

RECORDED

2003 MAR -5 P 4:31

NANCY HAVILAND
REGISTER OF DEEDS
LIVINGSTON COUNTY, MI.
48843

FIRST AMENDMENT TO THE MASTER DEED OF
WOODBERRY PARK

25
2

This First Amendment to the Master Deed of Woodberry Park ("Amendment") is made and executed on this 5 day of March, 2003, by Adler Building & Development Co., a Michigan corporation (the "Developer"), whose address is 719 E. Grand River, Brighton, Michigan 48116, in pursuance of the provisions of the Michigan Condominium Act (being Act 59 of the Public Acts of 1978, as amended) (the "Act"):

RECITALS

- A. Developer recorded the Master Deed for Woodberry Park on May 3, 2001, Liber 2669, Pages 0404 through 0466, ~~Genesee~~ Livingston County Records, ~~Genesee~~ Livingston County Condominium Subdivision Plan No. 181.
- B. Pursuant to the rights reserved to the Developer under Article VIII, Section 2 of the Master Deed, the Master Deed is amended as set forth below.
- C. The affected tax Parcel Nos. are: 10-12-101-001 through 10-12-101-120, inclusive (Units 1-120).

AMENDMENT

NOW, THEREFORE, the Developer does, upon the recording of this Amendment, amend the Master Deed to modify the following buildings' location, rotation and type:

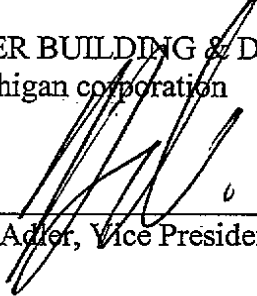
- 1. Amended Sheets Buildings 2, 7 and 22 and the Units in them have been modified as set forth on the attached Replat No. 1. Amended Sheets 1 through 8 of the Condominium Subdivision Plan of Woodberry Park shall replace and supersede Sheets 1 through 8 of the Condominium Subdivision Plan of Woodberry Park as originally recorded. The originally recorded Sheets 1 through 8 shall be of no further force or effect.
- 2. Article VIII Convertible Areas. Section 6 shall be added to Article VIII of the Master Deed and shall read as follows:

Section 6. The Developer's Right to Install Addition Landscape and/or Berms. The Developer further reserves the right to install additional landscaped areas and/or berms anytime during the Development and Sales Period anywhere within the Project.

This Amendment is made and executed on the date set forth and shall be effective upon recording. Except as set forth in this Amendment, the Master Deed, Bylaws and Condominium Subdivision Plan as originally recorded are confirmed, ratified and re-declared.


DEVELOPER:

ADLER BUILDING & DEVELOPMENT CO, INC.
a Michigan corporation

By: 
Mark Adler, Vice President

STATE OF MICHIGAN)
)SS
COUNTY OF LIVINGSTON)

On this 5 day of March, 2003, the foregoing First Amendment to the Master Deed was acknowledged before me by Mark Adler, the Vice President of Adler Building & Development Co., Inc., a Michigan corporation, on behalf of the corporation.


Darlene G. Swaney Notary Public
Livingston County, Michigan
My Commission expires: 02-24-06

Drafted by and when recorded return to:

GREGORY J. GAMALSKI, ESQUIRE ✓
Maddin, Hauser, Wartell, Roth & Heller, P.C.
28400 Northwestern Highway
Third Floor - Essex Centre
Southfield, Michigan 48034
(248) 827-1893
381980

REPLAT NO. 1
LIVINGSTON COUNTY CONDOMINIUM
SUBDIVISION PLAN NO. 181

EXHIBIT B TO THE AMENDED MASTER DEED OF

WOODBERRY PARK

MARION TOWNSHIP, LIVINGSTON COUNTY, MICHIGAN

DEVELOPER:

ADLER BUILDING & DEVELOPMENT CO.
719 GRAND RIVER AVENUE
BRIGHTON, MICHIGAN 48116
(810) 228-5722

CONDOMINIUM BOUNDARY

A PART OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4, SECTION 12, T24N-R12E, MARION TOWNSHIP, LIVINGSTON COUNTY, MICHIGAN, DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHWEST CORNER OF SAID SECTION 12; THENCE N 86°15'00" E ALONG THE NORTH LINE OF SAID SECTION AND CENTERLINE OF FRANCIS ROAD, 1296.71 FEET; THENCE S 02°08'05" E ALONG THE EAST LINE OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4, 1318.48 FEET TO THE SOUTH LINE OF SAID NORTHWEST 1/4; THENCE S 85°25'24" W ALONG SAID LINE, 291.54 FEET; THENCE N 02°14'23" W, 780.08 FEET; THENCE S 86°53'24" W, 600.00 FEET; THENCE N 02°14'23" W ALONG SECTION AND CENTERLINE OF FRANCIS ROAD, 523.69 FEET TO THE POINT OF BEGINNING, SAID SECTION LINE ACROSS, MORE OR LESS AND SUBJECT TO THE RIGHTS OF THE PUBLIC OVER EXISTING FRANCIS AND BRICKNEY ROADS.

