



a

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

This Third Amendment to the Master Deed of Hunters Ridge at Hartland (“Amendment”) is made and executed this 11<sup>th</sup> day of March, 2022, 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, and the Second Amendment recorded as Document No. 2021R-003871, 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 establishing Legal Phases 3 through 7.

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. 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:*

Legal Phase

Phase 1

Phase 2

Phase 3

Phase 4

Phase 5

Phase 6

Phase 7

Units

Units 7 through 18 and 79 through 84

Units 19 through 42 and 91 through 94

Units 43 through 54

Units 85 through 90

Units 55 through 66

Units 67 through 78

Units 1 through 6

*Units 1 through 94 are "must be built." 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.*


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

3. 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]

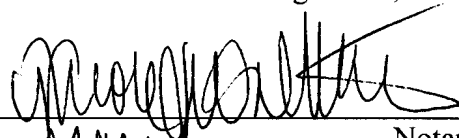
The Developer has caused this Amendment to the Master Deed to be executed the day and year first above written.

MJC Fox Ridge LLC, a Michigan limited liability company

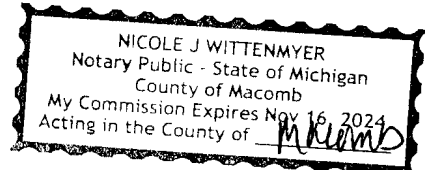
By:   
Name: Michael A. Chirco  
Title: Authorized Representative

STATE OF MICHIGAN )  
 ) SS:  
COUNTY OF Macomb )

The foregoing instrument was acknowledged before me this 11<sup>th</sup> day of March, 2022 by Michael A. Chirco, the Authorized Representative of MJC Fox Ridge LLC, a Michigan limited liability company, on behalf of the company.

  
\_\_\_\_\_, Notary Public  
Macomb County, Michigan  
Acting in Macomb County, Michigan  
My Commission Expires:

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

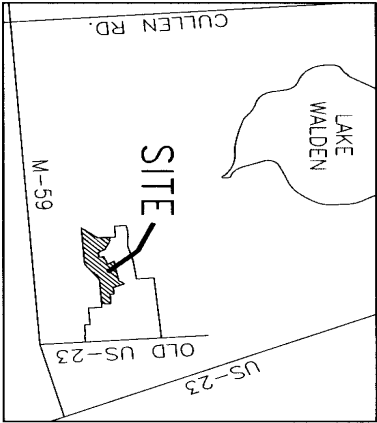
EXHIBIT B TO THE MASTER DEED  
**HUNTERS RIDGE AT HARTLAND**  
 HARTLAND TOWNSHIP, LIVINGSTON COUNTY, MICHIGAN

**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 N72°03'42"E, 32.00 FEET; THENCE N67°10'12"E, 130.19 FEET; THENCE N32°29'49"W, 110.27 FEET; THENCE N79°32'57"E, 375.57 FEET; THENCE N37°04'28"E, 109.39 FEET; THENCE ALONG THE WESTERLY LINE OF FOX RIDGE I OF HARTLAND, LIVINGSTON COUNTY CONDOMINIUM SUBDIVISION PLAN NO. 332, FOR THE FOLLOWING SIX COURSES: (1) S22°16'33"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) S06°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, 88.30 FEET; THENCE S86°10'04"W, 209.88 FEET; THENCE N03°37'43"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, 1158.54 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) N72°03'33"W, 129.94 FEET; (5) N86°38'55"W, 315.39 FEET; (6) N63°11'39"W, 226.45 FEET; (7) S68°24'16"W, 160.82 FEET; THENCE S37°04'28"W, 109.59 FEET; THENCE S79°32'57"W, 375.57 FEET; THENCE S32°29'49"E, 110.27 FEET; THENCE S67°10'12"W, 130.19 FEET; THENCE S72°03'42"E, 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 N80°43'46"W, 115.49 FEET; THENCE N65°18'55"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 LEASING AND REGULATORY AFFAIRS.

