

RECORDED

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NANCY HAVILAND
REGISTER OF DEEDS
LIVINGSTON COUNTY, MI.

125/2

1-20-98
9755/42

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 the
office except as stated. *816*
Shane H. Hardy, Treasurer
Sec. 125 Act 200, 1993 as Amended
Taxes not examined

MASTER DEED
FORESTBROOK HILLS CONDOMINIUM

This Master Deed is made and executed on this 15 day of JANUARY, 1998, by George A. Duke, III, d/b/a Forestbrook Hills Development, Owner and Developer (hereinafter referred to as "Developer"), whose post office address is 12400 Highland Road, Hartland, MI 48343, in pursuance of the provisions of the Michigan Condominium Act (being Act 59 of the Public Acts of 1978, as amended), hereinafter referred to as the "Act".

WITNESSETH:

WHEREAS, the Developer desires by recording this Master Deed, together with the Bylaws attached hereto as Exhibit A and together with the Condominium Subdivision Plan attached hereto as Exhibit B and the Architectural Control Rules and Regulations attached hereto as Exhibit B-1 (all of which are hereby incorporated herein by reference and made a part hereof), to establish the real property described in Article II below, together with the improvements located and to be located thereon, and the appurtenances thereto, as a residential Condominium Project under the provisions of the Act.

NOW, THEREFORE, the developer does, upon the recording hereof, establish Forestbrook Hills Condominium as a Condominium Project under the Act and does declare that Forestbrook Hills Condominium (hereinafter referred to as the "Condominium" "Project" or the "Condominium Project"), shall, after such establishment, be held, conveyed, hypothecated, encumbered, leased, rented, occupied, improved, or in any other manner utilized, subject to the provisions of the Act, and to the covenants, conditions, restrictions, uses, limitations and affirmative obligations set forth in this Master Deed and Exhibits A, B and B-1 attached hereto, all of which shall be deemed to run with the land and shall be a burden and a benefit to the Developer, its successors and assigns, and any persons acquiring or owning an interest in the Condominium Premises, their grantees, successors, heirs, personal representatives and assigns. In furtherance of the establishment of the Condominium Project, it is provided as follows:

ARTICLE I
TITLE AND NATURE

The Condominium Project shall be known as Forestbrook Hills Condominium, Livingston County Condominium Subdivision Plan No. 132. The plans for the Project were approved by the Township of Hartland. The Condominium Project is established in accordance with the Act. The Units contained in the Condominium, including the number, boundaries, dimensions and area of each Unit herein, are set forth completely in the Condominium Subdivision Plan attached as Exhibit B hereto.

08-27-100-061 (97#) FROM 08-27-100-010
08-27-100-014
08-27-100-017
08-27-402-001
08-26-100-018@ML

Each Unit is capable of individual utilization on account of having its own entrance from and exit to a Common element of the Condominium Project. Each Co-owner in the Condominium Project shall have an exclusive right to his Unit, to construct, subject to building restrictions, residential premises thereon, and shall have undivided and inseparable rights to share with other Co-owners the Common Elements of the Condominium Project as are designated by the Master Deed.

ARTICLE II LEGAL DESCRIPTION

The land which is submitted to the Condominium Project established by this Master Deed is particularly described as follows:

Property located in the Township of Hartland, Livingston County, Michigan, described as follows:

Part of the Southeast 1/4 of Section 27, T.3 N., R. 6 E., Hartland Township, Livingston County, Michigan, described as follows: Beginning at the Southeast corner of said Section 27: thence along the South line of said section 27, N. 88° 16' 23"W. 1296.48 ft.: thence N.00° 52'37"E..955.05 ft.: Thence n.76° 53'57"W. 160.72 ft.: thence N.01°20'21"W.440.66 ft. to a point on the centerline of Maxfield Road: thence along said centerline of Maxfield Road, N.49°15'00"E. 232.51 ft.: thence S.00° 48'30" W.44.10 ft. to the Southerly line of Maxfield Road; thence along said Southerly line of Maxfield Road, N.49°15'00"E. 120.09 ft. to the Northeast corner of lot 1 of "Penny Sub". A subdivision of record, as recorded in Liber 12 of plats on page 44 of Livingston County records; thence along the Northeasterly line of said lot 1, S.40° 45' 00"E.325.00 ft. to the Easterly most corner of said lot 1; thence along the Southeasterly line of said lot 1, S.49° 15'00" W.39.62 ft. to the Southeast corner of said lot 1; thence along the Southline of said "Penny Sub". S.87° 16'50"E. 381.05 ft.; thence along the East line of said subdivision, N.01° 38'50" E. 849.08 ft.; thence S.89° 13'19" E. 170.32 ft.; thence N.00° 57'00" E. 143.60 ft.; thence N.89° 12'19" W. 62.43 ft.; thence N.01° 02'55" E. 125.42 ft. thence S.88° 12'30" E. 212.24 ft. thence S.00° 57'00" W. 442.46 ft.; thence N. 88° 21'10" W. 56.44 ft.; thence S.01° 38'50" W.631.64. ft.; thence S25° 15'40"W. 1438.02 ft.; thence S.88 16'23" E. 255.42 ft.; thence N.31 43'06" E. 308.63 ft.; thence N.82° 16'15" E. 565.92 ft. to a point on the East line of said section 27; thence along said East line S.01° 43'08" W.434.28 ft. to the point of beginning containing 34.509 acres of land, subject to easements and restrictions of record, if any.

ARTICLE III DEFINITIONS

Certain terms are utilized not only in this Master Deed and Exhibits A, B and B-1 attached hereto, 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 the Forestbrook Hills Condominium Association, a Michigan non-profit corporation, and deeds, mortgages, liens, land contracts, easements and other instruments affecting the establishment of, or transfer of, interests in Forestbrook Hills Condominium as a condominium. Wherever used in such documents or any other pertinent instruments, the terms set forth below shall be defined as follows:

Section 1. ACT. The "Act" means the Michigan Condominiums Act, being Act 59 of Public Acts of 1978, as amended.

Section 2. ASSOCIATION. "Association" means Forestbrook Hills Condominium Association, which is the non-profit corporation organized under Michigan law of which all Co-owners shall be members, which corporation shall administer, operate, manage and maintain the Condominium.

Section 3. BYLAWS. "Bylaws" means Exhibit A attached hereto, being the Bylaws setting forth the substantive rights and obligations of the Co-owners and required by Section 3(8) of the Act to be recorded as part of the Master Deed. The Bylaws shall also constitute the corporate Bylaws of the Association as provided for under the Michigan Nonprofit Corporation Act.

Section 4. COMMON ELEMENTS. "Common Elements", where used without modification, means both the General and Limited Common Elements described in Article IV hereof, and shall specifically exclude all residential buildings and structures on a Unit intended for individual use and occupancy by a Co-owner, all structures appurtenant thereto, and all fixtures thereon or appurtenant thereto.

Section 5. CONDOMINIUM DOCUMENTS. "Condominium Documents" means and includes this Master Deed and Exhibits A, B and B-1 attached hereto, and the Articles of Incorporation, Bylaws and Rules and Regulations, if any, of the Association as all of the same may be amended from time to time.

Section 6. CONDOMINIUM PREMISES. "Condominium Premises" means and includes the land and the buildings, improvements and structures thereon, and all easements, rights and appurtenances belonging to Forestbrook Hills Condominium as described above.

Section 7. CONDOMINIUM PROJECT, CONDOMINIUM OR PROJECT. "Condominium Project", "Condominium" or "Project" means Forestbrook Hills Condominium as a Condominium Project established in conformity with the provisions of the Act.

Section 8. CONDOMINIUM SUBDIVISION PLAN. "Condominium Subdivision Plan" means Exhibit B attached hereto.

Section 9. SALES PERIOD. "Sales Period" means the period commencing with the recording of the Master Deed and continuing as long as the Developer owns any Unit which it offers for sale or for so long as the Developer continues to construct or proposes to construct additional Units or other residences or owns or holds an option or other enforceable purchase interest in land for residential development adjacent to the Condominium Premises.

Section 10. CO-OWNER OR OWNER. "Co-owner" means a person, firm, corporation, partnership, association, trust or other legal entity or any combination thereof who or which owns one or more Units in the Condominium Project. The term "Owner", whenever used, shall be synonymous with the term "Co-owner".

Section 11. DEVELOPER. "Developer" means George A. Duke III, d/b/a Forestbrook Hills

Development, who has made and executed this Master Deed, and his successors and assigns. Both successors and assigns shall always be deemed to be included with the term "Developer" whenever, however and wherever such terms are used in the Condominium Documents.

Section 12. FIRST ANNUAL MEETING. "First annual Meeting" means the initial meeting at which non-developer Co-owners are permitted to vote for the election of all Directors and upon all other matters which may properly be brought before the meeting. Such meeting is to be held (a) in the Developer's sole discretion after 50% of the Units which may be created are sold or (b) mandatorily after (i) the expiration of 54 months from the date of the first Unit conveyance or (ii) 75% of all Units which may be created are sold, whichever first occurs.

Section 13. TRANSITIONAL CONTROL DATE. "Transitional Control Date" means the date on which a Board of Directors of the Association of Co-owners takes office pursuant to an election in which the votes which may be cast by eligible Co-owners unaffiliated with the developer exceeds the votes which may be cast by the Developer.

Section 14. UNIT OR CONDOMINIUM UNIT. "Unit" or "Condominium Unit" each means the bounded, defined volume of air space constituting a single complete residential building site in Forestbrook Hills Condominium, as such volume may be described in Exhibit B attached hereto, and shall have the same meaning as the term "Condominium Unit" as defined in the act. A Unit shall consist solely of that volume and the land therein and shall not include residential buildings or structures thereon.

Whenever any reference herein 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 herein to the singular, a reference shall also be included to the plural where the same would be appropriate and vice versa.

ARTICLE IV COMMON ELEMENTS

The Common Elements of the Project described in Exhibit B attached hereto, and the respective responsibilities for maintenance, decoration, repair or replacement thereof, are as follows:

Section 1. GENERAL COMMON ELEMENTS. The General Common Elements are:

- (a) **LAND.** The land described in Article II hereof not otherwise described as Limited Common Elements or Units, including certain roads not identified as Limited Common Elements or Units.
- (b) **ELECTRICAL.** The electrical transmission system throughout the Project up to the boundary line of each Unit, together with common lighting for the Project, if any is installed.
- (c) **TELEPHONE.** The telephone system throughout the Project up to the boundary

line of each Unit.

- (d) GAS. The gas distribution system throughout the Project up to the boundary line of each Unit.
- (e) STORM SEWER. The storm sewer system, if any, including drainage ditches, throughout the Project.
- (f) TELECOMMUNICATIONS. The telecommunications (including cable television) system, if and when it may be installed, up to, but not including, connections to provide service to individual Units.
- (g) PRIVATE SEWER SYSTEM. The private sewer system and waste water treatment system and facilities throughout the project.
- (h) OTHER. Such other elements of the Project not herein 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 necessary to the existence, upkeep and safety of the Project, and specifically excluding all dwelling structures and elements and portions thereof.

Some or all of the utility lines, systems (including mains and service leads) and equipment described above may be owed by the local public authority or by the company that is providing the pertinent service. Accordingly, such utility lines, systems and equipment shall be General Common elements only to the extent of the Co-owners' interest therein, if any, and Developer makes no warranty whatever with respect to the nature or extent of such interest, if any.

Section 2. LIMITED COMMON ELEMENTS. Limited Common Elements shall be subject to the exclusive use and enjoyment of the owner of the Unit to which the Limited Common elements are appurtenant. The Limited Common Elements are:

- (a) The water well, including all pumps, pipes and other elements of the system providing potable water to an individual Unit shall be limited in use and enjoyment to the Owner of the Unit to which it appertains.
- (b) The land specifically designated as Limited Common Element in Exhibit B, if any.

Specifically **excluded** from the General Common Elements and Limited Common Elements are all structural, utility and decorative elements and portions of structures intended for habitation by Co-owners, including but not limited to: interior surfaces and exterior surfaces of residential structures and the space and items between those surfaces, and ceilings, floors, patios, air conditioners, compressors, compressor pads, garages, garage doors, hardware, utility meters, doors, windows, screens, porches, foundations, supporting columns walls, roofs, fireplaces and chimneys (and spaces between the above items) of residential buildings constructed in the Condominium Project.

Section 3. RESPONSIBILITIES. The respective responsibilities for the maintenance, decoration, repair and replacement of the Common Elements are as follows:

- (a) The responsibility for and costs of maintenance, repair and replacement of all items located within the boundaries of a Unit shall be borne by the Co-owners of that Unit.
- (b) The responsibility for and costs of maintenance, repair and replacement of all General Common Elements shall be borne by the Association, subject to the provisions of Article VI, Section 13 of the Bylaws.
- (c) The responsibility for and costs of maintenance, repair and replacement of all Limited Common Elements shall be borne by the respective owners with respect to whose units the Limited Common Elements are appurtenant.
- (d) No Co-owner shall use a Unit or the Common Elements in any manner inconsistent with the purposes of the Project or in any manner which will interfere with or impair the rights of any other Co-owner in the use and enjoyment of his Unit or the Common Elements.
- (e) The responsibility for and the costs of maintenance, repair and replacement of the common private wastewater treatment facilities and sewer lines connected thereto shall be borne by the Association, subject to the provisions of Article II Section 2.14 of the Bylaws.

**ARTICLE V
UNIT DESCRIPTION AND PERCENTAGE OF VALUE**

Section 1. DESCRIPTION OF UNITS. Each Unit in the Condominium Project is described in this paragraph with reference to the Condominium Subdivision Plan of Forestbrook Hills Condominium as prepared by Equinox, Inc., and attached hereto as Exhibit B. The plans and specifications are on file with the Township of Hartland. Each Unit shall include all that ground area and air space contained within the boundary lines of the Unit as shown in Exhibit B attached hereto and delineated with heavy outlines, but excluding all structures and improvements thereon or therein. The dimensions shown on the plans in Exhibit B have been or will be physically measured by Equinox Engineers.

Section 2. PERCENTAGE OF VALUE. The percentage of value assigned to each unit is set forth below. Because the sizes, burdens upon the resources of the Condominium, allocable expenses of maintenance of the respective units and other factors when taken in the aggregate result in a general equivalence of those units, the percentages of value shall be equal for all units, and the total of the percentages of value shall be 100%. The percentage of value assigned to each Unit shall be determinative of each Co-owner's respective share of the Common Elements of the Condominium Project, the proportionate share of each respective Co-owner in the proceeds and expenses of administration and the value of such Co-owner's vote at meetings of the Association of Co-owners. Set forth below are:

- (a) Each Unit Number as it appears on the Condominium Subdivision Plan; and
- (b) The percentage of value assigned to each Unit.

Unit Number	% of Value Assigned	Unit Number	% of Value Assigned
1	3.2258	17	3.2258
2	3.2258	18	3.2258
3	3.2258	19	3.2258
4	3.2258	20	3.2258
5	3.2258	21	3.2258
6	3.2258	22	3.2258
7	3.2258	23	3.2258
8	3.2258	24	3.2258
9	3.2258	25	3.2258
10	3.2258	26	3.2258
11	3.2258	27	3.2258
12	3.2258	28	3.2258
13	3.2258	29	3.2258
14	3.2258	30	3.2258
15	3.2258	31	3.2258
16	3.2258		

**ARTICLE VI
SUBDIVISION, CONSOLIDATION
AND OTHER MODIFICATIONS OF UNITS**

Notwithstanding any other provisions of the Master Deed or the Bylaws, Units in the Condominium may be subdivided, consolidated, modified and the boundaries relocated, subject to all statutes and ordinances, in accordance with Sections 48 and 49 of the Act and this Article; such changes in the affected Unit or Units shall be promptly reflected in a duly recorded amendment or amendments to this Master Deed.

Section 1. BY DEVELOPER. Developer reserves the sole right during the Sales Period and without the consent (except as required by the Act) of any other Co-owner or any mortgagee of any Unit to:

- (a) SUBDIVIDE UNITS. Subdivide or re-subdivide any Units which it owns and in connection therewith to construct and install any improvements reasonably necessary to effect the subdivision, any or all of which may be designated by the Developer as General or Limited Common Elements; such construction shall not disturb any utility connections serving Units other than temporarily. Such subdivision or resub-division of Units shall be given effect by an appropriate amendment or amendments to this Master Deed in the manner provided by law, which amendment or amendments shall be prepared by and at the sole discretion of Developer, its successor or assigns.
- (b) CONSOLIDATE CONTIGUOUS UNITS. Consolidate under single ownership two or more contiguous Units which have a common boundary line, provided that no utility connections serving other Units are disturbed other than temporarily. Such consolidation of Units shall be given effect by an appropriate amendment or amendments to this Master Deed in the manner provided by law, which amendment or amendments shall be prepared by and at the sole discretion of the Developer, its successors or assigns.
- (c) RELOCATE BOUNDARIES. Relocate any boundaries between adjoining Units, provided that no utility connections serving other Units are disturbed other than temporarily. The relocation of such boundaries shall be given effect by an appropriate amendment or amendments to this Master Deed in the manner provided by law, which amendment or amendments shall be prepared by and at the sole discretion of the Developer, its successors or assigns.
- (d) AMENDMENTS TO EFFECTUATE MODIFICATIONS. In any amendment or amendments resulting from the exercise of the rights reserved to Developer above, each portion of the Unit or Units resulting from such subdivision shall be separately identified by number and the percentage of value as set forth in Article V hereof for the Unit or Units subdivided, consolidated or as to which boundaries are relocated shall be proportionately allocated to the new Condominium Units resulting in order to preserve a total value of 100% for the entire Project resulting from such amendment or amendments to this Master Deed. The precise determination of the readjustments in percentage of value shall be within the sole judgment of Developer. Such readjustments, however, shall reflect a continuing reasonable relationship among percentages of value based upon those factors described in Article V, Section 2 hereof. Such amendment or amendments to the Master Deed shall also contain such further definitions of General or Limited Common Elements as may be necessary to adequately describe the Units in the Condominium Project as so subdivided. All of the Co-owners and mortgagees of Units and other persons interested or to become interested in the Project from time to time shall be deemed to have irrevocably and unanimously consented to such amendment or amendments of this Master Deed to effectuate the foregoing and to any proportionate reallocation of percentages of value of Units which Developer or its successors may determine necessary in conjunction with such amendment or

amendments. All such interested persons irrevocably appoint Developer or its successors as agent and attorney for the purpose of execution of such amendment or amendments to the Master Deed and all other documents necessary to effectuate the foregoing. Such amendments may be effected without the necessity of recording an entire Master Deed or the Exhibits hereto.

