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2021R-003871
RECORDED ON
01/26/2021 09:24:19 AM
BRANDON DENBY
REGISTER OF DEEDS
LIVINGSTON COUNTY, MI 48843
RECORDING: 26.00
REMON: 4.00
PAGES: 9

**SECOND AMENDMENT TO THE MASTER DEED OF
HUNTERS RIDGE AT HARTLAND**

This Second Amendment to the Master Deed of Hunters Ridge at Hartland (“Amendment”) is made and executed this 22nd day of January, 2021, by MJC Fox Ridge LLC, a Michigan limited liability company (the “Developer”), in accordance with the Michigan Condominium Act, being Act 59 of the Public Acts of 1978, as amended (the “Condominium Act”).

RECITALS:

A. Developer is the developer of Hunters Ridge at Hartland (the “Condominium”), a condominium project established pursuant to the Master Deed recorded as Document No. 2018R-022799, as amended by the First Amendment recorded as Document No. 2020R-037958, Livingston County Records (the “Master Deed”), and known as Livingston County Condominium Subdivision Plan No. 423. Developer desires to amend the Master Deed, pursuant to the authority granted by Section 90 of the Condominium Act (MCL §559.190) and Article XI of the Master Deed, for the purpose of correcting the Phase 2 “must be built” designations to reflect that the total number of “must be built” Units in the Condominium is forty-six, being Units 7 through 42, 79 through 84 and 91 through 94.

B. The Master Deed shall be amended upon recording with the Livingston County Register of Deeds, as required by Section 73 of the Condominium Act (MCL §559.173).

NOW THEREFORE, the following changes are made to the Master Deed:

1. Units 7 through 42, 79 through 84 and 91 through 94 are “must be built” Units and constitute Phase 2 of the Condominium.

2. Article VI, Section 3 of the Master Deed shall, upon recording of this Amendment with the Livingston County Register of Deeds, be deleted and replaced with the following new Section 3:

Section 3. Number of Units; Legal Phases. The Condominium currently consists of 94 Units numbered 1 through 94. The current legal phases for the Condominium are as follows:

26 JAN '21 AM 9:25
RCUD



Legal Phase

Phase 1

Phase 2

Units

Units 7 through 18 and 79 through 84 are "must be built"

19 through 42 and 91 through 94 are "must be built"

Subsequent Phases: Units 1 through 6, 43 through 78, and 85 through 90 may be converted to "must be built" Units and included in subsequent legal phases via the recording of amendments to this Master Deed. The consent of any Co-owner shall not be required to convert Units 1 through 6, 43 through 78, and 85 through 90 to "must be built" Units, and all the Co-owners and mortgagees of Units and persons otherwise interested or that become interested in the Condominium from time to time shall be deemed to have irrevocably and unanimously consented to such conversion of the Units to "must be built" and any amendment or amendments to this Master Deed to effectuate the conversion. All such interested persons irrevocably appoint the Developer or its successors or assigns as agents and attorney to execute such amendment or amendments and all other documents necessary to effectuate the foregoing. Further, as explained in more detail in Article X, the Condominium may contain in its entirety a maximum of 208 Units, which Units may be added in subsequent legal phases via the recording of amendments to this Master Deed.

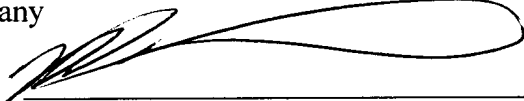
3. Upon recording of this Amendment, Sheets 1 through 6 of the attached Replat No. 2 of the Condominium Subdivision Plan shall replace and supersede original Sheets 1 through 6, which shall be of no further effect.

4. In all other respects, the Master Deed, including the Condominium Bylaws and the Condominium Subdivision Plan, as previously recorded, are ratified and confirmed.

[SIGNATURE AND ACKNOWLEDGMENT ON FOLLOWING PAGE]

The Developer has caused this Amendment to the Master Deed to be executed the day and year first above written.

MJC Fox Ridge LLC, a Michigan limited liability company

By: 

Name: Michael A. Chirco

Title: Authorized Representative

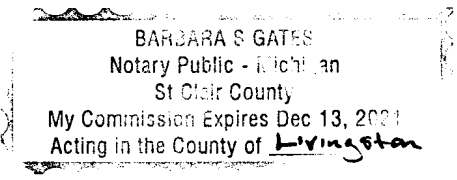
STATE OF MICHIGAN)

) SS:

S. J. B.

COUNTY OF ~~Macomb~~ *LIVINGSTON*)

The foregoing instrument was acknowledged before me this 22nd day of January, 2021 by Michael A. Chirco, an Authorized Representative of MJC Fox Ridge LLC, a Michigan limited liability company, on behalf of the company.





Barbara S. Gates, Notary Public

St. Clair County, Michigan

Acting in Livingston, Michigan

My Commission Expires: December 13, 2021

Document drafted by and when recorded return to:

✓ Stephen M. Guerra, Esq.

