



FIRST AMENDMENT TO THE AMENDED AND RESTATED MASTER DEED OF SHADOWS ON THE GREEN

This First Amendment to the Amended and Restated Master Deed of the Shadows on the Green is made and executed this 28th day of May, 2020, by Shadows on the Green Condominium Association of Bay County, Michigan, a Michigan Nonprofit Corporation (the "Association"), whose address is 5968 Lexie Lane, Bay City, Michigan, 48706, represented by Jean Kahl, the President of the Association, who is fully empowered and qualified to act on behalf of the Association.

RECITALS:

Shadows on the Green was established as a condominium project pursuant to the Michigan Condominium Act (being Act 59 of Public Acts of 1978, as amended) (the "Act"), with an Amended and Restated Master Deed being recorded on July 2, 2019, at Document No. 201909360, Bay County Records, known as Bay County Condominium Subdivision Plan No. 64, (the "Master Deed").

The Association desires to amend the Master Deed of Shadows on the Green pursuant to Sections 48 and 90 of the Act, as amended, (MCL 559.190 & MCL 559.148), and Article VIII of the Master Deed and has obtained two-thirds (2/3) Co-owner approval under MCL 559.190 and the consent of the Developer and the Co-owners of the Units that are the subject of this amendment.

This Amendment neither enlarges the common elements of the existing condominium project nor changes the existing percentages of value of the Condominium. As originally located on Sheet CY2, Units 27 and 28 became partially located within a 100-year flood plain created by FEMA after the recording of the original Master Deed. The purpose of this First Amendment is to relocate Units 27 and 28 approximately 10 to 12 feet to the east of their original location in the Subdivision Plan by amending their assigned coordinates on Sheet CY2 of the Subdivision Plan. Once relocated, Units 27 and 28 will be completely outside the 100-year flood plain created by FEMA.

The First Amendment to the Master Deed of Shadows on the Green shall be effective upon recording with the Bay County Register of Deeds, as required by Section 73 of the Condominium Act (MCL 559.173).

AMENDMENT

The following amendment is made to the Master Deed:

1. Relocation of Units 27 and 28 and Amendment of Subdivision Plan

Upon recording of this Amendment with the Bay County Register of Deeds, Sheet CY2 of the Subdivision Plan attached to the Master Deed as Exhibit B shall be amended solely as it relates to the location of Unit 27 and Unit 28 by amending coordinates 29, 30, 31 & 32, as depicted on Sheet CY2, so that coordinates 29, 30, 31, and 32 on sheet CY2 are deleted and new coordinates for Units 29, 30, 31, and 32 are added which state as follows:

Coordinate 29	N=751126.618 E=13228802.020
Coordinate 30	N=751113.833 E=13228796.316
Coordinate 31	N=751045.110 E=13228793.392
Coordinate 32	N=751030.939 E=13228793.909

New sheets CY1 and CY2 as depicted in Replat #4 are attached hereto as Exhibit 1 and replace the existing subdivision plan sheets CY1 and CY2.

In all other respects, the Master Deed, including the Condominium Bylaws applicable as Exhibit A, and the Condominium Subdivision Plan applicable as Exhibit B, as previously recorded and amended, are hereby ratified and confirmed.

[SIGNATURES ON FOLLOWING PAGES]

The Association has caused this First Amendment to the Amended and Restated Master Deed to be executed the day and year first written above.

Shadows on the Green Condominium Association of Bay County, Michigan, a Michigan Nonprofit corporation

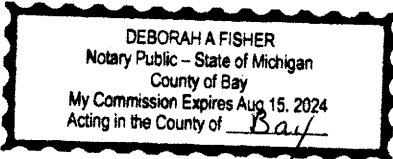
By: Jean Kahl
Name: Jean Kahl
Title: President

STATE OF MICHIGAN
COUNTY OF BAY

)
) ss:
)

The foregoing instrument was acknowledged before me this 26th day of May, 2020 by Jean Kahl, the President of Shadows on the Green Condominium Association of Bay County, Michigan, a Michigan Nonprofit corporation, on behalf of the corporation.

