

RECORDED

2000 DEC -4 P 4:21

NANCY HAVILAND
REGISTER OF DEEDS
LIVINGSTON COUNTY, MI.
48843

LIVINGSTON COUNTY TREASURER'S CERTIFICATE
I hereby certify that there are no TAX
LIENS or TITLES held by the state or any
individual against the within description,
and all TAXES are same as paid for five
years previous to the date of this instrument
or appear on the records in this
office except as stated. 4718

12-4-00 *Dianne H. Hardy*
Dianne H. Hardy, Treasurer
Sec. 185 Act 266, 1898 as Amended
5-00 Taxes not examined

HOMESTEAD DENIALS NOT EXAMINED

115/2

MASTER DEED #816

CRYSTAL WOOD

LIVINGSTON COUNTY CONDOMINIUM
SUBDIVISION PLAN NO. 211

THIS MASTER DEED is made and executed as of this 11th day of October, 2000, by Crystal Wood Homes LLC, a Michigan limited liability company ("Developer"), whose address is 28530 Orchard Lake Road, Suite 110, Farmington Hills, Michigan 48334.

WITNESSETH:

WHEREAS, Developer desires by recording this Master Deed, together with the Condominium Bylaws attached hereto as Exhibit A and the Condominium Subdivision Plan attached hereto as Exhibit B (both of which are hereby incorporated by reference and made a part hereof), to establish the real property described in Article II below, together with the improvements located thereon, and the appurtenances thereto, as a condominium under the provisions of the Condominium Act of Michigan.

NOW, THEREFORE, upon the recording hereof, Developer establishes Crystal Wood as a Condominium under the Condominium Act and declares that the Condominium shall be held, conveyed, hypothecated, encumbered, leased, rented, occupied, improved, or in any other manner utilized, subject to the provisions of said Act, and to the covenants, conditions, restrictions, uses, limitations, and affirmative obligations set forth in this Master Deed and the Exhibits hereto, all of which shall be deemed to run with the land and shall be a burden and a benefit to the Developer, its successors and assigns, and any persons acquiring or owning an interest in the said real property, their grantees, successors, heirs, executors, administrators and assigns.

ARTICLE I
TITLE AND NATURE

The Condominium shall be known as Crystal Wood, Livingston County Condominium Subdivision Plan No. 211. The architectural plans and specifications for the Condominium were filed with the Township of Marion, Michigan. The buildings, Units and other improvements contained in the Condominium, including the number, boundaries and dimensions of each Unit therein, are set forth in the Condominium Subdivision Plan attached as Exhibit B hereto. Each building contains individual Units for residential purposes only. Each Unit is capable of individual use, having its own entrance from and exit to a Common Element of the Condominium. Each Co-owner in the Condominium shall have an exclusive right to the Unit owned and shall have undivided and inseparable rights to share with other Co-owners the Common Elements of the Condominium as designated by the Master Deed. Co-owners

shall have voting rights in Crystal Wood Condominium Association as set forth herein and in the Condominium Bylaws, Corporate Bylaws and Articles of Incorporation of such Association.

ARTICLE II LEGAL DESCRIPTION

The land which comprises the Condominium established by this Master Deed is a parcel of land in the Township of Marion, Livingston County, Michigan described as follows:

Part of the Northeast fractional $\frac{1}{4}$ of Section 3, T2N-R4E, Marion Township, Livingston County, Michigan, more particularly described as follows: Commencing at the East $\frac{1}{4}$ corner of said Section 3; thence along the East line of said Section 3, said line also being the West line of "FOXCROFT", a subdivision as recorded in Liber 23 of Plats, pages 24-27, Livingston County Records, N 02°00'13" W, 1584.56 feet (previously recorded as N 02°00'52" W, 1584.00 feet); thence S 89°21'50" W (previously recorded as S 89°21'11" W), 380.53 feet, to the POINT OF BEGINNING of the Parcel to be described; thence continuing S 89°21'50" W (previously recorded as S 89°21'11" W), 674.42 feet; thence N 00°38'50" W (previously recorded as N 00°39'29" W), 246.98 feet; thence S 89°15'46" W (previously recorded as S 89°15'07" W), 651.91 feet; thence along the centerline of Norton Road (66 foot wide Right-of-Way), N 32°40'35" E (previously recorded as N 32°39'56" E), 619.46 feet; thence S 60°24'15" E (previously recorded as S 60°24'54" E), 251.79 feet; thence N 32°40'35" E (previously recorded as N 32°39'56" E), 173.00 feet; thence N 60°24'15" W (previously recorded as N 60°24'54" W), 87.95 feet; thence N 32°40'35" E (previously recorded as N 32°39'56" E), 250.00 feet; thence N 89°24'41" E (previously recorded as N 89°24'02" E), 608.83 feet; thence S 00°49'43" E, 651.19 feet; thence S 89°10'17" W, 232.11 feet; thence Westerly on an arc left, having a length of 43.07 feet, a radius of 263.00 feet, a central angle of 09°22'57", and a long chord which bears S 84°28'49" W, 43.02 feet; thence Westerly on an arc right, having a length of 282.52 feet, a radius of 367.00 feet, a central angle of 44°06'24", and a long chord which bears N 78°09'28" W, 275.59 feet; thence Westerly on an arc left, having a length of 227.39 feet, a radius of 433.00 feet, a central angle of 30°05'22", and a long chord which bears N 71°08'57" W, 224.79 feet; thence Westerly on an arc right, having a length of 99.26 feet, a radius of 197.00 feet, a central angle of 28°52'13", and a long chord which bears N 71°45'31" W, 98.22 feet; thence N 57°19'25" W, 200.81 feet; thence along the Easterly Right-of-Way line of said Norton Road (66 foot wide Right-of-Way), S 32°40'35" W, 66.00 feet; thence S 57°19'25" E, 200.81 feet; thence Easterly on an arc left, having a length of 132.52 feet, a radius of 263.00 feet, a central angle of 28°52'13", and a long chord which bears S 71°45'31" E, 131.12 feet; thence Easterly on an arc right, having a length of 192.73 feet, a radius of 367.00 feet, a central angle of 30°05'22", and a long chord which bears S 71°08'57" E, 190.53 feet; thence Easterly on an arc left, having a length of 333.33 feet, a radius of 433.00 feet, a central angle of 44°06'24", and a long chord which bears S 78°09'28" E, 325.16 feet; thence Easterly on an arc right, having a length of 32.26 feet, a radius of 197.00 feet, a central angle of 09°22'57", and a long chord which bears N 84°28'49" E, 32.22 feet; thence N 89°10'17" E, 232.11 feet; thence S 00°49'43" E, 316.82 feet to the POINT OF BEGINNING; Containing 19.65 acres, more or less, and subject to the rights of the public over the existing Norton Road. Also subject to any other easements or restrictions of record.

**ARTICLE III
DEFINITIONS**

Certain terms used in this Master Deed and the Exhibits hereto, and in the Articles of Incorporation and Bylaws of Crystal Wood Condominium Association are defined as follows:

(a) The "Act" or "Condominium Act" means Act 59 of the Public Acts of Michigan of 1978, as amended.

(b) "Association" means the Michigan nonprofit corporation, Crystal Wood Condominium Association, of which all Co-owners shall be members, which Association shall administer, operate, manage and maintain the Condominium. Any action required of or permitted to the Association shall be exercisable by its Board of Directors unless specifically reserved to its members by the Condominium Documents or the laws of the State of Michigan.

(c) "Bylaws" means Exhibit A hereto, which are the Bylaws required for the Condominium and also the Bylaws required for the Association.

(d) "Common Elements" means the portions of the Condominium other than the Condominium Units.

(e) "Condominium" means Crystal Wood as a Condominium established pursuant to the provisions of the Act, and includes the land and the buildings, all improvements and structures thereon, and all easements, rights and appurtenances belonging to the Condominium.

(f) "Condominium Documents," wherever used, means and includes this Master Deed and the Exhibits hereto, the Articles of Incorporation of the Association and any rules and regulations adopted by the Association.

(g) "Condominium Subdivision Plan" or "Plan" means the Plan attached to this Master Deed as Exhibit B. The Plan assigns a number to each Condominium Unit and includes a description of the nature, location and approximate size of certain Common Elements.

(h) "Condominium Unit" or "Unit" means the enclosed space constituting a single complete Unit designed and intended for separate ownership and use in the Condominium as such space may be described on Exhibit B hereto.

(i) "Co-owner" means a person, firm, corporation, partnership, association, trust or other legal entity or any combination thereof who or which owns one or more Units in the Condominium. Developer is a Co-owner as long as Developer owns one or more Units.

(j) "Developer" means Crystal Wood Homes LLC, its successors or assigns. All development rights reserved to Developer herein are assignable in writing; provided, however, that conveyances of Units by Developer shall not serve to assign Developer's development rights unless the instrument of conveyance expressly so states.

(k) "General Common Elements" means the Common Elements other than the Limited Common Elements.

(l) "Limited Common Elements" means a portion of the Common Elements reserved in this Master Deed for the exclusive use of less than all of the Co-owners.

(m) "Master Deed" means this document to which the Condominium Bylaws and Condominium Subdivision Plan are attached as exhibits.

(n) "Mortgagee" means the named mortgagee or owner of any mortgage on all or any portion of the Condominium.

(o) "Percentage of Value" means the percentage assigned to each Condominium Unit in this Master Deed. The Percentages of Value of all Units shall total one hundred (100%) percent. Percentages of Value shall be determinative only with respect to those matters to which they are specifically deemed to relate either in the Condominium Documents or in the Act.

(p) "Person" means an individual, firm, corporation, partnership, association, trust, the state or an agency of the state or other legal entity, or any combination thereof.

(q) "Size" means the number of cubic feet or the number of square feet of ground or floor space within each Condominium Unit computed by reference to the Plan and rounded off to a whole number.

(r) "Township" means the Township of Marion, Michigan, a municipal corporation.

(s) "Transitional Control Date" means the date on which the Board of Directors of the Association takes office pursuant to an election in which the votes which may be cast by eligible Co-owners unaffiliated with the Developer exceed the votes which may be cast by the Developer.

ARTICLE IV COMMON ELEMENTS

The Common Elements of the Condominium described in Exhibit B attached hereto and the respective responsibilities for maintenance, decoration, repair, replacement, restoration or renovation thereof are as follows:

(a) The General Common Elements are:

(1) The land described in Article II hereof, including any drives, parking areas, walks and landscaped areas, except to the extent any of the foregoing are designated herein or in the Plan as Limited Common Elements;

(2) The roads throughout the Condominium, so long as neither the Developer nor the Association has dedicated the roads to public use through the acceptance of such a dedication by the Township or any other governmental entity;

(3) The storm water drainage system throughout the Condominium, including below-ground and above-ground systems, and the electrical, gas, telephone, plumbing and cable television (if any) networks or systems throughout the Condominium, including that contained within Unit walls up to the point of connection with outlets or fixtures within any Unit;

(4) Foundations, supporting columns, Unit perimeter walls (including windows and doors therein) and such other walls as are designated on the Plan as General Common Elements, roofs, ceilings, floor construction between Unit levels and chimneys;

(5) All beneficial utility and drainage easements;

(6) All "Open Space" designated and shown on the Plan;

(7) All beneficial easements and use rights established by the Declaration;

(8) The detention basin, as shown on the Plan;

(9) If any meter, appliance, or fixture services a Unit other than a Unit it is located within, then such meter, appliance or fixture shall be a General Common Element;

(10) Such other elements of the Condominium not herein designated as Limited Common Elements which are not enclosed within the boundaries of a Unit.

(b) The Limited Common Elements are:

(1) Driveways, decks, chimneys, garages, air conditioner compressor pads and porches designated on the Plan as Limited Common Elements are limited to the sole use of the Co-owners of the Units which such Limited Common Elements service; and

(2) Interior surfaces of all ceilings, floors, chimneys, Unit perimeter walls, garages, garage doors, windows and doors contained within a Unit (including windows and doors in Unit perimeter walls) are Limited Common Elements limited to the sole use of the Co-owner of such Unit.

(c) Maintenance, repair and replacement of all Common Elements shall be the responsibility of the Association, to be assessed to all Co-owners according to their Percentages of Value, subject to the following provisions:

(1) The Association's obligation to maintain, repair and replace all General Common Elements includes, but is not limited to, the responsibility to maintain, repair and replace the storm sewers and other drainage facilities in the Condominium.

(2) The Limited Common Elements described in subparagraph (b)(2) above (except the garage floor), and decks installed at the rear of any Unit, shall be the responsibility of the respective Co-owners having the use thereof.

(3) The Association will be responsible for the maintenance, repair and replacement of the exterior of chimneys and all Limited Common Element porches, driveways and garage floors. The cost of such maintenance, repair and replacement will be assessed to all Co-owners according to their Percentages of Value.

(4) The cost of repair of damage to a Common Element caused by a Co-owner, or family member or invitee of a Co-owner, shall be assessed against the Co-owner.

**ARTICLE V
USE OF PREMISES**

Each Unit shall be used only for single family residential purposes. No person shall use any Unit or the Common Elements in any manner inconsistent with the purposes of the Condominium or in any manner which will interfere with or impair the rights of any other Co-owner in the use and enjoyment of the Condominium, or which in any manner is in violation of any Township ordinance.

**ARTICLE VI
CONDOMINIUM UNIT DESCRIPTION AND PERCENTAGE OF VALUE**

The Condominium consists of one hundred four (104) attached residential Units. Each Unit is described in this paragraph with reference to the Condominium Subdivision Plan attached hereto as Exhibit B. Each Unit shall include all that space contained within the interior sides of the finished, unpainted perimeter walls, and within the ceilings and finished subfloor, all as shown on the Plan and delineated with heavy outlines. For all purposes, individual Units may hereafter be defined and described by reference to this Master Deed and the individual number assigned to the Unit in the Plan. The Percentage of Value assigned to each Unit is set forth below and shall be determinative of the proportionate share of each respective Co-owner in the proceeds and expenses of the Association and the value of such Co-owner's vote at meetings of the Association and the undivided interest of the Co-owner in the Common Elements. The total percentage value of the Condominium is 100%. Each Unit Percentage of value shall be equal and shall be the number obtained by dividing 100 by the number of Units included in the Condominium. The method and formula used by Developer to determine the foregoing Percentages was to determine that the expenses incurred by the Association in connection with the various Units should be equal.

**ARTICLE VII
EASEMENTS, RESTRICTIONS AND AGREEMENTS**

The Condominium is subject to the following easements, restrictions and agreements:

(a) Developer hereby reserves permanent nonexclusive easements for ingress and egress over the roads and walks, if any, in the Condominium and permanent easements to use, tap into, enlarge or extend all roads, walks and utility lines in the Condominium, including, without limitation, all communications, water, gas, electric, storm and sanitary sewer lines, and any pumps, sprinklers or water retention areas, all of which easements shall be for the benefit of any other land adjoining the Condominium if now owned or hereafter acquired by Developer or its successors or assigns. These easements shall run with the land in perpetuity. Developer has no financial obligation to support such easements.

(b) Upon approval by and affirmative vote of not less than 51% of all Co-owners, in number and in value, the Association shall be vested with the power and authority to sign petitions requesting establishment of a special assessment district pursuant to provisions of applicable Michigan statutes for improvement of roads within or adjacent to the Condominium. In the event that a special assessment road improvement project is established pursuant to applicable Michigan law, the collective costs assessable to the Condominium as a whole shall be borne equally by all Co-owners.

(c) Developer reserves the right and power to grant easements over, or dedicate, portions of any of the Common Elements as may be necessary or desirable for utility, drainage, conservation, street, safety or construction purposes, and all persons acquiring any interest in the Condominium shall be deemed irrevocably to have appointed Developer and its successors as agent and attorney-in-fact to make such easements or dedications. After completion of construction of the Condominium, including any expansion thereof, the foregoing right and power may be exercised by the Association.

(d) In the event 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 due to survey errors or construction deviations, reconstruction or repair, reciprocal easements shall exist for the maintenance of such encroachment for as long as such encroachment exists, and for maintenance thereof after rebuilding in the event of any destruction. There shall be easements to, through and over those portions of the land, structures, buildings, improvements and walls (including interior Unit walls) contained therein for the installation, maintenance and servicing of all utilities in the Condominium, including, but not limited to, lighting, heating, power, sewer, water and communications including telephone and cable television lines. There shall exist easements of support with respect to any Unit interior wall which supports a Common Element.

(e) Developer intends to, and by recordation of this Master Deed reserves the right and power to, dedicate the sewer and water infrastructure and some of the roads in the Condominium to public use, and all persons acquiring any interest in the Condominium, including without limitation all Co-owners and mortgagees, shall be deemed irrevocably to have appointed Developer and its successors as agent and attorney-in-fact to make such dedication and to act in behalf of all Co-owners and their mortgagees in any statutory or special assessment proceedings with respect to the dedicated roads. After certificates of occupancy are issued for 100% of the Units in the Condominium, the foregoing rights and powers may be exercised by the Association.

(f) Until such time as the roads have been dedicated to the public and accepted by the public, there shall exist for the benefit of the Co-owners, the Township of Marion, any emergency service agency, and other governmental units, an easement over all roads in the Condominium for use by the Township, the United States Postal Service and emergency or other governmental service vehicles. Said easement shall be for purposes of ingress and egress to provide, without limitation, mail delivery, fire and police protection, ambulance and rescue services and all other lawful governmental and private emergency services to the Condominium and all Co-owners. This grant of easement shall in no way be construed as a dedication of any streets, roads, or driveways to the public.

(g) Until and unless dedicated to the public, the roads shown on the Condominium Subdivision Plan will be maintained (not including snow removal), replaced, repaired, and resurfaced as necessary by the Association. In the event any of the roads are dedicated to the public, the Association will remain responsible for snow plowing such roads. It is the Association's responsibility to inspect and to perform preventive maintenance of the Condominium roadways on a regular basis in order to maximize their useful life and to minimize repair and replacement costs. In the event the Association fails to provide adequate maintenance, repair or replacement of the private roads, the Township may serve written notice of such failure upon the Association. Such written notice shall contain a demand that the deficiencies of maintenance, repair, or replacement be cured within a stated reasonable time period. Following such notice, and an opportunity to be heard before the legislative body, or a designate thereof, the Township may undertake such maintenance, repair, or replacement and the cost thereof, plus a twenty-five (25%) percent administrative fee, may be billed to the Association as a whole and, if not promptly paid, assessed against the Co-owners and collected as a special assessment on the next annual

Township tax roll. No public funds of the Township of Marion are to be used to build, repair or maintain the private roads.

(h) All Co-Owners shall refrain from prohibiting, restricting, limiting or in any manner interfering with normal ingress, egress and use by an of the other Co-Owners of the roads within the Condominium. Normal ingress and egress and use shall include use by family, guests, invitees, vendors, tradesmen, delivery persons and others bound to or returning from any of the Units and having a need to use the roads.

(i) The final locations of the sanitary sewer and water main lines shall be subject to the approval of the Township (or other appropriate governmental unit with appropriate jurisdiction).

(j) There shall exist in favor of the Township permanent easements to use, tap into, enlarge or extend all roads, walks and utility lines in the Condominium, including, without limitation, all communications, water, gas, electric, storm and sanitary sewer lines, and any pumps, sprinklers or water retention areas, all of which easements shall be for the benefit of any land in the vicinity of the Condominium. These easements shall run with the land in perpetuity.

(k) The sanitary sewer and water system within the Condominium is being built by Developer and will dedicated to the Township upon completion and following inspection and approval by the Township. The cost of these systems will be assessed equally to the 21 Units within the Condominium and will be payable over twenty (20) years. Co-owners will have the option of assuming the assessments relating to their particular Unit for a corresponding reduction in cost to the Unit.

(l) Together with the Crystal Wood Estate Condominium Association ("Neighbor Association"), the Association has jointly assumed responsibility for the snowplowing of both the private and the public roads throughout the Condominium. The Association shall be responsible for 101/125 of the cost of the snowplowing and the Neighbor Association shall be responsible for 24/125 of the cost of the snowplowing.

(m) Crystal Wood Estate Drain Drainage District.

(1) Attached as Exhibit A is an Agreement establishing the Crystal Wood (Estate) Drain Drainage District, pursuant to Section 433 of Act No. 40 of the Public Acts of 1956, as amended. A copy of the 433 Agreement is recorded in the Livingston County Register of Deeds at Liber ____ Page ____.

(2) Those portions of the storm sewer drainage facilities not established as a county drain under the 433 Agreement are not under the jurisdiction of the Drainage District or the Livingston County Drain Commissioner, and any maintenance and improvement of these facilities are the responsibility of the Association as provided in the Master Deed and Bylaws.

(3) Easements. There shall exist easements over all units and common elements for purposes of construction, maintenance and improvement of storm water drainage as designated in the 433 Agreement. The easements are granted in favor of the Crystal Wood (Estate) Drain Drainage District. The Drainage District shall have the right to sell, assign, transfer or convey this easement to any other governmental unit. The Livingston County Drain Commissioner, and his agents, contractors and designated representatives shall have the right of entry on, and to gain access to, the easement property.

(4) No unit owner shall disturb the grade or otherwise modify the areas within the easements in any way inconsistent with the Drain. No unit owner shall install, maintain, repair or replace

landscaping materials located within the Drain easement areas lying within such unit owner's area in any way inconsistent with the use by the Drainage District. All unit owners shall release Grantee and its successors, assigns or transferees from any and all claims to damages in any way arising from or incidental to the construction and maintenance of the Drain, or otherwise arising from or incidental to the construction and maintenance of the Drain, or otherwise arising from or incidental to the exercise by the Drainage District of its rights under said easements, and all unit owners covenant not to sue the Drainage District for any such damages.

(5) Assessments for the Crystal Wood (Estate) Drain. All costs relating to the maintenance and improvement of the Crystal Wood (Estate) Drain shall be borne by the Drainage District and assessed to the unit owners pursuant to Act No. 40 of the Public Acts of 1956, as amended

ARTICLE VIII AMENDMENTS

This Master Deed and any Exhibit hereto may be amended in the following manner:

- (a) Amendments may be made and recorded by Developer or by the Association.
- (b) If the amendment will materially change the rights of the Co-owners or Mortgagees, then such amendment requires the consent of not less than two-thirds (2/3) in value of the votes of the Co-owners and Mortgagees of the Units (unless a greater majority is specified in the Condominium Bylaws). A Mortgagee shall have one vote for each mortgage held.
- (c) Notwithstanding subparagraph (b) above, but subject to the limitation of subparagraph (d) below, Developer reserves the right to amend this Master Deed or any of its Exhibits for any of the following purposes without the consent of Co-owners or Mortgagees:
 - (1) To modify the locations, types and sizes of unsold Units and the General and/or Limited Common Elements adjoining or appurtenant to unsold Units;
 - (2) To amend the Condominium Bylaws, subject to any restrictions on amendments stated therein;
 - (3) To correct arithmetic errors, typographical errors, survey errors, or any similar errors in the Master Deed, Plan or Condominium Bylaws;
 - (4) To clarify or explain the provisions of the Master Deed or its exhibits;
 - (5) To comply with the Act or rules promulgated thereunder or with any requirements of any governmental or quasi-governmental agency or any financing institution providing or proposing to provide a mortgage on any Unit or to satisfy the title requirements of any title insurer insuring or proposing to insure title to any Unit;
 - (6) To establish, relocate and/or reconfigure decks including placement of such decks on adjacent Common Elements, subject only to the consent of the Co-owners having the use of such relocated and/or reconfigured decks as Limited Common Elements;

(7) To contract the Condominium or convert the Convertible Areas of the Condominium and to redefine Common Elements and adjust Percentages of Value in connection therewith and to make any other amendments expressly permitted by this Master Deed;

(8) To make, define or limit easements affecting the Condominium;

(9) To record an "as-built" Condominium Subdivision Plan and/or consolidating master deed and to depict thereon any decks, walks and other improvements, if any, not shown on the Plan attached hereto;

(10) To revise the Plan, as necessary, to conform to any construction options, if offered by Developer and elected by any purchasers of Units such as, by way of example and not limitation, optional decks at the rear exterior of Units.

