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Bernard J. Youngblood
Wayne County Register of Deeds
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07/02/2018 03:25 PM MDA Total Pages: 3



EXAMINED AND APPROVED
DATE JUL 02 2018
BY SKK N/C
AMY L. MILLER-VANDAWAKER
PLAT ENGINEER

SIXTH AMENDMENT TO MASTER DEED OF THE MEADOWS CONDOMINIUM

This Sixth Amendment to Master Deed of The Meadows Condominium Amendment is made and executed on this 29th day of June, 2018, by The Meadows Condominium Association of Plymouth, Michigan, a Michigan nonprofit corporation, whose address is c/o Select Community Management, LLC, 4045 Stone School Rd., Ann Arbor, MI 48108.

WHEREAS, The Meadows Condominium was established as a residential condominium project in the City of Plymouth, County of Wayne, State of Michigan, and designated as Wayne County Condominium Subdivision Plan No. 228, by the recording of a Master Deed on November 4, 1987, in Liber 23496, Pages 369 through 447, Wayne County Records, as amended by the First Amendment to Master Deed recorded on November 27, 1989, in Liber 24437, Page 675 through 679, Wayne County Records, as amended by the First Amendment to Master Deed (duplicate title but different amendments) recorded on April 24, 1997, in Liber 29570, Pages 1513 through 1515, Wayne County Records, as amended by the Second Amendment to Master Deed recorded on July 30, 1997, in Liber 29642, Pages 48 through 51, Wayne County Records, as amended by the Third Amendment to Master Deed recorded on June 3, 1999, in Liber 30222, Pages 5806 through 5809, Wayne County Records, as amended by the Fourth Amendment to Master Deed recorded on March 12, 2003, in Liber 37590, Pages 322 through 325, Wayne County Records, as amended by the Fifth Amendment to Master Deed recorded on May 16, 2014, in Liber 51540, Page 579 through 582, Wayne County Records;

WHEREAS, The Meadows Condominium is administered by The Meadows Condominium Association of Plymouth, Michigan, the Michigan non-profit corporation designated to administer the affairs of the condominium project pursuant to said Master Deed as well as the Michigan Condominium Act (being Act 59 of the Public Acts of 1978, as amended, hereinafter referred to as the "Act"); and,

WHEREAS, amendments to Article VI, Section 4 and a new Article VI, Section 14 of the Condominium Bylaws ("Exhibit A" to the Master Deed) were duly proposed, adopted and approved by the requisite majority of the co-owners on February 19, 2018, in accordance with MCL 559.190 of the Act, for the purpose of generally updating same; and,

NOW, THEREFORE, the following Sections of Article VI of the Condominium Bylaws are hereby amended or added as follows:

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WAYNE COUNTY TREASURER
07/02/18 N/C

The first two sentences of Article VI, Section 4 of the Bylaws are hereby amended so that the entirety of Section 4 now reads as follows:

Section 4. ACTIVITIES. A Co-owner, tenant, guest, licensee, invitee or other non-Co-owner occupant may not engage in any activity in a Unit or upon the Common Elements, Limited or General, that is illegal under federal, state or local law, or under any government regulation, rule or ordinance of any kind. No immoral, improper, or offensive activity shall occur in or on the Common Elements, Limited or General, or within any Unit at any time, nor shall anything be done which may be or become an annoyance or a nuisance to the Co-owners of the Condominium. No unreasonably noisy activity shall occur in or on the Common Elements or in any Unit at any time and disputes among Co-owners, arising as a result of this provision which cannot be amicably resolved, shall be arbitrated by the Association. No Co-owner shall do or permit anything to be done or keep or permit to be kept in his 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. Activities which are deemed offensive and are expressly prohibited include, but are not limited to, the following: Any activity involving the use of firearms, air rifles, pellet guns, B-B guns, bows and arrows, or other similar dangerous weapons, projectiles or devices. Additionally, estate, garage, yard and similar types of sales activities are strictly prohibited.

