

RECORDED AUG 18 1970

BERNARD J. YOUNGBLOOD, Register of Deeds

WAYNE COUNTY, MICHIGAN 48226 MASTER DEED

F517523

[This Master Deed was re-recorded 8/18/1970 in Liber 17267 Pg 277 to add amendment for purposes of correcting errors.]

110647-50

LI17440 PA727-2

VILLAGE SQUARE CONDOMINIUM

(Act 229, Public Acts of 1963, as amended)

In the City of Detroit, County of Wayne, and State of Michigan, on this 14th day of August, 1970, Bentler Associates, a limited partnership, organized and existing under the laws of the State of Michigan, whose office is situated at 2747 Manchester, Birmingham, Michigan, hereinafter referred to as "Developer", represented in this Master Deed by its General Partners who are fully empowered and qualified to execute this Master Deed on behalf of said limited partnership, does hereby state:

FIRST: Developer is the owner of the land described below together with the buildings and improvements thereon, all as described in the plans attached hereto as Exhibit B containing pages 1 through 20 inclusive, the project being known as Village Square Condominium, a condominium, Wayne County Condominium Subdivision Plan No. 21. The architectural plans for the project were approved by the City of Detroit, State of Michigan. The project is established as a condominium in accordance with Act 229 of Public Acts of Michigan of 1963 as amended. The Bylaws attached hereto as Exhibit A and the Plans attached as Exhibit B are hereby incorporated in and made a part of this Master Deed.

SECOND: The land referred to in paragraph FIRST is situated in the City of Detroit, County of Wayne, State of Michigan, and described as follows:

Lots 31 through 35, inclusive, Serp's Redford Subdivision, a part of the Southwest 1/4 of Section 10, Town 1 South, Range 10 East, City of Detroit, Wayne County, Michigan, according to the plat thereof, as recorded in Liber 40, Page 73, Wayne County Records.

THIRD: The project consists of three (3) residential buildings all of which contain individual apartments and each of which apartments is capable of individual utilization on account of having its own exit to a common element of the project. Each co-owner of an apartment in the project will have a particular and exclusive property right to his apartment and an undivided and inseparable interest in the common elements of the project as hereinafter set forth in this Master Deed.

FOURTH: The apartments, including the number, boundaries, dimensions, area and volume of each apartment, are described more particularly in paragraph SIXTH hereof and in Exhibit B attached hereto. The buildings are lettered "A" through "C" and the apartments are numbered in series from "1" through "55".

FIFTH: The common elements of the project, described in Exhibit "B" attached hereto are as follows:

A. The general common elements are:

- (1) The land described in Paragraph "SECOND" hereof, including driveways and sidewalks and parking spaces;
- (2) The electrical and telephone wiring network throughout the project;
- (3) Public connections for gas, electricity, light, telephone and water;
- (4) The foundations, main walls, (including windows and doors therein), roofs, ceilings and floors of the project described in the plans attached hereto as Exhibit B;

AUG 18 1970

No. 6433

This is to certify that there are no tax liens or titles on this property and that taxes are paid for FIVE YEARS previous to date of this instrument EXCEPT

WAYNE COUNTY TREASURER
Clerk

2196433 000050 1

- (5) The plumbing network throughout the project;
- (6) The equipment shed identified as such on the plans attached hereto as Exhibit B;
- (7) Such other elements of the project not herein designated as general or limited common elements and which are not enclosed within the boundaries of an apartment.

B. The limited common elements are: Amended 2009' to include #4 (boiler) . Third Amendment

- (1) Each hallway in the project is limited in use to the co-owners of apartments in the building in which such hallway is located.
- (2) The laundry room and storage room in Building A and the entire basement areas in Buildings B and C are limited in use to the owners of apartments in the buildings in which they are respectively located.
- (3) The air conditioning units throughout the project shall be limited in use and control to the owners of the apartments to which they respectively appertain.

The surfaces of main walls (including windows and doors therein), ceilings and floors contained within an apartment shall be subject to the exclusive use and enjoyment of the co-owners of such apartment.

The costs of maintenance and repair of the limited common elements other than those described in Subparagraph B(3) immediately above shall be expenses of administration to be borne by all of the co-owners.

The costs of maintenance, repair, replacement and operation of the separate air conditioning units referred to in Subparagraph B(3) shall be borne solely by the owner of the apartment to which such unit appertains.

No co-owner shall use his apartment 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 another co-owner in the use and enjoyment of his apartment or the common elements.

Public utilities furnishing services such as water, electricity, gas, and telephone to the project shall have access to the common elements and the apartments as may be reasonable for the reconstruction, repair or maintenance of such services, and any costs incurred in opening and repairing any wall of the project to reconstruct, repair or maintain such services shall be an expense of administration to be assessed in accordance with the Bylaws attached hereto as Exhibit "A".

SIXTH:

A. The apartments in the condominium are described in this paragraph with reference to the Subdivision and Site Plan of Village Square Condominium as surveyed by Robert Shanayda, and attached hereto as Exhibit B. Each apartment shall include all that space contained within certain horizontal planes designated and delimited by "X" and "Y" coordinate lines and certain vertical planes designated and delimited by "Z" coordinate lines, less any common elements contained therein. Complete apartment descriptions by means of the coordinates for each such apartment are set forth on the Facing Sheet of the Plans attached As Exhibit B. In determining dimensions, each apartment shall be measured from interior finished, unpainted surfaces of the main walls and ceiling and from the interior surface of the finished sub-floor.

B. The percentage of value assigned to each apartment in the Condominium is set forth in subparagraph "C" hereof. The percentage of value assigned to each apartment shall be determinative of 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. The total value of the project is 100.

C. Set forth below are:

- (a) Each apartment number as it appears on the Condominium Subdivision Plan.
- (b) The percentage of value assigned to each apartment.

<u>APARTMENT NUMBER</u>	<u>PERCENTAGE OF VALUE ASSIGNED.</u>
1	1.69%
2	1.69%
3	1.69%
4	1.69%
5	1.67%
6	1.67%
7	1.67%
8	1.67%
9	2.01%

APARTMENT
NUMBER

PERCENTAGE
OF VALUE
ASSIGNED

LI 17440 PA 730

10	2.01%
11	2.01%
12	2.01%
13	1.67%
14	1.67%
15	1.67%
16	1.67%
17	2.01%
18	2.01%
19	2.01%
20	2.01%
21	2.01%
22	2.01%
23	2.01%
24	2.01%
25	2.01%
26	2.01%
27	2.01%
28	2.01%
29	1.49%
30	1.84%

APARTMENT
NUMBER

PERCENTAGE
OF VALUE
ASSIGNED

L117440 PA731

31	1.84%
32	1.56%
33	1.56%
34	1.90%
35	1.90%
36	1.56%
37	1.56%
38	1.90%
39	1.90%
40	1.90%
41	1.95%
42	1.95%
43	1.95%
44	1.95%
45	1.84%
46	1.84%
47	1.49%
48	1.56%
49	1.56%
50	1.90%
51	1.90%

APARTMENT
NUMBER

PERCENTAGE
OF VALUE
ASSIGNED

Li17440 PA732

52

1.56%

53

1.56%

54

1.90%

55

1.90%

SEVENTH: So long as the Developer owns one or more apartments in the project, the Developer shall be subject to the provisions of the Master Deed and Exhibits A and B attached hereto.

EIGHTH: The percentage of value allocated to each apartment in paragraph SIXTH hereof shall not be changed except with the unanimous consent of all of the co-owners expressed in an amendment to this Master Deed duly approved and recorded.

NINTH: If the condominium project is totally or partially damaged or destroyed or partially taken by eminent domain, the repair, re-construction or disposition of the property shall be as provided by the Bylaws hereto attached as Exhibit A.

TENTH: In the event any portion of an apartment or common element encroaches upon another apartment or common element due to shifting, settling or moving of the building, reciprocal easements shall exist for the maintenance of such encroachment for so long as such encroachment exists.

There shall be a permanent easement for the maintenance and repair of common elements, which easement shall be administered by the Association.