(d) Notwithstanding any other provision of this Article VIII, the method or formula used to determine the Percentages of Value for Units in the Condominium, as described above, and any provisions relating to the ability or terms under which a Co-owner may rent a Unit to others, 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. The Association may make no amendment which materially changes the rights of Developer without the written consent of the Developer as long as the Developer owns any Units in the Condominium.

(e) No amendment shall be made which materially changes the rights of the Township without the written consent of the Township.

ARTICLE IX CONVERTIBLE AREAS

The Condominium is established as a convertible condominium in accordance with the provisions of this Article:

(a) The General Common Elements are designated on the Condominium Subdivision Plan as Convertible Areas within which Units and Common Elements may be expanded and modified and within which Limited Common Elements may be created as provided in this Article IX. The Developer reserves the right, but not an obligation, to convert the Convertible Areas. The maximum number of Units that may be created in the Convertible Areas is zero, although Units may be expanded and modified as provided in this Article IX. The number of Units in the Condominium may decrease, but shall not increase, as a result of the conversion of the Convertible Areas.

(b) The Developer reserves the right, in its sole discretion, during a period ending 6 years from the date of recording this Master Deed, to modify the size, location, and configuration of any Unit that it owns in the Condominium, and to make corresponding changes to the Common Elements, subject to Township (or other appropriate unit with appropriate jurisdiction) approval. The changes in the Common Elements could include (by way of illustration and not limitation) construction of court yards, patios, decks, porches and other amenities on any portion of the Convertible Areas.

(c) All improvements constructed or installed within the Convertible Areas described above shall be restricted exclusively to residential use and to such Common Elements as are compatible with

residential use. There are no other restrictions upon such improvements except those which are imposed by state law, local ordinances or building authorities.

(d) The extent to which any structure erected on any portion of the Convertible Areas is compatible with structures included in the original Master Deed is not limited by this Master Deed but lies solely within the discretion of Developer, subject only to the requirements of local ordinances and building authorities.

(e) The consent of any Co-owner shall not be required to convert the Convertible Areas. All of the Co-owners and Mortgagees and other persons interested or to become interested in the Condominium from time to time shall be deemed to have irrevocably and unanimously consented to such conversion of the Convertible Areas and any amendment or amendments to this Master Deed to effectuate the conversion and to any reallocation of Percentages of Value of existing Units which Developer may determine necessary in connection with such amendment or amendments. All such interested persons irrevocably appoint the Developer or its successors, as agent and attorney for the purpose of execution of such amendment or amendments to the Master Deed and all other documents necessary to effectuate the foregoing. Such amendments may be effected without the necessity of rerecording the entire Master Deed or the Exhibits thereto and may incorporate by reference all or any pertinent portions of this Master Deed and the Exhibits hereto. Nothing herein contained, however, shall in any way obligate Developer to convert the Convertible Areas. These provisions give notice to all Co-owners, Mortgagees and other persons acquiring interests in the Condominium that such amendments of this Master Deed may be made and recorded, and no further notice of such amendment shall be required.

(f) All modifications to Units and Common Elements made pursuant to this Article IX shall be given effect by appropriate amendments to this Master Deed in the manner provided by law, which amendments shall be prepared by and at the discretion of the Developer and in which the Percentages of Value set forth in Article VI hereof shall be proportionately readjusted, if the Developer deems it to be applicable, in order to preserve a total value of 100% for the entire Condominium resulting from such amendments to this Master Deed. The precise determination of the readjustments in Percentages of Value shall be made within the sole judgment of Developer. Such readjustments, however, shall reflect a continuing reasonable relationship among Percentages of Value based upon the original method and formula described in Article VI of this Master Deed. Such amendments to the Master Deed shall also contain such further definitions and redefinitions of General or Limited Common Elements as may be necessary to adequately describe and service the Units and Common Elements being modified by such amendments. In connection with any such amendments, Developer shall have the right to change the nature of any Common Element previously included in the Condominium for any purpose reasonably necessary to achieve the purposes of this Article IX.

ARTICLE X CONTRACTION OF CONDOMINIUM

(a) In connection with such contraction, Developer unconditionally reserves the right to withdraw from the Condominium that portion of the land described in Article II that is dedicated to public use as a road and/or road right of way. The withdrawal of such land pursuant to this Article X shall be effected by an amendment of the Master Deed as provided in paragraph (d) below and by a single conveyance of all roads and road rights of way in the Condominium to the Township (or other appropriate governmental unit with appropriate jurisdiction).

(b) Apart from satisfying any governmental conditions to dedication of the road and road right of ways, there are no restrictions on Developer's right to contract the Condominium as provided in this Article X.

(c) The consent of any Co-owner shall not be required to contract the Condominium or to dedicate the roads and road right of ways to public use. All of the Co-owners and Mortgagees and other persons interested or to become interested in the Condominium from time to time shall be deemed to have irrevocably and unanimously consented to such contraction of the Condominium and any amendment or amendments to this Master Deed to effectuate the contraction. All such interested persons irrevocably appoint the Developer or its successors, as agent and attorney for the purpose of execution of such amendment or amendments to the Master Deed and all other documents necessary to effectuate the foregoing. Such amendments may be effected without the necessity of re-recording an entire Master Deed or the Exhibits thereto and may incorporate by reference all or any pertinent portions of this Master Deed and the Exhibits hereto. Nothing herein contained, however, shall in any way obligate Developer to dedicate the roads and road right of ways in the Condominium to public use or to thereafter contract the Condominium as herein provided. These provisions give notice to all Co-owners, Mortgagees and other persons acquiring interests in the Condominium that such amendments of this Master Deed may be made and recorded, and no further notice of such amendment shall be required.

ARTICLE XI ASSIGNMENT

Any or all of the rights and powers granted or reserved to the Developer in the Condominium Documents or by law, including the power to approve or disapprove any act, use or proposed action or any other matter or thing, may be assigned by it to any other entity or to the Association. Any such assignment or transfer shall be made by appropriate instrument in writing duly recorded in the office of the Livingston County Register of Deeds.

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IN WITNESS WHEREOF, Developer has signed this Master Deed the day and year first above written.

WITNESSES:

CRYSTAL WOOD HOMES LLC,
a Michigan limited liability company

By: Kalabat Construction, Inc.,
a Michigan corporation
Its: Member

John D. Breza
Print Name: John M. Breza

By: Jamal S. Kalabat
Jamal S. Kalabat
Its: President

Connie M. Faull
Print Name: Connie M. Faull

STATE OF MICHIGAN)
COUNTY OF Oakland) ss.

The foregoing instrument was acknowledged before me this 11th day of October, 2000, by Jamal S. Kalabat the President of Kalabat Construction, Inc., a Michigan corporation, Member of Crystal Wood Homes LLC, a Michigan limited liability company, on behalf of the limited liability company.

Connie M. Faull
Printed Name: _____
Notary Public, _____ County, Michigan
My Commission Expires: _____

CONNIE M. FAULL
Notary Public, Macomb County, Michigan acting in Oakland
My Commission Expires December 03, 2004

CONNIE M. FAULL
Notary Public, Macomb County, Michigan acting in Oakland
My Commission Expires December 03, 2004

**THIS INSTRUMENT DRAFTED BY
AND WHEN RECORDED RETURN TO:**

✓
John M. Breza
Honigman Miller Schwartz and Cohn LLP
2290 First National Building
Detroit, Michigan 48226
(313) 465-7626

EXHIBIT A

CRYSTAL WOOD

BYLAWS

ARTICLE I

ASSOCIATION OF CO-OWNERS

Crystal Wood, an attached residential condominium located in the Township of Marion, Livingston County, Michigan, shall be administered by an Association of Co-owners which shall be a nonprofit corporation, herein referred to as the "Association", organized under the applicable laws of the State of Michigan, and responsible for the management, maintenance, operation and administration of the Common Elements, easements and affairs of the Condominium in accordance with the Condominium Documents and the laws of the State of Michigan. These Bylaws shall constitute both the Bylaws referred to in the Master Deed and required by Section 3(8) of the Act and the Bylaws provided for under the Michigan Nonprofit Corporation Act. Each Co-owner shall be entitled to membership and no other person or entity shall be entitled to membership. The share of a Co-owner in the funds and assets of the Association cannot be assigned, pledged or transferred in any manner except as an appurtenance to the Co-owner's Unit. The Association shall keep current copies of the Master Deed, all amendments to the Master Deed, and other Condominium Documents for the Condominium available at reasonable hours to Co-owners, prospective purchasers and prospective mortgagees of Units in the Condominium. The Association, all Co-owners in the Condominium and all persons using or entering upon or acquiring any interest in any Unit therein or the Common Elements thereof shall be subject to the provisions and terms set forth in the Condominium Documents. All terms used herein shall have the same meaning as set forth in the Master Deed to which these Bylaws are attached as an Exhibit or as set forth in the Act.

ARTICLE II
ASSESSMENTS

The Association's levying of assessments against the Units and collection of such assessments from the Co-owners in order to pay the expenses arising from the management, administration and operation of the Association shall be governed by the following provisions:

Section 1. Taxes Assessed on Personal Property Owned or Possessed in Common. The Association shall be assessed as the person or entity in possession of 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. Receipts and Expenditures Affecting Administration. Expenditures affecting administration of the Condominium shall include all costs incurred in satisfaction of any liability arising within, caused by or connected with the Common Elements or the administration of the Condominium. Receipts affecting administration of the Condominium shall include all sums received by the Association as proceeds of, or pursuant to, a policy of insurance securing the interests of the Co-owners against liabilities or losses arising within, caused by or connected with the Common Elements or the administration of the Condominium.

Section 3. Determination of Assessments. Assessments shall be determined in accordance with the following provisions:

(a) The Annual Budget and Regular Monthly Assessments. The Board of Directors of the Association shall establish an annual budget in advance for each fiscal year and such budget shall project all expenses for the forthcoming year which may be required for the proper operation, management and maintenance of the Condominium, including a reasonable allowance for contingencies and reserves. Upon adoption of an annual budget by the Board of Directors, copies of the budget shall be delivered to each Co-owner and the assessment for said year shall be established based upon said budget, although the failure to deliver a copy of the budget to each Co-owner shall not affect or in any way diminish the liability of any Co-owner for any existing or future assessments. An adequate reserve fund for maintenance, repairs and replacement of those Common Elements that must be replaced on a periodic basis shall be established in the budget and must be funded by regular monthly payments as set forth in Section 5 below rather than by special assessments. At a minimum, the reserve fund shall be equal to 10% of the Association's current annual budget (excluding that portion of the budget allocated to the reserve fund itself) on a non-cumulative basis. Since the minimum standard required by this subparagraph may prove to be inadequate, the Association should carefully analyze the Condominium to determine if a greater amount should be set aside, or if additional reserve funds should be established for other purposes from time to time. The Board of Directors shall annually consider the needs of the Condominium to determine if a greater amount should be set aside in reserve or if additional reserve funds should be established for any other purposes. The regular monthly Association assessments provided in this Article II, Section 3(a) shall be levied in the sole discretion of the Board of Directors.

(b) Special Assessments. Special assessments, in addition to those required in subparagraph (a) above, may be made by the Board of Directors from time to time and approved by the Co-owners as hereinafter provided to meet other appropriate requirements of the Association. Special assessments referred to in this subparagraph (b) shall be levied only with the prior approval of a majority of Co-owners in number and in value. The discretionary authority of the Board of Directors to levy assessments pursuant to this subparagraph shall rest solely with the Board of Directors for the benefit of the Association and the members thereof, and shall not be enforceable by any creditors of the Association or of the members thereof.

Section 4. Apportionment of Assessments. Unless otherwise provided herein or in the Master Deed, all assessments levied against the Co-owners to cover expenses of management, administration and operation of the Condominium shall be apportioned among and paid by the Co-owners in accordance with the Percentage of Value assigned to each Unit in Article VI of the Master Deed.

Section 5. Payment of Assessments and Penalty for Default. Annual assessments as determined in accordance with Article II, Section 3(a) above shall be payable by Co-owners in 12 equal monthly installments, commencing with acceptance of a deed to or a land contract vendee's interest in a Unit, or with the acquisition of fee simple title to a Unit by any other means. The payment of an assessment shall be in default if such assessment, or any part thereof, is not paid to the Association in full on or before the due date for such payment. Each installment in default for ten (10) or more days shall bear interest from the initial due date thereof at the rate of 7% per annum until each installment is paid in full. The Board of Directors may also adopt uniform late charges pursuant to Section 10 of Article VI of these Bylaws. Each Co-owner (whether 1 or more persons) shall be, and remain, personally liable for the payment of all assessments (including interest, late charges and costs of collection and enforcement of payment) levied against the Unit which may be levied while such Co-owner is the owner thereof, except a land contract purchaser from any Co-owner including the Developer shall be so personally liable and such land contract seller shall not be personally liable for all such assessments levied up to and including the date upon which, if applicable, such land contract seller actually takes possession of the Unit following extinguishment of all rights of the land contract purchaser in the Unit. Payments on account of installments of assessments in default shall be applied as follows: first, to costs of collection and

enforcement of payment, including reasonable attorneys' fees; second, to any interest and other charges for late payment on such installments; and third, to installments in default in order of their due dates. A Co-owner selling a Unit shall not be entitled to any refund whatsoever from the Association with respect to any reserve, account or other asset of the Association.

Section 6. Effect of Waiver of Use or Abandonment of Unit. A Co-owner's waiver of the use or enjoyment of any of the Common Elements or abandonment of the Co-owner's Unit shall not exempt the Co-owner from liability for the Co-owner's contribution toward the expenses of administration.

Section 7. Enforcement.

(a) Remedies. In addition to any other remedies available to the Association, the Association may enforce collection of delinquent assessments by a suit at law for a money judgment or by foreclosure of the statutory lien that secures payment of assessments. In the event of default by any Co-owner in the payment of any installment of the annual assessment levied against the Co-owner's 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. A Co-owner in default shall not be entitled to vote at any meeting of the Association so long as such default continues. In a judicial foreclosure action, a receiver may be appointed to and empowered to take possession of the Unit (if the Unit is not occupied by the Co-owner) and to lease the Unit and collect and apply the rental therefrom. All of these remedies shall be cumulative and not alternative.

(b) Foreclosure Proceedings. Each Co-owner, and every other person 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 the statutory lien that secures payment of assessments either by judicial action or by advertisement. 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. Further, each Co-owner and every other person who from time to time has any interest in the Condominium shall be deemed to have authorized and empowered the Association to sell or cause to be sold the Unit with respect to which the assessment(s) is or are delinquent to receive, hold and distribute the proceeds of such sale in accordance with the priorities established by Michigan law. The Association, acting on behalf of all Co-owners, may bid at the foreclosure sale, and acquire, hold, lease, mortgage, or convey the Unit sold.

(c) Notice of Action. The Association may not commence proceedings to foreclose a lien for unpaid assessments without recording and serving a notice of lien in the following manner:

(i) The notice of lien shall set forth the legal description of the Condominium Unit or Units to which the lien attaches, the name of the Co-owner of record thereof, the amount due the Association as of the date of the notice, exclusive of interest, costs, attorneys fees and future assessments.

(ii) The notice of lien shall be in recordable form, executed by an authorized representative of the Association, and may contain such other information as the Association deems appropriate.

(iii) The notice of lien shall be recorded in the office of the register of deeds in the county in which the Condominium is situated and shall be served upon the delinquent Co-owner by

first class mail, postage prepaid, addressed to the last known address of the Co-owner at least ten (10) days in advance of the commencement of the foreclosure proceedings.

(d) Expenses of Collection. The expenses incurred in collecting unpaid assessments, including interest, costs, actual attorneys' fees (not limited to statutory fees) and advances for taxes or other liens paid by the Association to protect its lien, plus any late charges, shall be chargeable to the Co-owner in default and shall be secured by the lien on the Unit.

Section 8. Liability of Mortgagee. Notwithstanding any other provisions of the Condominium Documents, if the mortgagee of a first mortgage of record or other purchaser of a Condominium Unit obtains title to the Condominium Unit as a result of foreclosure of the first mortgage, such person, its successors and assigns, is not liable for the assessments by the Association chargeable to the Unit which became due prior to the acquisition of title to the Unit by such person and the expiration of the period of redemption from such foreclosure. The unpaid assessments are deemed to be common expenses collectible from all of the Condominium Unit Co-owners including such person, its successors and assigns.

Section 9. Developer's Responsibility for Assessments. Notwithstanding any other provisions of the Condominium Documents to the contrary, the Developer shall not pay regular monthly Association assessments for Units which are owned by the Developer but unoccupied, but shall at all times pay all expenses of maintaining, repairing and replacing the Units that it owns. Developer shall in no event be liable for any assessment levied in whole or in part to purchase any Unit from the Developer or to finance any litigation or other claims against the Developer, any cost of investigating and preparing such litigation or claim or any similar or related costs.

Section 10. Unpaid Assessments Due on Unit Sale; Statement of Unpaid Assessments. Upon the sale or conveyance of a Condominium Unit, all unpaid assessments against the Condominium Unit shall be paid out of the sale price or by the purchaser in preference over any other assessments or charges of whatever nature except (a) amounts due the State of Michigan or any subdivision thereof for taxes or special assessments due and unpaid on the Unit and (b) payments due under first mortgages having priority thereto. A purchaser of a Condominium Unit is entitled to a written statement from the Association setting forth the amount of unpaid assessments outstanding against the Unit and the purchaser is not liable for any unpaid assessment in excess of the amount set forth in such written statement, nor shall the Unit be subject to any lien for any amounts in excess of the amount set forth in the written statement. Any purchaser or grantee who fails to request a written statement from the Association as provided herein at least five (5) days before the sale, or to pay unpaid assessments against the Unit at the closing of the Unit purchase if such a statement was requested, shall be liable for any unpaid assessments against the Unit together with interest, costs and attorneys' fees incurred in connection with the collection thereof.

Section 11. Property Taxes and Special Assessments. All property taxes and special assessments levied by any public taxing authority shall be assessed in accordance with Section 131 of the Act.

Section 12. Construction Liens. A construction lien otherwise arising under Act No. 497 of the Michigan Public Acts of 1980, as amended, shall be subject to Section 132 of the Act.

**ARTICLE III
JUDICIAL ACTIONS AND CLAIMS**

Actions on behalf of and against the Co-owners shall be brought in the name of the Association. Subject to the express limitations on actions in these Bylaws and in the Association's Articles of Incorporation, the Association may assert, defend or settle claims on behalf of all Co-owners in connection with the Common Elements of the Condominium. As provided in the Articles of Incorporation of the Association, the commencement of any civil action (other than one to enforce these Bylaws or collect delinquent assessments) shall require the approval of a majority in number and in value of the Co-owners, and shall be governed by the requirements of this Article III. The requirements of this Article III will ensure that the Co-owners are fully informed regarding the prospects and likely costs of any civil action the Association proposes to engage in, as well as the ongoing status of any civil actions actually filed by the Association. These requirements are imposed in order to reduce both the cost of litigation and the risk of improvident litigation, and in order to avoid the waste of the Association's assets in litigation where reasonable and prudent alternatives to the litigation exist. Each Co-owner shall have standing to sue to enforce the requirements of this Article III. The following procedures and requirements apply to the Association's commencement of any civil action other than an action to enforce these Bylaws or to collect delinquent assessments:

Section 1. Board of Directors' Recommendation to Co-owners. The Association's Board of Directors shall be responsible in the first instance for recommending to the Co-owners that a civil action be filed, and supervising and directing any civil actions that are filed.

Section 2. Litigation Evaluation Meeting. Before an attorney is engaged for purposes of filing a civil action on behalf of the Association, the Board of Directors shall call a special meeting of the Co-owners ("litigation evaluation meeting") for the express purpose of evaluating the merits of the proposed civil action. The written notice to the Co-owners of the date, time and place of the litigation evaluation meeting shall be sent to all Co-owners not less than twenty (20) days before the date of the meeting and shall include the following information copied onto 8-1/2" x 11" paper:

(a) A certified resolution of the Board of Directors setting forth in detail the concerns of the Board of Directors giving rise to the need to file a civil action and further certifying that:

- (1) it is in the best interests of the Association to file a lawsuit;
- (2) that at least one member of the Board of Directors has personally made a good faith effort to negotiate a settlement with the putative defendant(s) on behalf of the Association, without success;
- (3) litigation is the only prudent, feasible and reasonable alternative; and
- (4) the Board of Directors' proposed attorney for the civil action is of the written opinion that litigation is the Association's most reasonable and prudent alternative.

(b) A written summary of the relevant experience of the attorney ("litigation attorney") the Board of Directors recommends be retained to represent the Association in the proposed civil action, including the following information:

- (1) the number of years the litigation attorney has practiced law; and

(2) the name and address of every condominium and homeowner association for which the attorney has filed a civil action in any court, together with the case number, county and court in which each civil action was filed.

(c) The litigation attorney's written estimate of the amount of the Association's likely recovery in the proposed lawsuit, net of legal fees, court costs, expert witness fees and all other expenses expected to be incurred in the litigation.

(d) The litigation attorney's written estimate of the cost of the civil action through a trial on the merits of the case ("total estimated cost"). The total estimated cost of the civil action shall include the litigation attorney's expected fees, court costs, expert witness fees, and all other expenses expected to be incurred in the civil action.

(e) The litigation attorney's proposed written fee agreement.

(f) The amount to be specially assessed against each Unit in the Condominium to fund the estimated cost of the civil action both in total and on a monthly per Unit basis, as required by Section 6 of this Article III.

Section 3. Independent Expert Opinion. If the lawsuit relates to the condition of any of the Common Elements of the Condominium, the Board of Directors shall obtain a written independent expert opinion as to reasonable and practical alternative approaches to repairing the problems with the Common Elements, which shall set forth the estimated costs and expected viability of each alternative. In obtaining the independent expert opinion required by the preceding sentence, the Board of Directors shall conduct its own investigation as to the qualifications of any expert and shall not retain any expert recommended by the litigation attorney or any other attorney with whom the Board of Directors consults. The purpose of the independent expert opinion is to avoid any potential confusion regarding the condition of the Common Elements that might be created by a report prepared as an instrument of advocacy for use in a civil action. The independent expert opinion will ensure that the Co-owners have a realistic appraisal of the condition of the Common Elements, the likely cost of repairs to or replacement of the same, and the reasonable and prudent repair and replacement alternatives. The independent expert opinion shall be sent to all Co-owners with the written notice of the litigation evaluation meeting.

Section 4. Fee Agreement with Litigation Attorney. The Association shall have a written fee agreement with the litigation attorney, and any other attorney retained to handle the proposed civil action. The Association shall not enter into any fee agreement that is a combination of the retained attorney's hourly rate and a contingent fee arrangement unless the existence of the agreement is disclosed to the Co-owners in the text of the Association's written notice to the Co-owners of the litigation evaluation meeting.