Section 2. BY CO-OWNERS. One or more Co-owners may undertake:

- (a) **SUBDIVISION OF UNITS.** The Co-owner of a Unit may subdivide his Unit upon request to the Association subject to all statutes and ordinances, in accordance with Section 49 of the Act. Upon receipt of such request, the president of the Association shall cause to be prepared an amendment to the Master Deed, duly subdividing the Unit separately identifying the resulting Units by number or other designation, designating only the Limited or General Common Elements in connection therewith, and reallocating the percentages of value in accordance with the Co-owner's request. The Co-owner requesting such subdivision shall bear all costs of such amendment. Such subdivision shall not become effective, however, until the amendment to the Master Deed, duly executed by the Association, has been recorded in the office of Livingston County Register of Deeds.
- (b) **CONSOLIDATION OF UNITS; RELOCATION OF BOUNDARIES.** Co-owners of adjoining Units may relocate boundaries between their Units to eliminate boundaries between two or more Units upon written request to the Association in accordance with Section 48 of the Act. Upon receipt of such request the president of the Association shall cause to be prepared an amendment to the Master Deed duly relocating the boundaries, identifying the Units involved, reallocating percentages of value and providing for conveyance between or among the Co-owners involved in relocation of boundaries. The Co-owners requesting relocation of boundaries shall bear all costs of such amendment. Such relocation or elimination of boundaries shall not become effective, however, until the amendment to the Master Deed has been recorded in the Office of the Livingston County Register of Deeds.

Section 3. LIMITED COMMON ELEMENTS. Limited Common Elements shall be subject to assignment and reassignment in accordance with Section 39 of the Act and in furtherance of the rights to sub-divide, consolidate or relocate boundaries described in this Article VI.

Section 4. CONSTRUCTION OF IMPROVEMENTS. Subject to the minimum size, time, building, line, height, materials and other architectural restrictions then in effect for the Condominium Project, as adopted by the Developer during the Sales Period, and by the Board of Directors of the Association after the Sales Period, and as amended from time to time, a Co-owner may construct on his Unit one single-family residential building, including a basement, crawl space or other subsurface space located directly beneath that residential building and within the space directly beneath the ground

area of the Unit. All such construction shall be in accordance with and subject to the above restrictions and all laws, statutes, ordinances, rules, regulations and governmental restrictions.

Section 5. CONDITION PRECEDENT TO SUBDIVISION OF UNITS. Any provision of this Master Deed, the Bylaws, the Subdivision Plan or other condominium documents of Forestbrook Hills Condominium to the contrary notwithstanding, no unit may be subdivided by either the Co-owner or the developer at any time without the prior written approval of the Township of Hartland and if the unit is being serviced by the private wastewater treatment system without the prior written approval of the Livingston County Health Department or its successor agency.

**ARTICLE VII
CONVERTIBLE AREAS**

The Condominium contains no convertible areas.

**ARTICLE VIII
EASEMENTS**

Section 1. EASEMENT FOR MAINTENANCE OF ENCROACHMENTS AND UTILITIES. In the event any portion of a Unit or Common Element encroaches upon another Unit or Common Element due to shifting, settling or moving of a building or other improvement, or due to survey errors, or construction deviations, reciprocal easements shall exist for the maintenance of such encroachment for so long as such encroachment exists, and for maintenance thereof after rebuilding in the event of any destruction. There shall be easements to, through and over those portions of the land, structures, buildings, improvements and walls contained therein for the continuing maintenance and repair of all utilities in the Condominium. There shall exist easements of support with respect to any Unit or improvement thereon which supports a Common Element.

Section 2. EASEMENTS RETAINED BY DEVELOPER.

- (a) **ROADWAY EASEMENTS.** Developer reserves for the benefit of itself, its successor and assigns, and all owners of Units in the Condominium Project, an easement for the unrestricted use of all roads and walkways in the Condominium for the purpose of ingress and egress to and from all Units and open space and natural areas.

The Developer reserves the right at any time during the Sales Period to dedicate to the public a 66 foot right-of-way (or of such other width as may be required by the local public authority) over any or all of the roadways in Forestbrook Hills Condominium, shown as General Common Elements on Exhibit B. Any such right-of-way dedication may be made by the Developer without the consent of any Co-owner, mortgagee or other person and shall be evidenced by an appropriate amendment to this Master Deed and Exhibit B hereto recorded in the Livingston County Records. All of the Co-owners and mortgagees of Units and other persons

interested or to become interested in the Project from time to time shall be deemed to have irrevocably and unanimously consented to such amendment or amendments of this Master Deed to effectuate the foregoing right-of-way dedication.

- (b) **UTILITY EASEMENTS.** Developer also hereby reserves for the benefit of itself, its successors and assigns, perpetual easements to utilize, tap, tie into, extend and enlarge all utility mains located in the Condominium Premises, enlarge all utility mains located in the Condominium Premises, including, but not limited to, water, gas, telephone, electric, cable television, storm and sanitary sewer mains. In the event Developer, its successors or assigns, utilizes, taps, ties into, extends or enlarges any utilities located on the Condominium Premises, it shall be obligated to pay all of the expenses reasonably necessary to restore the Condominium Premises to their state immediately prior to such utilization, tapping, tying-in, extension or enlargement. All expenses of maintenance, upkeep, repair and replacement of the utility mains described in this Article shall be shared by the benefitting Units of this Condominium Project and/or by the benefitting contiguous land owned by Developer on a pro rata benefitting basis.

The Developer reserves the right at any time during the Sales Period to grant easements for utilities over, under and across the Condominium to appropriate governmental agencies or public utility companies and to transfer title of utilities to state, county or local governments. Any such easement or transfer of title may be conveyed by the Developer without the consent of any Co-owner, mortgagee or other person and shall be evidenced by an appropriate amendment to this Master Deed and Exhibit B hereto, recorded in the Livingston County Records. All of the Co-owners and mortgagees of Units and other persons interested or to become interested in the Project from time to time shall be deemed to have irrevocably and unanimously consented to such amendment or amendments of this Master Deed to effectuate the foregoing easement or transfer of title.

Section 3. GRANT OF EASEMENTS BY ASSOCIATION. The Association, acting through its lawfully constituted Board of Directors (including any Board of Directors acting prior to the Transitional Control Date) shall be empowered and obligated to grant such easements, licenses, rights-of-entry and right-of-way, over, under and across the Condominium Premises for utility purposes, access purposes or other lawful purposes as may be necessary for the benefit of the Condominium or for the benefit of any other land and any other adjacent land owned or controlled by Developer; subject, however, to the approval of the Developer so long as the Sales Period has not expired.

Section 4. EASEMENTS FOR MAINTENANCE, REPAIR AND REPLACEMENT.

The Developer, the Association and all public or private utilities shall have such easements as may be necessary over the Condominium Premises, including all Units and Common Elements, to fulfill any responsibilities of maintenance, repair, decoration or replacements which they or any of them are required or permitted to perform under the Condominium Documents. These easements include, without any implication of limitation, the right of the Association to obtain access during reasonable hours and upon reasonable notice to drainage systems and other facilities located within any Unit or its

appurtenance Limited Common Elements.

Section 5. TELECOMMUNICATIONS AGREEMENTS. The Association, acting through its duly constituted Board of Directors and subject to the Developer's approval during the Sales Period, shall have the power to grant such easements, licenses and other rights of entry, use and access and to 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, broad band cable, satellite dish, earth antenna and similar services (collectively "Telecommunications") to the Project or any Unit therein. 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 same or sharing periodic subscriber service fees, shall be receipts affecting the administration of the Condominium Project within the meaning of the act and shall be paid over to and shall be the property of the Association.

Section 6. EASEMENTS FOR GOVERNMENTAL SERVICES. There shall exist, for the benefit of the local public authority having jurisdiction, perpetual easements for the use by governmental vehicles of all streets, roadways, driveways and sewer lines and equipment areas in the condominium project for purposes of ingress and egress to provide, without limitation, fire and police protection, water and sewer services and other lawful governmental services to the condominium project and the co-owners thereof. This grant of easement shall, in no way, be construed as a dedication of any streets, roads or driveways to the public.

Section 7. EASEMENTS ARE APPURTENANT. The benefits and burdens of the easements hereby reserved, created or provided for shall be appurtenant to and run with the land.

ARTICLE IX AMENDMENT

This Master Deed and Condominium Subdivision Plan (Exhibit B to said Master Deed) may be amended with the consent of 66-2/3% of the Co-owners, except as hereinafter set forth:

Section 1. MODIFICATION OF UNITS OR COMMON ELEMENTS. No Unit dimension may be modified in any material way without the consent of the Co-owner or mortgagee of such Unit nor may the nature or extent of Limited Common Elements or the responsibility for maintenance, repair or replacement thereof be modified in any material way without the written consent of the Co-owner and mortgagee of any Unit to which the same are appurtenant, except as otherwise expressly provided to the contrary.

Section 2. MORTGAGEE CONSENT. Whenever a proposed amendment would materially alter or change the rights of mortgagees generally, then such amendments shall require the approval of 66-2/3% of all mortgagees of record allocating one vote for each mortgage held.

Section 3. BY DEVELOPER. Prior to one (1) year after expiration of the Sales Period, the Developer may, without the consent of any Co-owner or any other person, amend this Master Deed and the Condominium Subdivision Plan attached as Exhibit B in order to correct survey or other errors made in such documents and to make such other amendments to such instruments and to the Bylaws attached hereto as Exhibit A as do not materially affect any rights of any Co-owners or mortgagees in the Project.

Section 4. CHANGE IN PERCENTAGE OF VALUE. The value of the vote of any Co-owner and the corresponding proportion of common expenses assessed against such Co-owner shall not be modified without the written consent of such Co-owner and his mortgagee, nor shall the percentage of value assigned to any Unit be modified without like consent, except as provided in Article V, Section 6(c) of the Bylaws and except as provided in Article VI hereof.

Section 5. TERMINATION, VACATION, REVOCATION OR ABANDONMENT. The Condominium Project may not be terminated, vacated, revoked or abandoned without the written consent of the Developer together with 80% of the non-developer Co-owners.

Section 6. DEVELOPER APPROVAL. Article VI, Article VIII and this Article IX shall not be amended nor shall the provisions thereof be modified by any other amendment to this Master Deed without the written consent of the Developer so long as the Developer continues to offer any Unit in the Condominium for sale or for so long as there remains, under such provisions, any further possibility of expansion of the Condominium Project or possibility of construction of residential units on the land adjacent to the Condominium Project owned and/or controlled by Developer. No easements created under the Condominium Documents may be modified or obligations with respect thereto varied without the consent of each owner benefitted thereby.

**ARTICLE X
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. Any such assignment or transfer shall be made by appropriate instrument in writing duly recorded in the office of the Livingston County Register of Deeds.

WITNESSES:

Paul H. Bibeau

PAUL H. BIBEAU

Pamela R. Cline

PAMELA R. CLINE

George A. Duke III
GEORGE A. DUKE III, d/b/a FORESTBROOK
HILLS DEVELOPMENT, Developer

STATE OF MICHIGAN)
)SS
COUNTY OF ~~LIVINGSTON~~
 OAKLAND

On this 15th day of JANUARY, 1998, the foregoing Master Deed was acknowledged before me by GEORGE A. DUKE III, d/b/a FORESTBROOK HILLS DEVELOPMENT, Developer.

Pamela R. Cline
Notary Public

PAMELA R. CLINE
Notary Public, Wayne County, Michigan
Acting in Oakland County
My Commission Expires September 8, 2000

✓ *Drafted by and When Recorded return to:*
PAUL H. BIBEAU
37899 Twelve Mile Road, Suite 300
Farmington Hills, MI 48331-3026
(248) 489-8520

EXHIBIT A

FORESTBROOK HILLS CONDOMINIUM ASSOCIATION

BYLAWS

ARTICLE I

ASSOCIATION OF CO-OWNERS

Section 1.0 Forestbrook Hills Condominium, a residential site Condominium Project located in the Township of Hartland, Livingston County, Michigan, shall be administered by an Association of Co-owners which shall be a non-profit corporation, hereinafter called the "Association", organized under the applicable laws of the State of Michigan, and responsible for the management, maintenance, operation and administration of the Common Elements, easements and affairs of the Condominium Project in accordance with the Condominium Documents and the laws of the State of Michigan. These Bylaws shall constitute both the Bylaws referred to in the Master Deed and required by Section 3(8) of the Act and the Bylaws provided for under the Michigan Non-profit Corporation Act. Each Co-owner shall be entitled to membership and no other person or entity shall be entitled to membership. The share of the Co-owner in the funds and assets of the Association cannot be assigned, pledged or transferred in any manner except as an appurtenance to his Unit. The Association shall keep current copies of the Master Deed, all amendments to the Master Deed, and other Condominium Documents for the Condominium Project available at reasonable hours to Co-owners, prospective purchasers and prospective mortgagees of Units in the Condominium Project. All Co-owners in the Condominium Project and all persons using or entering upon or acquiring any interest in any Unit therein or the Common Elements thereof shall be subject to the provisions and terms set forth in the aforesaid Condominium Documents.

ARTICLE II

ASSESSMENTS

Section 2.0 Assessments. All expenses arising from the management, administration and operation of the Association in pursuance of its authorizations and responsibilities as set forth in the Condominium Documents and the Act shall be levied by the Association against the Units and the Co-owners thereof in accordance with the following provisions:

Section 2.1 Assessments for Common Elements. All costs incurred by the Association in satisfaction of any liability arising within, caused by, or connected with the Common Elements or the administration of the Condominium Project shall constitute expenditures affecting the administration of the Project, and all sums received as the proceeds of, or pursuant to, any policy of insurance securing the interest of the Co-owners against liabilities or losses arising within, caused by, or connected with the Common Elements or the administration of the Condominium Project shall constitute receipts affecting the administration of the Condominium Project, within the meaning of Section 54(4) of the Act.

Section 2.2 Determination of Assessments. Assessments shall be determined in accordance with the following provisions:

- (a) **Budget.** The Board of Directors of the Association shall establish an annual budget in advance for each fiscal year and such budget shall project all expenses for the forthcoming year which may be required for the proper operation, management and maintenance of the Condominium Project, including a reasonable allowance for contingencies and reserves. An adequate reserve fund for maintenance, repairs and replacement of those Common Elements that must be replaced on a periodic basis shall be established in the budget and must be funded by regular monthly payments as set forth in Section 3 below rather than by special assessments. At a minimum, the reserve fund shall be equal to 10% of the Association's current annual budget on a noncumulative basis. Since the minimum standard required by this subparagraph may prove to be inadequate for this particular project, the Association of Co-owners should carefully analyze the Condominium Project to determine if a greater amount should be set aside, or if additional reserve funds should be established for other purposes from time to time. Upon adoption of an annual budget by the Board of Directors, copies of the Budget shall be delivered to each Co-owner and the assessment for each year shall be established based upon said budget although the delivery of a copy of the budget to each Co-owner shall not affect or in any way diminish the liability of any Co-owner for any existing or future assessments. Should the Board of Directors at any time determine, in the sole discretion of the Board of Directors: (1) that the assessments levied are or may prove to be insufficient to pay the costs of operation and management of the Condominium, (2) to provide replacements of existing Common Elements, (3) to provide additions to the Common Elements not exceeding \$2,000.00 annually for the entire Condominium Project or (4) in the event of emergencies, the Board of Directors shall have the authority to increase the general assessment or to levy such additional assessment or assessments as it shall deem to be necessary. The Board of Directors also shall have the authority, without Co-owner consent, to levy assessments pursuant to the provisions of Article V, Section 4, hereof. The discretionary authority of the Board of Directors to levy assessments pursuant to this subparagraph shall rest solely with the Board of Directors for the benefit of the Association and the members thereof.
- (b) **Special Assessments.** Special assessments, in addition to those required in subparagraph (a) above, may be made by the Board of Directors from time to time and approved by the Co-owners as hereinafter provided to meet other needs or requirements of the Association, including, but not limited to: (1) assessments for additions to the Common Elements of a cost exceeding \$2,000.00 for the entire Condominium Project per year, (2) assessments to purchase a Unit and improvements thereon upon foreclosure of the lien for assessments described in Section 5 hereof, or (3) assessments for any other appropriate purpose not elsewhere herein described. Special assessments referred to in this subparagraph (b) (but not including those assessments referred to in subparagraph 2(a) above, which shall be levied in the sole discretion of the Board of Directors) shall not be levied without the prior approval of more than 60% of all Co-owners in number and in value. The authority to levy assessments pursuant to this subparagraph is solely for the benefit of the Association and the members thereof and shall not be enforceable by any creditors of the Association or the members thereof.