Makower Abbate Guerra Wegner Vollmer PLLC

30140 Orchard Lake Rd.

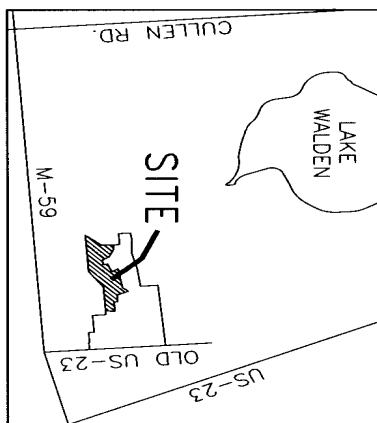
Farmington Hills, MI 48334

37755-120

REPLAT NO. 2
 LIVINGSTON COUNTY CONDOMINIUM SUBDIVISION PLAN NO. 423
 EXHIBIT B TO THE MASTER DEED
HUNTERS RIDGE AT HARTLAND
 HARTLAND TOWNSHIP, LIVINGSTON COUNTY, MICHIGAN

LEGAL DESCRIPTION:
 COMMENCING AT THE SOUTHWEST CORNER OF SECTION 21, T3N, R6E, HARTLAND TOWNSHIP, LIVINGSTON COUNTY, MICHIGAN; THENCE N02°38'53"W 1195.53 FEET ALONG THE WEST LINE OF SAID SECTION 21 FOR A PLACE OF BEGINNING; THENCE S53°19'16"W 367.60 FEET; THENCE S86°03'24"W 696.00 FEET; THENCE N37°48'05"E 308.18 FEET; THENCE N02°38'46"W 180.17 FEET; THENCE N87°21'14"E 76.75 FEET; THENCE S65°18'35"E 170.42 FEET; THENCE S30°43'46"E 115.49 FEET; THENCE N86°08'38"E 89.21 FEET; THENCE 73.24 FEET ALONG THE ARC OF A 299 FOOT RADIUS CIRCULAR CURVE TO THE LEFT, WITH A DELTA ANGLE OF 14°04'07", AND A CHORD WHICH BEARS N10°53'28"W 73.24 FEET; THENCE N27°03'42"E 32.00 FEET; THENCE N67°10'12"E 130.19 FEET; THENCE N37°29'49"W 110.27 FEET; THENCE W79°32'57"E 575.57 FEET; THENCE N37°04'26"E 109.59 FEET; THENCE ALONG THE WESTERLY LINE OF FOX RIDGE I OF HARTLAND, LIVINGSTON COUNTY CONDOMINIUM SUBDIVISION PLAN NO. 331, AND FOX RIDGE II OF HARTLAND, LIVINGSTON COUNTY CONDOMINIUM SUBDIVISION PLAN NO. 332, FOR THE FOLLOWING SIX COURSES: (1) S27°16'53"E 180.48 FEET; (2) N86°07'18"E 129.00 FEET; (3) S03°52'43"E 57.00 FEET; (4) N86°07'18"E 96.10 FEET; (5) 98.14 FEET ALONG THE ARC OF A 669 FOOT RADIUS CIRCULAR CURVE TO THE RIGHT, WITH A DELTA ANGLE OF 07°38'03", AND A CHORD WHICH BEARS N89°56'19"E 89.07 FEET; (6) S05°22'58"W 135.71 FEET; THENCE S86°07'19"W 455.95 FEET; THENCE S53°19'16"W 2.48 FEET TO THE PLACE OF BEGINNING, BEING A PART OF THE SOUTHWEST 1/4 OF SAID SECTION 21, CONTAINING 9.09 ACRES OF LAND, MORE OR LESS, BEING SUBJECT TO EASEMENTS, CONDITIONS, RESTRICTIONS AND EXCEPTIONS OF RECORD, IF ANY.

PROPOSED FUTURE DEVELOPMENT AREA:
 PART OF SECTION 20 AND 21, TOWN 3 NORTH, RANGE 6 EAST, HARTLAND TOWNSHIP, LIVINGSTON COUNTY, MICHIGAN, BEING DESCRIBED AS: COMMENCING AT THE SOUTHWEST CORNER OF SECTION 21, T3N, R6E, HARTLAND TOWNSHIP, LIVINGSTON COUNTY, MICHIGAN; THENCE N02°38'53"W 1195.53 FEET ALONG THE WEST LINE OF SAID SECTION 21; THENCE S53°19'16"W 367.60 FEET; THENCE S86°03'24"W 696.00 FEET; THENCE N37°48'05"E 308.18 FEET; THENCE N02°38'46"W 180.17 FEET TO THE POINT OF BEGINNING; THENCE N02°38'46"W 88.50 FEET; THENCE S86°10'04"W 209.85 FEET; THENCE N03°74'37"W 174.16 FEET; THENCE N79°07'16"E 134.18 FEET; THENCE S89°03'24"W 255.25 FEET; THENCE N74°13'39"E 295.72 FEET; THENCE N81°50'03"E 351.57 FEET; THENCE N03°59'31"W 261.80 FEET; THENCE N84°26'20"E 1188.54 FEET; THENCE S03°59'31"E 754.16 FEET ALONG THE WESTERLY RIGHT-OF-WAY LINE OF WHITMORE LAKE ROAD (OLD U.S. 23) (200 FEET WIDE); THENCE ALONG THE WESTERLY LINE OF FOX RIDGE I OF HARTLAND, LIVINGSTON COUNTY CONDOMINIUM SUBDIVISION PLAN NO. 331, FOR THE FOLLOWING THREE COURSES: (1) S86°00'26"W 131.00 FEET; (2) 40.60 FEET ALONG THE ARC OF A 27.00 FOOT RADIUS CURVE TO THE RIGHT, WITH A DELTA ANGLE OF 82°09'47", HAVING A CHORD WHICH BEARS N48°55'06"W 35.49 FEET; (3) N08°28'43"W 6.79 FEET; THENCE ALONG THE WESTERLY LINE OF FOX RIDGE II OF HARTLAND, LIVINGSTON COUNTY CONDOMINIUM SUBDIVISION PLAN NO. 332, FOR THE FOLLOWING SEVEN COURSES: (1) 191.49 FEET ALONG THE ARC OF A 301.00 FOOT RADIUS CURVE TO THE LEFT, WITH A DELTA ANGLE OF 27°20'59", HAVING A CHORD WHICH BEARS N27°20'59"W 188.28 FEET; (2) S44°25'20"W 40.99 FEET; (3) S20°21'17"W 67.67 FEET; (4) N22°03'33"W 129.94 FEET; (5) N86°38'55"W 315.39 FEET; (6) N63°11'39"W 226.45 FEET; (7) S89°24'16"W 160.82 FEET; THENCE S37°04'26"W 109.59 FEET; THENCE S79°32'57"W 575.57 FEET; THENCE S32°29'49"E 110.27 FEET; THENCE S67°10'12"W 130.19 FEET; THENCE S72°03'42"W 32.00 FEET; THENCE 73.24 FEET ALONG THE ARC OF A 299 FOOT RADIUS CIRCULAR CURVE TO THE RIGHT, WITH A DELTA ANGLE OF 14°04'07", AND A CHORD WHICH BEARS S10°53'28"E 73.24 FEET; THENCE S86°08'38"W 89.21 FEET; THENCE N30°43'46"W 115.49 FEET; THENCE N65°18'35"W 170.42 FEET; THENCE S87°21'14"W 76.75 FEET TO THE POINT OF BEGINNING CONTAINING 21.84 ACRES OF LAND, MORE OR LESS, BEING SUBJECT TO EASEMENTS, CONDITIONS, RESTRICTIONS AND EXCEPTIONS OF RECORD, IF ANY.