Section 5. Co-Owner Vote Required. At the litigation evaluation meeting the Co-owners shall vote on whether to authorize the Board of Directors to proceed with the proposed civil action and whether the matter should be handled by the litigation attorney. The commencement of any civil action by the Association (other than a suit to enforce these Bylaws or collect delinquent assessments) shall require the approval of a majority in number and in value of the Co-owners. Any proxies to be voted at the litigation evaluation meeting must be signed at least seven (7) days prior to the litigation evaluation meeting.

Section 6. Litigation Special Assessment. All legal fees incurred in pursuit of any civil action that is subject to Section 1 through 10 of this Article III shall be paid by special assessment of the Co-owners ("litigation special assessment"). The litigation special assessment shall be approved at the

litigation evaluation meeting (or at any subsequent duly called and noticed meeting) by a majority in number and in value of all Co-owners in the amount of the estimated total cost of the civil action. If the litigation attorney proposed by the Board of Directors is not retained, the litigation special assessment shall be in an amount equal to the estimated total cost of the civil action, as estimated by the attorney actually retained by the Association. The litigation special assessment shall be apportioned to the Co-owners in accordance with their respective percentage of value interests in the Condominium and shall be collected from the Co-owners on a monthly basis. The total amount of the litigation special assessment shall be collected monthly over a period not to exceed twenty-four (24) months.

Section 7. Attorneys' Written Report. During the course of any civil action authorized by the Co-owners pursuant to this Article III, the retained attorney shall submit a written report ("attorney's written report") to the Board of Directors every thirty (30) days setting forth:

(a) The attorney's fees, the fees of any experts retained by the attorney, and all other costs of the litigation during the thirty (30) day period immediately preceding the date of the attorney's written report ("reporting period").

(b) All actions taken in the civil action during the reporting period, together with copies of all pleadings, court papers and correspondence filed with the court or sent to opposing counsel during the reporting period.

(c) A detailed description of all discussions with opposing counsel during the reporting period, written and oral, including, but not limited to, settlement discussions.

(d) The costs incurred in the civil action through the date of the written report, as compared to the attorney's estimated total cost of the civil action.

(e) Whether the originally estimated total cost of the civil action remains accurate.

Section 8. Monthly Board Meetings. The Board of Directors shall meet monthly during the course of any civil action to discuss and review:

(a) the status of the litigation;

(b) the status of settlement efforts, if any; and

(c) the attorney's written report.

Section 9. Changes in the Litigation Special Assessment. If, at any time during the course of a civil action, the Board of Directors determines that the originally estimated total cost of the civil action or any revision thereof is inaccurate, the Board of Directors shall immediately prepare a revised estimate of the total cost of the civil action. If the revised estimate exceeds the litigation special assessment previously approved by the Co-owners, the Board of Directors shall call a special meeting of the Co-owners to review the status of the litigation, and to allow the Co-owners to vote on whether to continue the civil action and increase the litigation special assessment. The meeting shall have the same quorum and voting requirements as a litigation evaluation meeting.

Section 10. Disclosure of Litigation Expenses. The attorneys' fees, court costs, expert witness fees and all other expenses of any civil action filed by the Association ("litigation expenses") shall be fully disclosed to Co-owners in the Association's annual budget. The litigation expenses for each

civil action filed by the Association shall be listed as a separate line item captioned "litigation expenses" in the Association's annual budget.

ARTICLE IV INSURANCE

Section 1. Extent of Coverage. The Association shall carry fire and extended coverage, vandalism and malicious mischief and liability insurance, and workmen's compensation insurance, if applicable, pertinent to the ownership, use and maintenance of the Common Elements, and such other insurance as the Board of Directors deems advisable, and all such insurance shall be carried and administered in accordance with the following provisions:

(a) Responsibilities of Co-owners and Association. All such insurance shall be purchased by the Association for the benefit of the Association, and the Co-owners and their mortgagees, as their interests may appear, and provision shall be made for the issuance of certificates of mortgagee endorsements to the mortgagees of Co-owners. Co-owners may obtain additional insurance upon their Units, at their own expense, in addition to the coverage carried by the Association. It shall be each Co-owner's responsibility to obtain insurance coverage for personal property located within a Unit or elsewhere in the Condominium and for personal liability for occurrences within a Unit or upon Limited Common Elements appurtenant to a Unit and also for alternative living expense in event of fire, and the Association shall have absolutely no responsibility for obtaining such coverages. The Association and all Co-owners shall use their best efforts to obtain property and liability insurance containing appropriate provisions whereby the insurer waives its right of subrogation as to any claims against any Co-owner or the Association.

(b) Amount of Insurance on Common Elements. 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 appropriate percentage of maximum insurable 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 by Developer with the Unit, or replacements of such improvements made by a Co-owner within a Unit. Any other improvements made by a Co-owner within a Unit shall be covered by insurance obtained by and at the expense of said Co-owner; provided that, if the Association elects to include such improvements under its insurance coverage, any additional premium cost to the Association attributable thereto may be assessed to and borne solely by said Co-owner and collected as part of the assessments against said Co-owner under Article II hereof.

(c) Premium Expenses. All premiums on insurance purchased by the Association pursuant to these Bylaws shall be expenses of administration.

(d) Proceeds of Insurance Policies. 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 and the Co-owners and their mortgagees, as their interests may appear; provided, however, whenever repair or reconstruction of the Condominium shall be required as provided in Article V of these Bylaws, the proceeds of any insurance received by the Association as a result of any loss requiring repair or reconstruction shall be applied for such repair or reconstruction and in no event shall hazard insurance proceeds be used for any purpose other than for repair, replacement or reconstruction of the Condominium unless all of the institutional holders of first mortgages on Units in the Condominium have given their prior written approval.

Section 2. Authority of Association to Settle Insurance Claims. Each Co-owner, by ownership of a Unit in the Condominium, shall be deemed to appoint the Association as the Co-owner's true and lawful attorney-in-fact to act in connection with all matters concerning the maintenance of fire and extended coverage, vandalism and malicious mischief, liability insurance and workmen's compensation insurance, if applicable, pertinent to the Condominium, with such insurer as may, from time to time, be designated to provide such insurance for the Condominium. 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 Co-owners 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 Co-owner and the Condominium as shall be necessary or convenient to the accomplishment of the foregoing.

ARTICLE V RECONSTRUCTION OR REPAIR

Section 1. Reconstruction or Repair Unless Unanimous Vote to the Contrary. If any part of the Condominium shall be partially or completely destroyed, it shall be reconstructed or repaired unless it is determined by all Co-owners and first mortgagees that the Condominium shall be terminated.

Section 2. Repair in Accordance with Master Deed and Plans and Specifications. Any such reconstruction or repair shall be substantially in accordance with the Master Deed, the plans and specifications for the Condominium and the approved site plan and landscape plan to a condition as comparable as possible to the condition existing prior to damage unless the Co-owners shall unanimously decide otherwise.

Section 3. Responsibility for Reconstruction and Repair. If the damage is only to a part of a Unit which is the responsibility of a Co-owner to maintain and repair, it shall be the responsibility of the Co-owner to repair such damage in accordance with Section 4 hereof. In all other cases, the responsibility for reconstruction and repair shall be that of the Association.

Section 4. Damage to Part of Unit Which a Co-owner Has the Responsibility to Repair. Each Co-owner shall be responsible for the reconstruction and repair of the interior of the Co-owner's 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. In the event damage to any of the foregoing, or to interior walls within a Co-owner's 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 shall be the responsibility of the Association in accordance with Section 5 of this Article. If any other interior portion of a Unit is covered by insurance held by the Association for the benefit of the Co-owner, the Co-owner 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 Co-owner and the mortgagee jointly. In the event of substantial damage to or destruction of any Unit or any part of the Common Elements, the Association promptly shall so notify each institutional holder of a first mortgage lien on any Unit in the Condominium.

Section 5. Association Responsibility for Reconstruction and Repair. The Association shall be responsible for the reconstruction and repair of the Common Elements (except as specifically otherwise provided in the Master Deed) and any incidental damage to a Unit caused by such Common Elements or the reconstruction and repair thereof. Immediately after a casualty causing damage to

property for which the Association has the responsibility of repair and reconstruction, the Association shall obtain reliable and detailed estimates of the cost to replace the damaged property in a condition as good as that existing before the damage. If the proceeds of insurance are not sufficient to defray 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 repayment of the costs thereof are insufficient, assessments shall be made against all Co-owners 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. This provision shall not be construed to require replacement of mature trees and vegetation with equivalent trees or vegetation unless required pursuant to Township ordinance. Assessments pursuant to this Article V, Section 5 may be made by the Association without a vote of the Co-owners.

Section 6. Timely Reconstruction and Repair. Subject to Section 1 of this Article V, if damage to Common Elements or a Unit adversely affects the appearance of the Condominium, the Association or Co-owner responsible for the reconstruction and repair thereof shall proceed with replacement of the damaged property without delay.

Section 7. Eminent Domain. The following provisions shall control upon any taking by eminent domain:

- (a) The provisions of Section 133 of the Condominium Act of Michigan shall apply.
- (b) In the event the Condominium continues after a taking by eminent domain, the remaining portion of the Condominium shall be re-surveyed and the Master Deed amended accordingly by the Association.
- (c) In the event any Unit in the Condominium, 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 institutional holder of a first mortgage lien on any of the Units in the Condominium.

Section 8. Notices to Certain Mortgagees. In the event any mortgage in the Condominium is held by the Federal Home Loan Mortgage Corporation ("FHLMC"), or in the event any mortgage is held by or insured by the United States Department of Housing and Urban Development ("HUD"), the Association shall give FHLMC and HUD written notice at such address as it may from time to time direct of any loss to or taking of the Common Elements of the Condominium, or any loss to or taking of any Unit, or part thereof, if the loss or taking exceeds \$10,000 in amount.

Section 9. Priority of Mortgagees in Proceeds. Nothing contained in the Condominium Documents shall be construed to give a Co-owner or any other party priority over any rights of first 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 and/or Common Elements.

ARTICLE VI RESTRICTIONS

Section 1. Uses Permitted. No Unit shall be used for other than single family residential purposes. No Co-owner shall carry on any commercial activities anywhere on the premises of the

Condominium. Notwithstanding the foregoing, Developer may conduct any of the activities expressly described in the Master Deed or its exhibits.

Section 2. Alterations and Modifications. No Co-owner shall make alterations in exterior appearance or make structural modifications to any Unit (including interior walls through or in which there exist easements for support or utilities) or make changes in any of the Common Elements, limited or general, without the express written approval of the Board of Directors and, where applicable, approval by the Township, including but not limited to, exterior painting or the erection of decks, antennas, lights, aerials, awnings, doors, shutters or other exterior attachments or modifications; nor shall any Co-owner damage or make modifications or attachments to Common Element walls between Units which in any way impair sound conditioning qualities of the walls. The Board of Directors may approve only such modifications as do not impair the soundness, safety, utility or appearance of the Condominium. Any deck constructed at the rear of a Unit must conform to deck plans prepared by Developer and must be approved by Developer in writing prior to construction or, after the Transitional Control Date, by the Association.

Section 3. Activities. No immoral, improper, unlawful or offensive activity shall be carried on in any Unit or upon the Common Elements, nor shall anything be done which may be or become an annoyance or a nuisance to the Co-owners of the Condominium, nor shall any unreasonably noisy activity be carried on in or on the Common Elements or within any Unit at any time. No Co-owner shall do or permit anything to be done or keep or permit to be kept in the Co-owner's Unit or on the Common Elements anything that will increase the rate of insurance on the Condominium without the written approval of the Association, and each Co-owner shall pay to the Association the increased cost of insurance premiums resulting from any such activity or the maintenance of any such condition even if approved, which increased cost may be assessed to and collected from the Co-owner in the manner provided in Article II hereof.

Section 4. Animals or Pets. Without the prior written consent of the Board of Directors, no animal or pet other than two cats or one dog not to exceed fifty pounds in weight (per animal or pet) shall be kept in the Condominium by any Co-owner. Any pets kept in the Condominium shall have such care and restraint as not to be obnoxious on account of noise, odor or unsanitary conditions. Animals shall not be kept in any manner which is prohibited by applicable Township ordinance. No savage or dangerous animal shall be kept. No animal may be permitted to run loose upon the Common Elements, and any animal shall at all times be attended by a responsible person while on the Common Elements. Any person who causes or permits an animal to be brought or kept on the Condominium property shall indemnify, defend (with counsel approved by the Association), and hold harmless the Association for any loss, damage or liability which the Association may sustain as a result of the presence of such animal on the Condominium property. The term "animal or pet" as used in this Section shall not include small animals which are constantly caged such as small birds or fish. All pets must be registered with the Board of Directors of the Association.

Section 5. Aesthetics. The Common Elements shall not be used for storage of supplies, materials, personal property or trash or refuse of any kind, except as provided in the Master Deed or in duly adopted rules and regulations of the Associations. All rubbish, trash, garbage and other waste shall be regularly removed from each Unit and shall not be allowed to accumulate therein. Unless special areas are designated by the Association, trash receptacles shall not be permitted on the Common Elements except for such short periods of time as may be reasonably necessary to permit periodic collection of trash. 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 Board of Directors. In general, no activity shall be carried on nor condition maintained by a Co-owner, either in a Unit or upon the Common Elements, which is detrimental to the appearance of the Condominium.

Section 6. Common Elements. Each driveway leading into a garage may only be used by the Co-owner entitled to use the garage. The Common Elements shall not be obstructed in any way nor shall they be used for purposes other than for which they are reasonably and obviously intended. No Co-owner may leave personal property of any description (including by way of example and not limitation bicycles, vehicles, chairs and benches) unattended on or about the Common Elements. Use of all General Common Elements may be limited to such times and in such manner as the Board of Directors shall determine by duly adopted regulations under Section 10 of this Article VI.

Section 7. Vehicles. No house trailers, motor homes, commercial vehicles, boat trailers, boats, camping vehicles, camping trailers, snowmobiles, snowmobile trailers, recreational vehicles or vehicles other than automobiles may be parked or stored upon the Common Elements, unless parked in an area specifically designated therefor by the Board of Directors. All parking and/or storing of any such vehicles shall be in compliance with applicable Township ordinance.

Section 8. Weapons. No Co-owner shall use, or permit the use by any occupant, agent, employee, invitee, guest or member of his or her family of any firearms, air rifles, pellet guns, B-B guns, bows and arrows, sling shots, or other similar weapons, projectiles or devices anywhere on or about the Condominium.

Section 9. Signs and Advertising. No signs or other advertising devices shall be displayed which are visible from the exterior of a Unit or on the Common Elements, including "For Sale" signs, without written permission from the Board of Directors and compliance with applicable Township ordinance.

Section 10. Regulations. Reasonable regulations consistent with all laws and the Condominium Documents concerning the use of the Common Elements or the rights and responsibilities of the Co-owners and the Association with respect to the Condominium or the manner of operation of the Association and of the Condominium may be made and amended from time to time by any Board of Directors of the Association including the first Board of Directors (or its successors) prior to the Transitional Control Date. Copies of all such regulations and amendments thereto shall be furnished to all Co-owners or posted on a General Common Element. Any such regulation or amendment may be revoked at any time by the affirmative vote of a majority of the Co-owners.

Section 11. Association's Right of Access. The Association or its duly authorized agents shall have access to each Unit and any Limited Common Elements appurtenant thereto from time to time, during reasonable working hours, upon notice to the Co-owner thereof as may be necessary for the maintenance, repair or replacement of any of the Common Elements. The Association or its agent shall also have access to each Unit and any Limited Common Elements appurtenant thereto at all times without notice as may be necessary to make emergency repairs to prevent damage to the Common Elements or to another Unit. It shall be the responsibility of each Co-owner to provide the Association means of access to the Co-owner's Unit and any Limited Common Elements appurtenant thereto during all periods of absence and in the event of the failure of such Co-owner 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 Co-owner for any necessary damage to any Unit or any Limited Common Elements appurtenant thereto caused thereby or for repair or replacement of such damage. Subject to the foregoing and other provisions in the Master Deed and these Bylaws, each Co-owner shall be entitled to exclusive occupancy and control over the Co-owner's Unit and all Limited Common Elements appurtenant thereto.

Section 12. Landscaping. Each Co-owner may plant flowers, only, in the General Common Element lawn area in front of the Co-owner's Unit. Other than this limited right to plant flowers, only, no

Co-owner shall perform any landscaping or plant any trees, shrubs or flowers or place any ornamental materials upon the Common Elements unless approved by the Board of Directors in writing or unless permitted by the Master Deed or the regulations of the Association.

Section 13. Common Element Maintenance. No unsightly condition shall be maintained upon any deck, patio or porch and only furniture and equipment consistent with ordinary deck, patio or porch use shall be permitted to remain there during seasons when the same are reasonably in use and no furniture or equipment of any kind shall be stored on decks, patios or porches during seasons when the same are not reasonably in use.

Section 14. Co-Owner Maintenance. Each Co-owner shall maintain the Unit owned and any Limited Common Elements appurtenant thereto for which the Co-owner has maintenance responsibility in a safe, clean and sanitary condition. Each Co-owner 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 Co-owner shall be responsible for damages or costs to the Association resulting from negligent damage to or misuse of any of the Common Elements by the Co-owner or the Co-owner's family, guests, agents or invitees, unless such damages or costs are covered by insurance carried by the Association in which case there shall be no such responsibility, unless reimbursement to the Association is excluded by virtue of a deductible provision, in which case the responsible Co-owner shall bear the expense to the extent of the deductible amount. Any costs or damages to the Association may be assessed to and collected from the responsible Co-owner in the manner provided in Article II hereof.

Section 15. Reserved Rights of Developer.

(a) **Prior Approval by Developer.** As long as Developer owns any Unit which Developer offers for sale, no buildings, fences, walls, retaining walls, decks, drives, walks or other structures or improvements shall be commenced, erected, maintained, nor shall any addition to, or change or alteration to any structure be made (including in color or design), except interior alterations which do not affect structural elements of any Unit, nor shall any hedges, trees or substantial plantings or landscaping modifications be made, until plans and specifications, acceptable to the Developer and the Township, where required, pursuant to applicable Township ordinance, showing the nature, kind, shape, height, materials, color, scheme, location and approximate cost of such structure or improvement and the grading or landscaping plan of the area to be affected shall have been submitted to and approved in writing by Developer, its successors or assigns, and the Township, where required, pursuant to applicable Township ordinance, and a copy of said plans and specifications, as finally approved, lodged permanently with Developer. Developer shall have the right to refuse to approve any such plan or specifications, grading or landscaping plans which are not suitable or desirable in its opinion for aesthetic or other reasons; and in passing upon such plans, specifications, grading or landscaping, it shall have the right to take into consideration the suitability of the proposed structure, improvement or modification, the site upon which it is proposed to effect the same, and the degree of harmony thereof with the Condominium as a whole and any adjoining properties under development or proposed to be developed by Developer. The purpose of this Section is to assure the continued maintenance of the Condominium as a beautiful and harmonious residential development, and shall be binding upon both the Association and upon all Co-owners.

(b) **Developer's Rights in Furtherance of Development and Sales.** None of the restrictions contained in this Article VI shall apply to the commercial activities or signs or billboards of the Developer with respect to unoccupied Units owned by the Developer, or of the Association in furtherance of its powers and purposes. Notwithstanding anything to the contrary elsewhere herein

contained, until all Units in the entire planned Condominium are sold by Developer, Developer shall have the right to maintain a sales office, a business office, a construction office, model units, storage areas and reasonable parking incident to the foregoing and such access to, from and over the Condominium as may be reasonable to enable development and sale of the entire Condominium by the Developer.

(c) Enforcement of Bylaws. The Condominium shall at all times be maintained in a manner consistent with the highest standards of a beautiful, serene, private residential community for the benefit of the Co-owners and all persons having interests in the Condominium. If at any time the Association fails or refuses to carry out its obligation to maintain, repair, replace and landscape in a manner consistent with the maintenance of such high standards, then the Developer, or any entity to which it may assign this right, at its option, may elect to maintain, repair and/or replace any Common Elements and/or to do any landscaping required by these Bylaws and to charge the cost thereof to the Association as an expense of administration. The Developer shall have the right to enforce these Bylaws so long as Developer owns any Unit which Developer offers for sale, which right of enforcement shall include without limitation an action to restrain the Association or any Co-owner from any activity prohibited by these Bylaws.

Section 16. Leasing and Rental. Subject to compliance with applicable ordinances of the Township, Co-owners, including Developer, may rent any number of Units at any time for any term of occupancy not less than six (6) months subject to the following:

(a) Disclosure of Lease Terms to Association. A Co-owner, including the Developer, desiring to rent or lease a Unit shall disclose that fact in writing to the Association at least ten (10) days before presenting a lease form to a potential lessee and, at the same time, shall supply the Association with a copy of the exact lease form for its review for compliance with the Condominium Documents. If Developer desires to rent Units before the Transitional Control Date, it shall notify either the advisory committee or each Co-owner in writing.

(b) Compliance with Condominium Documents. Tenants and non-owner occupants shall comply with all of the conditions of the Condominium Documents and all leases and rental agreements shall so state.

(c) Procedures in the Event of Non-Compliance with Condominium Documents. If the Association determines that the tenant or non-owner occupant has failed to comply with the conditions of the Condominium Documents, the Association shall take the following action:

(i) The Association shall notify the Co-owner by certified mail advising of the alleged violation by the tenant.

(ii) The Co-owner shall have 30 days (or such additional time as may be granted by the Association if the Co-owner is diligently proceeding to cure) after receipt of such notice to investigate and correct the alleged breach by the tenant or advise the Association that a violation has not occurred.

(iii) If after 30 days the Association believes that the alleged breach is not cured or may be repeated, it may institute on its behalf or derivatively by the Co-owners on behalf of the Association, if it is under the control of the Developer, an action for eviction against the tenant or non-owner occupant and simultaneously for money damages in the same action against the Co-owner and tenant or non-owner occupant for breach of the conditions of the Condominium Documents. The relief provided for in this subparagraph may be by summary proceeding. The Association may hold both the

tenant and the Co-owner liable for any damages to the Common Elements caused by the Co-owner or tenant in connection with the Unit or Condominium.

(d) Notice to Co-owner's Tenant Permitted Where Co-owner in Arrears to the Association for Assessments. When a Co-owner is in arrears to the Association for assessments, the Association may give written notice of the arrearage to a tenant occupying a Co-owner's Unit under a lease or rental agreement and the tenant, after receiving the notice, shall deduct from rental payments due the Co-owner the arrearage and future assessments as they fall due and pay them to the Association. The deductions shall not constitute a breach of the rental agreement or lease by the tenant.

Section 17. Maintenance of Certain Landscaping Areas. The landscaping and greenbelting within the Common Areas shall be maintained by the Association in accordance with the final approved site plan of the Condominium in perpetuity.

Section 18. Decks. Decks shall be permitted within the Condominium. Decks must be ten feet (10') by ten feet (10') and be built of cedar wood. Decks shall be built within the General Common Element located immediately adjacent to a Unit but will constitute Limited Common Elements. As such, maintenance of such decks shall be the sole responsibility of the Co-owner to which it belongs. In the event that a Co-owner fails to maintain its deck, the Association shall have the right to maintain the deck and assess the cost thereof against the Unit to which the deck belongs in accordance with Article II hereof.

ARTICLE VII MORTGAGES

Section 1. Notice to Association. Any Co-owner who mortgages its Unit shall notify the Association of the name and address of the mortgagee, and the Association shall maintain such information in a book entitled "Mortgagees of Units". The Association may, at the written request of a mortgagee of any such Unit, report any unpaid assessments due from the Co-owner of such Unit. The Association shall give to the holder of any first mortgage covering any Unit in the Condominium written notification of any default in the performance of the obligations of the Co-owner of such Unit that is not cured within 60 days.