Deborah A Fisher
_____, Notary Public
Bay County, Michigan
Acting in Bay County, Michigan
My Commission Expires: 8-15-2024



CONSENT CO-OWNER OF UNIT 27

By her signature below, Beth Ann Hahn, Co-owner of Unit 27, hereby consents to the recording of this First Amendment to the Amended and Restated Master Deed.

Beth Ann Hahn

Beth Ann Hahn
Co-owner of Unit 27

STATE OF MICHIGAN)

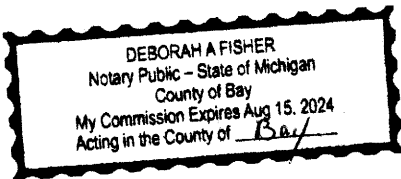
) ss:

COUNTY OF BAY)

The foregoing instrument was acknowledged before me this 28th day of May, 2020 by Beth Ann Hahn, Co-owner of Unit 27.

Deborah A Fisher

_____, Notary Public
Bay County, Michigan
Acting in Bay County, Michigan
My Commission Expires: 8-15-2024



CALIFORNIA ALL-PURPOSE ACKNOWLEDGEMENT

A Notary Public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California }
County of Placer }

On 05/28/2020, before me, Jonathan Green, Notary Public,
personally appeared Earney Stoutenburg

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/~~are~~ subscribed to the within instrument and acknowledged to me that he/~~she/they~~ executed the same in his/~~her/their~~ authorized capacity(~~ies~~), and that by his/~~her/their~~ signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of State of California that the foregoing paragraph is true and correct.



WITNESS my hand and official seal.

SIGNATURE [Signature]

PLACE NOTARY SEAL ABOVE

Though the information below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent removal and reattachment of this form to another document.

Description of attached document

Title or type of document: Consent Co-Owner of Unit 28


Document Date: 05/29/2020 Number of Pages: _____

Signer(s) Other than Named Above: _____

CONSENT OF DEVELOPER

By its signature below, Michigan Land Developers, LLC, hereby consents to the recording of this First Amendment to the Amended and Restated Master Deed.

Michigan Land Developers, LLC, Michigan limited liability company

By: 
Name: Earney Stoutenburg
Title: Managing Member

STATE OF MICHIGAN)
) ss:
COUNTY OF BAY)

The foregoing instrument was acknowledged before me this ___ day of _____, 2020 by Earney Stoutenburg, the Managing Member Michigan Land Developers, LLC, Michigan limited liability company, on behalf of the company.

-see attachment -
_____, Notary Public
County, Michigan
Acting in _____ County, Michigan
My Commission Expires:

Document drafted by and when recorded return to:
Matthew W. Heron, Esq.
HIRZEL LAW, PLC
37085 Grand River Avenue, Suite 200
Farmington, Michigan 48335
(248)478-1800

CALIFORNIA ALL-PURPOSE ACKNOWLEDGEMENT

A Notary Public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California }
County of Placer }

On 05/23/2020, before me, Jonathan Green, Notary Public,
personally appeared Earney Stautenburg

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/~~she/they~~ executed the same in his/~~her/their~~ authorized capacity(ies), and that by his/~~her/their~~ signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of State of California that the foregoing paragraph is true and correct.



WITNESS my hand and official seal.

SIGNATURE [Handwritten Signature]

PLACE NOTARY SEAL ABOVE

Though the information below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent removal and reattachment of this form to another document.

