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PAID RECORDED - OAKLAND COUNTY
S. WILLIAM CADDELL, CLERK/REGISTER OF DEEDS

**FIRST AMENDMENT TO THE
MASTER DEED OF COVES OF NORTHVILLE**

THIS FIRST AMENDMENT TO THE MASTER DEED is made and executed this 11th day of August, 2000 by Coves of Northville Condominium Association, a Michigan nonprofit corporation (the "Association"), whose address is 21116 Boulder Circle, Northville, Michigan 48167, in pursuance of the provisions of the Michigan Condominium Act, being Act 59 of the Public Acts of 1978, as amended (the "Act").

The Association is the nonprofit corporation organized under Michigan law of which all Co-owners of Coves of Northville are members and which administers, operates, manages and maintains the Coves of Northville condominiums pursuant to the Master Deed recorded with the Condominium Bylaws and the Condominium Subdivision Plan in the Office of the Oakland County Register of Deeds at Liber 9469, Pages 669 through 735 and known as Oakland County Subdivision Plan No. 456.

The Association, pursuant to Article VII of the Master Deed, hereby amends the Master Deed by amending the Condominium Bylaws, attached as Exhibit A to the Master Deed, as follows.

1. The first sentence in Section 1 of Article I of the Condominium Bylaws of the Corporation is amended by deleting the reference therein to "Sherwood Creek" and replacing it with "Coves of Northville" and with the balance of such sentence and Section 1 remaining the same.

2. Section 3 of Article II of the Condominium Bylaws is amended by deleting its presently existing second sentence and replacing that sentence with the following new sentence.

Subsequent Annual Meetings of members of the Association shall be held on the first Monday of May each succeeding year after the First

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Annual Meeting or upon such other day during the month of May and at such time and place as the Board of Directors may determine.

3. Section 1 of Article III of the Condominium Bylaws is amended by deleting its presently existing second sentence and replacing that sentence with the following new sentence.

The Board of Directors may consist of up to five (5) persons, all of whom shall be Co-owners or spouses of Co-owners, or in the case of partnership Co-owners, shall be members or employees of such partnership, or in the case of corporate Owners, shall be officers, shareholders or employees of such corporation, or in the case of fiduciary Owners, shall be the fiduciaries, officers or employees of such fiduciaries.

4. The reference in the last sentence in Section 5 of Article III of the Condominium Bylaws to "at least three (3)" is replaced by inserting instead "a majority" so that the sentence, in full, reads as follows.

Special meetings of the Board of Directors shall be called by the President or Secretary in like manner and with like notice upon the written request of a majority of the Board of Directors.

5. Article III of the Condominium Bylaws is amended by adding the following new Section 10.

Section 10. Resignation. Vacancies occurring in the Board of Directors may be filled by the affirmative vote of a majority of the remaining Directors though less than a quorum of the Board. A directorship to be filled because of a vacancy may be filled by the Board for a term of office continuing only until the next election of Directors by the Members.

6. Section 1 of Article IV of the Condominium Bylaws is amended by deleting it and replacing it with the following new Section 1.

Section 1. Designation. The Officers of the Association shall consist of a President, Secretary, and Treasurer each of whom shall be elected by the Board of Directors. All Officers must be members of the Board of Directors.

7. Article V of the Condominium Bylaws is amended by deleting it in its entirety and replacing it with the following new Article V.

Every director and every officer of the Association shall be indemnified by the Association against all expenses and liabilities, including actual and reasonable counsel fees and amounts paid in settlement, incurred by, or imposed upon him or her in connection with any threatened, pending, or completed action, suit, or proceeding, whether civil, criminal, administrative, or investigative and whether formal or informal, including actions by or in the right of the Association, to which he may be a party or in which he may become involved by reason of his being or having been a director or officer of the Association, whether or not he is a director or officer at the time such expenses are incurred, except as otherwise prohibited by law; 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 Association (with the director seeking reimbursement abstaining) approve 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 the payment of any indemnification that it has approved, the Board of Directors shall notify all Co-owners thereof. Further, the Board of Directors is authorized to carry any officers' and directors' liability insurance covering acts of the officers and directors of the Association in such amounts as it may deem appropriate.

Upon the recording of this Amendment in the office of the Oakland County Register of Deeds, the First Amendment to the Master Deed shall hereby be so amended.

In all respects, other than as hereinabove indicated, the Master Deed including the Bylaws and the Condominium Subdivision Plan recorded as aforesaid is hereby ratified, confirmed and redeclared.

Dated ^{August} ~~September~~ 11, 2000

WITNESSES:

**COVES OF NORTHVILLE
CONDOMINIUM ASSOCIATION,**
a Michigan nonprofit corporation

Cynthia A. Diamond
Cynthia A. DIAMOND

By: Edith Miller
Edith Miller, President

Cynthia F. Clifton
Cynthia F. Clifton

STATE OF MICHIGAN)
) ss.
COUNTY OF OAKLAND)

On this 15th day of August, 2000, the foregoing First Amendment to the Master Deed was acknowledged before me by Edith Miller, President of Coves of Northville Condominium Association, a Michigan nonprofit corporation, on behalf of such corporation.

Gail E. Newman

Notary Public
Oakland County, Michigan
My Commission Expires: 2-16-2001

GAIL E. NEWMAN
NOTARY PUBLIC - OAKLAND COUNTY, MI
MY COMMISSION EXPIRES 02/16/2001

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

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