Section 2. 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 3. Notification of Meetings. Upon request submitted to the Association, any institutional holder of a first 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.

ARTICLE VIII VOTING

Section 1. Vote. Except as limited in these Bylaws, each Co-owner shall be entitled to one vote for each Condominium Unit owned when voting by number and one vote, the value of which shall equal the Percentage of Value percentage allocated to the Units owned by such Co-owner as set forth in the Master Deed, when voting by value. Voting shall be by value unless otherwise expressly required by the Condominium Documents or by law. In the case of any Unit owned jointly by more than one

Co-owner, the voting right appurtenant to that Unit may be exercised jointly as a single vote or may be split if all the joint Co-owners of the Unit so agree in writing.

Section 2. Eligibility to Vote. No Co-owner, other than the Developer, shall be entitled to vote at any meeting of the Association until the Co-owner has presented evidence of ownership of a Unit in the Condominium to the Association. Except as provided in Article XI, Section 2 of these Bylaws, no Co-owner, other than the Developer, shall be entitled to vote prior to the date of the First Annual Meeting of members held in accordance with Section 2 of Article IX. The vote of each Co-owner may be cast only by the individual representative designated by such Co-owner in the notice required in Section 3 of this Article VIII or by a proxy given by such individual representative.

Section 3. Designation of Voting Representative. Each Co-owner shall file a written notice with the Association designating the individual representative who shall vote at meetings of the Association and receive all notices and other communications from the Association on behalf of such Co-owner. Such notice shall state the name and address of the individual representative designated, the number or numbers of the Condominium Unit or Units owned by the Co-owner, and the name and address of each person, firm, corporation, partnership, association, trust or other entity who is the Co-owner. Such notice shall be signed and dated by the Co-owner. The individual representative designated may be changed by the Co-owner at any time by filing a new notice in the manner herein provided. At any meeting the filing of such written notice as a prerequisite to voting may be waived by the chairman of the meeting.

Section 4. Annual Meeting. There shall be an annual meeting of the Co-owners commencing with the First Annual Meeting held as provided in Article IX, Section 2 hereof. Other meetings shall be held as provided for in Article IX hereof. Notice of the time, place and subject matter of all meetings shall be given by mailing the same to each individual representative designated by the respective Co-owners.

Section 5. Quorum. The presence in person or by proxy of more than thirty-five percent (35%) in value of the Co-owners qualified to vote shall constitute a quorum for holding a meeting of the members of the Association, except for voting on questions specifically required by the Condominium Documents to require a greater quorum. The written vote of any person furnished at or prior to any duly called meeting at which meeting such person is not otherwise present in person or by proxy shall be counted in determining the presence of a quorum with respect to the question upon which the vote is cast.

Section 6. Voting. Votes may be cast only in person or by a writing duly signed by the designated voting representative not present at a given meeting in person or by proxy. Proxies and any written votes must be filed with the Secretary of the Association at or before the appointed time of each meeting of the members of the Association. Cumulative voting shall not be permitted.

Section 7. Majority. Unless otherwise required by law or by the Condominium Documents, any action which could be authorized at a meeting of the Co-owners shall be authorized by an affirmative vote of more than fifty (50%) percent in value. The foregoing statement and any other provision of the Master Deed and these Bylaws requiring the approval of a majority (or other stated percentage) of the Co-owners shall be construed to mean, unless otherwise specifically stated, a majority (or other stated percentage) in value of the votes cast by those qualified to vote and present in person or by proxy (or written vote, if applicable) at a given meeting of the Co-owners duly called and held.

ARTICLE IX MEETINGS

Section 1. Place of Meeting. Meetings of the Association shall be held at the principal office of the Association or at such other suitable place convenient to the Co-owners as may be designated by the Board of Directors. Meetings of the Association shall be conducted in accordance with Roberts Rules of Order or some other generally recognized manual of parliamentary procedure, when not otherwise in conflict with the Condominium Documents or the laws of the State of Michigan.

Section 2. First Annual Meeting. The First Annual Meeting of Co-owners may be convened only by the Developer. The First Annual Meeting may be called at any time in the Developer's discretion after the first conveyance of legal or equitable title of a Unit in the Condominium to a non-Developer Co-owner. As provided in Article XI, Section 2 hereof, the First Annual Meeting shall be held on or before one hundred twenty (120) days after the conveyance of legal or equitable title to non-Developer Co-owners of seventy-five (75%) percent in number of the Units that may be created in the Condominium or fifty-four (54) months after the first conveyance of legal or equitable title to a non-Developer Co-owner of a Unit in the Condominium, whichever first occurs. The Developer may call meetings of Co-owners for informative or other appropriate purposes prior to the First Annual Meeting of members and no such meeting shall be construed as the First Annual Meeting of members. The date, time and place of such meeting shall be set by the Developer, and at least ten (10) days' written notice thereof shall be given to each Co-owner.

Section 3. Annual Meetings. Annual meetings of Co-owners shall be held in the month of March each succeeding year (commencing the third Tuesday of March of the calendar year following the year in which the First Annual Meeting is held) at such date, time and place as shall be determined by the Board of Directors and at least ten (10) days' written notice thereof shall be given to each Co-owner. At such meetings there shall be elected by ballot of the Co-owners a Board of Directors in accordance with the requirements of these Bylaws. The Co-owners may also transact at annual meetings such other business of the Association as may properly come before them.

Section 4. Special Meetings. It shall be the duty of the President to call a special meeting of the Co-owners as directed by resolution of the Board of Directors or upon a petition signed by one-third (1/3) of the Co-owners presented to the Secretary of the Association, but only after the First Annual Meeting has been held. Notice of any special meeting shall state the time and place of such meeting and the purposes thereof. No business shall be transacted at a special meeting except as stated in the notice.

Section 5. Notice of Meetings. It shall be the duty of the Secretary (or other Association officer in the Secretary's absence) to serve a notice of each annual or special meeting, stating the purpose thereof as well as the time and place where it is to be held, upon each Co-owner of record, at least ten (10) days but not more than sixty (60) days prior to such meeting. The mailing, postage prepaid, of a notice to the representative of each Co-owner at the address shown in the notice required by Article VIII, Section 3 of these Bylaws to be filed with the Association shall be deemed notice served. Any Co-owner may, by written waiver of notice signed by such member, waive such notice, and such waiver, when filed in the records of the Association, shall be deemed due notice.

Section 6. Adjournment. If any meeting of Co-owners cannot be held because a quorum is not in attendance, the Co-owners who are present may adjourn the meeting to a time not less than ten (10) days from the time the original meeting was called, and notice of the meeting shall be provided as set forth in Section 5 of this Article IX.

Section 7. Order of Business. The order of business at all meetings of the Co-owners shall be as follows: (a) roll call to determine the voting power represented at the meeting; (b) determination of whether quorum is present; (c) proof of notice of meeting or waiver of notice; (d) reading of minutes of preceding meeting; (e) reports of officers; (f) reports of committees; (g) appointment of inspectors of election (at annual meetings or special meetings held for the purpose of electing Directors or officers); (h) election of Directors (at annual meeting or special meetings held for such purpose); (i) unfinished business; and (j) new business. Meetings of members shall be chaired by the most senior officer of the Association present at such meeting. For purposes of this Section, the order of seniority of officers shall be President, Vice President, Secretary and Treasurer.

Section 8. Action Without Meeting. Any action which may be taken at a meeting of the Co-owners (except for the election or removal of Directors) may be taken without a meeting by written ballot of the Co-owners. Ballots shall be solicited in the same manner as provided in Section 5 of this Article IX for the giving of notice of meetings of Co-owners. Such solicitations shall specify (a) the number of responses needed to meet the quorum requirements; (b) the percentage of approvals necessary to approve the action; and (c) the time by which ballots must be received in order to be counted. The form of written ballot shall afford an opportunity to specify a choice between approval and disapproval of each matter and shall provide that, where the member specifies a choice, the vote shall be cast in accordance therewith. Approval by written ballot shall be constituted by receipt, within the time period specified in the solicitation, of (i) a number of ballots which equals or exceeds the quorum which would be required if the action were taken at a meeting; and (ii) a number of votes or total percentage of approvals which equals or exceeds the number of votes or percentage of approvals which would be required for approval if the action were taken at a meeting at which the total number of votes cast was the same as the total number of ballots cast.

Section 9. Minutes; Presumption of Notice. Minutes or a similar record of the proceedings of meetings of Co-owners, when signed by the President or Secretary, shall be presumed truthfully to evidence the matters set forth therein. A recitation in the minutes of any such meeting that notice of the meeting was properly given shall be prima facie evidence that such notice was given.

ARTICLE X ADVISORY COMMITTEE

An advisory committee of non-Developer Co-owners shall be established either one hundred twenty (120) days after conveyance of legal or equitable title to non-Developer Co-owners of one-third (1/3) of the Units that may be created, or one year after the initial conveyance of legal or equitable title to a non-Developer Co-owner of a Unit in the Condominium, whichever occurs first. The advisory committee shall meet with the Board of Directors for the purpose of facilitating communication and aiding the transition of control to the Association. The advisory committee shall cease to exist when a majority of the Board of Directors of the Association is elected by the non-Developer Co-owners.

**ARTICLE XI
BOARD OF DIRECTORS**

Section 1. Number and Qualification of Directors. The Board of Directors shall consist of five members, all of whom must be Co-owners or officers, partners, trustees, employees or agents of members of the Association, except for the first Board of Directors. Directors shall serve without compensation. After the First Annual Meeting, the number of directors may be increased or decreased by action of the Board of Directors, provided that the Board of Directors shall be comprised of at least five members.

Section 2. Election of Directors.

(a) **First Board of Directors.** The first Board of Directors, or its successors as selected by the Developer, shall manage the affairs of the Association until the appointment of the first non-Developer Co-owners to the Board. Elections for non-Developer Co-owner directors shall be held as provided in subsections (b) and (c) below.

(b) **Appointment of Non-Developer Co-owners to Board Prior to First Annual Meeting.** Not later than one hundred twenty (120) days after conveyance of legal or equitable title to non-Developer Co-owners of twenty-five (25%) percent of the Units that may be created, at least one director and not less than twenty-five (25%) percent of the Board of Directors shall be elected by non-Developer Co-owners. Not later than one hundred twenty (120) days after conveyance of legal or equitable title to non-Developer Co-owners of fifty (50%) percent of the Units that may be created, not less than thirty-three and one-third (33 1/3%) percent of the Board of Directors shall be elected by non-Developer Co-owners. When the required percentage of conveyances has been reached, the Developer shall notify the non-Developer Co-owners and request that they hold a meeting and elect the required director. Upon certification by the Co-owners to the Developer of the director so elected, the Developer shall then immediately appoint such director to the Board of Directors to serve until the First Annual Meeting of members unless the director is removed pursuant to Section 7 of this Article XI or the director resigns or becomes incapacitated.

(c) **Election of Directors at and After First Annual Meeting.**

(i) Not later than one hundred twenty (120) days after conveyance of legal or equitable title to non-Developer Co-owners of seventy-five (75%) percent of the Units that may be created, and before conveyance of ninety (90%) percent of such Units, the First Annual Meeting shall be called and the non-Developer Co-owners shall elect all directors on the Board of Directors, except that the Developer shall have the right to designate at least one director as long as the Developer owns and offers for sale at least ten (10%) percent of the Units in the Condominium or as long as ten (10%) percent of the Units remain that may be created.

(ii) Notwithstanding the formula provided in subsection (i), 54 months after the first conveyance of legal or equitable title to a non-Developer Co-owner of a Unit in the Condominium, if title to at least seventy-five (75%) percent of the Units that may be created has not been conveyed to non-Developer Co-owners, the First Annual Meeting shall be called and the non-Developer Co-owners shall have the right to elect as provided in the Condominium Documents, a number of members of the Board of Directors equal to the percentage of Units they hold, and the Developer has the right to elect, as provided in the Condominium Documents, a number of members of the Board of Directors equal to the percentage of Units which are owned by the Developer and for which all assessments are payable by the Developer. This election may increase, but shall not reduce, the minimum election and designation rights otherwise established in subsection (i). Application of this subsection

does not require a change in the size of the Board of Directors as determined in the Condominium Documents.

(iii) If the calculation of the percentage of members of the Board of Directors that the non-Developer Co-owners have the right to elect under this Section 2, or if the product of the number of members of the Board of Directors multiplied by the percentage of Units held by the non-Developer Co-owners under this Section 2 results in a right of non-Developer Co-owners to elect a fractional number of members of the Board of Directors, then a fractional election right of 0.5 or greater shall be rounded up to the nearest whole number, which number shall be the number of members of the Board of Directors that the non-Developer Co-owners have the right to elect. After application of this formula the Developer shall have the right to elect the remaining members of the Board of Directors. Application of this subsection shall not eliminate the right of the Developer to designate one director as provided in subsection (i) of this Section 2(c).

(iv) At the First Annual Meeting one-half (1/2) of the directors (rounded up if fractional) shall be elected for a term of two years and the remaining directors shall be elected for a term of one year. At such meeting, all nominees shall stand for election as one slate and the number of persons equal to one-half (1/2) of the number of directors (rounded up if fractional) who receive the highest number of votes shall be elected for terms of two years and the number of persons equal to the remaining directors to be elected who receive the next highest number of votes shall be elected for terms of one year. After the First Annual Meeting, the term of office (except for directors elected at the First Annual Meeting for one year terms) of each director shall be two years. The directors shall hold office until their successors have been elected.

(v) Once the Co-owners have acquired the right hereunder to elect a majority of the Board of Directors, annual meetings of Co-owners to elect directors and conduct other business shall be held in accordance with the provisions of Article IX, Section 3 hereof.

(vi) As used in this section, the term "Units that may be created" means the maximum number of Units which may be included in the Condominium in accordance with any limitation stated in the Master Deed or imposed by law.

Section 3. Powers and Duties. The Board of Directors shall have the powers and duties necessary for the administration of the affairs of the Association and may do all acts and things necessary thereto subject always to the Condominium Documents and applicable laws.

Section 4. Other Duties. In addition to the foregoing duties imposed by these Bylaws or any further duties which may be imposed by resolution of the members of the Association, the Board of Directors shall be responsible specifically for the following:

(a) To manage and administer the affairs of and to maintain the Condominium and the Common Elements thereof.

(b) To levy and collect assessments against and from the members of the Association and to use the proceeds thereof for the purposes of the Association.

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

(d) To rebuild improvements after casualty.

(e) To contract for and employ persons, firms, corporations or other agents to assist in the management, operation, maintenance and administration of the Condominium.

(f) To own, maintain, improve, operate and manage, and to buy, sell, convey, assign, mortgage or lease (as landlord or tenant) any real or personal property (including any Unit in the Condominium and easements, rights-of-way and licenses) on behalf of the Association in furtherance of any of the purposes of the Association.

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

(h) To make rules and regulations in accordance with Article VI, Section 10 of these Bylaws.

(i) To establish such committees as it deems necessary, convenient or desirable and to appoint persons thereto for the purpose of implementing the administration of 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 enforce the provisions of the Condominium Documents.

Section 5. Management Agent. The Board of Directors may employ for the Association a professional management agent (which may include the Developer or any person or entity related thereto) at reasonable compensation established by the Board of Directors to perform such duties and services as the Board of Directors shall authorize, including, but not limited to, the duties listed in Sections 3 and 4 of this Article, and the Board of Directors may delegate to such management agent any other duties or powers which are not by law or by the Condominium Documents required to be performed by or have the approval of the Board of Directors or the members of the Association. In no event shall the Board of Directors be authorized to enter into any contract with a professional management agent, or any other contract providing for services by the Developer, in which the maximum term is greater than 3 years or which is not terminable by the Association upon ninety (90) days' written notice thereof to the other party and no such contract shall violate the provisions of Section 55 of the Act.

Section 6. Vacancies. Vacancies in the Board of Directors which occur after the Transitional Control Date caused by any reason other than the removal of a director by a vote of the members of the Association shall be filled by vote of the majority of the remaining directors, even though they may constitute less than a quorum, except that the Developer shall be solely entitled to fill the vacancy of any director whom it is permitted in the first instance to designate. Each person so elected shall be a director until a successor is elected at the next annual meeting of the members of the Association. Vacancies among non-Developer Co-owner elected directors which occur prior to the Transitional Control Date may be filled only through election by non-Developer Co-owners and shall be filled in the manner specified in Section 2(b) of this Article XI.

Section 7. Removal. At any regular or special meeting of the Association duly called with due notice of the removal action proposed to be taken, any one or more of the directors may be removed with or without cause by the affirmative vote of more than fifty (50%) percent in number and in value of all of the Co-owners and a successor may then and there be elected to fill any vacancy thus created. The quorum requirement for the purpose of filling such vacancy shall be the normal quorum set forth in Article VIII, Section 5. Any director whose removal has been proposed by the Co-owners shall be given an opportunity to be heard at the meeting. The Developer may remove and replace any or all of the

directors selected by it at any time or from time to time in its sole discretion. Likewise, any director selected by the non-Developer Co-owners to serve before the First Annual Meeting may be removed before the First Annual Meeting in the same manner set forth in this paragraph for removal of directors generally.

Section 8. First Meeting. The first meeting of a newly elected Board of Directors shall be held within ten (10) days after such election at such place as shall be fixed by the directors at the meeting at which such directors were elected, and no notice shall be necessary to the newly elected directors in order legally to constitute such meeting, providing a majority of the whole Board of Directors shall be present.

Section 9. Regular Meetings. Regular meetings of the Board of Directors may be held at such times and places as shall be determined from time to time by a majority of the directors, but at least two such meetings shall be held during each fiscal year. Notice of regular meetings of the Board of Directors shall be given to each director personally, by mail, telephone or telegraph, at least ten (10) days prior to the date named for such meeting.

Section 10. Special Meetings. Special meetings of the Board of Directors may be called by the President on three (3) days' notice to each director given personally, by mail, telephone or telegraph, which notice shall state the time, place and purpose of the meeting. Special meetings of the Board of Directors shall be called by the President or Secretary in like manner and on like notice on the written request of two (2) directors.

Section 11. Waiver of Notice. Before or at any meeting of the Board of Directors, any director may, in writing, waive notice of such meeting and such waiver shall be deemed equivalent to the giving of such notice. Attendance by a director at any meetings of the Board of Directors shall be deemed a waiver of notice by him of the time and place thereof. If all the directors are present at any meeting of the Board of Directors, no notice shall be required and any business may be transacted at such meeting.

Section 12. Quorum. At all meetings of the Board of Directors, a majority of the directors shall constitute a quorum for the transaction of business, and the acts of the majority of the directors present at a meeting at which a quorum is present shall be the acts of the Board of Directors. If, at any meeting of the Board of Directors, there is less than a quorum present, the majority of those present may adjourn the meeting to a subsequent time upon twenty-four (24) hours' prior written notice delivered to all directors not present. At any such adjourned meeting, any business which might have been transacted at the meeting as originally called may be transacted without further notice. The joinder of a director in the action of a meeting by signing and concurring in the minutes thereof, shall constitute the presence of such director for purposes of determining a quorum.

Section 13. First Board of Directors. All of the actions (including, without limitation, the adoption of these Bylaws and any regulations for the Association, and any undertaking 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 successors thereto appointed before the First Annual Meeting of Co-owners 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 Co-owners.

Section 14. Fidelity Bonds. The Board of Directors shall require that all officers and employees of the Association handling or responsible for Association funds shall furnish adequate fidelity bonds. The premiums on such bonds shall be expenses of administration.

**ARTICLE XII
OFFICERS**

Section 1. Officers. The principal officers of the Association shall be a President, who shall be a member of the Board of Directors, a Vice President, a Secretary and a Treasurer. The directors may appoint an Assistant Treasurer, and an Assistant Secretary, and such other officers as in their judgment may be necessary. Any two (2) offices except that of President and Vice President may be held by one person.

(a) **President.** The President shall be the chief executive officer of the Association, and shall preside at all meetings of the Association and of the Board of Directors. The President shall have all of the general powers and duties which are usually vested in the office of the President of an Association, including, but not limited to, the power to appoint committees from among the Co-owners from time to time in the President's discretion as may be deemed appropriate to assist in the conduct of the affairs of the Association.

(b) **Vice President.** The Vice President shall take the place of the President and perform the President's duties whenever the President shall be absent or unable to act. If neither the President nor the Vice President is able to act, the Board of Directors shall appoint some other member of the Board of Directors to so do on an interim basis. The Vice President shall also perform such other duties as shall from time to time be imposed by the Board of Directors.

(c) **Secretary.** The Secretary shall keep the minutes of all meetings of the Board of Directors and the minutes of all meetings of the members of the Association and shall have charge of the corporate seal and of such books and papers as the Board of Directors may direct, and shall, in general, perform all duties incident to the office of the Secretary.

(d) **Treasurer.** The Treasurer shall have responsibility for the Association's funds and securities and shall be responsible for keeping full and accurate accounts of all receipts and disbursements in books belonging to the Association. The Treasurer shall be responsible for the deposit of all monies and other valuable effects in the name and to the credit of the Association, and in such depositories as may, from time to time, be designated by the Board of Directors.

Section 2. Election. The officers of the Association shall be elected annually by the Board of Directors at the organizational meeting of each new Board of Directors and shall hold office at the pleasure of the Board of Directors.

Section 3. Removal. Upon affirmative vote of a majority of the members of the Board of Directors, any officer may be removed either with or without cause, and the officer's successor elected at any regular meeting of the Board of Directors, or at any special meeting of the Board of Directors called for such purpose. No such removal action may be taken, however, unless the matter shall have been included in the notice of such meeting. The officer who is proposed to be removed shall be given an opportunity to be heard at the meeting.

Section 4. Duties. The officers shall have such other duties, powers and responsibilities as shall, from time to time, be authorized by the Board of Directors.

**ARTICLE XIII
SEAL**

The Board of Directors may adopt a seal on behalf of the Association which shall have inscribed thereon the name of the Association, the words "corporate seal", and "Michigan".

**ARTICLE XIV
FINANCE**

Section 1. Records. The Association shall keep detailed books of account showing all expenditures and receipts of administration, and which shall specify the maintenance and repair expenses of the Common Elements and any other expenses incurred by or on behalf of the Association and the Co-owners. Such accounts and all other Association records shall be open for inspection by the Co-owners and their mortgagees during reasonable working hours. The Association shall prepare and distribute to each Co-owner at least once a year a financial statement, the contents of which shall be defined by the Association. The books of account shall be audited at least annually by qualified independent auditors; provided, however, that such auditors need not be certified public accountants nor does such audit need to be a certified audit. Any institutional holder of a first mortgage lien on any Unit in the Condominium shall be entitled to receive a copy of such annual audited financial statement within ninety (90) days following the end of the Association's fiscal year upon request therefor. The costs of any such audit and any accounting expenses shall be expenses of administration.

Section 2. Fiscal Year. The fiscal year of the Association shall be an annual period commencing on such date as may be initially determined by the Board of Directors. The commencement date of the fiscal year shall be subject to change by the Board of Directors for accounting reasons or other good cause.

Section 3. Bank. Funds of the Association shall be initially deposited in such bank or savings association as may be designated by the Board of Directors and shall be withdrawn only upon the check or order of such officers, employees or agents as are designated by resolution of the Board of Directors from time to time. The funds may be invested from time to time in accounts or deposit certificates of such bank or savings association as are insured by the Federal Deposit Insurance Corporation or the Federal Savings and Loan Insurance Corporation and may also be invested in interest-bearing obligations of the United States Government.

