its duly authorized agents the right, in addition to the rights set forth above, to enter, where reasonably necessary, upon the limited or general common elements, or into any unit, and summarily remove and abate, at the expense of the violating member, any structure, thing or condition existing or maintained contrary to the provisions of the Condominium Documents.

Section 2. Failure to Enforce. The failure of the Association or of any member to enforce any right, provision, covenant or condition which may be granted by the Condominium Documents shall not constitute a waiver of the right of the Association or of any such member to enforce such right, provision, covenant or condition in the future.

Section 3. Rights Cumulative. All rights, remedies and privileges granted to the Association or any member or members pursuant to any terms, provisions, covenants or conditions of the Condominium Documents shall be deemed to be cumulative and the exercise of any one or more shall not be deemed to constitute an election of remedies, nor shall it preclude the party exercising the same from exercising such other and additional rights, remedies or privileges as may be available to such party at law or in equity.

Section 4. Hearing. Prior to the imposition of any fine or other penalty hereunder, the offending member shall be given a reasonable opportunity to appear before the Board and be heard. Following any such hearing the Board shall prepare a written decision and place it in the permanent records of the Association.

ARTICLE XIII
ARBITRATION

Section 1. Submission to Arbitration. Any dispute, claim or grievance arising out of or relating to the interpretation, application, or rights of the parties to the Master Deed, Bylaws or Management Agreement, if any, or to any disputes, claims or grievances arising among or between the members or between such members and the Association shall, be submitted to The American Arbitration Association. The determination shall be binding upon all parties and may, if necessary, be reduced to judgment in accordance with the statutes and applicable laws of the State of Michigan.

The arbitration costs shall be borne by the losing party to the arbitration. The arbiter may require a reasonable deposit to ensure payment of costs. Such deposit shall be placed in escrow in the name of the arbiter as trustee in the name of the matter at issue.

ARTICLE XIV
SEVERABILITY

If any of the terms, provisions, or covenants of these Bylaws or the Condominium Documents are held to be partially or wholly invalid or unenforce-

LIBER 3868-1 PG 00

LIBER 106976487

able for any reason whatsoever, such holding shall not affect, alter, modify or impair in any manner whatsoever any of the other terms, provisions or covenants of such documents or the remaining portions of any terms, provisions or covenants held to be partially invalid or unenforceable.

ARTICLE XV
CONFLICTING PROVISIONS

In the event of a conflict between the provisions of the Act (or other laws of the State of Michigan) and any Condominium Document, the Act (or other laws of the State of Michigan) shall govern. In the event of any conflict between the provisions of any one or more Condominium Documents, the following order of priority shall prevail and the provisions of the Condominium Document having the highest priority shall govern:

- (1) The Master Deed, including the Condominium Subdivision Plan;
- (2) These Condominium Bylaws;
- (3) The Articles of Incorporation of the Association;
- (4) The Bylaws of the Association; and
- (5) The Rules and Regulations of the Association.

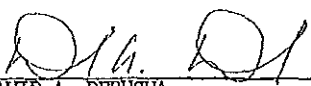
IN WITNESS WHEREOF, the undersigned being the Incorporator, hereby adopts the foregoing bylaws as the Condominium Bylaws this 29th day of NOVEMBER, 1988.

WITNESSES:



RICHARD J. SABLE

INCORPORATOR:

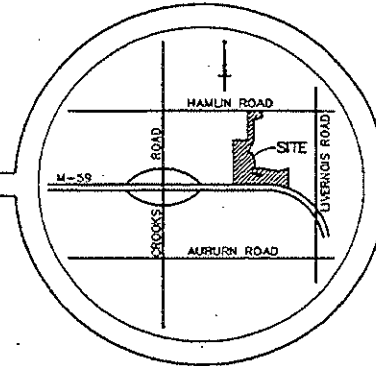


DAVID A. DERUSHA



DONALD M. STREHL

**CONSOLIDATING MASTER DEED OF
ROCHELLE PARK CONDOMINIUMS
OAKLAND COUNTY CONDOMINIUM
SUBDIVISION PLAN NO. 520
CITY OF ROCHESTER HILLS, OAKLAND COUNTY, MICHIGAN**