There shall be easements to, through and over those portions of the land, structures, buildings, improvements and interior walls contained therein as may be reasonable for the installation, maintenance and repair of all public utilities necessary to the Condominium.

ELEVENTH: The condominium project shall not be vacated or revoked or any of the provisions herein amended unless all of the co-owners and the mortgagees of all of the mortgages covering the apartments, unanimously agree to such termination, revocation or amendment by duly approved and recorded instruments; PROVIDED, however, that prior to the first annual meeting of the members of Village Square Condominium Association, the developer may, with the written consent of any institutional mortgagee of any apartment in the project, and with the approval of the Michigan Department of Commerce, (but without the consent of any co-owner) amend this Master Deed, the Bylaws attached hereto as Exhibit A and the Plans attached as Exhibit B in order to correct survey or other errors made in such documents.

WITNESSES:

William T. Myers
William T. Myers

Marjorie H. Leonardt
Marjorie H. Leonardt

MANCHESTER INVESTMENTS, A Michigan
Limited Co-partnership

BY: Thomas F. Franke
Thomas F. Franke

and
BY: William F. Piper
William F. Piper

L17440 PA733

STATE OF MICHIGAN)
COUNTY OF WAYNE) SS.

On this 14th day of August, 1970, before me a Notary Public, in and for said County personally appeared Thomas F. Franke and William F. Piper, to me personally known, who being duly sworn by me, did say that they are the general partners of Manchester Investments, the Michigan Limited Co-partnership named in and which executed the within instrument and stated that such instrument was executed in behalf of said partnership by authority of its Articles of Co-partnership, and the said Thomas F. Franke and William F. Piper acknowledged the said instrument to be the free act and deed of said Limited Partnership.

William T. Myers
William T. Myers
Notary Public, Wayne County, Michigan
My Commission Expires: Jan. 13, 1973

Master Deed Drafted by: William T. Myers of
DYKEMA, WHEAT, PENCER, GOODNOW & TRIGG
2700 Penobscot Building
Detroit, Michigan 48226

EXHIBIT A

BYLAWS

VILLAGE SQUARE CONDOMINIUM

LI 17440 PA 734

ARTICLE I.

ASSOCIATION OF CO-OWNERS

Section 1. Village Square Condominium, a condominium, located at City of Detroit, County of Wayne, State of Michigan, shall be administered by an Association of Co-owners which shall be a non-profit corporation, hereinafter called the "Association", organized under the laws of the State of Michigan.

Section 2. The Association shall be organized to manage, maintain and operate the Condominium in accordance with the Master Deed, these Bylaws, the Articles of Incorporation and Bylaws of the Association and the laws of the State of Michigan. The Association may provide for independent management of the Condominium project.

Section 3. Membership in the Association and voting by members of the Association shall be in accordance with the following provisions:

(a) Each co-owner shall be a member of the Association and no other person or entity shall be entitled to membership.

(b) The share of a 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 apartment in the Condominium.

(c) Except as limited in these Bylaws, each co-owner shall be entitled to one vote the value of which shall equal the total of the percentages allocated to the apartments owned by such co-owner as set forth in paragraph "SIXTH" of the Master Deed. Voting shall be by value except in those instances where voting is required to be in value and in number.

(d) 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 an apartment in the Condominium project to the Association. The vote of each co-owner may only be cast by the individual representative designated by such co-owner in the notice required in subparagraph "e" below or by a proxy given by such individual representative.

(e) 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 apartment or apartments owned by the co-owner, and the name and address of each person, firm, corporation, partnership, association, trust or other legal 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.

(f) There shall be an annual meeting of the members of the Association. Other meetings may be provided for in the Bylaws of the Association. Notice of time, place and subject matter of all meetings shall be given to each co-owner by mailing the same to each individual representative designated by the respective co-owners.

(g) The presence in person or by written consent of twenty-five (25%) percent in number and in value of the co-owners qualified to vote shall constitute a quorum for holding a meeting of the members of the Association.

(h) Votes may be cast in person or by proxy. Proxies must be filed with the Secretary of the Association before the appointed time of each meeting of the members of the Association. Cumulative voting shall not be permitted.

(i) A majority shall consist of more than fifty (50%) percent in value of those qualified to vote and present in person or by proxy at a given meeting of the members of the Association or, when required, more than seventy-five (75%) percent of all co-owners in number and in value and present in person or by proxy, or written consent, if applicable, at a given meeting of the members of the Association.

Section 4. 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 shall be open for inspection by the co-owners during reasonable working hours and shall be audited annually by qualified auditors. The cost of such audit shall be an expense of administration.

Section 5. Each member of the Board of Directors must be a member of the Association with the exception of the First Board of Directors designated in the Articles of Incorporation of the Association.

Section 6. The first meeting of the members of the Association shall be held within 90 days after conveyance by the Developer of more than fifty (50%) percent in value and in number of the apartments in the Condominium. Until the first meeting of members, the affairs of the Association shall be managed by the first Board of Directors named in the Articles of Incorporation of the Association.

ARTICLE II

ASSESSMENTS

Section 1. 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. All costs incurred by the Association in satisfaction of any liability arising within, caused by or in connection with the common elements or the administration of the Condominium shall be expenses of administration within the meaning of Section 15 of Public Act 229 of 1963, as amended; and all sums received as proceeds of, or pursuant to, any policy of insurance carried by the Association securing the interests of the co-owners against liabilities or losses arising within, caused by or connected with the common elements of the administration shall be receipts of administration.

Section 3. 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 apartment in paragraph "SIXTH" of the Master Deed without increase or decrease for the existence of any rights to the use of limited common elements appurtenant to an apartment. Assessments shall be due and payable at such times as the Association shall determine, commencing with acceptance of a deed to an apartment. The payment of an assessment

shall be in default if such assessment, or any part thereof, is not paid to the Association in full on or before the due date for such payment. Assessments in default shall bear interest at the rate of seven (7%) percent per annum until paid in full.

Section 4. 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 apartment.

Section 5. The Association may enforce collection of delinquent assessments by suit at law for a money judgment or by foreclosure of the lien securing payment. In an action for foreclosure, a receiver may be appointed to collect a reasonable rental for the apartment from the co-owner thereof. The expenses incurred in collecting unpaid assessments including interest, costs and attorneys' fees, shall be chargeable to the co-owner in default. The Association may also discontinue the furnishing of any services to a co-owner in default upon seven (7) days written notice to such co-owner of its intent to do so. A co-owner in default shall not be entitled to vote at any meeting of the Association so long as such default continues.

Section 6. During the development and sale period, the Developer of the Condominium shall not be responsible for payment of the monthly Association assessment. However, Developer shall be required to pay a proportionate share of Association maintenance expenses based upon the ratio of unsold apartments at the time the expense is incurred to the total number of apartments in the condominium.

ARTICLE III.

ARBITRATION

Section 1. Disputes, claims, or grievances arising out of or relating to the interpretation or the application of the Master Deed, Bylaws, or the management agreement, if any, or any disputes, claims or grievances arising among or between co-owners or between co-owners and the Association shall, upon the election and written consent of the parties to any such disputes, claims or grievances and written notice to the Association, be submitted to arbitration and the parties thereto shall accept the arbitrator's decision as final and binding. The Commercial Arbitration Rules of the American Arbitration Association in effect December 1, 1967, and as amended from time to time thereafter shall be applicable to any such arbitration.

Section 2. No co-owner or the Association shall be precluded from petitioning the courts to resolve any such disputes, claims or grievances.

Section 3. Election 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 1. 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 premises of the Condominium project, and such insurance, other than title insurance, shall be carried in accordance with the following provisions:

(a) 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 endorsements to the mortgagees of co-owners. Co-owners may obtain insurance coverage at their own expense upon their apartments and personal property or for their personal liability.

(b) All buildings, improvements, personal property and other 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 maximum insurable replacement value, excluding foundation and excavation costs, as determined annually by the Board of Directors of the Association. The Association shall also carry insurance to cover such other perils as from time to time shall be customarily covered with respect to buildings and improvements similar in construction, location and use, including but not limited to vandalism and malicious mischief. The liability insurance carried by the Association shall, where appropriate, contain cross-liability endorsements to cover liability of the co-owners as a group to another co-owner.

