



20130301-0022848

Mary Hollinrake P:2/4 12:22PM
Kent Cnty MI Rgstr 03/01/2013 SEAL

FOURTH AMENDMENT TO MASTER DEED OF

Northwood Hills

(Act 59, Public Acts of 1978)
as amended

THIS FIRST AMENDMENT TO MASTER DEED is made this 20th day of February, 2013, by Northwood Hills Condominium Association, a Michigan non-profit corporation that acts as the association of co-owners of Northwood Hills (the "Association"), whose address is 3417 Devonwood Hills, NE, Grand Rapids, MI 49525, as represented herein, by Patricia Brase, its President and Judith Hahn, its Secretary, who are fully empowered and qualified to act on behalf of the corporation.

WHEREAS, Northwood Hills is a residential condominium project (the "Project") established by Master Deed recorded July 2, 1999, with the Kent County Register of Deeds as Instrument No. 19990702-0092572; as amended by First Amendment to Master Deed recorded September 8, 1999, as Instrument No. 19990908-0131039, Kent County Records, as amended by Second Amendment to Master Deed recorded December 4, 2003 as Instrument No. 20031204-0242473, Kent County Records, as amended by Third Amendment to Master Deed recorded July 27, 2012, as Instrument No. 20120702-70069594, Kent County Records, and designated as Kent County Condominium Subdivision Plan No. 487; and

WHEREAS, the Board of Directors proposed and the members of the Association approved certain changes to the Condominium Bylaws by more than a two thirds vote at the annual meeting of members held October 29, 2012.

WHEREAS, the Association desires to implement the changes by amending the Master Deed of Northwood Hills to add Section 16 and 17 to Article VI of the Condominium Bylaws.

NOW THEREFORE, the Association does hereby amend the Master Deed as follows:

1. Article VI, Section 16, is hereby added to the Condominium Bylaws of Northwood Hills to read as follows:

Sex Offender Prohibition. Any individual who is registered and/or required to be registered as a sex offender pursuant to the Michigan Sex Offender Registration Act, MCL 28.723, et. seq., as amended, is prohibited from owning, occupying or leasing a unit in the Project.

2. Article VI, Section 17, is hereby added to the Condominium Bylaws of Northwood Hills to read as follows:

2013 FEB 28 AM 10:00

A/m



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FOURTH AMENDMENT TO MASTER DEED OF

Northwood Hills


(Act 59, Public Acts of 1978)
as amended

Kent County Condominium Subdivision Plan No.487

- (1) Fourth Amendment to Master Deed of Northwood Hills
- (2) Exhibit A to Amended Master Deed: Affidavit of Mailing as to Notices required by Section 90(5).

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

Drafted by and after
Recording Return to:

 David W. Charron
CH Law, P.C.
4949 Plainfield Avenue, NE
Grand Rapids, MI 49525
(616) 363-0300



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Prohibition Against Marijuana. The acquisition, possession, cultivation, manufacture, use, internal possession, delivery, transfer, or transportation of marijuana or paraphernalia relating to the administration of marijuana is prohibited within the Project. "Marijuana" includes that term as defined in Section 7106(3) of the Michigan Public Health Code, 1978 PA 368, MCL 333.7106(3), or any successor provision.

3. Continuing Effect. Except as amended herein, the provisions of the Master Deed of Northwood Hills, recorded in the Office of the Register of Deeds for Kent County, Michigan, as Condominium Subdivision Plan No. 487, as amended by the First, Second and Third Amendments to Master Deed, are hereby ratified and confirmed.

IN WITNESS WHEREOF, the Association has duly executed this Fourth Amendment to Master Deed on the day and year above described.