ATTENTION: COUNTY REGISTER OF DEEDS - THE CONDOMINIUM SUBDIVISION PLAN NUMBERS 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 48044

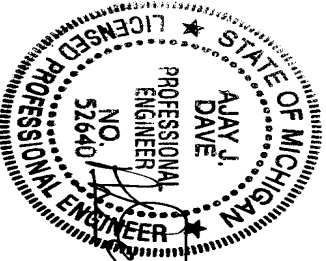
**ENGINEER:**

LAND DEVELOPMENT CONSULTING SERVICES, INC.  
 46600 ROMEO PLANK RD.  
 SUITE 2  
 MACOMB, MI 48044  
 (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 MARCH 01, 2022  
 SHEET 1 of 16

**LD** LAND DEVELOPMENT CONSULTING SERVICES, INC.  
 46600 ROMEO PLANK, SUITE 2  
 MACOMB, MI 48044  
 PHONE: (586)868-2350  
 FAX: (586)868-2351

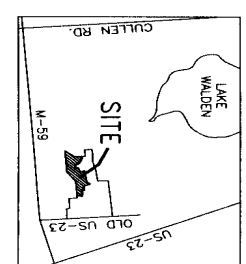
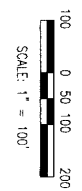
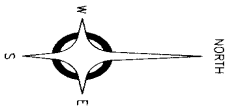
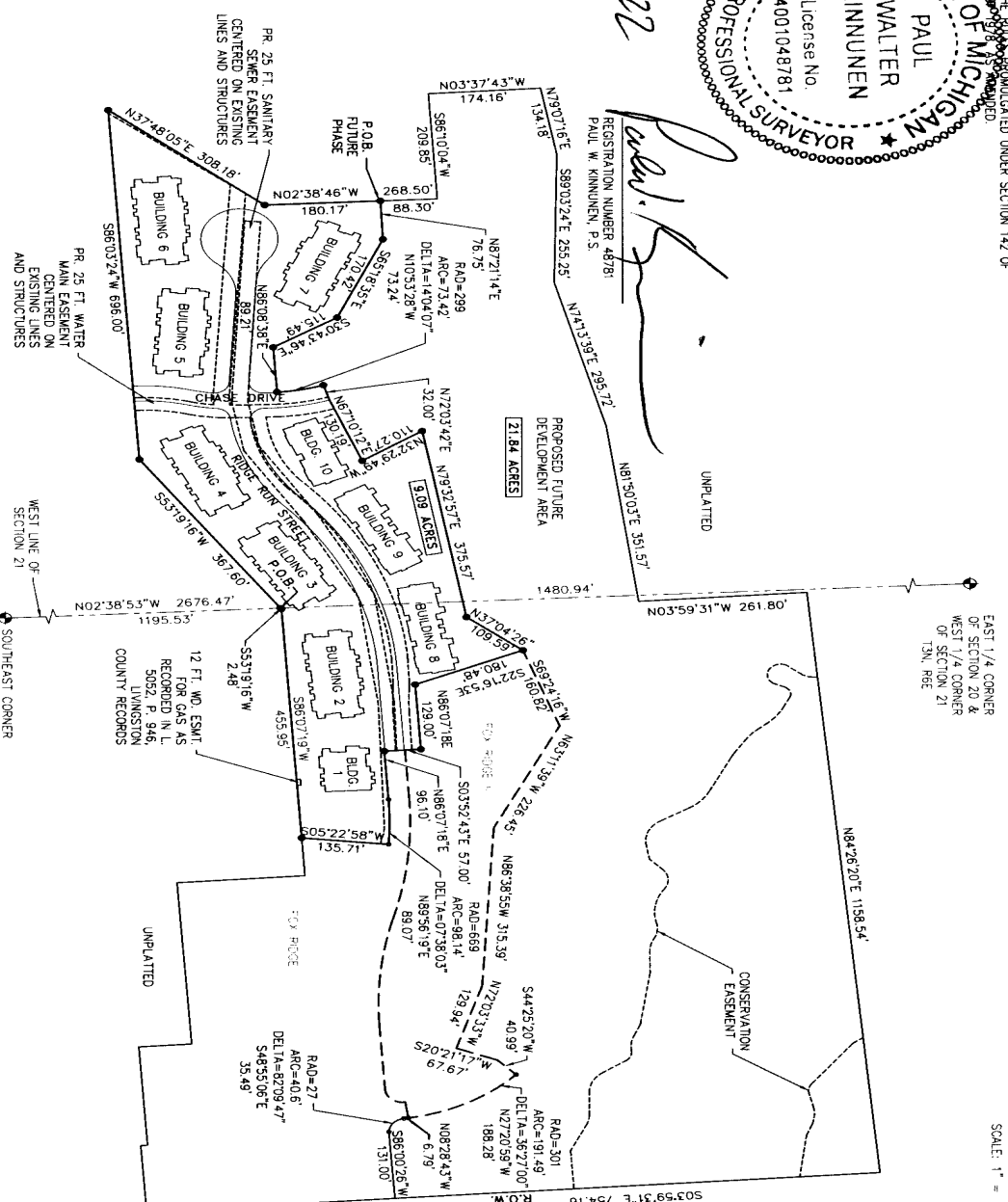
**SUBJECT'S CERTIFICATE**

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: 3/15/22

Paul Kinnunen  
 REGISTRATION NUMBER 48781  
 PAUL W. KINNUNEN, P.S.