LOCATION MAP
 NOT TO SCALE

NOTE:
 THIS CONDOMINIUM SUBDIVISION PLAN IS NOT REQUIRED TO CONTAIN DETAILED PROJECT DESIGN PLANS PREPARED BY THE APPROPRIATE LICENSED DESIGN PROFESSIONAL. SUCH PROJECT DESIGN PLANS ARE FILED AS PART OF THE CONSTRUCTION PERMIT APPLICATION, WITH THE ENFORCING AGENCY FOR THE STATE CONSTRUCTION CODE IN THE RELEVANT GOVERNMENTAL SUBDIVISION. THE ENFORCING AGENCY MAY BE A LOCAL BUILDING DEPARTMENT OR THE STATE DEPARTMENT OF LICENSING AND REGULATORY AFFAIRS.

ATTENTION: COUNTY REGISTER OF DEEDS - THE CONDOMINIUM SUBDIVISION PLAN NUMBER MUST BE ASSIGNED IN CONSECUTIVE SEQUENCE WHEN A NUMBER HAS BEEN ASSIGNED TO THIS CONDOMINIUM. IT MUST BE PROPERLY SHOWN IN THE COVER SHEET AND THE SURVEYOR'S CERTIFICATE

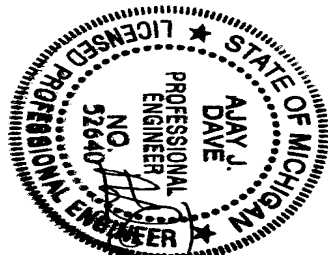
DEVELOPER:
 MJC FOX RIDGE LLC
 46600 ROMEO PLANK RD.
 SUITE 5
 MACOMB, MI 48004

ENGINEER:
 LAND DEVELOPMENT CONSULTING SERVICES, INC.
 46600 ROMEO PLANK RD.
 SUITE 2
 MACOMB, MI 48004
 (586) 868-2350

INDEX OF DRAWINGS

No.	TITLE
1*	COVER SHEET
2*	SURVEY PLAN
3*4*	SITE PLAN
5*6*	UTILITIES PLAN
7-8	12-PLEX FLOOR PLANS
9-10	12-PLEX CROSS SECTIONS
11-13	6-PLEX FLOOR PLANS
14-16	4-PLEX FLOOR PLANS

* ** INDICATES AMENDED SHEETS



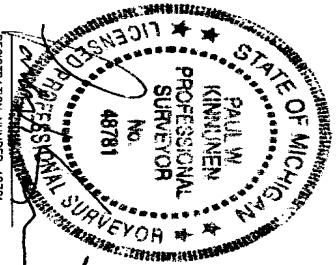
COVER SHEET

PROPOSED JANUARY 20, 2021
 SHEET 1 of 16

LAND DEVELOPMENT CONSULTING SERVICES, INC.
 46600 ROMEO PLANK, SUITE 2
 MACOMB, MI 48004
 PHONE: (586)868-2350
 FAX: (586)868-2351

SURVEYOR'S CERTIFICATE
 I, PAUL W. KINNUNEN, PROFESSIONAL SURVEYOR OF THE STATE OF MICHIGAN, HEREBY CERTIFY:
 THAT THE SUBDIVISION PLAN KNOWN AS LIVINGSTON COUNTY CONDOMINIUM SUBDIVISION PLAN NO. 423 AS SHOWN ON THE ACCOMPANYING DRAWINGS, REPRESENTS A SURVEY ON THE GROUND MADE UNDER MY DIRECTION, AND THAT THERE ARE NO EXISTING ENCROACHMENTS UPON THE LANDS AND PROPERTY HEREIN DESCRIBED.
 THAT THE REQUIRED MONUMENTS AND OR IRON MARKERS HAVE BEEN LOCATED IN THE GROUND AS REQUIRED BY RULES PROMULGATED UNDER SECTION 142 OF ACT NUMBER 59 OF THE PUBLIC ACTS OF 1978.
 THAT THE ACCURACY OF THIS SURVEY IS WITHIN THE LIMITS REQUIRED BY THE RULES PROMULGATED UNDER SECTION 142 OF ACT NUMBER 59 OF THE PUBLIC ACTS OF 1978, AS AMENDED.
 THAT THE BEARINGS AS SHOWN, ARE NOTED ON SURVEY PLAN AS REQUIRED BY THE RULES PROMULGATED UNDER SECTION 142 OF THE PUBLIC ACTS OF 1978, AS AMENDED.

