

LIVINGSTON COUNTY TREASURER'S CERTIFICATE

I hereby certify that there are no TAX LIENS OR TITLES held by the State or any individual against the within description, and all TAXES are same as paid for five years previous to the date of this instrument or appear on the records in this office except as stated.

Aug 24, 2018 Jennifer M. Nash, Treasurer
2018 Taxes not examined Certificate # 20802

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MASTER DEED OF
HUNTERS RIDGE AT HARTLAND
LIVINGSTON COUNTY CONDOMINIUM SUBDIVISION PLAN NO. 423
A Condominium Pursuant to Act 59, Public Acts of 1978, as Amended

This Master Deed is made and executed on this 26th day of July, 2018, by MJC Fox Ridge LLC, a Michigan limited liability company ("Developer"), whose registered office is located at 46600 Romeo Plank Road, Suite 5, Macomb, Michigan 48044.

The Developer desires by recording this Master Deed, together with the Condominium Bylaws attached as Exhibit A, and the Condominium Subdivision Plan attached as Exhibit B, to establish the real property described in Article II of this Master Deed, together with all of the improvements now located upon such real property and the appurtenances thereto, as a residential condominium project under the provisions of the Condominium Act.

The Developer establishes, upon the recording of this Master Deed, Hunters Ridge at Hartland under the Condominium Act and declares that Hunters Ridge at Hartland shall be held, conveyed, hypothecated, encumbered, leased, rented, occupied, improved, or in any other manner utilized, subject to the provisions of the Condominium Act, and to the covenants, conditions, restrictions, uses, limitations, and affirmative obligations set forth in this Master Deed and Exhibits A and B, all of which shall be deemed to run with the real property described in Article II of this Master Deed and shall be a burden and a benefit to the Developer, its successors and assigns that it expressly designates as such in writing, and any persons acquiring or owning an interest in such real property, their grantees, successors, heirs, executors, administrators and assigns. In furtherance of the establishment of the Condominium, it is provided as follows:

ARTICLE I
TITLE AND NATURE

Section 1. Condominium Name; Subdivision Plan No.; and Legal Phases. The Condominium shall be known as Hunters Ridge at Hartland, Livingston County Condominium Subdivision Plan No. 423. The Condominium is established in accordance with the Condominium Act. Units 7 through 18 and 79 through 84 constitute the first legal phase and "must be built." Units 1 through 6, 19 through 78 and 85 through 94 are "need not be built." Units 1 through 6, 19 through 78 and 85 through 94 may be converted to "must be built" Units 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, 19 through 78 and 85 through 94 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

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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. As explained in Article VI, the Condominium currently consists of 94 Units numbered 1 through 94, and as explained in Article X, the Condominium may contain in its entirety a maximum of 208 Units.

Section 2. Units and Co-owner Rights of Access to Common Elements. The Units contained in the Condominium, including the number, boundaries and dimensions of each Unit, are set forth in the Condominium Subdivision Plan. Each Unit is capable of individual utilization on account of having its own access to a Common Element. Each Co-owner shall have an exclusive right to their Unit and shall have undivided and inseparable rights to share with the other Co-owners the Common Elements as are designated by this Master Deed. Nothing in this Master Deed shall be construed to impose upon Developer any legal obligation to build, install or deliver any structure or improvement that is labeled "need not be built" on the Condominium Subdivision Plan.

Section 3. Voting. Co-owners shall automatically be members of and have voting rights in the Hunters Ridge at Hartland Condominium Association as set forth in this Master Deed, in the Condominium Bylaws, and in the Association's Articles of Incorporation.

ARTICLE II LEGAL DESCRIPTION

The land which comprises the initial phase of the Condominium established by this Master Deed is particularly described as follows:

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°04'26"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) S22°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.

ARTICLE III DEFINITIONS

Section 1. General Description of Terms Used. Certain terms are utilized not only in this Master Deed and Exhibits A and B, but are or may be used in various other instruments such as, by way of example and not limitation, the Articles of Incorporation and rules and regulations of Hunters Ridge at Hartland Condominium Association, and deeds, mortgages, liens, land contracts, easements and other instruments affecting the establishment or transfer of interests in the Condominium. Wherever used in such documents or any other pertinent instruments, the terms set forth below shall be defined as follows:

A. The "Act" or "Condominium Act" means the Michigan Condominium Act, being Act 59 of the Public Acts of 1978, as amended. If any provision of this Master Deed or its exhibits conflicts with any provision of the Condominium Act, or if any provision required by the Condominium Act is omitted, then the provisions of the Condominium Act are incorporated by reference and shall supersede and cancel any conflicting provision.

B. "Association" means Hunters Ridge at Hartland Condominium Association, a nonprofit corporation organized under Michigan law of which all Co-owners are members. The Association shall administer, operate, manage and maintain the Condominium in accordance with all applicable laws and the Condominium Documents (defined below). Any action required of or permitted to the Association shall be exercisable by its Board of Directors unless specifically reserved to the Co-owners by the Condominium Documents or Michigan law.

C. "Common Elements" where used without modification means both the General and Limited Common Elements described in Article IV of this Master Deed and does not refer to Units.

D. "Community Association" means the Fox Ridge of Hartland Community Association, a Michigan nonprofit corporation established to administer certain common areas of the Condominium.

E. "Condominium" means Hunters Ridge at Hartland as a Condominium established in conformity with the provisions of the Condominium Act.

F. "Condominium Bylaws" or "Bylaws" means Exhibit A attached to this Master Deed, being the Bylaws setting forth the substantive rights and obligations of the Co-owners. The Condominium Bylaws also constitute the Association's corporate bylaws under the Michigan Nonprofit Corporation Act.

G. "Condominium Documents" means and includes this Master Deed, the Condominium Bylaws, the Condominium Subdivision Plan, the Association's Articles of Incorporation, and the rules and regulations, if any, of the Association.

H. "Condominium Subdivision Plan" means Exhibit B attached to this Master Deed.

I. "Co-owner" means a person, firm, corporation, limited liability company, partnership, association, trust or other legal entity or any combination of the foregoing who or which owns one or more Units. Both land contract vendors and vendees shall be considered Co-owners and shall be jointly and severally liable for all obligations and responsibilities of Co-owners under the Condominium Documents and the Condominium Act.

J. "Declaration" means the Declaration of Covenants, Conditions and Restrictions for Fox Ridge of Hartland Community recorded in Liber 4721, Pages 141 et seq., Livingston County Records, as amended by the First Amendment to Declaration recorded as Document Number 2018R-019059, Livingston County Records.

K. "Developer" means MJC Fox Ridge LLC, a Michigan limited liability company, which has made and executed this Master Deed, and its successors and assigns that it expressly designates as such in writing. All development rights reserved to Developer in the Condominium Documents are assignable in writing; provided, however, that conveyances of Units by Developer, including the conveyance of Units to a "successor developer" pursuant to Section 135 of the Condominium Act, shall not serve to assign Developer's development rights unless the instrument of conveyance expressly so states.

L. "Development and Sales Period" means the period commencing with the recording of this Master Deed and continuing until the date that is one (1) year following the sale of the last Unit in the Condominium by the Developer, or the time at which the Developer no longer offers a Unit in the Condominium for sale, whichever happens sooner.

M. "Development Rights" means the Developer's rights to develop the Condominium as distinguished from the Developer's rights as a Co-owner of one or more Units. Development Rights include, by way of illustration but not limitation, all rights (i) arising from the Condominium Act, or any other source, but subject to the Condominium Documents, (ii) to develop the Condominium, (iii) to maintain offices and signs on the Condominium, (iv) to use the Condominium, including all easements and similar rights, for purposes related to its development and that of any adjacent land, and (v) to amend the Condominium Documents.

N. "Easements" means all easements granted, reserved, provided for, declared or created pursuant to or in accordance with the terms and provisions of this Master Deed.

O. "Master Deed" means this document and to which the Condominium Bylaws and Condominium Subdivision Plan are attached as Exhibits.

P. "Percentage of value" means the percentage assigned to each Unit in this Master Deed. The percentages of value of all Units total one hundred percent (100%). Percentages of value

shall be determinative only with respect to those matters to which they are specifically deemed to relate either in the Condominium Documents or in the Condominium Act.

Q. "Person" means an individual, firm, corporation, limited liability company, partnership, association, trust, or other legal entity, or any combination of the foregoing.

R. "Planned Development Agreement" means the Planned Development Agreement recorded on February 22, 2005, in Liber 4721, Pages 338 et seq., as amended by the First Amendment to Planned Development Agreement recorded as Document Number 2018R-021478, Livingston County Records.

S. "Record" means to record pursuant to the laws of the State of Michigan relating to the recording of deeds.

T. "Terrace Units" means Units 1 through 78 as designated on the Condominium Subdivision Plan.

U. "Townhome Units" means Units 79 through 94 as designated on the Condominium Subdivision Plan.

V. "Transitional Control Date" means the date on which the Association's Board of Directors takes office pursuant to an election in which the votes that may be cast by eligible Co-owners unaffiliated with the Developer exceed the votes that may be cast by the Developer and its affiliates.

W. "Unit" or "Condominium Unit" means a single complete Unit, as such may be described in Article VI of this Master Deed and in the Condominium Subdivision Plan, and shall have the same meaning as the term "Condominium Unit" as defined in the Condominium Act.

Section 2. Number and Gender of Words. Whenever any reference is made to one gender, the same shall include a reference to any and all genders where the same would be appropriate. Similarly, whenever a reference is made to the singular, a reference shall also be included to the plural where the same would be appropriate.

ARTICLE IV COMMON ELEMENTS

Section 1. Common Elements. The Common Elements are described in the Condominium Subdivision Plan and as follows:

A. General Common Elements. The General Common Elements are:

(1) Land. The land described in Article II of this Master Deed including roads (but not including driveways), parking areas, sidewalks, landscaped areas (including those located within the Condominium adjacent to Old US-23 and north of the entry drive to the Condominium),

and all beneficial easements described in this Master Deed, all to the extent not designated as Units or Limited Common Elements;

- (2) Signage. The Condominium entryway signage;
- (3) Electrical and Gas. The electrical and gas systems throughout the Condominium up to but not including the point of connection with each Unit's individual meter;
- (4) Water. The water distribution system throughout the Condominium up to but not including the Unit's first shut-off valve located within and serving only the individual Unit;
- (5) Sanitary Sewer. The sanitary sewer system throughout the Condominium up to the point that the system enters each Unit;
- (6) Storm Drainage System. The storm drainage system throughout the Condominium;
- (7) Telecommunications. The telecommunications systems throughout the Condominium, if any, up to the point such system connects to serve an individual Unit;
- (8) Construction. Foundations, supporting columns, Unit and garage perimeter walls (including exterior walls, demising, bearing and party walls, but excluding other non-common interior partition walls and doors and excluding all wall and ceiling drywall), roofs, ceiling framing, floor construction between Unit levels and chimneys;
- (9) Irrigation. The irrigation system throughout the Condominium, including all lines, valves, timers, heads and related equipment; and
- (10) Other. All other elements and improvements contained within or appurtenant to the Condominium, which are not designated as General or Limited Common Elements, which are not enclosed within the boundaries of a Unit and which are intended for common use or are necessary to the existence, upkeep and safety of the Condominium.

Some or all of the utility lines, systems (including mains and service leads) and equipment described above ("utility systems") may be owned by the local public authority or by the company that is providing the pertinent service. Accordingly, such utility systems shall be General Common Elements only to the extent of the Co-owners' interest in such utility systems, if any, and neither the Developer nor the Association makes any warranty with respect to the nature or extent of such interest, if any.

Some or all of the utility systems service single buildings containing more than one Unit. Accordingly, and where necessary or applicable, there shall be an easement for that Common Element through each Unit to enable the utility systems to appropriately serve each of the Units in the subject building.

B. Limited Common Elements. Limited Common Elements shall be subject to the exclusive use and enjoyment of the Co-owner of the Unit to which the Limited Common Elements are appurtenant. The Limited Common Elements are as follows:

(1) Porches, Steps and Walkways. Each porch as shown on the Condominium Subdivision Plan and the related steps and walkways serving the porches are restricted in use to the Co-owner of the Unit to which the same are appurtenant;

(2) Balconies. Each balcony is restricted in use to the Co-owner of the Unit to which such balcony is appurtenant as shown on the Condominium Subdivision Plan;

(3) Patios and Decks. Each patio and deck are restricted in use to the Co-owner of the Unit to which such patio or deck is appurtenant;

(4) Garages and Driveways. Each garage and adjacent driveway are restricted in use to the Co-owner of the Unit to which the number of the garage and driveway corresponds as shown on Condominium Subdivision Plan;

(5) Windows, Unit Entry Doors, Doorwalls and Garage Doors. All windows, Unit entry doors, doorwalls and garage doors are restricted in use to the Co-owner of the Unit to which the same are appurtenant;

(6) Electrical. The electrical system from the point of connection with each Unit's electric meter to the point of connection with, but not including, electrical fixtures, outlets, switches and panels within any Unit is restricted in use to the Co-owner of the Unit to which the electrical system is appurtenant;

(7) Gas. The gas system from the point of connection with each Unit's gas meter to the point of connection with, but not including, gas fixtures within any Unit is restricted in use to the Co-owner of the Unit to which the gas system is appurtenant;

(8) Water. The water distribution system from and including the Unit's first shut-off valve located within and serving only the individual Unit is restricted in use to the Co-owner of the Unit to which the water system is appurtenant;

(9) Air Conditioning, Heat. Each individual air conditioning unit, heating unit and hot water heater, including all related equipment and ductwork, are restricted in use to the Co-owner of the Unit to which the same are appurtenant;

(10) Fire Suppression System. The fire suppression systems, including control clocks, meters, water shut-off valves, and fire suppression valves, are limited in use to the Co-owners of the Units in each building in which such fire suppression systems are located;

(11) Interior. The interior drywall of Unit perimeter walls and ceilings are restricted in use to the Co-owner of the Unit to which the same are appurtenant; and

(12) Other. Such other elements of the Condominium not designated as a General Common Element and not located within the perimeter of the Unit serviced thereby, which are appurtenant to or benefit one or more Units, though less than the entire Condominium.