NORTHWOOD HILLS
CONDOMINIUM ASSOCIATION, a
Michigan non-profit corporation

By Patricia Brase
Patricia Brase
Its: President

And by: Judith Hahn
Judith Hahn
Its: Secretary

STATE OF MICHIGAN)
) ss.
COUNTY OF KENT)

The foregoing instrument was acknowledged before me this 20th day of February, 2013, by Patricia Brase and Judith Hahn, President and Secretary, respectively of Northwood Hills Condominium Association, a Michigan non-profit corporation, on behalf of the corporation.

David L. Offringa
Notary Public, Kent County, MI
My Commission Expires:
Acting in Kent County, MI

DAVID L. OFFRINGA
Notary Public, State of Michigan
County of Kent
My Commission Expires Dec. 09, 2016
Acting in the County of 8-9-2016

EXHIBIT A TO AMENDED MASTER DEED

AFFIDAVIT OF MAILING

STATE OF MICHIGAN)
) ss
COUNTY OF KENT)

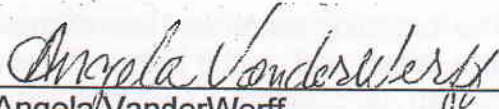


Angela VanderWerff, being duly sworn, deposes and says that:

1. She is employed by the law firm of CH Law, P.C., and acts as secretary to David W. Charron, attorney for Northwood Hills Condominium Association, the associations of co-owners of Northwood Hills, residential condominium project.


2. On February 15, 2013, notices were sent to all co-owners of record in Northwood Hills condominium project of the Association's intent to record a Fourth Amendment to Master Deed, along with a copy of the recorded Third Amendment to Master Deed of Northwood Hills which was recorded with the Kent County Register of Deeds at Instrument No. 20120727-0069594, as required by Section 90(5) of the Michigan Condominium Act, pursuant to a list of owners supplied by the Association of the project. Such notices were sent by first class mail, postage fully prepaid.

Further deponent saith not.



Angela VanderWerff

Subscribed and sworn to before me this 20th day of February, 2013.



David W. Charron, Notary Public
In and for Kent County, Michigan
My Commission Expires: 5/17/18

RESOLUTION OF THE BOARD OF DIRECTORS

Whereas, the Association is charged with the duty of purchasing and maintaining certain insurance concerning the Common Elements and certain non-Common Element items as per the provisions of The Condominium Bylaws, recorded as Exhibit B to the Master Deed in Kent County records in its capacity as the entity designated to administer the affairs of the Northwood Hills Condominiums in said Master Deed and as provide in the Condominium Act (MCL 559.101 et seq.); and,

Whereas, the Association's insurance duties as set forth in said Condominium Bylaws do not oblige the association to purchase coverage for certain Co-owner installed improvements, additions and betterments and the Association's insurance carrier has requested that the Association purchase broader coverage so as to include such items; and

Whereas, the Board of Directors has the discretionary authority to purchase insurance coverage concerning such items and has concluded that it would be in the best interests of the Association and its Co-owners to do so;

NOW THEREFORE, IT IS HEREBY RESOLVED:

That the Association shall purchase and maintain, to the extent reasonably obtainable and permitted by applicable law, master policies of insurance providing fire and extended perils coverage's and all-risk coverage's insuring the Condominium Project and its Common Elements, including without limitation, the Common Elements (General and Limited) and all equipment, fixtures, trim betterments, improvements and additions thereto, including without limitation all heating and cooling equipment and other service machinery, apparatus, equipment and installations comprised in the Common Elements and facilities, and also all such portions normally deemed to constitute part of the buildings and customarily covered by such insurance, regardless of ownership, in an amount equal to not less than 100% of their full replacement costs, exclusive of foundations, land and other items customarily excluded there from without deduction for depreciation but subject to such reasonable deductible as the Board may from time to time deem appropriate which shall include, if reasonably available, so-called Agreed Amount, Inflation Guard, Construction Code, and Replacement Cost Endorsements.

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The undersigned Board Member of Northwood Hills Condominium Association does hereby attest and affirm that the foregoing Resolution was duly adopted by majority vote of the directors at a special meeting on _____.

Dated:

x _____
Secretary