**ARTICLE XV
INDEMNIFICATION OF OFFICERS AND DIRECTORS**

Every director and officer of the Association shall be indemnified by the Association against all expenses and liabilities, including attorneys' fees, incurred by or imposed upon the director or officer in connection with any proceeding to which the director or officer may be a party, or may become involved, by reason of the director or officer being or having been a director or officer of the Association, whether or not a director or officer at the time such expenses are incurred, except in such cases wherein the director or officer is adjudged guilty of willful or wanton misconduct or gross negligence in the performance of such director's or officer's duties; provided that, in the event of any claim for reimbursement or indemnification hereunder based upon a settlement by the director or officer seeking such reimbursement or indemnification, the indemnification herein shall apply only if the Board of Directors (with the director seeking reimbursement abstaining) approves such settlement and reimbursement as being in the best interest of the Association. The foregoing right of indemnification

shall be in addition to and not exclusive of all other rights to which such director or officer may be entitled. At least ten (10) days prior to payment of any indemnification which it has approved, the Board of Directors shall notify all Co-owners thereof. Further, the Board of Directors is authorized to carry officers' and directors' liability insurance covering acts of the officers and directors of the Association in such amounts as it shall deem appropriate.

ARTICLE XVI AMENDMENTS

These Bylaws may be amended by the Association or by the Developer in the manner provided in the Master Deed. Any amendment to these Bylaws shall become effective upon recordation in the office of the register of deeds in the county in which the Condominium is located. A copy of each amendment to these Bylaws shall be made available to every Co-owner after adoption; provided however, that any amendment adopted in accordance with this Article shall be binding upon all persons who have an interest in the Condominium irrespective of whether such persons actually receive a copy of the amendment. These Bylaws may not be amended in any manner to eliminate or conflict with any mandatory provision of the Act or any applicable law or ordinance or any provision of the Master Deed; nor may they be amended to materially reduce or eliminate the rights of any first mortgagees without the consent of the mortgagees affected. These Bylaws may not be amended to reduce or eliminate the rights of the Township without the consent of the Township.

ARTICLE XVII COMPLIANCE

The Association and all present or future Co-owners, tenants, future tenants, or any other persons acquiring an interest in or using the Condominium in any manner are subject to and shall comply with the Act, as amended, and the mere acquisition, occupancy or rental of any Unit or an interest therein or the utilization of or entry upon the Condominium shall signify that the Condominium Documents are accepted and ratified. In the event the Condominium Documents conflict with the provisions of the Act, the Act shall govern.

ARTICLE XVIII REMEDIES

Section 1. Default by a Co-owner. Any default by a Co-owner shall entitle the Association or another Co-owner or Co-owners to the following relief:

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

(b) Recovery of Costs. In any proceeding arising because of an alleged default by any Co-owner, 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. In no event shall any Co-owner be entitled to recover such attorneys' fees.

Section 2. No Waiver. The failure of the Association or of any Co-owner 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 Co-owner to enforce such right, provision, covenant or condition in the future.

Section 3. Cumulative Rights, Remedies and Privileges. All rights, remedies and privileges granted to the Association or any Co-owner or Co-owners pursuant to any terms, provisions, covenants or conditions of the Condominium Documents shall 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 thus 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. Enforcement of Provisions of Condominium Documents. A Co-owner may maintain an action against the Association and its officers and directors to compel such persons to enforce the provisions of the Condominium Documents. A Co-owner may maintain an action against any other Co-owner for injunctive relief or for damages or any combination thereof for noncompliance with the Condominium Documents or the Act.

ARTICLE XIX ARBITRATION

Section 1. Scope and Election. Disputes, claims, or grievances arising out of or relating to the interpretation or the application of the Condominium Documents, or any disputes, claims or grievances arising among or between the Co-owners and the Association, upon the election and written consent of the parties to any such disputes, claims or grievances (which consent shall include an agreement of the parties that the judgment of any circuit court of the State of Michigan may be rendered upon any award pursuant to such arbitration), and upon written notice to the Association, shall be submitted to arbitration and the parties thereto shall accept the arbitrator's decision as final and binding, provided that no question affecting the claim of title of any person to any fee or life estate in real estate is involved. The Commercial Arbitration Rules of the American Arbitration Association as amended and in effect from time to time hereafter shall be applicable to any such arbitration.

Section 2. Judicial Relief. In the absence of the election and written consent of the parties pursuant to Section 1 above, no Co-owner or the Association shall be precluded from petitioning the courts to resolve any such disputes, claims or grievances.

Section 3. Election of Remedies. Such election and written consent by Co-owners or the Association to submit any such dispute, claim or grievance to arbitration shall preclude such parties from litigating such dispute, claim or grievance in the courts.

ARTICLE XX SEVERABILITY

In the event that any of the terms, provisions or covenants of these Bylaws or the Condominium Documents are held to be partially or wholly invalid or unenforceable 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.

LIVINGSTON COUNTY CONDOMINIUM SUBDIVISION PLAN NO. 211

EXHIBIT B TO THE MASTER DEED OF

CRYSTAL WOOD CONDOMINIUM

MARION TOWNSHIP, LIVINGSTON COUNTY, MICHIGAN

DEVELOPER:

CRYSTAL WOOD HOMES LLC,
28530 ORCHARD LAKE RD. - SUITE 110
FARMINGTON HILLS, MICHIGAN 48334

CONDOMINIUM BOUNDARY

Part of the Northeast fractional 1/4 of Section 3, 724-19-E, Marion Township, Livingston County, Michigan, more particularly described as follows: Commencing at the East 1/4 corner of said Section 3, thence along the East line of said Section 3, said line also being the West line of "FOXGLOVE", a subdivision as recorded in Book 23 of Plans, pages 24-27, Livingston County Records, N 0200713 W, 1584.55 feet (previously recorded as N 0200702 W, 1584.00 feet); thence S 8021150° W (previously recorded as S 6821110° W, 350.53 feet, to the POINT OF BEGINNING of the Record to be described; thence continuing S 6821150° W (previously recorded as S 6821111° W), 674.42 feet; thence N 0073050° W (previously recorded as N 0073025° W), 245.98 feet; thence S 6815146° W (previously recorded as S 6815107° W), 651.81 feet; thence along the centerline of Horton Road (66 feet wide Right-of-Way), N 3274035° E (previously recorded as N 3273956° E), 618.48 feet; thence S 6827415° E (previously recorded as S 6827454° E), 251.73 feet; thence N 3274035° E (previously recorded as N 3273956° E), 173.00 feet; thence N 6827415° W (previously recorded as N 6827454° W), 87.85 feet; thence N 3274035° E (previously recorded as N 3273956° E), 250.00 feet; thence N 6827441° E (previously recorded as N 6827407° E), 608.83 feet; thence S 0749457° E, 651.19 feet; thence S 8871017° W, 232.11 feet; thence Westely on an arc left, having a length of 43.07 feet, a radius of 263.00 feet, a central angle of 0922257° and a long chord which bears S 8428849° E, 316.82 feet; thence N 8871017° E, 232.11 feet, a radius of 440624° and a long chord which bears N 7859278° W, 275.59 feet; thence Westely on an arc left, having a length of 227.19 feet, a radius of 433.00 feet, a central angle of 300322°, and a long chord which bears N 7193957° W, 224.79 feet; thence Westely on an arc right, having a length of 99.28 feet, a radius of 197.00 feet, a central angle of 285213°, and a long chord which bears N 714531° W, 88.22 feet; thence N 571925° W, 203.81 feet; thence along the Eastley Right-of-Way line of said Horton Road (66 feet wide Right-of-Way), S 3274035° W, 650.00 feet; thence S 571925° E, 200.81 feet; thence Eastely on an arc left, having a length of 131.12 feet, a radius of 263.00 feet, a central angle of 285213°, and a long chord which bears S 714531° E, 131.12 feet; thence Eastely on an arc right, having a length of 192.73 feet, a radius of 357.00 feet, a central angle of 300322°, and a long chord which bears S 7193957° E, 190.53 feet; thence Eastely on an arc left, having a length of 333.33 feet, a radius of 433.00 feet, a central angle of 440624°, and a long chord which bears S 7859278° E, 325.16 feet; thence Eastely on an arc right, having a length of 32.26 feet, a radius of 197.00 feet, a central angle of 0922257° and a long chord which bears N 8428849° E, 32.22 feet; thence N 8871017° E, 232.11 feet; thence S 0074945° E, 316.82 feet to the POINT OF BEGINNING; Containing 19.85 acres, more or less, and subject to the rights of the public over the existing Horton Road, also subject to any other easements or restrictions of record.

ATTENTION: COUNTY REGISTER OF DEEDS
THE CONDOMINIUM SUBDIVISION PLAN NUMBER MUST BE ASSIGNED IN CONSEQUENCE SEQUENCE, WHEN A NUMBER HAS BEEN ASSIGNED TO THIS PROJECT, IT MUST BE PROPERLY SHOWN IN THE TITLE ON THIS SHEET, AND THE SURVEYOR'S CERTIFICATE ON SHEET 2.

SHEET NO.	DESCRIPTION
1	COVER SHEET
2	SURVEY PLAN
3	SITE PLAN
4	UTILITY PLAN
5	LAYOUT PLAN BUILDING TYPE 1 AND 2
6	LAYOUT PLAN BUILDING TYPE 3 AND 4
7	FLOOR PLAN UNIT TYPE A
8	FLOOR PLAN UNIT TYPE A
9	BUILDING SECTIONS UNIT TYPE A
10	FLOOR PLAN UNIT TYPE B
11	FLOOR PLAN UNIT TYPE C
12	FLOOR PLAN UNIT TYPE D
13	FLOOR PLAN - UNIT TYPE B,C, AND D WITHOUT LOFT
14	FLOOR PLAN - UNIT TYPE B,C, AND D WITH LOFT
15	BUILDING SECTIONS UNIT TYPE B,C, AND D

PREPARED BY:



BOSS ENGINEERING
ENGINEERS • SURVEYORS • PLANNERS
LANDSCAPE ARCHITECTS
1011 E. GRAND AVENUE, SUITE 100, ANN ARBOR, MI 48106
(734) 769-4000 FAX (734) 769-4001
1011 E. GRAND AVENUE, SUITE 100, ANN ARBOR, MI 48106
(734) 769-4000 FAX (734) 769-4001



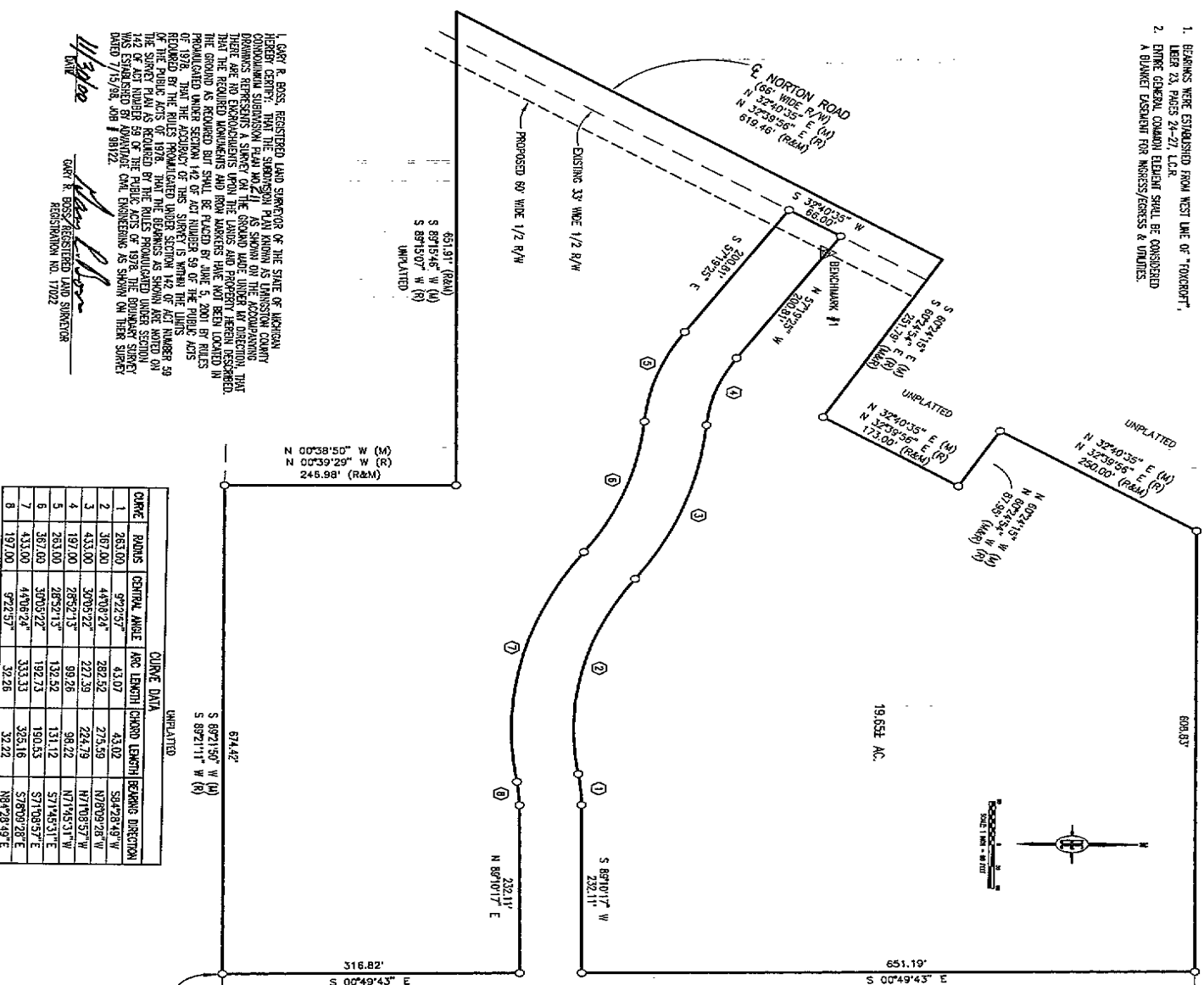
PROPOSED AS OF DECEMBER 1, 2000

SURVEY PLAN

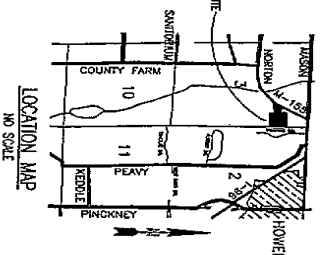
- NOTES**
1. BENCHMARKS WERE ESTABLISHED FROM WEST LINE OF "FOXCROFT".
 2. BEING GENERAL COMMON EASEMENT SHALL BE CONSIDERED A BURDEN USUALLY FOR BUSINESS/GRESS & UTILITIES.

I, GARY R. BOSS, REGISTERED LAND SURVEYOR OF THE STATE OF MICHIGAN, HEREBY CERTIFY: THAT THE SUBDIVISION PLAN KNOWN AS THE "CRYSTAL WOOD CONDOMINIUM SUBDIVISION PLAN NO. 211" AS SHOWN ON THE ACCOMPANYING DRAWINGS REPRESENTS A SURVEY OF THE GROUND MADE UNDER MY DIRECTION, THAT THERE ARE NO ENCUMBRANCES UPON THE LANDS AND PROPERTY HEREIN DESCRIBED, THAT THE REQUIRED MONUMENTS AND BENCH MARKERS HAVE NOT BEEN LOCATED IN PREVIOUS SURVEYS AND SHALL BE PLACED BY JUNE 5, 2001 BY RULES OF PROFESSIONAL CONDUCT, SECTION 142 OF ACT NUMBER 39 OF THE PUBLIC ACTS OF 1978, THAT THE RULES PROMULGATED UNDER SECTION 142 OF ACT NUMBER 39 OF THE PUBLIC ACTS OF 1978, THAT THE BENCHMARKS SHOWN ON THIS SURVEY PLAN WERE ESTABLISHED BY ADVANCED CIVIL ENGINEERING AS SHOWN ON THEIR SURVEY DATED 1/19/98, JOB # 89122.

W. J. Wilson
 GARY R. BOSS, REGISTERED LAND SURVEYOR
 REGISTRATION NO. 17022



CHORD	RADIUS	CENTRAL ANGLE	ARC LENGTH	CHORD LENGTH	BEGINNING DIRECTION
1	263.00	9722.57°	43.07	584.2849°W	
2	367.00	4408.24°	282.52	07059.28°W	
3	433.00	3005.22°	227.39	07108.57°W	
4	197.00	2852.13°	99.26	07145.51°W	
5	263.00	3005.22°	132.52	57108.57°E	
6	367.00	4408.24°	192.73	57809.28°E	
7	433.00	3005.22°	333.33	325.16	
8	197.00	9722.57°	32.26	084728.97°E	



LEGEND

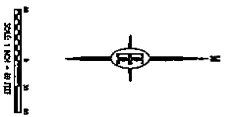
- BENCHMARKS (N.C.T. DATA)
- 1" DIA. & 1/2" W. IRON PEG
- EL ELEVATION = 501.33
- DEPOTS CONCRETE MONUMENT
- 1/2" IRON ROD
- 3/8" CONCRETE MONUMENT

PROPOSED AS OF DECEMBER 1, 2000

	CLIENT	KALABAT CONSTRUCTION	BOSS ENGINEERING ENGINEERS • SURVEYORS • PLANNERS LANDSCAPE ARCHITECTS
	PROJECT	CRYSTAL WOOD CONDOMINIUM	
	TITLE	SURVEY PLAN	

LEGEND

- GENERAL COMMON ELEMENT
- UNITED COMMON ELEMENT
- 9 UNIT NUMBER
- 5 BUILDING NUMBER
- 3 CORNER/PAINT POINT W/ NUMBER
- 0 CONCRETE MONUMENT
- D DRIVEWAY
- 6 GARAGE



BLDG. #	UNITS	ELEVATION
1	1-4	901.0
2	5-8	900.0
3	9-12	900.0
4	13-16	901.0
5	17-20	901.0
6	21-24	901.0
7	25-28	900.0
8	29-32	900.0
9	33-36	900.0
10	37-40	900.0
11	41-44	900.0
12	45-48	900.0
13	49-52	900.0
14	53-56	900.0
15	57-60	900.0
16	61-64	900.0
17	65-68	900.0
18	69-72	900.0
19	73-76	900.0
20	77-80	900.0
21	81-84	900.0
22	85-88	900.0
23	89-92	900.0
24	93-96	900.0
25	97-100	900.0
26	101-104	900.0
27	105-108	900.0
28	109-112	900.0
29	113-116	900.0
30	117-120	900.0
31	121-124	900.0



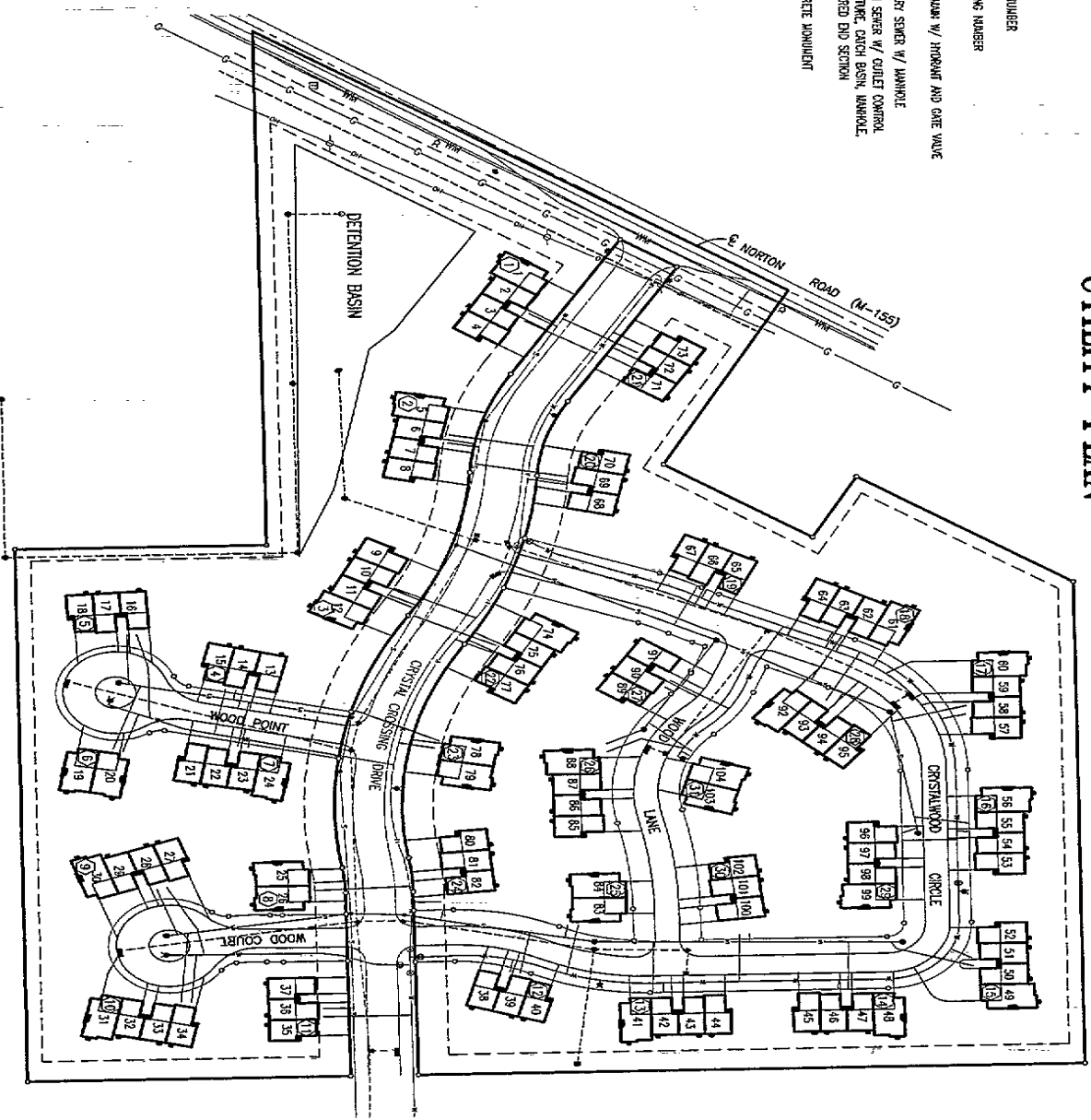
- NOTES
1. UNITS 1 THROUGH 4 MUST BE BUILT
 2. UNITS 5 THROUGH 104 NEED NOT BE BUILT
 3. DRIVEWAY LOCATIONS MAY VARY DEPENDING UPON ON-SITE CONDITIONS.
- FINAL DRIVEWAY LOCATIONS WILL BE NOTED ON AS-BUILT PLANS.