Section 2. Responsibility for Unit and Common Elements. Subject to the Association's exclusive right and obligation to control and approve the exterior appearance and use of all General Common Elements, Units and Limited Common Elements, as set forth in this Master Deed and in the relevant sections of Article VI of the Condominium Bylaws, the respective responsibilities for the maintenance, decoration, repair and replacement of the Units and Common Elements are as follows:

A. Co-owner Responsibilities.

(1) Unit and Certain Common Elements. Except as provided in Section 2B below and subject to the provisions of the Condominium Bylaws, the primary responsibility for maintenance, decoration, repair and replacement, including all associated costs, of a Unit, including all fixtures, improvements and personal property located within the Unit or elsewhere throughout the Condominium, the Limited Common Elements, and those General Common Elements described in this Section 2A(1), shall be borne by the Co-owner of the Unit. The following provisions add to and clarify, but do not limit, each Co-owner's decoration, maintenance, repair and replacement responsibilities under this Section 2A(1):

(a) Electrical:

(i) Townhome Units: Townhome Unit electrical lines, wires, outlets, switches, boxes, circuit breakers and fixtures from the electrical meter for the Townhome Unit, including all exterior light fixtures and outlets connected to that meter;

(ii) Terrace Units: Terrace Unit electrical outlets, switches, fixtures, breaker box, circuit breakers and panels located within and serving the individual Terrace Unit, as well as exterior patio and deck light fixtures.

(b) Gas:

(i) Townhome Units: Townhome Unit gas lines, pipes, valves and fixtures from the gas meter for the Townhome Unit;

(ii) Terrace Units: Terrace Unit gas fixtures located within and serving the individual Terrace Unit.

(c) Water:

(i) Townhome Units: Townhome Unit water lines, pipes, valves and fixtures (including exterior spigots) from the water meter for the Townhome Unit, but not including any mains or lines running through the Unit to serve other Units or the General Common Elements;

(ii) Terrace Units: Terrace Unit water lines, pipes, valves and fixtures (but not including exterior spigots) from and including the Unit's first shut off valve located within and serving only the Unit, but not including any water meters or any mains or lines running through the Unit to serve other Units or the General Common Elements.

(d) Sanitary lines, drains and traps from the sanitary system's first point of entry into the Unit;

(e) Patio and all improvements on or attached to the patio;

(f) Deck and all improvements located on or related to the deck including railings, decking, joists and posts;

(g) Air-conditioner compressor, its pad and other related equipment and accessories;

(h) Windows, door walls, interior doors, Unit entry doors, including their frames, storms, screens, locks, hardware, thresholds, sills and weather stripping;

(i) Garage floor slab and garage door, including tracks, springs remotes and all related hardware and equipment;

(j) Drywall throughout the Unit, and Unit interior wall construction;

(k) Improvements to the Unit and decorations, including, but not limited to, tile, either floor or wall, paint, wallpaper, window treatments, carpeting or other floor covering, trim, cabinets, counters, sinks and related hardware;

(l) Appliances and equipment within the Unit and supporting hardware and equipment including, but not limited to, furnace and related ductwork, humidifier, air cleaner, any personal alarm system, garbage disposal, dishwasher, microwave, range, oven, refrigerator, vent fans and related ductwork, dryer venting and related ductwork, vent covers and filters, individual hot water heaters, sump pumps, fireplaces, flues and dampers; and

(m) All other items not specifically enumerated above, but which are located within the boundaries of a Unit.

(2) Co-owner Additions, Improvements and Modifications. Co-owner improvements, additions or modifications, even though approved by the Board of Directors, shall not be considered Common Elements in any case and, except as the Board determines otherwise in writing, shall be the complete responsibility of the Co-owner. Should the Association require access to any Common Elements which necessitates the moving or destruction of all or part of any such addition or modification, all costs, damages and expenses involved in providing access and restoring the addition or modification shall be assessed to and collected from the responsible Co-owner in the manner provided in Article II of the Condominium Bylaws. Co-owners shall not alter, replace, remove, paint, decorate or change the exterior of a Unit or any exterior appendage

including, without limitation, air conditioning units, windows, Unit entry doors, patios and decks, whether exclusively used by the Co-owner or otherwise, without first obtaining the Board's prior written consent pursuant to Article VI of the Condominium Bylaws.

(3) Co-owner Fault. Subject to the provisions of Article VI, Section 14 of the Condominium Bylaws, any and all costs for maintenance, decoration, repair and replacement of any Common Element caused by the intentional or unintentional act(s) of any Co-owner, or family, guests, tenants or invitees of a Co-owner, shall be borne by the Co-owner. The Association may incur such costs and charge and collect them from the responsible Co-owner in the same manner as an assessment in accordance with Article II of the Condominium Bylaws.

(4) Repair to Association Specifications. All maintenance, repair and replacement obligations of the Co-owners as described above and as provided in the Condominium Bylaws shall be performed subject to the Association's mandatory prior written approval and control with respect to color, style, timing, material and appearance. Further, all maintenance, repair and replacement shall be performed in compliance with all applicable municipal, State and federal codes and regulations.

B. Association Responsibilities:

(1) Limited Common Elements. Except in cases of Co-owner fault, the Association shall be responsible for the maintenance, repair and replacement of the following:

(a) Porches, Steps and Walkways. The porches, steps and walkways described in Section 1B(1), with the expenses being an expense of administration;

(b) Balconies. The balconies described in Section 1B(2), with the expenses being borne by the Co-owner of the Unit assigned such balcony;

(c) Driveways. The driveways described in Section 1B(4), with the expenses being an expense of administration;

(d) Terrace Unit Electrical. The Terrace Unit electrical systems described in Section 1B(7), with the expenses being borne by the Co-owner of the Unit assigned such electrical system;

(e) Terrace Unit Gas. The Terrace Unit gas systems described in Section 1B(8), with the expenses being borne by the Co-owner of the Unit assigned such gas system; and

(f) Meter Rooms. The meter rooms described in Section 1B(11), with the expenses being borne by the Co-owners of the Units located within the building in which such meter room is located.

(g) Fire Suppression System. The fire suppression system described in Section 1B(12), with the expenses being borne by the Co-owners of the Units located within the building in which such fire suppression system is located.

(2) General Common Elements. Except as otherwise assigned by the Declaration to the Community Association and subject to any provision of Section 2A above or the Condominium Bylaws expressly to the contrary, the costs of maintenance, decoration, repair and replacement of all General Common Elements shall be borne by the Association.

(3) Unauthorized Repairs. The Association shall not be obligated to reimburse any Co-owner for repairs made or contracted for by the Co-owner. The Association shall only be responsible for payments to contractors for work authorized by the Board of Directors or by a management company hired by the Association.

C. Utility Charges. All costs of separately metered and billed utilities including, without limitation, electricity, gas, telephone, internet, cable television and any other utility services shall be borne by the Co-owner of the Unit to which such services are furnished. All commonly-metered utilities shall be borne by the Association as expenses of administration.

D. Unusual Expenses. Any other unusual common expenses benefiting less than all of the Units or any expenses incurred as a result of the conduct of less than all of those entitled to occupy the Condominium, or by their licensees or invitees, shall be specifically assessed against the Unit or Units involved in accordance with Section 69 of the Condominium Act.

ARTICLE V USE OF UNITS AND COMMON ELEMENTS

No Co-owner shall use their Unit or the Common Elements in any manner inconsistent with the purposes of the Condominium, the Condominium Documents, zoning and other ordinances of the Township of Hartland, State and Federal laws and regulations, or in any manner which will interfere with or impair the rights of any other Co-owner in the use and enjoyment of their Unit or the Common Elements.

ARTICLE VI UNIT DESCRIPTION AND PERCENTAGE OF VALUE

Section 1. Condominium Unit Description. Each Unit is described in this paragraph with reference to the Condominium Subdivision Plan as prepared by Land Development Consulting Services, Inc. Each Unit includes: (1) with respect to each Unit that has a basement, all that space contained within the unpainted surfaces of the basement floor and walls and the uncovered underside of the first-floor joists; and (2) with respect to the Unit upper floors, all that space contained within the finished unpainted walls and ceilings and from the finished subfloor, all as shown on the floor plans and sections in the Condominium Subdivision Plan and delineated with heavy outlines. For all purposes, individual Units may be defined and described by reference to this Master Deed and the individual number assigned to the Unit in the Condominium

Subdivision Plan. Building elevations are shown in detail in architectural plans and specifications on file with the Township of Hartland.

Section 2. Calculation of Percentage of Value. The percentage of value assigned to each Unit is set forth in this Paragraph. The percentage of value assigned to each Unit shall be determinative of the proportionate share of each Co-owner in the common proceeds and common expenses of the administration (subject to the assignment of costs and expenses as reflected in Article IV of this Master Deed and Article II of the Condominium Bylaws) and the value of such Co-owner's vote at meetings of the Association and the undivided interests of the Co-owner in the Common Elements. The total percentage value of the Condominium is one hundred percent (100%). The Developer has determined that the comparative characteristics of the Units in the Condominium are equal and that the percentages of value shall be based upon a formula which divides one hundred percent (100%) by the number of Units in the Condominium.

Section 3. Number of Units; Legal Phases. The Condominium currently consists of 94 Units numbered 1 through 94. As referenced in Article I of this Master Deed, the current legal phases for the Condominium are as follows:

<u>Legal Phase</u>	<u>Units</u>
Phase I	Units 7 through 18 and 79 through 84 are "must be built"
Subsequent Phases	Units 1 through 6, 19 through 78 and 85 through 94 may be converted to "must be built" Units and included in subsequent legal phases via the recording of amendments to this Master Deed. 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.

ARTICLE VII EASEMENTS

Section 1. Easements for Encroachment, Utilities and Support.

A. In the event any Unit or Common Element encroaches upon another Unit or Common Element, whether by deviation from the plans in the construction, repair, renovation, restoration, or replacement of any improvement, or by reason of the settling or shifting of any land or improvement, a valid easement for the encroachment shall exist, except to the extent limited by Section 40 of the Condominium Act.

B. There shall be easements to, through and over those portions of the land, structures, buildings, improvements and walls contained therein for the installation, maintenance and servicing of all utilities in the Condominium, including, but not limited to, lighting, heating, power, sewer, water and communications including telephone, cable television and internet lines.

C. Easements of support shall exist with respect to any Unit wall that supports a Common Element.

Section 2. Developer's and Association's Right to Grant Easements. The Developer or Board of Directors of the Association may grant easements and licenses over or through, or dedicate, any portion of any General Common Element for utility, roadway, construction, safety or any other purposes as may be beneficial to the Condominium, and during the Development and Sales Period the Developer may grant such easements without the consent of any other person or entity.

Section 3. Easements for Maintenance, Repair and Replacement. The Developer, Association, the Township of Hartland and all public or private utilities shall have such easements over, under, across and through the Condominium, including all Units and Common Elements, as may be necessary to fulfill any responsibilities of inspection, maintenance, repair, decoration, replacement or upkeep which they or any of them are required or permitted to perform under the Condominium Documents or by law, or to respond to any emergency or common need of the Condominium. It is a matter of concern that a Co-owner may fail to properly maintain their Unit or any Common Elements for which the Co-owner is responsible in a proper manner and in accordance with the standards set forth in the Condominium Documents. Therefore, in the event a Co-owner fails to properly and adequately maintain, decorate, repair, replace or otherwise keep in good condition and repair their Unit or any improvements or appurtenances located within the Unit, or any Common Elements for which the Co-owner is responsible, the Developer or the Association, as the case may be, shall have the right (but not the obligation) and all necessary easements in furtherance thereof after seven (7) days prior written notice to the affected Co-owner (which notice can be waived in cases of real and present danger to the health, safety or welfare of the Co-owners, other Units, Common Elements or the Condominium), to take whatever actions it deems desirable to so maintain, decorate, repair or replace the Unit, its appurtenances or any of the Common Elements for which the Co-owner is responsible, all at the expense of the Co-owner of the Unit. Neither the Developer, the Association nor the Township of Hartland shall be liable to the Co-owner of any Unit or any other person in trespass or in any other form of action for the exercise of rights pursuant to the provisions of this Section or any other provision of the Condominium Documents that grant such easements, rights of entry or other means of access. Failure of the Developer or the Association to take any such action shall not be deemed a waiver of the Developer's or the Association's right to take any such action at a future time. All costs incurred by the Developer or the Association, as the case may be, in performing any Co-owner-responsibilities as set forth in this Section shall be assessed against such Co-owner in accordance with Article II of the Condominium Bylaws and shall be immediately due and payable. Further, the lien for nonpayment shall attach as in all cases of regular assessments, and such assessments may be enforced by the use of all means available to the Association under the Condominium Documents and by law for the collection of regular assessments including, without limitation, legal action, foreclosure of the lien securing payment and imposition of fines.

Section 4. Developer's Reserved Easements. The Master Deed and the Condominium are subject to all easements of record and all easements shown on the Condominium Subdivision Plan. The Developer reserves all easements granted by the Condominium Act without restriction

of any kind. The maintenance of all easements relating to, or designated as, General Common Elements shall be the responsibility of and at the expense of the Association.

A. Easements in Furtherance of Development. The Developer retains easements over all Common Elements for the purpose of developing the Condominium. Developer on its behalf and on behalf of its successors and assigns hereby reserves permanent easements for ingress and egress over the roads, walks and other Common Elements in the Condominium and permanent easements to use, tap into, enlarge or extend all roads, walks and utility lines in the Condominium including, without limitation, all communications, water, gas, electric, storm and sanitary sewer lines, and any pumps, sprinklers or water retention areas, all of which easements shall be for the benefit of any other land adjoining the Condominium if now owned or hereafter acquired by Developer or its successors and assigns. These easements shall run with the land in perpetuity. The Developer has no financial obligation to support such easements, except that any unit or property utilizing the roads, if such unit or property is not included within the Condominium, shall pay an equitable pro-rata share of the expense of maintenance, repair, or replacement of that portion of the road which is used, which share shall be determined in a recorded agreement to be prepared and recorded at the time such unit or property receives municipal approval.

B. Power to Grant Easements and Dedicate. The Developer also reserves the right and power to grant easements over, or dedicate, portions of any of the Common Elements for utility, drainage, street, safety or construction purposes, and all persons acquiring any interest in the Condominium, including without limitation all Co-owners and mortgagees of Units shall be deemed to have appointed the Developer and its successors and assigns as agent and attorney-in-fact to make such easements or dedications. After the Development and Sales Period, the foregoing right and power may be exercised by the Association.