PREPARED BY:



OFFICE: 3121 E. GRAND RIVER AVE., BOWEN, MI 48613
(817) 548-4333 FAX (817) 548-1870 (800) 245-5735
E-MAIL: info@bosseng.com

WEST BOUNDARY OFFICE: 7125 ORCHARD LANE, NO. 100, SUITE 100, WEST BLOOMFIELD, MI 48322-4490
(734) 822-9593 FAX (734) 822-4490

DRAWING INDEX	
SHEET NO.	DESCRIPTION
* 1	COVER SHEET
* 2	SURVEY PLAN
* 3	SITE PLAN
* 4	SITE PLAN
* 5	UTILITY PLAN
* 6	UTILITY PLAN
* 7	FLOOR PLAN - RANCH UNIT
* 8	FLOOR PLAN - TWO STORY UNIT

THE ASTERISK (*) AS SHOWN IN THE DRAWING INDEX INDICATES AMENDED OR NEW DRAWINGS WHICH ARE RESPONSES TO THOSE DATED AUGUST 30, 2001. THESE DRAWINGS ARE TO REPLACE OR BE SUPPLEMENTAL TO THOSE PREVIOUSLY RECORDED.

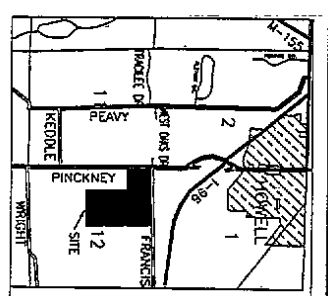
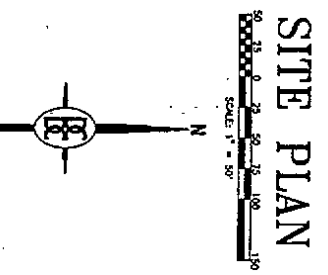
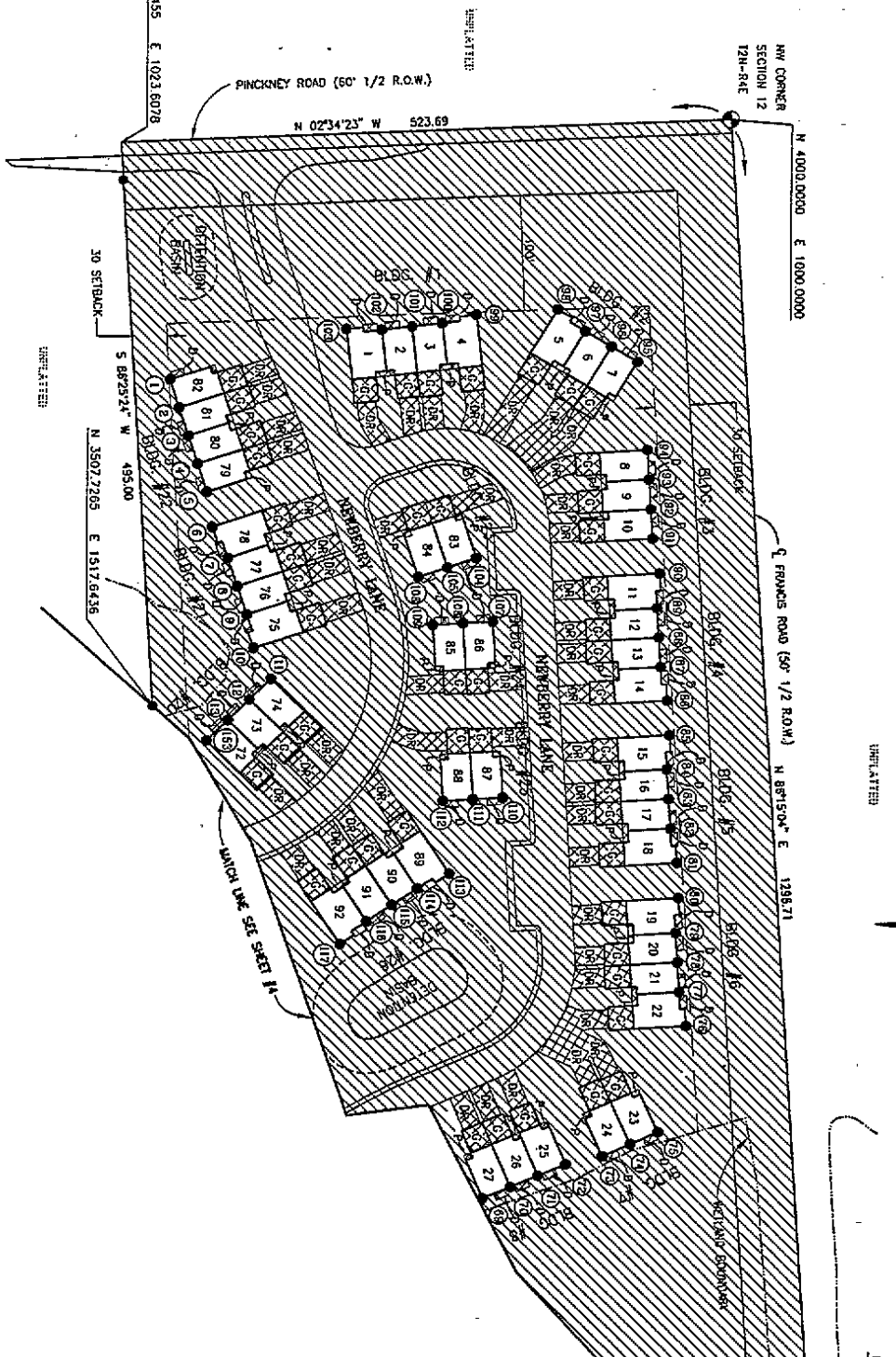
NOTES:

ALL STRUCTURES AND IMPROVEMENTS SHOWN EITHER HAVE BEEN CONSTRUCTED OR MUST BE BUILT.



