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Bernard J. Youngblood
Wayne County Register of Deeds

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**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

