

RECORDED

2004 MAY 18 P 2:39

NANCY HAVILAND
REGISTER OF DEEDS
LIVINGSTON COUNTY, MI.
48943

FIRST AMENDMENT TO THE MASTER DEED
OF "GEORGETOWN SITE CONDOMINIUM"

PLAN NO 262 1538154 - R-1551650

✓
T3B

34
4

High Country Estates, Inc., a Michigan Corporation, hereinafter referred to as "Developer", whose address is 8475 Bishop Road, PO Box 400, Brighton, Michigan 48116 has established "Georgetown Site Condominium", a condominium project pursuant to the Master Deed thereof as recorded on October 23, 2002 in Liber 3576 pages 0555 through 0616, Livingston County Records and designated as Livingston County Condominium Subdivision Plan No. 262 does hereby execute and declare this First Amendment to the Master Deed of "Georgetown Site Condominium" pursuant to the authority reserved to the Developer in Article VII of the Master Deed for the purpose of a correction of Exhibit "B" and to amend the By-Laws (Exhibit "A") Article VI, Sections 10 and 13.

FIRST AMENDED EXHIBIT "B"

Sheets 1, 2, 3, 4, 5, 6 and 7 of Exhibit "B" to this First Amendment to the Master Deed of "Georgetown Site Condominium" shall replace and supercede Sheets 1, 2, 3, 4, 5, 6 and 7 of Exhibit "B" to the Master Deed and that original sheets referred to as attached to the Master Deed shall thereupon be of no further force or effect.

FIRST AMENDED EXHIBIT "A"

Article VI Sections 10 and 13 or Exhibit "A" in this First Amendment to the Master Deed of "Georgetown Site Condominium: shall be replaced with the following language for Articles 10 and 13:

Section 10. Accessory Buildings, Decks and Gazebos. Accessory Buildings shall be allowed provided they are approved by the Architectural Control Committee and they meet the following requirements.

- 1- They must be constructed with materials which match the main building.
- 2- They must have roofs and roof pitch's which match the main building.
- 3- They may not be larger than 1000 square feet and located in the rear of the main building.
- 4- All garage doors must not face toward the front of the lot.

Decks and Gazebos must also be approved by the Architectural Control Committee.

Section 13. Construction Materials. Exterior materials shall consist of brick, aluminum, wood, cut stone, or other materials specifically approved by the Architectural Control Committee or any combination thereof. The front & side elevation shall have a minimum of 40% Brick or Stone. In no event shall the Architectural Control committee approve cement block, brickcrete or asbestos shingles for use as exterior materials. No "A Frame" construction shall be permitted. Limited amounts of premium grade vinyl siding may be allowed by the Architectural Control Committee. 1496525

Sections 10 and 13 of Exhibit "A" to this First Amendment to the Master Deed of "Georgetown Site Condominium" shall replace and supercede Sections 10 and 13 of Exhibit "A" to the Master Deed and that original sections 10 and 13 referred to as attached to the Master Deed shall thereupon be of no further force or effect.

RATIFICATION OF MASTER DEED

In all other respects, other than as hereinabove indicated, the Master Deed of "Georgetown Site Condominium", specifically including Condominium Bylaws, Exhibit "A" thereto, and the Condominium Subdivision Plan, Exhibit "B" thereto, are hereby ratified, confirmed and redeclared.

This first Amendment to the Master Deed of "Georgetown Site Condominium" is hereby executed this 7 th day of May, 2004.

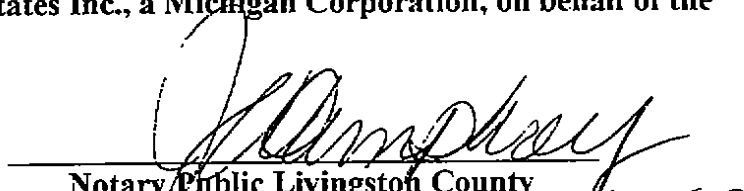
DEVELOPER: HIGH COUNTRY ESTATES Inc., A Michigan Corporation


By Charles P delGaudio , President

STATE OF MICHIGAN }
 }ss
COUNTY OF LIVINGSTON}

The foregoing instrument was acknowledged before me this 7 th day of May 2004, by Charles P. delGaudio, President of High Country Estates Inc., a Michigan Corporation, on behalf of the corporation.