SCHEDULE OF COORDINATES

COORDINATING POINTS	2000 NORTHING	2000 EASTING	2000 NORTHING	2000 EASTING	
1	3570.50	1290.89	74	3970.00	1669.98
2	3568.20	1295.42	75	3943.58	1668.11
3	3565.65	1290.10	76	3967.12	1674.72
4	3564.18	1299.43	77	3950.48	1678.77
5	3564.18	1299.43	78	3950.48	1678.77
6	3568.13	1280.15	79	3947.78	1711.13
7	3571.81	1287.83	80	3958.79	1687.88
8	3579.99	1411.94	81	3958.48	1659.20
9	3584.72	1435.86	82	3959.43	1682.45
10	3584.72	1435.86	83	3959.43	1682.45
11	3584.72	1435.86	84	3959.43	1682.45
12	3584.72	1435.86	85	3959.43	1682.45
13	3572.74	1529.80	86	3951.03	1570.57
14	3574.70	1529.80	87	3941.09	1499.08
15	3574.70	1529.80	88	3941.09	1499.08
16	3574.70	1529.80	89	3941.09	1499.08
17	3574.70	1529.80	90	3941.09	1499.08
18	3574.70	1529.80	91	3941.09	1499.08
19	3574.70	1529.80	92	3941.09	1499.08
20	3574.70	1529.80	93	3941.09	1499.08
21	3574.70	1529.80	94	3941.09	1499.08
22	3574.70	1529.80	95	3941.09	1499.08
23	3574.70	1529.80	96	3941.09	1499.08
24	3574.70	1529.80	97	3941.09	1499.08
25	3574.70	1529.80	98	3941.09	1499.08
26	3574.70	1529.80	99	3941.09	1499.08
27	3574.70	1529.80	100	3941.09	1499.08



- NOTES:**
1. NO BUILDING OPENINGS SHALL BE ALLOWED BELOW 508.00 (H.C.V. DATA) IN UNITS
 2. COMMONWEALTH WERE ESTABLISHED BY A SURVEY BY BOSS ENGINEERING COMPANY
 3. THE DECK, STAIRS TO GARAGE AND DRIVEWAY APPROACHES MAY DIFFER FROM THE ACTUAL LOCATION SHOWN ON THIS SITE PLAN. THE ACTUAL LOCATION SHALL BE SHOWN ON THE "AS-BUILT" SITE PLAN.
 4. THE DECK LENGTH AND SIZE MAY VARY FROM THAT SHOWN ON THIS SITE PLAN. THE ACTUAL LENGTH AND SIZE WILL BE SHOWN ON THE "AS-BUILT" SITE PLAN. ALL DECKS WILL BE COATED WITH AN ALUMINUM ANODIZED ALUMINUM FINISH TO THE APPROVED UNITS AND WILL BE SHOWN ON THE "AS-BUILT" SITE PLAN.
 5. STAIRS TO THE GARAGE AND DRIVEWAY WILL BE SHOWN ON THE "AS-BUILT" SITE PLAN.
 6. ALL ROADS ARE PRIVATE AND SHALL BE MAINTAINED BY THE ASSOCIATION.

LEGEND

	10	UNIT NUMBER
		GENERAL COMMON ELEMENT
		LIMITED COMMON ELEMENT
		WETLAND BOUNDARY LINE
G		GARAGE (LIMITED COMMON ELEMENT)
DR		DRIVEWAY (LIMITED COMMON ELEMENT)
D		DECK (LIMITED COMMON ELEMENT)
P		PORCH (LIMITED COMMON ELEMENT)
●		UNIT CORNER POINT W/ DESIGNATION NUMBER
○		CONCRETE MONUMENT



DESIGNED BY	BOSS ENGINEERING
DRAWN BY	BOSS ENGINEERING
CHECKED BY	BOSS ENGINEERING
SCALE	1" = 50'
DATE	NOVEMBER 10, 2003
PROJECT NO.	003 NO. 98605
DATE	NOVEMBER 10, 2003
SHEET NO.	3

CLIENT	ADLER BUILDING & DEVELOPMENT
PROJECT	WOODBERRY PARK
TITLE	SITE PLAN
DATE	
AGENCY APPROVAL	

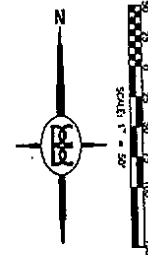
BOSS ENGINEERING

ENGINEERS • SURVEYORS • PLANNERS
LANDSCAPE ARCHITECTS

HONOLULU OFFICE: 3171 E. GRAND RIVER AVE. HONOLULU, HI 96843
 (813) 546-4634 FAX (813) 546-1616
 E-MAIL: boss@bosseng.com