LEGAL DESCRIPTION

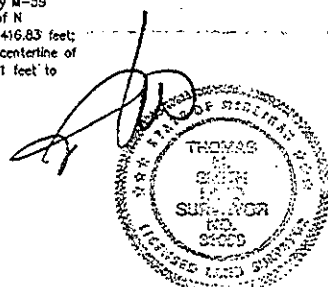
Land located in the North 1/2 of Section 28, T.3N., R.11E, City of Rochester Hills, Oakland County, Michigan, more particularly described as follows:
Commencing at the North 1/4 corner of said Section 28; thence N 87°34'31" E, 366.38 feet along the North line of said Section 28 and the centerline of Hamlin Road; thence Southerly along the Westerly line of WHISPERING WILLOWS NO.1 (a subdivision recorded in Liber 173 of Plots, Pages 1, 2, 3 and 4 of Oakland County Records) along the following (27) courses: S 00°08'01" E, 185.15 feet; S 07°02'28" W, 60.83 feet; S 87°34'31" W, 43.00 feet; along a curve to the left with an arc length of 334.49 feet, a radius of 200.00 feet, chord bearing and distance of S 39°39'45" W, 296.85 feet; S 08°15'00" E, 250.40 feet; along a curve to the right with an arc length of 437.77 feet, a radius of 790.00 feet, chord bearing and distance of S 07°37'30" W, 432.19 feet; S 23°30'00" W, 179.30 feet; along a curve to the left with an arc length of 139.31 feet, a radius of 300.00 feet, chord bearing and distance of S 10°11'40" W, 138.07 feet; N 86°53'37" E, 125.00 feet; S 13°35'32" E, 65.30 feet; S 21°15'00" E, 193.59 feet; S 07°57'15" E, 111.01 feet; S 05°05'53" W, 111.01 feet; S 18°08'57" W, 111.01 feet; S 31°12'22" W, 107.03 feet; S 58°33'14" E, 29.18 feet; S 84°33'02" E, 51.95 feet; N 66°48'04" E, 51.95 feet; S 37°31'22" E, 135.05 feet; along a curve to the left with an arc length of 103.17 feet, a radius of 240.00 feet, chord bearing and distance of N 40°09'44" E, 102.38 feet; N 71°16'11" W, 117.10 feet; N 07°20'07" E, 168.52 feet; S 82°00'42" E, 130.00 feet; S 07°39'05" W, 4.00 feet; S 82°41'06" E, 182.00 feet; S 83°41'40" E, 102.55 feet; S 89°30'00" E, 180.00 feet; S 64°11'29" E, 93.51 feet; N 67°53'28" E, 333.66 feet; thence S 02°26'37" E, 794.95 feet to the Northerly line of Highway M-59; thence along the Northerly line of Highway M-59 along a curve to the left with an arc length of 1197.16 feet, a radius of 4016.72 feet, chord bearing and distance of N 79°35'10" W, 1192.73 feet and N 88°07'36" W, 341.95 feet and N 85°07'36" W, 265.00 feet; thence N 02°33'33" W, 1416.83 feet; thence N 87°14'11" E, 474.83 feet; thence N 02°55'19" W, 992.11 feet to the North line of said Section 28 and the centerline of Hamlin Road; thence along the North line of said Section 28 and the centerline of Hamlin Road N 87°00'00" E, 82.41 feet to the point of beginning.
Parcel Contains: 1821868.16 square feet, 41.824 acres