J.C. HUMPHREY
NOTARY PUBLIC, LIVINGSTON CO., MI
MY COMM. EXPIRES FEBRUARY 6, 2009
acting in Livingston


Notary Public Livingston County
My commission expires 2-6-09
J.C. Humphrey

Prepared By: David H. Trombley, 29251 Spring Street, Farmington Hills, MI 48334 (248) 851-9382

Return to High Country Estates PO Box 400, Brighton, MI 48116

REPLAT No. 1 OF
 LIVINGSTON COUNTY CONDOMINIUM SUBDIVISION PLAN No. 262
 EXHIBIT 'B' TO THE FIRST AMENDMENT TO THE MASTER DEED OF

GEORGETOWN

A SITE CONDOMINIUM

SECTION 4, T2N-R4E, MARION TOWNSHIP
 LIVINGSTON COUNTY, MICHIGAN

CIVIL ENGINEERS
 ADVANTAGE CIVIL ENGINEERING, INC.
 110 E. GRAND RIVER
 HOWELL, MI. 48843
 (517) 945-4141

DEVELOPERS
 HIGH COUNTRY ESTATES
 8475 BISHOP ROAD
 BRIGHTON, MI. 48116
 (810) 231-0855

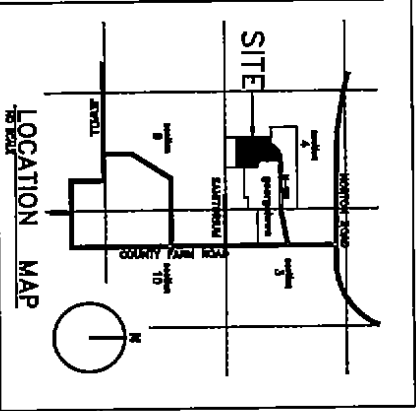
DESCRIPTION

A part of the plat of Section 4, T2N-R4E, Marion Township, Livingston County, Michigan, described as follows: ...

DRAWING INDEX

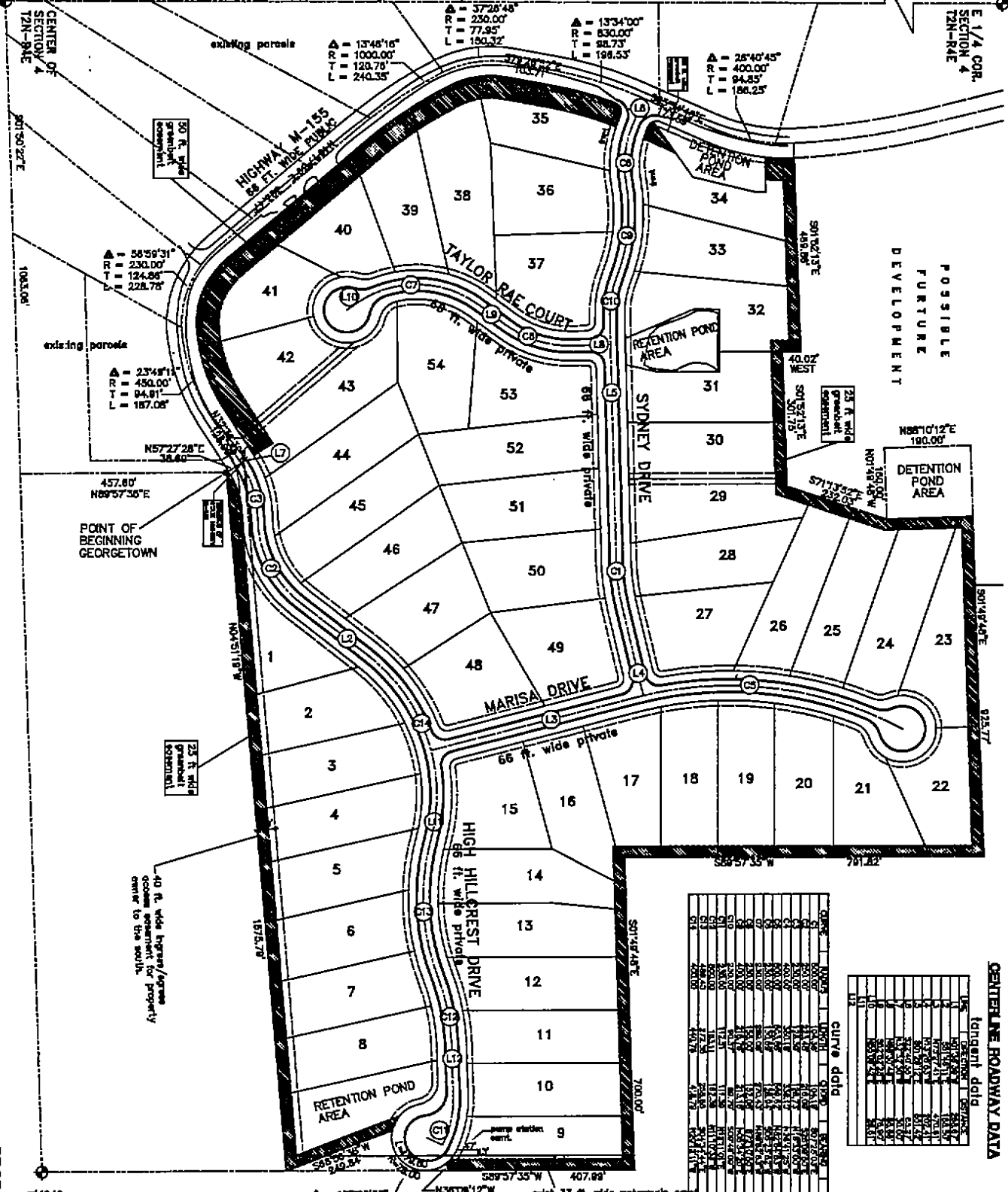
NO.	TITLE
* 1	COVER SHEET
* 2	COMPOSITE PLAN
3.	SURVEY PLAN
* 4.	SURVEY PLAN
5.	SITE PLAN
* 6.	SITE PLAN
7.	UTILITY PLAN