Description of attached document

Title or type of document: Consent of Developer

Document Date: 05/23/2020 Number of Pages: _____

Signer(s) Other than Named Above: _____

EXHIBIT 1

**AMENDMENT NO. 4 TO BAY COUNTY
SITE CONDOMINIUM SUBDIVISION PLAN NO. 64
EXHIBIT 'B' TO MASTER DEED OF**

SHADOWS ON THE GREEN

FRANKENLUST TOWNSHIP
BAY COUNTY, MICHIGAN

**SITE CONDOMINIUM DEVELOPER:
MICHIGAN LAND DEVELOPERS, LLC
310 CENTER AVENUE - SUITE 310
BAY CITY, MICHIGAN 48708**

SURVEYOR:

**BRIAN D FERGUSON, P.S.
D AND M SITE, INC
401 BALSAM STREET
CARROLLTON, MICHIGAN 48724**

PROPERTY DESCRIPTION

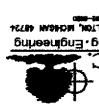
PART OF THE NW 1/4 AND THE SW 1/4 OF FRACTIONAL SECTION 2, T13N-R4E, FRANKENLUST TOWNSHIP, BAY COUNTY, MICHIGAN, BEING FURTHER DESCRIBED AS BEGINNING AT THE CENTER OF SAID SECTION; THENCE S00°44'23"W, 35.00 FEET, ALONG THE NORTH - SOUTH 1/4 LINE; THENCE N89°20'25"W, 450.00 FEET; THENCE N69°42'32"W, 104.20 FEET; THENCE N89°20'25"W, 275.56 FEET, ALONG THE EAST - WEST 1/4; THENCE S52°01'55"W, 291.34 FEET; THENCE S57°53'24"W, 27.35 FEET, TO THE CENTER LINE OF THE WEST BRANCH OF THE SQUACONNING CREEK; THENCE ALONG SAID CENTER LINE, N15°47'39"E, 99.56 FEET; THENCE N20°13'17"W, 17°01"W, 53.23 FEET; THENCE N41°01'23"W, 28.61 FEET; THENCE N56°09'55"W, 11.81 FEET; THENCE N33°45'23"W, 53.09 FEET; THENCE N56° 57.77 FEET; THENCE N09°21'59"W, 46.77 FEET; THENCE N00°31'34"W, 34.40 FEET; THENCE N08°42'33"W, 41.82 FEET; THENCE N49°31'46"W, 39.91 FEET; THENCE S88°56'53"W, 27.18 FEET; THENCE S74°04'13"W, 15.46 FEET; THENCE N00°42'59"E, 274.26 FEET, ALONG THE WEST 1/8 LINE; THENCE S89°57'48"E, 606.78 FEET; THENCE N74°58'35"E, 547.61 FEET; THENCE S85°35'20"E, 200.65 FEET; THENCE S00° 44'53"W, 679.45 FEET, ALONG THE NORTH - SOUTH 1/4 LINE, TO THE POINT OF BEGINNING. CONTAINING 18.45 ACRES, MORE OR LESS.

THE CONDOMINIUM SUBDIVISION PLAN NUMBER MUST BE ASSIGNED IN CONSECUTIVE SEQUENCE. WHEN A NUMBER HAS BEEN ASSIGNED TO THIS PROJECT, IT MUST BE PROPERLY SHOWN IN THE TITLE ON THIS SHEET, THE SURVEYOR'S CERTIFICATE ON SHEET 2 AND IN THE MASTER DEED.

SHEET INDEX

- 1) TITLE/DESCRIPTION SHEET
- 2) SURVEY SHEET
- 3) SITE PLAN SHEET
- 4) UTILITY/EASEMENT SHEET
- 5) UNIT FLOOR PLAN
- 6) UNIT FOUNDATION PLAN
- 7) UNIT ELEVATION PLAN

THIS CONDOMINIUM SUBDIVISION PLAN IS NOT REQUIRED TO CONTAIN DETAILED PROJECT DESIGN PLANS PREPARED BY THE APPROPRIATE LICENSED DESIGN PROFESSIONAL. SUCH PROJECT DESIGN PLANS ARE FILED, AS PART OF THE CONSTRUCTION PERMIT APPLICATION, WITH THE ENFORCING AGENCY FOR THE STATE CONSTRUCTION CODE IN THE RELEVANT GOVERNMENTAL SUBDIVISION. THE ENFORCING AGENCY MAY BE A LOCAL BUILDING DEPARTMENT OR THE STATE DEPARTMENT OF LICENSING AND REGULATORY AFFAIRS.