(c) All premiums upon insurance purchased by the Association pursuant to these Bylaws shall be expenses of administration.

(d) 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 Bylaws, 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 re-construction.

ARTICLE V.

RECONSTRUCTION OR REPAIR

Section 1. If any part of the Condominium property shall be damaged, the determination of whether or not it shall be reconstructed or repaired shall be made in the following manner.

(a) If the damaged property is a common element or an apartment, the property shall be rebuilt or repaired if any apartment in the Condominium is tenantable, unless it is determined that the Condominium shall be terminated.

(b) If the Condominium is so damaged that no apartment is tenantable, the damaged property shall not be rebuilt unless seventy-five (75%) percent or more of the co-owners in value and in number agree to reconstruction by vote or in writing within ninety (90) days after the destruction.

Section 2. Any such reconstruction or repair shall be substantially in accordance with the Master Deed and the plans and specifications for the project.

Section 3. If the damage is only to a part of an apartment 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 Section 4 hereof. In all other cases the responsibility for reconstruction and repair shall be that of the Association.

Section 4. Each co-owner shall be responsible for the reconstruction, repair and maintenance of the interior of his apartment. Each co-owner shall also be responsible for the costs not covered by insurance, of any reconstruction, repair or maintenance to any other portions of the

Condominium necessitated by his negligence or misuse or the negligence or any misuse by his family, guests, agents, servants, employees or contractors. In the event damage to a co-owner's apartment is covered by insurance held by the Association for the benefit of the co-owner, the co-owner shall begin reconstruction or repair of the damage upon receipt of the insurance proceeds from the Association. The Association shall be responsible for the reconstruction, repair and maintenance of the common elements and any incidental damage to an apartment caused by such common element or the reconstruction, repair or maintenance thereof.

Section 5. 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 costs to place the damaged property in a condition as good as that existing before the damage.

Section 6. If the proceeds of insurance are not sufficient to defray the estimated costs of reconstruction or repair by the Association, or if at any time during reconstruction or repair, or upon completion of such reconstruction or repair, the funds for the payment of the costs thereof are insufficient, assessments shall be made against the co-owners who own or who are responsible for the costs of reconstruction or repair of the damaged property in sufficient amounts to provide funds to pay the estimated costs of repair.

Section 7. The portion of insurance proceeds representing damage for which the responsibility of reconstruction or repair lies with a co-owner shall be paid to the co-owner or if there is a mortgage endorsement, then to the co-owner and the mortgagee jointly, and such proceeds shall be used for reconstruction or repair when required by these Bylaws.

Section 8. After complete or partial destruction of the Condominium as a result of any casualty, after any taking of the Condominium by eminent domain, or at any other time, the condominium may be modified or terminated by the unanimous agreement of the co-owners by vote or written consent, which agreement shall be evidenced by an instrument executed in the same manner as required for the conveyance of land. Any such termination or modification shall become effective when such agreement has been recorded with the Wayne County Register of Deeds. Any such termination or modification shall comply with the requirements of Section 9 of Public Acts 229 of 1963, as amended.

Section 9. In the event of any taking of the Condominium by eminent domain, the vote or written consent of seventy-five (75%) percent of the remaining co-owners in value and in number shall be determinative of whether to rebuild or repair the Condominium.

ARTICLE VI.

RESTRICTIONS

Section 1. No apartment in the Condominium shall be used for other than single-family residence purposes, and the common elements shall be used only for purposes consistent with the use of single-family residences.

Section 2. No co-owner shall make alterations or structural modifications to his apartment without the written approval of the Association. The Association shall not approve any alterations or structural modifications which would jeopardize or impair the soundness, safety or appearance of the Condominium project.

Section 3. A co-owner may rent his apartment but only with the approval of the Association to be obtained in the same manner provided for sale in Section 6 hereof. No rooms in an apartment may be rented and no transient tenants accommodated.

Section 4. Reasonable regulations concerning the use of the Condominium may be made and amended from time to time by the Board of Directors of the Association; provided, however, that all such regulations and amendments thereto shall be approved by not less than seventy-five (75%) percent of the co-owners in number and in value before the same shall become effective. Copies of such regulations and amendments thereto shall be furnished to all co-owners.

Section 5. The Association or its agent shall have access to each apartment from time to time during reasonable working hours, upon notice to co-owner, as may be necessary for the maintenance, repair, or replacement of any of the common elements. The corporation or its agent shall also have access to each apartment at all times without notice as may be necessary to make emergency repairs to prevent damage to the common elements or to another apartment.

Section 6. No co-owner may dispose of an apartment or any interest therein by sale without approval of the Association, which approval shall be obtained in the manner hereinafter provided.

(a) A co-owner intending to make a sale of an apartment or any interest therein shall give written notice to any officer of the Association of such intention, together with the name and address of the intended purchaser and such other information as the Association may reasonably require. Said co-owner shall, by such notice, also furnish the Association with the terms and conditions of the proposed transaction. The giving of such notice shall constitute a warranty and representation by such co-owner to the Association and to any purchaser produced by said Association as hereinafter provided, that such co-owner believes the proposal to be bonafide in all respects.

(b) Within twenty (20) days after receipt of such notice of intention to sell, The Association shall either approve the transaction or furnish a purchaser satisfactory to it (and give notice thereof to the selling co-owner) who will immediately execute a contract of sale upon terms as favorable to the seller as the terms stated in the notice; provided, however, that a purchaser furnished by the Association may have not less than thirty (30) days subsequent to the date of his approval by the Association within which to close the transaction. Such seller shall be bound to consummate the transaction with such purchaser as may be approved and furnished by the Association. The approval of the Association shall be in recordable form, signed by any officer of the Association, and shall be delivered to the purchaser. Failure of the Association to either approve such sale to or furnish an appropriate substitute purchaser within such twenty (20) day period for any reason whatever shall be deemed to constitute approval, following which the Association shall, nevertheless, prepare and deliver written approval in recordable form, as aforesaid.

(c) Developer shall not be subject to this Section 6 in the initial sale of any apartment following establishment of the Condominium.

(d) This section shall not apply to a public or private sale held pursuant to foreclosure of a first mortgage on any apartment; nor shall this section apply to a subsequent sale by the holder of a first mortgage who has acquired title to an apartment by purchase at a sale pursuant to foreclosure of the first mortgage held by it on such apartment.

ARTICLE VII

MORTGAGES

L117440 PA740

Section 1. No co-owner may mortgage his apartment or any interest therein without the approval of the Association except to an institutional lender, including, without limitation, a bank, mortgage banker, pension fund, life insurance company, a State or Federal Savings & Loan Association, or a chartered state or federal credit union. The approval of any other mortgagee may be granted upon conditions determined by the Association, or may be arbitrarily withheld. This provision shall not be construed so as to prevent the Developer from accepting a purchase money mortgage as a part of the purchase price of an apartment, nor prevent a co-owner from accepting a purchase money mortgage from a purchaser.

Section 2. Any co-owner who mortgages his apartment shall notify the Association through the management agent, if any, of the name and address of the mortgagee, and the Association shall maintain such information in a book entitled "Mortgages of Apartments". This Association may, at the written request of a mortgagee of any such apartment, report any unpaid assessments due from the co-owner of such apartment.

Section 3. 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.

ARTICLE VIII

COMPLIANCE

Section 1. The Association of Co-owners and all present or future co-owners, tenants, future tenants, or any other persons using the facilities of the project in any manner are subject to and shall comply with Act 229, P.A. 1963, as amended, the Master Deed and the Bylaws and the Articles of Incorporation, Bylaws rules and regulations of the Association, and the mere acquisition, occupancy or rental of apartments in the Condominium shall signify that the Master Deed and Bylaws, and the Articles of Incorporation, Bylaws, rules and regulations of the Association are accepted and ratified. In the event the Master Deed or Bylaws or Articles of Incorporation, Bylaws, rules or regulations of the Association conflict with the provisions of the statute, the state shall govern.