* - REVISED




 PROPOSED DATED 06-08-04

EAST-WEST 1/4 LINE SECTION 4



CURVE DATA

Curve No.	Stationing	Bearing	Distance	Angle	Radius	Chord	Offset
1	10+00	N36°08'12"W	17.84'				
2	10+00	S01°19'48"E	700.00'				
3	10+00	S01°19'48"E	700.00'				
4	10+00	S01°19'48"E	700.00'				
5	10+00	S01°19'48"E	700.00'				
6	10+00	S01°19'48"E	700.00'				
7	10+00	S01°19'48"E	700.00'				
8	10+00	S01°19'48"E	700.00'				
9	10+00	S01°19'48"E	700.00'				
10	10+00	S01°19'48"E	700.00'				
11	10+00	S01°19'48"E	700.00'				
12	10+00	S01°19'48"E	700.00'				
13	10+00	S01°19'48"E	700.00'				
14	10+00	S01°19'48"E	700.00'				
15	10+00	S01°19'48"E	700.00'				
16	10+00	S01°19'48"E	700.00'				
17	10+00	S01°19'48"E	700.00'				
18	10+00	S01°19'48"E	700.00'				
19	10+00	S01°19'48"E	700.00'				
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24	10+00	S01°19'48"E	700.00'				
25	10+00	S01°19'48"E	700.00'				
26	10+00	S01°19'48"E	700.00'				
27	10+00	S01°19'48"E	700.00'				
28	10+00	S01°19'48"E	700.00'				
29	10+00	S01°19'48"E	700.00'				
30	10+00	S01°19'48"E	700.00'				
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42	10+00	S01°19'48"E	700.00'				
43	10+00	S01°19'48"E	700.00'				
44	10+00	S01°19'48"E	700.00'				
45	10+00	S01°19'48"E	700.00'				
46	10+00	S01°19'48"E	700.00'				
47	10+00	S01°19'48"E	700.00'				
48	10+00	S01°19'48"E	700.00'				
49	10+00	S01°19'48"E	700.00'				
50	10+00	S01°19'48"E	700.00'				
51	10+00	S01°19'48"E	700.00'				
52	10+00	S01°19'48"E	700.00'				
53	10+00	S01°19'48"E	700.00'				
54	10+00	S01°19'48"E	700.00'				