Section 2.3 Apportionment of Assessments and Penalty for Default. Unless otherwise provided herein or in the Master Deed, all assessments levied against the Co-owners to cover expenses of administration shall be apportioned among and paid by the Co-owners in accordance with the percentage of value allocated to each Unit in Article V of the Master Deed, without increase or decrease for the existence of any rights to the use of Limited Common Elements appurtenant to a Unit. Annual assessments as determined in accordance with Article II, Section 2.2 (a) above, shall be payable by Co-owners in 12 equal monthly installments, commencing with acceptance of a deed to or a land contract vendee's interest in a Unit, or with the acquisition of fee simple title to a Unit by any such assessment, or any part thereof, is not paid to the Association in full on or before the due date for such payment. Each installment in default for 10 or more days shall bear interest from the initial due date thereof at the rate of 7% per annum until each installment is paid in full. The Association may, pursuant to Article XIX, Section 19.4 hereof, levy fines for the late payment in addition to such interest. Each Co-owner (whether one (1) or more persons) shall be, and remain, personally liable for the payment of all assessments (including fines for late payment and costs of collection and enforcement of payment) pertinent to his Unit which may be levied while such Co-owner is the owner thereof, except a land contract purchaser from any Co-owner including Developer shall be so personally liable and such land contract seller shall not be personally liable for all such assessments levied up to and including the date upon which such land contract seller actually takes possession of the Unit following extinguishment of all rights of the land contract purchaser in the Unit. Payments on account of installments of assessments in default shall be applied as follows: first, to costs of collection and enforcement of payment, including reasonable attorneys' fees; second, to any interest charges and fines for late payment on such installments; and third, to installments in default in order of their due dates.

Section 2.4 Waiver of Use or Abandonment of Unit. No Co-owner may exempt himself from liability for his contribution toward the expenses of administration by waiver of the use or enjoyment of any of the Common Elements or by the abandonment of his Unit.

Section 2.5 Enforcement.

- (a) **Remedies.** The Association may enforce collection of delinquent assessments by a suit at law for a money judgment or by foreclosure of the statutory lien that secures payment of assessments. In the event of default by any Co-owner in the payment of any installment of the annual assessment levied against his Unit, the Association shall have the right to declare all unpaid installments of the annual assessment for the pertinent fiscal year immediately due and payable. The Association also may discontinue the furnishing of any utilities or other services to a Co-owner of its intention to do so. A Co-owner in default shall not be entitled to utilize any of the General Common Elements of the Project and shall not be entitled to vote at any meeting of the Association so long as such default continues; provided, however, this provision shall not operate to deprive any Co-owner of ingress or egress to and from his Unit. In a judicial foreclosure action, a receiver may be appointed to collect a reasonable rental for the Unit from the Co-owner thereof or any persons claiming under him. The Association may also assess fines for late payment or non-payment of assessments in accordance with the provisions of Article XIX, Section 19.4 of these Bylaws. All of these remedies shall be cumulative and not alternative.
- (b) **Foreclosure Proceedings.** Each Co-owner, and every other person who from time to time has any interest in the Project, shall be deemed to have granted to the Association the

unqualified right to elect to foreclose the lien securing payment of assessments either by judicial action or by advertisement. The provisions of Michigan law pertaining to foreclosure of mortgages by judicial action and by advertisement, as the same may be amended from time to time, are incorporated herein by reference for the purposes of establishing the alternative procedures to be followed in lien foreclosure actions and the rights and obligations of the parties to such actions. Further, each Co-owner and every other person who from time to time has any interest in the Project, shall be deemed to have authorized and empowered the Association to sell or to cause to be sold the Unit with respect to which the assessment(s) is or are delinquent and to receive, hold and distribute the proceeds of such sale in accordance with the priorities established by applicable law. Each Co-owner of a Unit in the Project acknowledges that at the provisions of this subparagraph and that he voluntarily, intelligently and knowingly waived notice of any proceedings brought by the Association to foreclose by advertisement the lien for nonpayment of assessments and a hearing on the same prior to the sale of the subject Unit.

- (c) **Notice of Action.** Notwithstanding the foregoing, neither a judicial foreclosure action nor a suit at law for a money judgment shall be commenced, nor shall any notice of foreclosure by advertisement be published, until the expiration of 10 days after mailing, by first class mail, postage prepaid, addressed to the delinquent Co-owner(s) at his or their last known address, of a written notice that one (1) or more installments of the annual assessment levied against the pertinent Unit is or are delinquent and that the Association may invoke any of its remedies hereunder if the default is not cured within 10 days after the date of mailing. Such written notice shall be accompanied by a written affidavit of an authorized representative of the Association that sets forth (i) the affiant's capacity to make the affidavit, (ii) the statutory and other authority for the lien, (iii) the amount outstanding (exclusive of interest, costs, attorney fees and future assessments), (iv) the legal description of the subject Unit(s), and (v) the names(s) of the co-owner(s) of record. Such affidavit shall be recorded in the office of the Register of Deeds in the county in which the Project is located prior to commencement of any foreclosure proceeding, but it need not have been recorded as of the date of mailing as aforesaid. If the delinquency is not cured within the 10-day period, the Association may take such remedial action as may be available to it hereunder or under Michigan law. In the event the Association elects to foreclose the lien by advertisement, the Association shall so notify the delinquent Co-owner and shall inform him that he may request a judicial hearing by bringing suit against the Association.
- (d) **Expenses of Collection.** The expenses incurred in collecting unpaid assessments, including interest, costs, actual attorneys' fees (not limited to statutory fees) and advances for taxes or other liens paid by the Association to protect its lien, shall be chargeable to the Co-owner in default and shall be secured by a lien on his Unit and fixtures and structures thereon.

Section 2.6 Liability of Mortgagee. Notwithstanding any other provisions of the Condominium Documents, the holder of any first mortgage covering any Unit in the Project which comes into possession of the Unit pursuant to the remedies provided in the mortgage or by deed (or assignment) in lieu of foreclosure, or any purchaser at a foreclosure sale, shall take the property free of any claims

for unpaid assessments or charges against the mortgaged Unit which accrue prior to the time such holder comes into possession of the Unit (except for claims for a pro rata share of such assessments or charges to all Units including the mortgaged Unit).

Section 2.7 Developer's Responsibility for Assessments. During the Sales Period, the Developer of the Condominium, although a member of the Association, shall not be responsible for payment of the monthly Association assessment (except with respect to occupied Units that it owns). Developer, however, shall during the Sales Period pay a proportionate share of the Association's actual current expenses of administration relating to maintenance and use of the Units in the Project, based upon the ratio of completed Units owned by Developer at the time the expense is incurred to the total number of completed Units then in the Condominium. Developer also shall, in addition thereto, at all times before and after such Period, pay a proportionate share of the Association's other actual current expenses of administration, based upon the ratio of all Units owned by the Developer at the time the expense is incurred (including for the formula in this sentence only, all incomplete Units and Units with respect to which construction of improvements thereon has not yet commenced) to the total number of Units then in the Project. Developer also shall at all times before and after such period maintain, at its own expense, any incomplete Units owned by it. In no event shall Developer be responsible for payment, until after said Sales Period, of any assessments for deferred maintenance, reserves for replacement, for capital improvements or other special assessments, except with respect to occupied Units owned by it. After the Sales Period, Developer shall be responsible for payment of the full monthly Association maintenance assessment for all completed Units owned by it. Except as set forth above, Developer shall not be responsible at any time for payment of said monthly assessments or payment of any expenses whatsoever with respect to incomplete Units notwithstanding the fact that such incomplete Units may have been included in the master Deed. "Occupied Unit" shall mean a Unit used as a residence. "Completed Unit" shall mean a Unit with respect to which a certificate of occupancy has been issued by the local public authority. The foregoing notwithstanding, the Developer shall not be responsible or liable for the payment of any assessment levied in whole or in part to purchase any unit from the Developer or to finance the investigation, preparation, commencement, maintenance or resolution of any claim or litigation against the Developer, or by the Developer against the Association.

Section 2.8 Property Taxes and Special Assessments. All property taxes and special assessments levied by any public taxing authority shall be assessed in accordance with Section 131 of the Act.

Section 2.9 Personal Property Tax Assessment of Association Property. The Association shall be assessed as the person or entity in possession of any tangible personal property of the Condominium owned or possessed in common by the Co-owners, and personal property taxes based thereon shall be treated as expenses of administration.

Section 2.10 Mechanic's Lien. A mechanic's lien otherwise arising under Act No. 497 of the Michigan Public Acts of 1980, as amended, shall be subject to Section 132 of the Act.

Section 2.11 Statement As to Unpaid Assessments. The purchaser of any Unit may request a statement of the Association as to the amount of any unpaid Association assessments thereon, whether regular or special. Upon written request to the Association accompanied by a copy of the executed purchase agreement pursuant to which the purchaser holds the right to acquire a Unit, the Association shall provide a written statement of such unpaid assessments as may exist or a statement

that none exist, which statement shall be binding upon the Association for the period stated therein. Upon the payment of that sum within the period stated, the Association's lien for assessments as to such Unit shall be deemed satisfied; provided, however, that the failure of a purchaser to request such statement at least 5 days prior to the closing of the purchase of such Unit shall render any unpaid assessments and the lien securing same fully enforceable against such purchaser and the Unit itself, to the extent provided by the Act. Under the Act, unpaid assessments constitute a lien upon the Unit and the proceeds of sale thereof prior to all claims except real property taxes and first mortgages of record.

Section 2.12 Private Road Maintenance Fees. Roads in the project are private and must be repaired and maintained by the Association and if the Association enters into an agreement with the Township of Hartland for maintenance by the Township of the General Common Element private roads within the Condominium Project, then the charges by the Township may be added to the respective real property tax bills for the Units in proportions determined at the sole discretion of the Township of Hartland.

Section 2.13 Livingston County Health Department (LCHD) Requirements. The following requirements shall be restrictions which run with the land of the project and shall be binding upon each and every owner of a Unit therein and/or the owner's successors and assigns:

(a) **Single Family Use.** No Unit shall be used for other than one single family dwelling. There shall be no future subdividing of any building Unit which would utilize the community sewage disposal system or another Unit's water supply system.

(b) **Water Wells.** The water well, including all pumps, pipes and other elements of the system providing potable water to an individual Unit shall be limited in use and enjoyment to the owner of the Unit to which it appertains. Each owner shall provide, maintain and pay for its own private water well system on the Unit in accordance with the requirements of the LCHD.

(i) All wells shall be drilled by a licensed Michigan well driller and shall be drilled to a depth that will penetrate a minimum of a 10' protective clay barrier or be drilled to a depth of 100' if adequate clay protection barrier is not encountered. The well shall be grouted the entire length of the casing.

(ii) Test wells used to determine on site water supply adequacy that are not intended to be used as potable water supplies must be properly abandoned according to Part 127, Act 368 of the Groundwater Quality Control Act.

(c) **Sewer System.** Unit 24 will be serviced by an existing public sewer system owned and operated by the Township of Hartland. The remaining 30 Units (Units 1-23 and Units 25-31 inclusive) shall be serviced by a community sewer system designed, installed and maintained to accommodate the waste water flows from these residences as approved and required by the LCHD.

(i) Occupancy of any homes being constructed on these Units (Units 1-23 and 25-31 inclusive) shall not be approved until the central wastewater treatment system and sanitary lines have been constructed and approved in accordance with the engineer design

APPROVED
Livingston County Health Department
Name _____
Date 1/14/98

specifications.

(ii) Upon completion of the installation of the sewer system, the supervising engineer shall certify that the system was installed in accordance with the approved plans. The Association will retain ownership of the system and retain maintenance and repair responsibility of the system. The Township of Hartland shall have the right of entry to maintain and repair the system if the Association fails to do so as required.

(iii) The Association shall retain ownership of and have access to all of the sewer lines and wastewater treatment facilities after the initial installation, and shall repair, replace and maintain said system in accordance with the requirements of the Livingston County Health Department and/or the Township of Hartland. If the Association does not perform as required, the Township may step in and perform the required maintenance, and charge all costs related thereto to the Association and/or the individual Units benefiting from said maintenance and/or repair. (See Section 2.14.)

(iv) An Act 98 permit must be obtained from the Michigan Department of Environmental Quality prior to the issuance of the community wastewater treatment facility permit by the LCHD.

- (d) **Wetlands Preservation.** There shall be no activity within the regulated wetlands unless permits have been obtained from the Department of Environmental Quality.
- (e) **LCHD Restrictions - Permanent/Amendments.** The restrictions imposed by the Livingston County Health Department mentioned in Section 2.13 shall run with the land of the condominium project including each Unit described therein, and shall not terminate and/or be amended unless approved in writing by the Livingston County Health Department.
- (f) **Wastewater Treatment System-Land Reverts to Grantor.** All interested parties, namely, the Developer, the Association, each Co-owner, Hartland Township, and the Livingston County Health Department, all understand and agree that once the community wastewater treatment system is no longer needed because the benefiting Units have access to and/or are connected to a public sewer system, the easement on which the wastewater treatment system is located will terminate and/or revert to the original Grantor or its successors and assigns, subject however, to the responsibility of the Association to dismantle and remove all equipment and fixtures from the property and reasonably restore the property to its original natural condition that existed prior to the placement of the sewer facility system thereon.

Section 2.14 Sewer System-Initial Installation and Construction. Developer shall construct, install and have approved a private community wastewater treatment system and facility in accordance with the plans and specifications approved by the Livingston County Health Department that will service and benefit Units 1-23 inclusive and 25-31 inclusive. (Reference is hereby made to the Sanitary Sewer System Specifications and Sand Filter Treatment System Specification prepared by engineer, Equinox, Inc. dated August 19, 1997.)

- (a) **Association Responsibilities.** After the construction and installation of the system and approval thereof by the LCHD and the Township of Hartland, if necessary, the sewer system, including equipment, pipes, sand filters, and all other system facilities, shall be conveyed to the Association together with appropriate rights of entry in order to carry out the Association's maintenance and repair responsibilities.

After the initial installation by Developer and acceptance by the Association of the sewer system facilities, the Association shall have the responsibility to maintain, improve and repair said facilities and land, and all the costs related thereto shall be borne by and paid for equally by each of the said benefiting Units who are tied into and are using the community sewer system.

- (b) **Sewer Maintenance Assessments.** Sewer maintenance and repair costs shall be deemed an assessment against each benefiting Unit and shall be payable as other assessments are payable as herein set forth in Article II of these Bylaws. Further, all penalties, enforcement provisions, expenses of collection, and other remedies as outlined in Article II shall be fully applicable and enforceable as other assessments in the condominium project.
- (c) **Co-owner Responsibility.** Each Co-owner shall be responsible for the proper use and maintenance of the sewer line and associated grinder pump and equipment located on his/her Unit from the roadway to the house, subject to the rules and regulations promogated by the Association, Hartland Township, and/or the LCHD. Although each Unit owner will be individually responsible for maintenance it may be necessary to contract only with approved contractors for maintenance of these facilities. The individual Co-owner will be responsible for the payment of all costs related to the repairs and maintenance to the system on his/her Unit. The Association has the authority and responsibility to make the necessary repairs with an approved maintenance and/or repair contractor.
- (d) **Right of Entry.** The Association, the Township, and/or their agents and/or assigns are hereby granted the appropriate easement and/or right of entry to the wastewater treatment system area and on appropriate areas of each of the benefiting Units in order to carry out its maintenance, repair and improvement obligations as herein set forth.
- (e) **Township Authority, Right of Entry and Assessment.** If the Association and/or any individual owner or combination of benefiting Unit owners fail to maintain said sewer system as required by the Township and/or the Livingston County Health Department, after having been given due notice and having failed to so correct, the Township of Hartland or its agents may proceed to make the necessary repairs, improvements and/or conduct the maintenance as required and any and all costs incurred by the Township and/or its agents in so doing shall be paid by the Association, and if not paid in a timely manner, may be assessed against each of the said benefiting Units in equal shares and collected in the same manner as taxes are collected by the Township from each said Unit owner.
- (f) **Reversion of Wastewater Treatment System Area to Grantor.** The wastewater treatment system has been designed and constructed in accordance with requirements for public sewer systems. The system and may connect to a public sanitary sewer system

when and if capacity becomes available. When the public sewer system has capacity, the Units benefiting from this community sewer system will disconnect from the community wastewater treatment facility and connect to the public sewer system. Once all the Units using this wastewater treatment system facility are connected to the public sewer system, the Association shall dismantle and remove all of the facilities and equipment from the property and shall reasonably restore the land to its condition that existed immediately prior to the construction of said facility. All easement rights and rights of entry to said land shall thereupon be terminated and/or revert to the Grantor or its successor and assigns.

- (g) **Consent to Connect to Public Sewer System.** As and when the public sewer system becomes available to the property in the project, the Association and each Co-owner of a Unit benefiting from the private wastewater treatment facility agree and irrevocably grant their consent to connect their Unit to the public sanitary sewer system, and each Co-owner agrees to pay any and all permit and connection fees related to the connection thereof to the public sanitary sewer system. This includes the payment of any Association Assessments and/or Township Special Assessments that may be related thereto.
- (h) **Compliance with Township Ordinance.** All sanitary sewer systems installed and used within the project shall comply with all of the applicable requirements of the Hartland Township Sewer Ordinance, Ordinance No. 27 as amended from time to time.

ARTICLE III

ARBITRATION

Section 3.1 Scope and Election. Disputes, claims, or grievances arising out of or relating to the interpretation or the application of the Condominium Documents, or any disputes, claims or grievances, arising among or between the Co-owners and the Association, upon the election and written consent of the parties to any such disputes, claims or grievances (which consent shall include an agreement of the parties that the judgment of any circuit court of the State of Michigan may be rendered upon any award pursuant to such arbitration), and upon written notice to the Association, shall be submitted to arbitration and the parties thereto shall accept the arbitrator's decision as final and binding, provided that no question affecting the claim of title of any person to any fee or life estate in real estate is involved. The Commercial Arbitration Rules of the American Arbitration Association as amended and in effect from time to time hereafter shall be applicable to any such arbitration.

Section 3.2 Judicial Relief. In the absence of the election and written consent of the parties pursuant to Section 1 above, no Co-owner or the Association shall be precluded from petitioning the courts to resolve any such disputes, claims or grievances.

Section 3.3 Election of Remedies. Such election and written consent by Co-owners or the Association to submit any such dispute, claim or grievance to arbitration shall preclude such parties from litigating such dispute, claim or grievance in the courts.

ARTICLE IV

INSURANCE

Section 4.1 Extent of Coverage. The Association shall carry fire and extended coverage, vandalism and malicious mischief and liability insurance, and workmen's compensation insurance, if applicable, pertinent to the ownership, use and maintenance of the Common Elements and certain other portions of the Condominium Project, as set forth below, and such insurance, other than title insurance, shall be carried and administered in accordance with the following provisions.