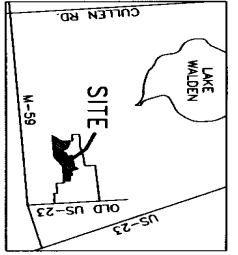
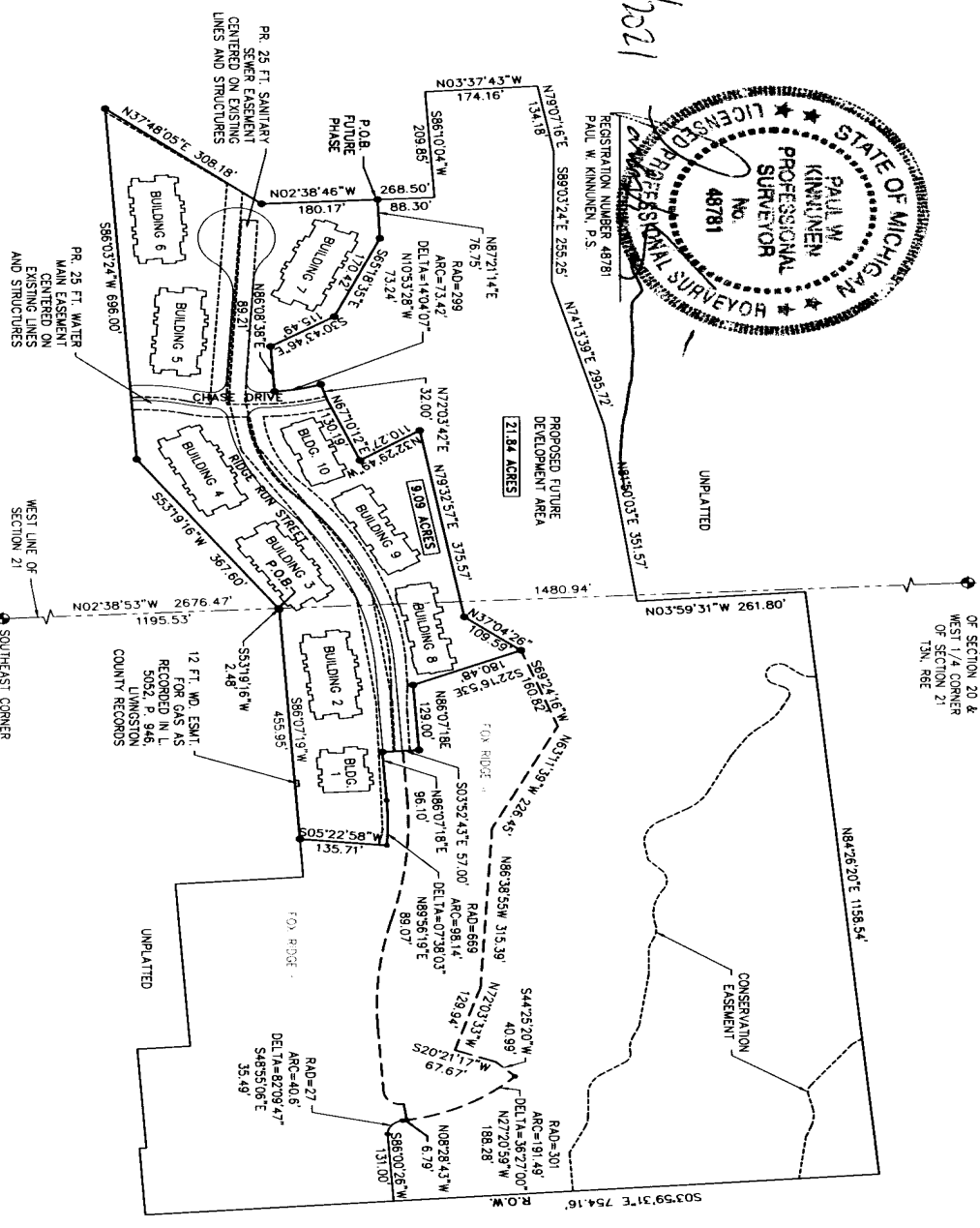
DATE: 1/25/2021



LEGEND	
●	CONCRETE MONUMENT
◆	SECTION CORNER
◊	RIGHT-OF-WAY
○	POINT OF BEGINNING
—	SHEET BREAK LINE

NOTE:

HUNTERS RIDGE AT HARTLAND PROPERTY IS NOT IN FLOOD PRONE AREA AS DETERMINED BY NATIONAL FLOOD INSURANCE PROGRAM FOR THE TOWNSHIP OF HARTLAND, COMMUNITY PANEL NUMBER 280904, EFFECTIVE DATE SEPTEMBER 17, 2008.