TANGENT DATA

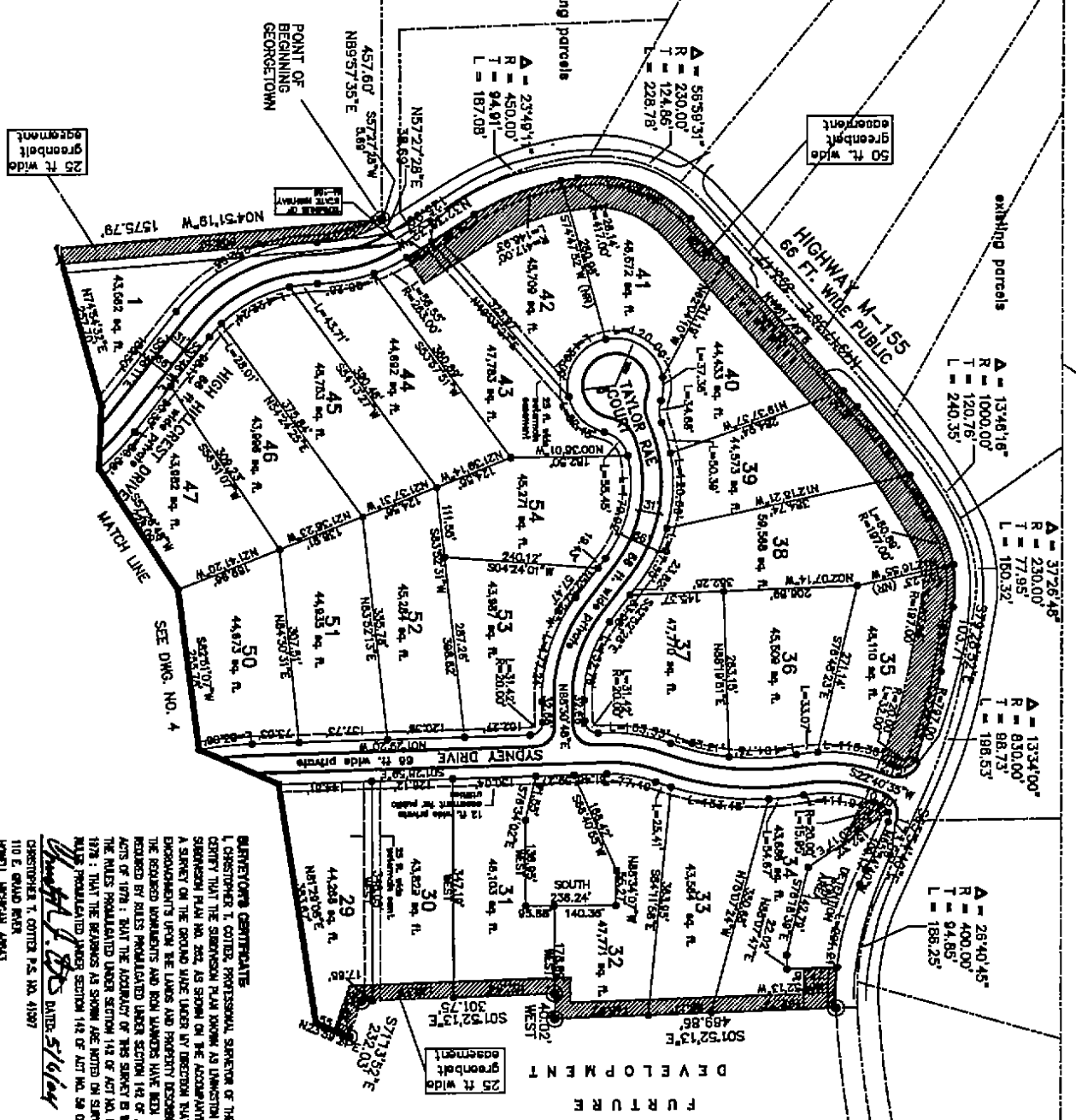
Curve No.	Stationing	Bearing	Distance	Angle	Radius	Chord	Offset
1	10+00	N36°08'12"W	17.84'				
2	10+00	S01°19'48"E	700.00'				
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53	10+00	S01°19'48"E	700.00'				
54	10+00	S01°19'48"E	700.00'				

PROPOSED DATED 08-08-04



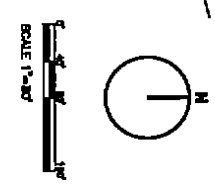
S 1/4 CORNER SECTION 4
12N-R4E

CENTER OF SECTION 4
12N-R4E



EAST-WEST 1/4 LINE SECTION 4

F 1/4 COR. SECTION 4
12N-R4E



- NOTES:**
1. ALL DIMENSIONS ARE IN FEET.
 2. ● UNIT CORNER IRONS TO BE SET WITHIN ONE YEAR OF COMPLETION OF SITE WORK.
 3. ⊙ EXTERIOR BOUNDARY MARKMENTS TO BE SET WITHIN ONE YEAR OF COMPLETION OF SITE WORK.
 4. BEARINGS BASED ON A SURVEY FROM THE MICHIGAN DEPT. OF MANAGEMENT AND BUDGET, SURVEY NO. 110-25-6800-030 DATED JAN. 1983, BY PETER D. BEAVER.
 5. (NB) INDICATES NON RADIAL LINE.
 6. (R) INDICATES RADIAL LINE.
 7. (MCS) INDICATES MEASURED.
 8. (REC) INDICATES RECORDED.

STATEWIDE CERTIFICATE
CHRISTOPHER T. COTTER, PROFESSIONAL SURVEYOR OF THE STATE OF MICHIGAN, HEREBY CERTIFY THAT THE SURVEY PLAN SHOWN AS UNDIVIDED COUNTY CONDOMINIUM SUBDIVISION PLAN NO. 202, AS SHOWN ON THE ACCOMPANYING DRAWINGS, REPRESENTS A SURVEY OF THE GROUND SHOWN UNDER MY DIRECTION THAT THERE ARE NO EXISTING ENCUMBRANCES UPON THE LANDS AND PROPERTY DESCRIBED; THAT THE REQUIRED MARKMENTS AND NON RADIALS HAVE BEEN LOCATED IN THE GROUND AS REQUIRED BY RULES PROMULGATED UNDER SECTION 142 OF ACT NO. 66 OF THE PUBLIC ACTS OF 1978; THAT THE ACCURACY OF THIS SURVEY IS WITHIN THE LIMITS ESTABLISHED BY THE RULES PROMULGATED UNDER SECTION 142 OF ACT NO. 66 OF THE PUBLIC ACTS OF 1978; THAT THE BEARINGS AS SHOWN ARE WORTH ON SURVEY PLANS AS REQUIRED BY THE RULES PROMULGATED UNDER SECTION 142 OF ACT NO. 66 OF THE PUBLIC ACTS OF 1978.