SITE PLAN

COORDINATES		SCHEDULE OF COORDINATES		COORDINATES	
NORTHING	EASTING	NORTHING	EASTING	NORTHING	EASTING
4428.92	3524.19	71	72	3582.41	4855.55
4429.54	3525.18	72	73	3583.22	4856.36
4430.16	3526.17	73	74	3584.03	4857.17
4430.78	3527.16	74	75	3584.84	4857.98
4431.40	3528.15	75	76	3585.65	4858.79
4432.02	3529.14	76	77	3586.46	4859.60
4432.64	3530.13	77	78	3587.27	4860.41
4433.26	3531.12	78	79	3588.08	4861.22
4433.88	3532.11	79	80	3588.89	4862.03
4434.50	3533.10	80	81	3589.70	4862.84
4435.12	3534.09	81	82	3590.51	4863.65
4435.74	3535.08	82	83	3591.32	4864.46
4436.36	3536.07	83	84	3592.13	4865.27
4436.98	3537.06	84	85	3592.94	4866.08
4437.60	3538.05	85	86	3593.75	4866.89
4438.22	3539.04	86	87	3594.56	4867.70
4438.84	3540.03	87	88	3595.37	4868.51
4439.46	3541.02	88	89	3596.18	4869.32
4440.08	3542.01	89	90	3596.99	4870.13
4440.70	3543.00	90	91	3597.80	4870.94
4441.32	3544.00	91	92	3598.61	4871.75
4441.94	3545.00	92	93	3599.42	4872.56
4442.56	3546.00	93	94	3600.23	4873.37
4443.18	3547.00	94	95	3601.04	4874.18
4443.80	3548.00	95	96	3601.85	4874.99
4444.42	3549.00	96	97	3602.66	4875.80
4445.04	3550.00	97	98	3603.47	4876.61
4445.66	3551.00	98	99	3604.28	4877.42
4446.28	3552.00	99	100	3605.09	4878.23
4446.90	3553.00	100	101	3605.90	4879.04
4447.52	3554.00	101	102	3606.71	4879.85
4448.14	3555.00	102	103	3607.52	4880.66
4448.76	3556.00	103	104	3608.33	4881.47
4449.38	3557.00	104	105	3609.14	4882.28
4450.00	3558.00	105	106	3609.95	4883.09
4450.62	3559.00	106	107	3610.76	4883.90
4451.24	3560.00	107	108	3611.57	4884.71
4451.86	3561.00	108	109	3612.38	4885.52
4452.48	3562.00	109	110	3613.19	4886.33
4453.10	3563.00	110	111	3614.00	4887.14
4453.72	3564.00	111	112	3614.81	4887.95
4454.34	3565.00	112	113	3615.62	4888.76
4454.96	3566.00	113	114	3616.43	4889.57
4455.58	3567.00	114	115	3617.24	4890.38
4456.20	3568.00	115	116	3618.05	4891.19
4456.82	3569.00	116	117	3618.86	4892.00
4457.44	3570.00	117	118	3619.67	4892.81
4458.06	3571.00	118	119	3620.48	4893.62
4458.68	3572.00	119	120	3621.29	4894.43
4459.30	3573.00	120	121	3622.10	4895.24
4459.92	3574.00	121	122	3622.91	4896.05
4460.54	3575.00	122	123	3623.72	4896.86
4461.16	3576.00	123	124	3624.53	4897.67
4461.78	3577.00	124	125	3625.34	4898.48
4462.40	3578.00	125	126	3626.15	4899.29
4463.02	3579.00	126	127	3626.96	4900.10
4463.64	3580.00	127	128	3627.77	4900.91
4464.26	3581.00	128	129	3628.58	4901.72
4464.88	3582.00	129	130	3629.39	4902.53
4465.50	3583.00	130	131	3630.20	4903.34
4466.12	3584.00	131	132	3631.01	4904.15
4466.74	3585.00	132	133	3631.82	4904.96
4467.36	3586.00	133	134	3632.63	4905.77
4467.98	3587.00	134	135	3633.44	4906.58
4468.60	3588.00	135	136	3634.25	4907.39
4469.22	3589.00	136	137	3635.06	4908.20
4469.84	3590.00	137	138	3635.87	4909.01
4470.46	3591.00	138	139	3636.68	4909.82
4471.08	3592.00	139	140	3637.49	4910.63
4471.70	3593.00	140	141	3638.30	4911.44
4472.32	3594.00	141	142	3639.11	4912.25
4472.94	3595.00	142	143	3639.92	4913.06
4473.56	3596.00	143	144	3640.73	4913.87
4474.18	3597.00	144	145	3641.54	4914.68
4474.80	3598.00	145	146	3642.35	4915.49
4475.42	3599.00	146	147	3643.16	4916.30
4476.04	3600.00	147	148	3643.97	4917.11
4476.66	3601.00	148	149	3644.78	4917.92
4477.28	3602.00	149	150	3645.59	4918.73
4477.90	3603.00	150	151	3646.40	4919.54
4478.52	3604.00	151	152	3647.21	4920.35
4479.14	3605.00	152	153	3648.02	4921.16
4479.76	3606.00	153	154	3648.83	4921.97
4480.38	3607.00	154	155	3649.64	4922.78
4481.00	3608.00	155	156	3650.45	4923.59
4481.62	3609.00	156	157	3651.26	4924.40
4482.24	3610.00	157	158	3652.07	4925.21
4482.86	3611.00	158	159	3652.88	4926.02
4483.48	3612.00	159	160	3653.69	4926.83
4484.10	3613.00	160	161	3654.50	4927.64
4484.72	3614.00	161	162	3655.31	4928.45
4485.34	3615.00	162	163	3656.12	4929.26
4485.96	3616.00	163	164	3656.93	4930.07
4486.58	3617.00	164	165	3657.74	4930.88
4487.20	3618.00	165	166	3658.55	4931.69
4487.82	3619.00	166	167	3659.36	4932.50
4488.44	3620.00	167	168	3660.17	4933.31
4489.06	3621.00	168	169	3660.98	4934.12
4489.68	3622.00	169	170	3661.79	4934.93
4490.30	3623.00	170	171	3662.60	4935.74
4490.92	3624.00	171	172	3663.41	4936.55
4491.54	3625.00	172	173	3664.22	4937.36
4492.16	3626.00	173	174	3665.03	4938.17
4492.78	3627.00	174	175	3665.84	4938.98
4493.40	3628.00	175	176	3666.65	4939.79
4494.02	3629.00	176	177	3667.46	4940.60
4494.64	3630.00	177	178	3668.27	4941.41
4495.26	3631.00	178	179	3669.08	4942.22
4495.88	3632.00	179	180	3669.89	4943.03
4496.50	3633.00	180	181	3670.70	4943.84
4497.12	3634.00	181	182	3671.51	4944.65
4497.74	3635.00	182	183	3672.32	4945.46
4498.36	3636.00	183	184	3673.13	4946.27
4498.98	3637.00	184	185	3673.94	4947.08
4499.60	3638.00	185	186	3674.75	4947.89
4500.22	3639.00	186	187	3675.56	4948.70
4500.84	3640.00	187	188	3676.37	4949.51
4501.46	3641.00	188	189	3677.18	4950.32
4502.08	3642.00	189	190	3677.99	4951.13
4502.70	3643.00	190	191	3678.80	4951.94
4503.32	3644.00	191	192	3679.61	4952.75
4503.94	3645.00	192	193	3680.42	4953.56
4504.56	3646.00	193	194	3681.23	4954.37
4505.18	3647.00	194	195	3682.04	4955.18
4505.80	3648.00	195	196	3682.85	4955.99
4506.42	3649.00	196	197	3683.66	4956.80
4507.04	3650.00	197	198	3684.47	4957.61
4507.66	3651.00	198	199	3685.28	4958.42
4508.28	3652.00	199	200	3686.09	4959.23
4508.90	3653.00	200	201	3686.90	4960.04
4509.52	3654.00	201	202	3687.71	4960.85
4510.14	3655.00	202	203	3688.52	4961.66
4510.76	3656.00	203	204	3689.33	4962.47
4511.38	3657.00	204	205	3690.14	4963.28
4512.00	3658.00	205	206	3690.95	4964.09
4512.62	3659.00	206	207	3691.76	4964.90
4513.24	3660.00	207	208	3692.57	4965.71
4513.86	3661.00	208	209	3693.38	4966.52
4514.48	3662.00	209	210	3694.19	4967.33
4515.10	3663.00	210	211	3695.00	4968.14
4515.72	3664.00	211	212	3695.81	4968.95
4516.34	3665.00	212	213	3696.62	4969.76
4516.96	3666.00	213	214	3697.43	4970.57
4517.58	3667.00	214	215	3698.24	4971.38
4518.20	3668.00	215	216	3699.05	4972.19
4518.82	3669.00	216	217	3699.86	4973.00
4519.44	3670.00	217	218	3700.67	4973.81
4520.06	3671.00	218	219	3701.48	4974.62
4520.68	3672.00	219	220	3702.29	4975.43
4521.30	3673.00	220	221	3703.10	4976.24
4521.92	3674.00	221	222	3703.91	4977.05
4522.54	3675.00	222	223	3704.72	4977.86
4523.16	3676.00	223	224	3705.53	4978.67
4523.78	3677.00	224	225	3706.34	4

UTILITY PLAN

- LEGEND**
- 9 UNIT NUMBER
 - ⊙ BUILDING NUMBER
 - W — WATER MAIN W/ HORIZONTAL AND GATE VALVE
 - S — SANITARY SEWER W/ MANHOLE
 - S — STORM SEWER W/ GULCH CONTROL STRUCTURE, CATCH BASIN, MANHOLE & FLARED END SECTION
 - CONCRETE MONUMENT



- UTILITY NOTES:**
1. ALL PROPOSED SANITARY IS 8" SDR-35 PIPE.
 2. ALL STORM SEWER SHALL BE 6" OR 8" CLASS II REINFORCED CONCRETE PIPE.
 3. ALL WATER MAIN SHALL BE 8" CLASS 52 DUCTILE IRON PIPE.
 4. ONE 1"-1/2" DIA. 150' TYP. COPPER WATER SERVICE PER BUILDING FOR DOMESTIC WATER.
 5. ALL SANITARY LEADS SHALL BE SCHEDULE 23.5 8" DIA. PREPARED JOINT PREP OR APPROVED EQUIV.
 6. GAS - CONSUMERS ENERGY COMPANY.
 7. ELECTRIC - DEWBT EMMON COMPANY.
 8. TELEPHONE - AMERITECH.
 9. CABLE - ADULT-CARLENSON.
 10. ALL UTILITIES SHALL BE SHOWN ON AS-BUILT DRAWINGS.
 11. ALL UTILITY LOCATIONS WERE TAKEN FROM BOSS ENGINEERING CONSTRUCTION PLANS DATED 8-9-00.

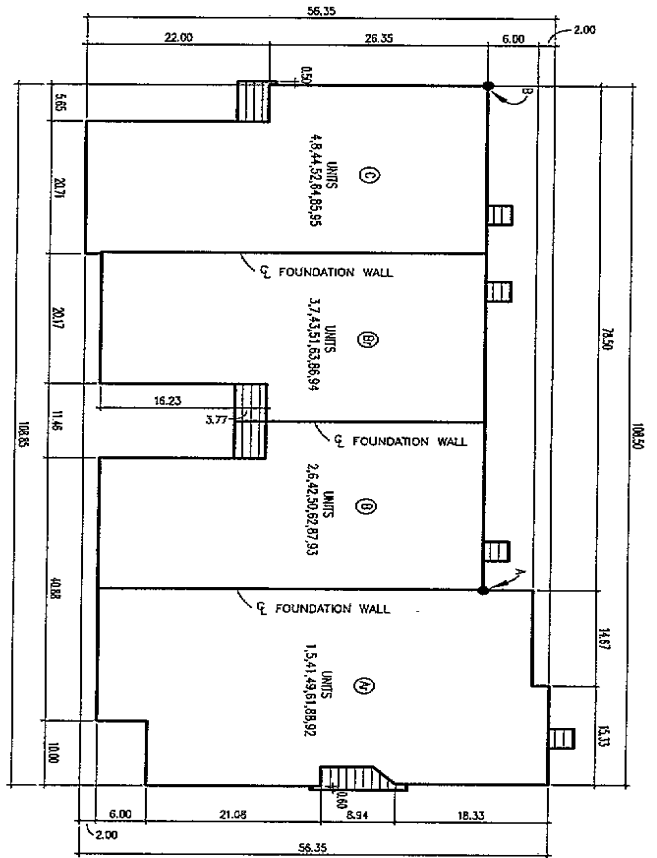
STORM OUTLET
(GASMENT TO BE GRANTED BY ADJACENT PROPERTY OWNERS
TO THE MARION AND GENIA DRIVE)

PROPOSED AS OF DECEMBER 1, 2000

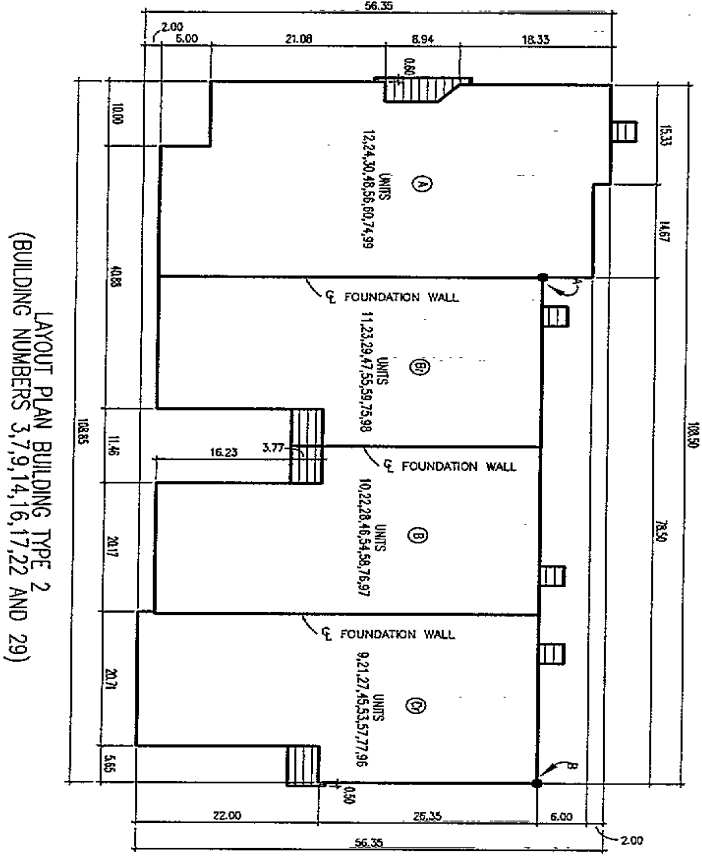
	CLIENT	KALABAT CONSTRUCTION
	PROJECT	CRYSTAL WOOD CONDOMINIUM
	TITLE	UTILITY PLAN
	DATE	8-9-00

	BOSS ENGINEERING ENGINEERS • SURVEYORS • PLANNERS LANDSCAPE ARCHITECTS
HOWELL OFFICE: 5191 E. GRAND RIVER AVE. CRYSTAL SPRING, MD 21113 TEL: (410) 546-4836 FAX: (410) 546-1979	WEST BLOOMFIELD OFFICE: 7125 DEWARD LAKE RD., SUITE 106 WEST BLOOMFIELD, MI 48324 TEL: (248) 828-8055 FAX: (248) 828-8480

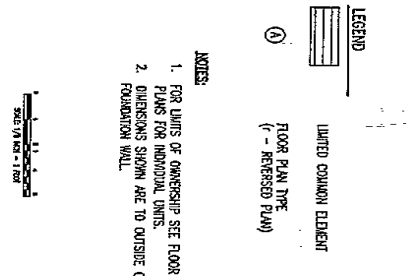
4



BUILDING NUMBER	A		B	
	NORTHING	EASTING	NORTHING	EASTING
1	4428.92	3639.19	4386.54	3705.26
2	4332.14	3816.58	4316.58	3893.52
3	4263.33	4039.53	4299.80	3970.01
7	4186.03	4289.18	4108.77	4275.29
9	4037.99	4373.83	4112.14	4348.06
10	4046.73	4596.86	4123.52	4613.12
13	4576.42	4801.99	4651.91	4600.86
14	4791.43	4597.99	4712.94	4659.12
15	4943.16	4540.85	4941.35	4482.35
16	4939.44	4321.82	4940.25	4400.32
17	4937.21	4150.83	4938.02	4229.33
18	4809.71	4080.69	4739.55	4025.49
22	4482.90	4113.84	4442.82	4181.22
26	4479.17	4271.36	4480.43	4349.85
28	4703.69	4215.27	4763.74	4265.83
29	4767.94	4412.58	4767.14	4334.09



BLDG. #	FINISHED FLOOR ELEVATIONS	
	UNITS	ELEVATION
1	1-4	901.0
2	5-8	900.0
3	9-12	900.0
4	13-15	902.0
5	16-18	901.0
6	19-20	901.0
7	21-24	902.0
8	25-26	901.0
9	27-30	899.5
10	31-34	899.5
11	35-37	899.0
12	38-40	900.0
13	41-44	901.0
14	45-48	901.5
15	49-52	901.5
16	53-56	901.0
17	57-60	900.75
18	61-64	900.5
19	65-67	901.0
20	68-70	900.0
21	71-73	901.0
22	74-77	900.0
23	78-79	902.0
24	80-82	901.0
25	83-84	900.0
26	85-88	901.0
27	89-91	900.0
28	92-95	900.0
29	96-99	901.0
30	100-102	901.0
31	103-104	900.1

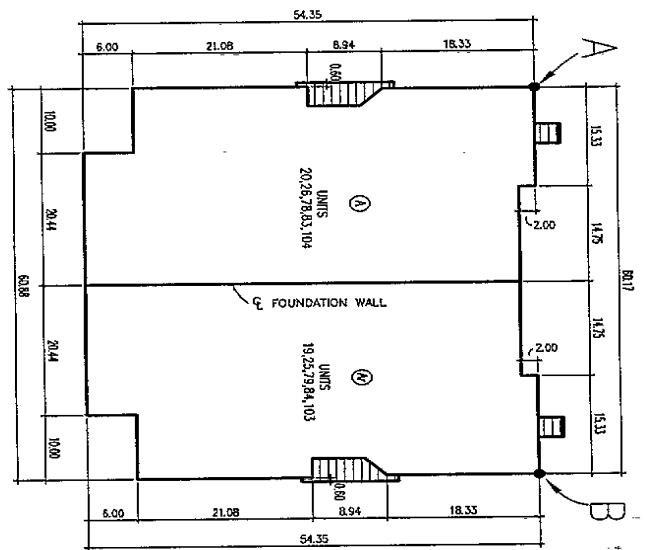


PROPOSED AS OF DECEMBER 1, 2000

	CLIENT	KALABAT CONSTRUCTION
	PROJECT	CRYSTAL WOOD CONDOMINIUM
	TITLE	LAYOUT PLAN BUILDING TYPE 1 AND 2

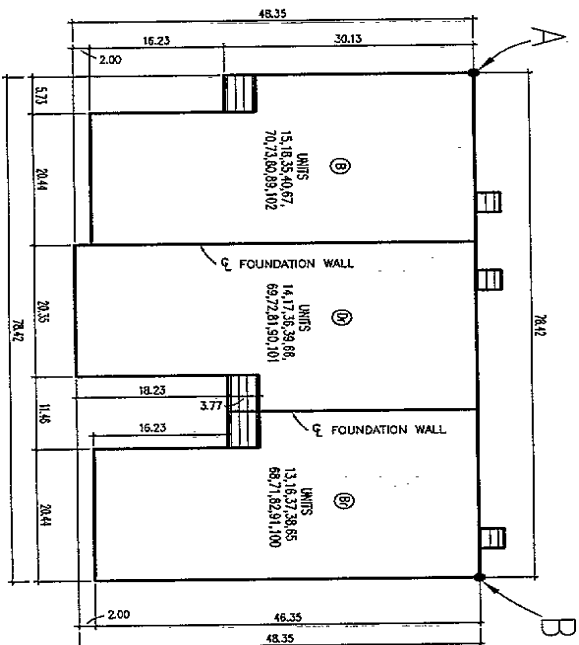
	BOSS ENGINEERING ENGINEERS • SURVEYORS • PLANNERS LANDSCAPE ARCHITECTS
	HOWELL OFFICE: 7125 ORCHARD LANE, SUITE 100, WEST BLOOMFIELD, OHIO 44392 2167 E. GRAND AVENUE, SUITE 100, HOWELL, OHIO 44661 (216) 348-4300 FAX (216) 348-1679 (216) 348-6735 (E-MAIL) bosseng@netnet.net (248) 628-8460

SHEET NO. 5



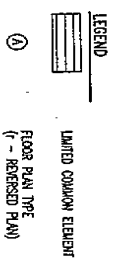
LAYOUT PLAN BUILDING TYPE 3
(BUILDING NUMBERS 6, 8, 23, 25 AND 31)

BUILDING NUMBER	A		B	
	NORTHING	EASTING	NORTHING	EASTING
4	4144.44	4101.62	4220.66	4120.07
5	4004.47	4040.39	4082.73	4035.51
6	4055.34	4296.99	3996.13	4286.28
8	4186.06	4440.25	4185.99	4380.09
11	4200.18	4605.20	4199.05	4527.79
12	4468.02	4595.11	4392.67	4563.40
19	4611.18	3968.95	4681.53	4003.59
20	4557.61	3867.71	4540.81	3944.30
21	4632.89	3734.02	4590.34	3800.02
23	4428.08	4231.29	4417.94	4290.60
24	4413.78	4338.96	4421.59	4416.99
25	4495.45	4457.67	4495.06	4397.50
27	4523.07	4164.48	4566.92	4099.46
30	4676.48	4374.49	4685.71	4452.37
31	4671.18	4265.23	4653.99	4322.86



LAYOUT PLAN BUILDING TYPE 4
(BUILDING NUMBERS 4, 5, 11, 12, 19, 20, 21, 24, 27 AND 30)

BLDG. #	FINISHED FLOOR ELEVATIONS	
	UNITS	ELEVATION
1	1-4	901.0
2	5-8	900.0
3	9-12	902.0
4	13-15	902.0
5	16-18	901.0
6	19-20	902.0
7	21-24	901.0
8	25-28	902.0
9	27-30	901.0
10	31-34	899.5
11	35-37	899.5
12	38-40	900.0
13	41-44	901.5
14	45-48	901.5
15	49-52	901.5
16	53-56	901.0
17	57-60	900.75
18	61-64	900.5
19	65-67	901.0
20	68-70	901.0
21	71-73	901.0
22	74-77	902.0
23	78-79	902.0
24	80-82	901.0
25	83-84	900.0
26	85-88	901.0
27	89-91	900.0
28	92-95	900.0
29	96-99	901.0
30	100-102	901.0
31	103-104	900.1

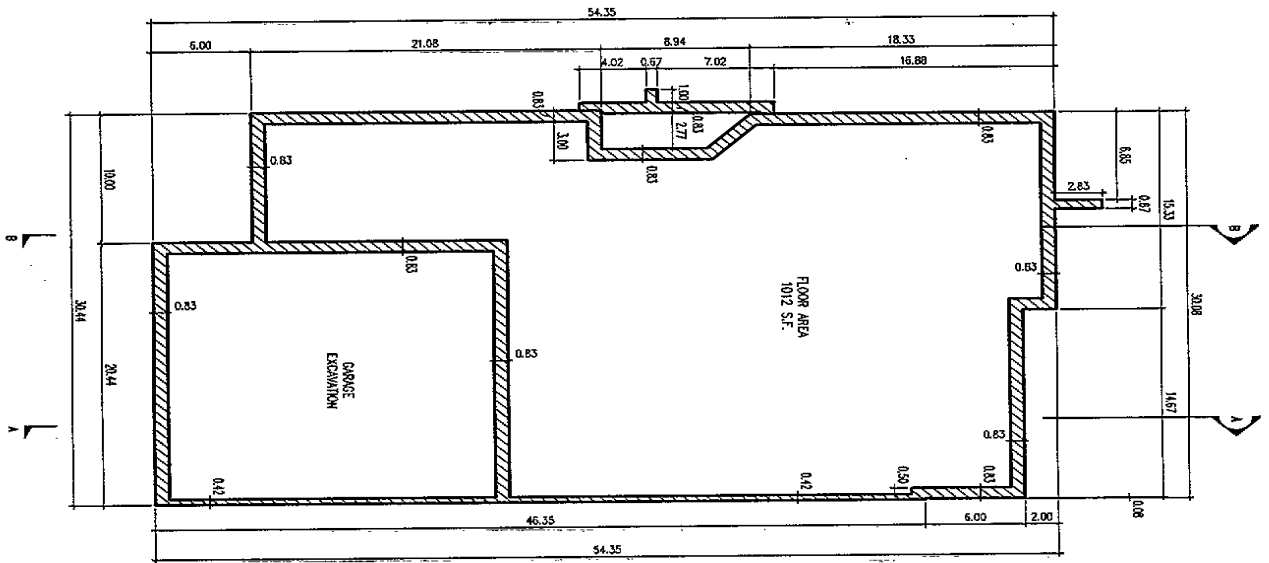


NOTES:
1. FOR UNITS OF OWNERSHIP SEE FLOOR PLANS FOR INDIVIDUAL UNITS.
2. DIMENSIONS SHOWN ARE TO OUTSIDE OF FOUNDATION WALL.