- (a) **Responsibilities of Co-Owners and Association.** All such insurance shall be purchased by the Association for the benefit of the Association, and the Co-owners and their mortgagees, as their interests may appear, and provision shall be made for the issuance of certificates of mortgagee endorsement to the mortgagees of Co-owners. Each Co-owner shall obtain insurance coverage at his own expense upon his Unit and any structures and improvements thereon. It shall be each Co-owner's responsibility to determine by personal investigation or from his own insurance advisors the nature and extent of insurance coverage adequate to his needs and thereafter to obtain insurance coverage for his dwelling structure, personal property and any additional fixtures, equipment and trim (as referred to in subsection (b) below) located within his Unit or elsewhere on the Condominium and for his personal liability for occurrences within his Unit or upon Limited Common Elements appurtenant to his Unit, and also for alternative living expense in the event of fire, and the Association shall have absolutely no responsibility for obtaining such coverages. The Association, as to all policies which it obtains, and all Co-owners, as to all policies which they obtain, shall use their best efforts to see that all property and liability insurance carried by the Association or any Co-owner shall contain appropriate provisions whereby the insurer waives its right of subrogation as to any claims against any Co-owner or the Association. **THE ASSOCIATION SHALL NOT PURCHASE INSURANCE ON ANY STRUCTURES OR IMPROVEMENTS LOCATED ON OR WITHIN UNITS IN THE CONDOMINIUM PROJECT; EACH CO-OWNER MUST OBTAIN ALL INSURANCE ON HIS OR HER OWN DWELLING STRUCTURE AND RELATED USES.**
- (b) **Insurance of Common Elements and Fixtures.** All Insurable Common Elements of the Condominium Project shall be insured against fire and other perils covered by a standard extended coverage endorsement, in an amount equal to the current insurable replacement value, excluding foundation and excavation costs, as determined annually by the Board of Directors of the Association in consultation with the Association's insurance carrier and/or its representatives in light of commonly employed methods for the reasonable determination of replacement costs. Such coverage shall be effected upon an agreed-amount basis for the entire condominium Project with appropriate inflation riders in order that no co-insurance provisions shall be invoked by the insurance carrier in a manner that will cause loss payments to be reduced below the actual amount of any loss (except in the unlikely event of total replacement). All information in the Association's records regarding insurance coverage shall be made available to all Co-owners upon request and reasonable notice during normal business hours so that Co-owners shall be enabled to judge the adequacy of coverage and, upon the taking of due Association procedures, to direct the Board at a properly constituted meeting to change the nature and extent of any

applicable coverages, if so determined. Upon such annual re-evaluation and effectuation of coverage, the Association shall notify all Co-owners of the nature and extent of all changes in coverages. It shall be each Co-owner's responsibility to determine the necessity for and to obtain insurance coverage for all buildings, structures, improvements, fixtures, equipment, trim and other items or attachments within or on his Unit or any Limited Common Elements appurtenant thereto whether installed originally by the Developer or subsequently by Co-owner, and the Association shall have no responsibility whatsoever for obtaining such coverage unless agreed specifically and separately between the Association and the Co-owner in writing.

- (c) **Premium Expenses.** All premiums upon insurance purchased by the Association pursuant to these By-Laws shall be expenses of administration. All premiums upon insurance purchased by a Co-owner pursuant to these By-Laws shall be paid by that Co-owner.
- (d) **Proceeds of Insurance Policies.** Proceeds of all insurance policies owned by the Association shall be received by the Association, held in a separate account and distributed to the Association, and the Co-owners and their mortgagees, as their interests may appear; provided, however, whenever repair or reconstruction of the Condominium shall be required as provided in Article V of these By-Laws, the proceeds of any insurance received by the Association as a result of any loss requiring repair or reconstruction shall be applied for such repair or reconstruction.

Section 4.2 Authority of Association to Settle Insurance Claims. Each Co-owner, by ownership of a Unit in the Condominium Project, shall be deemed to appoint the Association as his true and lawful attorney-in-fact to act in connection with all matters concerning the maintenance of fire and extended coverage, vandalism and malicious mischief, liability insurance and workmen's compensation insurance, if applicable, pertinent to the Condominium Project, with such insurer as may, from time to time, provide such insurance for the Condominium Project except for those fixtures, structures, improvements and items required to be insured by the Co-owner pursuant to these By-Laws. Without limitation on the generality of the foregoing, the Association as said attorney shall have full power and authority to purchase and maintain such insurance, to collect and remit premiums therefor, to collect proceeds and to distribute the same to the Association, the Co-owners and respective mortgagees, as their interests may appear (subject always to the Condominium Documents), to execute releases of liability and to execute all documents and to do all things on behalf of such Co-owner and the Condominium as shall be necessary or convenient to the accomplishment of the foregoing.

ARTICLE V

RECONSTRUCTION OR REPAIR

Section 5.1 Determination to Reconstruct or Repair. If any part of the Condominium Premises for which the Association has the responsibility for repair shall be damaged, the determination of whether or not it shall be reconstructed or repaired shall be made in the following manner:

- (a) **Partial Damage.** If the damaged property is a Common Element, the property shall be rebuilt or repaired if a dwelling structure on any Unit in the Condominium is tenable,

unless it is determined by a unanimous vote of all of the Co-owners in the Condominium that the Condominium shall be terminated.

- (b) **Total Destruction.** If the Condominium is so damaged that no dwelling structure on any Unit is tenantable, the damaged property shall not be rebuilt unless 80% or more of the Co-owners in value in number agree to reconstruction by vote or in writing within 90 days after the destruction.

Section 5.2 Repair in Accordance with Plans and Specifications. Any such reconstruction or repair shall be substantially in accordance with the Master Deed and the plans and specifications for the Project to a condition as comparable as possible to the condition existing prior to damage unless the Co-owners shall unanimously decide otherwise.

Section 5.3 Co-Owner Responsibility for Repair.

- (a) **Definition of Co-Owner Responsibility.** If the damage is only to a part of the Unit or Limited Common Element or a structure on the Unit or Limited Common Element which is the responsibility of a Co-owner to maintain and repair, it shall be the responsibility of the Co-owner to repair such damage in accordance with subsection (b) hereof. In all other cases, the responsibility for reconstruction and repair shall be that of the Association.
- (b) **Damage to Dwelling Structures.** Each Co-owner shall be responsible for the reconstruction, repair and maintenance of the exterior and interior of all structures on his Unit, including, but not limited to, floor coverings, wall coverings, window shades, draperies, interior and exterior walls, roof, ceiling interior trim, furniture, light fixtures and all appliances, whether free-standing or built-in. In the event of substantial damage to or destruction of any part of the Common Elements, the Association shall promptly notify each institutional holder of a first mortgage lien on any of the Units in the Condominium.

Section 5.4 Association Responsibility for Repair. Except as otherwise provided in the Master Deed and in Section 3 hereof, the Association shall be responsible for the reconstruction, repair and maintenance of the Common Elements. Immediately after a casualty causing damage to property for which the Association has the responsibility of maintenance, repair and reconstruction, the Association shall obtain reliable and detailed estimates of the cost to replace the damaged property in a condition as good as that existing before the damage. If the proceeds of insurance are not sufficient to defray the estimated costs of reconstruction or repair required to be performed by the Association, or if at any time during such reconstruction or repair, or upon completion of such reconstruction or repair, the funds for the payment of such costs thereof are insufficient, assessment shall be made against all Co-owners for the cost of reconstruction or repair of the damaged property in sufficient amounts to provide funds to pay the estimated or actual cost of repair.

Section 5.5 Timely Reconstruction and Repair. If damage to Common Elements or a Unit or structure thereon adversely affects the appearance of the Project, the Association or Co-Owner responsible for the reconstruction, repair and maintenance thereof shall proceed with replacement of the damaged property without delay, and shall complete such replacement within 6 months after the date of occurrence which caused damage to the property.

Section 5.6 Eminent Domain. Section 133 of the Act and the following provisions shall control upon any taking by eminent domain:

- (a) **Taking of Unit.** In the event of any taking of an entire Unit by eminent domain, the award for such taking shall be paid to the Co-owner of such Unit and the mortgagee thereof, as their interests may appear. After acceptance of such award by the Co-owner and his mortgagee, they shall be divested of all interest in the Condominium Project. In the event that any condemnation award shall become payable to any Co-owner whose Unit is not wholly taken by eminent domain, then such award shall be paid by the condemning authority to the Co-owner and his mortgagee, as their interests may appear.
- (b) **Taking of Common Elements.** If there is any taking of any portion of the Condominium other than any Unit, the condemnation proceeds relative to such taking shall be paid to the Co-owners and their mortgagees in proportion to their respective interests in the Common Elements and the affirmative vote of more than 50% of the Co-owners in number and in value shall determine whether to rebuild, repair or replace the portion so taken or to take such other action as they deem appropriate.
- (c) **Continuation of Condominium After Taking.** In the event the Condominium Project continues after taking by eminent domain, then the remaining portion of the Condominium Project shall be re-surveyed and the Master Deed amended accordingly, and, if any Unit shall have been taken, then Article V of the Master Deed shall also be amended to reflect such taking and to proportionately readjust the percentages of value of the remaining Co-owners based upon the continuing value of the Condominium of 100%. Such amendment may be effected by an officer of the Association duly authorized by the Board of Directors without the necessity of execution or specific approval thereof by any Co-owner.
- (d) **Notification of Mortgagees.** In the event any Unit in the Condominium, or any portion thereof, or the Common Elements or any portion thereof, is made the subject matter of any condemnation or eminent domain proceeding or is otherwise sought to be acquired by a condemning authority, the Association promptly shall notify each institutional holder of a first mortgage lien on any of the Units in the Condominium.

Section 5.7 Notification of FHLMC. In the event any mortgage in the Condominium is held by the Federal Home Loan Mortgage Corporation ("FHLMC") then, upon request therefor by FHLMC, the Association shall give it written notice at such address as it may, from time to time, direct of any loss or taking of the Common Elements of the Condominium if the loss or taking exceeds \$10,000.00 in amount or damage to a Condominium Unit covered by a mortgage purchased in whole or in part by FHLMC exceeds \$1,000.00.

Section 5.8 Priority of Mortgagee Interests. Nothing contained in the Condominium Documents shall be construed to give a Condominium Unit Owner, or any other party, priority over any rights of first mortgagees of Condominium Units pursuant to their mortgages in the case of a distribution to Condominium Unit Owners of insurance proceeds or condemnation awards for losses to or a taking of Condominium Units and/or Common Elements.

ARTICLE VI

RESTRICTIONS

Section 6.0 All of the Units in the Condominium shall be held, used and enjoyed subject to the following limitations and restrictions:

Section 6.1 Residential Use. No Unit within the Condominium shall be used for other than single family residential purposes, and the Common Elements shall be used only for purposes consistent with single family residential use. Only one single family dwelling structure may be placed on each Unit within the Condominium. The Forestbrook Hills Condominium Architectural Control Rules and Regulations, which are attached to and made a part of these By-Laws as Exhibit B-1, shall govern the construction of improvements on any Unit.

Section 6.2 Leasing and Rental.

- (a) **Right to Lease.** A Co-owner may lease his Unit and structures thereon for the same purposes set forth in Section 1 of this Article VI; provided that written disclosure of such lease transaction is submitted to the Board of Directors of the Association in the manner specified in subsection (b) below with the exception of a lender in possession of a Unit following default of a first mortgage, foreclosure or deed or other arrangement in lieu of foreclosure. No Co-owner shall lease less than an entire Unit in the Condominium and no tenant shall be permitted to occupy except under a lease the initial terms of which is at least 6 months unless specifically approved in writing by the Association. The terms of all leases, occupancy agreement and occupancy arrangements shall incorporate, or be deemed to incorporate, all of the provisions of the Condominium Documents. The Developer may lease any number of Units in the Condominium in its discretion. No Units except those on which residential structures have been built may be leased.
- (b) **Leasing Procedures.** The leasing of Units in the Project shall conform to the following provisions:
- (1) A Co-owner, including the Developer, desiring to rent or lease a Unit, shall disclose that fact in writing to the Association at least 10 days before presenting a lease form to a potential lessee of a Unit and, at the same time, shall supply the Association with a copy of the exact lease form for its review for its compliance with the Condominium Documents. If Developer desires to rent Units before the Transitional Control Date, it shall notify either the Advisory Committee or each Co-owner in writing.
 - (2) Tenants or non Co-owner occupants shall comply with all of the conditions of the Condominium Documents of the Condominium Project and all leases and rental agreements shall so state.
 - (3) If the Association determines that the tenant or non Co-owner occupant has failed to comply with the conditions of the Condominium Documents, the Association shall take the following action:

- (i) The Association shall notify the Co-owner by certified mail advising of the alleged violation by the tenant.
 - (ii) The Co-owner shall have 15 days after receipt of such notice to investigate and correct the alleged breach by the tenant or advise the Association that a violation has not occurred.
 - (iii) If after 15 days the Association believes that the alleged breach is not cured or may be repeated, it may institute on its behalf or derivatively by the Co-owners on behalf of the Association, if it is under the control of the Developer, an action for eviction against the tenant or non Co-owner occupant and simultaneously for money damages in the same action against the Co-owner and tenant or non Co-owner occupant for breach of the conditions of the Condominium Documents. The relief provided for in this subparagraph may be by summary proceeding. The Association may hold both the tenant and the Co-owner liable for any damages to the common elements caused by the Co-owner or tenant in connection with the Unit or Condominium Project.
- (4) When a Co-owner is in arrears to the Association for assessments, the Association may give written notice of the arrearage to a tenant occupying a Co-owner's Unit under a lease or rental agreement and the tenant, after receiving notice, shall deduct from rental payments due the Co-owner the arrearage and future assessments as they fall due and pay them to the Association. The deductions shall not constitute a breach of the rental agreement or lease by the tenant.

Section 6.3 Exterior Alterations. Except as provided in Section 47a of the Act, no Co-owner shall make alterations in exterior appearance or make structural modifications to any structure on his Unit or make changes in any of the Common Elements, Limited or General, without the express written approval of the Board of Directors, including without limitation exterior painting or the erection of antennas, outdoor lights, aerials, poles, awnings, exterior doors, shutters, newspaper holders, mailboxes, basketball backboards, or other exterior attachments or modifications.

Section 6.4 Unrestricted Access. No Co-owner shall in any way restrict access to any plumbing, sewer lines or related sewer line valves, grinder pumps, sewer line facilities, or any other elements or areas that must be accessible to service the common elements or any element which affects an Association responsibility in any way. Should access to any facilities of any sort be required, the Association may remove any coverings or attachments of any nature that restrict such access and will have no responsibility for repairing, replacing or reinstalling any materials, whether or not installation thereof has been approved hereunder, that are damaged in the course of gaining such access, nor shall the Association be responsible for monetary damages of any sort arising out of actions taken to gain necessary access.

Section 6.5 Activities. No immoral, improper, unlawful or offensive activity shall be carried on in any Unit or upon the Common Elements, Limited or General, nor shall anything be done which may be or become an annoyance or a nuisance to the Co-owners of the Condominium. No unreasonably noisy activity shall occur in or on the Common Elements or in any Unit at any time and disputes among Co-owners, arising as a result of this provision which cannot be amicable resolved, shall be arbitrated

by the Association. No Co-owner shall do or permit anything to be done or keep or permit to be kept on his Unit or on the Common Elements anything that will increase the rate of insurance on the Condominium without the written approval of the Association, and each Co-owner shall pay to the Association the increased cost of insurance premiums resulting from any such activity or the maintenance of any such condition even if approved.

Section 6.6 Pets. No animal other than two domesticated cats, dogs or cat and dog shall be maintained in the Condominium by any Co-owner without the prior written consent of the Association. No animal may be kept or bred for any commercial purpose and all animals shall have such care and restraint so as not to be obnoxious or offensive on account of noise, odor or unsanitary conditions. No animal may be permitted to run loose at any time upon the Common Elements and any animal shall at all times be leashed and attended by some responsible person while on the Common Elements, Limited or General. No savage or dangerous animal shall be kept and any Co-owner who causes any animal to be brought or kept upon the premises of the Condominium shall indemnify and hold harmless the Association for any loss, damage or liability which the Association may sustain as the result of the presence of such animal on the premises, whether or not the Association has given its permission therefor. Each Co-owner shall be responsible for collection and disposition of all fecal matter deposited by any pet maintained by such Co-owner. No dog which barks and can be heard on any frequent or continuing basis shall be kept in any Unit or on the Common Elements. The Association may charge all Co-owners maintaining animals a reasonable additional assessment to be collected in the manner provided in Article II of these By-Laws in the event that the Association determines such assessment necessary to defray the maintenance cost to the Association of accommodating animals within the Condominium. The Association shall have the right to require that any pets be registered with it and may adopt such additional reasonable rules and regulations with respect to animals as it may deem proper. In the event of any violation of this Section, the Board of Directors of the Association may assess fines for such violation in accordance with these By-Laws and in accordance with the duly adopted Rules and Regulations.

Section 6.7 Aesthetics. The Common Elements, Limited or General, and Unit space outside of structures thereon shall not be used for storage of supplies, materials, personal property or trash or refuse of any kind, except as provided in duly adopted rules and regulations of the Association. Garage doors shall be kept closed at all times except as may be reasonably necessary to gain access to or from any garage. No unsightly condition shall be maintained on any patio, porch or deck and only furniture and equipment consistent with the normal and reasonable use of such area shall be permitted to remain there during seasons when such areas as reasonably in use and no furniture or equipment of any kind shall be stored thereon during seasons when such areas are not reasonably in use. Trash shall not be permitted to remain on the Common Elements or Unit space outside of structures thereon except for such short periods of time as may be reasonably necessary to permit periodic collection of trash. The Common Elements and Unit space outside of structures thereon shall not be used in any way for the drying, shaking or airing of clothing or other fabrics. In general, no activity shall be carried on nor condition maintained by the Co-owner, either in his Unit or upon the Common Elements, which is detrimental to the appearance of the Condominium.