Christopher T. Cotter
DATE: 5/16/04

CHRISTOPHER T. COTTER, P.E. NO. 41907
110 E. GRAND AVENUE
HUNTSVILLE, MICHIGAN 49843

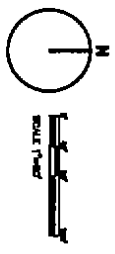
PROPOSED DATED 06-08-04



ADVANTAGE CIVIL ENGINEERING

GEORGETOWN A SITE CONDOMINIUM SURVEY PLAN

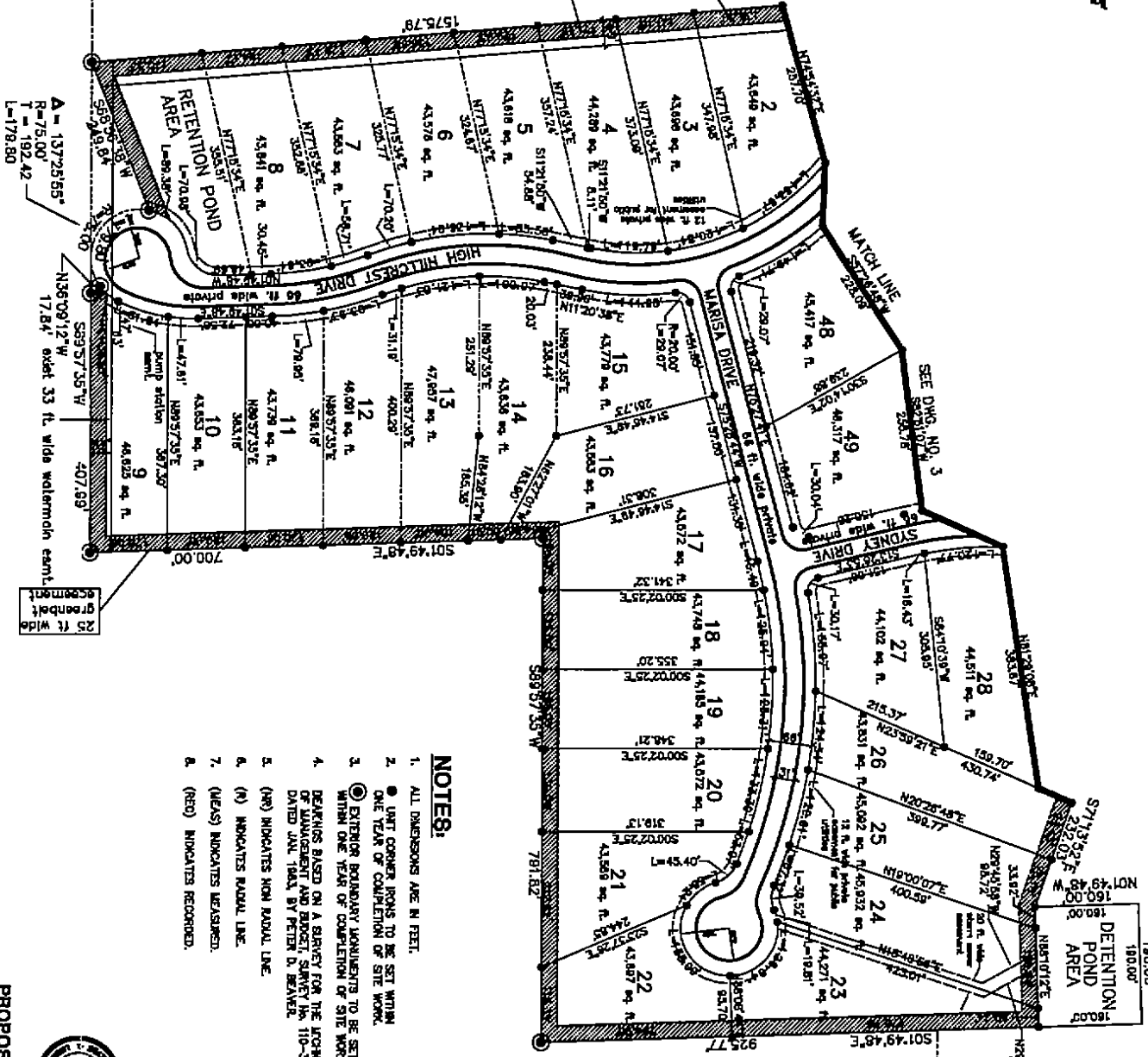
HIGH COUNTRY ESTATES
6476 BISHOP ROAD
BRIGHTON, MI 48116
588-5500



S 1/4 CORNER
SECTION 4
T2N-R4E

40 ft wide ingress/egress
access easement for property
owner to the south.