WEST COAST OFFICE: 7125 CHANDLER LANE, SUITE 108
 WEST RICHMOND, CA 94591
 (925) 828-8055 FAX (925) 828-9180

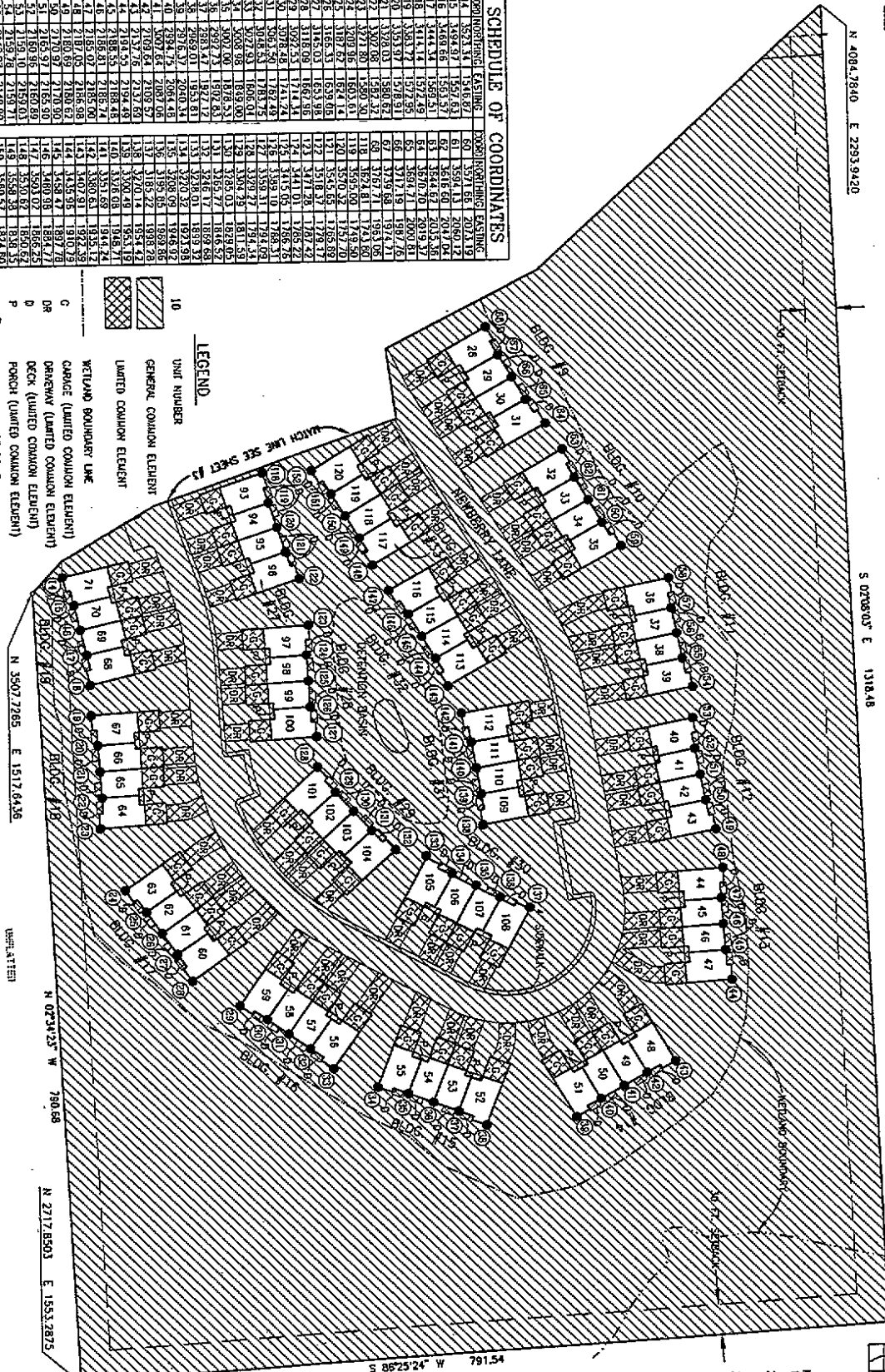
SITE PLAN



DATE: 11/11/03

S 02°08'03" E 118.848

N 27°07'19.68" E 2342.7329

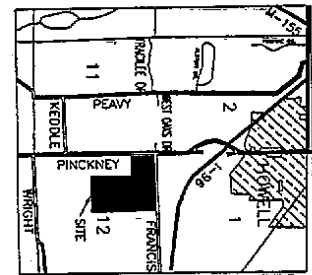


SCHEDULE OF COORDINATES

POINT	NORTHING	EASTING
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116	1568.82	1568.82
117	1568.82	1568.82
118	1568.82	1568.82
119	1568.82	1568.82
120	1568.82	1568.82