C. Utility and Other Easements. Easements for the construction, installation and maintenance of utilities are reserved as shown on the Condominium Subdivision Plan. Within all of the foregoing Easements, unless the necessary approvals are obtained from the Township of Hartland and any other appropriate municipal authority, no structure, planting or other material shall be placed or permitted to remain which may damage or interfere with the installation and maintenance of such service facilities and utilities, including underground electrical and telephone local distribution systems, or which may change, obstruct or retard the flow or direction of water in and through drainage in the Easements, nor shall any change, which may obstruct or retard the flow of surface water or be detrimental to the property of others, be made by anyone in the finished grade of the Condominium once established by the Developer upon completion of construction thereon.

Section 5. Restrictions Regarding the Development and Use of Each Unit. The provisions of this Master Deed, the Condominium Subdivision Plan and the use restrictions set forth in Article VI of the Condominium Bylaws govern the development and use of each Unit, and all improvements made to any Unit that affect any other Unit or the Common Elements, including changes in exterior appearance, and the use and occupancy thereof, shall fully comply with such provisions.

Section 6. Road Improvement Special Assessment. Upon approval by the affirmative vote of not less than 51% of all Co-owners, the Association shall be vested with the power and authority to sign petitions requesting establishment of a special assessment district pursuant to provisions of applicable Michigan statutes for improvement of public roads within or adjacent to the Condominium or for any other lawful purpose including, without limitation, the installation or extension of sanitary sewer lines and related facilities. In the event that a special assessment district is established as provided in this Section, the collective costs assessable shall be borne equally by all Co-owners.

Section 7. Easements for Emergency, Public Safety and School Purposes. There shall be easements to and in favor of the Township of Hartland and such other private entities that may be necessary for the access of emergency and public safety and school vehicles, including school buses used for transportation to private institutions, over the roads throughout the Condominium as designated on the Condominium Subdivision Plan.

Section 8. Telecommunications Agreements. The Condominium is subject to easements granted to Comcast of Michigan IV, LLC, recorded in as Instrument Numbers 2006R-023948 and 2006R-023949. The Developer and the Association have the power to make or cause to be made such installations and grant such easements, licenses and other rights of entry, use and access and to enter into any contract or agreement, including wiring agreements, right-of-way agreements, access agreements and multi-Unit agreements and, to the extent allowed by law, contracts for sharing of any installation or periodic subscriber service fees as may be necessary, convenient or desirable to provide for telecommunications, videotext, broadband cable, satellite dish, earth antenna and similar services (collectively, "Telecommunications") to the Condominium or any Unit. Notwithstanding the foregoing, in no event shall the Board of Directors enter into any contract or agreement or grant any easement, license or right of entry or do any other act or thing which will violate any provision of any federal, state or local law or ordinance. Any and all sums paid by any Telecommunications or other company or entity in connection with such service, including fees, if any, for the privilege of installing the same or sharing periodic subscriber service fees, shall be receipts of administration of the Condominium within the meaning of the Condominium Act and shall be paid over to and shall be the property of the Association.

Section 9. Declaration.

A. Benefits and Obligations in General. The Condominium, Association and all Co-owners within the Condominium and within Fox Ridge I of Hartland, a Condominium established pursuant to the Master Deed recorded in Liber 4721, Pages 168 et seq., Livingston County Records, Livingston County Condominium Subdivision Plan No. 331 ("Fox Ridge I"), and within Fox Ridge II of Hartland, a condominium established pursuant to the Master Deed recorded in Liber 4721, Pages 247 et seq., Livingston County Records, Livingston County Condominium Subdivision Plan No. 332 ("Fox Ridge II," and together with Fox Ridge I are sometimes collectively referred to as "Fox Ridge") are subject to the provisions set forth in the Declaration, which are incorporated in this Master Deed by reference. The Declaration confers certain benefits and imposes certain obligations on the Co-owners and the Association, including, without limitation, the obligation to share in the cost of maintenance and support of the Fox Ridge and Hunters Ridge Shared Items as that phrase is defined in the Declaration and which include the

roads serving the Condominium and Fox Ridge (but not including parking areas, drives solely serving residence parking areas or driveways), sidewalks located immediately adjacent to these roads, the storm water drainage facilities including retention ponds serving the Condominium and Fox Ridge, and the entryway landscaping located adjacent to Old US-23 and landscaping located within median islands located within the roads serving the Condominium and Fox Ridge. Some Common Elements are also defined as Fox Ridge and Hunters Ridge Shared Items under the Declaration and in some instances are under the jurisdiction of the Fox Ridge of Hartland Community Association, a Michigan nonprofit corporation (the "Community Association").

B. Declaration Assessments. Co-owners are responsible for the payment of any assessments levied by the Community Association against Units pursuant to the Declaration; however, the Association may in its sole discretion collect from Co-owners all assessments levied against Units pursuant to the Declaration and pay the same to the Community Association as an expense of administration.

C. Fox Ridge and Hunters Ridge Shared Items Maintenance, Repair and Replacement Responsibilities and Payment of Expenses.

(1) Maintenance, Repair, Replacement Responsibilities. Subject to the provisions contained below and in the Declaration, the Community Association will be responsible for maintaining, repairing, replacing and insuring the Fox Ridge and Hunters Ridge Shared Items. Notwithstanding the foregoing, the Community Association will only be responsible for maintaining, repairing, replacing and insuring the roads located within Condominium once these roads have been completed and have been brought up to a standard at least consistent with the initial construction of the roads located within Fox Ridge I and Fox Ridge II and Certificates of Occupancy have been issued to 75% of the planned Units that are ultimately included in the Condominium as determined in accordance with the Declaration provision. The Association will be responsible for maintaining, repairing, replacing and insuring the roads located within the Condominium until such time as the Community Association is obligated to undertake the maintenance, repair, replacement and insuring of these roads as determined in the Declaration.

(2) Payment of Expenses. The costs and expenses associated with the maintaining, repairing and replacing the Fox Ridge and Hunters Ridge Shared Items will be apportioned as follows:

(a) Roads within Fox Ridge.

i. Repairs and Replacement of Roads within Fox Ridge Prior to First Full Replacement. The proportionate share of any repair and replacement costs associated with the roads located within Fox Ridge will be apportioned utilizing the following formula: the total projected repair or replacement cost for a repair or replacement project (the "Total Projected Fox Ridge Repair or Replacement Cost") shall be divided by the number of original estimated useful life years for the roads, with the result being referred to as the "Fox Ridge Estimated Useful Life Yearly Amount." The Association will pay a proportion of the repair and replacement cost based on each year (or any portion of a year) of its use of the roads within Fox Ridge, which use shall be deemed to begin on the date of the recording of this Master Deed. The total Fox Ridge Estimated

Useful Life Yearly Amount that accounts for the Association's use of the roads will be subject to each party paying its proportionate share of that total sum, with each party's proportionate share of that total sum being determined as follows (with the following being referred to as the "Sharing Ratio"): (i) with respect to Fox Ridge, the ratio of the total number of condominium units located within Fox Ridge (54) to the total number of condominium units located within Fox Ridge (54) plus the number of Completed Hunters Ridge Units (as defined in the Declaration) at the time the applicable expense is incurred, and (ii) with respect to the Association, the ratio of the Completed Hunters Ridge Units at the time the applicable expense is incurred to the total number of condominium units located within Fox Ridge (54) plus the number of Completed Hunters Ridge Units at the time the applicable expense is incurred.

ii. Replacement of Roads within Fox Ridge after the First Total Replacement. Once the roads located within Fox Ridge have been fully replaced, the Association must pay its proportionate share of the cost of replacing the roads within Fox Ridge in accordance with the Sharing Ratio.

iii. Insurance and Maintenance of Roads within Fox Ridge. Beginning on the date this Master Deed is recorded, the Association must pay its proportionate share of the cost of insuring and maintaining the roads located within Fox Ridge in accordance with the Sharing Ratio.

(b) Insurance, Maintenance, Repair and Replacement of Roads within the Condominium. The Association will be solely responsible for paying the cost of maintaining, repairing, replacing and insuring the roads located within the Condominium until such time as the roads located within the Condominium have been completed and Certificates of Occupancy have been issued to at least 75% of the planned Units in the Condominium as determined in accordance with the Declaration. Once the roads located within the Condominium have been completed and Certificates of Occupancy have been issued to at least 75% of the planned Units in the Condominium as determined in accordance with the Declaration, the Association and Fox Ridge are responsible for paying their proportionate share of the cost of insuring, maintain, repairing and replacing the roads located within the Condominium, with each party's proportionate share being determined in accordance with the Sharing Ratio.

(c) Insurance, Maintenance, Repair and Replacement of Landscaping, Sidewalks, Storm Water Drainage Facilities. Beginning on the date this Master Deed is recorded, each party to the Declaration is responsible for paying its proportionate share of the cost of insuring, maintaining, repairing and replacing the Landscaping, Sidewalks and Storm Water Drainage Facilities (as those terms are defined in the Declaration), with each party's proportionate share being determined in accordance with the Sharing Ratio.

D. Community Recreational Facilities. Notwithstanding anything to the contrary contained in the Declaration, the Co-owners do not have any easement or use rights to the Community Recreational Facilities (as defined in the Declaration) under the Declaration.

Section 10. Planned Development Agreement. The Condominium, Association and all Co-owners are subject to the Planned Development Agreement, which details certain conditions relating to the Condominium development.

Section 11. Road and Utility Easements: Community Association Responsibility to Maintain Condominium Roads. The co-owners of Fox Ridge I of Hartland ("Fox Ridge I"), a condominium project established pursuant to the Master Deed (as amended, the "Fox Ridge I Master Deed") recorded in Liber 4721, Pages 168 et seq., Livingston County Records, designated as Livingston County Condominium Subdivision Plan No. 331, and the Co-owners of Fox Ridge II of Hartland ("Fox Ridge II"), a condominium project established pursuant to the Master Deed (as amended, the "Fox Ridge II Master Deed") recorded in Liber 4721, Pages 247 et seq., Livingston County Records, designated as Livingston County Condominium Subdivision Plan No. 332, have easements for ingress and egress over the roads and walks in the Condominium and easements to use, tap into, enlarge or extend all roads, walks and utility lines in the Condominium, including, without limitation, all communications, water, gas, electric, storm and sanitary sewer lines, and any pumps and sprinkler systems, all pursuant to the Fox Ridge I Master Deed and the Fox Ridge II Master Deed. Under the Fox Ridge I Master Deed and the Fox Ridge II Master Deed, the Community Association is responsible for maintaining the easements referenced in this Section, as well as the roads, utilities and other improvements located within these easements, and the Co-owners are responsible for paying a pro rata share of the expenses of maintenance, repair or replacement of the roads and utilities, which pro rata share is determined by multiplying such expenses times a fraction, the numerator of which is the number of dwelling Units utilizing the roads or utilities, and the denominator of which is the number of dwelling Units utilizing the roads or utilities plus the total number of condominium units located within Fox Ridge I and Fox Ridge II (the "Pro Rata Share Calculation"). The Co-owners of this Condominium also have easements for ingress and egress over the roads and walks in Fox Ridge I and Fox Ridge II and easements to use, tap into, enlarge or extend utility lines in Fox Ridge I and Fox Ridge II, and the Co-owners of this Condominium are responsible for paying a pro rata share of the expenses of maintenance, repair or replacement of these roads and utilities, which pro rata share is determined by utilizing the Pro Rata Share Calculation.

Section 12. Conservation Easement. The Proposed Future Development Area (defined below) of the Condominium is subject to an Agreement for Conservation Easement recorded in Liber 4742, Pages 857 et seq., Livingston County Records (the "Conservation Easement"). Under the Conservation Easement there is reserved a conservation easement over and across that portion of the Proposed Future Development Area identified on the Condominium Subdivision Plan as "Conservation Easement Area" (the "Conservation Easement Area"). The Conservation Easement does not grant or convey to the members of the general public any right of ownership, possession or use of the Conservation Easement Area. The purpose of the Conservation Easement is to protect the wetland functions and values existing within the Conservation Easement Area. The Conservation Easement Area must be maintained in its natural and undeveloped condition. No Co-owner or any other person or entity shall alter or develop the Conservation Easement Area in any way including, without limitation, landscaping, grading, filling, dredging, or excavating, unless all permits and approvals are first obtained from all municipal or other agencies having competent jurisdiction.

Section 13. Easement Agreement and Declaration of Covenants and Agreements. The Condominium is subject to a certain Easement Agreement recorded in Liber 1367, Pages 787 et seq., Livingston County Records (the "Easement Agreement"), and a certain Declaration of

Covenants and Agreements recorded in Liber 4502, Pages 245 et seq., Livingston County Records (the "Roadway Declaration"), which modifies portions of the Easement Agreement. Pursuant to the Easement Agreement and Roadway Declaration, the Co-owners have an easement for ingress and egress over the roads constructed on the land to the south of the Condominium for access to and from Highway M – 59. The Easement Agreement and Roadway Declaration impose responsibilities for the maintenance and upkeep of certain roads and streets, including the private roads within the Condominium.

ARTICLE VIII CONVERTIBLE AREAS

Section 1. Convertible Areas. The General Common Elements and all unsold Units are designated as Convertible Areas within which the Units and Common Elements may be modified and within which Units may be expanded, moved, deleted, combined and created. The Developer reserves the right, but not an obligation, to convert the Convertible Areas. The Developer reserves the right, in its sole discretion, during a period ending six (6) years from the date of recording the original Master Deed, to modify the number, type, size, location, and configuration of any Unit that it owns in the Condominium, and to make corresponding changes to the Common Elements, subject to the requirements of local ordinances and building authorities. The changes could include (by way of illustration and not limitation) the deletion of Units from the Condominium and the substitution of General and Limited Common Elements thereof. The maximum number of Units in the Condominium may not exceed 208 Units. There are no other restrictions upon such improvements except those which are imposed by state law, local ordinances or building authorities.

Section 2. Amendment of Master Deed. All modifications to the Condominium resulting from or allowed by this Article shall be made by the Developer through amendment(s) to this Master Deed, which amendments may include unilateral adjustments by the Developer in formulas used to determine percentages of value within the Condominium to reflect such changes in the overall makeup of the Unit mix. Any such amendment(s) shall be made solely by the Developer without the necessity of the consent of or execution by any other person now or hereafter interested in the Condominium, whether as owner, mortgagee or otherwise. All of the Co-owners and mortgagees of Units and other persons interested in the Condominium from time to time shall be deemed to have irrevocably and unanimously consented to such amendment(s) of this Master Deed as may be necessary to effectuate the foregoing. All such interested persons irrevocably appoint the Developer or its successors or assigns as agent or attorney for the purpose of execution of such amendment(s). Any amendment to the Master Deed that alters the number or type of Units in the Condominium shall, if necessary, readjust the existing percentages of value of Units, and the formulas used to determine them, to preserve a total value of one hundred (100%) percent for the entire Condominium.