25 ft wide
Greenbelt
monument



$\Delta = 137.2855^\circ$
 $R = 75.00'$
 $T = 192.42'$
 $L = 178.80'$

$N36^\circ09'12''W$
 $S89^\circ57'35''W$
 $17.84'$ offset 33 ft wide wale/moat easmt.

25 ft wide
Greenbelt
easement

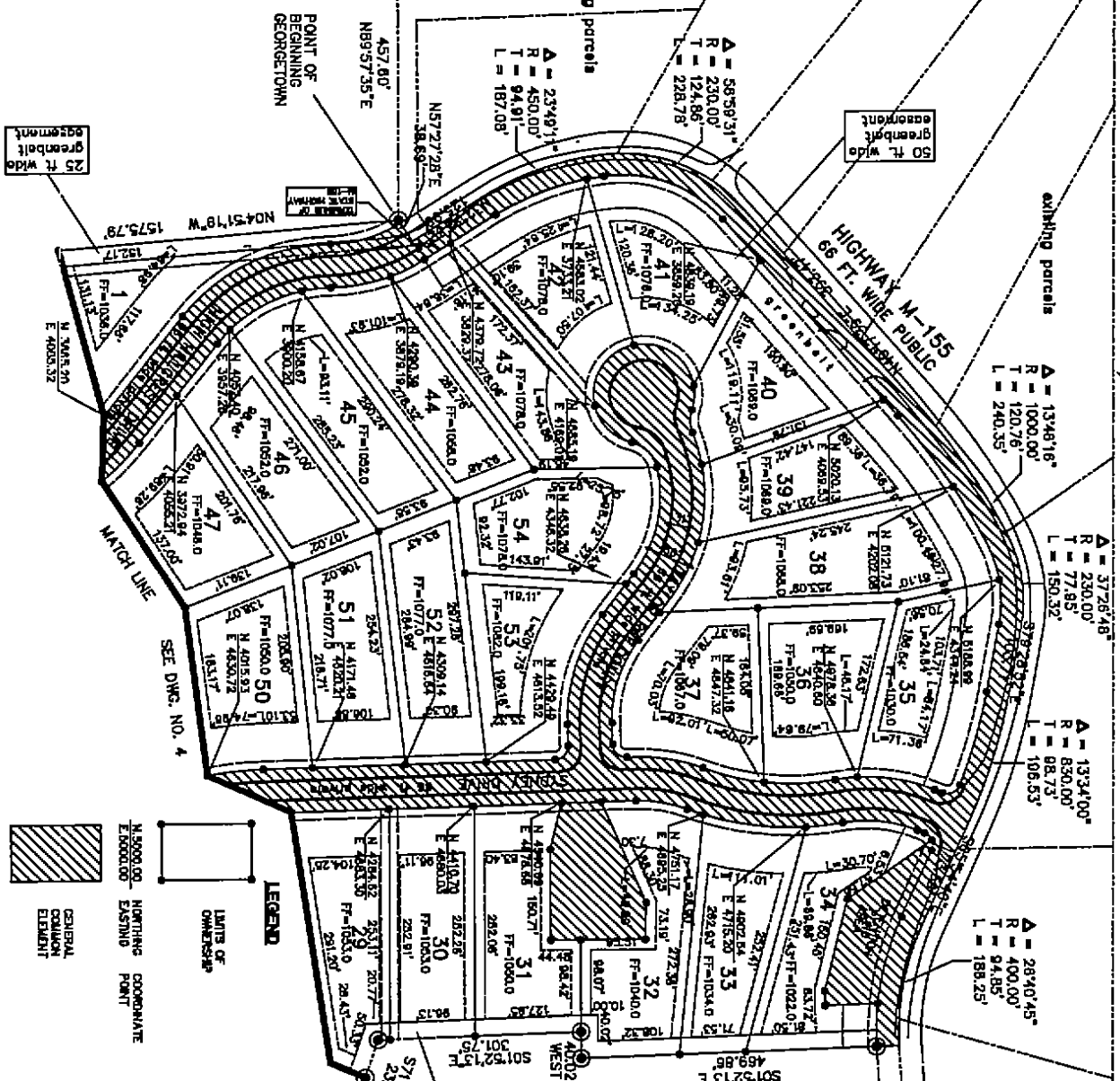
- NOTES:**
1. ALL DIMENSIONS ARE IN FEET.
 2. \odot LANT CORNER IRONS TO BE SET WITHIN ONE YEAR OF COMPLETION OF SITE WORK.
 3. \odot EXTERIOR BOUNDARY MONUMENTS TO BE SET WITHIN ONE YEAR OF COMPLETION OF SITE WORK.
 4. BEARINGS BASED ON A SURVEY FOR THE ILLINOIS DEPT. OF MANAGEMENT AND BUDGET, SURVEY NO. 110-36-8898-030 DATED JULY 1983, BY PETER D. BEAVER.
 5. (NR) INDICATES NON ADJUAL LINE.
 6. (N) INDICATES RADIAL LINE.
 7. (NEAS) INDICATES NEARSHEN.
 8. (REO) INDICATES RECORDED.