**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 260794, EFFECTIVE DATE SEPTEMBER 17, 2008.

SOUTHEAST CORNER OF SECTION 20 & WEST 1/4 CORNER OF SECTION 21 HUNTERS RIDGE AT HARTLAND TOWNSHIP LIVINGSTON COUNTY MICHIGAN

HUNTERS RIDGE AT HARTLAND  
 SURVEY PLAN  
 PROPOSED MARCH 01, 2022  
 BUILDINGS 1 THRU 10 "MUST BE BUILT"

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**SCHEDULE OF UNIT COORDINATES**








NUMBER	NORTHING	EASTING
A	1408.54	2350.56
B	1368.21	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	1950.38
T	1483.21	2120.18

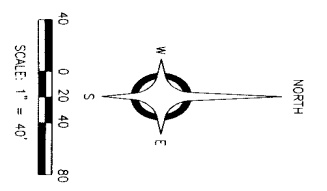
**SCHEDULE OF BOUNDARY COORDINATES**

NUMBER	NORTHING	EASTING
12	1555.99	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	2369.74
18	1434.67	2458.81
19	1299.76	2446.08
20	1288.93	1991.17
21	1267.44	1988.17

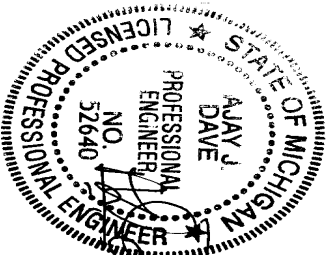
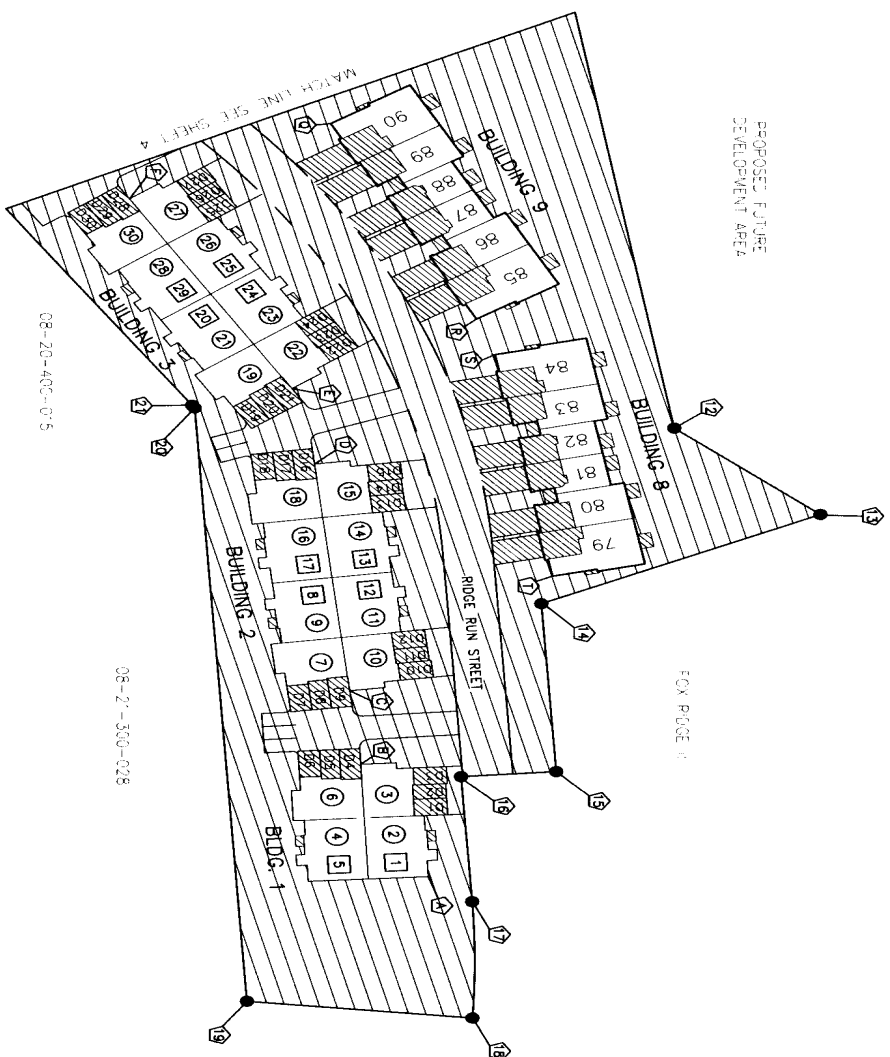
NOTE:  
SITE PLAN IS FOR THE PURPOSE OF  
DEPICTING THE GENERAL LOCATION OF  
UNITS. SPECIFIC UNIT DIMENSIONS ARE  
SHOWN ON THE FLOOR PLANS.