LEGEND

- UNIT NUMBER
- GENERAL COMMON ELEMENT
- LIMITED COMMON ELEMENT
- WETLAND BOUNDARY LINE
- CARAGE (LIMITED COMMON ELEMENT)
- ORCHARD (LIMITED COMMON ELEMENT)
- DECK (LIMITED COMMON ELEMENT)
- PORCH (LIMITED COMMON ELEMENT)
- UNIT CORNER POINT
- W/ OCCUPATION NUMBER
- CONCRETE MONUMENT



- NOTES**
- NO BUILDING OPERATIONS SHALL BE ALLOWED ON THIS SITE UNTIL THE ASSOCIATION HAS BEEN ESTABLISHED BY A STATE OF OHIO ENGINEERING COMPANY AND NO. 96606
 - THE ENTRANCE TO GARAGE AND DRIVEWAY APPROACHES MAY DIFFER FROM THOSE SHOWN ON THIS SITE PLAN. THE ACTUAL LOCATION WILL BE SHOWN ON THE "AS-BUILT" SITE PLAN.
 - THE DESIGN AND SITE LAY OUT FROM THE RECORD FOR THIS SITE PLAN, THE ACTUAL LOCATION AND SITE WILL BE SHOWN ON THE "AS-BUILT" SITE PLAN. ALL DECKS WILL BE LOCATED WITHIN THE COMMON AREA.
 - STRENGTHS TO THE MONUMENT UNITS ARE LIMITED GENERAL COMMON ELEMENTS AND WILL BE SHOWN ON THE "AS-BUILT" SITE PLAN.
 - ALL STOPS ARE PROVIDED AND SHALL BE MAINTAINED BY THE ASSOCIATION.

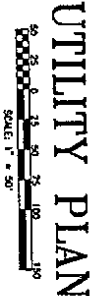
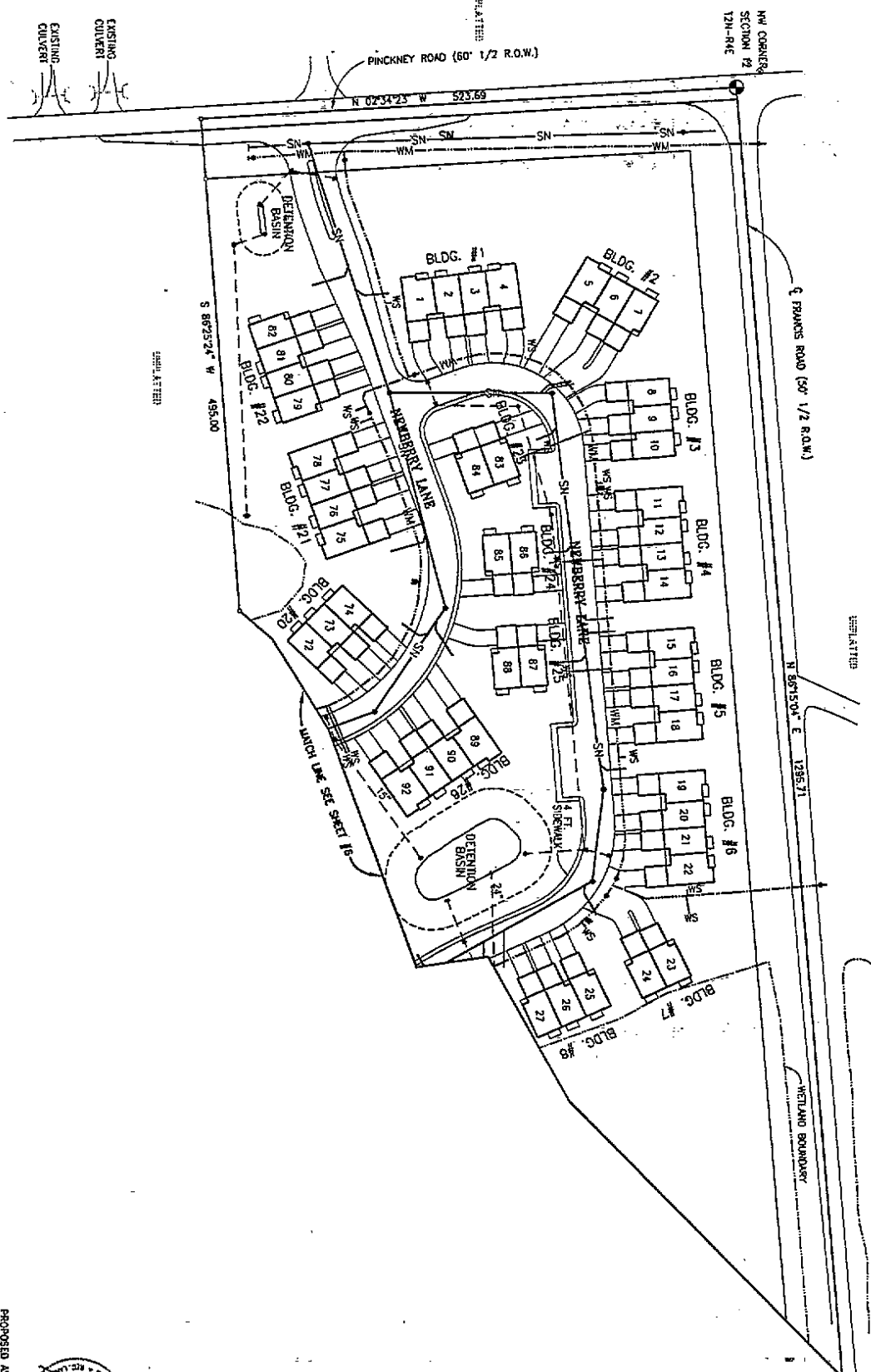