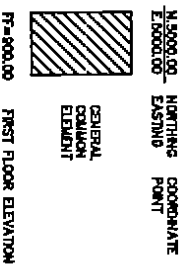
PROPOSED DATED 06-08-04

SECTION 4
S 1/4 CORNER
T2N-R4E

SECTION 4
CENTER OF
T2N-R4E



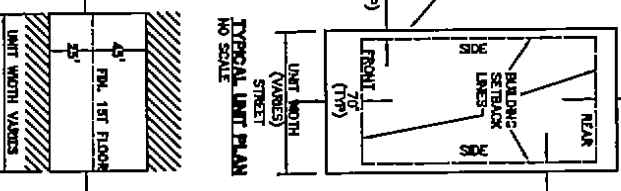
EAST-WEST 1/4 LINE SECTION 4



LEGEND

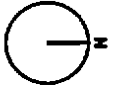
- NOTES**
1. ROAD, STORM SEWERS, WATERSHED AND STORM WATER DRAINAGE AREAS MUST BE BUILT.
 2. GAS, ELECTRIC, TELEPHONE, CABLEVISION LINES AND THE SOURCE OF THEIR LOCATIONS WILL BE SHOWN ON AS-BUILT DRAWINGS.
 3. TRUNK LINES FOR GAS, ELECTRIC, TELEPHONE, AND CABLEVISION MUST BE BUILT. INDIVIDUAL SERVICES NEED NOT BE BUILT.
 4. ALL LINES TO BE SERVED BY MUNICIPAL WATER SERVICE AND INDIVIDUAL SEPTIC SYSTEMS APPROVED BY THE UNIVISION COUNTY HEALTH DEPARTMENT, AND TO BE INSTALLED AND MAINTAINED BY INDIVIDUAL UNIT OWNERS.

DEVELOPMENT 1
POSSIBLE
LIMITS OF
OWNERSHIP



NOTE: STACK LINES ARE PARALLEL TO UNIT LINES AND TYPICAL AS SHOWN UNLESS OTHERWISE DIMENSIONED.

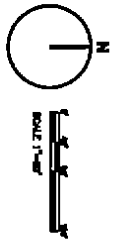
SCALE 1"=60'



