

100076632
JUN 18 2004

Li-40786 Pa-24
204240498 6/18/2004
Bernard J. Youngblood
Wayne Co. Register of Deeds

EXAMINED AND APPROVED
DATE JUN 18 2004

BY NCAP
DANIEL P. LANE N/C
PLAT ENGINEER

FIRST AMENDMENT TO CONSOLIDATING MASTER DEED AND
OF
EMERALD POINTE CONDOMINIUM

WHEREAS, Emerald Pointe was established as a residential condominium project in the City of Westland, County of Wayne, State of Michigan, by the recording of a Consolidating Master Deed in Liber 27495, Page 385 et seq., Wayne County Records and was designated as Wayne County Condominium Subdivision Plan No. 223; and,

WHEREAS, Emerald Pointe is administered by Emerald Pointe Condominium Association, the Michigan non-profit corporation designated to administer the affairs of the project pursuant to said Consolidating Master Deed; and,

WHEREAS, amendments to the Condominium Bylaws (Exhibit A to the Consolidating Master Deed) for the purpose of generally updating same and the Consolidating Master Deed, Article IV, Section C 2 were duly proposed, adopted and approved by the requisite majority of the co-owners and mortgagees.

NOW, THEREFORE, Consolidating Master Deed, Article IV, Section C 2 is hereby amended to read as follows:

2. Each Co-owner shall be responsible for the maintenance, repair, replacement and periodic painting (if applicable) of:
 - a) all doors including thresholds and weather stripping provided however, that the Association shall be responsible for door jam replacements.
 - b) all sub-flooring.
 - c) garage doors, panels, hardware, tracks, springs, openers, light bulbs and concrete floors.
 - d) all sewer backups unless determined by the Association to be attributable to tree roots.
 - e) all wood siding.
 - f) Interior wall separators.

NOW, THEREFORE, the attached Amended and Restated Bylaws (Exhibit A to the Consolidating Master Deed) supersede and replace the Condominium Bylaws that were attached as Exhibit A to the Consolidating Master Deed and any amendments to that document adopted prior to the date of this amendment.

In all other respects, other than as hereinabove indicated, the Consolidating Master Deed of Emerald Pointe Condominium recorded as aforesaid is hereby ratified, confirmed and redeclared.

EMERALD POINTE CONDOMINIUM ASSOCIATION

BY: Joan Kurash
Joan Kurash, President

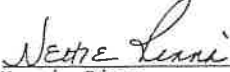
WAYNE COUNTY TREASURER
6-18-04

MNA 17 (nr) 2005 S(A)

STATE OF MICHIGAN)
) ss.
COUNTY OF WAYNE)

Li-40786 Pa-25

The foregoing First Amendment to Consolidating Master Deed of Emerald Pointe Condominium Association was acknowledged before me, a notary public on the 17th day of June, 2004, by Joan Kurash, known to me to be the President of Emerald Pointe Condominium Association, 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 that she has executed this First Amendment to Consolidating Master Deed as her own free act and deed on behalf of the Association.



Nettie Rinna, Notary Public
State of Michigan, Count of Wayne
My commission expires: 9/23/06
Acting in the County of Wayne

DRAFTED BY AND WHEN RECORDED
RETURN TO:
D. DOUGLAS ALEXANDER (P29010)
ALEXANDER, ZELMANSKI & LEE, PLLC
217 W. ANN ARBOR RD., STE. 212
PLYMOUTH, MI 48170

PL OF DEED 240
2005-08-08

RECORDED

BERNARD J. YOUNGBLOOD - REGISTER OF DEEDS
WAYNE COUNTY, MI

Li-43089 Pa-38
205322688 8/08/2005
Bernard J. Youngblood
Wayne Co. Register of Deeds

AUG 08 2005

\$6.00 REMUNERATION

\$90.00 DEED

SECOND AMENDMENT TO CONSOLIDATING MASTER DEED
OF
EMERALD POINTE CONDOMINIUM

WHEREAS, Emerald Pointe was established as a residential condominium project in the City of Westland, County of Wayne, State of Michigan, by the recording of a Consolidating Master Deed in Liber 27495, Page 385 et seq., Wayne County Records and was designated as Wayne County Condominium Subdivision Plan No. 223; and,

WHEREAS a First Amendment to Consolidating Master Deed was recorded on June 18, 2004 in Liber 40786 Pages 24-25, Wayne County Records; and,

WHEREAS, Emerald Pointe is administered by Emerald Pointe Condominium Association, the Michigan non-profit corporation designated to administer the affairs of the project pursuant to said Consolidating Master Deed; and,

WHEREAS, amendments to the Condominium Bylaws (Exhibit A to the Consolidating Master Deed) for the purpose of generally updating same were duly proposed, adopted and approved by the requisite majority of the co-owners and mortgagees and inadvertently not attached to the First Amendment to the Consolidating Master Deed when it was recorded on June 18, 2004;

NOW, THEREFORE, the attached Amended and Restated Bylaws (Exhibit A to the Consolidating Master Deed) supersede and replace the Condominium Bylaws that were attached as Exhibit A to the Consolidating Master Deed and any amendments to that document adopted prior to the date of this amendment.