Section 6.8 Vehicles. No house trailers, commercial vehicles, boat trailers, boats, camping vehicles, camping trailers, motorcycles, all terrain vehicles, snowmobiles, snowmobile trailers or vehicles, other than automobiles or vehicles used primarily for general personal transportation use, may be parked or stored upon the premises of the Condominium, unless parked in a garage with the door

closed. No inoperable vehicles of any type may be brought or stored upon the Condominium Premises either temporarily or permanently. Commercial vehicles and trucks shall not be parked in or about the Condominium (except as above provided) unless while making deliveries or pickups in the normal course of business. Each Co-owner shall park his car in the garage space provided therefor in his dwelling structure and shall park any additional car which he owns in the paved driveway space that serves his Unit. Parking of cars in roadways is prohibited. Co-owners shall, if the Association shall require, register with the Association all cars maintained on the Condominium Premises. Use of motorized vehicles anywhere on the Condominium premises, other than passenger cars, authorized maintenance vehicles and commercial vehicles as provided in this Section 6.8, is absolutely prohibited. Overnight parking on any street in the Condominium is prohibited excepts as the Association may make reasonable exceptions thereto from time to time.

Section 6.9 Advertising. No signs or other advertising devices of any kind shall be displayed on a Unit or on the Common Elements, including "For Sale" signs, without written permission from the Association and, during the Sales Period, from the Developer.

Section 6.10 Rules and Regulations. It is intended that the Board of Directors of the Association may make rules and regulations from time to time to reflect the needs and desires of the majority of the Co-owners of the Condominium. Reasonable regulations consistent with the Act, the Master Deed and these By-Laws concerning the use of the Common Elements may be made and amended from time to time by any Board of Directors of the Association, including the First Board of Directors (or its successors) prior to the Transitional Control Date. Copies of all such rules, regulations and amendments thereto shall be furnished to all Co-owners.

Section 6.11 Right to Access of Association. The Association or its duly authority authorized agents shall have access to each Unit, the sewer line facilities, and any Limited Common Elements appurtenant thereto from time to time, during reasonable working hours, upon notice to the Co-owner thereof, as may be necessary for the maintenance, repair or replacement of any of the Common Elements or sewer facilities. The Association or its agents shall also have access to each Unit and any Limited Common Elements appurtenant thereto at all times without notice as may be necessary to make emergency repairs to prevent damage to the Common Elements or to another Unit. The association may gain access in such manner as may be reasonable under the circumstances and shall not be liable to such Co-owner for any necessary damage to his Unit, structures thereon, and any Limited Common Elements appurtenant thereto caused thereby or for repair or replacement of any doors or windows damaged in gaining access through structures on his Unit.

Section 6.12 Fences. No fences may be placed upon the Common Elements or Units without the consent of the Association, Hartland Township and, during the Sales Period, the Developer.

Section 6.13 Common Element Maintenance. Each Co-owner shall maintain and replace, when necessary, all flora located on his Unit and appurtenant Limited Common Elements, including regular lawn mowing, weed removal and bush and tree trimming.

Section 6.14 Co-Owner Maintenance. Each Co-owner shall maintain his Unit and structures thereon and any Limited Common Elements appurtenant thereto for which he has maintenance responsibility in a safe, clean and sanitary condition. Each Co-owner shall also use due care to avoid damaging any of the Common Elements including, but not limited to, the telephone, sewer, gas,

plumbing, electrical or other utility conduits and systems and any other elements in any Unit which are appurtenant to or which may affect any other Unit. Each Co-owner shall maintain that part of the sewer system located on or appurtenant to his Unit according to any maintenance schedule and/or policy adopted by the Association and/or as may be required by Hartland Township or the Livingston County Health Department. Each Co-owner shall be responsible for damages or costs to the Association resulting from negligent damage to or misuse of any of the Common Elements by him, or his family, guests, agents or invitees, unless such damage or costs are covered by insurance carried by the Association (in which case there shall be no such responsibility, unless reimbursement to the Association is excluded by virtue of a deductible provision in which case the responsible Co-owner shall bear the expense to the extent of the deductible amount). Any costs or damages to the Association may be assessed to and collected from the responsible Co-owner in the manner provided in Article II hereof.

Section 6.15 Reserved Rights of Developer.

- (a) **Prior Approval by Developer.** During the Sales Period, no buildings, fences, walls, retaining walls, drives, walks or other structures or improvements shall be commenced, erected, maintained, nor shall any addition to, or change or alteration to any structure be made (including in color or design), except interior alterations which do not affect structural elements of structures on any Unit, nor shall any hedges, trees or substantial plantings or landscaping modifications be made, until plans and specifications, acceptable to the Developer, showing the nature, kind, shape, height, materials, color scheme, located and approximate cost of such structure or improvement and the grading or landscaping plan of the area to be affected shall have been submitted to and approved, in writing by Developer, its successor assigns, and a copy of said plans and specifications, as finally approved, lodged permanently with Developer. Developer shall have the right to refuse to approve any such plan or specifications, or grading or landscaping plans which are not suitable or desirable in its opinion for aesthetic or other reasons; and in passing upon such plans, specifications, grading or landscaping, it shall have the right to take into consideration the suitability of the proposed structure, improvement or modification, the site upon which it is proposed to effect the same, and the degree of harmony thereof with the Condominium as a whole and any adjoining properties under development or proposed to be developed by Developer. The purpose of this Section is to assure the continued maintenance of the Condominium as a beautiful and harmonious residential development, and shall be binding upon both the Association and upon all Co-owners.
- (b) **Developer's Rights in Furtherance of Construction and Sales.** None of the restrictions contained in this Article VI shall apply to the commercial activities or signs or billboards, if any, of the Developer during the sales Period or of the Association in furtherance of its powers and purposes set forth herein and in its articles of incorporation, as the same may be amended from time to time. Notwithstanding anything to the contrary elsewhere herein contained, Developer shall have the right to maintain a sales office, a business office, a construction office, model units, storage areas and reasonable parking incident to the foregoing and such access to, from and over the Project as may be reasonable to enable development and sale of the entire Project by Developer; and may continue to do so during the entire Sales Period. Developer shall restore the areas so utilized upon termination of use.

- (c) **Enforcement of By-Laws.** The Condominium Project shall at all times be maintained in a manner consistent with the highest standard of a beautiful, serene, private, residential community for the benefit of the Co-owners and all persons interested in the Condominium. If at any time the Association fails or refuses to carry out its obligations to maintain, repair, replace and landscape in a manner consistent with the maintenance of such high standards, then Developer, or any entity to which it may assign this right, at its option, may elect to maintain, repair and/or replace any Common Elements and/or to do any landscaping required by the By-Laws and to charge the cost thereof to the Association as an expense of administration. The Developer shall have the right to enforce these By-Laws throughout the Sales Period notwithstanding that it may no longer own a Unit in the Condominium with right of enforcement may include (without limitation) an action to restrain the Association or any Co-owner from any activity prohibited by these By-Laws.

ARTICLE VII

MORTGAGES

Section 7.1 Notice to Association. Any Co-owner who mortgages his Unit shall notify the Association of the name and address of the mortgagee, and the Association shall maintain such information in a book entitled "Mortgages of Unit". The Association may, at the written request of a mortgagee of any such Unit, report any unpaid assessments due from the Co-owner of such Unit. The Association shall give the holder of any first mortgage covering any Unit in the Project written notification of any default in the performance of the obligations of the Co-owner of such Unit that is not cured within 60 days.

Section 7.2 Insurance. The Association shall notify each mortgagee appearing in said book of the name of each company insuring the Condominium against fire, perils covered by extended coverage, and vandalism and malicious mischief and the amounts of such coverage.

Section 7.3 Notification of Meetings. Upon written request submitted to the Association, any institutional holder of a first mortgage lien on any Unit in the Condominium shall be entitled to receive written notification of every meeting of the members of the Association and to designate a representative to attend such meeting.

ARTICLE VIII

VOTING

Section 8.1 Vote Except as limited in these By-Laws, each Co-Owner shall be entitled to one vote for each Condominium Unit owned when voting by number; and one vote, the value of which shall equal the total of the percentages allocated to the Unit owned by such Co-owner as set forth in Article V of the Master Deed, when voting by value. Voting shall be by value except in those instances when voting is specifically required to be both in value and by number.

Section 8.2 Eligibility to Vote. No Co-owner, other than the Developer, shall be entitled to vote at any meeting of the Association until he has presented evidence of ownership of a Unit in the

Condominium Project to the Association. Except as provided in Article XI, Section 11.2 of these By-Laws, no Co-owner, other than the Developer, shall be entitled to vote prior to the date of the First Annual Meeting of members held in accordance with Section 9.2 of Article IX. The vote of each Co-owner may be cast only by the individual representative designated by such Co-owner in the notice required in Section 8.3 of this Article VIII below or by a proxy given by such individual representative. The Developer shall be the only person entitled to vote at a meeting of the Association until the First Annual meeting of the members and shall be entitled to vote during such period notwithstanding the fact that the Developer may own no Units at some time or from time to time during such period. At and after the First Annual Meeting the Developer shall be entitled to vote for each Unit which it owns.

Section 8.3 Designation of Voting Representative. Each Co-owner shall file a written notice with the Association designating the individual representative who shall vote at meetings of the Association and receive all notices and other communications from the Association on behalf of such Co-owner. Such notice shall state the name and address of the individual representative designated, the number or numbers of the Condominium Unit or Units owned by the Co-owner, and the name and address of each person, firm, corporation, partnership, association, trust or other entity who is the Co-owner. Such notice shall be signed and dated by the Co-owner. The individual representative designated may be changed by the Co-owner at any time by filing a new notice in the manner herein provided.

Section 8.4 Quorum. The presence in person or by proxy of 35% of the Co-owners in number and in value qualified to vote shall constitute a quorum for holding a meeting of the members of the Association, except for voting on questions specifically required by the Condominium Documents to require a greater quorum. The written vote of any person furnished at or prior to any duly called meeting at which meeting said person is not otherwise present in person or by proxy shall be counted in determining the presence of a quorum with respect to the question upon which the vote is cast.

Section 8.5 Voting. Votes may be cast only in person or by a writing duly signed by the designated voting representative not present at a given meeting in person or by proxy. Proxies and any written votes must be filed with the secretary of the Association at or before the appointed time of each meeting of the members of the Association. Cumulative voting shall not be permitted.

Section 8.6 Majority. A majority, except where otherwise provided herein, shall consist of more than 50% in value of those qualified to vote and present in person or by proxy (or written vote, if applicable) at a given meeting of the members of the Association. Whenever provided specifically herein, a majority may be required to exceed the simple majority hereinabove set forth and may require such majority to be one of both number and value of designated voting representatives present in person or by proxy, or by written vote, if applicable, at a given meeting of the members of the Association.

ARTICLE IX

ASSOCIATION MEETINGS

Section 9.1 Place of Meeting. Meetings of the Association shall be held at the principal office of the Association or at such other suitable place convenient to the Co-owners as may be designated by the Board of Directors. Meetings of the Association shall be conducted in accordance with Sturgis'

Code of Parliamentary procedure, Roberts Rule of Order or some other generally recognized manual of parliamentary procedure, when not otherwise in conflict with the Condominium Documents (as defined in the Master Deed) or the laws of the State of Michigan.

Section 9.2 First Annual Meeting. The First Annual Meeting of members of the Association may be convened only by Developer and may be called at any time. In no event, however, shall such meeting be called later than 120 days after the conveyance of legal or equitable title to non-developer Co-owners of 75% in number of all Units that may be created or 54 months after the first conveyance of legal or equitable title to a non-developer Co-owner of a Unit in the Project, whichever first occurs. Developer may call meetings of members for informative or other appropriate purposes prior to the First Annual Meeting of members and no such meeting shall be construed as the First Annual Meeting of Members. The date, time and place of such meeting shall be set by the Board of Directors and at least 10 days' written notice thereof shall be given to each Co-owner. The phrase "units that may be created" as used in this paragraph and elsewhere in the Condominium Documents refers to the maximum number of Units which the Developer is permitted, under the Condominium Documents as may be amended, to include in the Condominium.

Section 9.3 Annual Meetings. Annual Meetings of members of the Association shall be held on the first Friday of August each succeeding year after the year in which the First Annual Meeting is held at such time and place as shall be determined by the Board of Directors; provided, however, that the second annual meeting shall not be held sooner than 8 months after the date of the First Annual Meeting. At such meetings there shall be elected by ballot of the Co-owners a Board of Directors in accordance with the requirements of Article XI of these By-Laws. The Co-owners may also transact at annual meeting such other business of the Association as may properly come before them.

Section 9.4 Special Meetings. It shall be the duty of the President to call a special meeting of the Co-owners as directed by resolution of the Board of Directors or upon a petition signed by 1/2 of the Co-owners a presented to the Secretary of the Association. Notice of any special meeting shall state the time and place of such meeting and the purposes thereof. No business shall be transacted at a special meeting except as stated in the notice.

Section 9.5 Notice of Meetings. It shall be the duty of the Secretary (or other Association officer in the Secretary's absence) to serve a notice of each annual or special meeting, stating the purpose thereof as well as of the time and place where it is to be held, upon each Co-owner of record, at least 10 days but not more than 60 days prior to such meeting. The mailing, postage prepaid, of a notice to the representative of each Co-owner at the address shown in the notice required to be filed with the Association by Article VIII, Section 8.3 of these By-Laws shall be deemed notice served. Any member may, by written waiver of notice signed by such member, waive such notice, and such waiver, when filed in the records of the Association shall be deemed due notice.

Section 9.6 Adjournment. If any meeting of Co-owners cannot be held because a quorum is not in attendance, the Co-owners who are present may adjourn the meeting to a time not less than 48 hours from the time the original meeting was called.

Section 9.7 Order of Business. The order of business at all meetings of the members shall be as follows: (a) roll call to determine the voting power represented at the meeting; (b) proof of notice of meeting or waiver of notice; (c) reading of minutes of preceding meeting; (d) reports of officers; (e)

reports of committees; (f) appointment of inspector of elections (at annual meetings or special meetings held for purpose of election of Directors or officers); (g) election of Directors (at annual meetings or special meetings held for such purpose); (h) unfinished business; and (i) new business. Meeting of members shall be chaired by the most senior officer of the Association present at such meeting. For purposes of this Section, the order of seniority of officers shall be President, Vice President, Secretary and Treasurer.

Section 9.8 Action Without Meeting. Any action which may be taken at a meeting of members (except for the election or removal of Directors) may be taken without a meeting by written Ballot of the members. Ballots shall be solicited in the same manner as provided in Section 5 for the giving of notice of meetings of members. Ballots shall be solicited in the same manner as provided in Section 5 for the giving of notice of meetings of members. Such solicitations shall specify (a) the number of responses needed to meet the quorum requirements; (b) the percentage of approvals necessary to approve the action; and (c) the time by which ballots must be received in order to be counted. The form of written ballot shall afford an opportunity to specify a choice between approval and disapproval of each matter and shall provide that where the member specifies a choice, the vote shall be cast in accordance therewith. Approval by written ballot shall be constituted by receipt within the time period specified in the solicitation of (i) a number of ballots which equal or exceeds the quorum which would be required if the action were taken at a meeting; and (ii) a number of approvals which equals or exceeds the number of votes which would be required for approval if the action were taken at a meeting at which the total number of votes cast was the same as the total number of ballots cast.

Section 9.9 Consent of Absentees. The transactions at any meeting of members, either annual or special, however called and noticed, shall be as valid as though made at a meeting duly held after regular call and notice; if a quorum be present either in person or by proxy; and if, either before or after the meeting, each of the members not present in person or by proxy, signs a written waiver of notice, or a consent to the holding of such meeting, or an approval of the minutes thereof. All such waivers, consents or approvals shall be filed with the corporate records or made a part of the minutes of that meeting.

Section 9.10 Minutes, Resumption of Notice. Minutes or a similar record of the proceedings of meetings of members, when signed by the President or Secretary, shall be presumed truthful to evidence the matters set forth therein. A recitation in the minutes of any such meeting that notice of the meeting was properly given shall be prima facie evidence that such notice was given.

ARTICLE X

ADVISORY COMMITTEE

Section 10.1 Within 1 year after conveyance of legal or equitable title to the first Unit in the Condominium to a purchaser or within 120 days after conveyance to purchasers of 1/3 of the total number of Units that may be created, whichever first occurs, the Developer shall cause to be established an Advisory Committee consisting of at least 3 non-developer Co-owners. The Committee shall be established and perpetuated in any manner the Developer deems advisable, except that, if more than 50% in number and in value of the non-developer Co-owners petition the Board of Directors for an election to select the Advisory Committee, then an election for such purpose shall be held. The purpose of the Advisory Committee shall be to facilitate communications between the temporary Board of

Directors and the non-developer Co-owners and to aid the transition of control of the Association from the Developer to purchaser Co-owners. The Advisory Committee shall cease to exist automatically when the non-developer Co-owners having the voting strength to elect a majority of the Board of Directors of the Association. The Developer may remove and replace at its discretion at any time any member of the Advisory Committee who has not been elected thereto by the Co-owners.

ARTICLE XI

BOARD OF DIRECTORS

Section 11.1 Number and Qualifications of Directors. The Board of Directors shall be comprised of 3 members all of whom must be members of the Association or officers, partners, trustees, employees or agents of members of the Association, except for the first Board of Directors of the Association. Directors shall serve without compensation.

Section 11.2 Election of Directors.