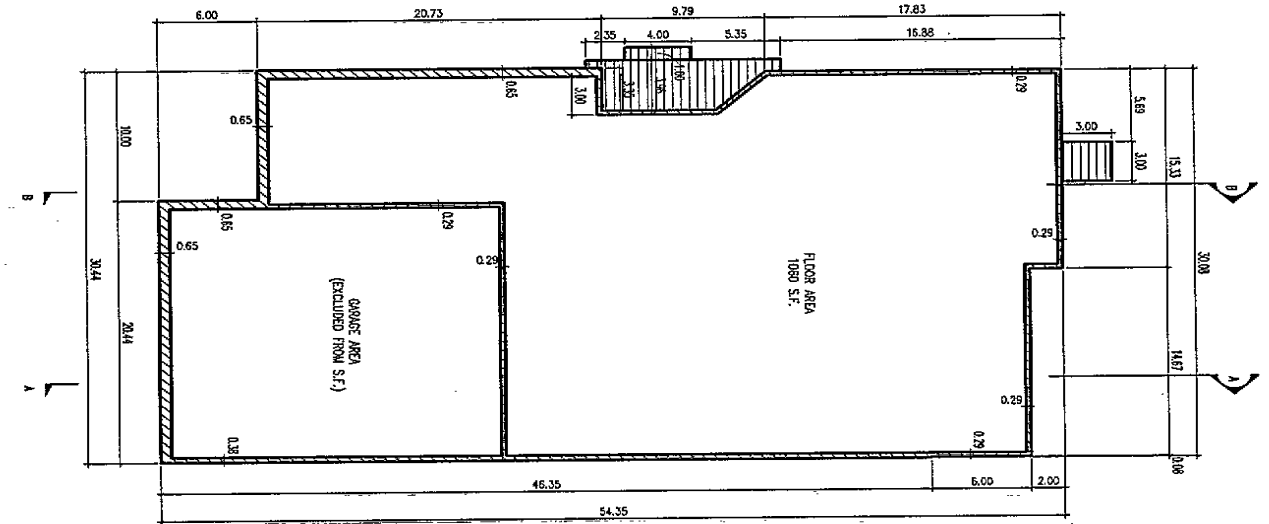
PROPOSED AS OF DECEMBER 1, 2000

	CLIENT	KALABAT CONSTRUCTION	BOSS ENGINEERING ENGINEERS • SURVEYORS • PLANNERS LANDSCAPE ARCHITECTS HOWELL OFFICE: 2121 E GRAND RIVER AVE, HOWELL, ME 05863, (207)256-4838 FAX (207)256-1570 WEST BLOOMFIELD OFFICE: 7125 DEPTFORD LAKE RD., SUITE 108 WEST BLOOMFIELD, VT 05573, (248)928-0055 FAX (248)628-9480 C.-M.A.C. bosseng@earthlink.net
	PROJECT	CRYSTAL WOOD CONDOMINIUM	
	TITLE	LAYOUT PLAN BUILDING TYPE 3 AND 4	
DESIGNED BY: BK	DRAWN BY: BK	CHECKED BY: BK	SCALE: 1/8" = 1'
DATE: 1/8/01	JOB NO.: 00178	DATE: 06-23-00	SHEET NO.: 6

BASEMENT FOUNDATION PLAN
UNIT TYPE A



FIRST FLOOR PLAN
UNIT TYPE A



LEGEND

- [Hatched Box] LIMITED COMMON ELEMENT
- [Hatched Box] GENERAL COMMON ELEMENT
- [Hatched Box] SLOPED OR TWO STORY CEILING
- [Dashed Box] LIMITS OF OWNERSHIP, OWNERSHIP LINES ARE SET TO EACH OTHER UNLESS SHOWN OTHERWISE
- [Circle with A] FLOOR PLAN TYPE (A - REVERSED PLAN)

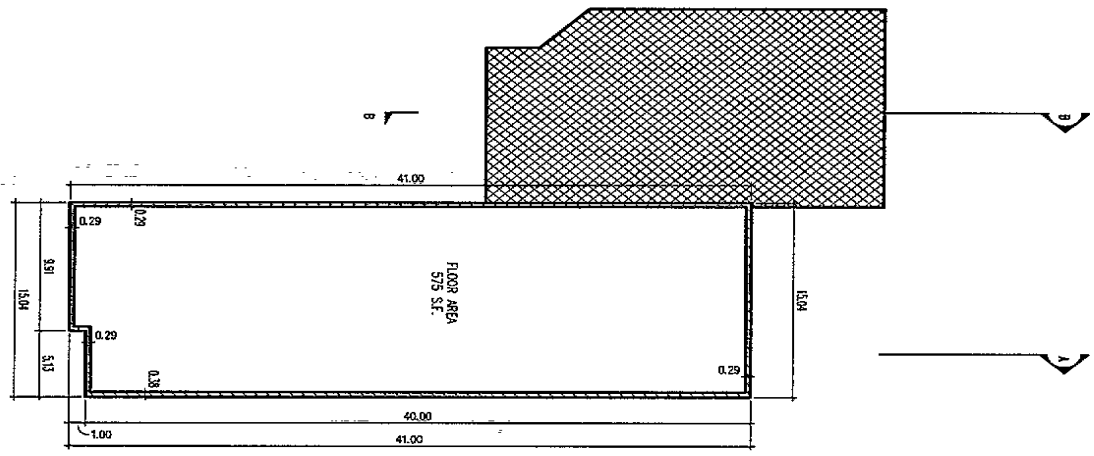
- NOTES:**
- FOR LIMITS OF OWNERSHIP SEE FLOOR PLANS FOR INDIVIDUAL UNITS.
 - DIMENSIONS SHOWN ARE TO OUTSIDE OF FOUNDATION WALL.



BLOCK #	FINISHED FLOOR ELEVATIONS	UNITS	ELEVATION
1	5-4	801.0	801.0
2	6-12	800.0	800.0
3	13-15	802.0	802.0
4	16-18	801.0	801.0
5	19-20	801.0	801.0
6	21-22	801.0	801.0
7	23-24	801.0	801.0
8	25-26	801.0	801.0
9	27-28	801.0	801.0
10	29-30	801.0	801.0
11	31-34	801.0	801.0
12	35-37	801.0	801.0
13	38-40	801.0	801.0
14	41-43	801.5	801.5
15	44-46	801.5	801.5
16	47-50	801.0	801.0
17	51-52	801.0	801.0
18	53-56	801.0	801.0
19	57-60	801.0	801.0
20	61-64	801.0	801.0
21	65-68	801.0	801.0
22	69-72	801.0	801.0
23	73-74	801.0	801.0
24	75-76	801.0	801.0
25	77-78	801.0	801.0
26	79-80	801.0	801.0
27	81-82	801.0	801.0
28	83-84	801.0	801.0
29	85-86	801.0	801.0
30	87-88	801.0	801.0
31	89-90	801.0	801.0
32	91-92	801.0	801.0
33	93-94	801.0	801.0
34	95-96	801.0	801.0
35	97-98	801.0	801.0
36	99-100	801.0	801.0
37	101-102	801.0	801.0
38	103-104	801.0	801.0
39	105-106	801.0	801.0
40	107-108	801.0	801.0
41	109-110	801.0	801.0
42	111-112	801.0	801.0
43	113-114	801.0	801.0
44	115-116	801.0	801.0
45	117-118	801.0	801.0
46	119-120	801.0	801.0
47	121-122	801.0	801.0
48	123-124	801.0	801.0
49	125-126	801.0	801.0
50	127-128	801.0	801.0
51	129-130	801.0	801.0
52	131-132	801.0	801.0
53	133-134	801.0	801.0
54	135-136	801.0	801.0
55	137-138	801.0	801.0
56	139-140	801.0	801.0
57	141-142	801.0	801.0
58	143-144	801.0	801.0
59	145-146	801.0	801.0
60	147-148	801.0	801.0
61	149-150	801.0	801.0
62	151-152	801.0	801.0
63	153-154	801.0	801.0
64	155-156	801.0	801.0
65	157-158	801.0	801.0
66	159-160	801.0	801.0
67	161-162	801.0	801.0
68	163-164	801.0	801.0
69	165-166	801.0	801.0
70	167-168	801.0	801.0
71	169-170	801.0	801.0
72	171-172	801.0	801.0
73	173-174	801.0	801.0
74	175-176	801.0	801.0
75	177-178	801.0	801.0
76	179-180	801.0	801.0
77	181-182	801.0	801.0
78	183-184	801.0	801.0
79	185-186	801.0	801.0
80	187-188	801.0	801.0
81	189-190	801.0	801.0
82	191-192	801.0	801.0
83	193-194	801.0	801.0
84	195-196	801.0	801.0
85	197-198	801.0	801.0
86	199-200	801.0	801.0
87	201-202	801.0	801.0
88	203-204	801.0	801.0
89	205-206	801.0	801.0
90	207-208	801.0	801.0
91	209-210	801.0	801.0
92	211-212	801.0	801.0
93	213-214	801.0	801.0
94	215-216	801.0	801.0
95	217-218	801.0	801.0
96	219-220	801.0	801.0
97	221-222	801.0	801.0
98	223-224	801.0	801.0
99	225-226	801.0	801.0
100	227-228	801.0	801.0
101	229-230	801.0	801.0
102	231-232	801.0	801.0
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112	251-252	801.0	801.0
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117	261-262	801.0	801.0
118	263-264	801.0	801.0
119	265-266	801.0	801.0
120	267-268	801.0	801.0
121	269-270	801.0	801.0
122	271-272	801.0	801.0
123	273-274	801.0	801.0
124	275-276	801.0	801.0
125	277-278	801.0	801.0
126	279-280	801.0	801.0
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131	289-290	801.0	801.0
132	291-292	801.0	801.0
133	293-294	801.0	801.0
134	295-296	801.0	801.0
135	297-298	801.0	801.0
136	299-300	801.0	801.0
137	301-302	801.0	801.0
138	303-304	801.0	801.0
139	305-306	801.0	801.0
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172	371-372	801.0	801.0
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225	477-478	801.0	801.0
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239	505-506	801.0	801.0
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241	509-510	801.0	801.0
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244	515-516	801.0	801.0
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248	523-524	801.0	801.0
249	525-526	801.0	801.0
250	527-528	801.0	801.0
251	529-530	801.0	801.0
252	531-532	801.0	801.0
253	533-534	801.0	801.0
254	535-536	801.0	801.0
255	537-538	801.0	801.0
256	539-540	801.0	801.0
257	541-542	801.0	801.0
258	543-544	801.0	801.0
259	545-546	801.0	801.0
260	547-548	801.0	801.0
261	54		

COURTESY: LAY, WHITE, AND TRAMER, INC. 11/26/99 09:34:21 PM EST

SECOND FLOOR PLAN
UNIT TYPE A



FINISHED FLOOR ELEVATIONS		
BLDG. #	UNITS	ELEVATION
1	1-4	901.0
2	5-8	900.0
3	9-12	900.0
4	13-15	902.0
5	16-18	901.0
6	19-20	901.0
7	21-24	902.0
8	25-26	901.0
9	27-30	901.0
10	31-34	899.5
11	35-37	899.5
12	38-40	900.0
13	41-44	901.0
14	45-48	901.5
15	49-52	901.5
16	53-56	901.0
17	57-60	900.75
18	61-64	900.5
19	65-67	901.0
20	68-70	900.0
21	71-73	901.0
22	74-77	902.0
23	78-79	902.0
24	80-82	901.0
25	83-84	900.0
26	85-88	901.0
27	89-91	900.0
28	92-95	900.0
29	96-99	901.0
30	100-102	901.0
31	103-104	900.1

NOTES

- FOR LIMITS OF OWNERSHIP SEE FLOOR PLANS FOR INDIVIDUAL UNITS.
- DIMENSIONS SHOWN ARE TO OUTSIDE OF FOUNDATION WALL.

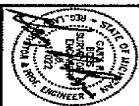
LEGEND

- [Hatched Box] LIMITED COMMON ELEMENT
- [Diagonal Lines Box] GENERAL COMMON ELEMENT
- [Dashed Box] SLOPED OR TWO STORY CEILING
- [Circle with A] LIMITS OF OWNERSHIP - OWNERSHIP LINES ARE 9/4" TO EACH OTHER UNLESS SHOWN OTHERWISE.
- [Circle with A] FLOOR PLAN TYPE (F - REVERSED PLAN)



PROPOSED AS OF DECEMBER 1, 2000
MUST BE BUILT

8

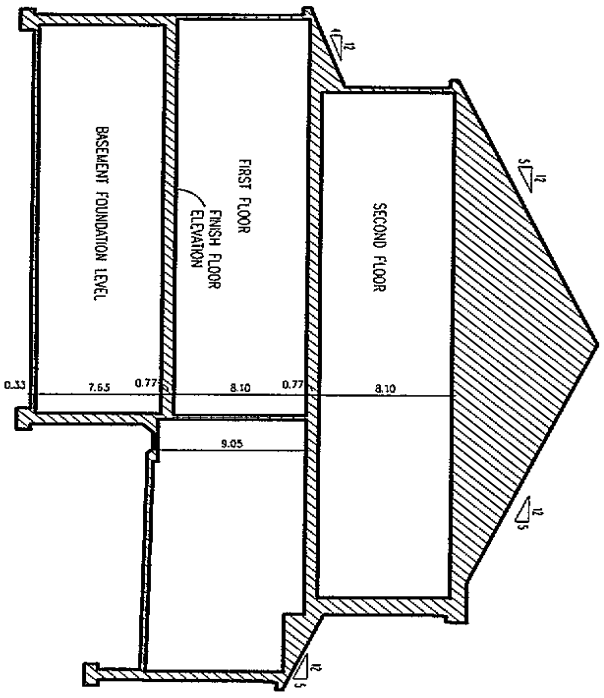


CLIENT	KALABAT CONSTRUCTION
PROJECT	CRYSTAL WOOD CONDOMINIUM
TITLE	FLOOR PLAN UNIT TYPE A

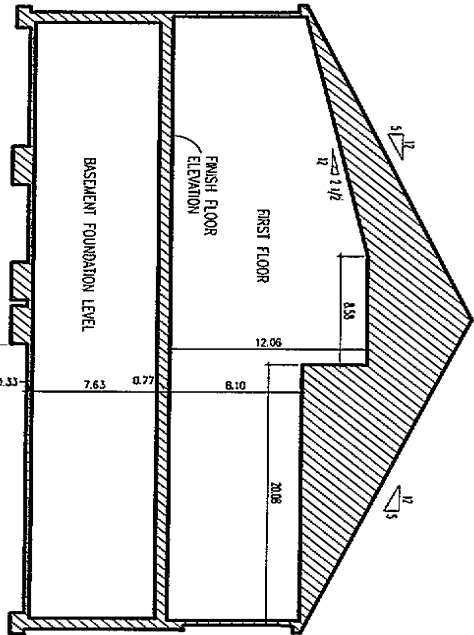
BOSS ENGINEERING
ENGINEERS • SURVEYORS • PLANNERS
LANDSCAPE ARCHITECTS

HONELL OFFICE: 3121 E. GRAND RIVER AVE. HONELL, MD 20633 (517) 245-4826 FAX (517) 248-1870 (301) 224-8725 E-MAIL: bosseng@earthlink.net

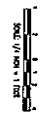
WEST BLOOMFIELD OFFICE: 7124 RICHARDS LAKE RD. SUITE 108 WEST BLOOMFIELD, MD 20682 (301) 224-8725 FAX (301) 224-8480



SECTION A-A
UNIT TYPE A



SECTION B-B
UNIT TYPE A



LEGEND

- GENERAL COMMON ELEMENT
- UNITS OF OWNERSHIP - OWNERSHIP LINES ARE SHOWN TO EACH OTHER UNLESS SHOWN OTHERWISE

NOTES

1. FOR UNITS OF OWNERSHIP SEE FLOOR PLANS FOR INDIVIDUAL UNITS.
2. DIMENSIONS SHOWN ARE TO OUTSIDE OF FOUNDATION WALL.

FINISHED FLOOR ELEVATIONS		
BLDG. #	UNITS	ELEVATION
1	1-4	901.0
2	5-8	900.0
3	9-12	900.0
4	13-16	902.0
5	17-20	901.0
6	21-24	901.0
7	25-28	902.0
8	29-32	901.0
9	33-36	899.5
10	37-40	899.5
11	41-44	899.0
12	45-48	900.0
13	49-52	901.5
14	53-56	901.0
15	57-60	900.75
16	61-64	900.5
17	65-68	901.0
18	69-72	900.0
19	73-76	901.0
20	77-80	900.0
21	81-84	901.0
22	85-88	902.0
23	89-92	901.0
24	93-96	900.0
25	97-100	901.0
26	101-104	901.0
27		900.0
28		901.0
29		901.0
30		901.0
31		900.1

PROPOSED AS OF NOVEMBER 1, 2000
MUST BE SHOWN

9



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 LANDSCAPE ARCHITECTS

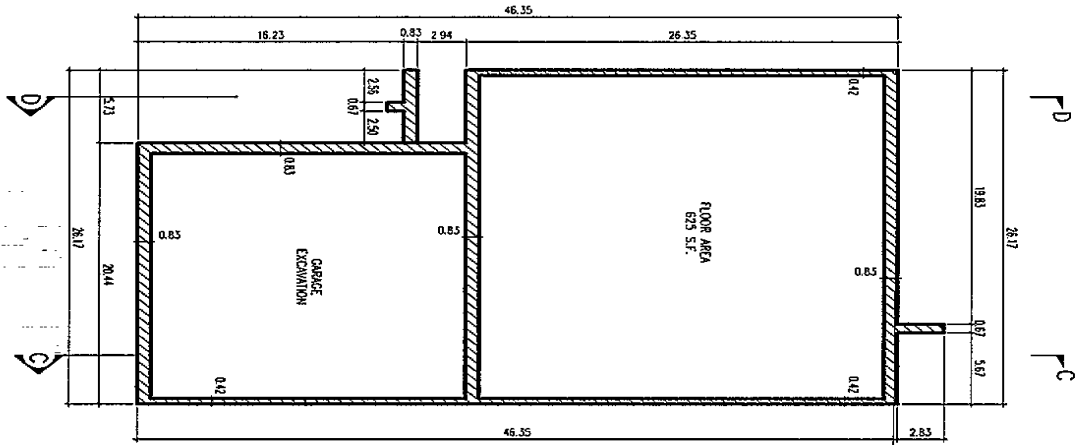
CLIENT: **KALABAT CONSTRUCTION**
 PROJECT: **CRYSTAL WOOD CONDOMINIUM**
 TITLE: **BUILDING SECTIONS UNIT TYPE A**

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 LANDSCAPE ARCHITECTS

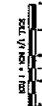
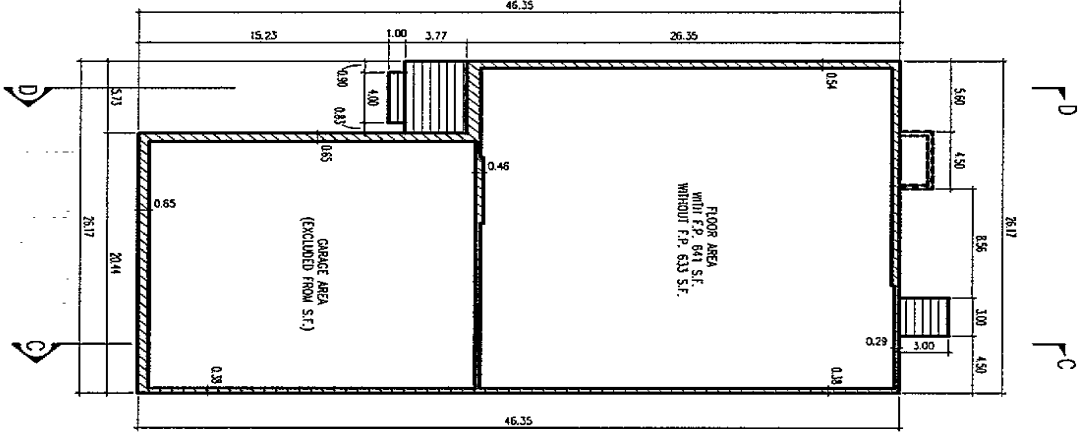
HOWELL OFFICE: 331 E. GRAND AVENUE, HOWELL, NH 03043
 1577564-1832 FAX (603)249-1878 (603)246-8735
 E-MAIL: bosseng@maine.net

WEST BANGOR OFFICE: 7125 ORCHARD LAKE RD., SUITE 106
 WEST BANGOR, ME 04402
 (249)625-8055 FAX (249)625-8460

BASEMENT FOUNDATION PLAN
UNIT TYPE B



FIRST FLOOR PLAN
UNIT TYPE B



LEGEND

- UNIT COMMON ELEMENT
- GENERAL COMMON ELEMENT
- SLOPED OR TWO STORY CEILINGS
- UNITS OF OWNERSHIP, OWNERSHIP UNITS ARE SHOWN TO EACH OTHER UNLESS STORM OVERSIGHT FLOOR PLAN TYPE (F - REVERSED PLAN)

NOTES

1. FOR UNITS OF OWNERSHIP SITE FLOOR PLANS FOR INDIVIDUAL UNITS.
2. DIMENSIONS SHOWN ARE TO OUTSIDE OF FOUNDATION WALL.

FINISHED FLOOR ELEVATIONS

BLDG. #	UNITS	ELEVATION
1	1-4	901.0
2	5-8	900.0
3	9-12	900.0
4	13-15	902.0
5	16-18	901.0
6	19-20	901.0
7	21-24	902.0
8	25-26	901.0
9	27-28	901.0
10	29-30	900.5
11	31-34	999.5
12	35-37	999.0
13	38-40	900.0
14	41-44	901.0
15	45-48	901.5
16	49-52	901.5
17	53-56	901.0
18	57-60	900.75
19	61-64	901.0
20	65-67	901.0
21	68-70	900.0
22	71-73	901.0
23	74-77	900.0
24	78-79	902.0
25	80-82	901.0
26	83-84	900.0
27	85-88	901.0
28	89-91	900.0
29	92-95	901.0
30	96-98	901.0
31	100-102	901.0
	103-104	900.1
		900.1