ARTICLE IX CONTRACTION OF CONDOMINIUM

Section 1. Right to Contract. The Condominium is a "Contractible Condominium" under the Condominium Act. The Developer reserves the right, but not an obligation, to contract

the Condominium to as few as eighteen (18) Units. There are no restrictions or limitations on the Developer's right to contract the Condominium except as stated in this Article. The consent of any Co-owner shall not be required to contract the Condominium. All of 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 contraction of the Condominium and any amendment or amendments to this Master Deed to effectuate the contraction and to any reallocation of percentages of value of existing Units that the Developer may determine necessary in conjunction with such amendment or amendments. All such interested persons irrevocably appoint the Developer or its successors or assigns as agents and attorney for the purpose of executing such amendment or amendments and all other documents necessary to effectuate the foregoing. Such amendment or amendments may be made without the necessity of re-recording an entire Master Deed or the Exhibits thereto and may incorporate by reference all or any pertinent portions of this Master Deed and the Exhibits.

Section 2. Recording of Amendment. Any contraction shall be deemed to have occurred at the time of the recording of an amendment to this Master Deed embodying all essential elements of the contraction. At the conclusion of the contraction of the Condominium, and not later than one (1) year after completion of construction, a Consolidating Master Deed and plans showing the Condominium "as built" shall be prepared and recorded by the Developer. A copy of the recorded Consolidating Master Deed shall be provided to the Association.

Section 3. Timeframe in which to Contract. The Developer's right to contract the Condominium shall expire six (6) years after the initial recording of the original Master Deed.

Section 4. Adjustment to Percentages of Value. Any amendment to the Master Deed which alters the number of Units in the Condominium shall, if necessary, proportionately readjust the existing percentages of value of Units to preserve a total value of one hundred percent (100%) for the entire Condominium. Percentages of value shall be readjusted and determined in accordance with the method and formula described in Article VI of this Master Deed, as amended from time to time.

ARTICLE X EXPANSION OF CONDOMINIUM

Section 1. Right to Expand. The Condominium, which initially consists of 94 Units, is intended to be an expandable Condominium under the Condominium Act, which may contain in its entirety a maximum of 208 Units. Any expansion right may be exercised prior to or after any contraction of the Condominium pursuant to Article IX of this Master Deed so long as such expansion right is exercised within the statutory time frame identified in Section 3 of this Article. Additional Units will be created upon all or some of the following described land that may, from time to time be owned or acquired by the Developer (referred to as the "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 969.00 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 209.85 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) S69°24'16"W 160.82 FEET; THENCE S37°04'26"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"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.

Developer reserves the right, but not an obligation, to expand the Condominium. There are no restrictions or limitations on Developer's right to expand the Condominium except as stated in this Article. The consent of any Co-owner shall not be required to expand the Condominium. All of the Co-owners and mortgagees of Units and persons interested or to become interested in the Condominium from time to time shall be deemed to have irrevocably and unanimously consented to such expansion of the Condominium and any amendment or amendments to this Master Deed to effectuate the expansion and to any reallocation of percentages of value of existing Units or readjustment of the formula used to determine percentages of value that Developer may determine necessary in conjunction with such amendment or amendments. All such interested persons irrevocably appoint Developer or its successors as agents and attorney for the purpose of executing such amendment or amendments to the Master Deed and all other documents necessary to effectuate the foregoing. Such amendments may be made without the necessity of re-recording an entire Master Deed or the exhibits thereto and may incorporate by reference all or any pertinent

portions of this Master Deed and the exhibits herein. Nothing herein contained, however, shall in any way obligate Developer to expand or enlarge the Condominium.

Section 2. Recording of Amendment. Any expansion shall be deemed to have occurred at the time of the recording of an amendment to this Master Deed embodying all essential elements of the expansion. At the conclusion of the expansion of the Condominium, not later than one (1) year after completion of construction, a Consolidating Master Deed and plans showing the Condominium "as built" shall be prepared and recorded by the Developer. A copy of the recorded Consolidating Master Deed shall be provided to the Association.

Section 3. Timeframe in which to Expand. The Developer's right to expand the Condominium shall expire six (6) years after the initial recording of the original Master Deed.

Section 4. Adjustment to Percentages of Value. Any amendment to the Master Deed which alters the number of Units or adds Units of a different size or type than those already existing shall readjust the existing percentages of value of the Units, and the formulas used to determine such percentages of value, to preserve a total value of one hundred percent (100%) for the entire Condominium, and an equitable distribution of interests.

ARTICLE XI AMENDMENTS

This Master Deed and its Exhibits may be amended as provided in the Condominium Act in the following manner, and shall be effective upon recordation with the Livingston County Register of Deeds.

Section 1. Amendments Not Requiring Consent. Amendments may be made and recorded by the Developer or by the Association without the consent of Co-owners or mortgagees if the Amendment does not materially alter or change the rights of a Co-owner or mortgagee.

Section 2. Amendments Requiring Consent. Amendments may be made and recorded by the Developer or by the Association upon being approved by the Co-owners of a simple two-thirds (2/3rds) of the Units entitled to vote as of the record date for such vote, except as otherwise provided. Whenever a proposed amendment would materially alter or change the rights of first mortgagees (as defined in Section 90a(9) of the Condominium Act, as amended, such amendment shall require the consent of not less than two-thirds (2/3rds) of all first mortgagees of record. A first mortgagee shall have one vote for each mortgage held. Such first mortgagee approval shall be solicited in accordance with Section 90a of the Condominium Act. Notwithstanding the above, the Condominium Documents may not be amended in any manner to eliminate or conflict with any mandatory provision of the Condominium Act or any applicable law or in any manner that materially reduces or eliminates the Developer's rights without the Developer's written consent.

Section 3. Modification 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 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 only in accordance with Section 50 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.

Section 4. Amendments for Secondary Mortgage Market Purposes. The Developer during the Development and Sales Period, and thereafter the Association, may amend this Master Deed or the Condominium Bylaws to facilitate mortgage loan financing for existing or prospective Co-owners and to enable the purchase or insurance of such mortgage loans by the Federal Home Loan Mortgage Corporation, the Federal National Mortgage Association, the Government National Mortgage Association, the Veterans Administration, the Department of Housing and Urban Development, Michigan State Housing Development Authority or by any other institutional participant in the secondary mortgage market which purchases or insures mortgages. The foregoing amendments may be made without the consent of Co-owners or mortgagees.

Section 5. Developer's Reserved Rights to Amend. Notwithstanding anything to the contrary in the Condominium Documents, but subject to the limitations of Section 3 above, the Developer reserves the right to amend materially this Master Deed or any of its Exhibits for any of the following purposes:

A. To modify the number, types and sizes of unsold Units and their appurtenant Limited Common Elements, to modify the formula used to determine percentages of value, percentages of value and/or responsibilities for Common Elements in connection with the exercise of rights pursuant to Articles VIII, IX and X above, and to modify the General Common Elements including those contained within the vicinity of Units;

B. To reclassify Units as "need not be built;"

C. To insert expansion provisions for any Units and land contracted within six (6) years after this Master Deed is recorded, but only in the event any Units or land are contracted pursuant to Article IX;

D. To amend the Condominium Bylaws, subject to any restrictions on amendments stated in the Condominium Bylaws;

E. To correct arithmetic errors, typographical errors, survey or plan errors, deviations in construction or any similar errors in the Master Deed, Condominium Subdivision Plan or Condominium Bylaws or to correct errors in the boundaries or locations of improvements;

- F. To clarify or explain the provisions of the Master Deed or its Exhibits;
- G. To comply with the Condominium Act or rules promulgated under the Condominium Act or with any requirements or requests of any governmental or quasi-governmental agency or department or any financing institution or entity providing mortgage loans or insuring loans for Units;
- H. To make, define or limit easements affecting the Condominium;
- I. To record an "as built" Condominium Subdivision Plan or Consolidating Master Deed or to designate any improvements shown on the Condominium Subdivision Plan as "must be built," subject to any limitations or obligations imposed by the Condominium Act;
- J. To terminate or eliminate reference to any right that Developer has reserved to itself including, without limitation, the right to contract and expand the Condominium;
- K. To dedicate roads or utilities pursuant to the provisions of this Master Deed;
- L. To provide descriptions and assign responsibility for Common Elements constructed, but not previously described in this Master Deed; and
- M. To make any other amendments specifically described and permitted to the Developer in any provision of this Master Deed.
- N. Any amendments must comply with applicable Township Ordinances.

The foregoing amendments may be made without the consent of Co-owners or mortgagees. The rights reserved to the Developer may not be amended except by or with the written consent of the Developer. The Association may make no amendment which materially changes the rights of Developer without the written consent of the Developer.

ARTICLE XII SALES FACILITIES

The Developer may maintain signs, offices, models and similar sales facilities, materials or structures in the Condominium during the Development and Sales Period. During the Development and Sales Period, the Developer shall pay all costs directly related to the use of such signs, offices, model units or other facilities, materials or structures, and after such period the Developer shall restore such signs, offices, model units or other facilities to habitable status.

ARTICLE XIII ASSIGNMENT

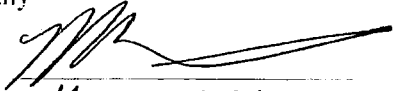
Any or all of the rights and powers granted or reserved to the Developer in the Condominium Documents or by law, including the power to approve or disapprove any act, use or proposed action or any other matter or thing, may be assigned by it to any other entity or to the Association. Upon expiration of the Development and Sales Period, such rights shall transfer

automatically to the Association. Any such assignment or transfer prior to such time as the assignment becomes automatic shall be made by appropriate instrument in writing duly recorded in the office of the Livingston County Register of Deeds.

[Signature Appears on Following Page]

The Developer has executed this Master Deed as of the day and year first above written.


MJC Fox Ridge LLC, a Michigan limited liability company

By: 
Name: MICHAEL A CHIRCO
Its: MANAGER

STATE OF MICHIGAN)
) SS
COUNTY OF Macomb)

On this 26th day of July, 2018, the foregoing Master Deed was acknowledged before me by Michael A Chirco, Manager of MJC Fox Ridge LLC, a Michigan limited liability company, on behalf of and by authority of the company.

MARGHERITA M MOCERI
Notary Public, State of Michigan
County of Macomb
My Commission Expires 02-22-2021
Acting in the County of Macomb


_____, Notary Public
Macomb County, Michigan
Acting in Macomb County, Michigan
My Commission Expires: 2-22-2021

✓ 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

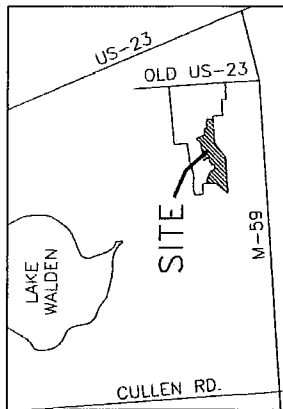
LIVINGSTON COUNTY CONDOMINIUM SUBDIVISION PLAN NO. 493
 EXHIBIT 'B' TO THE MASTER DEED
HUNTERS RIDGE AT HARTLAND
 HARTLAND TOWNSHIP, LIVINGSTON COUNTY, MICHIGAN

DEVELOPER:
 MIC FOX RIDGE LLC
 46600 ROMEO PLANK RD.
 SUITE 2
 MACOMB, MI 48044

ENGINEER:
 LAND DEVELOPMENT CONSULTING SERVICES, INC.
 46600 ROMEO PLANK RD.
 SUITE 2
 MACOMB, MI 48044
 (516) 868-2350

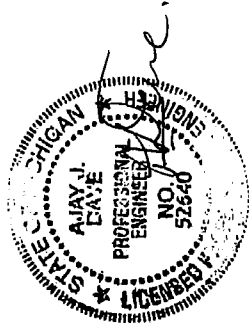
INDEX OF DRAWINGS

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



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 DIVISION, 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 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



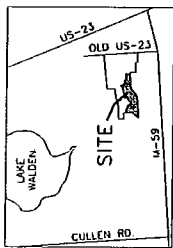
COVER SHEET
 PROPOSED NOVEMBER 1, 2017
 SHEET 1 of 16

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 S56°03'24"W 686.00 FEET; THENCE N37°48'05"E 308.18 FEET; THENCE N02°38'46"W 180.17 FEET; THENCE S68°18'35"E 170.82 FEET; THENCE S30°43'46"E 115.49 FEET; THENCE N85°08'52"E 89.21 FEET; THENCE S73°24'40"E 110.00 FEET; THENCE N10°53'28"W 73.24 FEET; THENCE N72°03'42"E 33.00 FEET; THENCE N10°10'20"E 30.19 FEET; THENCE S32°28'45"W 110.27 FEET; THENCE N78°32'57"E 375.57 FEET; THENCE N37°04'28"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) S22°16'53"E 180.48 FEET; (2) N80°07'18"E 139.00 FEET; (3) S03°52'43"E 57.00 FEET; (4) N86°07'18"E 98.10 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.

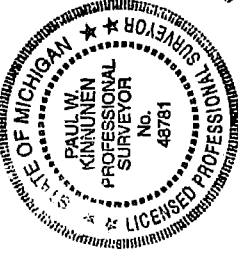
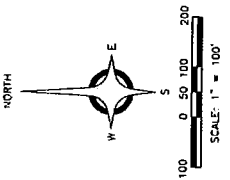
PROPOSED FUTURE DEVELOPMENT AREA:

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 S56°03'24"W 686.00 FEET; THENCE N37°48'05"E 308.18 FEET; THENCE N02°38'46"W 180.17 FEET; THENCE S68°18'35"E 170.82 FEET; THENCE S30°43'46"E 115.49 FEET; THENCE N85°08'52"E 89.21 FEET; THENCE S73°24'40"E 110.00 FEET; THENCE N10°53'28"W 73.24 FEET; THENCE N72°03'42"E 33.00 FEET; THENCE N10°10'20"E 30.19 FEET; THENCE S32°28'45"W 110.27 FEET; THENCE N78°32'57"E 375.57 FEET; THENCE N37°04'28"E 109.59 FEET; THENCE ALONG THE WESTERLY LINE OF "FOX RIDGE I OF HARTLAND", LIVINGSTON COUNTY CONDOMINIUM SUBDIVISION PLAN NO. 331, FOR THE FOLLOWING THREE COURSES: (1) S85°07'26"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 38.49 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 300.00 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) S69°24'16"W 160.82 FEET; THENCE S37°04'28"W 109.59 FEET; THENCE S79°32'57"W 375.57 FEET; THENCE S32°28'45"E 110.27 FEET; THENCE S67°10'12"W 130.18 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°08'39"W 89.21 FEET; THENCE N30°43'46"W 115.49 FEET; THENCE N65°18'35"W 170.82 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.