- (a) **First Board of Directors.** The first Board of Directors shall be composed of 3 persons and such first Board of Directors or its successors as selected by the Developer shall manage the affairs of the Association until the appointment of the first non-developer Co-owners to the Board. Elections for non-developer Co-owner Directors shall be held as provided in subsections (b) and (c) below.
- (b) **Appointment of Non-Developer Co-Owners to Board Prior to First Annual Meeting.** Not later than 120 days after conveyance of legal or equitable title to non-developer Co-owners of 25% in number of the Units that may be created, 1 of the 3 Directors shall be selected by non-developer Co-owners. Not later than 120 days after conveyance of legal or equitable title to non-developer Co-owners of 50% in number of the Units that may be created, 2 of the 3 Directors shall be elected by non-developer Co-owners. When the required percentage levels of conveyance have been reached, the Developer shall notify the non-developer Co-owners and request that they hold a meeting and elect the required Director or Directors, as the case may be. Upon certification to the Developer by the Co-owners of the Director or Directors so elected, the Developer shall then immediately appoint such Director or Directors to the Board to serve until the First Annual Meeting of members unless he is removed pursuant to Section 7 of this Article or he resigns or becomes incapacitated.
- (c) **Election of Directors at and After the First Annual Meeting.**
 - (i) Not later than 120 days after conveyance of legal or equitable title to non-developer Co-owners of 75% in number of the Units that may be created, the non-developer Co-owners shall elect all Directors on the Board, except that the Developer shall have the right to designate at least 1 director as long as the Units that remain to be created and sold equal at least 10% of all Units that may be created in the Project. Whenever the 75% conveyance level is achieved, a meeting of Co-owners shall be promptly convened to effectuate this provision, even if the First Annual Meeting has already occurred.

(ii) Regardless of the percentage of Units which have been conveyed, upon the lapse of 54 months after the first conveyance of legal or equitable title to a non-developer Co-owner of a Unit in the Project, the non-developer Co-owners have the right to elect a number of members of the Board of Directors equal to the percentage of Units they own, and the Developer has the right to elect a number of members of the Board of Directors equal to the percentage of Units which are owned by the Developer and for which all assessments are payable by the Developer. This election may increase, but shall not reduce, the minimum election and designation rights otherwise established in subsection (i). Application of this subsection does not require a change in the size of the Board of Directors.

(iii) If the calculation of the percentage of members of the Board of Directors that the non-developer Co-owners have the right to elect under subsection (ii), or if the product of the number of members of the Board of Directors multiplied by the percentage of Units held by the non-developer Co-owners under subsection (b) result in a right of non-developer Co-owners to elect a fractional number of members of the Board of Directors, then a fractional election right of 0.5 or greater shall be rounded up to the nearest whole number, which number shall be the number of members of the Board of Directors that the non-developer Co-owners have the right to elect. After application of this formula the Developer shall have the right to elect the remaining members of the Board of Directors. Application of this subsection shall not eliminate the right of the Developer to designate 1 member as provided in subsection (i).

(iv) At the First Annual Meeting 1 Director shall be elected for a term of 2 years and 2 Directors shall be elected for a term of 1 year. At such meeting all nominees shall stand for election as 1 slate and the person receiving the highest number of votes shall be elected for a term of 2 years and 2 persons receiving the next highest number of votes shall be elected for a term of one year. At each annual meeting held thereafter either 1 or 2 Directors shall be elected depending upon the number of Directors whose terms expire. After the First Annual Meeting, the term of office (except for 2 of the Directors elected at the First Annual Meeting) of each Director shall be 2 years. The Directors shall hold office until their successors have been elected and hold their first meeting.

(v) Once the Co-owners have acquired the right hereunder to elect a majority of the Board of Directors, annual meetings of Co-owners to elect Directors and conduct other business shall be held in accordance with the provisions of Article IX, Section 9.3 hereof.

Section 11.3 Powers and Duties. The Board of Directors shall have the powers and duties necessary for the administration of the affairs of the Association and may do all acts and things as are not prohibited by the Condominium Documents or required thereby to be exercised and done by the Co-owners.

Section 11.4 Other Duties. In addition to the foregoing duties imposed by these By-Laws or any further duties which may be imposed by resolution of the members of the Association, the Board of Directors shall be responsible specifically for the following:

- (a) To manage and administer the affairs of and to maintain the Condominium Project and the

Common Elements thereof.

- (b) To levy and collect assessments from the members of the Association and to use the proceeds thereof for the purposes of the Association.
- (c) To carry insurance and collect and allocate the proceeds thereof.
- (d) To rebuild improvements (except dwelling structures and improvements located on a Unit) after casualty.
- (e) To contract for and employ persons, firms, corporations, or other agents to assist in the managements, operation, maintenance and administration of the Condominium Project.
- (f) To acquire, maintain and improve, and to buy, operate, manage, sell, convey, assign, mortgage or lease any real or personal property (including any Unit in the Condominium and easements, rights-of-way and licenses) on behalf of the Association in furtherance of any of the purposes of the Association.
- (g) To borrow money and issue evidences of indebtedness in furtherance of any or all of the purposes of the business of the Association, and to secure the same by mortgage, pledge, or other lien, on property owned by the Association; provided, however, that any such action shall also be approved by affirmative vote of 75% of all of the members of the Association in number and in value.
- (h) To make rules and regulations in accordance with Article VI, Section 6.9 of these By-Laws.
- (i) To establish such committees as it deems necessary, convenient or desirable and to appoint persons thereto for the purpose of implementing the administration of the Condominium and to delegate to such committees any functions or responsibilities which are not by law or the Condominium Documents required to be performed by the Board.
- (j) To enforce the provisions of the Condominium Documents.

Section 11.5 Management Agent. The Board of Directors may employ for the Association a professional management agent (which may include the developer or any person or entity related thereto) at reasonable compensation established by the Board to perform such duties and services as the Board shall authorize, including, but not limited to, the duties listed in Sections 3 and 4 of this Article, and the Board may delegate to such management agent any other duties or powers which are not by law or by the Condominium Documents required to be performed by or have the approval of the Board of Directors or the members of the Association. In no event shall the Board be authorized to enter into any contract with a professional management agent, or any other contract providing for services by the Developer, sponsor or builder, in which the maximum term is greater than 3 years or which is not terminable by the Association upon 90 days written notice thereof to the other party and no such contract shall violate the provisions of Section 55 of the Act.

Section 11.6 Vacancies. Vacancies in the Board of Directors which occur after the Transitional

Control Date caused by any reason other than the removal of a Director by a vote of the members of the Association shall be filled by vote of the majority of the remaining Directors, even though they may constitute less than a quorum, except that the Developer shall be solely entitled to fill the vacancy of any Director who is permitted in the first instance to designate. Each person so elected shall be a Director until a successor is elected at the next annual meeting of the Association. Vacancies among non-developer Co-owner elected Directors which occur prior to the Transitional Control Date may be filled only through election by non-developer Co-owners and shall be filled in the manner specified in Section 11.2 (b) of this Article.

Section 11.7 Removal. At any regular or special meeting of the Association duly called with due notice of the removal action proposed to be taken, any one or more of the Directors may be removed with or without cause by the affirmative vote of more than 50% in number and in value of all of the Co-owners and a successor may then and there be elected to fill any vacancy thus created. The quorum requirements for the purpose of filling such vacancy shall be the normal 35% requirement set forth in Article VIII, Section 8.4. Any Director whose removal has been proposed by the Co-owners shall be given an opportunity to be heard at the meeting. The Developer may remove and replace any or all of the Directors selected by it at any time or from time to time in its sole discretion. Likewise, any Director selected by the non-developer Co-owners to serve before the First Annual meeting may be removed before the First Annual Meeting in the same manner set forth in this paragraph for removal of Directors generally.

Section 11.8 First Meeting. The first meeting of a newly elected Board of Directors shall be held within 10 days of election at such place as shall be fixed by the Directors at the meeting at which such Directors were elected, and no notice shall be necessary to the newly elected Directors in order legally to constitute such meeting providing a majority of the whole Board shall be present.

Section 11.9 Regular Meetings. Regular meetings of the Board of directors may be held at such times and places as shall be determined from time to time by a majority of the Directors, but at least two such meetings shall be held during each fiscal year. Notice of regular meetings of the Board of Directors shall be given to each Director, personally, by mail, telephone or telegraph at least 10 days prior to the date named for such meeting.

Section 11.10 Special Meetings. Special meetings of the Board of Directors may be called by the President on 3 days notice to each Director, given personally, by mail, telephone or telegraph, which notice shall state the time, place and purpose of the meeting. Special meetings of the Board of Directors shall be called by the President or Secretary in like manner and on like notice on the written request of 2 Directors.

Section 11.11 Waiver of Notice. Before or at any meeting of the Board of Directors, any Director may, in writing, waive notice of such meeting and such waiver shall be deemed equivalent to the giving of such notice. Attendance by a Director at any meeting of the Board shall be deemed a waiver of notice by him of the time and place thereof. If all the Directors are present at any meeting of the Board, no notice shall be required and any business may be transacted at such meeting.

Section 11.12 Quorum. At all meetings of the Board of Directors, a majority of the Directors shall constitute a quorum for the transaction of business, and the acts of the majority of the Directors present at a meeting at which a quorum is present shall be the acts of the Board of Directors. If, at any

meeting of the Board of Directors, less than a quorum is present, the majority of those present may adjourn the meeting to a subsequent time upon 24 hours prior written notice delivered to all Directors not present. At any such adjourned meeting, any business which might have been transacted at the meeting as originally called may be transacted without further notice. The joinder of a Director in the action of a meeting by signing and concurring in the minutes thereof shall constitute the presence of such Director for purposes of determining a quorum.

Section 11.13 First Board of Directors. The actions of the First Board of Directors of the Association or any successors thereto selected or elected before the Transitional Control date shall be binding upon the Association so long as such actions are within the scope of the powers and duties which may be exercised generally by the Board of Directors as provided in the Condominium Documents.

Section 11.14 Fidelity Bonds. The Board of Directors shall require that all offices and employees of the Association handling or responsible for Association funds shall furnish adequate fidelity bond. The premiums on such bonds shall be expense of administration.

ARTICLE XII

OFFICERS

Section 12.1 Officers. The principal officers of the Association shall be a President, who shall be a member of the Board of Directors, a Vice President, a Secretary and a Treasurer. The Directors may appoint an Assistant Treasurer, and an Assistant Secretary, and such other officers as in their judgment may be necessary. Any two offices except that of President and Vice President may be held by one person.

- (a) **President.** The President shall be the chief executive officer of the Association. He shall preside at all meetings of the Association and of the Board of Directors. He shall have all of the general powers and duties which are usually vested in the office of the President of an association, including but not limited to, the power to appoint committees from among the members of the Association from time to time as he may in his discretion deem appropriate to assist in the conduct of the affairs of the Association.
- (b) **Vice President.** The Vice President shall take the place of the President and perform his duties whenever the President shall be absent or unable to act. If neither the President nor the Vice President is able to act, the Board of Directors shall appoint some other member of the Board to so do on an interim basis. The Vice President shall also perform such other duties as shall from time to time be imposed upon him by the Board of Directors.
- (c) **Secretary.** The Secretary shall keep the minutes of all meetings of the Board of Directors and the minutes of all meetings of the members of the Association; he shall have charge of the corporate seal, if any, and of such books and papers as the Board of Directors may direct; and he shall, in general perform all duties incident to the office of Secretary.
- (d) **Treasurer.** The Treasurer shall have responsibility for the Association funds and

securities and shall be responsible for keeping full and accurate accounts of all receipts and disbursement in books belonging to the Association. He shall be responsible for the deposit of all monies and other valuable effects in the name and to the credit of the Association, and in such depositories as may, from time to time, be designated by the Board of Directors.

Section 12.2 Election. The officers of the Association shall be elected annually by the Board of Directors at the organizational meeting of each new Board and shall hold office at the pleasure of the Board.

Section 12.3 Removal. Upon affirmative vote of a majority of the members of the Board of Directors, any officer may be removed either with or without cause, and his successor elected at any regular meeting of the Board of Directors, or at any special meeting of the Board called for such purpose. No such removal action may be taken, however, unless the matter shall have been included in the notice of such meeting. The officer who is proposed to be removed shall be given an opportunity to be heard at the meeting.

Section 12.4 Duties. The officers shall have such other duties, powers and responsibilities as shall, from time to time be authorized by the Board of Directors.

ARTICLE XIII

SEAL

Section 13.1 The Association may (but need not) have a seal. If the Board determines that the Association shall have a seal, then it shall have inscribed thereon the name of the Association, the words "corporate seal", and "Michigan".

ARTICLE XIV

FINANCE

Section 14.1 Records. The Association shall keep detailed books of account showing all expenditures and receipts of administration which shall specify the maintenance and repair expenses of the Common Elements and any other expenses incurred by or on behalf of the Association and the Co-owners. Such accounts and all other Association records shall be open for inspection by the Co-owners and their mortgagees during reasonable working hours. The Association shall prepare and distribute to each co-owner at least once a year a financial statement, the contents of which shall be defined by the Association. The books of account shall be audited at least annually by qualified independent auditors; provided, however, that such auditors need not be certified public accountants nor does such audit need to be a certified audit. Any institutional holder of a first mortgage lien on any Unit in the Condominium shall be entitled to receive a copy of such annual audited financial statement within 90 days following the end of the Association's fiscal year upon request therefor. The costs of any such audit and any accounting expenses shall be expenses of administration.

Section 14.2 Fiscal Year. The fiscal year of the Association shall be an annual period commencing on such date as may be initially determined by the Directors. The commencement date of

the fiscal year shall be subject to change by the Directors for accounting reasons or other good cause.

Section 14.3 Bank. Funds of the Association shall be initially deposited in such bank or savings association as may be designated by the Directors and shall be withdrawn only upon the check or order of such officers, employees or agents as are designated by resolution of the Board of Directors from time to time. The funds may be invested from time to time in accounts or deposit certificates of such bank or savings association as are insured by the Federal Deposit Insurance Corporation and may also be invested in interest-bearing obligations of the United States Government.

ARTICLE XV

INDEMNIFICATION OF OFFICERS AND DIRECTORS

Section 15.1 Every Director and officer of the Association shall be indemnified by the Association against all expenses and liabilities, including counsel fees, reasonably incurred by or imposed upon him in connection with any proceeding to which he may be a party or in which he may become involved by reason of his being or having been a Director or officer of the Association, whether or not he is a Director or officer at the time such expenses are incurred, except in such cases wherein the Director or officer is adjudged guilty of willful or wanton misconduct or gross negligence in the performance of his duties; provided that, in the event of any claim for reimbursement or indemnification hereunder based upon a settlement by the Director or officer seeking such reimbursement or indemnification, the indemnification herein shall apply only if the Board of Directors (with the Director seeking reimbursement abstaining) approves such settlement and reimbursement as being in the best interest of the Association. The foregoing right of indemnification shall be in addition to and not exclusive of all other rights to which such Director or officer may be entitled. At least 10 days prior to payment of any indemnification which it has approved, the Board of Directors shall notify all Co-owners thereof. Further, the Board of Directors is authorized to carry officers' and directors' liability insurance covering acts of the officers and directors of the Association in such amounts as it shall deem appropriate. The premiums for that insurance coverage shall be expenses of administration.

ARTICLE XVI

AMENDMENTS

Section 16.1 Proposal. Amendments to these Bylaws may be proposed by the Board of Directors of the Association acting upon the vote of majority of the Directors or may be proposed by 1/3 or more in number of the Co-owners by instrument in writing signed by them.

Section 16.2 Meeting. Upon any such amendment being proposed, a meeting for consideration of the same shall be duly called in accordance with the provisions of these Bylaws.

Section 16.3 Voting. These Bylaws may be amended by the Co-owners at any regular annual meeting or a special meeting called for that purpose by an affirmative vote of not less than 66-2/3% of all Co-owners in number and in value. No consent of mortgagees or Hartland Township shall be required to amend these Bylaws unless such amendment would materially alter or change the rights of such mortgagees, in which event the approval of 66-2/3% of mortgagees shall be required with each mortgagee to have one vote for such mortgage held, and/or the approval of Hartland Township as may

be required.

Section 16.4 By Developer. Prior to the Transitional Control Date, these Bylaws may be amended by the Developer without approval from any other person so long as any such amendment does not materially alter or change the right of a Co-owner, mortgagee or Hartland Township.

Section 16.5 When Effective. Any amendment to these Bylaws shall become effective upon recording of such amendment in the office of the Livingston County Register of Deeds.

Section 16.6 Binding. A copy of each amendment to the Bylaws shall be furnished to every member of the Association after adoption; provided, however, that any amendment to these Bylaws that is adopted in accordance with this Article shall be binding upon all persons who have an interest in the Project irrespective of whether such persons actually receive a copy of the amendment.

ARTICLE XVII

COMPLIANCE

Section 17.1 The Association of Co-owners and all present or future Co-owners, tenants, future tenants, or any other persons acquiring an interest in or using the facilities of the Project in any manner are subject to and shall comply with the Act, as amended, and the mere acquisition, occupancy or rental of any Unit or an interest therein or the utilization of or entry upon the Condominium Premises shall signify that the Condominium Documents are accepted and ratified. In the event the Condominium Documents conflict with the provisions of the Act, the Act shall govern.

ARTICLE XVIII

DEFINITIONS

Section 18.1 All terms used herein shall have the same meaning as set forth in the Master Deed to which these Bylaws are attached as an Exhibit or as set forth in the Act.

ARTICLE XIX

REMEDIES FOR DEFAULT

Any default by a Co-owner shall entitle the Association or another Co-owner or Co-owners to the following relief:

Section 19.1 Legal Action. Failure to comply with any of the terms or provisions of the Condominium Documents shall be grounds for relief, which may include, without intending to limit the same, an action to recover sums due for damages, injunctive relief, foreclosure of lien (if default in payment of assessment) or any combination thereof, and such relief may be sought by the Association or, if appropriate, by an aggrieved Co-owner or Co-owners.

Section 19.2 Recovery of Costs. In any proceeding arising because of an alleged default by

any Co-owner, the Association, if successful, shall be entitled to recover the costs of the proceeding and such reasonable attorneys' fees (not limited to statutory fees) as may be determined by the court, but in no event shall any Co-owner be entitled to recover such attorneys' fees.