In all other respects, other than as hereinabove indicated, the Consolidating Master Deed of Emerald Pointe Condominium recorded as aforesaid is hereby ratified, confirmed and re-declared.

EMERALD POINTE CONDOMINIUM ASSOCIATION

BY: *Jim Krebs*
Jim Krebs, President

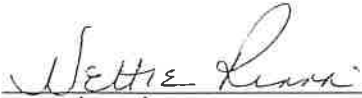
EXAMINED AND APPROVED
DATE 09/08/2005
BY alm N/C
NORMAN C. DUPIUE
PLAT ENGINEER
WAYNE COUNTY TREASURER
8-8-05 D.M. Baker

MDA 90.60 280 A 0

11211211

STATE OF MICHIGAN)
) ss.
 COUNTY OF WAYNE)

The foregoing Second Amendment to Consolidating Master Deed of Emerald Pointe Condominium Association was acknowledged before me, a notary public on the 4th day of August, 2005, by Jim Krebs, known to me to be the President of Emerald Pointe Condominium Association, a Michigan non-profit corporation, who acknowledged and certified that the foregoing amendment was duly approved by affirmative vote of the co-owners and mortgagees of the Association and that he has executed this Second Amendment to Consolidating Master Deed as his own free act and deed on behalf of the Association.



 Nettie Rinna, Notary Public
 State of Michigan, Count of Wayne
 My commission expires: 9/23/06
 Acting in the County of Wayne

DRAFTED BY AND WHEN RECORDED
 RETURN TO:
 D. DOUGLAS ALEXANDER (P29010)
 ALEXANDER, ZELMANSKI & LEE, PLLC
 44670 ANN ARBOR RD., STE. 170
 PLYMOUTH, MI 48170

2005-11-17

2010 AUG -4 PM 3:22

Bernard J. Youngblood
Wayne County Register of Deeds

August 04, 2010 03:59 PM

Liber 48676 Page 518-519

#2010290577 MDA FEE: \$18.00



2010 AUG -4 PM 3:59

**THIRD AMENDMENT TO CONSOLIDATING MASTER DEED
OF
EMERALD POINTE CONDOMINIUM**

WHEREAS, Emerald Pointe was established as a residential condominium project in the City of Westland, County of Wayne, State of Michigan, by the recording of a Consolidating Master Deed in Liber 27495, Page 385 et seq., Wayne County Records and was designated as Wayne County Condominium Subdivision Plan No. 223; and,

WHEREAS a First Amendment to Consolidating Master Deed was recorded on June 18, 2004 in Liber 40786 Pages 24-25, Wayne County Records; and,

WHEREAS a Second Amendment to Consolidating Master Deed was recorded on August 8, 2005, in Liber 43089 Pages 38-65, Wayne County Records; and,

WHEREAS, Emerald Pointe is administered by Emerald Pointe Condominium Association, the Michigan non-profit corporation designated to administer the affairs of the project pursuant to said Consolidating Master Deed; and,

WHEREAS, amendments to the Condominium Bylaws (Exhibit A to the Master Deed) for the purpose of amending the provisions listed below were duly proposed, adopted and approved by the requisite majority of the co-owners and mortgagees in accordance with the requirements of MCL 559.190 and MCL 559.190a;

NOW, THEREFORE, the Condominium Bylaws, Article VI, Section 1 is hereby amended to read as follows:

Section 1. Residential Use. No unit in the condominium shall be used for other than single-family residence purposes (except that persons not of the same immediate family residing together may occupy a unit with written consent of the Board of Directors which consent shall not be unreasonably withheld, and the common elements shall be used only for purposes consistent with the use of single-family residences. A family shall mean one person or a group of two or more persons related by bonds of consanguinity, marriage, or legal adoption.

and Article VI, Section 15 is added/amended as follows:

Section 15. Housing for Older Persons. Emerald Pointe Condominium is hereby declared to be an adult living community in compliance with the Fair Housing Amendments Act of 1988. A minimum of eighty percent (80%) of all units must be permanently occupied by at least one person over 55 years of age. For the purpose of this section, "permanently occupied" shall mean the physical residence or occupancy of a unit for a cumulative total of more than 6 months or 180 days in any calendar year.