LOCATION MAP NOT TO SCALE

HUNTERS RIDGE AT HARTLAND
 SURVEY PLAN
 PROPOSED JANUARY 20, 2021
 BUILDINGS 2, 3, 4, 8, & 10 "MUST BE BUILT"
 BUILDINGS 1, 5, 6, 7 & 9 "NEED NOT BE BUILT"
 SHEET 2 OF 16

LAND DEVELOPMENT CONSULTING SERVICES, INC.
 4880 ROWE PLANK, SUITE 2
 MACOMB, MI 48044
 PHONE: (989) 888-2350
 FAX: (989) 888-2351

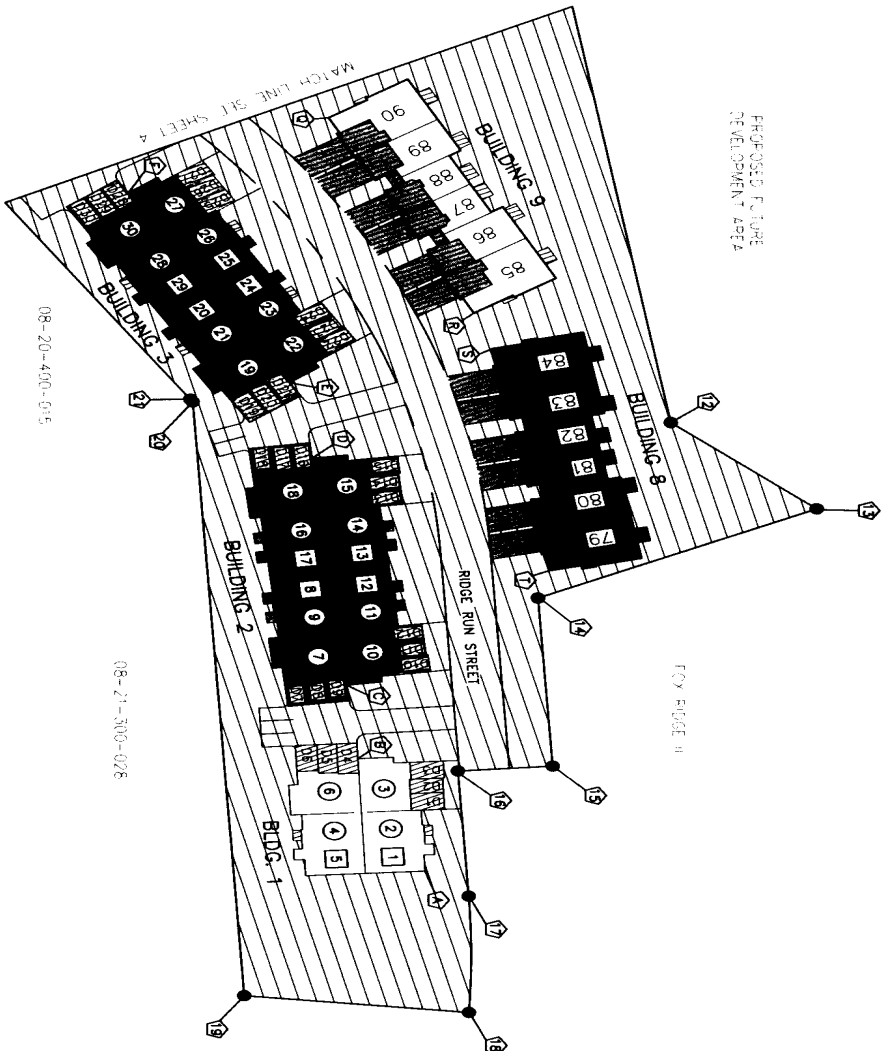
SCHEDULE OF UNIT COORDINATES

NUMBER	NORTHING	EASTING
A	1408.54	2350.56
B	1368.71	2264.37
C	1361.71	2208.10
D	1340.88	2034.30
E	1327.37	1976.41
F	1230.02	1830.94
G	1350.84	1773.37
R	1438.10	1923.00
S	1449.02	1850.38
T	1485.21	2120.18

SCHEDULE OF BOUNDARY COORDINATES

NUMBER	NORTHING	EASTING
12	1555.98	2006.80
13	1643.42	2072.87
14	1476.42	2141.30
15	1485.15	2270.02
16	1428.28	2273.86
17	1434.78	2389.74
18	1434.87	2458.81
19	1299.76	2446.08
20	1268.93	1981.12
21	1267.44	1989.17

NOTE:
SITE PLAN IS FOR THE PURPOSE OF
DEPICTING THE GENERAL LOCATION OF
UNITS. SPECIFIC UNIT DIMENSIONS ARE
SHOWN ON THE FLOOR PLANS.



08-20-400-015

08-21-106-028

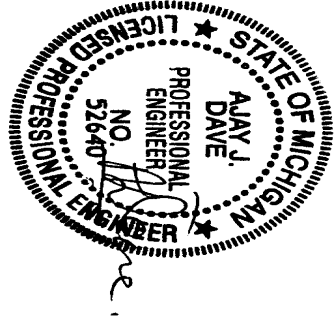
PROPOSED FUTURE
DEVELOPMENT AREA

FOR RIDGE 4

FOR RIDGE 1

LEGEND

- GENERAL COMMON ELEMENT
- LIMITED COMMON ELEMENT
- "MUST BE BUILT" UNITS
- COORDINATE POINT
- DESIGNATED DRIVEWAY WITH CORRESPONDING UNIT NUMBER LIMITED COMMON ELEMENT
- BUILDING NUMBER
- UPPER UNIT NUMBER
- LOWER UNIT NUMBER



HUNTERS RIDGE AT HARTLAND
SITE PLAN
PROPOSED JANUARY 20, 2021
BUILDINGS 2, 3, 4, 8, & 10 "MUST BE BUILT"
BUILDINGS 1, 5, 6, 7 & 9 "NEED NOT BE BUILT"
SHEET 3 of 16