Section 19.3 Removal and Abatement. The violation of any of the provisions of the Condominium Documents shall also give the Association or its duly authorized agents the right, in addition to the rights set forth above, to enter upon the Common Elements, Limited or General, or into any Unit, including structures thereon, where reasonably necessary, and summarily remove and abate, at the expense of the Co-owner in violation, any structure, thing or condition existing or maintained contrary to the provisions of the Condominium Documents. The Association shall have no liability to any Co-owner arising out of the exercise of its removal and abatement power authorized herein.

Section 19.4 Assessment of Fines. The violation of any of the provisions of the Condominium Documents by any Co-owner shall be grounds for assessment by the Association, acting through its duly constituted Board of Directors, of monetary fines for such violations. No fine may be assessed unless rules and regulations establishing such fine have first been duly adopted by the Board of Directors of the Association and notice thereof given to all Co-owners in the same manner as prescribed in Article IX, Section 5, of these Bylaws. Thereafter, fines may be assessed only upon notice to the offending Co-owners as prescribed in said Article IX, Section 5, and an opportunity for such Co-owner to appear before the Board no less than 7 days from the date of the notice and offer evidence in defense of the alleged violation. All fines duly assessed may be connected in the same manner as provided in Article II of these Bylaws. No fines shall be levied for the first violation. No fine shall exceed \$25.00 for the second violation, \$50.00 for the third violation, or \$100.00 for any subsequent violation.

Section 19.5 Non-Waiver of Right. The failure of the Association or of any Co-owner to enforce any right, provision, covenant or condition which may be granted by the Condominium Documents shall not constitute a waiver of the right of the Association or of any such Co-owner to enforce such right, provision, covenant or condition in the future.

Section 19.6 Cumulative Rights, Remedies and Privileges. All rights, remedies and privileges granted to the Association or any Co-owner or Co-owners pursuant to any terms, provisions, covenants or conditions of the aforesaid Condominium Documents shall be deemed to be cumulative and the exercise of any one or more shall not be deemed to constitute an election of remedies, nor shall it preclude the party thus exercising the same from exercising such other and additional rights, remedies or privileges as may be available to such party at law or in equity.

Section 19.7 Enforcement of Provisions of Condominium Documents. A Co-owner may maintain an action against the Association and its Officers and Directors to compel such persons to enforce the terms and provisions of the Condominium Documents. A Co-owner may maintain an action against any other Co-owner for injunctive relief or for damages or any combination thereof for noncompliance with the terms and provisions of the Condominium Documents or the Act.

ARTICLE XX

RIGHTS RESERVED TO DEVELOPER

Section 20.1 Any or all of the rights and powers granted or reserved to the Developer in the

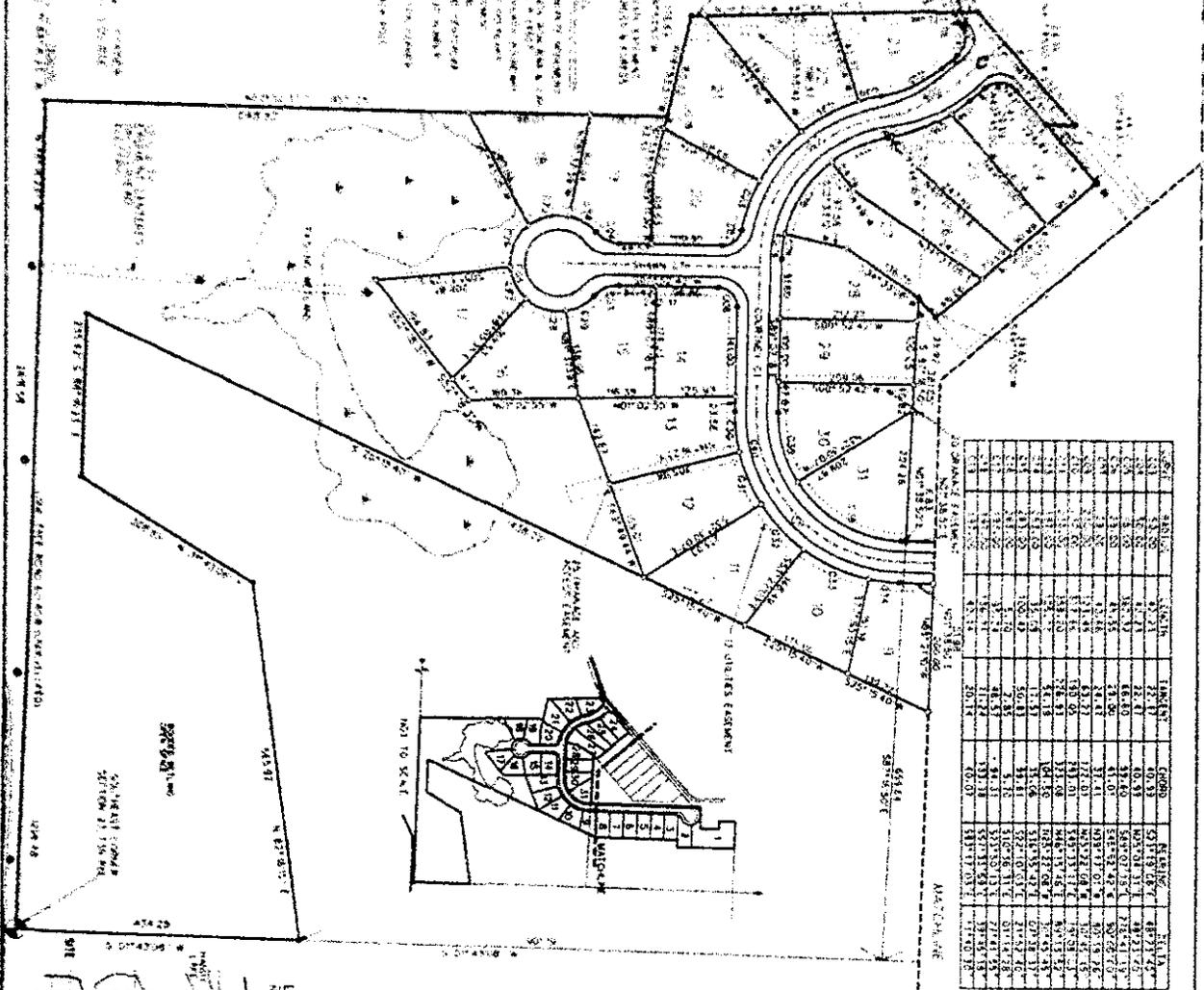
Condominium Documents or by law, including the right and power to approve or disapprove any act, use or proposed action or any other matter or thing, may be assigned by it to any other entity or to the Association. Any such assignment or transfer shall be made by appropriate instrument in writing in which the assignee or transferee shall join for the purpose of evidencing its consent to the acceptance of such powers and right and such assignee or transferee shall thereupon have the same rights and powers as herein given and reserved to the Developer. Any rights and powers reserved or retained by Developer or its successor shall expire and terminate, if not sooner assigned to the Association, at the conclusion of the Sales Period as defined in Article III of the Master Deed. The immediately preceding sentence dealing with the expiration and termination of certain rights and powers granted or reserved to the Developer is intended to apply, insofar as the Developer is concerned, only to Developer's rights to approve and control the administration of the Condominium and shall not, under any circumstances, be construed to apply to or cause the termination and expiration of any real property rights granted or reserved to the Developer or its successors and assigned in the Master Deed or elsewhere (including, but not limited to, access easements, utility easements and all other easements created and reserved in such documents, which shall not be terminable in any manner hereunder and which shall be governed only in accordance with the terms of their creation or reservation and not hereby).

ARTICLE XXI

SEVERABILITY

Section 21.1 In the event that any of the terms, provisions or covenants of these Bylaws or the Condominium Documents are held to be partially or wholly invalid or unenforceable for any reason whatsoever, such holding shall not affect, alter, modify or impair in any manner whatsoever any of the other terms, provisions or covenants of such Condominium Documents or the remaining portion of any terms, provisions or covenants held to be partially invalid or unenforceable.


George A. Duke, III d/b/a Forestbrook Hills
Development, Developer

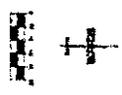
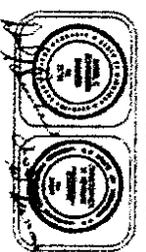


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3	1.00	3.23	1.00	3.23	1.00	3.23	1.00	3.23
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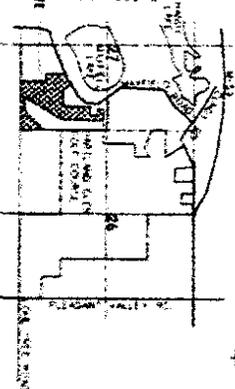
LOT	AREA	PERCENT	AREA	PERCENT	AREA	PERCENT	AREA	PERCENT
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11	1.00	3.23	1.00	3.23	1.00	3.23	1.00	3.23
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31	1.00	3.23	1.00	3.23	1.00	3.23	1.00	3.23

SURVEYOR'S CERTIFICATE

I, CHRISTOPHER M. NEUMAN, PROFESSIONAL SURVEYOR OF THE STATE OF MICHIGAN, HEREBY CERTIFY THAT THE FORESTBROOK HILLS SURVEY PLAN B AS SUBMITTED TO THE REGISTERED PROFESSIONAL SURVEYOR FOR RECORD AND PROPOSED TO BE RECORDED IN THE PUBLIC RECORDS OF THE REGISTERED PROFESSIONAL SURVEYOR IS A TRUE AND CORRECT REPRESENTATION OF THE SURVEY AS CONDUCTED BY ME OR UNDER MY CLOSE PERSONAL SUPERVISION AND IN ACCORDANCE WITH THE MICHIGAN SURVEYING ACT AND THE MICHIGAN PROFESSIONAL SURVEYOR ACT. THE SURVEY WAS CONDUCTED ON THE 12th DAY OF APRIL, 2007, AT THE FORESTBROOK HILLS SURVEY PLAN B, TOWNSHIP OF ANTONISH, COUNTY OF WASHTENAW, STATE OF MICHIGAN. THE SURVEY WAS CONDUCTED IN ACCORDANCE WITH THE MICHIGAN SURVEYING ACT AND THE MICHIGAN PROFESSIONAL SURVEYOR ACT. THE SURVEY WAS CONDUCTED IN ACCORDANCE WITH THE MICHIGAN SURVEYING ACT AND THE MICHIGAN PROFESSIONAL SURVEYOR ACT. THE SURVEY WAS CONDUCTED IN ACCORDANCE WITH THE MICHIGAN SURVEYING ACT AND THE MICHIGAN PROFESSIONAL SURVEYOR ACT.



LOCATION MAP



FORESTBROOK HILLS SURVEY PLAN B

MILLAND TOWNSHIP ANTONISH COUNTY

GEORGE A. DUKE, JR.
DRAFTER
FORESTBROOK HILLS DEVELOPMENT
12345 MAIN ST., ANN ARBOR, MI 48106
PHONE: 734-769-1234

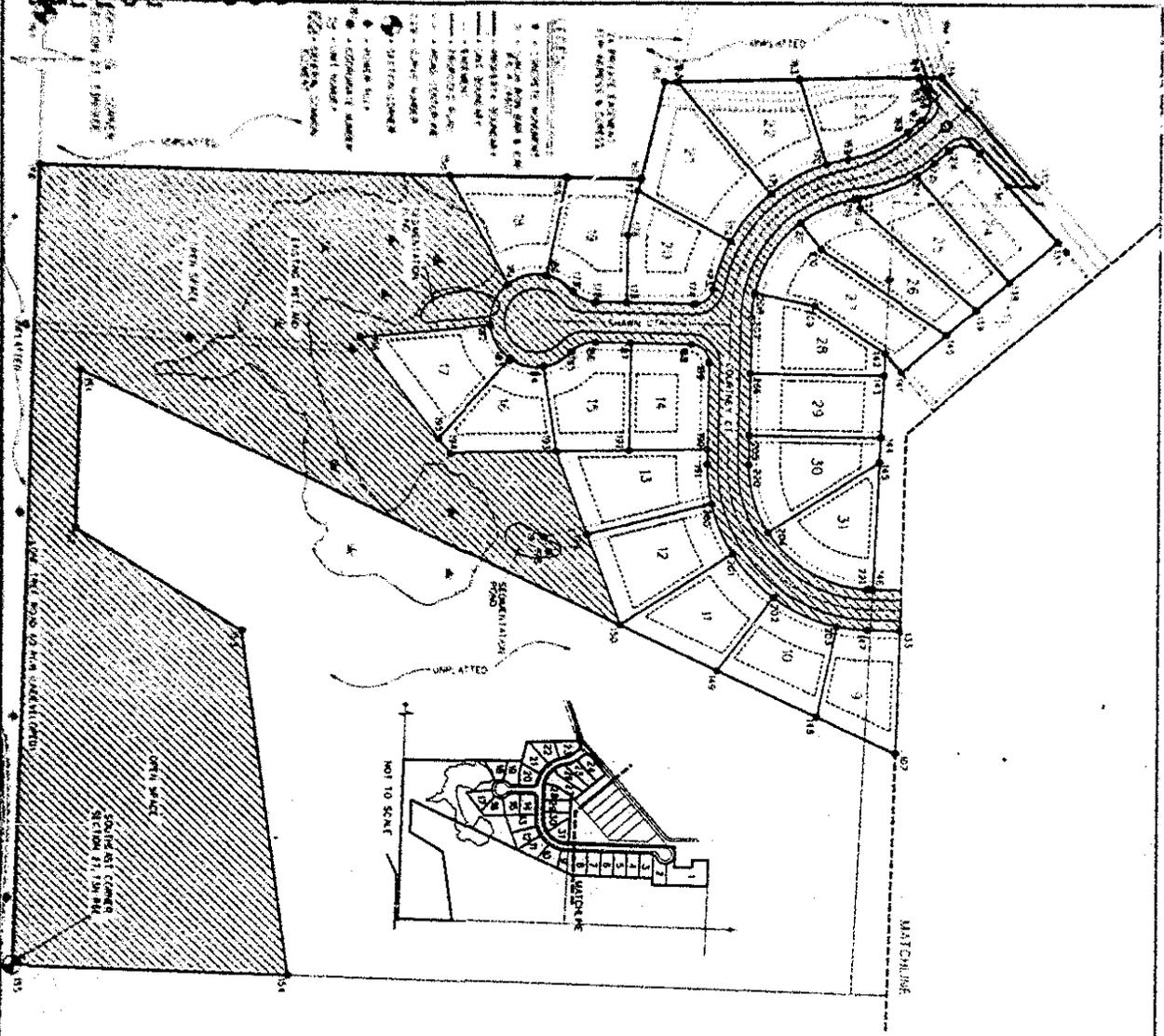
EQUINOX

12345 Main St., Ann Arbor, MI 48106
Phone: 734-769-1234

DRAWN BY: RHP

SCALE: 1" = 80'

SHEET 2



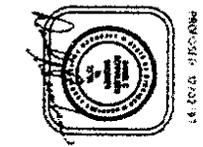
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FORESTBROOK HILLS
SITE PLAN B
 HARTLAND TOWNSHIP LAMORISON COUNTY

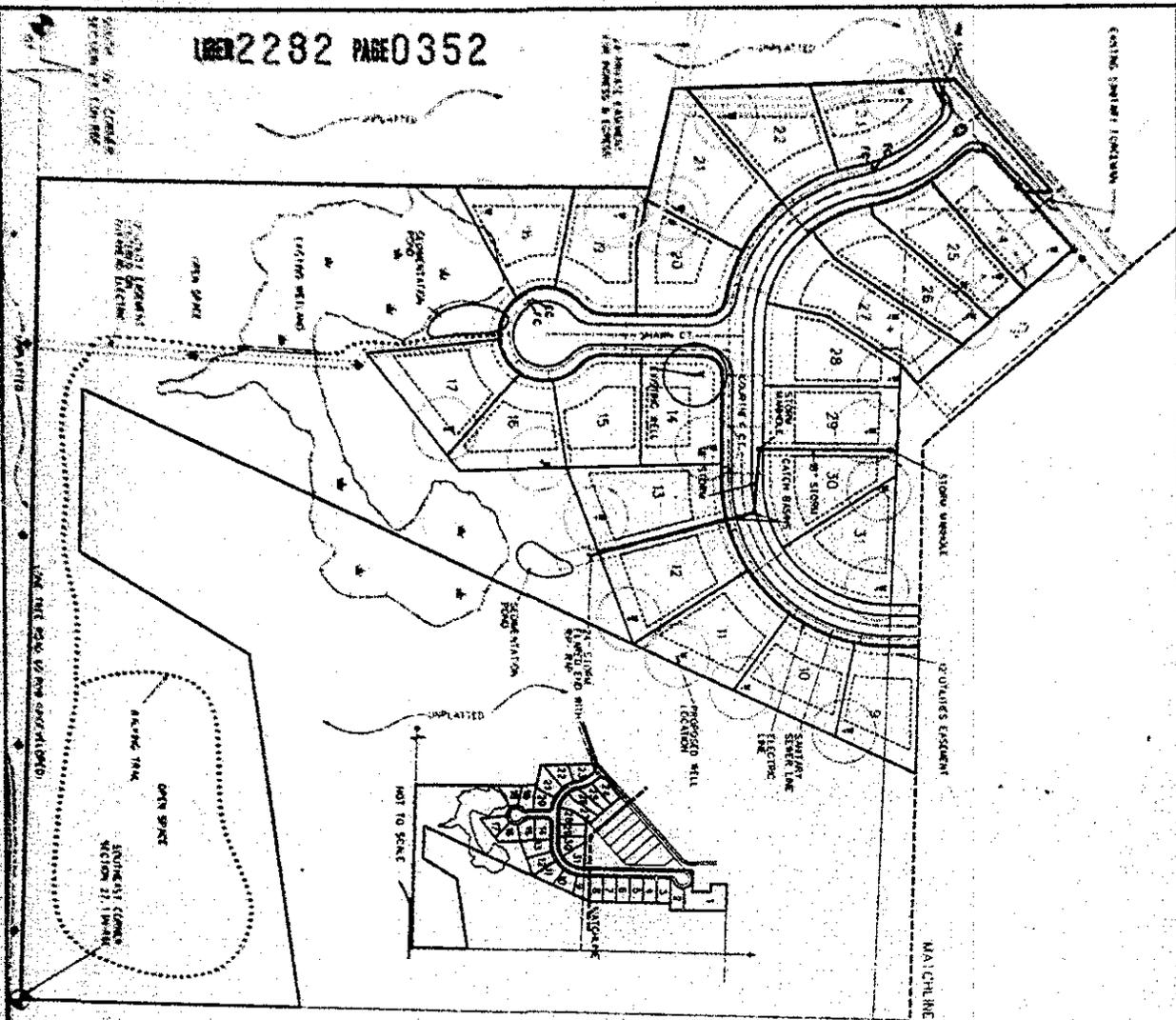
GEORGE A. DUKE, III
 DBA: FORESTBROOK HILLS
 DEVELOPMENT
 1500 N. W. 10TH ST.
 WILMINGTON, DE 19804