LAND DEVELOPMENT CONSULTING SERVICES, INC.
 46600 ROMEO PLANK, SUITE 2
 MACOMB, MI 48044
 PHONE: (516) 868-2350
 FAX: (516) 868-2351



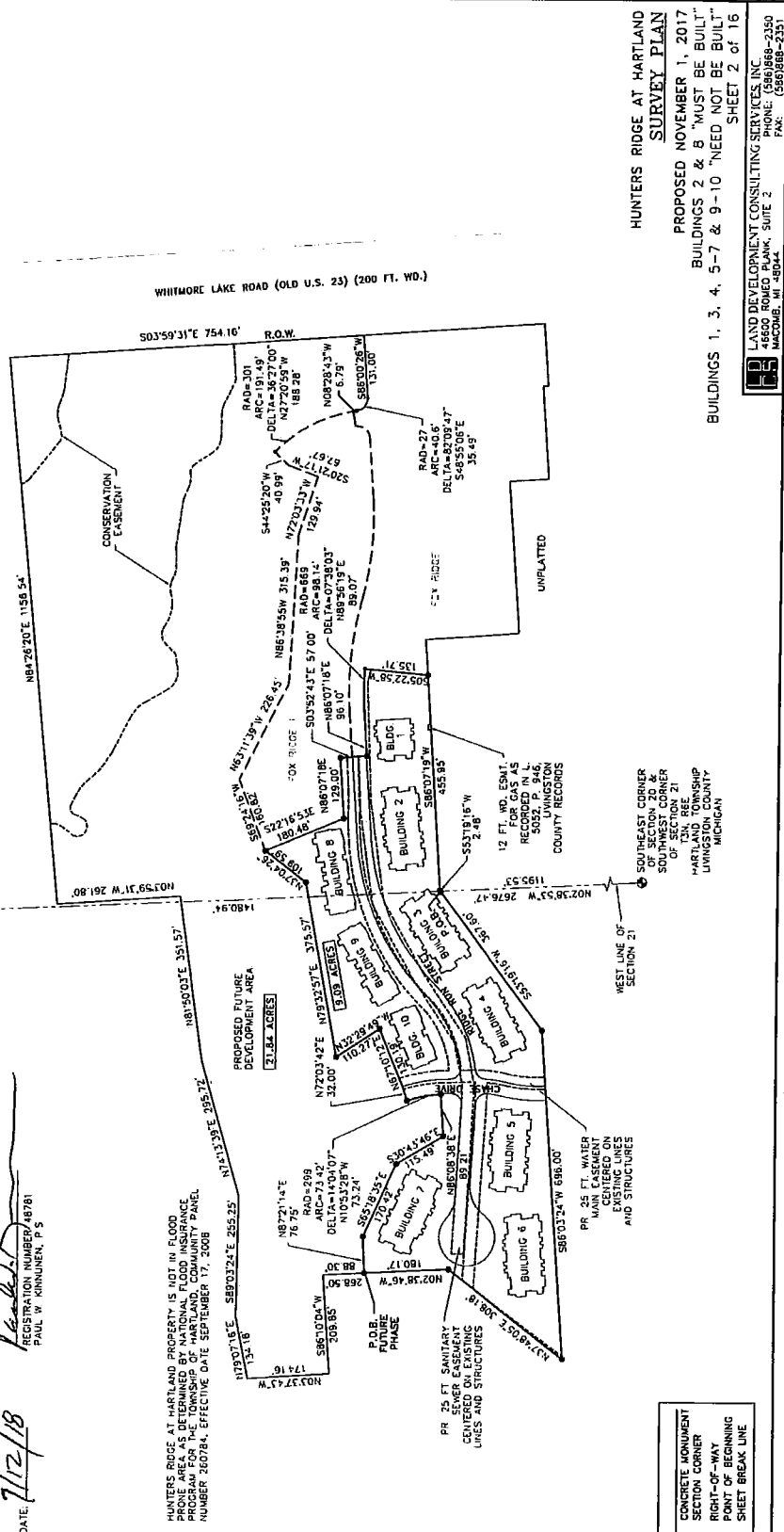
LOCATION MAP
NOT TO SCALE



SUBJECT'S CERTIFICATE
I, PAUL W. KINNUNEN, PROFESSIONAL SURVEYOR OF THE STATE OF MICHIGAN, DO HEREBY CERTIFY THAT THE SUBDIVISION PLAN KNOWN AS LIVINGSTON COUNTY CROOKHURST SUBDIVISION PLAN NO. 425 AS SHOWN ON THE ACCOMPANYING DRAWINGS REPRESENTS A SURVEY OF THE GROUND AND ADJACENT INTERESTS IN ACCORDANCE WITH THE EXISTING ENDOCHMENTS UPON THE LANDS AND PROPERTY HEREIN DESCRIBED. THE REQUIRED MONUMENTS AND OR BORN MARKERS HAVE BEEN LOCATED IN THE GROUND AS REQUIRED BY THE RULES PROMULGATED UNDER SECTION 142 OF ACT NUMBER 59 OF THE PUBLIC ACTS OF 1978.

DATE: 7/12/18
REGISTRATION NUMBER: 48781
PAUL W. KINNUNEN, P.S.

NOTE: HUNTERS RIDGE AT HARTLAND PROPERTY IS NOT IN FLOOD PROGRAM AREA AS DETERMINED BY NATIONAL FLOOD INSURANCE PROGRAM ACT AS DETERMINED BY NATIONAL FLOOD INSURANCE PROGRAM PANEL NUMBER 260784, EFFECTIVE DATE SEPTEMBER 17, 2008.



HUNTERS RIDGE AT HARTLAND
SURVEY PLAN
PROPOSED NOVEMBER 1, 2017
BUILDINGS 2 & 8 "MUST BE BUILT"
BUILDINGS 1, 3, 4, 5-7 & 9-10 "NEED NOT BE BUILT"
SHEET 2 of 16

LAND DEVELOPMENT CONSULTING SERVICES, INC.
4640 BURNING WOOD DRIVE, SUITE 2
MACOMB, MI 48044
PHONE: (586)868-2350
FAX: (586)868-2351

LEGEND	
	CONCRETE MONUMENT
	SECTION CORNER
	RIGHT-OF-WAY
	POINT OF BEGINNING
	SHEET BREAK LINE

LEGEND

- GENERAL COMMON ELEMENT
- LIMITED COMMON ELEMENT
- "MUST BE BUILT" UNITS
- ⊙ COORDINATE POINT
- D5 DESIGNATED DRIVEWAY WITH CORRESPONDING UNIT NUMBER LIMITED COMMON ELEMENT
- 6 BUILDING NUMBER
- ⊙ UPPER UNIT NUMBER
- ⊙ LOWER UNIT NUMBER



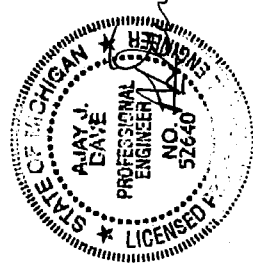
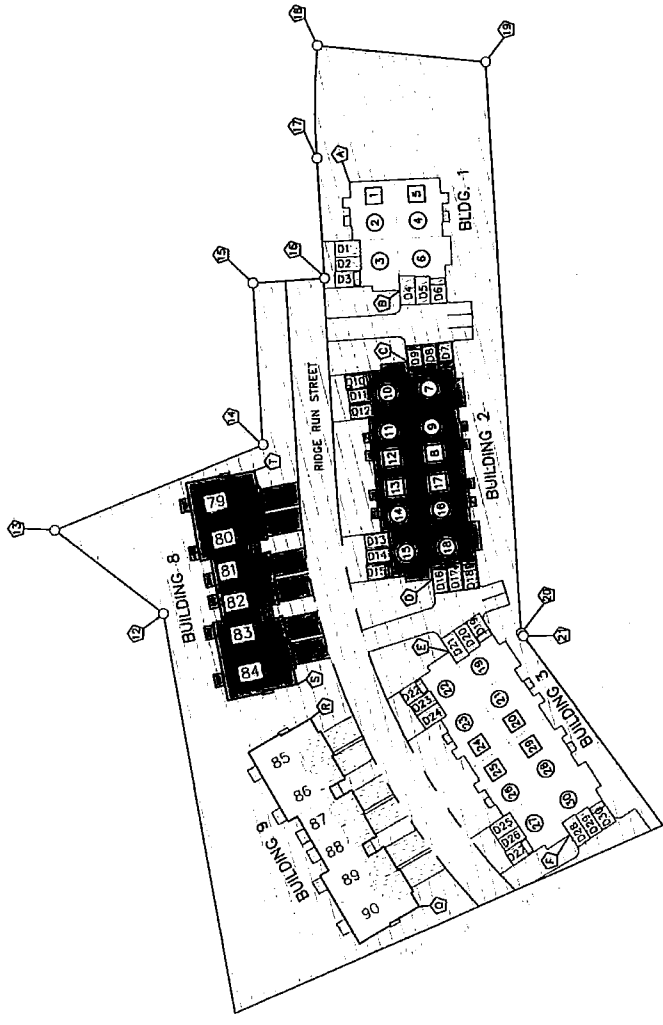
NOTE: SITE PLAN IS FOR THE PURPOSE OF DEPICTING THE GENERAL LOCATION OF BUILDINGS. DIMENSIONS ARE SHOWN ON THE FLOOR PLANS.

SCHEDULE OF BOUNDARY COORDINATES

NUMBER	NORTHING	EASTING
1	1555.99	2006.80
2	1572.42	2074.37
3	1485.15	2270.02
4	1428.78	2223.86
5	1434.78	2385.74
6	1434.87	2438.81
7	1299.76	2446.08
8	1449.02	1991.17
9	1267.44	1989.17

SCHEDULE OF UNIT COORDINATES

NUMBER	NORTHING	EASTING
A	1488.94	2352.56
B	1567.21	2208.70
C	1350.84	2034.30
D	1327.37	1978.41
E	1230.02	1850.94
F	1350.84	1774.37
G	1438.10	1923.00
H	1449.02	1950.38
I	1483.21	2120.18



HUNTERS RIDGE AT HARTLAND
 SITE PLAN
 PROPOSED NOVEMBER 7, 2017
 UNITS 7-18 & 79-84 "MUST BE BUILT"
 UNITS 1-6 & 19-78 & 85-94 "NEED NOT BE BUILT"
 SHEET 3 of 16

LAND DEVELOPMENT CONSULTING SERVICES, INC.
 46600 ROWED PLANK, SUITE 2
 MACOMB, MI 48044
 PHONE: (586)968-2350
 FAX: (586)968-2351

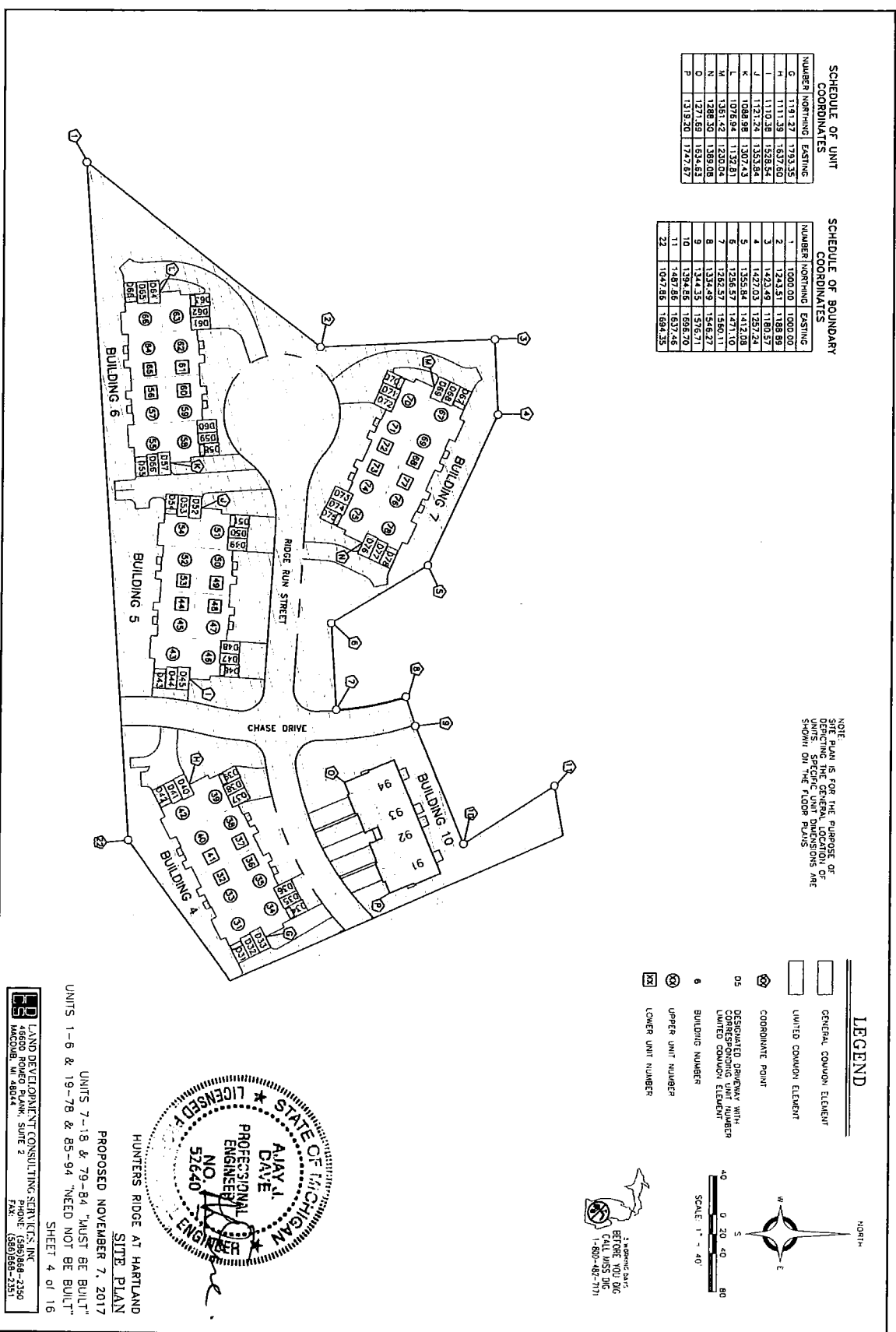
SCHEDULE OF UNIT COORDINATES

NUMBER	NORTHING	EASTING
G	1791.27	1793.35
H	1711.39	1837.80
I	1710.35	1528.54
J	1684.88	1323.44
K	1076.84	1137.83
L	1361.42	1230.04
M	1288.30	1389.08
N	1271.69	1824.63
O	1319.20	1747.67

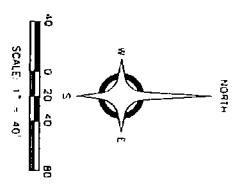
SCHEDULE OF BOUNDARY COORDINATES

NUMBER	NORTHING	EASTING
1	1000.00	1000.00
2	1243.51	1188.89
3	1423.49	1180.57
4	1422.03	1297.24
5	1382.67	1471.08
6	1282.57	1560.11
7	1344.49	1516.27
8	1394.65	1596.20
9	1487.65	1637.45
10	1047.65	1684.35
11	1047.65	1684.35
12	1047.65	1684.35

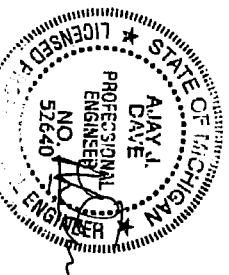
NOTE: PLAN IS FOR THE PURPOSE OF DEPICTING THE GENERAL LOCATION OF UNITS. SPECIFIC UNIT DIMENSIONS ARE SHOWN ON THE FLOOR PLANS.