Section 2. When used in the Master Deed and these Bylaws, the definition of "co-owner" found in section 2(1) of Act 229, P.A. 1963, as amended, shall be controlling.

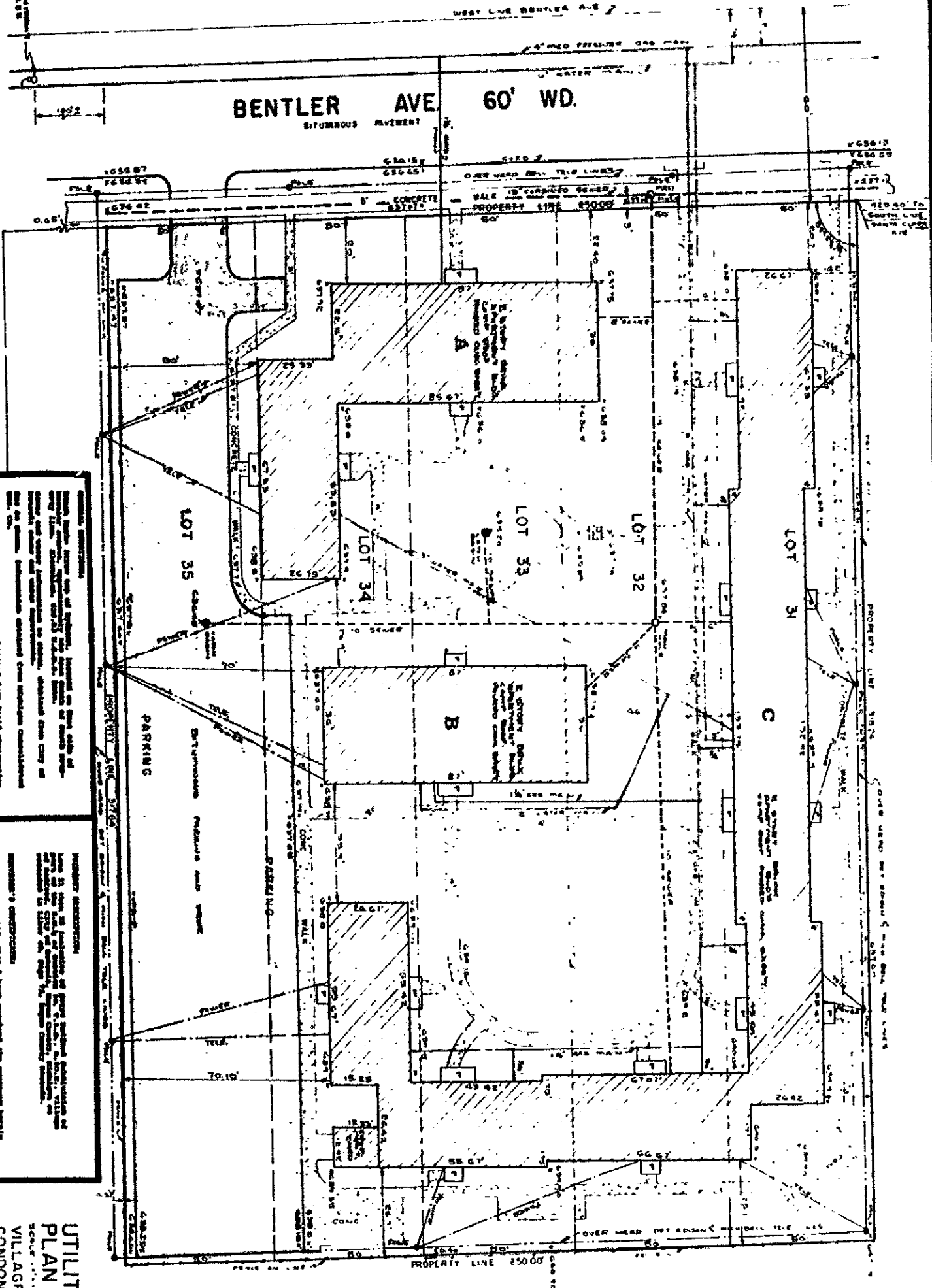
Section 3. These bylaws may be amended by the Association from time to time by approval of at least seventy-five (75 %) percent of the co-owners in value and in number.

13. $\text{H}_2\text{O}_2 + \text{H}_2\text{SO}_4 \rightarrow \text{H}_2\text{O} + \text{H}_2\text{SO}_5$

L17440 PA742

MCMICHOLES RD.

BENTLER AVE 60' WD.
BITUMINOUS PAVEMENT



UTILITY & SURVEY
PLAN
VILLAGE SQUARE
CONDOMINIUM



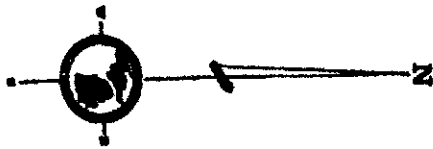
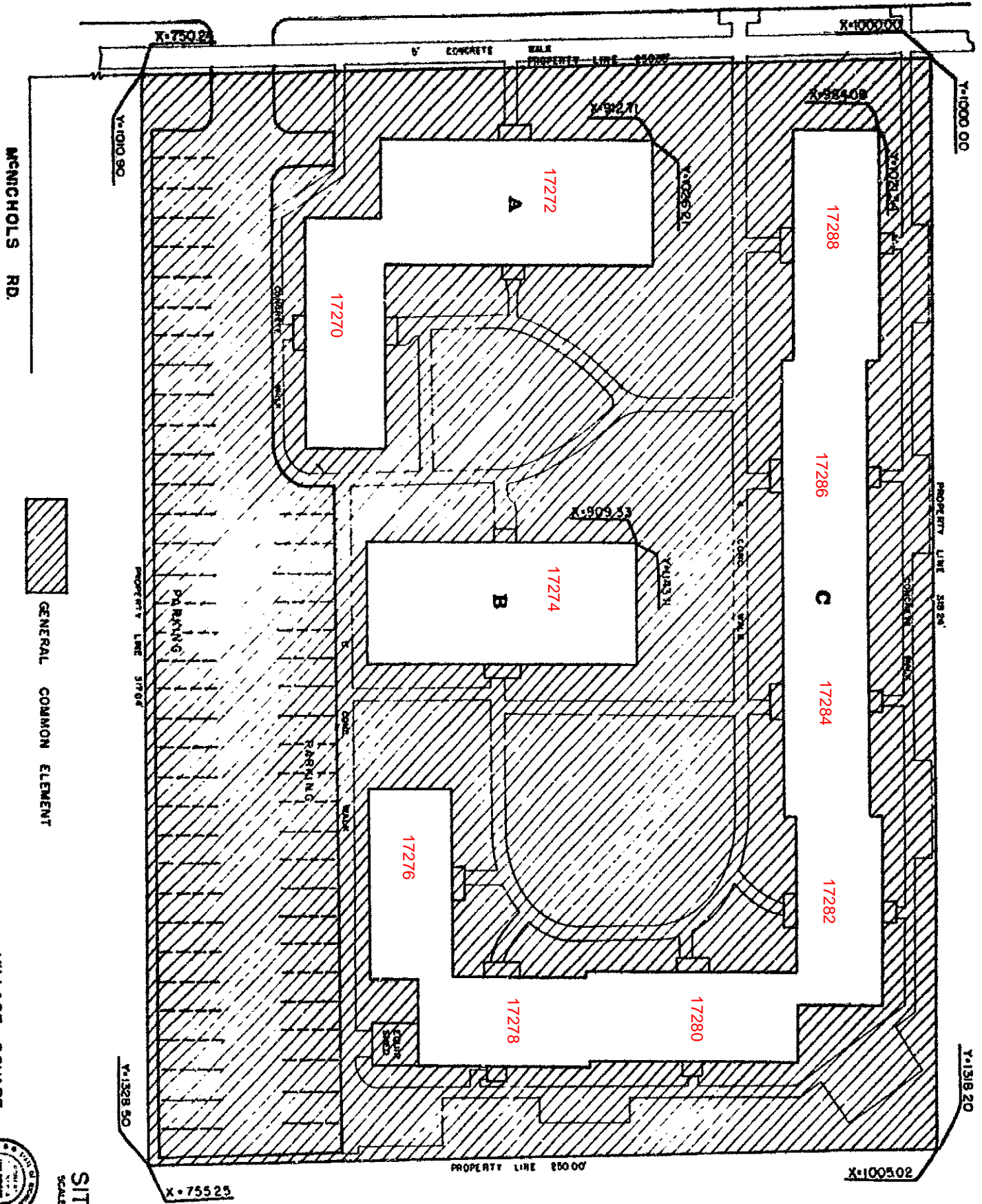
ROBERT SHUMAN, P.L.S.
3750 LAKESHORE DR
ANN ARBOR, MICHIGAN

