

**SECOND AMENDED AND RESTATED MASTER DEED
BONNER HILLS ESTATES**

THIS SECOND AMENDED AND RESTATED MASTER DEED BONNER HILLS ESTATES, has been Executed on February 29, 2024, by Bon-Tec Development Company, LLC, a Michigan Limited Liability Company (“Developer”), whose address is 28135 Groesbeck Highway, Roseville, MI 48066, represented by its Managing Member who fully empowered and qualified to act on behalf of said Limited Liability Company in pursuance of the provisions of the Michigan Condominium (MCL 559.101, et seq., Public Act 59, Public Acts of 1978, as amended) (“Act”).

WHEREAS, the Developer of Bonner Hills Estates, a Condominium project established pursuant to the Master Deed thereof, dated October 1, 2013 and recorded October 15, 2013 in liber 2477, page 0135 Lenawee County Register of Deeds, and known as the Amended And Restated Master Deed of Bonner Hills Estates, desire to amend said Master Deed, pursuant to the Authority reserved therein for the purpose of amending certain provisions of the Master Deed, reducing the number of lots, changing the dimensions of certain lots, and address various other matters.

This Amendment is being made pursuant to Article VI paragraph 3 of the Master Deed which allows the Developer, at his sole discretion, to modify the number, size, style and location of a unit.

NOW THEREFORE, the Developer does hereby amend the Master Deed as follows:

ARTICLE I OF AMENDMENT

1. Number of Units. Articles I, IV, VI, XI of the Master Deed and Articles I, and II of the Condominium By-laws of Bonner Hills Estates are hereby amended to provide the condominium project shall be comprised of 45 single family site condominium units, rather than 47 units. Upon recording in the office of the Lenawee County Register of Deeds, this Amendment shall be replaced by the revised sheets 1-5 as attached hereto.
2. Upon the recording of this amendment, units 31 and 32 will be combined into the adjacent units and shall be renumbered, with units 31 and 32 hereby omitted for purposes of

calculating interest and voting rights in the common elements, and will no longer be considered units. All other Unit numbers shall remain the same.

3. The condominium subdivision plan attached hereto is hereby amended to show units 31 and 32 omitted, and combined into the adjacent units.

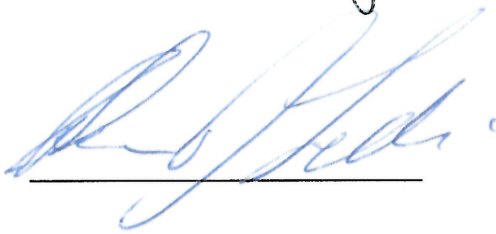
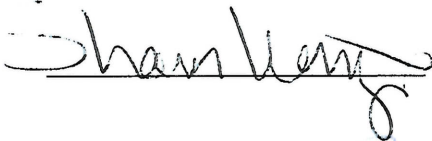
4. The Bonner Hills Estates Condominium By-laws shall hereby consist of 45 units rather than 47 units, voting rights for each lot are hereby amended to be based upon 1/45th and future assessments and fees shall be assessed and based upon a total of 45 lots rather than 47 lots. All assessments shall be shared equally between the 45 units.

ARTICLE II OF AMENDMENT

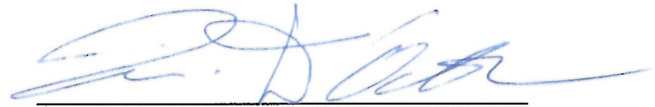
In all other respects other than is herein above indicated, the Amended and Restated Master Deed of Bonner Hills Estates as recorded, including attachments, is hereby ratified confirmed and redeclared.

IN WITNESS WHEREOF, the Developer has executed this Second Amended and Restated Master Deed of Bonner Hills Estates this 29 day of February, 2024.

WITNESS:



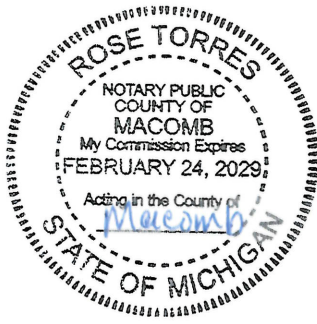
DEVELOPER:



BON-TEC DEVELOPMENT COMPANY, LLC
Quirino D'Alessandro
Managing Member

STATE OF MICHIGAN) ss
COUNTY OF MACOMB)

On this ____ day of _____ 2024 the foregoing Second Amended and Restated Master Deed Bonner Hills Estates was acknowledged by Quirino D'Alessandro, Managing Member of Bon-Tec Development Company, LLC, a Michigan Limited Liability Company, on behalf of the Company.