LD LAND DEVELOPMENT CONSULTING SERVICES, INC.
4660 ROME PLANK, SUITE 2
MCCOMB, MI 48044
PHONE: (586)868-2350
FAX: (586)868-2351

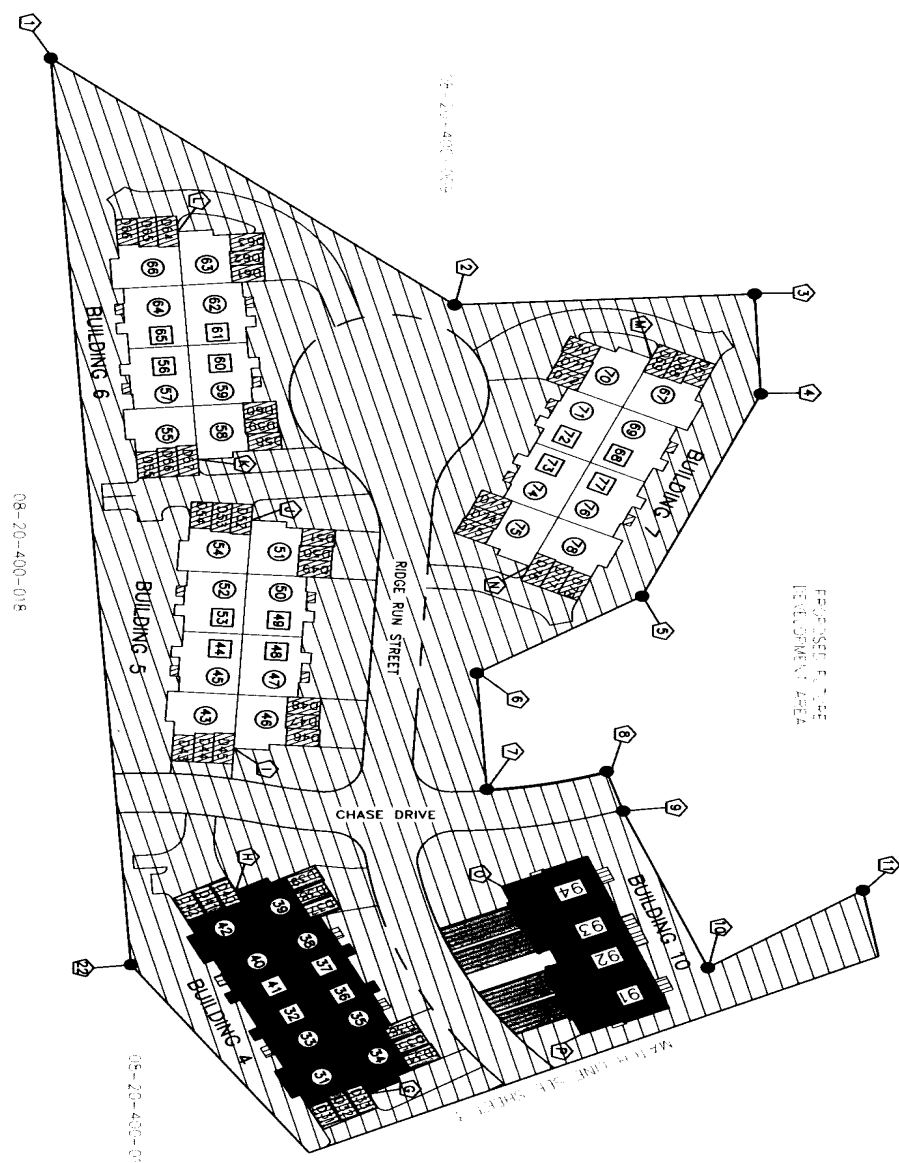
SCHEDULE OF UNIT COORDINATES

NUMBER	NORTHING	EASTING
G	1191.27	1723.35
H	1111.39	1637.60
I	1110.38	1528.54
J	1121.24	1353.84
K	1088.98	1307.43
L	1076.94	1132.81
M	1361.42	1230.04
N	1288.30	1389.08
O	1271.69	1634.63
P	1319.20	1747.67

SCHEDULE OF BOUNDARY COORDINATES

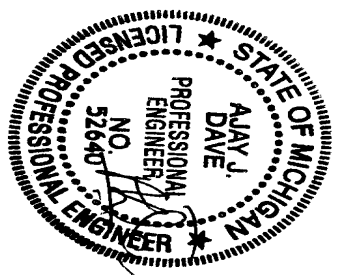
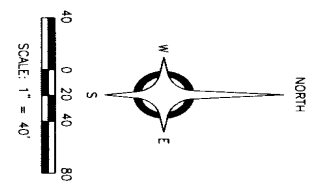
NUMBER	NORTHING	EASTING
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3	1423.49	1180.57
4	1427.03	1257.24
5	1355.84	1412.08
6	1256.57	1560.11
7	1262.57	1560.11
8	1314.49	1546.27
9	1344.35	1576.77
10	1394.86	1637.46
11	1487.86	1637.46
22	1047.86	1694.35

NOTE:
SITE PLAN IS FOR THE PURPOSE OF
DEPICTING THE GENERAL LOCATION OF
UNITS. SPECIFIC UNIT DIMENSIONS ARE
SHOWN ON THE FLOOR PLANS.