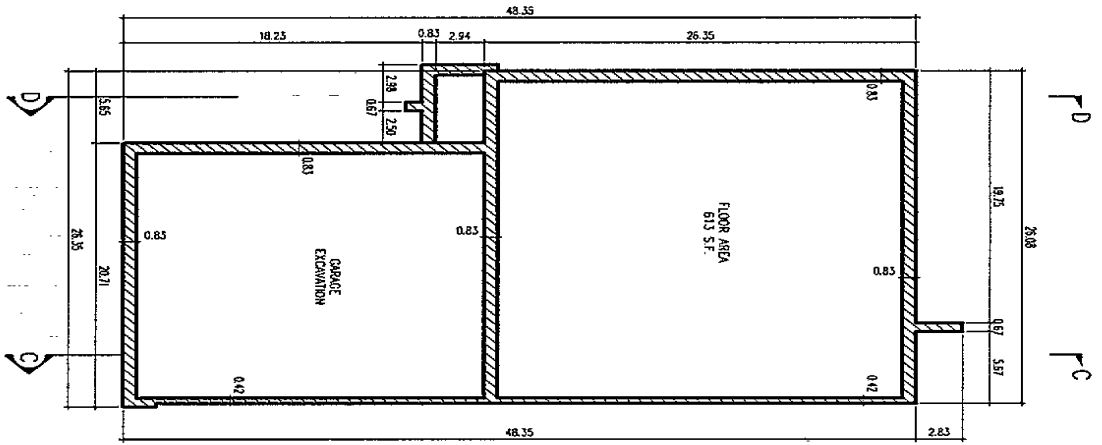
PROPOSED AS OF DECEMBER 1, 2000
MUST BE READ

10

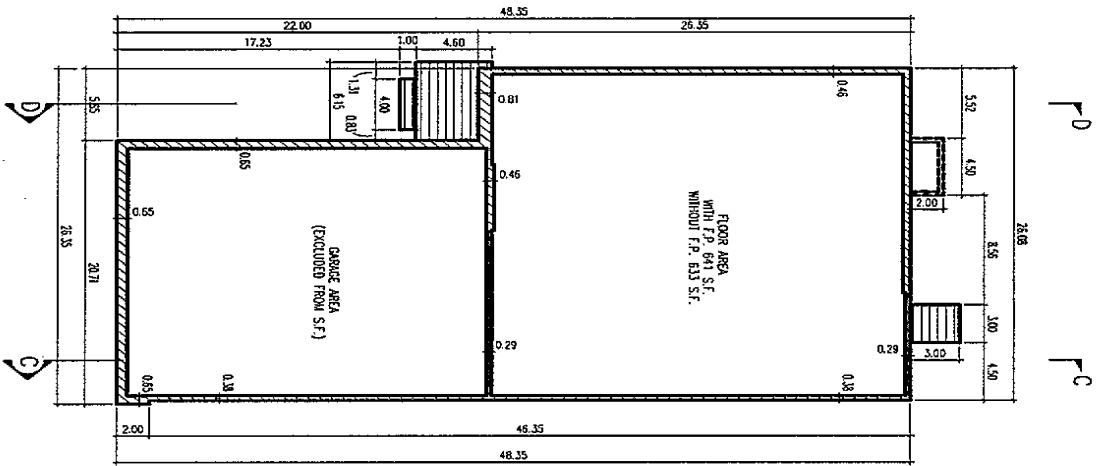
CLIENT: **KALABAT CONSTRUCTION**
 PROJECT: **CRYSTAL WOOD CONDOMINIUM**
 TITLE: **FLOOR PLAN UNIT TYPE B**

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HOVELL OFFICE: 331 E GRAND RIVER AVE. - HOVELL, MI 48843 (248)245-4828 FAX (248)245-1870 (248)241-9735
 WEST BLOOMFIELD OFFICE: 7125 ORCHARD LAKE RD. SUITE 108 WEST BLOOMFIELD, MI 48304 (248)628-8055 FAX (248)628-9180



BASEMENT FOUNDATION PLAN
UNIT TYPE C



FIRST FLOOR PLAN
UNIT TYPE C

BLDG. #	UNITS	ELEVATION
1	1-4	901.0
2	5-8	900.0
3	9-12	900.0
4	13-15	902.0
5	16-18	901.0
6	19-20	901.0
7	21-24	902.0
8	25-26	901.0
9	27-30	899.5
10	31-34	899.5
11	35-37	899.0
12	38-40	900.0
13	41-44	901.0
14	45-48	901.5
15	49-52	901.5
16	53-56	901.0
17	57-60	900.75
18	61-64	900.5
19	65-67	900.0
20	68-70	900.0
21	71-73	901.0
22	74-77	900.0
23	78-79	902.0
24	80-82	901.0
25	83-84	901.0
26	85-86	901.0
27	87-91	900.0
28	92-95	900.0
29	96-99	901.0
30	100-102	901.0
31	103-104	900.1

- NOTES:
- FOR LIMITS OF OWNERSHIP SEE FLOOR PLANS FOR INDIVIDUAL UNITS.
 - DIMENSIONS SHOWN ARE TO OUTSIDE OF FOUNDATION WALL.

LEGEND

- UNITED COMMON ELEMENT
- GENERAL COMMON ELEMENT
- SLOPED OR TWO STORY COMMON
- UNITS OF OWNERSHIP OWNERSHIP LINES ARE 90° TO EACH OTHER UNLESS SHOWN OTHERWISE
- FLOOR PLAN TYPE (F - REVERSED PLAN)



PROPOSED AS OF DECEMBER 1, 2000
MUST BE B.M.T.

DESIGNED BY: [Signature]

CHECKED BY: [Signature]

DATE: 11/1/00

PROJECT NO: 00178

DATE: 05-23-00

SCALE: 1/8" = 1'-0"

11

CLIENT: **KALABAT CONSTRUCTION**

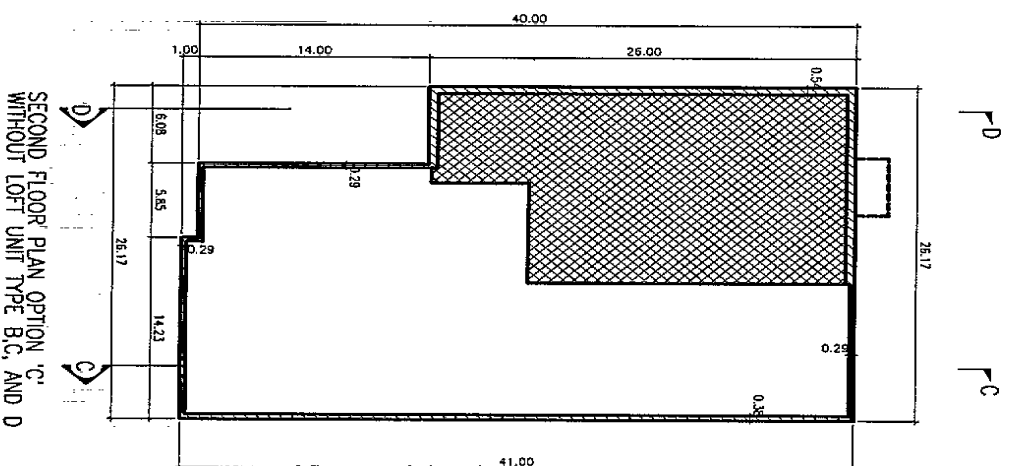
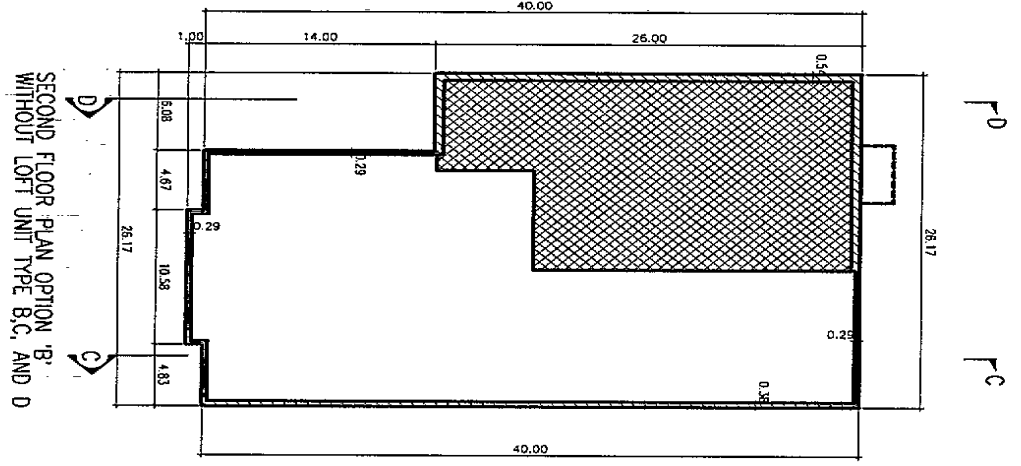
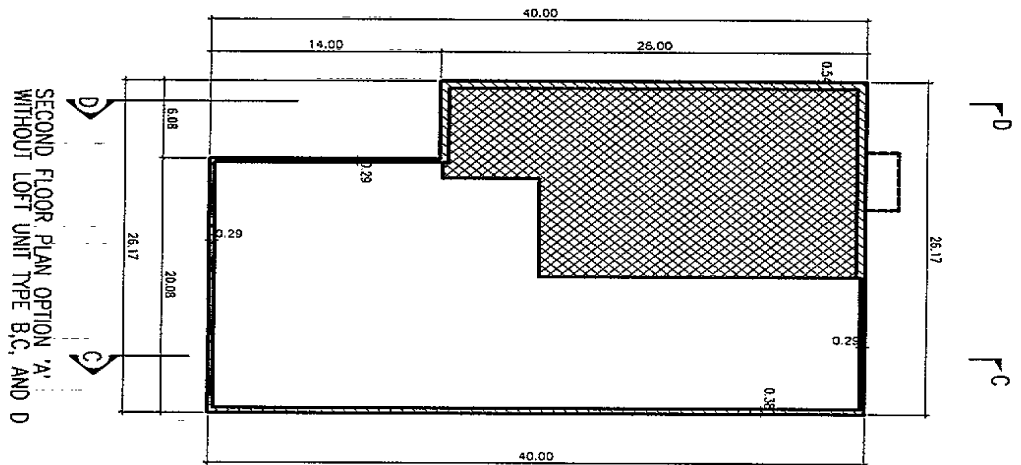
PROJECT: **CRYSTAL WOOD CONDOMINIUM**

TITLE: **FLOOR PLAN UNIT TYPE C**

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HOWELL OFFICE: 3101 E. GRAND BIVER AVE. HOWELL, MI 48843
(517) 761-8020 FAX: (517) 348-1879 (500) 746-8733
E-MAIL: bosseng@earthlink.net

WEST BLOOMFIELD OFFICE: 7125 DEWLAND LANE RD. SUITE 104
WEST BLOOMFIELD, MI 48308
(248) 826-8055 FAX: (248) 826-9480



- NOTES**
1. FOR LIMITS OF OWNERSHIP SEE FLOOR PLANS FOR INDIVIDUAL UNITS.
 2. DIMENSIONS SHOWN ARE TO OUTSIDE OF FOUNDATION WALL.



- LEGEND**
- [Hatched pattern] LIMITED COMMON ELEMENT
 - [Diagonal lines] GENERAL COMMON ELEMENT
 - [Dashed line] SLOPED OR TWO STORY CEILING
 - [Solid line] LIMITS OF OWNERSHIP, OWNERSHIP LINES ARE 90° TO EACH OTHER UNLESS SHOWN OTHERWISE
 - [Dotted line] FLOOR PLAN TYPE
 - [Circle with arrow] (---) REVERSED PLAN

PROPOSED AS OF SEPTEMBER 1, 2000
 MUST BE SHOWN

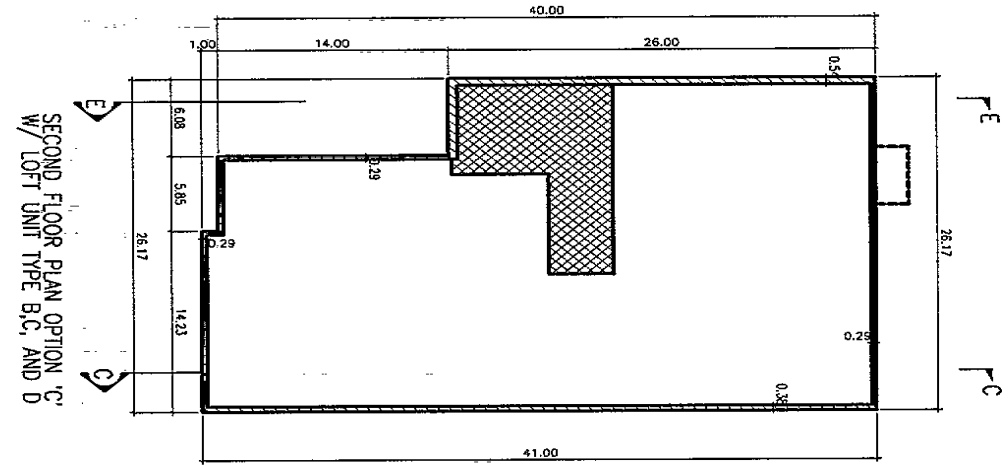
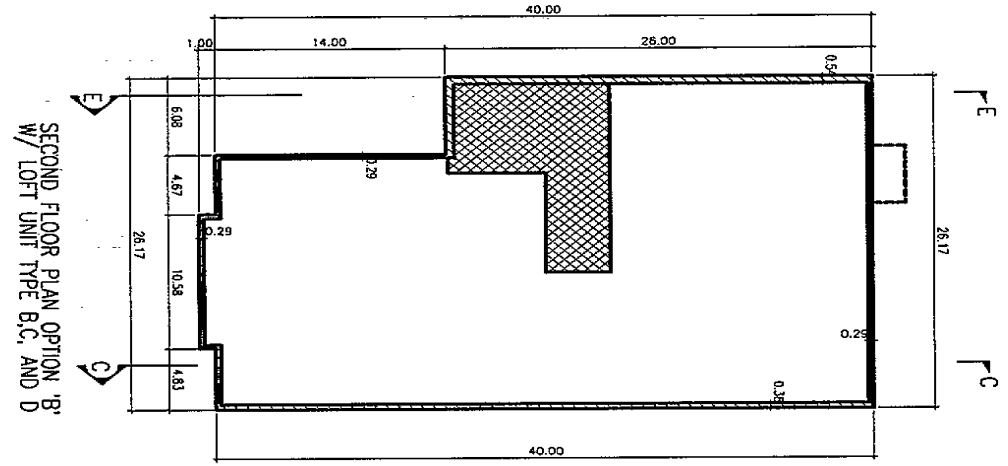
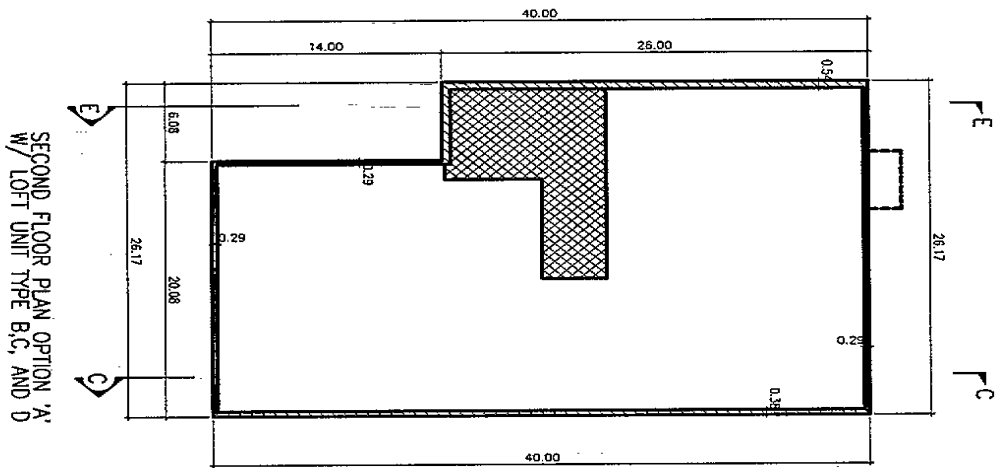
CLIENT	KALABAT CONSTRUCTION
PROJECT	CRYSTAL WOOD CONDOMINIUM
TITLE	FLOOR PLANS UNIT TYPE B,C, AND D WITHOUT LOFT

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HOWELL OFFICE: 3120 E. GRAND RIVER AVE., HOWELL, MI 48843 (517) 546-1536 FAX (517) 548-1579 (602) 746-8735 E-MAIL: Bosseng@msn.com

WEST BLOOMFIELD OFFICE: 7125 ORCHARD LAKE RD., SUITE 106 WEST BLOOMFIELD, MI 48322 (248) 624-8055 FAX (248) 624-9480

13



- NOTES:**
1. FOR UNITS OF OWNERSHIP SEE FLOOR PLANS FOR INDIVIDUAL UNITS.
 2. DIMENSIONS SHOWN ARE TO OUTSIDE OF FOUNDATION WALL.



- LEGEND**
- [Hatched pattern] LIMITED COMMON ELEMENT
 - [Diagonal lines] GENERAL COMMON ELEMENT
 - [Dotted pattern] SLOPED OR TWO STORY CEILING
 - [Circle with 'A'] UNITS OF OWNERSHIP. OWNERSHIP LINES ARE SHOWN TO EACH OTHER UNLESS SHOWN OTHERWISE (A - RECESSED PLAN)

PROPOSED AS OF DECEMBER 1, 2000
MUST BE REBUILT

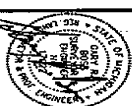
SCALE: 1/8" = 1'-0"

CLIENT	KALABAT CONSTRUCTION
PROJECT	CRYSTAL WOOD CONDOMINIUM
TITLE	FLOOR PLANS UNIT TYPE B,C, AND D WITH LOFT

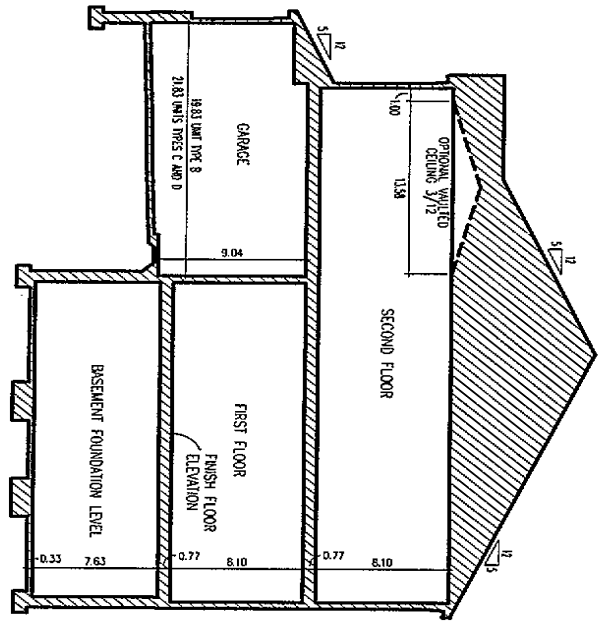
BOSS ENGINEERING
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LANDSCAPE ARCHITECTS

3521 E. GRAND AVENUE, TOWHEE, MI 48863
(517)546-4826 FAX (517)548-1670 (600)248-8735
E-MAIL: bosseng@earthlink.net

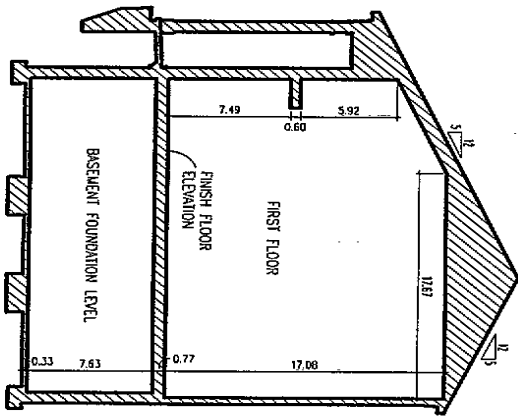
WEST BLOOMFIELD OFFICE
7125 RICHMOND LANE, RD. 26811, 106
WEST BLOOMFIELD, MI 48322
(248)225-8255 FAX (248)225-8480



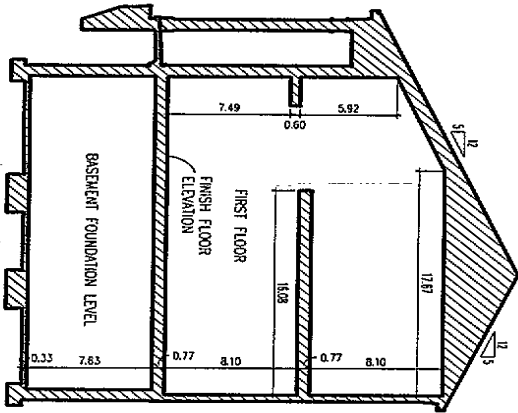
DATE	14
DESIGNED BY	CE
DRAWN BY	BD
SCALE	1" = 4'
JOB NO.	00178
DATE	05-21-00



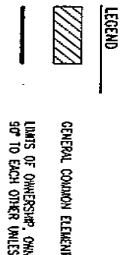
SECTION C-C
UNIT TYPE B,C, AND D



SECTION D-D
UNIT TYPE B,C, AND D



SECTION E-E
UNIT TYPE B,C, AND D



- NOTES:
1. FOR UNITS OF OWNERSHIP SEE FLOOR PLANS FOR INDIVIDUAL UNITS.
 2. DIMENSIONS SHOWN ARE TO OUTSIDE OF FOUNDATION WALL.

BLDG. #	UNITS	ELEVATION
1	1-4	901.0
2	5-8	900.0
3	9-12	900.0
4	13-15	902.0
5	16-18	901.0
6	19-20	901.0
7	21-24	902.0
8	25-26	901.0
9	27-30	899.5
10	31-34	899.5
11	35-37	899.0
12	38-40	900.0
13	41-44	901.0
14	45-48	901.5
15	49-52	901.5
16	53-56	901.0
17	57-60	900.75
18	61-64	900.5
19	65-67	901.0
20	68-70	900.0
21	71-73	901.0
22	74-77	902.0
23	78-79	902.0
24	80-82	901.0
25	83-84	900.0
26	85-88	901.0
27	89-91	900.0
28	92-95	900.0
29	96-99	901.0
30	100-102	901.0
31	103-104	900.1

PROPOSED AS OF DECEMBER 1, 2000

CLIENT: **KALABAT CONSTRUCTION**
 PROJECT: **CRYSTAL WOOD CONDOMINIUM**
 TITLE: **BUILDING SECTIONS UNIT TYPE B,C, & D**

BOSS ENGINEERING
 ENGINEERS • SURVEYORS • PLANNERS
 LANDSCAPE ARCHITECTS

HOWELL OFFICE: 3121 E. GRAND RIVER AVE., HOWELL, MI 48843
 (517)546-4338 FAX (517)546-1875 1800/214-4325
 C-MAR: bosseng@earthlink.net

WEST MIDLANDS OFFICE: 7125 CRYSTAL LAKE, RD., SUITE 106
 WEST BROMWICH, MI 48073
 (248)325-8025 FAX (248)325-8480

DESIGNED BY: [Signature]
 DRAWN BY: [Signature]
 CHECKED BY: [Signature]
 DATE: 02-23-00
 JOB NO: 00178
 SCALE: AS SHOWN

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