DEVELOPER

ROCHELLE PARK DEVELOPMENT CO.
1926 STAR BATT DRIVE, SUITE A
ROCHESTER HILLS, MICHIGAN 48063

SURVEYOR

MICKLAUGH & ASSOCIATES, INC. 2359 AVON
INDUSTRIAL DRIVE ROCHESTER HILLS,
MICHIGAN 48066 PHONE: (248) 862-1900



SHEET INDEX

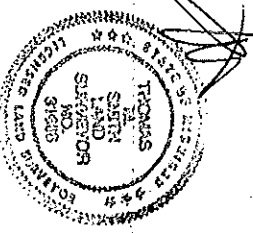
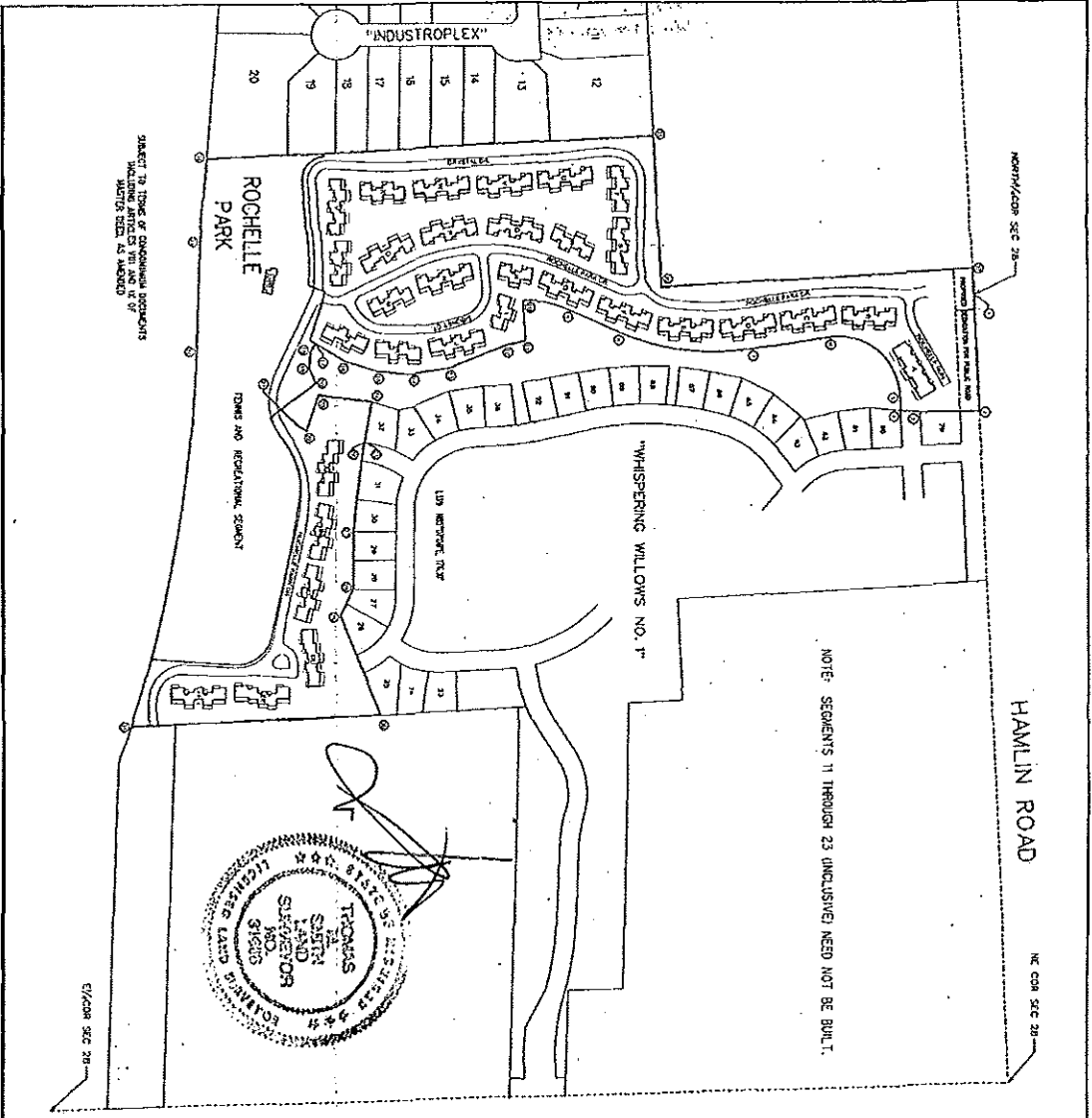
- 1 COVER SHEET
- 2 OVERALL SURVEY PLAN
- 3-6 SITE, SURVEY, UTILITY & COORDINATE PLAN
- 7 FLOOR PLANS - BUILDINGS AA, BB, CC, DD, EE, FF & J
- 8 FLOOR PLANS - BUILDINGS M, R, T, X & Z
- 9 FLOOR PLANS - BUILDINGS A-G, N-Q, S, U-W & Y
- 10 FLOOR PLANS - BUILDING H
- 11 FLOOR PLANS & CROSS SECTIONS BUILDINGS I, K & L
- 12 CROSS SECTIONS - BUILDINGS M, R, T, X & Z
- 13 CROSS SECTIONS - BUILDINGS G & H
- 14 CROSS SECTIONS - BUILDINGS A-F, G, S, U-W & Y
- 15 CROSS SECTIONS - BUILDINGS P & Q
- 16 CROSS SECTIONS - BUILDINGS AA, BB, CC, DD, EE, FF & J
- 17 BASEMENT & FOUNDATION PLAN BUILDINGS M, R, T, X & Z
- 18 BASEMENT & FOUNDATION PLAN BUILDINGS A-G, N-Q, S, U-W & Y
- 19 BASEMENT & FOUNDATION PLAN BUILDING H
- 20 FLOOD PLAIN PLAN

AS-BUILT AS OF MAY 16, 2006

THOMAS M. SMITH
R.L.S. No. 31606

LIBER 38681 PG 301

LIBER 38681 PG 302



LIVERNOIS ROAD

NOTE: SEGMENTS 11 THROUGH 23 (INCLUDING) NEED NOT BE BUILT.