Article VI, Section 14 of the Condominium Bylaws is hereby amended and restated in its entirety to read as follows (the below Section 14 will completely replace the prior version of Section 14 regarding "Reserved Rights of Developer," which is hereby deleted in its entirety) :

Section 14. NO SMOKING IN CONDOMINIUM. For the safety of the property and for the health, safety, and security of all Co-owners and occupants of the Condominium, no smoking of cigarettes, pipes, cigars, or any other tobacco product, electronic cigarettes, personal vapor devices or electronic nicotine delivery devices, marijuana, or any illegal substance shall be permitted anywhere in the Condominium, including in a Unit, or in or upon any Common Element areas, Limited or General, including (but not limited to) a Co-owner's balcony or gazebo. "Smoking" shall include the inhaling, exhaling, burning or carrying of any such lighted or heated prohibited product or substance within the Condominium. The growing, keeping, sale or furnishing of marijuana or any other controlled substance on the Condominium Premises, including within any Unit or on any Common Elements, Limited or General, is prohibited. Each Co-owner is responsible for the compliance with this provision by the Co-owner and their family members, guests, tenants, land contract purchasers, occupants, guests, licensees and invitees.

Notwithstanding the foregoing prohibitions, the Board of Directors may adopt rules and regulations to designate (or to remove from designation) an outdoor area(s) of the General Common Elements and times of day where the smoking of cigarettes and other tobacco products may be permitted, provided that second-hand smoke from the designated area(s) does not in any event drift into any indoor areas or into an Owner's Limited Common Element in such a manner as to cause a nuisance or annoyance to another Co-owner.

The Board of Directors is specifically authorized to adopt, amend and revoke such rules and regulations as it finds reasonable and/or necessary for enforcing the provisions of this Section 14.

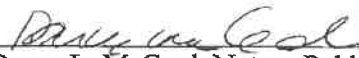
In all other respects, the Condominium Bylaws are hereby ratified, re-declared and affirmed.

THE MEADOWS CONDOMINIUM ASSOCIATION OF
PLYMOUTH, MICHIGAN

By: 
CONNIE BLACHUT, President

STATE OF MICHIGAN)
) ss.
COUNTY OF WAYNE).

The foregoing Sixth Amendment to the Master Deed of The Meadows Condominium was acknowledged before me, a notary public on the 29th day of June, 2018, by Connie Blackhut, known to me to be the President of The Meadows Condominium Association of Plymouth, Michigan, a Michigan non-profit corporation, who acknowledged and certified that the foregoing amendment was duly approved by the affirmative votes of the co-owners of the Association, and that she has executed this Sixth Amendment to the Master Deed as her own free act and deed on behalf of the Association.


Darcy L. McCool, Notary Public
Wayne County, Michigan
My commission expires: 03/19/2013
Acting in the County of Wayne

DRAFTED BY AND WHEN
RECORDED RETURN TO:

GREGORY J. FIORITTO (P61893), OF
ZELMANSKI, DANNER, & FIORITTO, PLLC
44670 ANN ARBOR RD., STE. 170
PLYMOUTH, MI 48170

remaining board members will consider any matters raised in the written request for reconsideration at its next regularly scheduled meeting and take whatever action it deems appropriate.

In all other respects, other than as hereinabove indicated, the Master Deed of The Meadows Condominium and Condominium Bylaws (Exhibit A to the Master Deed) recorded as aforesaid are hereby ratified, confirmed and redeclared.

THE MEADOWS CONDOMINIUM ASSOCIATION
OF PLYMOUTH, MICHIGAN, a Michigan non-profit corporation

Executed: May 6, 2014

By: Thomas E Knight
Thomas Knight, President

STATE OF MICHIGAN)
) ss.
COUNTY OF WAYNE)

The foregoing Fifth Amendment to the Master Deed of ²⁰¹⁴THE MEADOWS CONDOMINIUM was acknowledged before me, a notary public, on the 6th day of May, ~~2013~~ ²⁰¹⁴ by Thomas ^EKnight, known to me to be the President of The Meadows Condominium Association of Plymouth, Michigan, a Michigan non-profit corporation, who acknowledged and certified that the foregoing amendment was duly approved by affirmative vote of the co-owners of the Association and the first mortgagees of record and that he has executed this Fifth Amendment to Master Deed as his own free act and deed on behalf of the Association.

Deborah Lynn Miars
Notary Public
State of Michigan, County of Washtenaw
My commission expires: 12/20/2016
Acting in the County of Wayne

DRAFTED BY AND WHEN RECORDED
RETURN TO:
CATHERINE E. MILLS (P 71449)
ZELMANSKI, DANNER & FIORITTO, PLLC
44670 ANN ARBOR RD., STE. 170
PLYMOUTH, MI 48170

DEBORAH LYNN MIARS
NOTARY PUBLIC - STATE OF MICHIGAN
COUNTY OF WASHTENAW
MY COMMISSION EXPIRES ON 12-20-2016
ACTING IN THE COUNTY OF
WASHTENAW