LEGEND

- GENERAL COMMON ELEMENT
- LIMITED COMMON ELEMENT
- "MUST BE BUILT" UNITS
- COORDINATE POINT
- DESIGNATED DRIVEWAY WITH CORRESPONDING UNIT NUMBER LIMITED COMMON ELEMENT
- BUILDING NUMBER
- UPPER UNIT NUMBER
- LOWER UNIT NUMBER



HUNTERS RIDGE AT HARTLAND
SITE PLAN
PROPOSED JANUARY 20, 2021
BUILDINGS 2, 3, 4, 8, & 10 "MUST BE BUILT"
BUILDINGS 1, 5, 6, 7 & 9 "NEED NOT BE BUILT"
SHEET 4 of 16

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46800 ROKED PLANK, SUITE 2
MCMONAGH, MI 48044
PHONE: (586)968-2350
FAX: (586)968-2351

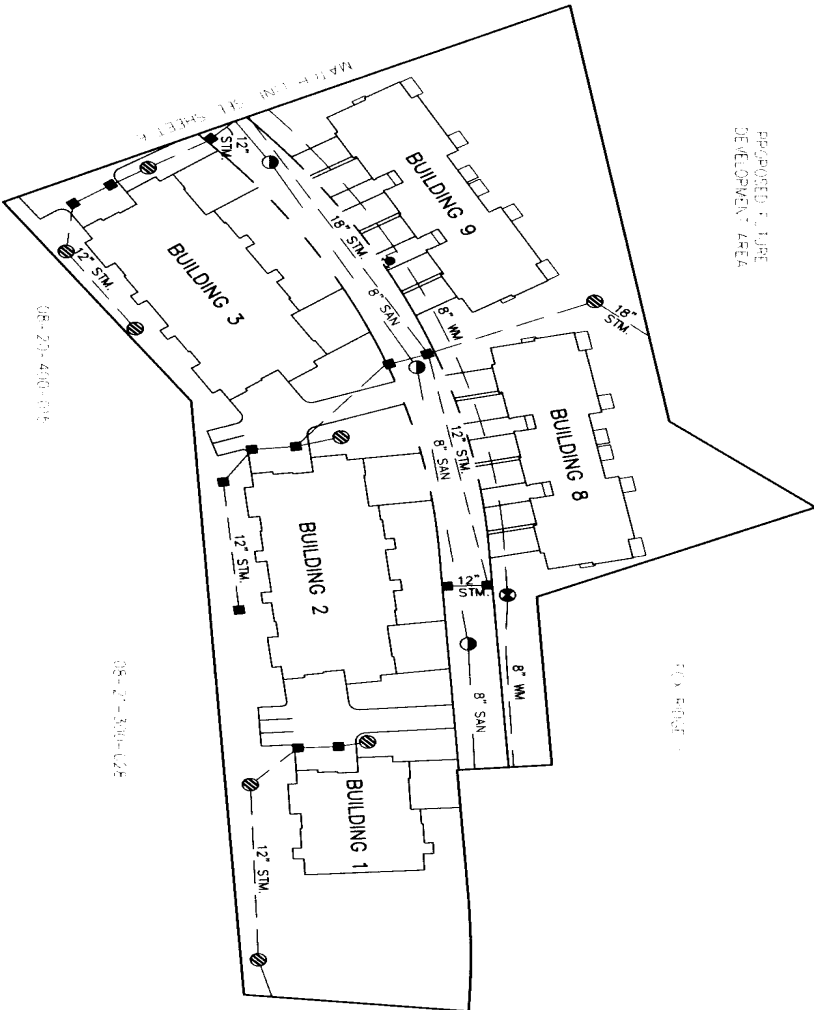
LEGEND

- SANITARY SEWER
- - - STORM SEWER
- WATER MAIN
- SANITARY MANHOLE
- ⊙ HYDRANT
- ⊕ GATE VALVE IN WELL
- CATCH BASIN
- ⊗ YARD BASIN
- 6 BUILDING NUMBER

GENERAL NOTATIONS

ALL UNITS TO BE SERVICED WITH SANITARY SEWER AND WATER MAIN BY HARTLAND TOWNSHIP. SANITARY SEWER, WATER MAIN AND STORM SEWER INFORMATION AS SHOWN PER DESHNE INC. ENGINEERING DRAWINGS.

ALL UNITS TO BE SERVICED WITH GAS, ELECTRIC, CABLE TELEVISION AND TELEPHONE UTILITIES AS SHOWN. INDICATE PROPOSED LOCATIONS OF FACILITIES ONLY. AS DISCLOSED BY THE RECORDS OF THE VARIOUS COMPANIES AND NO GUARANTEE IS GIVEN AS TO COMPLETENESS OR ACCURACY THEREOF. UTILITY LOCATIONS WILL BE SHOWN ON AS-BUILT DRAWINGS.



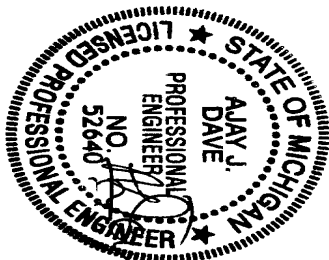
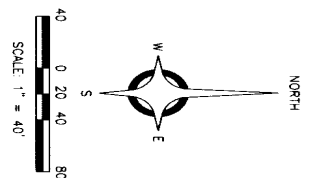
PROPOSED UTILITY DEVELOPMENT AREAS

1/21/2021

1/21/2021

08-20-470-104

08-20-300-124



HUNTERS RIDGE AT HARTLAND
UTILITIES PLAN

PROPOSED JANUARY 20, 2021

BUILDINGS 2, 3, 4, 8, & 10 "MUST BE BUILT"
BUILDINGS 1, 5, 6, 7 & 9 "NEED NOT BE BUILT"

SHEET 5 of 16

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46600 ROWE PLANK, SUITE 2
MACOMB, MI 48044
PHONE: (586)968-2350
FAX: (586)968-2351