COORDINATE TABLE

POINT	NORTHING	EASTING
1	5000.0000	5000.0000
2	5017.5000	5000.0000
3	4980.0000	5017.5000
4	4962.5000	5000.0000
5	4945.0000	5017.5000
6	4927.5000	5000.0000
7	4910.0000	5017.5000
8	4892.5000	5000.0000
9	4875.0000	5017.5000
10	4857.5000	5000.0000
11	4840.0000	5017.5000
12	4822.5000	5000.0000
13	4805.0000	5017.5000
14	4787.5000	5000.0000
15	4770.0000	5017.5000
16	4752.5000	5000.0000
17	4735.0000	5017.5000
18	4717.5000	5000.0000
19	4700.0000	5017.5000
20	4682.5000	5000.0000
21	4665.0000	5017.5000
22	4647.5000	5000.0000
23	4630.0000	5017.5000
24	4612.5000	5000.0000
25	4595.0000	5017.5000
26	4577.5000	5000.0000
27	4560.0000	5017.5000
28	4542.5000	5000.0000
29	4525.0000	5017.5000
30	4507.5000	5000.0000
31	4490.0000	5017.5000
32	4472.5000	5000.0000
33	4455.0000	5017.5000
34	4437.5000	5000.0000
35	4420.0000	5017.5000
36	4402.5000	5000.0000
37	4385.0000	5017.5000

LEGEND

BOUNDARY MARK

SCALE 1" = 500'

AS-BUILT AS OF MAY 18, 2006

WMA
WICKALICE and ASSOCIATES, INC.
 1000 North Lincoln Road
 Suite 200
 Chicago, IL 60614
 (773) 334-1100
 WWW.WMA-INC.COM