Rose Torres, Notary Public
Macomb County, Michigan
My Commission Expires:
Acting in Macomb County

Drafted by and when recorded return to:
Joseph P Ciaramitaro, P.C.
42850 Garfield Suite 104
Clinton Township, MI 48038

DATE: 4/29/2024

PO BOX 396.TECUMSEH, MI 49286
517.424.6548 OR 517.423.2107 X102
buildingservices@tecumsehmi.gov

Developmental Services Director Signature

PLANNING COMMISSION APPLICATION (LETTER & FEES DUE W/ APP)

APPLICANT

Full Name: _____

*Last**First**M.I.*Address: **BONNER HILLS UNITS***Street Number**Apt/Unit/Lot**City**State**Zip*

Phone: _____ E-Mail: _____

OWNER INFORMATIONFull Name: **BON-TEC***Last**First**M.I.*Address: **BONNER HILLS UNITS***Street Number**Apt/Unit/Lot**City**State**Zip*

Phone: _____ E-Mail: _____

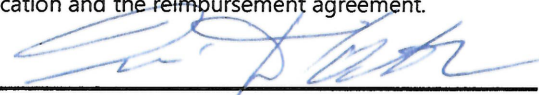
*****Reimbursement Agreement *****

The City of Tecumseh and the Planning Commission may send, at their discretion, your site plans to outside firms for review. The review may include engineering, planning, environmental and legal services. The entire cost of these services is the responsibility of the applicant. The deposit will be deducted from the balance of the costs. If the deposit is found to be inadequate to cover our costs, the Development Services Department will require additional funds from the applicant.

Failure of the applicant to reimburse the City for its costs may delay the final Certificate of Occupancy from being issued or future permits from being issued.

The review conducted by the outside firm is intended to protect the city of Tecumseh and is not intended to protect the applicant from design defects or engineering deficiencies, etc. Past due amounts will be charged 1.5% per month of the unpaid balance.

I, _____ agree with the above application and the reimbursement agreement.

Signature Applicant

Signature Owner

PROPERTY INFORMATION

Amendment to remove 2 units

XT0- - -00

ADDRESS

PARCEL NUMBER

LOT SIZE: _____ ft by _____
Wide Deep

☐

CORNER LOT

☐

INTERIOR LOT

ZONING DISTRICT: _____

ORDINANCE SECTION: _____

ARCHITECT/ENGINEER: Name: _____ License #: _____

Address: _____ Phone #: _____

FEES AND DEPOSITS

Site Plan Review Administration Fees:

- ☐ New Residential: ☐ \$300 Preliminary + \$1000 Clean Up Bond (refundable net expenses) ☐ \$400 Final
- ☐ Commercial/Industrial: ☐ *\$300 + \$10/acre Preliminary ☐ \$400 + \$10/acre Final ☐ \$300 + \$10/acre Amend
☐ *\$300 + \$5/unit Preliminary ☐ \$400 + \$10/unit Final ☐ \$300 + \$10/unit Amend
- ☐ Mf'd Housing:
- ☐ MFD: ☐ *\$300 + \$5 /unit Preliminary + Timely Completion & Clean Up Bond (depends on units)
☐ \$400 + \$5 /unit Final ☐ \$300 + \$5/unit Amend
- ☒ Condos: ☐ *\$300 + \$5/unit Prelim Site Plan + \$1500 Timely Completion & Clean Up Bond
- ☐ Subdivisions: ☐ *\$300 + \$5/lot Tentative Plat + \$1500 Timely Completion & Clean Up Bond
- *REQUIRES A BOND:**
- ☐ PUD/PRD*: \$1000 per request ☐ \$400 + \$5/lot Final Prelim Plat ☐ \$200 + \$5/lot Final Plat
- ☐ C/I/Mf'd/MFD: ☐ \$2500(less than acre or 5 units) ☐ \$3500(1-5 acres or 6-10 units)
☐ \$5000(6-10 acres or 11-25 units) ☐ \$5000 + \$250 /acre/unit (over 10 acres and 25 units)
- ☐ Condos & Subs: ☐ \$3500(5 units or less) ☐ \$5000(6-10units) ☐ \$5000 + \$125/unit(more than 10)

****ALL PLAN EXTENSIONS ARE A \$200 MINIMUM FEE****

☐ **Rezoning:** \$1000 Fee + \$2000 Bond

Sec. 98-22. - Rezoning with conditions. Pursuant to MCL 125.584.g, the city council, following a public hearing and recommendation by the planning commission, may approve a petition for a rezoning with conditions requested by a property owner. The standards of this section shall grant a property owner the option of proposing conditions for the development and use of property in conjunctions with an application for rezoning. Such conditions may be proposed at the time the application for rezoning is filed or at a subsequent point in the process of review of the proposed rezoning.

☐ **Special Land Use:** \$500 Admin Fee + \$1500 Bond (refundable net expenses)

Sec. 98-101. - Intent. Special land uses are uses that serve an area, interest or purpose that extends beyond the borders of the city, create particular problems of control in relation to adjoining uses or districts, may have detrimental effects upon public health, safety or welfare, or possess other unique characteristics that prevent such uses from being classified as principal permitted uses in a particular zoning district.