LEGEND

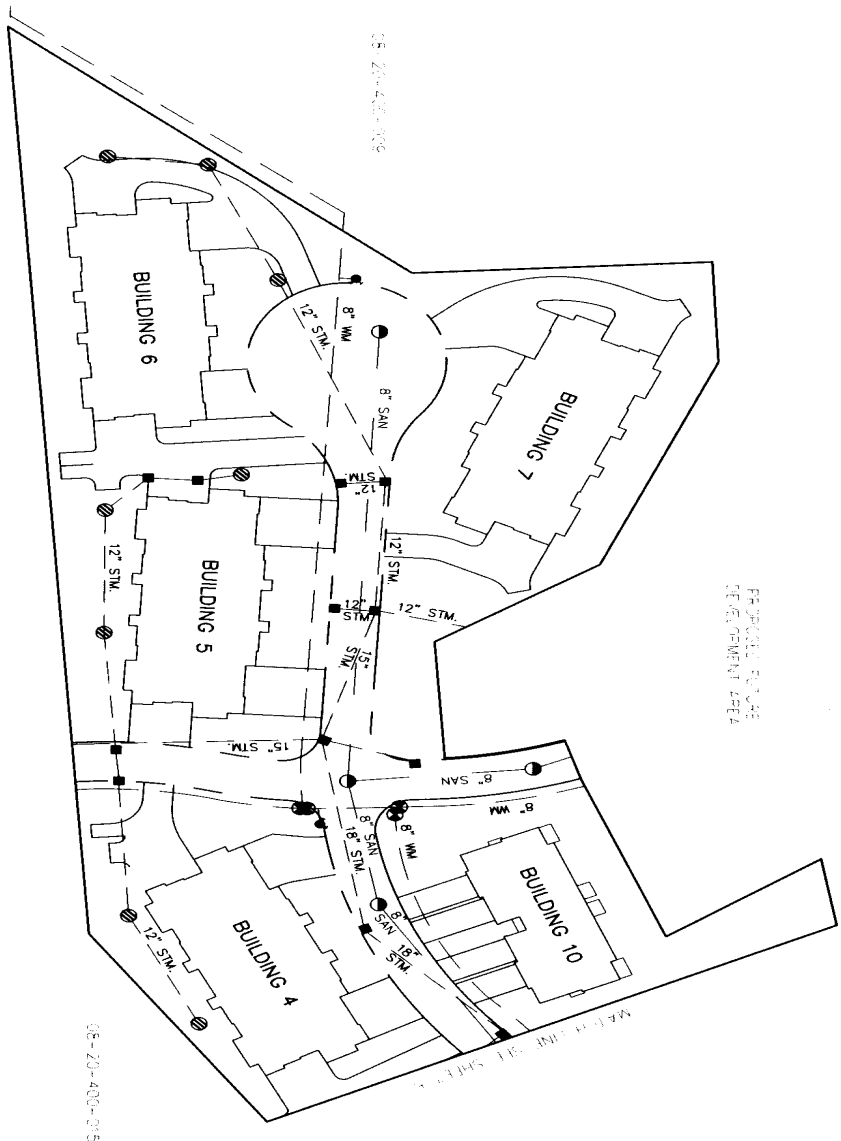
- SANITARY SEWER
- STORM SEWER
- WATER MAIN
- SANITARY MANHOLE
- ⊕ HYDRANT
- ⊙ GATE VALVE IN WELL
- CATCH BASIN
- YARD BASIN
- 6 BUILDING NUMBER

GENERAL NOTATIONS

ALL UNITS TO BE SERVICED WITH SANITARY SEWER AND WATER MAIN BY HARTLAND TOWNSHIP. SANITARY SEWER, WATER MAIN AND STORM SEWER INFORMATION AS SHOWN PER DESIGN INC. ENGINEERING DRAWINGS.

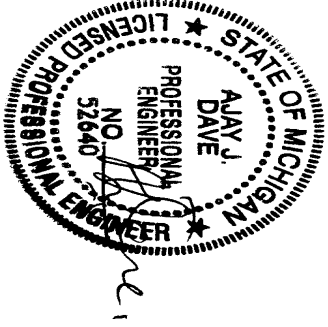
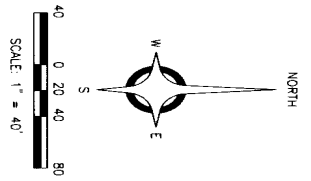
ALL UNITS TO BE SERVICED WITH GAS, ELECTRIC, CABLE TELEVISION AND TELEPHONE.

UTILITIES AS SHOWN, INDICATE PROPOSED LOCATIONS OF FACILITIES ONLY. AS DISCLOSED BY THE RECORDS OF THE VARIOUS COMPANIES AND NO GUARANTEE IS GIVEN AS TO COMPLETENESS OR ACCURACY THEREOF. UTILITY LOCATIONS WILL BE SHOWN ON AS-BUILT DRAWINGS.



08-20-400-018

08-20-400-015



HUNTERS RIDGE AT HARTLAND
 UTILITIES PLAN
 PROPOSED JANUARY 20, 2021
 BUILDINGS 2, 3, 4, 8, & 10 "MUST BE BUILT"
 BUILDINGS 1, 5, 6, 7 & 9 "NEED NOT BE BUILT"
 SHEET 6 of 16

LD LAND DEVELOPMENT CONSULTING SERVICES INC.
 46600 ROMEO PLANK, SUITE 2
 MACOMB, MI 48044
 PHONE: (586)988-2350
 FAX: (586)988-2351