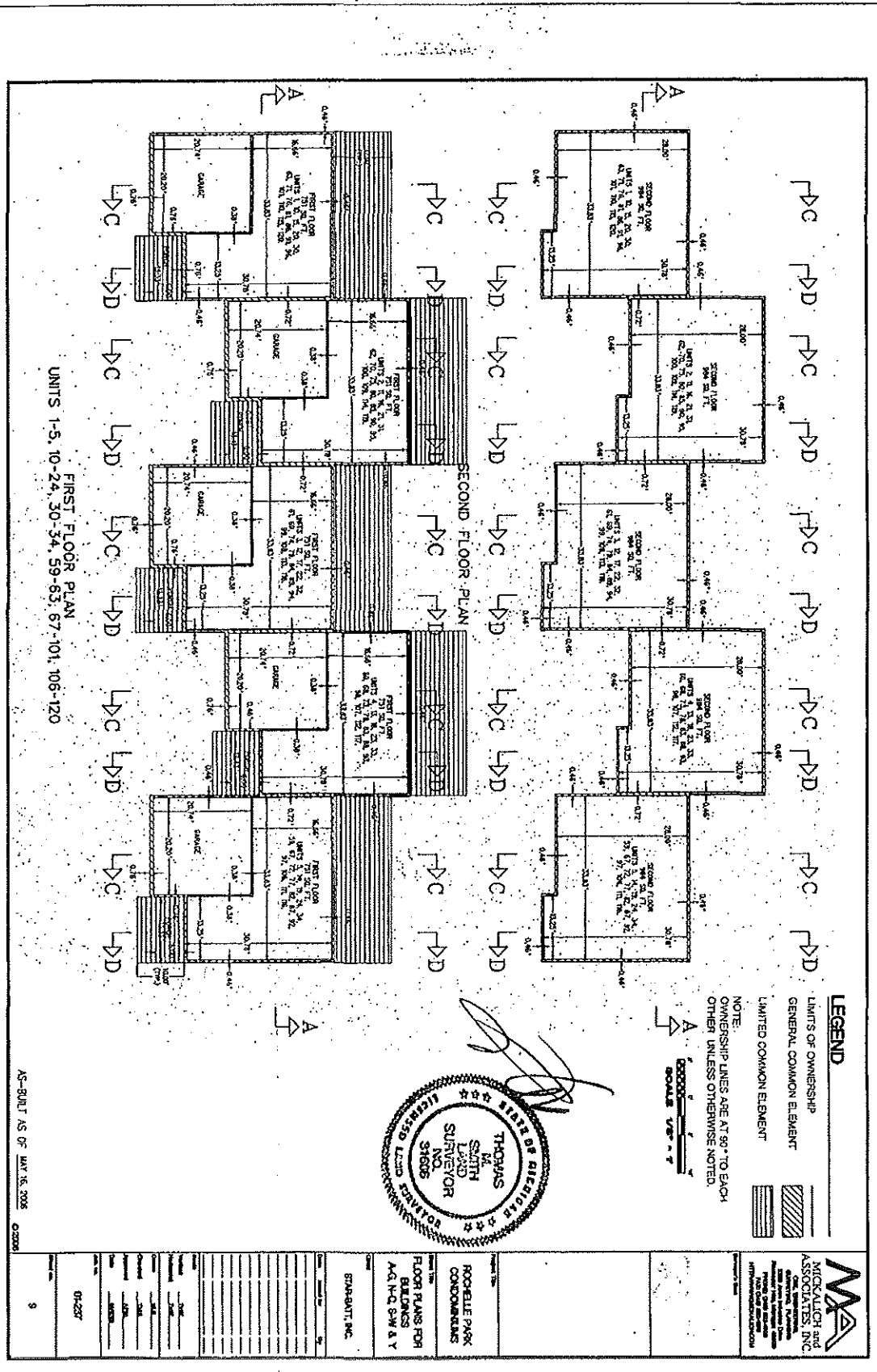
OVERALL SITE PLAN

STRAIGHT, INC.

04-22-07

2

LIBER 38681 PG 309



FIRST FLOOR PLAN
UNITS 1-5, 10-24, 30-34, 59-63, 67-101, 106-120

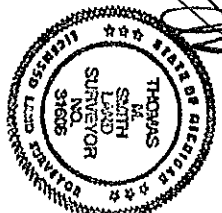
SECOND FLOOR PLAN

LEGEND

LIMITS OF OWNERSHIP
GENERAL COMMON ELEMENT

LIMITED COMMON ELEMENT

NOTE:
OWNERSHIP LINES ARE AT 90° TO EACH OTHER UNLESS OTHERWISE NOTED.



Wickcalugh and Associates, Inc.
 1000 North 10th Street
 Suite 200
 Arlington, VA 22201
 Phone: (703) 241-1100
 Fax: (703) 241-1101
 www.wickcalugh.com

ROCKELLE PARK
CONDOMINIUMS
FLOOR PLANS FOR
BUILDINGS
A-C, H-Q, S-W & Y

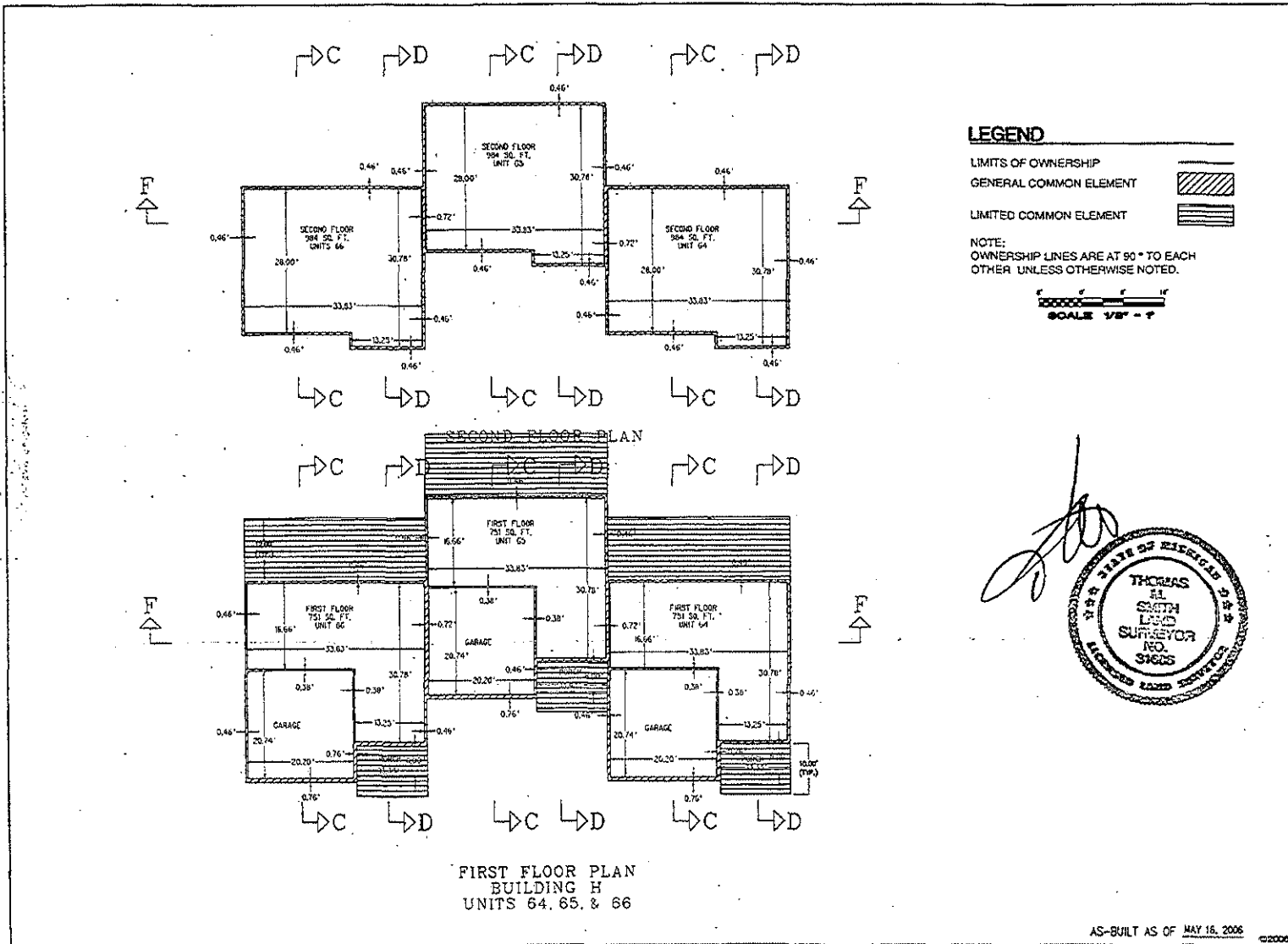
STANDARD, INC.

