

3

2023R-003063
RECORDED ON
02/27/2023 11:29:31 AM
BRANDON DENBY
REGISTER OF DEEDS
LIVINGSTON COUNTY, MI 48843
RECORDING: 26.00
REMON: 4.00
PAGES: 3

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

This Fifth Amendment to the Master Deed of Hunters Ridge at Hartland (“Amendment”) is made and executed this 17th day of February, 2023, 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, the Second Amendment recorded as Document No. 2021R-003871, Third Amendment recorded as Document No. 2022R-008073, and the Fourth Amendment recorded as Document No. 2022R-019645, 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 complying with certain mortgage underwriting requirements.

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 and the Condominium Bylaws:

1. Article XI, Section 3 of the Master Deed shall, upon recording of this Amendment with the Livingston County Register of Deeds, be deleted in its entirety and replaced with the following new Section 3:

Section 3. Modifications of Units, Common Elements and Percentage of Value.

Notwithstanding any other provision set forth in this Article, the method or formula used to determine the percentages of value of Units in the Condominium may not be modified without the consent of each affected Co-owner and first mortgagee, except in connection with amendments permitted under Articles VIII, IX and X above. Additionally, any provisions relating to the ability or terms under which the Developer or a Co-owner may rent a Unit may not be modified without the consent of

27 FEB '23 AM 10:18
RCVD

the Developer up to the time of the Transitional Control Date. A Co-owner's Unit dimensions or appurtenant Limited Common Elements may not be modified without the Co-owner's consent. The Condominium may be terminated with the consent of not less than 2/3 of the votes of mortgagees in accordance with Sections 90 and 90(a) of the Condominium Act. Common Elements can be assigned and reassigned only in accordance with Section 39 of the Condominium Act, except pursuant to the reserved rights of the Developer contained in this Master Deed. Consolidation of Units and relocation of boundaries between Units is permitted, but subdivision of Units is prohibited. Any such consolidation or relocation of boundaries shall be in accordance with Sections 47 and 48 of the Condominium Act, as applicable.

2. 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

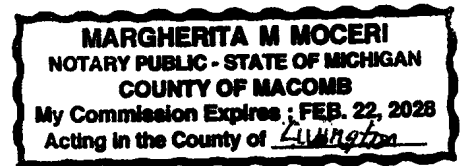
By: [Signature]
Name: Michele J. Chirco
Title: Authorized Representative

STATE OF MICHIGAN)
) SS:
COUNTY OF Livingston)

The foregoing instrument was acknowledged before me this 17th day of February, 2023 by Michele J. Chirco, the Authorized Representative of MJC Fox Ridge LLC, a Michigan limited liability company, on behalf of the company.

[Signature]
Margherita M. Mocerì, Notary Public
Macomb County, Michigan
Acting in Livingston County, Michigan
My Commission Expires: February 22, 2028

Document drafted by and when recorded return to:
Evan M. Alexander, Esq.
Makower Abbate Guerra Wegner Vollmer PLLC
30140 Orchard Lake Rd.
Farmington Hills, MI 48334



37755-120