

FIRST AMENDMENT TO MASTER DEED

Pittsfield Development, Inc., a Michigan corporation, whose address is 35189 Vargo, Livonia, Michigan 48152, being the Developer of Arbor Ridge Condominiums, a Condominium Project established pursuant to the Master Deed thereof, recorded on July 13, 1995, in Liber 3127, Pages 722 et seq., Washtenaw County Records, and known as Washtenaw County Subdivision Plan No. 214, hereby amends the Master Deed of Arbor Ridge Condominiums pursuant to the authority reserved in Article IX, Section 2 thereof. Upon the recording of this Amendment in the office of the Washtenaw County Register of Deeds, said Master Deed and exhibits 'A' and 'B' thereto shall be amended in the following manner:

1. Amended Article V, Sections b., c., d., e., and f. of the Master Deed of Arbor Ridge Condominiums, as set forth below, shall replace and supersede Article V, Sections b., c., d., e., and f. of the Master Deed as originally recorded and the original Article V, Sections b., c., d., e., and f. shall be of no further force or effect.

b. Electrical. The electrical transmission system throughout the Project up to the point of connection to the exterior of any Unit.

c. Telephone. The telephone system throughout the Project up to the point of connection to the exterior of any Unit.

d. Gas. The gas distribution system throughout the Project up to the point of connection to the exterior of any Unit.

e. Water. The water distribution system throughout the Project up to the point of connection to the exterior of any Unit.

f. Sanitary Sewer. The sanitary sewer system throughout the Project up to the point of connection to the exterior of any Unit.

2. Amended Article VI, Sections 13, 19, and 24 of the Bylaws of Arbor Ridge Condominiums, as set forth below, shall replace and supersede Article VI, Sections 13, 19, and 24 of the Bylaws as originally recorded and the original Article VI, Sections 13, 19, and 24 shall be of no further force or effect.

Section 13. POOLS, JACUZZIS, AND HOT TUBS. Swimming pools may be installed only within a Unit and not within any Limited Common Elements appurtenant to such Unit and only if permitted by the Township of Pittsfield. Jacuzzis and hot tubs may be installed only within or on a deck or patio appurtenant to the residence. Any Co-owner intending to construct any swimming pool,

jacuzzi, or hot tub must submit to the Township of Pittsfield a detailed description and proposed layout showing size, location, materials, shape, landscaping, fencing, screening, and type of construction. The Architectural Control Committee must approve any proposal and may attach any conditions which it deems appropriate. Any approved pools, jacuzzis, or hot tubs must be maintained by the Co-owners in a safe and clean condition and must also be maintained in appearance consistent with the standards of the Condominium.

Section 19. VEHICLES. Other than automobiles, house trailers, vans, commercial vehicles, boat trailers, boats, camping vehicles, camping trailers, motorcycles, all terrain vehicles, snowmobiles, snowmobile trailers or other vehicles may be parked outside the garage for a period not to exceed seven (7) consecutive days twice in each calendar year for the purpose of loading and unloading said vehicles. Except as provided for above, all such vehicles must be parked or stored within the Co-owner's garage. No inoperable vehicles of any type may be brought or stored upon the Condominium Premises, either temporarily or permanently. All vehicles which are parked outside a garage shall be operable, well maintained, and compatible in appearance with other vehicles in the Condominium. Clunkers and junkers are not permitted. No vehicle or automobile of any kind shall be parked outside a garage for more than two (2) consecutive weeks. Co-owners shall, if the Association requires, register with the Association, all vehicles maintained on the Condominium Premises. The Association shall have the right to tow away improperly parked vehicles and may also enable private towing of improperly parked vehicles to off-premises locations, all without any liability on the part of the Association to the Owner or user of any such improperly parked vehicle.

Section 24. RIGHT OF ACCESS OF ASSOCIATION. This Section is deleted in its entirety.

3. Amended Article VIII, Section 3, of the Bylaws of Arbor Ridge Condominiums, as set forth below, shall replace and supersede Article VIII, Section 3, of the Bylaws as originally recorded and the original Article VIII, Section 3, shall be of no further force or effect.

Section 3. REMOVAL AND ABATEMENT. This Section is deleted in its entirety.

In all other respects, other than as hereinabove indicated, the original Master Deed of Arbor Ridge Condominiums, including Exhibits 'A' and 'B', recorded as aforesaid, is ratified, confirmed and redeclared.

