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COUNTY OF KALAMAZOO

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MILLER JOHNSON

Timothy A. Snow County Clerk/Register Kalamazoo County, MI



SECOND AMENDMENT TO CONSOLIDATING MASTER DEED
THE LAKES OF WOODBRIDGE

(Act 59, Public Acts of 1978)
as amended

Kalamazoo County Condominium Subdivision Plan No. 37

No interest in real estate being conveyed hereby, no revenue stamps are required.

This Instrument Drafted by:

Cynthia P. Ortega
MILLER JOHNSON
100 West Michigan Ave, Suite 200
Kalamazoo, Michigan 49007
(269) 226-2959

SECOND AMENDMENT TO CONSOLIDATING MASTER DEED

**The Lakes of Woodbridge
(Act 59, Public Acts of 1978)
as amended**

This Second Amendment to the Consolidating Master Deed is made and executed on this 8th day of November, 2017, by The Lakes of Woodbridge Condominium Association, a Michigan nonprofit corporation, whose address is c/o 633 Group, attention Sheila Napier-Mowry, 7875 Moorsbridge Road, Portage, Michigan 49024 (the "**Association**"), pursuant to the provisions of the Michigan Condominium Act, being Act 59 of the Public Acts of 1978, as amended (the "**Act**") and Article VII of the Consolidating Master Deed.

PREAMBLE

A. A condominium project known as The Lakes of Woodbridge was established pursuant to the Master Deed recorded at Liber 1159 Page 258, on January 12, 1983, and as amended and restated in the Consolidating Master Deed recorded at Liber 1792 Page 0766 on June 23, 1995, as amended by the First Amendment to the Consolidating Master Deed recorded at Liber 1828 Page 524 on July 11, 1996, Kalamazoo County records ("**Master Deed**").

B. This Second Amendment to the Consolidating Master Deed was approved by the requisite affirmative vote of not less than two-thirds of the co-owners at the Special Meeting of the Association held on August 8, 2017.

C. Pursuant to MCL 559.190a (9) (f) since this Second Amendment imposes leasing restrictions on units in the condominium project, the changes to the leasing rules contained in this Second Amendment were also approved by the requisite two-thirds vote of first mortgagees.

D. Upon the recording of this Second Amendment to Consolidating Master Deed, the Master Deed is amended as set forth below.

AMENDMENT

1. Article VI Section 2 of Exhibit A to the Master Deed, the Condominium Bylaws is amended to restate and expand the first sentence in its entirety to read as follows (with new language underscored):

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A Co-Owner taking title to a Unit after the effective date of the Second Amendment to the Consolidating Master Deed, may not lease his Unit until the expiration of twelve full months of ownership of the Unit. All such leases shall be for the same purposes set forth in Section 1 of this Article VI. The prior written approval (which approval shall not be unreasonably withheld) of such lease transaction must first be obtained from the Board of Directors of the Association in the same manner required in sales transactions as specified in Section 20 of this Article VI. Although this twelve month prohibition on renting a Unit would apply to persons taking title to a Unit by inheritance due to the death of a Co-owner, the heir(s) may rent the Unit for a maximum period of six (6) months from the date of death to accommodate the time necessary to probate the estate or otherwise address the estate or trust administration. It is intended that this twelve month leasing prohibition period shall not apply to an existing Co-owner's ability to lease Units owned by the Co-owner prior to the effective date of the Second Amendment.

2. In all other respects, the Master Deed and Exhibits A and B attached thereto, as previously recorded and as previously amended shall remain in effect.

This Second Amendment to Consolidating Master Deed has been executed as of the day and year first above written.

The Lakes of Woodbridge Condominium
Association

By: Marcia Gaskell
Marcia Gaskell, President

STATE OF MICHIGAN)
)ss.
COUNTY OF KALAMAZOO)

The foregoing instrument was acknowledged before me this 8 day of November, 2017, by Marcia Gaskell, President of The Lakes of Woodbridge Condominium Association.

Elizabeth Wright, Notary Public
Kalamazoo County, Michigan

My commission expires: July 13, 2018
Acting in Kalamazoo County

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