 <p>D&M SITE INC Surveying, Inspection, Engineering 180 BALSAM STREET, SUITE 300, CARROLLTON, MICHIGAN 48724 PH: 519-233-7777 FAX: 519-233-7778</p>	<p>AMENDMENT NO. 4 SHADOWS ON THE GREEN</p> <p>SECTION 2, T13N-R4E FRANKENLUST TOWNSHIP BAY COUNTY, MICHIGAN</p>	<p>EXHIBIT "B" DRAWING</p>	<table border="1"> <tr> <td>TITLE/DESCRIPTION SHEET</td> <td>1</td> </tr> <tr> <td>DESIGNED BY:</td> <td>DM</td> </tr> <tr> <td>DRAWN BY:</td> <td>DM</td> </tr> <tr> <td>CHECKED BY:</td> <td>DM</td> </tr> <tr> <td>SCALE:</td> <td></td> </tr> <tr> <td>SHEET:</td> <td>1 OF 7</td> </tr> </table>	TITLE/DESCRIPTION SHEET	1	DESIGNED BY:	DM	DRAWN BY:	DM	CHECKED BY:	DM	SCALE:		SHEET:	1 OF 7
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CHECKED BY:	DM														
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SHEET:	1 OF 7														

CYI
2020.004

BRIAN D. FERGUSON, P.S. 26434
MICHIGAN PROFESSIONAL SURVEYOR

2020004
CY2

D&M SITE INC.
SURVEYING, INSPECTION, TESTING, YACHTING, ENGINEERING
401 BASIN STREET, SUITE 100, CHATELAIN, MISSISSAUGA, ONTARIO L4W 1A8
TEL: (905) 709-8800 FAX: (905) 709-8800