- LEGEND**
- GENERAL COMMON ELEMENT
 - - - LIMITED COMMON ELEMENT
 - COORDINATE POINT
 - ⊙ DESIGNATED DRIVEWAY WITH CORRESPONDING UNIT NUMBER
 - ⊖ LIMITED COMMON ELEMENT
 - 6 BUILDING NUMBER
 - ⊙ UPPER UNIT NUMBER
 - ⊖ LOWER UNIT NUMBER



2 RECORD DATE
BEFORE YOU DIG
CALL MISS DIG
1-800-485-7111



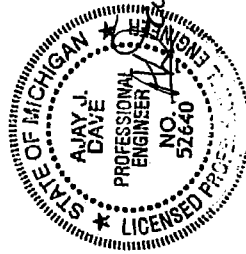
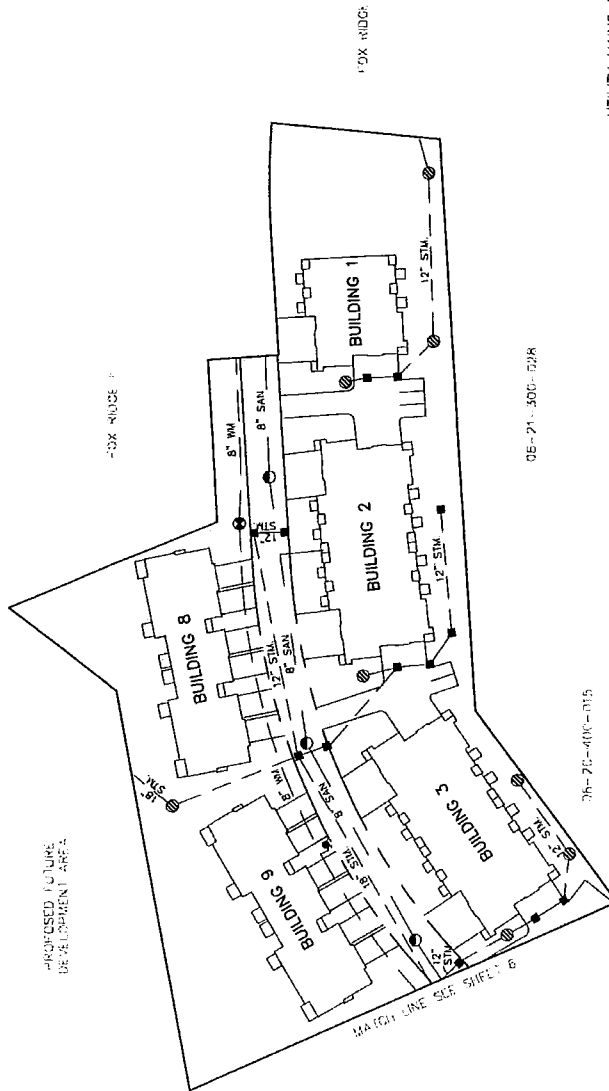
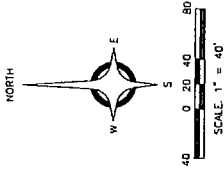
HUNTERS RIDGE AT HARTLAND
SITE PLAN
PROPOSED NOVEMBER 7, 2017
UNITS 7-18 & 79-84 "MUST BE BUILT"
UNITS 1-6 & 19-78 & 85-94 "NEED NOT BE BUILT"
SHEET 4 of 16

LAND DEVELOPMENT CONSULTING SERVICES, INC.
1500 W. WISCONSIN AVENUE, SUITE 2
MADISON, WI 53704
PHONE: (608) 866-2350
FAX: (608) 866-2351

LEGEND

- SANITARY SEWER
- STORM SEWER
- WATER MAIN
- SANITARY MANHOLE
- HYDRANT
- GATE VALVE IN WELL
- CATCH BASIN
- YARD BASH
- 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 DESIRE 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 DISCUSSED IN THE RECORDS OF THE PROJECT. THE LOCATION OF UTILITIES IS GIVEN AS TO COMPLETENESS OR ACCURACY THEREOF. UTILITY LOCATIONS WILL BE SHOWN ON AS-BUILT DRAWINGS.



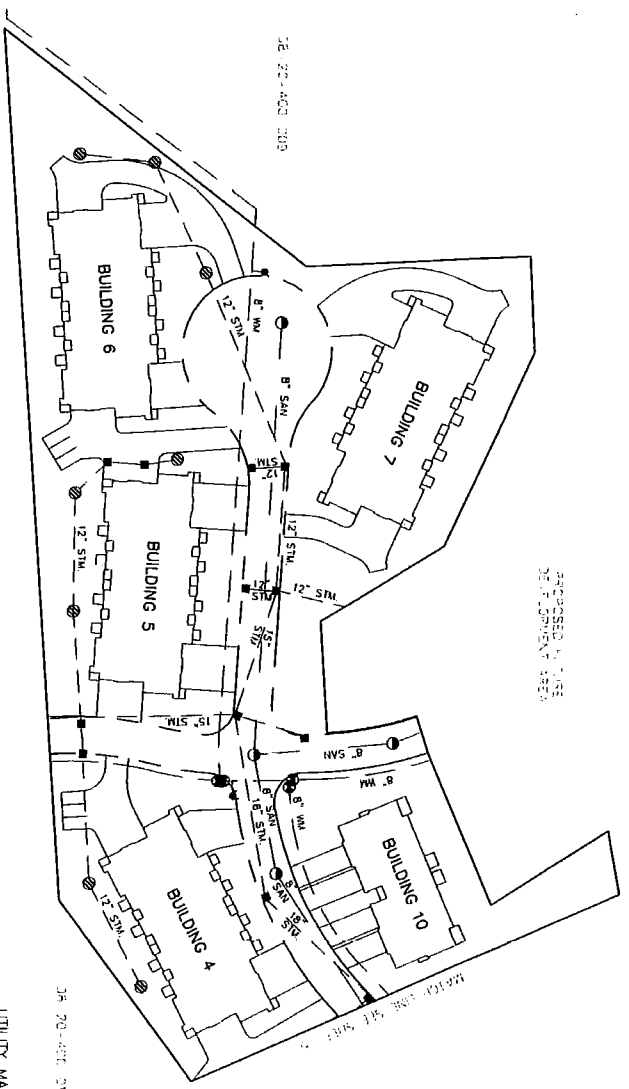
HUNTERS RIDGE AT HARTLAND
 UTILITIES PLAN
 PROPOSED NOVEMBER 1, 2017
 UTILITY MAINS SERVICING UNITS 7-18 & 79-84 "MUST BE BUILT"
 UTILITY MAINS SERVICING UNITS 1-6 & 19-78 & 85-94 "NEED NOT BE BUILT"
 SHEET 5 of 16

DES LAND DEVELOPMENT CONSULTING SERVICES INC.
 46600 ROHEM PLANK, SUITE 2
 MACOMB, MI 48044
 PHONE: (586)865-2350
 FAX: (586)865-2351

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 SHOWN AND NOT TO BE CONSIDERED AS A GUARANTEE. INFORMATION IS GIVEN AS TO COMPLETENESS OR ACCURACY THEREOF. UTILITY LOCATIONS WILL BE SHOWN ON AS-BUILT DRAWINGS.

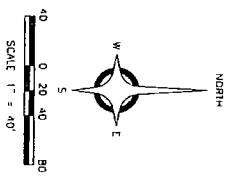


PROPOSED 12" STW
 20' CLOSURE AREA

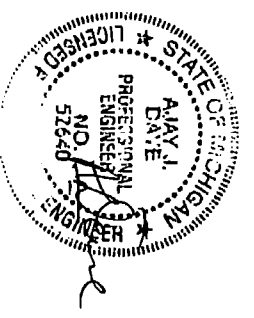
DR 20-400 012

UTILITY MAINS SERVICING UNITS 1-6 & 19-78 & 85-94 "NEED NOT BE BUILT"
 UTILITY MAINS SERVICING UNITS 7-18 & 79-84 "MUST BE BUILT"

DR 20-400 011

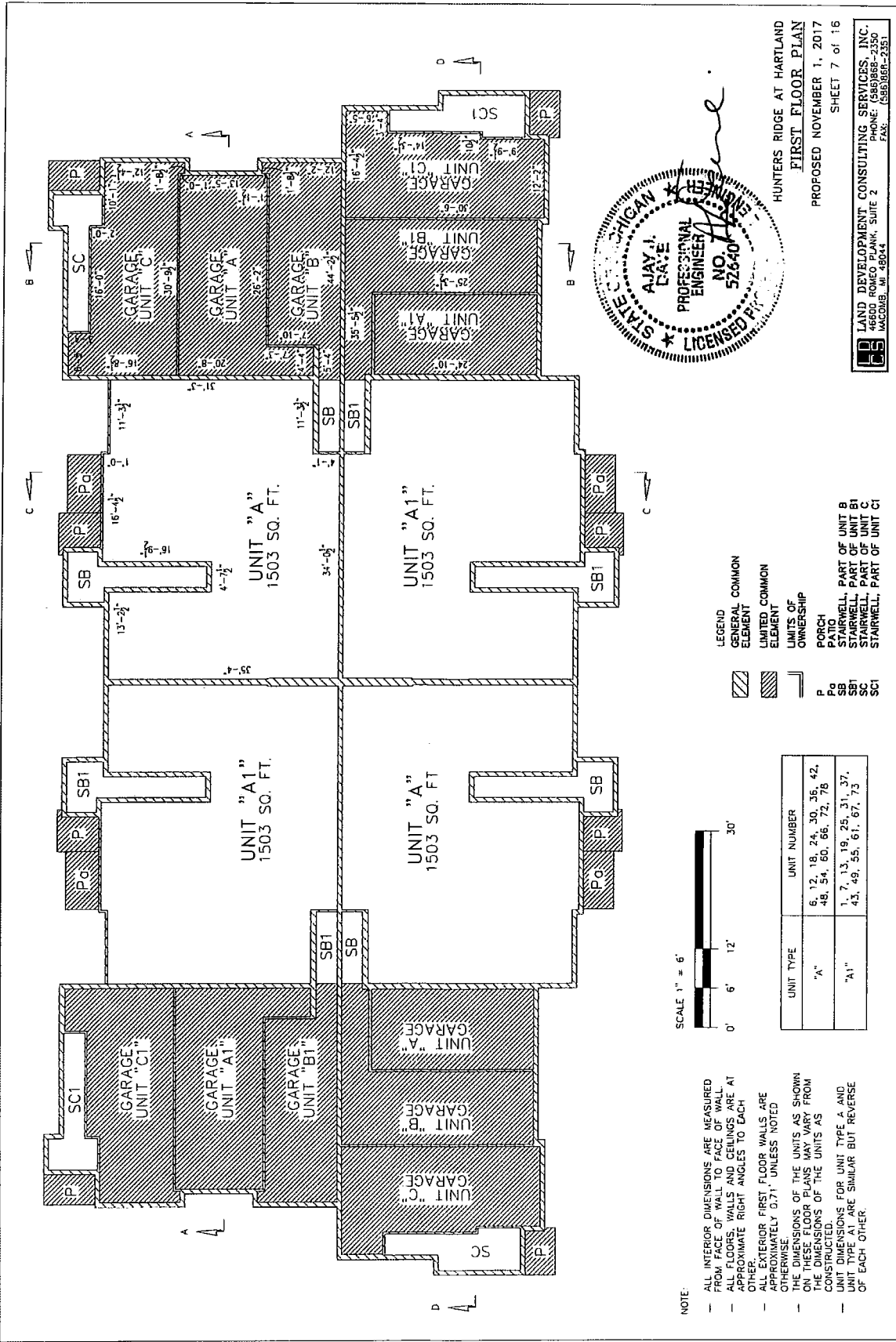


ENGINEERING DATE
 05/11/2017
 1-800-482-2771



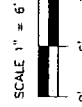
LD LAND DEVELOPMENT CONSULTING SERVICES, INC.
 14600 POWER PLANK, SUITE 2
 MACOMB, MI 48024
 PHONE: (586)958-2350
 FAX: (586)958-2351

HUNTERS RIDGE AT HARTLAND
 UTILITIES PLAN
 PROPOSED NOVEMBER 1, 2017
 SHEET 6 OF 16



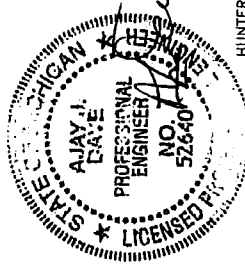
NOTE:

- ALL INTERIOR DIMENSIONS ARE MEASURED FROM FACE TO FACE UNLESS NOTED OTHERWISE.
- ALL EXTERIOR FIRST FLOOR WALLS ARE APPROXIMATELY 0.71' UNLESS NOTED OTHERWISE.
- THE DIMENSIONS OF THE UNITS AS SHOWN ON THIS FLOOR PLAN MAY VARY FROM THE DIMENSIONS OF THE UNITS AS CONSTRUCTED.
- UNIT DIMENSIONS FOR UNIT TYPE A AND UNIT TYPE A1 ARE SIMILAR BUT REVERSE OF EACH OTHER.