SHEET 2

NOTES:
1. THIS PLAN IS A PRELIMINARY SURVEY AND IS NOT TO BE USED FOR CONSTRUCTION.
2. ALL DIMENSIONS ARE IN FEET AND INCHES.
3. ALL BEARINGS ARE IN DEGREES, MINUTES AND SECONDS.
4. ALL DISTANCES ARE IN FEET AND INCHES.
5. ALL LOT AREAS ARE IN SQUARE FEET.
6. ALL LOT PERIMETERS ARE IN FEET AND INCHES.
7. ALL LOT CORNERS ARE MARKED BY IRON PIPES.
8. ALL LOT CORNERS ARE MARKED BY IRON PIPES.
9. ALL LOT CORNERS ARE MARKED BY IRON PIPES.
10. ALL LOT CORNERS ARE MARKED BY IRON PIPES.

NOTES:
1. THIS PLAN IS A PRELIMINARY SURVEY AND IS NOT TO BE USED FOR CONSTRUCTION.
2. ALL DIMENSIONS ARE IN FEET AND INCHES.
3. ALL BEARINGS ARE IN DEGREES, MINUTES AND SECONDS.
4. ALL DISTANCES ARE IN FEET AND INCHES.
5. ALL LOT AREAS ARE IN SQUARE FEET.
6. ALL LOT PERIMETERS ARE IN FEET AND INCHES.
7. ALL LOT CORNERS ARE MARKED BY IRON PIPES.
8. ALL LOT CORNERS ARE MARKED BY IRON PIPES.
9. ALL LOT CORNERS ARE MARKED BY IRON PIPES.
10. ALL LOT CORNERS ARE MARKED BY IRON PIPES.

BENTLER AVE. 60' WD.
BENTLER AVE. 60' WD.



SITE PLAN

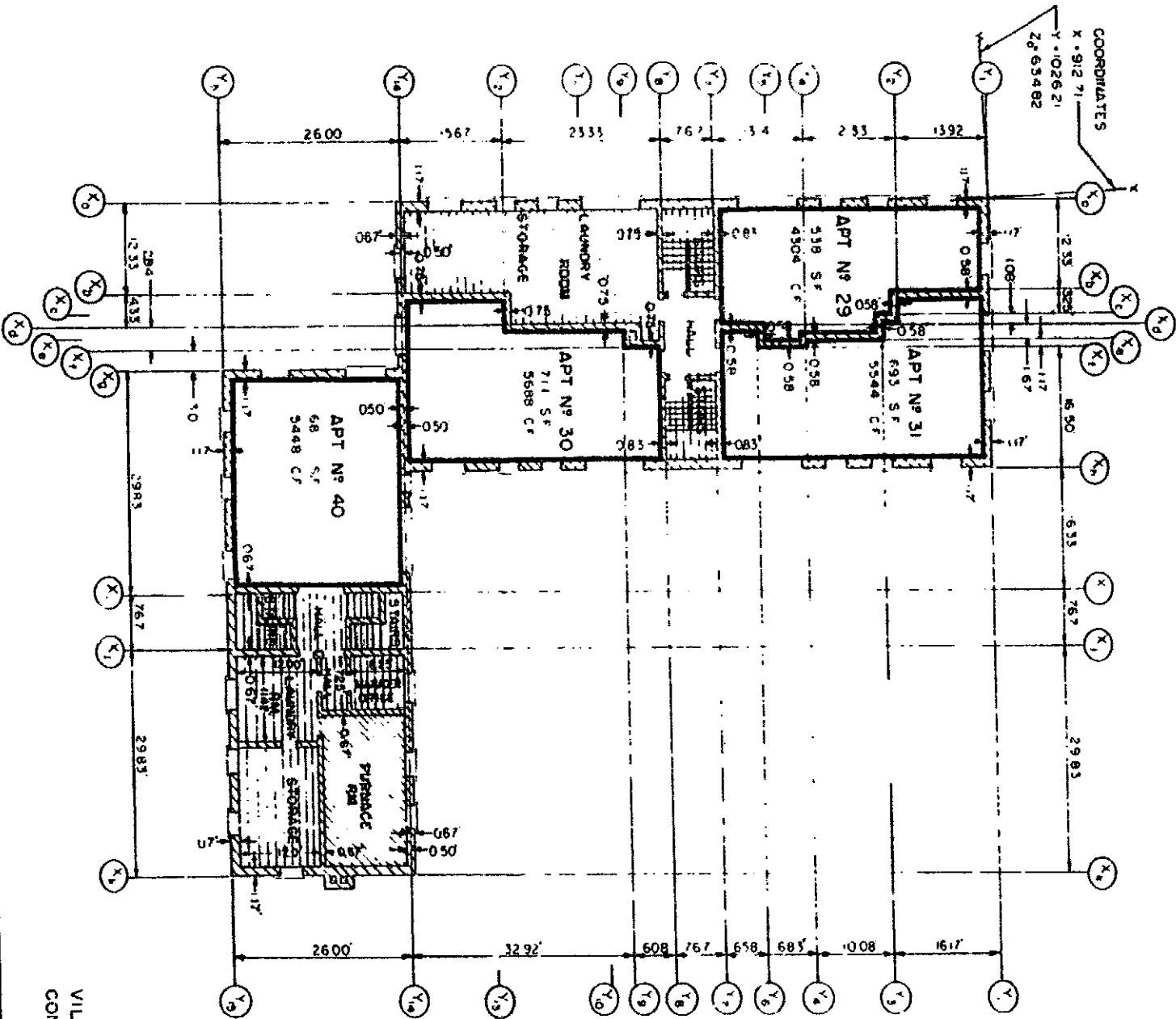
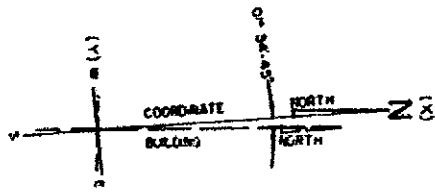
SCALF • 1 • 15