**LEGEND**

-  GENERAL COMMON ELEMENT
-  LIMITED COMMON ELEMENT
-  COORDINATE POINT
-  DESIGNATED DRIVEWAY WITH CORRESPONDING UNIT NUMBER LIMITED COMMON ELEMENT
-  BUILDING NUMBER
-  UPPER UNIT NUMBER
-  LOWER UNIT NUMBER



  
WORKING DAYS  
BEFORE YOU DIG  
CALL MISS DIG  
1-800-482-7171



HUNTERS RIDGE AT HARTLAND  
SITE PLAN  
PROPOSED MARCH 01, 2022  
BUILDINGS 1 THRU 10 "MUST BE BUILT"

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

SHEET 3 of 16

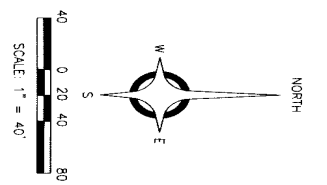
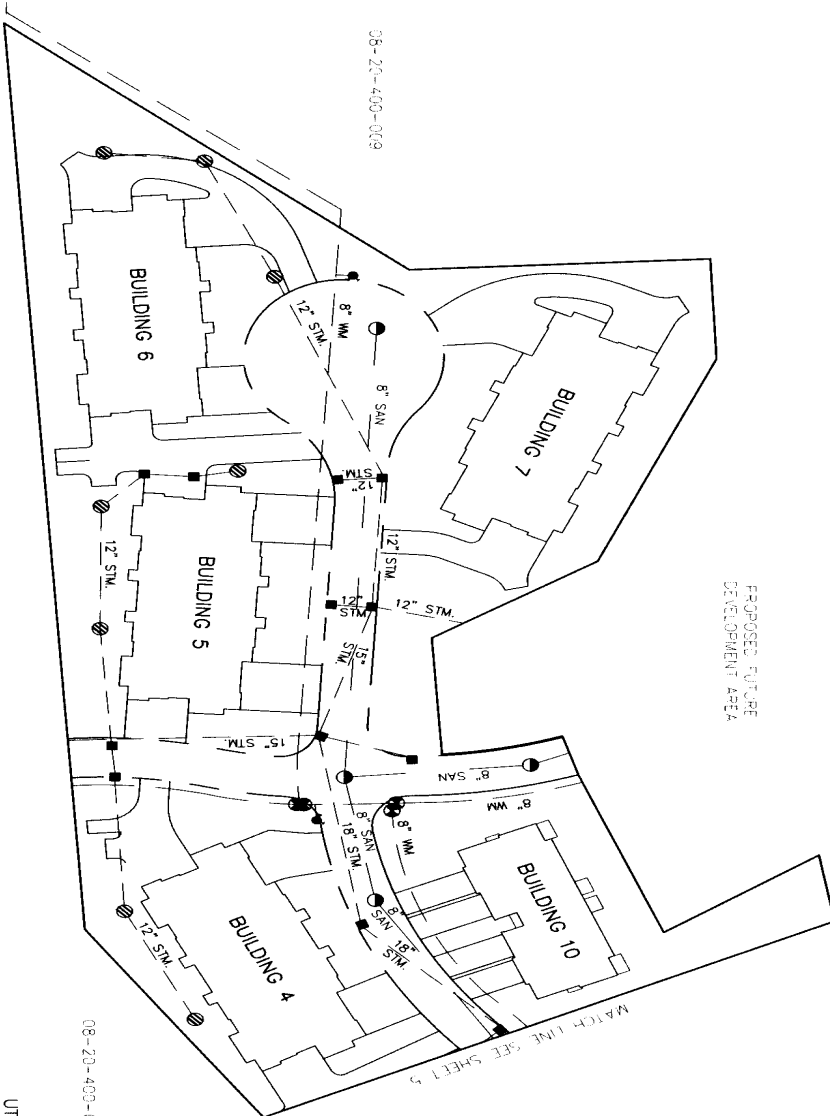
**LEGEND**

- 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 DESINE 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.