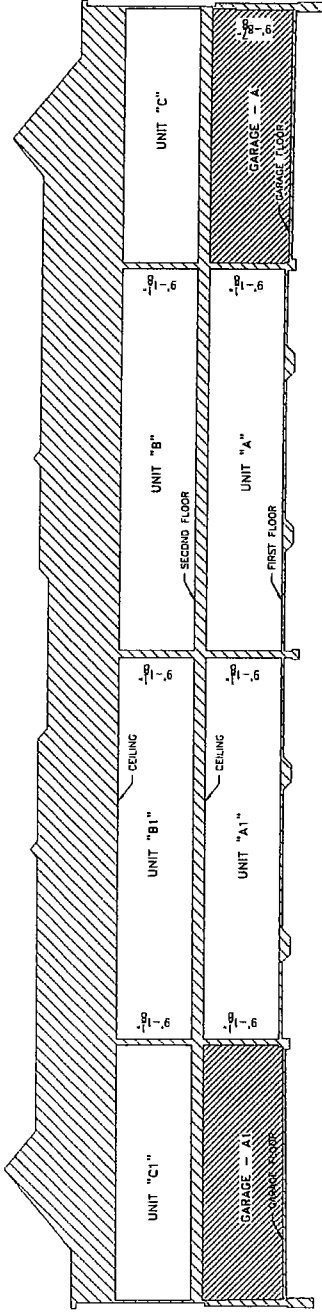
UNIT TYPE	UNIT NUMBER
"A"	6, 12, 18, 24, 30, 36, 42, 48, 54, 60, 66, 72, 78
"A1"	1, 7, 13, 19, 25, 31, 37, 43, 49, 55, 61, 67, 73

- LEGEND
- GENERAL COMMON ELEMENT
 - LIMITED COMMON ELEMENT
 - LIMITS OF OWNERSHIP
 - P PORCH
 - P0 STAIRWELL PART OF UNIT B
 - SB STAIRWELL PART OF UNIT B1
 - SB1 STAIRWELL PART OF UNIT C1
 - SC1

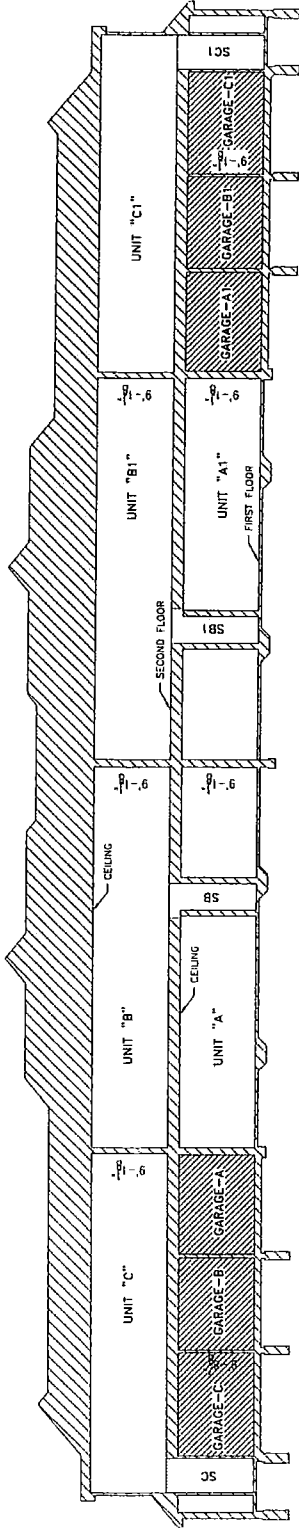


HUNTERS RIDGE AT HARTLAND
FIRST FLOOR PLAN
 PROPOSED NOVEMBER 1, 2017
 SHEET 7 of 16

LAND DEVELOPMENT CONSULTING SERVICES, INC.
 46800 ROMEO PLANK, SUITE 2
 WACO, IL 60044
 PHONE: (588)688-2350
 FAX: (588)681-2351

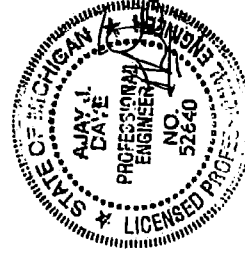
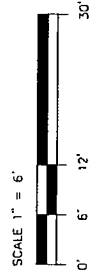


SECTION A



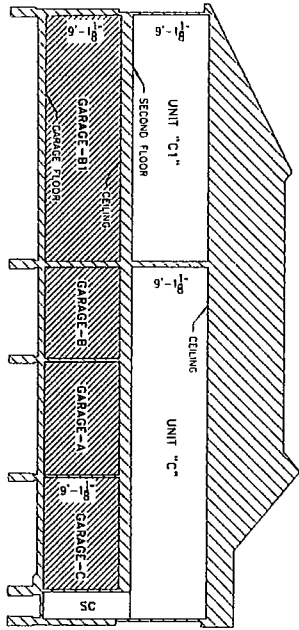
SECTION D

- LEGEND
- GENERAL COMMON ELEMENT
 - LIMITED COMMON ELEMENT
 - LIMITS OF OWNERSHIP
 - STAIRWELL, PART OF UNIT B2
 - STAIRWELL, PART OF UNIT B3
 - STAIRWELL, PART OF UNIT C2
 - STAIRWELL, PART OF UNIT C3

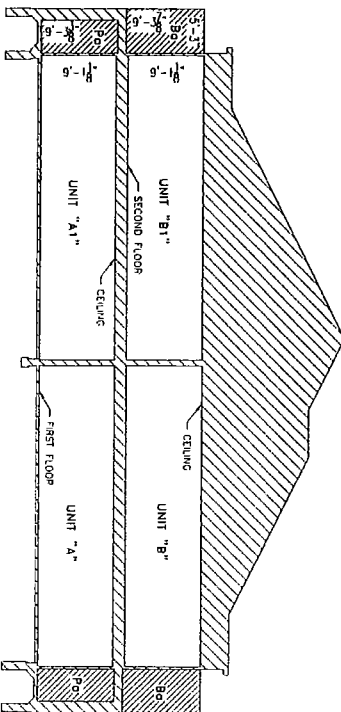


HUNTERS RIDGE AT HARTLAND
 12-PLEX CROSS SECTIONS
 PROPOSED NOVEMBER 1, 2017
 SHEET 9 of 16

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

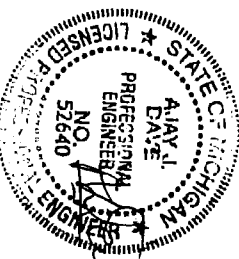
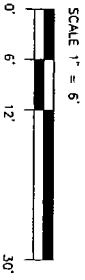


SECTION B



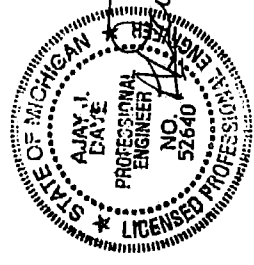
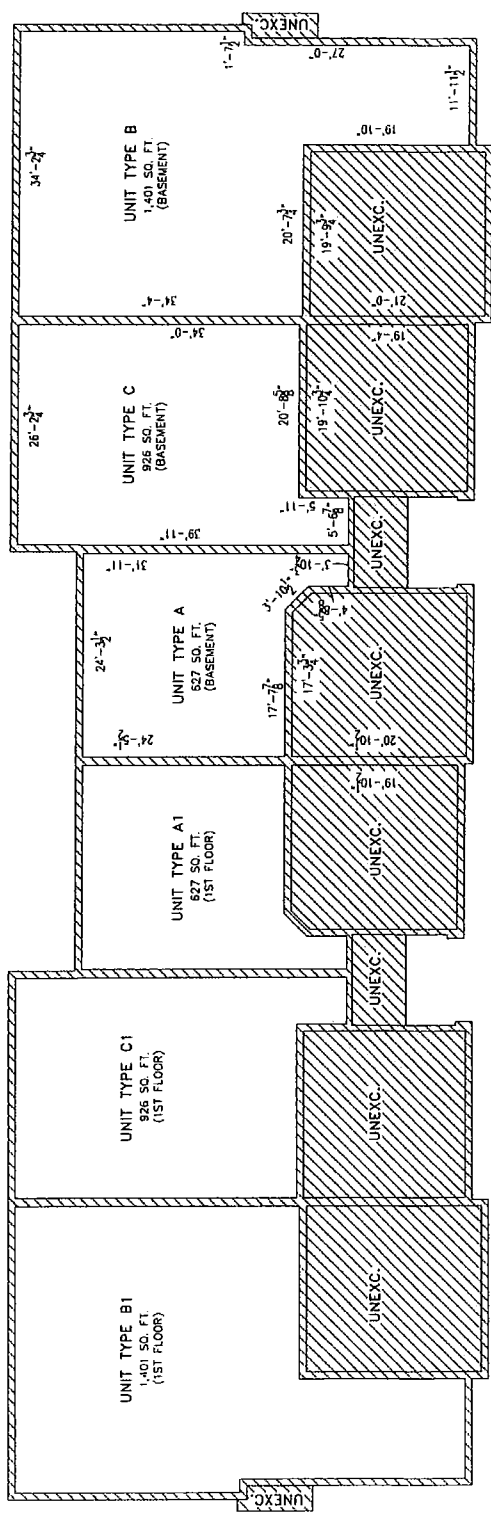
SECTION C

- LEGEND
- GENERAL COMMON ELEMENT
 - LIMITED COMMON ELEMENT
 - LIMITS OF OWNERSHIP
 - PORCH
 - PATIO
 - BALCONY
 - STAIRWELL, PART OF UNIT C



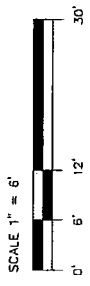
LAND DEVELOPMENT CONSULTING SERVICES, INC.
 4660 ROND PLANK, SUITE 2
 MACOMB, MI 48044
 PHONE: (586)868-2350
 FAX: (586)868-2351

HUNTERS RIDGE AT HARTLAND
 12-PLEX CROSS SECTIONS
 PROPOSED NOVEMBER 1, 2017
 SHEET 10 of 16



HUNTERS RIDGE AT HARTLAND
6-PLEX BASEMENT
PROPOSED NOVEMBER 1, 2017
SHEET 11 of 16

LAND DEVELOPMENT CONSULTING SERVICES, INC.
46600 ROMEO PLANK, SUITE 2
MACOMB, MI 48044
PHONE: (586)688-2350
FAX: (586)688-2351



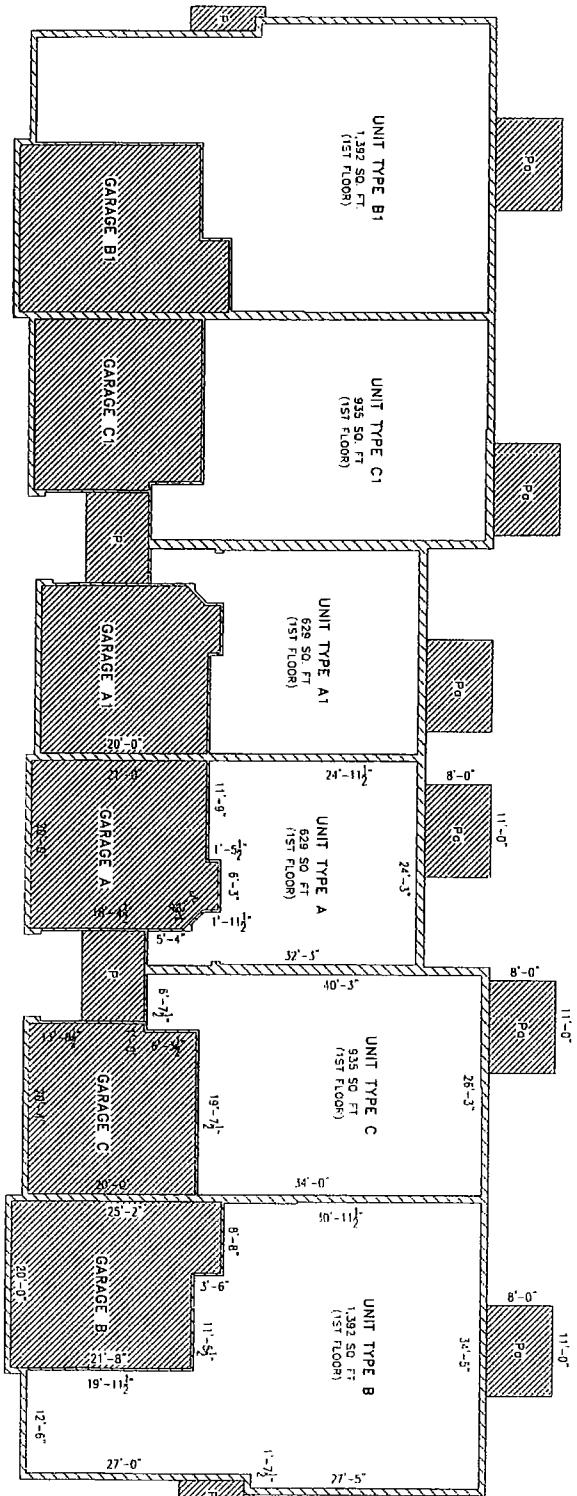
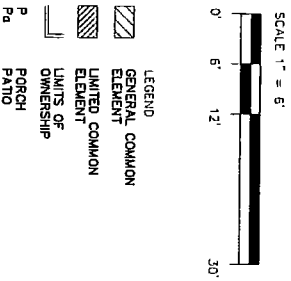
LEGEND
GENERAL COMMON ELEMENT
LIMITS OF OWNERSHIP

UNIT TYPE	UNIT NUMBER
"A"	81, 87
"B"	79, 85
"C"	80, 86
"A1"	82, 88
"B1"	84, 90
"C1"	83, 89

- NOTE:
- ALL INTERIOR DIMENSIONS ARE MEASURED FROM FACE OF WALL TO FACE OF WALL.
 - FLOORS, WALLS AND CEILINGS ARE AT APPROXIMATE RIGHT ANGLES TO EACH OTHER.
 - ALL EXTERIOR FIRST FLOOR WALLS ARE APPROXIMATELY 0.71' UNLESS NOTED OTHERWISE.
 - THE DIMENSIONS OF THE UNITS AS SHOWN ON THESE FLOOR PLANS MAY VARY FROM THE DIMENSIONS OF THE UNITS AS CONSTRUCTED.
 - UNIT DIMENSIONS FOR UNIT TYPE A AND UNIT TYPE A1 ARE SIMILAR BUT REVERSE OF EACH OTHER.
 - UNIT DIMENSIONS FOR UNIT TYPE B AND UNIT TYPE B1 ARE SIMILAR BUT REVERSE OF EACH OTHER.
 - UNIT DIMENSIONS FOR UNIT TYPE C AND UNIT TYPE C1 ARE SIMILAR BUT REVERSE OF EACH OTHER.