VILLAGE SQUARE
CONDOMINIUM

ROBERT SHANAYDA R.L.S
37430 LAKE SHORE DR
MT CLEMENS, MICHIGAN

LI 17440 PA 744

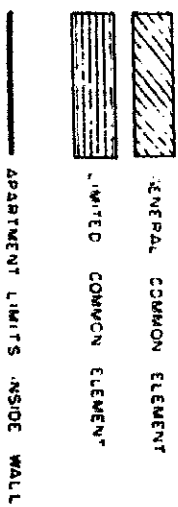


VILLAGE SQUARE
CONDOMINIUM

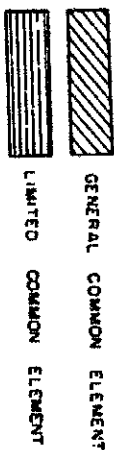
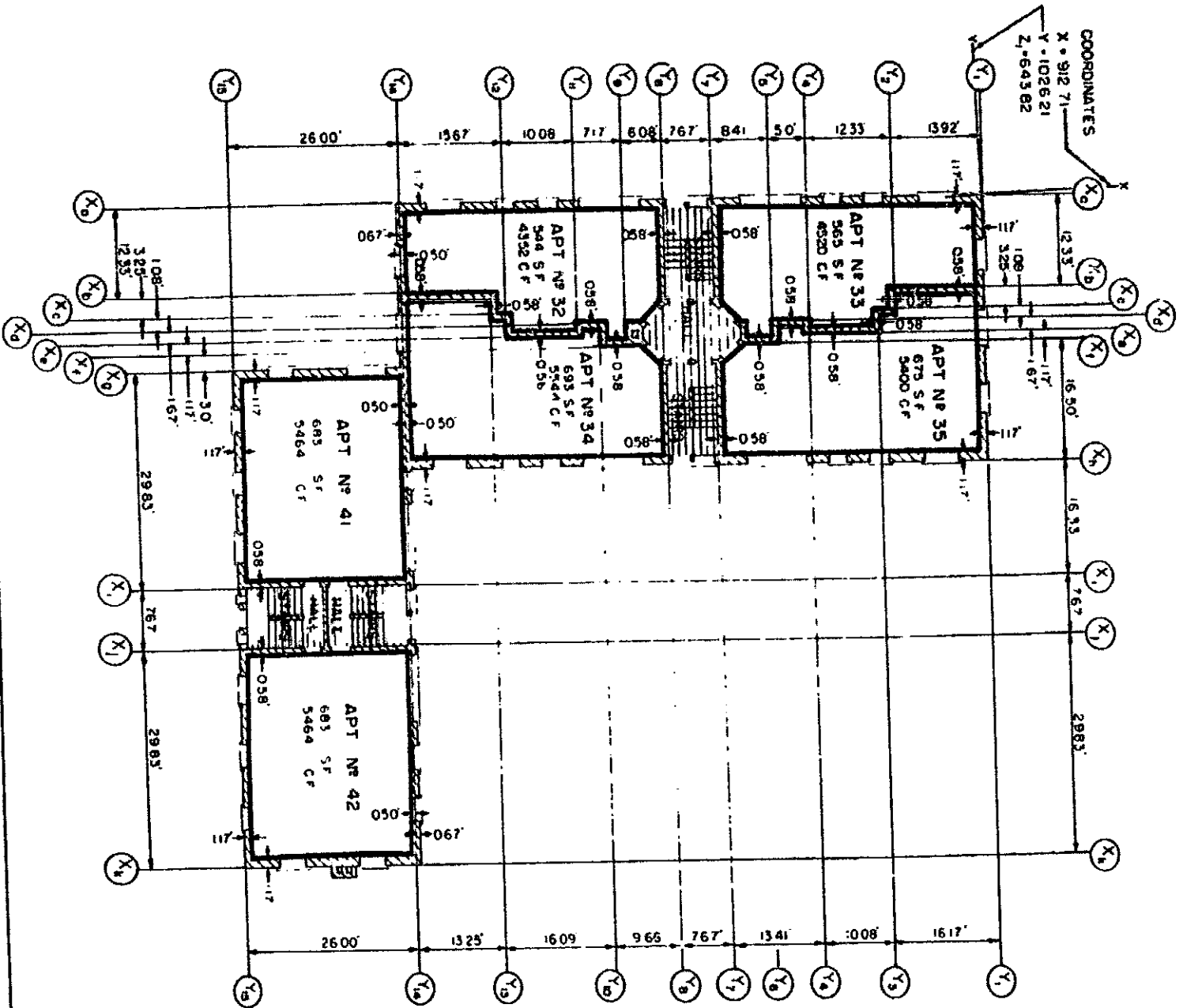
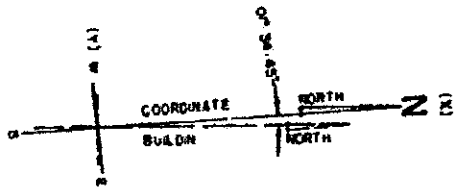
BASEMENT PLAN

BUILDING A
SCALE: 1/8" = 1'-0"

ROBERT SHAWANDA RLS
3740 VILLAGE SQUARE CM
BY CLEMENS WICHMAN



LI17440 PA745



FIRST FLOOR PLAN

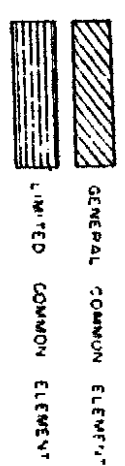
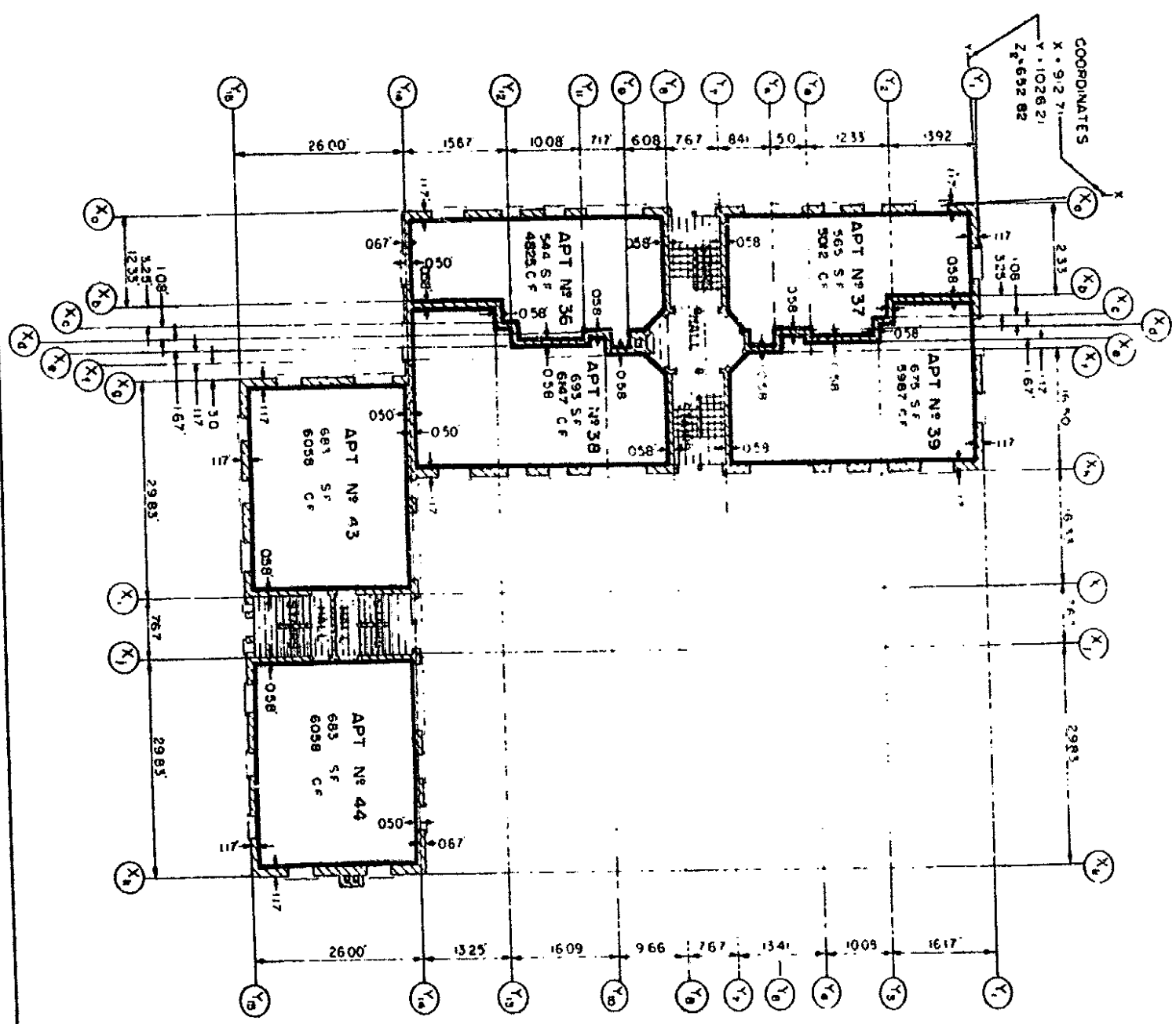
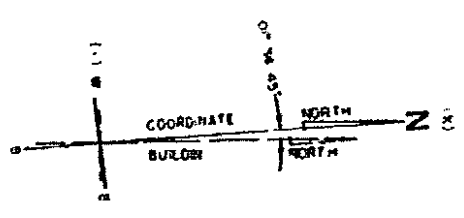
BUILDING A
SCALE: 1/8" = 1'-0"

