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THIRD AMENDMENT TO MASTER DEED OF QUAIL RUN CONDOMINIUMS II

This Third Amendment to the Master Deed of Quail Run Condominiums II is made and executed on this 24TH day of JULY, 1996, by the Quail Run II Condominium Association, a Michigan non-profit corporation (the "Association"), represented herein by its Board of Directors in pursuance of the provisions of the Michigan Condominium Act (being Act 59 of the Public Acts of 1978, as amended).

21876

BACKGROUND

Quail Run Condominiums II was established by the Master Deed dated May 21, 1981 and recorded November 11, 1981 in Liber 1133 Page 244 through 292 in the Kalamazoo County records, as amended, and known as Kalamazoo County Subdivision Plan No. 30. The Board of Directors of the Association desires to amend the Master Deed and the Condominium Bylaws attached to the Master Deed as Exhibit A, pursuant to the authority reserved in Article VII of the Master Deed and Article XI of the Condominium Bylaws. The amendments would require a financial audit of the Association's books every three years, increase the minimum length of leases to one (1) year, and require Co-owners to maintain, repair and replace windows in their respective units. Each of these changes has been approved by 2/3rds of all Co-owners and mortgagees.

AMENDMENT

NOW, THEREFORE, the Association does, upon the recording hereof, amend the Master Deed and the Condominium Bylaws which are attached as Exhibit A to the Master Deed, as follows:

1. The last sentence of Article IV Section 3 of the Condominium Bylaws shall be deleted and replaced with the following language:

"The books and records of the Association shall be audited at least once every three years or upon a change of management company, by qualified independent auditors (who need not be certified public accountants). In any other year, the Association need only have a financial review of the books and records performed. The cost of such audits or financial reviews shall be an expense of administration."

*Jamie M. [Signature]*  
CLERK - REGISTER

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STATE OF MICHIGAN  
COUNTY OF KALAMAZOO  
RECEIVED FOR RECORD

2. The second sentence of Article IX Section 1 of the Condominium Bylaws is hereby changed to read as follows:

"No Unit shall be rented or leased for a period of less than one (1) year without the prior written consent of the Association. A copy of any executed lease shall be delivered to the managing agent prior to occupancy."

3. The first sentence of Article IV Section C of the Master Deed is hereby changed to read as follows:



AFFIDAVIT OF CONSENT OF  
CO-OWNERS AND MORTGAGEES

LIBER 1868 PG. 120

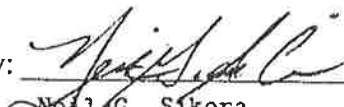
STATE OF MICHIGAN            )  
  )ss.  
COUNTY OF KALAMAZOO    )

Neil G. Sikora , being first duly sworn, states as follows:

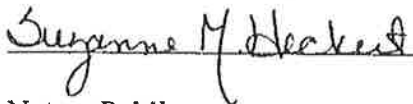
1. That my name is Neil G. Sikora and I am President of Quail Run II Condominium Association;
2. That the Board of Directors of Quail Run II Condominium Association has approved the Third Amendment to Master Deed of Quail Run Condominiums II;
3. That the Third Amendment to Master Deed of Quail Run Condominiums II was approved by more than two-thirds of all Co-Owners and Mortgagees of units in the condominium;
4. That the written consents of the Co-Owners and Mortgagees of units in the Quail Run Condominiums II are on file with the Quail Run II Condominium Association.

Further, Deponent saith not.

QUAIL RUN II CONDOMINIUM ASSOCIATION

By:   
Neil G. Sikora  
Its: President

Subscribed and sworn to before me  
this 24<sup>th</sup> day of July, 1996.



Notary Public  
Kalamazoo County, Michigan  
My Commission Expires: 11-29-97

SUZANNE M. HECKERT  
Notary Public, Kalamazoo County, MI  
My Commission Expires: Nov. 29, 1997