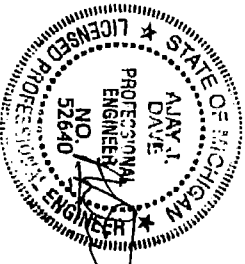
- NOTE:
- ALL INTERIOR DIMENSIONS ARE MEASURED FROM FACE OF WALL TO FACE OF WALL.
 - ALL FLOORS, WALLS AND CEILINGS ARE AT APPROXIMATE RIGHT ANGLES TO EACH OTHER.
 - ALL EXTERIOR FIRST FLOOR WALLS ARE APPROXIMATELY 0.7' UNLESS NOTED OTHERWISE.
 - THE DIMENSIONS OF THE UNITS AS SHOWN ON THESE FLOOR PLANS MAY VARY FROM THE DIMENSIONS OF THE UNITS AS CONSTRUCTED.
 - UNIT DIMENSIONS FOR UNIT TYPE A AND UNIT TYPE B ARE SIMILAR BUT REVERSE OF EACH OTHER.
 - UNIT DIMENSIONS FOR UNIT TYPE B AND UNIT TYPE C1 ARE SIMILAR BUT REVERSE OF EACH OTHER.
 - UNIT DIMENSIONS FOR UNIT TYPE C AND UNIT TYPE C1 ARE SIMILAR BUT REVERSE OF EACH OTHER.

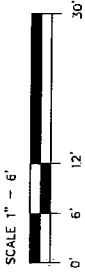
UNIT TYPE	UNIT NUMBER
"A"	B1, B7
"B"	79, 85
"C"	80, 86
"A1"	82, 88
"B1"	84, 90
"C1"	83, 89



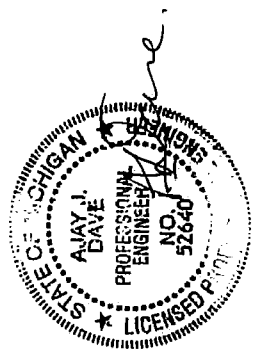
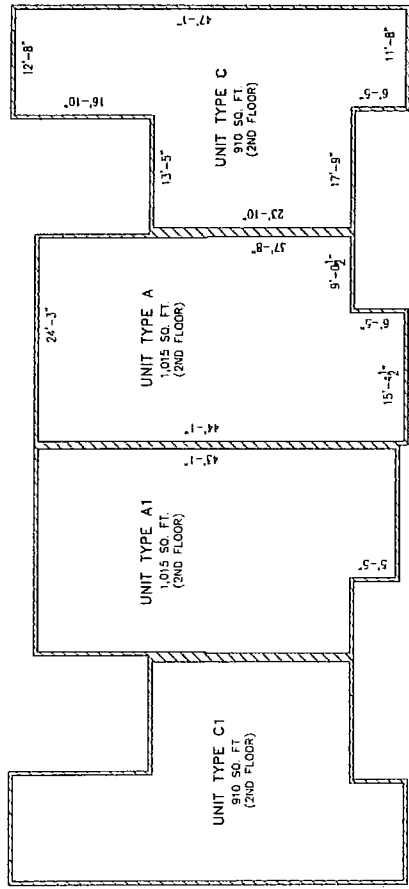
LAND DEVELOPMENT CONSULTING SERVICES, INC.
 46800 ROAD HUNTERS RIDGE, SUITE 2
 MACOMB, MI 48044
 PHONE: (248) 888-2280
 FAX: (248) 888-2281

HUNTERS RIDGE AT HARTLAND
 6-PLEX FIRST FLOOR PLAN
 PROPOSED NOVEMBER 1, 2017
 SHEET 12 of 16





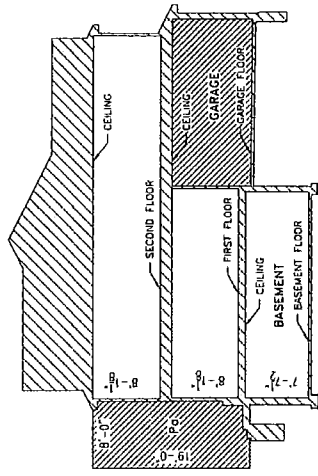
LEGEND
 GENERAL ELEMENT
 COMMON
 LIMITS OF OWNERSHIP



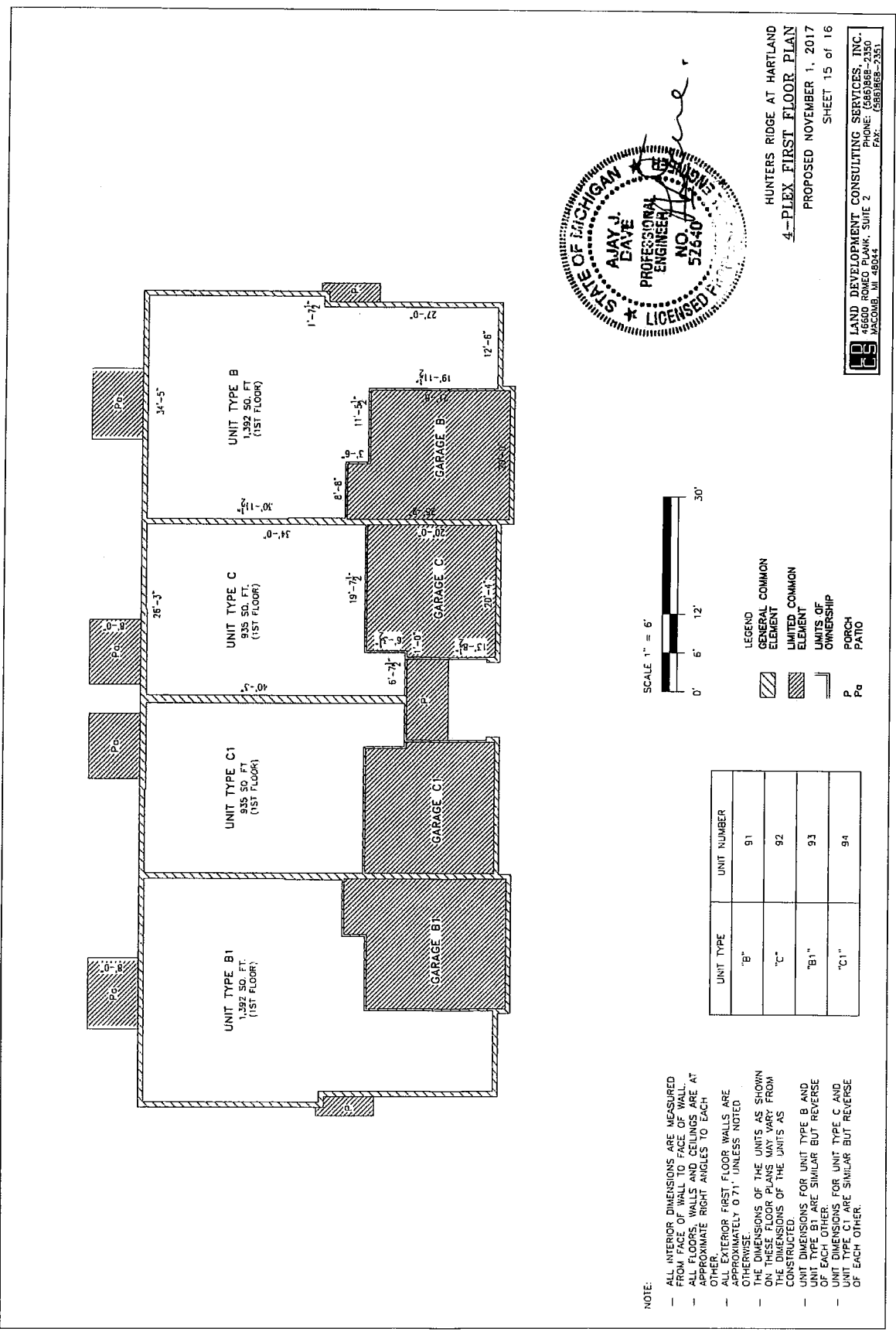
HUNTERS RIDGE AT HARTLAND
 6-PLEX SECOND FLOOR
 PROPOSED NOVEMBER 1, 2017
 SHEET 13 of 16

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

- NOTE:
- ALL INTERIOR DIMENSIONS ARE MEASURED FROM FACE OF WALL TO FACE OF WALL.
 - ALL EXTERIOR WALLS AND CEILING ARE AT APPROXIMATE RIGHT ANGLES TO EACH OTHER.
 - ALL EXTERIOR FIRST FLOOR WALLS ARE APPROXIMATELY 0.71' UNLESS NOTED OTHERWISE.
 - THE DIMENSIONS OF THE UNITS AS SHOWN ON THESE FLOOR PLANS VARY FROM THE DIMENSIONS OF THE UNITS AS CONSTRUCTED.
 - UNIT DIMENSIONS FOR UNIT TYPE A AND UNIT TYPE A1 ARE SIMILAR BUT REVERSE OF EACH OTHER.
 - UNIT DIMENSIONS FOR UNIT TYPE C AND UNIT TYPE C1 ARE SIMILAR BUT REVERSE OF EACH OTHER.



TYPICAL 4-PLEX AND 6-PLEX CROSS SECTION



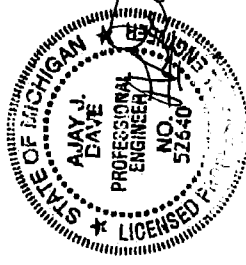
NOTE:

- ALL INTERIOR DIMENSIONS ARE MEASURED FROM FACE OF WALL TO FACE OF WALL.
- ALL FLOORS, WALLS AND CEILINGS ARE AT APPROXIMATE RIGHT ANGLES TO EACH OTHER.
- ALL EXTERIOR FIRST FLOOR WALLS ARE APPROXIMATELY 0.71" UNLESS NOTED OTHERWISE.
- DIMENSIONS OF THE UNITS AS SHOWN ON THESE FLOOR PLANS MAY VARY FROM THE DIMENSIONS OF THE UNITS AS CONSTRUCTED.
- UNIT DIMENSIONS FOR UNIT TYPE B AND UNIT TYPE B1 ARE SIMILAR BUT REVERSE OF EACH OTHER.
- UNIT DIMENSIONS FOR UNIT TYPE C AND UNIT TYPE C1 ARE SIMILAR BUT REVERSE OF EACH OTHER.

UNIT TYPE	UNIT NUMBER
"B"	91
"C"	92
"B1"	93
"C1"	94

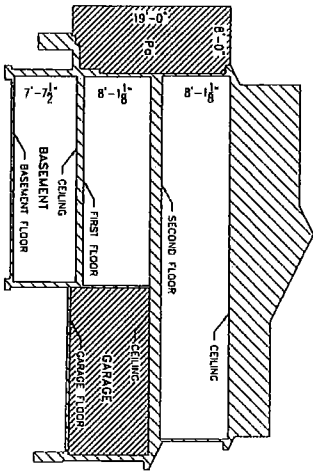
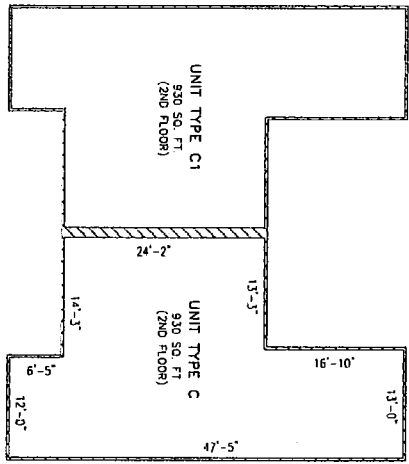
LEGEND

- GENERAL COMMON ELEMENT
- LIMITED COMMON ELEMENT
- LIMITS OF OWNERSHIP
- PORCH
- Pg PATIO



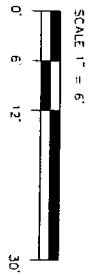
HUNTERS RIDGE AT HARTLAND
 4-PLEX FIRST FLOOR PLAN
 PROPOSED NOVEMBER 1, 2017
 SHEET 15 OF 16

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

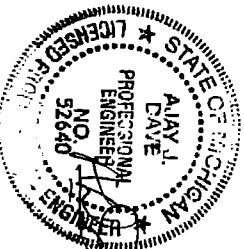


TYPICAL 4-PLEX AND 6-PLEX CROSS SECTION

- NOTE:
- ALL INTERIOR DIMENSIONS ARE MEASURED FROM FACE OF WALL TO FACE OF WALL.
 - ALL FLOORS, WALLS AND CEILING ARE AT APPROXIMATE RIGHT ANGLES TO EACH OTHER.
 - ALL EXTERIOR FIRST FLOOR WALLS ARE CONSTRUCTED AT AN ANGLE OF APPROXIMATELY 0.71 UNLESS NOTED OTHERWISE.
 - THE DIMENSIONS OF THE UNITS AS SHOWN ON THESE FLOOR PLANS MAY VARY FROM THE DIMENSIONS OF THE UNITS AS CONSTRUCTED.
 - UNIT DIMENSIONS FOR UNIT TYPE C AND UNIT TYPE C1 ARE SIMILAR BUT REVERSE OF EACH OTHER.



- LEGEND:
- LIMITED COMMON ELEMENT
 - GENERAL COMMON ELEMENT
 - LIMITS OF OWNERSHIP



HUNTERS RIDGE AT HARTLAND
 4-PLEX SECOND FLOOR
 PROPOSED NOVEMBER 1, 2017
 SHEET 16 of 16

LD LAND DEVELOPMENT CONSULTING SERVICES, INC.
 16600 ROMEO PLANK, SUITE 2
 WACOBA, MI 48094
 PHONE: (586)888-2350
 FAX: (586)888-2351