VILLAGE SQUARE
CONDOMINIUM



ROBERT SHANAYDA, RLS
37430 LAKESHORE DR
MT CLEMENS, MICHIGAN

L17440 PA746



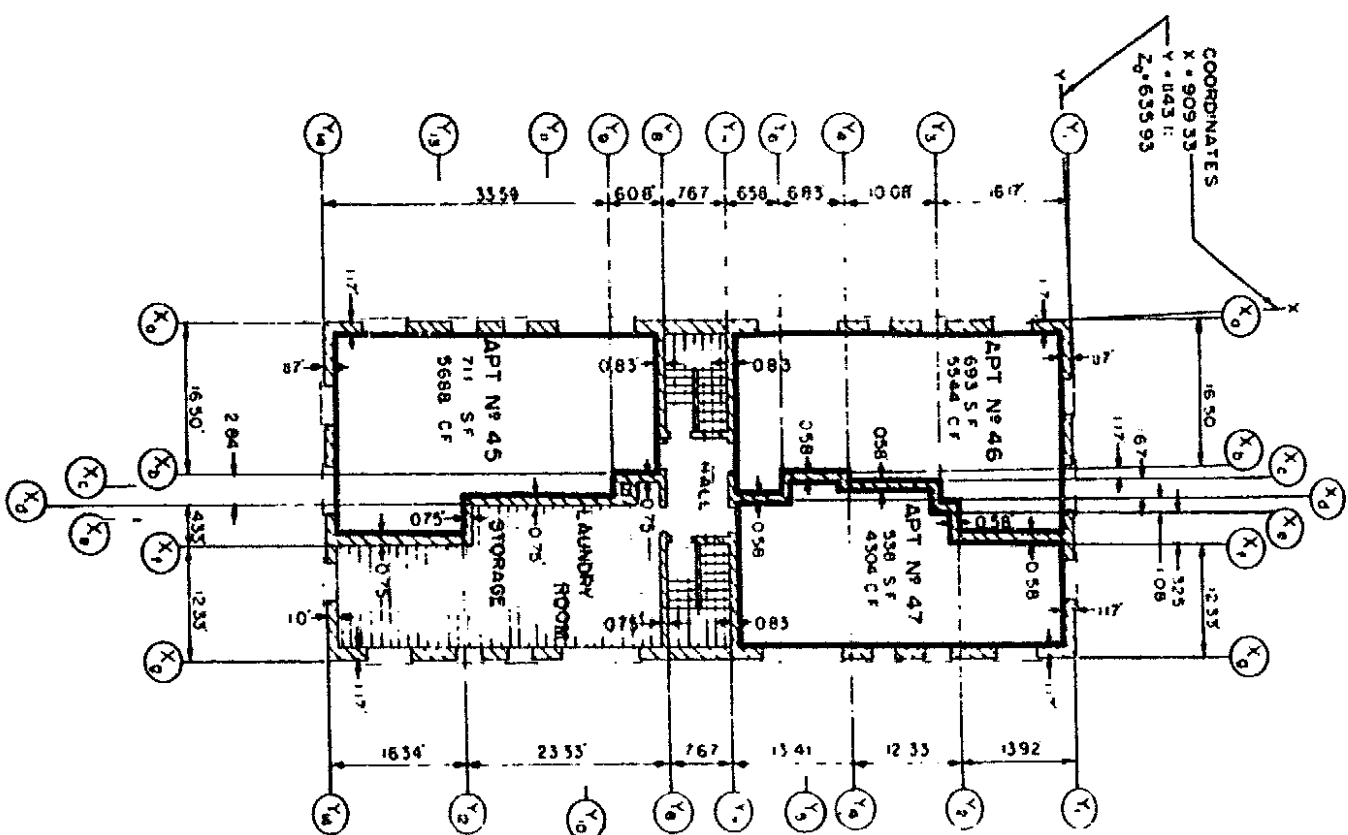
SECOND FLOOR PLAN




BUILDING A
SCALE 1/8" = 1'-0"

VILLAGE SQUARE
CONDOMINIUM

ROBERT SHANAYDA RLS
3740 LANSFORD DR
MT CLEMENS, MICHIGAN





	GENERAL	COMMON	ELEMENT
	LIMITED	COMMON	ELEMENT
	APARTMENT LIMITS INSIDE WALLS		

BUILDING B
SCALE: 1/8" = 1'-0"

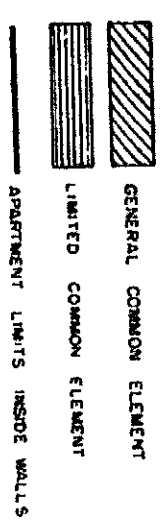
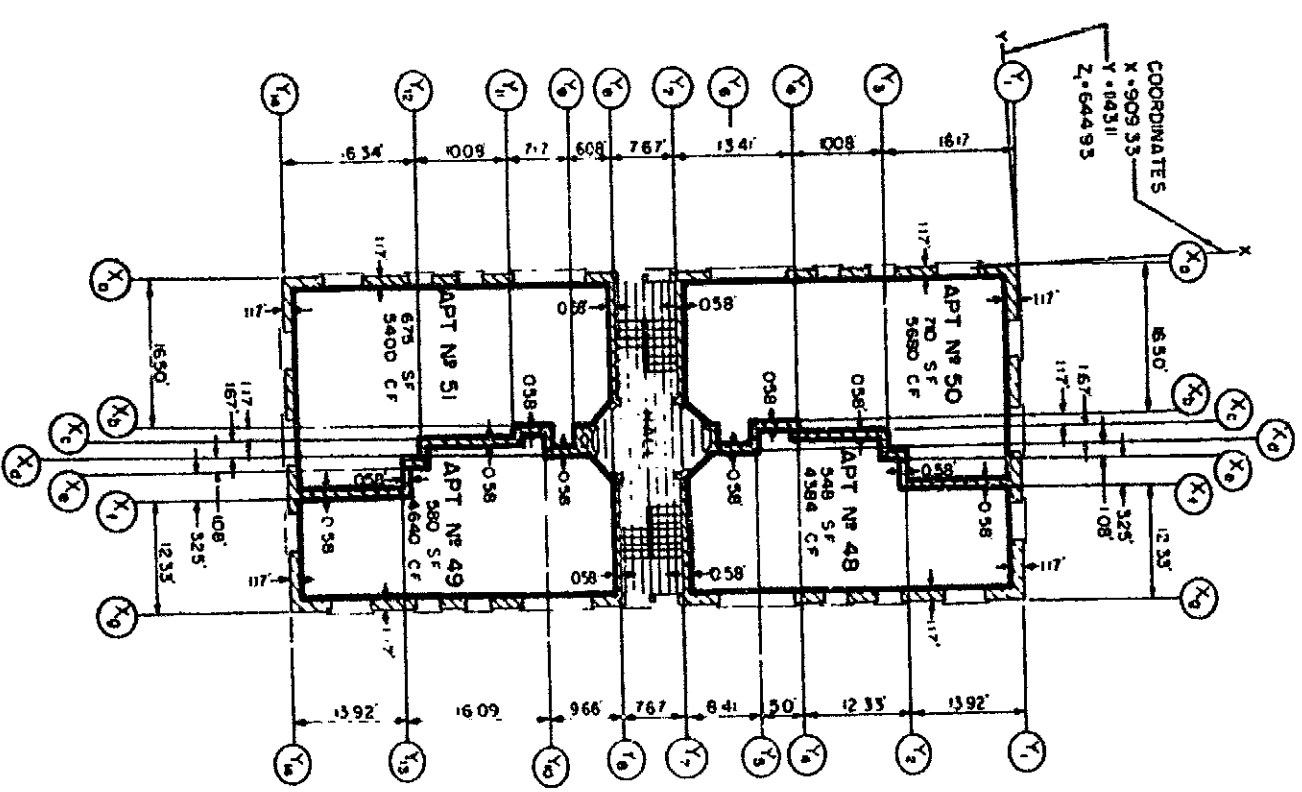
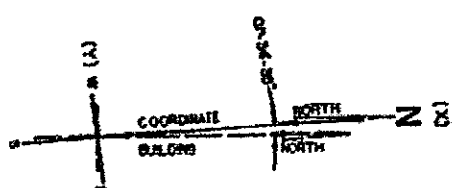
VILLAGE SQUARE
CONDOMINIUM