EQUINOX
 1500 N. W. 10TH ST.
 WILMINGTON, DE 19804

Drawn by: BPP
 Scale: 1" = 80'
 Sheet: 4



PROJ: 0101 91



- LEGEND**
- CONCRETE MONUMENT
 - 1/2" x 1/2" IRON PIN & CAP
 - PROPERTY BOUNDARY
 - LOT BOUNDARY
 - CURB
 - ROAD CENTERLINE
 - DRIVE MARKER
 - SECTION CORNER
 - FENCE POST
 - CONSPIRATE MARKER
 - D&I MARKER
 - DRAINAGE COMMON ELEMENT
 - EC - END CAP TYP
 - FC - FUTURE CONNECTION TYP
 - FUTURE FORECAST ELECTRIC
 - 1 - PROPOSED MILL LOCATION

FORESTBROOK HILLS
UTILITY PLAN B

LINCOLN COUNTY
 GEORGE A. DUKE, III
 DBA: FORESTBROOK HILLS
 DEVELOPMENT

EQUINOX
 1000 W. HARRIS STREET, SUITE 100
 CHARLOTTE, NC 28202
 PHONE: 704.366.1111
 FAX: 704.366.1112

DRAWN BY: SHP
 SCALE: 1" = 20'

SHEET
6



EXHIBIT B-1

FORESTBROCK HILLS CONDOMINIUM
ARCHITECTURAL CONTROL RULES AND REGULATIONS

1.0

GENERAL OVERVIEW AND PURPOSE

1.1 **General Intent.** The intent for Forestbrook Hills Condominium is the creation of an area that possess an air of compatibility and consistent high quality, classic design. It is not the intent of the architectural review process to subdue or restrict the freedom and creativity of the homeowner and his or her architect.

The Developer and the Association wish to promote consistent quality in the materials, detailing, architectural proportions, siting, landscaping and overall presence of each residence in the project. That is the underlying basis of the architectural review process.

The Developer and the Association realize that opinions vary in such subjective areas as design of a home and personal taste. However, the Developer and Association must reserve the right to comment and coordinate in as free a manner as possible consistent with the accommodation of individual style and design philosophies.

Compliance with these standards is crucial to the mutual enhancement and protection of the residences in Forestbrook Hills, and to the preservation of the uniqueness of this project.

1.2 **Other Regulations** These guidelines are, of course, subject to the zoning and planning regulations of Livingston County, Hartland Township, and to other applicable county, state and federal ordinances, statutes and regulations, as well as the condominium documents for Forestbrook Hills Condominium.

1.3 **Amendments.** These rules and regulations may be changed from time to time by the Board of Directors of the Association and, during the Sales Period, the Developer in the interest of quality development of Forestbrook Hills Condominium, in the same manner as provided for amendment of the By-Laws, pursuant to Article XVI of the By-Laws.

2.0

ARCHITECTURAL REVIEW AND APPROVAL PROCESS

2.1 **Approval Required.** Approval from the Association and, during the Sales Period, the Developer, will be required for any and all improvements constructed on any site within the project, including the initial residence and any additions or changes that occur after construction of the home. The owner or architect must submit the proposed plans to the Developer or the Board. In order to submit any plans for review or to arrange a meeting, the individual owner or architect should contact the Developer and

the Association.

2.2 Review Fees, Amendments, Time Limits. A fee may be required for review of architectural plans. This is a one time fee and will cover all steps of the design review process. The fee may be reimposed if excessive review is necessary because of extra review necessitated by failure to comply with design review guidelines. Upon approval of the plans, one copy submitted will be stamped, dated and returned to the homeowner or architect. If at any point during the process, the homeowner desires to amend or deviate from the previously submitted documents, the matter must be resubmitted indicating specific areas of change. Review of the plans will require no more than twenty-one (21) days.

2.3 Design Review Plans. The architect and homeowner will submit four (4) copies of preliminary floor plans, site plans, building sections, elevations and landscaping plans. The site plan should include the approximate building site, building footprints, anticipated driveway location, any grading or site redefinition, estimated tree locations, proposed tree removal and replanting and other similar items. This submission shall include a sample board that includes samples and colors of exterior materials, products and finishes, including brick, stone, vinyl, shingles, siding, paints and stains. All drawings shall be 1/8" = 1 foot or 1/4" = 1 foot scale. All drawings and matters submitted to the Board of Directors and/or Developer must include the owner's and architect's name, address, and telephone number, and the date and unit number relative to the particular matter submitted.

2.4 Trees. All trees having a diameter equal to or greater than four inches that the proposal required to be removed shall be appropriately flagged. No trees, shrubs or ground cover shall be removed before review and written approval.

2.5 Contractor Insurance. Proof of insurance that must be carried by the general contractor and/or the owner must be presented to the Association and the Developer. Such insurance shall include, but not be limited to worker's compensation, including coverage of uninsured subcontractors, comprehensive general liability (including premises, operations, independent contractors protective insurance, product and completed operations coverage, and broad form property damage coverage), contractual liability, personal injury and comprehensive automobile liability insurance.

2.6 Developer/Association Review. After submission of all of the above documents and proofs, the Board of Directors of the Association and/or the Developer will commence their review of these items. The approval or disapproval with comments of the Board of Directors and the Developer shall be delivered to the architect or owner within twenty-one (21) days of submission of all of the above items in the form required.

The Developer or the Association shall have the right to refuse to approve any such plans and specifications that are not suitable or desirable, in the Developer's and/or Association's opinion, for aesthetic or other reasons. In evaluating such plans and specifications, the Developer or the Association shall have the right to taken into consideration the suitability of any house (including, but not limited to color and style) proposed to be built in the Project, and whether that proposed house will blend harmoniously with the neighboring or adjacent sites and improvements thereon.

3.0

SITE DEVELOPMENT STANDARDS

3.1 **General.** The preservation of open space, natural features and indigenous vegetation, and the integration of residential design into the site are the principal goals of the site development standards for Forestbrook Hills Condominium. All structures must be built entirely within the boundaries of the site/unit. Building siting shall be responsive to existing features of terrain, drainage patterns, natural geological features, vegetation, view and sun exposure. Landscaping and grading for any site shall blend with all adjacent properties. The owner and architect shall indicate the means of accomplishing this blending in the landscape plan during the design review process.

3.2 **Grading.** Grading requirements resulting from development shall be designed to blend into the natural landscape. Ideally, grading shall be kept to a minimum. Cuts and fills should be feathered into existing terrain within the site boundary. Slope of cut and fill should be determined by soil characteristics, but in any event should be limited to a minimum of 2:1 slope. During the construction of a home on the site, any areas of the site that have been graded should be planted or otherwise natural lines of flow.

3.3 **Foundation Excavation.** Foundation and basement excavation, and foundation trenches shall be located so as to prevent damage to tree roots. In situations where this is not possible, contractors shall exercise great care to minimize damage to the tree roots.

3.4 **Retaining Walls.** If retaining walls are required by any approved improvements to the site, they shall be made of native stone, colored sandblasted concrete, wood timbers, or other materials that are complimentary to the natural surroundings.

3.5 **Fences, Walls and Barrier Devices.** A fence is an unroofed structure designed as a barrier. The greatest preservation of natural landscape would be realized if no fences were built. However, there are acceptable functional reasons for fences. Fences, walls and barriers utilized for privacy and screening purposes must be integrated with the design and the natural setting of the site. The Board of Directors of the Association and/or the Developer will review the design of proposed fences, walls and barriers and their appropriateness, size and appearance in relationship to the proposed residence and adjacent sites. Barriers used solely as a property line delineation will not be approved under any conditions.

3.6 **Garages and Parking Spaces.** Garages will be integrated with the design of the house. Trailers, mobile homes, trucks, pickups, boats, boat trailers, tractors, vehicles other than the automobiles of co-owners, snow removal equipment and garden or maintenance equipment shall be kept inside the garage or building at all times except when in actual use. No automobile repair work shall be performed anywhere within the site except in enclosed areas or in cases of emergency. Each home constructed on a site shall provide for a garage large enough to accommodate at least two cars, but no larger than a typical four car garage. All garages shall be attached to the home constructed on the site, and the vehicular garage door shall not face the roadway.

3.7 Driveways. The width of driveways beyond the driveway apron shall be a maximum of 25 ft. Driveways that intersect with roads identified on the Forestbrook Hills Condominium Subdivision Plan shall be paved with a hard asphalt, concrete or brick pavers service within nine months of completion of construction of the dwelling or the Unit served by that driveway or upon receipt of a certificate of occupancy for that Unit, whichever occurs first. "Driveway" includes any area regularly used or intended to be used for vehicular traffic or parking on a Unit.

3.8 Decks, Greenhouses, Terraces, Etc. Decks should be designed to minimize unsightly supporting structures, especially when viewed from below, and to compliment the total design. Greenhouses and recognized appurtenant amenities are acceptable, but must meet all building code and design review standards as do other architectural features. They should, like all other features, demonstrate an integration with the design of the residence and the site planning characteristics. Terraces and porches should be designed so as to be an extension of the architecture of the home and to be integrated into the natural form of the land.

3.9 Utility, Meters, Air Conditioners, Garbage Areas and Satellite Receiving Equipment. Utility meters and air conditioner units are to be hidden by landscaping. These and other related utilitarian features shall be screened, buried or enclosed from view and planned as a part of the total design. Any additions to any residence after the owner has occupied the home will require an additional approval process and resubmittal of plans and designs similar to that required for construction of the home. Trash containers and garbage shall be inaccessible to wildlife and are to be enclosed within the structure (presumably the garage) except during garbage collection periods. A satellite receiving dish and/or equipment up to a size not exceeding 18 inches in diameter will be allowed at the rear of the home in an area least visible to neighbors.

3.10 Revegetation and Landscaping. The general philosophy of Forestbrook Hills Condominium is the encouragement of the existing state of nature and the design of the living area to be an extension of the natural surroundings. The existing state of nature is defined, for purposes of these architectural restrictions, as a combination of indigenous plant material, trees, top soils, rock formations, natural terrain and other geological features that exist before construction on and around the site. Installation and maintenance of plant materials and other landscape related improvements on the site are the responsibility of the owner.

3.11 Signs/Addresses. House address numbers shall be visible from the street or roadway and shall not exceed 10" in height. During the initial period of home construction in the project the Developer or his agents shall be allowed to display one "For sale/construction" sign on the unit involved which is no larger than 9 sq. ft. in total face area. After that time no "For/sale construction" sign shall be allowed.

3.12 Outdoor Lighting. All outdoor lighting must be specified during the design review process. Lighting of parking areas, driveways or walkways to houses should be considered. Indirect lighting is preferred. If driveway lighting is necessary, its design shall be such that no glare shall be visible to persons using the roadways or to neighboring properties. Driveway lighting design shall not emphasize the driveway as a major site feature, but shall be for visibility purposes only. The general intent regarding outdoor lighting at the project is to provide functional lighting that enhances an overall appearance, but is not disturbing to neighbors or motorists.

3.13 Trees. Buildings and other improvements shall be located on the site where they have the least affect upon the naturally occurring flora. Trees shall not be cut and tree roots shall not be disturbed for trenching or construction without specific approval of the Board of Directors of the Association and, during the Sales Period, the Developer. All trees will be flagged for removal as part of the design review submittal. Trees or groups of trees adjacent to the construction area shall be protected during the construction period. Trees and other existing vegetation are valued by the Developer and the Association. It is mandatory that the specifications and the building contract between the owner and contractor clearly define the intent to preserve existing plant life. The owner or contractor who damages trees, shrubs or ground cover shall be required to replace such plants or trees by appropriate replanting. All trees removed for construction shall be promptly removed from the site or treated to prevent infestation. Any fallen, dead or infected trees shall be removed from the site immediately. The nailing of signs, permits or other items to trees is not allowed.

3.14 Landscape and Planting Materials. The scale of landscape and overall landscape design shall be planned so that new vegetation is integrated with the natural landscape and the form, colors and texture of indigenous flora. New planting should utilize plants that are indigenous to the State of Michigan and should be located so as to extend existing hedges, patterns or naturally occurring formations. Tall grasses and underbrush around larger trees should be removed so as not to provide combustible fuel for wild fires. The lower deadwood on tree trunks, especially common on larger conifers, should be removed for the same reason. Plant materials used for erosion control shall establish immediate surface stabilization to prevent soil erosion. Diverse, self-sustaining plant species shall be used to provide surface cover within one growing season. Within nine (9) months after initial occupancy of the home, appropriate landscaping and/or grass shall be installed, planted and maintained in the front, side and rear yards of the unit.

3.15 Roadscape. An area 10 ft. wide adjacent to and located on both sides of the paved roadway, including around curves and cul de sacs, shall be preserved and maintained in its natural state. No co-owner shall, except for approved items (i.e. driveways, mailboxes, etc.) interfere with said natural growth.

4.0.

ARCHITECTURAL STANDARDS

4.1 Exterior Walls. Materials allowed for exterior walls are: brick, wood, vinyl, cut stone where integrated with the design, and stucco. All exposed areas of the foundation (anything below the first floor or ground floor) must be covered in brick or stone. At least 50% of all vertical exterior walls must be natural material such as wood, brick or stone. If vinyl siding is used and allowed 50% of said exterior walls must be covered in compatible brick or stone.

4.2 Roofs/Materials. Wood shingles, heavy gauge asphalt shingles, wood shakes and slate roofs are allowed. Standing seam metal roofing may be allowed upon special approval, and will be allowed for bay-bow areas. All roofs shall have at least a 6/12 pitch. All shingled roofs shall use a #235 weight shingle (25 year life) or better.

4.3 **Windows.** Insulated glass windows are required. Double or triple dual high performance glazing is recommended.

4.4 **Exterior Doors.** Simple designs are preferred. Ornate or gaudily designed doors are not acceptable. Antique doors are acceptable if approved by the Board and, during the Sales Period, the Developer. Metal security bars on door and window openings are not acceptable.

4.5 **Exposed Metal, Chimney, Vents.** All exposed metal, such as fascias, flashing, wall vents, roof vents, metal enclosures and chimneys, shall be carefully considered elements in the design composition and shall be colored so as to blend with the natural surrounding where possible. Reflective or contrasting finishes will not be acceptable. Spark screens are mandatory on all chimneys. Care must be given to chimney location and existing trees and foliage to prevent fires.

4.6 **Skylights.** Only flat, glass skylights will be approved on sloped roofs.

4.7 **Character of Structures.** No structure of a temporary character, and no trailers, mobile homes, modular or factory built homes, basements, tents, shacks, detached garages, barns, or similar structures shall be erected upon a Unit or used at any time as a residence, either temporarily or permanently. The foregoing notwithstanding, the Developer and its agents and sales representatives may occupy and use any house built on a Unit owned by the Developer and any temporary or portable building as a sales office for the marketing and sale of Units in the Project during the entire Sales Period, and may erect signs and displays identifying the Project and the availability of Units for sale.

4.8 **Storage Sheds/Outbuildings.** Storage sheds and/or other outbuildings are not encouraged and will be approved after review and approval by the Developer and/or Board. Such structures up to a maximum area of 144 sq. ft. subject to a maximum height of 12 ft. and whose construction and design is architecturally consistent with the home and has exterior materials which match and/or are compatible with the exterior materials of the home. Permitting such structures shall be at the total discretion of the Board or Developer.

4.9 **Dimensional Requirements.**

(a) any home shall be at least 50 ft. wide as viewed or measured from the street/roadway or front lot line. No exception or variance will be granted for this requirement unless substantial and unusual circumstances relating to the specific configuration of the lot shown by the co-owner to be necessary in order to reasonably develop the site.

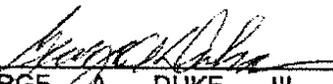
(b) Any home constructed on a Unit shall contain the following minimum square footage:

- One story home: 1,600 sq. ft. on the ground floor
- One and 1/2 story home: 1,200 sq. ft. on the ground floor and 1,800 total sq. ft.
- Two story home: 1,000 sq. ft. on the ground floor and 2,000 total sq. ft.
- Split level home: no less than 1,800 total sq. ft., and subject to special approval by the Developer or Board who will maintain complete discretion over approval compatible with the Development in the project and in harmony with existing homes in the project.

4.10 **Mailboxes.** Each co-owner of a unit shall provide, install and maintain a required size mailbox; provided, however, the size, materials and location of the mailbox must be approved by the Developer or the Board. All mailboxes and related structural materials shall be compatible with the home on the Unit and must be in harmony with the neighborhood.

4.11 **Miscellaneous.** The following items are not allowed at Forestbrook Hills Condominium: Flimsy or unsubstantial awning and patio covers, etc.; metal storage buildings of any type or size; exposed trash or refuse containers; nonconforming mail boxes.

Dated: JANUARY 15, 1998.



GEORGE A. DUKE, III, d/b/a FORESTBROOK
DEVELOPMENT, Developer