ADVANTAGE CIVIL ENGINEERING
PROPOSED DATED 06-08-04

GEORGETOWN
A SITE CONDOMINIUM
SITE PLAN

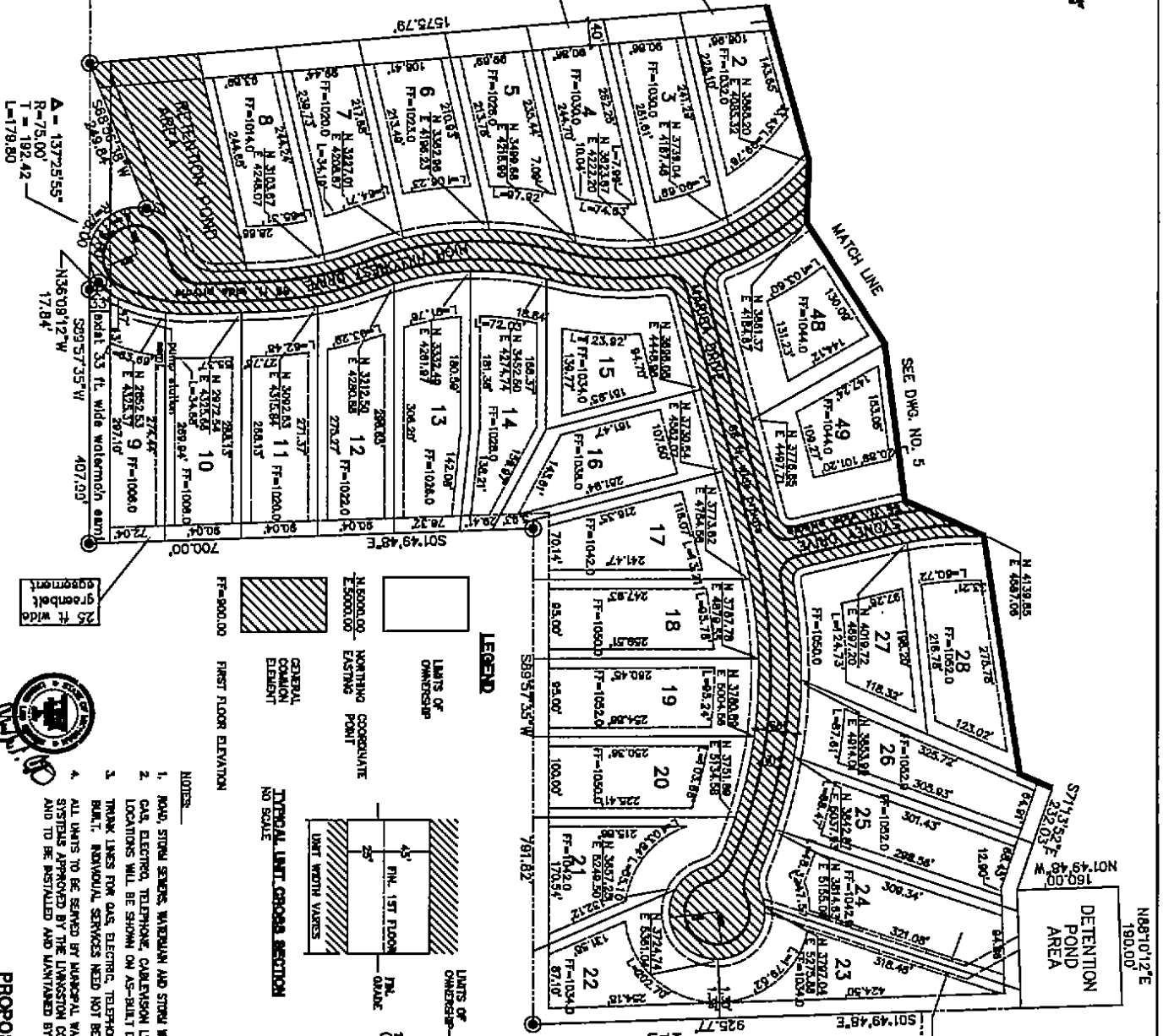
HIGH COUNTRY ESTATES
8475 BIRCHOP ROAD
BETHESDA, MD 20814
301-291-0865



S 1/4 CORNER
SECTION 4
T2N-R4E






40 ft wide ingress/egress
access easement for property
owner to the south.

25 ft wide
greenbelt
easement

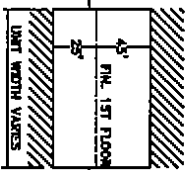


SEE DWG. NO. 5

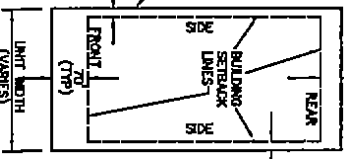
LEGEND

-  LIMITS OF OWNERSHIP
-  NORTHINGS COORDINATE EASTING POINT
-  GENERAL COMMON ELEMENT
-  FIRST FLOOR ELEVATION
-  25 ft wide greenbelt easement

TYPICAL LIGHT GROSS SECTION
NO SCALE



TYPICAL UNIT PLAN
NO SCALE




NOTE: SETBACK LINES ARE PARALLEL TO UNIT LINES AND TYPICAL AS SHOWN UNLESS OTHERWISE DIMENSIONED.

NOTES

1. ROAD, STORM SEWERS, WATERMAIN AND STORM WATER DETENTION AREAS MUST BE BUILT.
2. GAS, ELECTRIC, TELEPHONE, CABLEVISION LINES AND THE SOURCE OF THEIR LOCATIONS WILL BE SHOWN ON AS-BUILT DRAWINGS.
3. TRUNK LINES FOR GAS, ELECTRIC, TELEPHONE, AND CABLEVISION MUST BE BUILT.
4. ALL LINES TO BE SERVED BY MUNICIPAL WATER SERVICE AND INDIVIDUAL SEPTIC SYSTEMS APPROVED BY THE LANHAMTON COUNTY HEALTH DEPARTMENT, AND TO BE INSTALLED AND MAINTAINED BY INDIVIDUAL UNIT OWNERS.

PROPOSED DATED 05-08-04

 <p>ADVANTAGE CIVIL ENGINEERING</p>	<p>GEORGETOWN A SITE CONDOMINIUM</p> <p>SITE PLAN</p>	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 50%; padding: 2px;"> 1888 COUNTRY ESTATES 8476 BISHOP ROAD BETHESDA, MD 20814 TEL 301-656-6666 </td> <td style="width: 50%;"></td> </tr> </table>	1888 COUNTRY ESTATES 8476 BISHOP ROAD BETHESDA, MD 20814 TEL 301-656-6666	
1888 COUNTRY ESTATES 8476 BISHOP ROAD BETHESDA, MD 20814 TEL 301-656-6666				