PROPOSED AS OF FEBRUARY 10, 2003

<p>CLIENT ADLER BUILDING & DEVELOPMENT</p> <p>PROJECT WOODBERRY PARK</p> <p>TITLE SITE PLAN</p>	<p>DATE</p>	<p>BOSS ENGINEERING ENGINEERS • SURVEYORS • PLANNERS LANDSCAPE ARCHITECTS</p> <p>NOVHILL OFFICE: 3175 S. DELAWARE AVENUE, SUITE 100 MAYFIELD, OHIO 45424 (513) 246-4830 FAX (513) 246-1870 (800) 246-8735 E-MAIL: bossengr@aol.com</p> <p>WEST BLOOMFIELD OFFICE: 7175 ROCKAWAY LANE, SUITE 108 WEST BLOOMFIELD, OHIO 45422 (419) 836-8075 FAX (419) 836-8180</p>
	<p>REVISION</p>	

- LEGEND**
- WATERMAIN W/VALVE AND HUBBARD
 - SANITARY W/MANHOLE
 - STORM SEWER W/CATCH BASIN, MANHOLE AND END SECTION
 - CONCRETE MANHOLE
 - WETLAND AREA

- NOTES:**
1. ALL STORM SEWER IS 12" C-75 CL M REINFORCED CONCRETE PIPE UNLESS OTHERWISE SPECIFIED.
 2. ALL SANITARY LEADS ARE 6" SDP-26 PVC. SANITARY SEWERS IS 8" SDP-26 PVC.
 3. ALL WATER LEADS ARE 2" K COPPER. ALL WATERMAIN IS CL-92 DUCTILE IRON PIPE.
 4. ALL STORM SEWER AND WETLAND RETENTION AND SEPARATION PIPES AND WETLAND PERMIT AND UNDER THE JURISDICTION OF THE CONDOPMINUM ASSOCIATION.
 5. GAS-CONSUMERS POWER COMPANY, ELECTRIC-DETROIT POWER COMPANY, TELEPHONE-CALLEDISON, CABLE-WESTERN-CABLEVISION.
- ALL UTILITIES SHALL BE SHOWN ON AS-BUILT DRAWINGS.



UTILITY PLAN



PROPOSED AS OF FEBRUARY 10, 2003



<p>5</p>	<p>CLIENT ADLER BUILDING & DEVELOPMENT</p>	<p>PROJECT WOODBERRY PARK</p>	<p>TITLE UTILITY PLAN</p>	<p>DATE</p>
	<p>REVISION</p>			<p>APPROVAL</p>
<p>DESIGNED BY: _____</p>		<p>DRAWN BY: _____</p>		<p>CHECKED BY: _____</p>
<p>SCALE: 1" = 50'</p>		<p>DATE: _____</p>		<p>PROJECT NO: _____</p>
<p>DATE: _____</p>		<p>PROJECT NO: _____</p>		<p>DATE: _____</p>