AS-BUILT AS OF MAY 16, 2005

0200

01-237

LIBER 38681 PG 310



MA
MICKALICH and ASSOCIATES, INC.
Civil, Engineering, Surveying, Planning
2200 Avon Industrial Drive
Hemlock Hill, Hemlock, MI 49629
PHONE: 616-866-4000
FAX: 616-866-4000
HTTP://WWW.MICKALICH.COM

Project Title:
ROCHELLE PARK CONDOMINIUMS

Sheet Title:
FLOOR PLANS FOR BUILDING H

Client:
STAR-BATT, INC.

Date: _____

Drawn by: _____

Checked by: _____

Approved by: _____

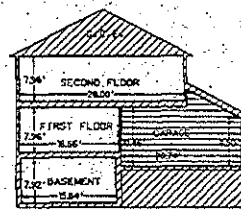
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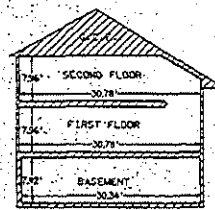
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10

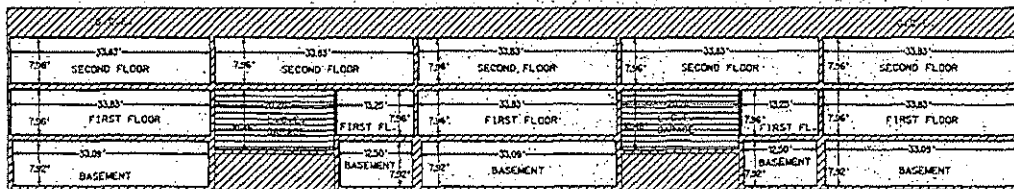
LIBER 3868 | PG 314



CROSS-SECTION C - C



CROSS-SECTION D - D



CROSS-SECTION A - A

LEGEND

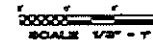
LIMITS OF OWNERSHIP

GENERAL COMMON ELEMENT

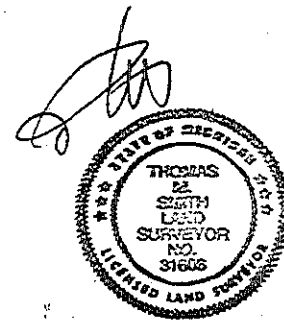
LIMITED COMMON ELEMENT



NOTE: OWNERSHIP LINES ARE AT 90° TO EACH OTHER UNLESS OTHERWISE NOTED.