3 WORKING DAYS BEFORE YOU DIG CALL MISS DIG 1-800-482-7171

STATE OF MICHIGAN  
 AYAY J. DAVE  
 PROFESSIONAL ENGINEER  
 NO. 52640  
 LICENSED PROFESSIONAL ENGINEER

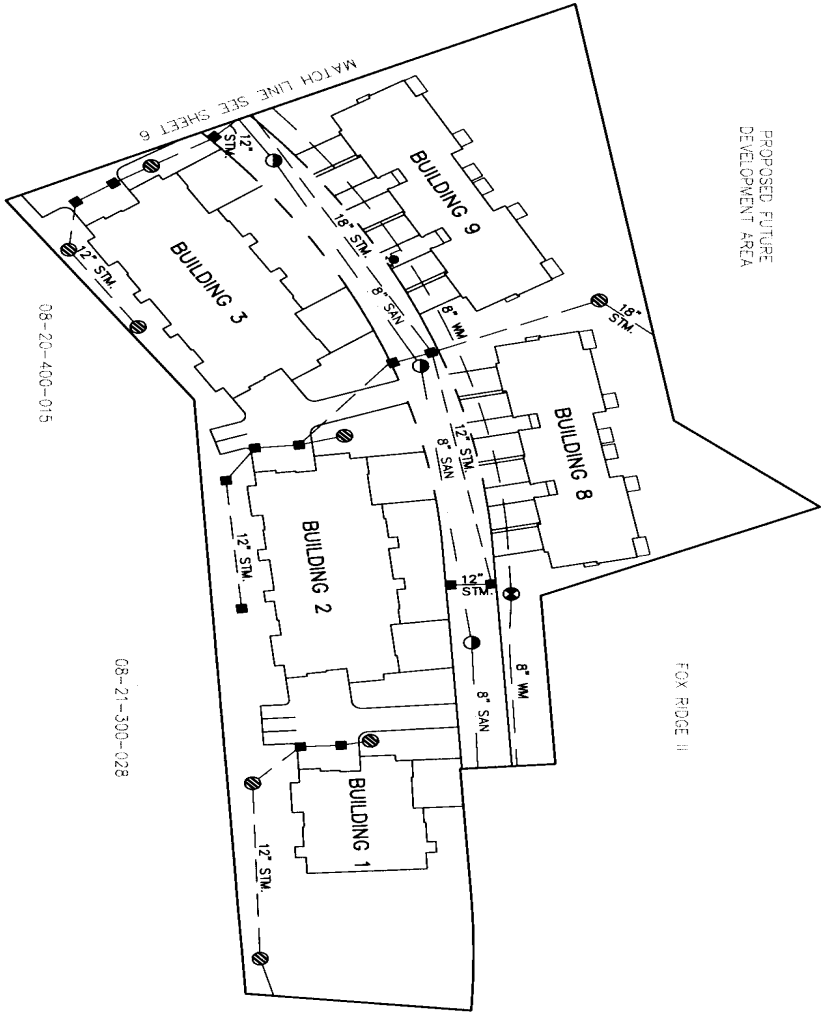
HUNTERS RIDGE AT HARTLAND  
 UTILITIES PLAN  
 PROPOSED MARCH 01, 2022  
 UTILITIES SERVING BUILDINGS 1 THRU 10 "MUST BE BUILT"

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**LEGEND**

- SANITARY SEWER
- STORM SEWER
- WATER MAIN
- SANITARY MANHOLE
- ⊕ HYDRANT
- ⊙ GATE VALVE IN WELL
- CATCH BASIN
- ⊗ YARD BASIN
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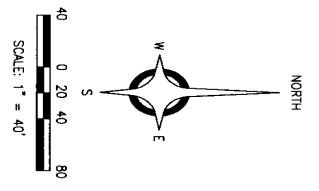
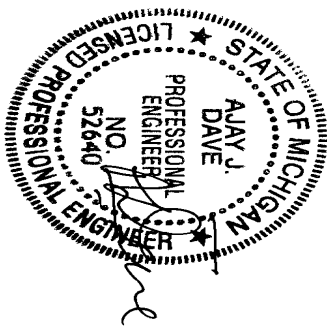
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08-20-400-015

08-21-300-028

HUNTERS RIDGE AT HARTLAND  
 UTILITIES PLAN  
 PROPOSED MARCH 01, 2022  
 UTILITIES SERVING BUILDINGS 1 THRU 10 "MUST BE BUILT"



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