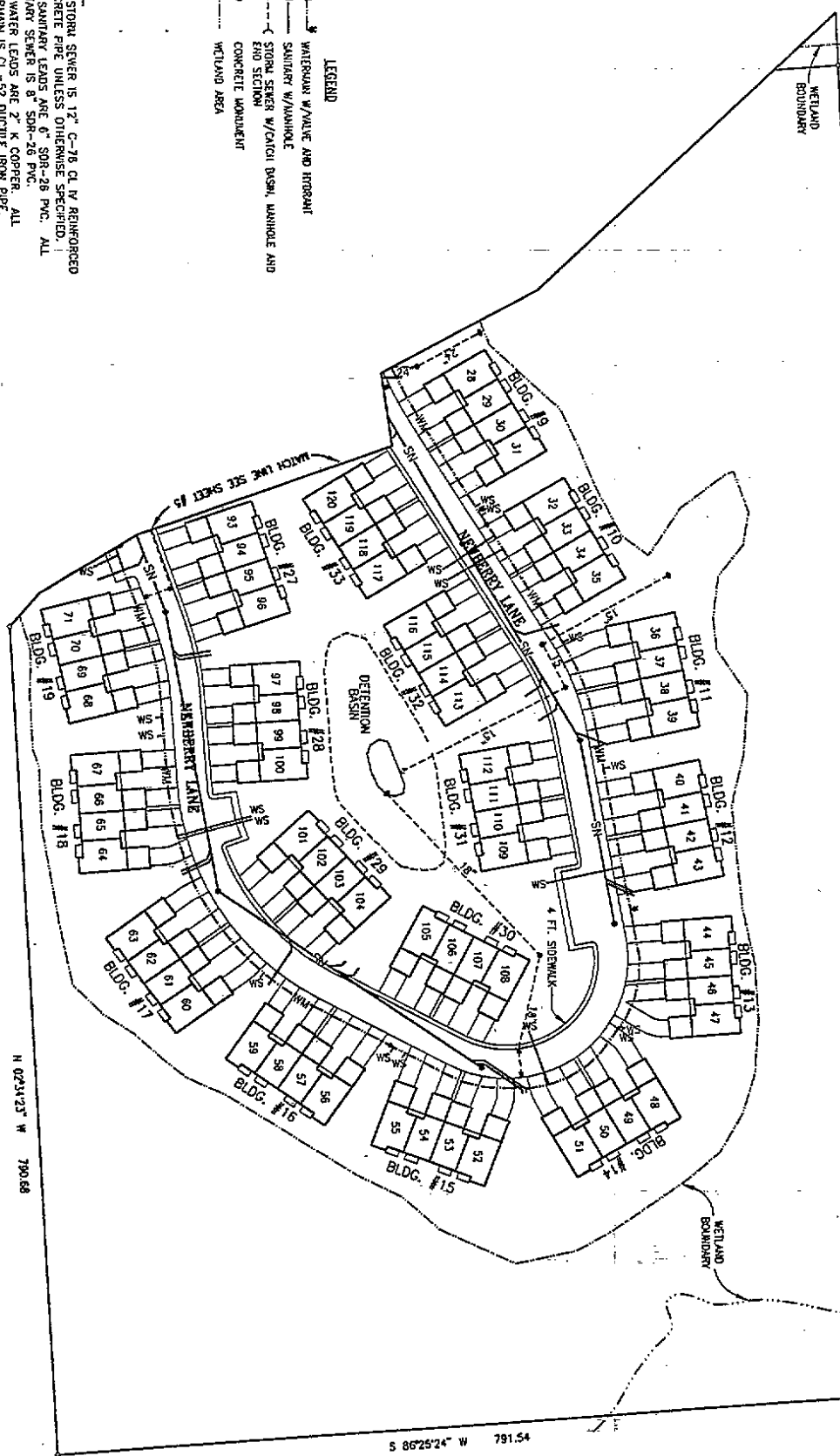
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HONOLULU OFFICE: 3121 E. GRAND RIVER AVE. HONOLULU, HI 96844
(813) 546-4555 FAX: (813) 546-1870 (800) 246-6775
E-MAIL: info@bosseng.com

WEST BLOOMFIELD OFFICE: 7125 ORCHARD LAKE BL. SUITE 108
WEST BLOOMFIELD, MI 48312
(248) 624-8055 FAX (248) 622-5480

UTILITY PLAN

DATE: 11/15/03
SCALE: 1" = 50'
S 02°08'03" E 1318.48
N 02°34'25" W 790.66
S 86°25'24" W 791.54



- LEGEND**
- WATERMAIN W/VALVE AND HUBRANT
 - - - SANITARY W/MANHOLE
 - · · STORM SEWER W/CAULI DRAIN, MANHOLE AND END SECTION
 - CONCRETE MANHOLE
 - WETLAND AREA

- NOTES:**
1. ALL STORM SEWER IS 12" C-76 CL IV REINFORCED CONCRETE PIPE UNLESS OTHERWISE SPECIFIED.
 2. ALL SANITARY LEADS ARE 6" SDR-26 PVC. ALL SANITARY SEWER IS 8" SDR-26 PVC.
 3. ALL WATER LEADS ARE 2" K COPPER. ALL WATERMAIN IS CL-52 DUCTILE IRON PIPE.
 4. ALL STORM SEWER AND DETENTION, RETENTION AND SEDIMENTATION PONDS SHALL BE PRIVATE AND UNDER THE JURISDICTION OF THE CONDOPINIUM ASSOCIATION.
 5. GAS-CONSULTERS POWER COMPANY, ELECTRIC-DETROIT EDISON COMPANY, TELEPHONE-AMERITECH, CABLE-MULTI-CABLEVISION. ALL UTILITIES SHALL BE SHOWN ON AS-BUILT DRAWINGS.

PROPOSED AS OF FEBRUARY 10, 2003



<p>6</p>	<p>CLIENT ADLER BUILDING & DEVELOPMENT</p>	<p>PROJECT WOODBERRY PARK</p>	<p>TITLE UTILITY PLAN</p>	<p>DATE</p>
	<p>REVISION</p>			<p>DATE</p>
<p>DESIGNED BY: []</p>		<p>CHECKED BY: []</p>		<p>DATE</p>
<p>DRAWN BY: []</p>		<p>SCALE: 1" = 50'</p>		<p>NO. NO. 988186</p>
<p>DATE: []</p>		<p>PROJECT NO. []</p>		<p>DATE: []</p>