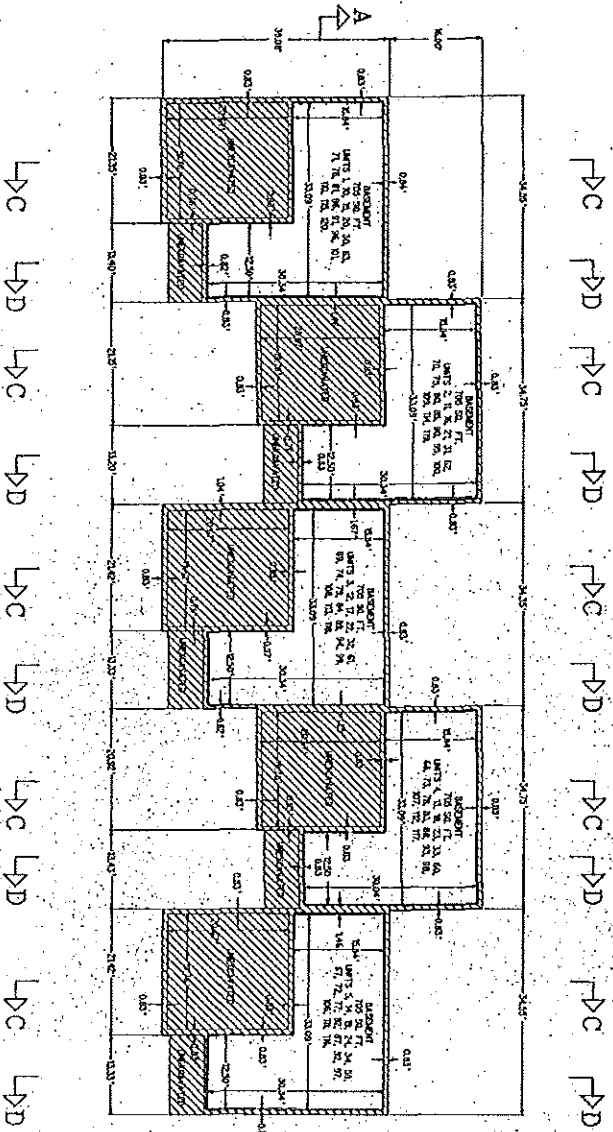


MA
MICKALICH and ASSOCIATES, INC.
 Civil, Surveying, Drafting, Planning
 2300 Ann Arbor Road
 Suite 1000
 Ann Arbor, MI 48106
 734.769.1100
 WWW.MICKALICH.COM



Project Title	ROCHELLE PARK CONDOMINIUMS
Sheet Title	BUILDING CROSS SECTIONS BUILDINGS A-F, G, S, U-W & Y
Client	STAR-BATT, INC.
Drawn	
Checked	
Approved	
Date	01-23-08
Scale	01-237
Sheet No.	14

LIBER 38681 PG 18



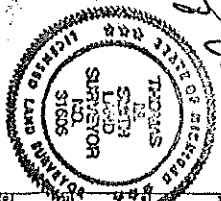
UNITS 1-5, 10-24, 30-34, 59-63, 67-101, 106-120.

L1C L1D L2C L2D L3C L3D L4C L4D L5C L5D

LEGEND
 LIMITS OF OWNERSHIP
 GENERAL COMMON ELEMENT
 LIMITED COMMON ELEMENT

NOTE:
 OWNERSHIP LINES ARE AT 30' TO EACH
 OTHER UNLESS OTHERWISE NOTED.

SCALE 1" = 10'