EXAMINED AND APPROVED

DATE: AUG 04 2010

BY: Norm N/C

NORMAN C. DUPUIE
PLAT ENGINEER

WAYNE COUNTY TREASURER
N/C M/D

In all other respects, other than as hereinabove indicated, the Consolidating Master Deed of Emerald Pointe Condominium recorded as aforesaid is hereby ratified, confirmed and re-declared.

EMERALD PONTE CONDOMINIUM ASSOCIATION

BY: William Funke
William Funke, President

STATE OF MICHIGAN)
) ss.
COUNTY OF WAYNE)

The foregoing Third Amendment to Consolidating Master Deed of Emerald Pointe Condominium Association was acknowledged before me, a notary public on the 26th day of July, 2010, by William Funke, known to me to be the President of Emerald Pointe Condominium Association, a Michigan non-profit corporation, who acknowledged and certified that the foregoing amendment was duly approved by affirmative vote of the co-owners and mortgagees of the Association and that he has executed this Third Amendment to Consolidating Master Deed as his own free act and deed on behalf of the Association.

Kathleen D. Koran
Kathleen D. Koran Notary Public
State of Michigan, Count of Wayne
My commission expires: 8/20/2011
Acting in the County of Wayne

DRAFTED BY AND WHEN RECORDED
RETURN TO:
PAUL C. SCHULTZ (P71312)
ALEXANDER, ZELMANSKI, DANNER & FIORITTO, PLLC
44670 ANN ARBOR RD., STE. 170
PLYMOUTH, MI 48170

2010 AUG -4 PM 3:59

Bernard J. Youngblood
Wayne County Register of Deeds
August 04, 2010 03:59 PM
Liber 48676 Page 518-519
#2010290577 MDR FEE: \$18.00



2010 AUG -4 PM 3:59

**THIRD AMENDMENT TO CONSOLIDATING MASTER DEED
OF
EMERALD POINTE CONDOMINIUM**

WHEREAS, Emerald Pointe was established as a residential condominium project in the City of Westland, County of Wayne, State of Michigan, by the recording of a Consolidating Master Deed in Liber 27495, Page 385 et seq., Wayne County Records and was designated as Wayne County Condominium Subdivision Plan No. 223; and,

WHEREAS a First Amendment to Consolidating Master Deed was recorded on June 18, 2004 in Liber 40786 Pages 24-25, Wayne County Records; and,

WHEREAS a Second Amendment to Consolidating Master Deed was recorded on August 8, 2005, in Liber 43089 Pages 38-65, Wayne County Records; and,

WHEREAS, Emerald Pointe is administered by Emerald Pointe Condominium Association, the Michigan non-profit corporation designated to administer the affairs of the project pursuant to said Consolidating Master Deed; and,

WHEREAS, amendments to the Condominium Bylaws (Exhibit A to the Master Deed) for the purpose of amending the provisions listed below were duly proposed, adopted and approved by the requisite majority of the co-owners and mortgagees in accordance with the requirements of MCL 559.190 and MCL 559.190a;

NOW, THEREFORE, the Condominium Bylaws, Article VI, Section 1 is hereby amended to read as follows:

Section 1. Residential Use. No unit in the condominium shall be used for other than single-family residence purposes (except that persons not of the same immediate family residing together may occupy a unit with written consent of the Board of Directors which consent shall not be unreasonably withheld, and the common elements shall be used only for purposes consistent with the use of single-family residences. A family shall mean one person or a group of two or more persons related by bonds of consanguinity, marriage, or legal adoption.

and Article VI, Section 15 is added/amended as follows:

Section 15. Housing for Older Persons. Emerald Pointe Condominium is hereby declared to be an adult living community in compliance with the Fair Housing Amendments Act of 1988. A minimum of eighty percent (80%) of all units must be permanently occupied by at least one person over 55 years of age. For the purpose of this section, "permanently occupied" shall mean the physical residence or occupancy of a unit for a cumulative total of more than 6 months or 180 days in any calendar year.

EXAMINED AND APPROVED

DATE: AUG 04 2010

BY: atom N/C

NORMAN C. DUPUIE
PLAT ENGINEER

WAYNE COUNTY TREASURER
N/C M/S

In all other respects, other than as hereinabove indicated, the Consolidating Master Deed of Emerald Pointe Condominium recorded as aforesaid is hereby ratified, confirmed and re-declared.