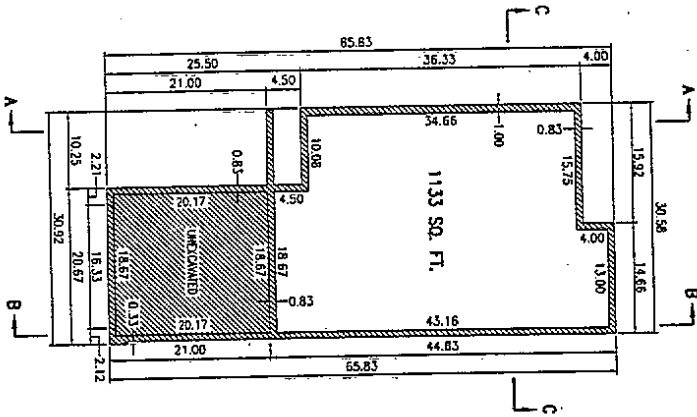
BOSS ENGINEERING
ENGINEERS • SURVEYORS • PLANNERS
LANDSCAPE ARCHITECTS

HOURLY OFFICE:
5121 E. GRAND RIVER AVE. HOWELL, MI 48843
(517) 546-4632/FAX (517) 548-1870(800) 246-6735
E-MAIL: boss@bosseng.com

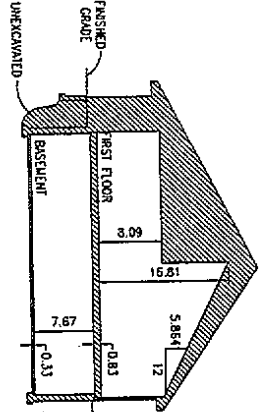
WEST BLOOMFIELD OFFICE:
7125 9200 LANE RD. SUITE 108
WEST BLOOMFIELD, MI 48372
(248) 638-8655 FAX (248) 638-8480

C:\98606.dwg REFLAT \98606R87.dwg 02/10/2003 09:58:24 AM EST

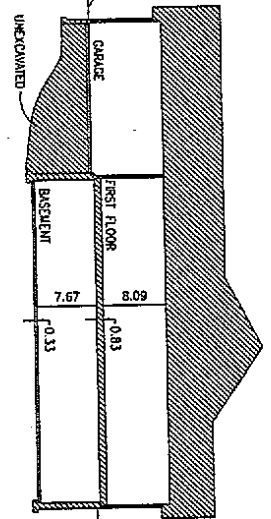
BASEMENT PLAN



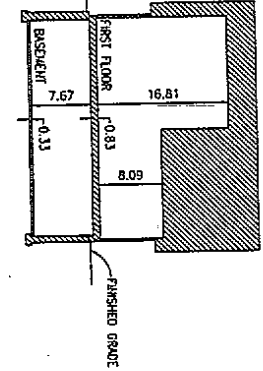
SECTION A-A



SECTION B-B

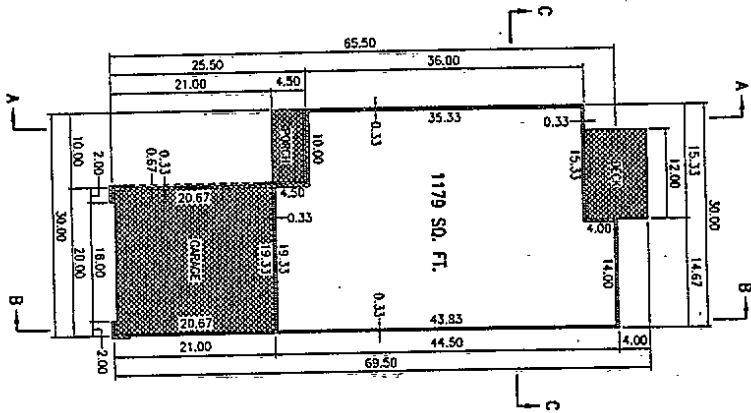


SECTION C-C

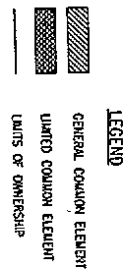


RANCH UNIT

FIRST FLOOR PLAN



UNIT NO.	F.F. ELEV.	UNIT NO.	F.F. ELEV.	UNIT NO.	F.F. ELEV.	UNIT NO.	F.F. ELEV.
1	920.50	18	921.50	67	922.00	108	921.00
4	928.50	19	921.50	68	920.50	109	921.50
5	930.00	43	921.50	71	920.50	112	921.50
11	930.00	44	921.50	75	928.00	113	921.50
14	930.00	47	921.00	78	928.00	116	921.50
15	927.00	48	920.50	89	922.50	117	920.50
18	927.00	51	920.50	92	922.50	120	920.50
18	927.00	52	921.00	93	920.50		
22	924.00	55	921.00	96	920.50		
28	920.00	56	922.00	97	921.00		
31	920.00	59	922.00	100	921.00		
32	920.50	60	922.00	101	922.00		
35	920.50	63	922.00	104	922.00		
36	921.50	64	922.00	105	921.00		



NOTES
1. ALL OWNERSHIP LINES ARE AT RIGHT ANGLES UNLESS OTHERWISE INDICATED.

PROPOSED AS OF FEBRUARY 10, 2003

CLIENT ADLER BUILDING & DEVELOPMENT	
PROJECT WOODBERRY PARK	
TITLE FLOOR PLAN - RANCH UNIT	
DATE	REVISION

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