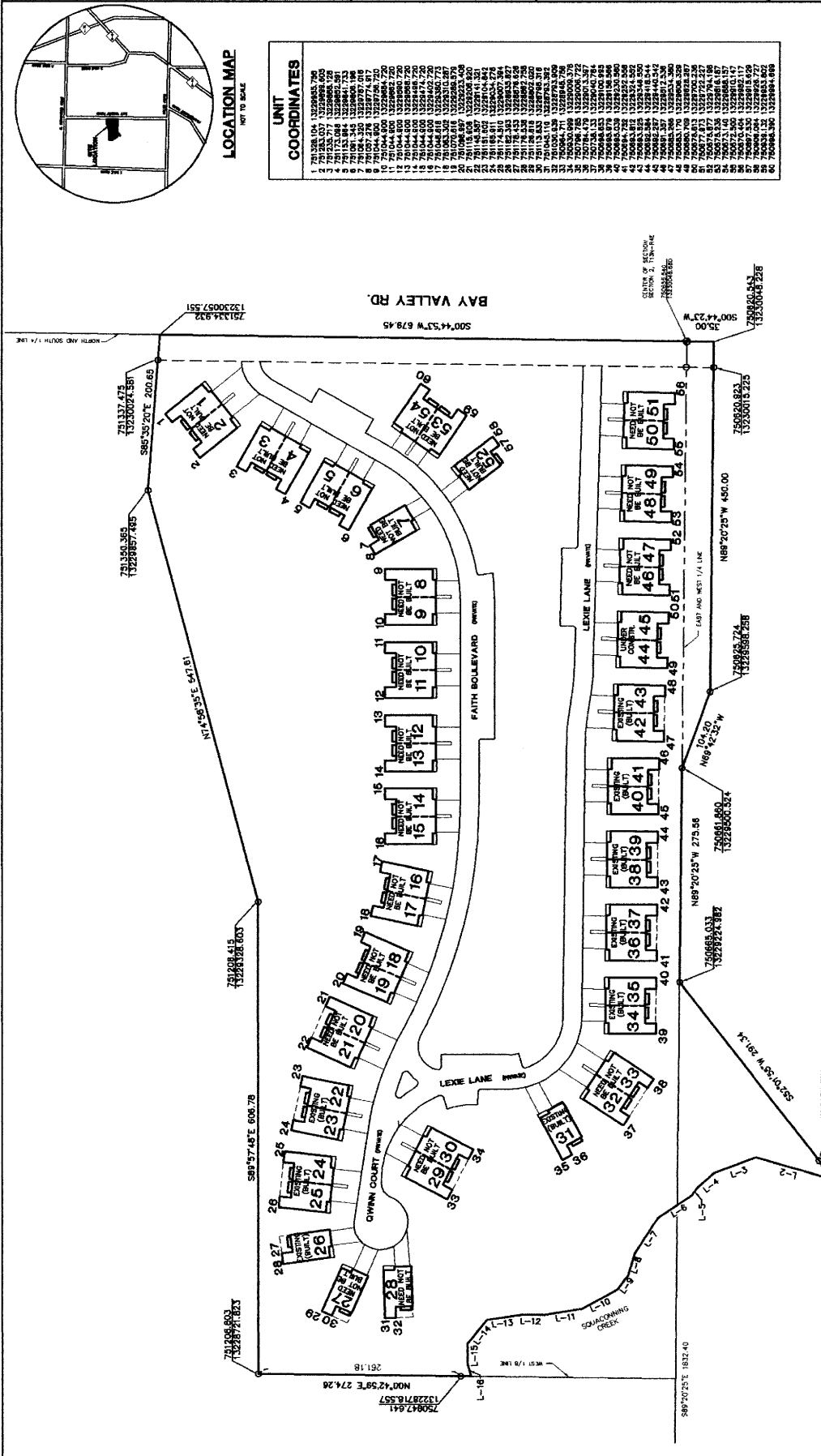
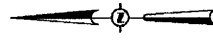
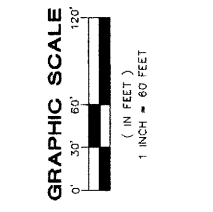
SHADOWS ON THE GREEN
AMENDMENT NO. 4
SECTION 2, T18N-R4E
HAWKSWOOD 1ST LST
BAY COUNTY, MISSISSAUGA

SURVEY SHEET
PROJECT: 2008-004-CY2
DRAWN BY: ZAL
CHECKED BY: ZAL
SCALE: 1" = 60'
SHEET: 2 OF 7

SUBMITTER CERTIFICATE
I, BRIAN D. FERROUSON, A PROFESSIONAL SURVEYOR LICENSED IN THE STATE OF MISSISSAUGA, MISSISSAUGA, ONTARIO, CANADA, AS SHOWN ON THE COUNTY CONDOMINIUM SUBDIVISION PLAN NO. 2008-004-CY2, HAVE MADE AND TESTED THE FOLLOWING INFORMATION AND PROPERTY WHEN DESCRIBED, THAT THE RECORDED DOCUMENTS HAVE BEEN ACCURATELY PREPARED AND THAT THE INFORMATION CONTAINED THEREIN IS TRUE AND CORRECT. I HEREBY CERTIFY THAT THE INFORMATION CONTAINED IN THIS SECTION IS TRUE AND CORRECT. THE PUBLIC ACTS OF 1978, THAT THE RECORDED DOCUMENTS SHOWN ARE NOTED ON THE SURVEY PLAN AS REQUIRED BY THE RULES PROMULGATED UNDER SECTION 143 OF ACT NO. 34 OF THE PUBLIC ACTS OF 1978.

BRIAN D. FERROUSON, P.S. 26104
REGISTERED PROFESSIONAL SURVEYOR

DATE: _____



UNIT COORDINATES

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