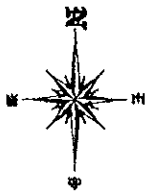
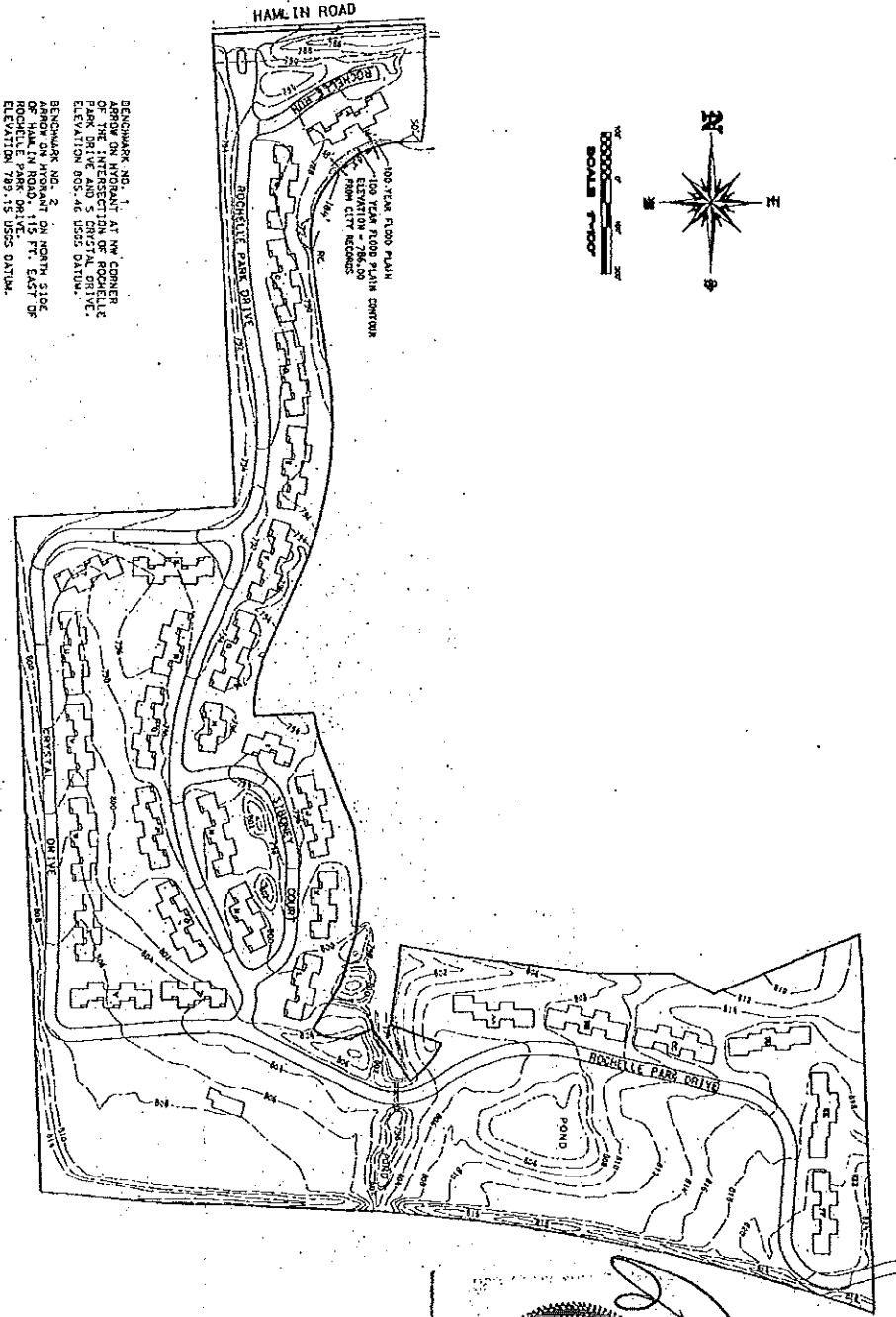


Handwritten signature

AS-BUILT AS OF MAY 16, 2005 62006

<p>MCCALLICH and ASSOCIATES, INC. One East Franklin 1000 East Franklin Ann Arbor, MI 48106 734.769.1000 FAX 734.769.1001 WWW.MCCALLICH.COM</p>	<p>ROCHELLE PARK CONDOMINIUMS</p>
	<p>FOUNDATION/ EGRESS PLANS FOR BUILDINGS 1 & 1A, 2 & 2A & Y</p>
<p>DATE: 04-27-05</p>	<p>DRAWN BY: INC.</p>
<p>18</p>	<p>8</p>

LIBER 38681 20320



BENCHMARK NO. 1 AT NW CORNER OF THE INTERSECTION OF ROCHELLE PARK DRIVE AND S CRYSTAL DRIVE. ELEVATION 805.46 USGS DATUM.

BENCHMARK NO. 2 APPROX ON AYSBANT ON NORTH SIDE OF HAMLIN ROAD. 115 FT. EAST OF BENCHMARK NO. 1. ELEVATION 789.15 USGS DATUM.

NOTES:
 1. CONTOURS SHOWN ARE EXISTING AS OF 8-20-93.
 2. CONTOURS SHOWN IN 100 FOOT INTERVALS.

AS-BUILT AS OF MAY 16, 2005

		<p>MICHAEL R. STEWART and ASSOCIATES, INC. Civil, Mechanical, Electrical, and Surveying Engineers 1000 S. W. 10th Street, Suite 100 Ft. Lauderdale, FL 33304 Phone: (954) 576-1100 Fax: (954) 576-1101 Website: www.mrsassoc.com</p>
<p>ROCHELLE PARK CONDOMINIUMS FLOOD PLAN PLAN</p>		
<p>STEWART, INC.</p>	<p>04-257</p>	<p>20</p>