EMERALD POINTE CONDOMINIUM ASSOCIATION

BY: William Funke
William Funke, President

STATE OF MICHIGAN)
) ss.
COUNTY OF WAYNE)

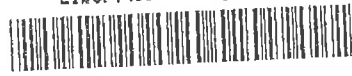
The foregoing Third Amendment to Consolidating Master Deed of Emerald Pointe Condominium Association was acknowledged before me, a notary public on the 26th day of July, 2010, by William Funke, known to me to be the President of Emerald Pointe Condominium Association, a Michigan non-profit corporation, who acknowledged and certified that the foregoing amendment was duly approved by affirmative vote of the co-owners and mortgagees of the Association and that he has executed this Third Amendment to Consolidating Master Deed as his own free act and deed on behalf of the Association.

Kathleen D. Koran
Kathleen D. Koran Notary Public
State of Michigan, Count of Wayne
My commission expires: 8/25/2011
Acting in the County of Wayne

DRAFTED BY AND WHEN RECORDED
RETURN TO:
PAUL C. SCHULTZ (P71312)
ALEXANDER, ZELMANSKI, DANNER & FIORITTO, PLLC
44670 ANN ARBOR RD., STE. 170
PLYMOUTH, MI 48170

2012 JUN 19 PM 3:41

Bernard J. Youngblood
Wayne County Register of Deeds
June 19, 2012 03:41 PM
Inst:2012264589 AMD Pages:2
Liber:49904 Page:968



**FOURTH AMENDMENT TO CONSOLIDATING MASTER DEED
OF
EMERALD POINTE CONDOMINIUM**

WHEREAS, Emerald Pointe was established as a residential condominium project in the City of Westland, County of Wayne, State of Michigan, by the recording of a Consolidating Master Deed in Liber 27495, Page 385 et seq., Wayne County Records and was designated as Wayne County Condominium Subdivision Plan No. 223; and,

WHEREAS a First Amendment to Consolidating Master Deed was recorded on June 18, 2004 in Liber 40786 Pages 24-25, Wayne County Records; and,

WHEREAS a Second Amendment to Consolidating Master Deed was recorded on August 8, 2005, in Liber 43089 Pages 38-65, Wayne County Records; and,

WHEREAS a Third Amendment to Consolidating Master Deed was recorded on August 4, 2010, in Liber 48676 Pages 518-519, Wayne County Records; and,

WHEREAS, amendments to the Consolidating Master Deed, Article IV, Section C 2 were duly proposed, adopted and approved by the requisite majority of the co-owners.

NOW, THEREFORE, Consolidating Master Deed, Article IV, Section C 2 is hereby amended to read as follows:

2. Each Co-owner shall be responsible for the maintenance, repair, replacement and periodic painting (if applicable) of garage doors, panels, hardware, tracks, springs, openers, light bulbs and concrete floors. The Association shall be responsible for the maintenance, repair, replacement and periodic painting (if applicable) of all doors including thresholds, weather stripping, door jamb replacements, all sub-flooring, all sewer backups, all wood siding and all interior wall separators.

In all other respects, other than as hereinabove indicated, the Consolidating Master Deed of Emerald Pointe Condominium recorded as aforesaid is hereby ratified, confirmed and redeclared.

EXAMINED AND APPROVED

DATE JUN 19 2012

BY alm N/C

NORMAN C. DUPUIE
PLAT ENGINEER

WAYNE COUNTY TREASURER
06-19-12

EMERALD POINTE CONDOMINIUM ASSOCIATION

Executed: June 14, 2012

By: Robert Kenyon
Robert Kenyon, President

STATE OF MICHIGAN)
) ss.
COUNTY OF WAYNE)

The foregoing Fourth Amendment to Consolidating Master Deed of Emerald Pointe Condominium Association was acknowledged before me, a notary public on the 14th day of JUNE, 2012, by Robert Kenyon, known to me to be the President of Emerald Pointe Condominium Association, 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 that he has executed this Fourth Amendment to Consolidating Master Deed as his own free act and deed on behalf of the Association.

Helene E. Haratsaris
HELENE E. HARATSARIS, Notary Public
State of Michigan, Count of ~~Wayne~~ OAKLAND
My commission expires: 2.24.2013
Acting in the County of Wayne

DRAFTED BY AND WHEN RECORDED
RETURN TO:
D. DOUGLAS ALEXANDER (P29010)
ALEXANDER, ZELMANSKI, DANNER & FIORITTO, PLLC
44670 ANN ARBOR ROAD, SUITE. 170
PLYMOUTH, MI 48170

HELENE E. HARATSARIS
Notary Public, State of Michigan
County of Oakland
My Commission Expires Feb. 24, 2013
Acting in the County of WAYNE