ROBERT SHANAYDA RLS
3740 LAKESHORE DR
MT CLEMENS, MICHIGAN

SHEET 7

L117440 PA 748



FIRST FLOOR PLAN

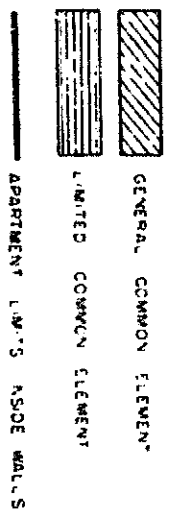
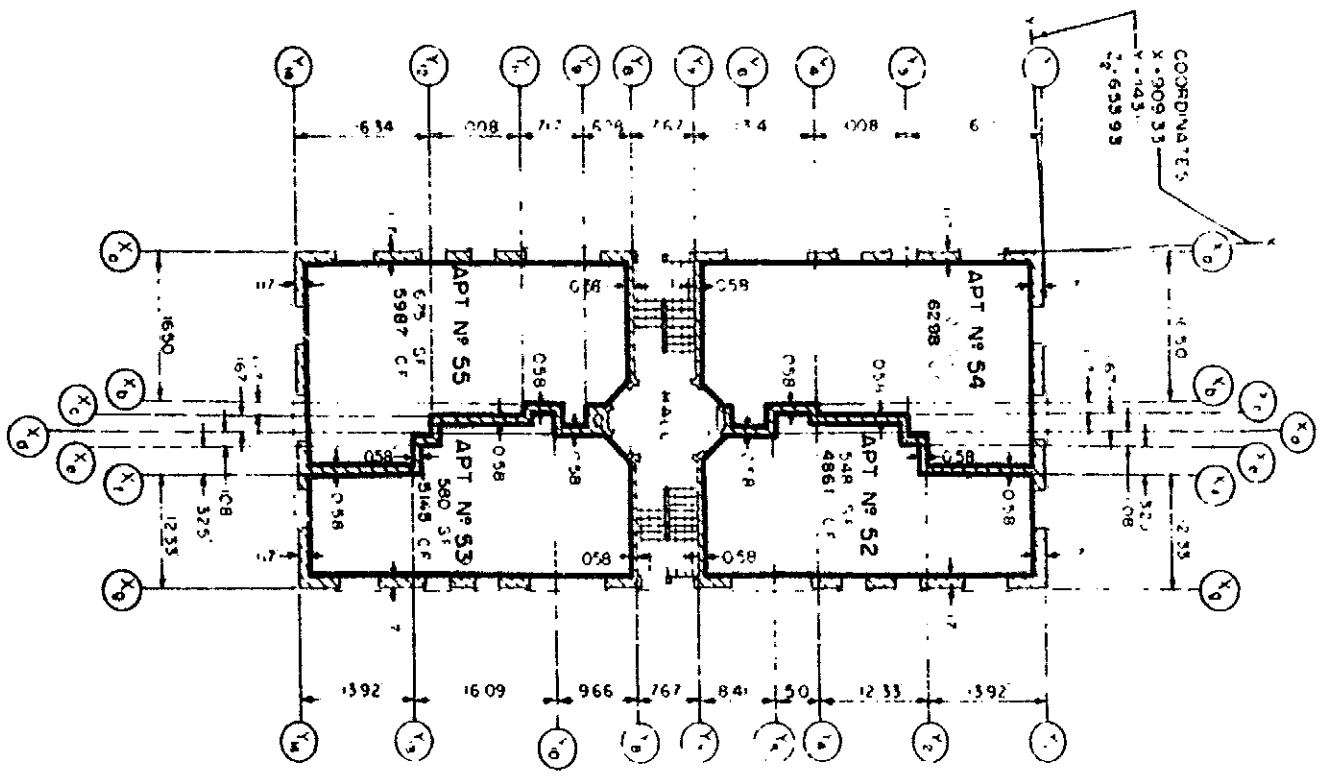
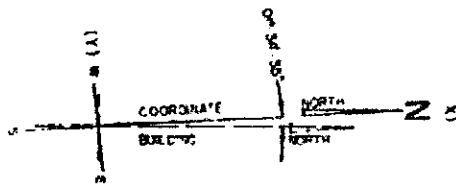
BUILDING B
SCALE 1/8" = 1'-0"

VILLAGE SQUARE
CONDOMINIUM



ROBERT SHANAVODA, RLS
SPEED LABORATORY DR
ST. CLEMENS, MICHIGAN

LI17440 PA749



SECOND FLOOR PLAN

BUILDING B
SCALE 1/8" = 1'

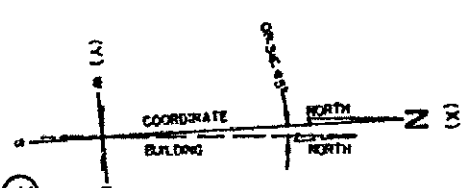
VILLAGE SQUARE
CONDOMINIUM



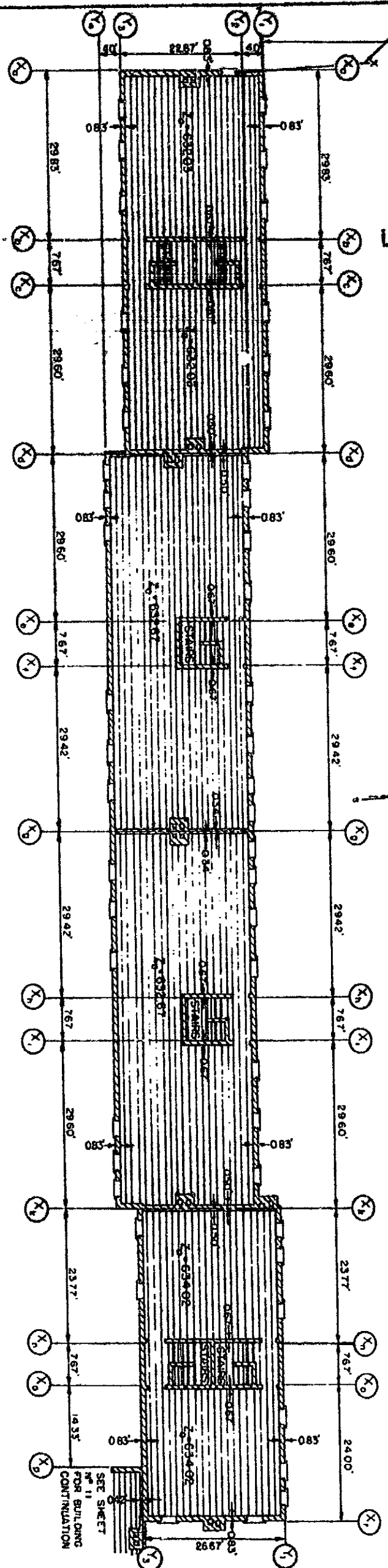
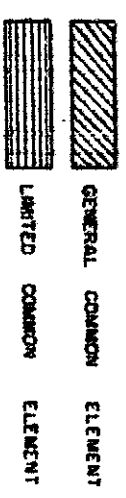
ROBERT SHADDICK, P.E.
37450 LANE WAY, PM
MT CLEMENS, MICHIGAN

LI17440 PA750

COORDINATES
X = 984.08
Y = 1021.54



BASEMENT PLAN



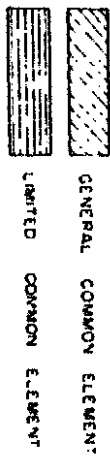
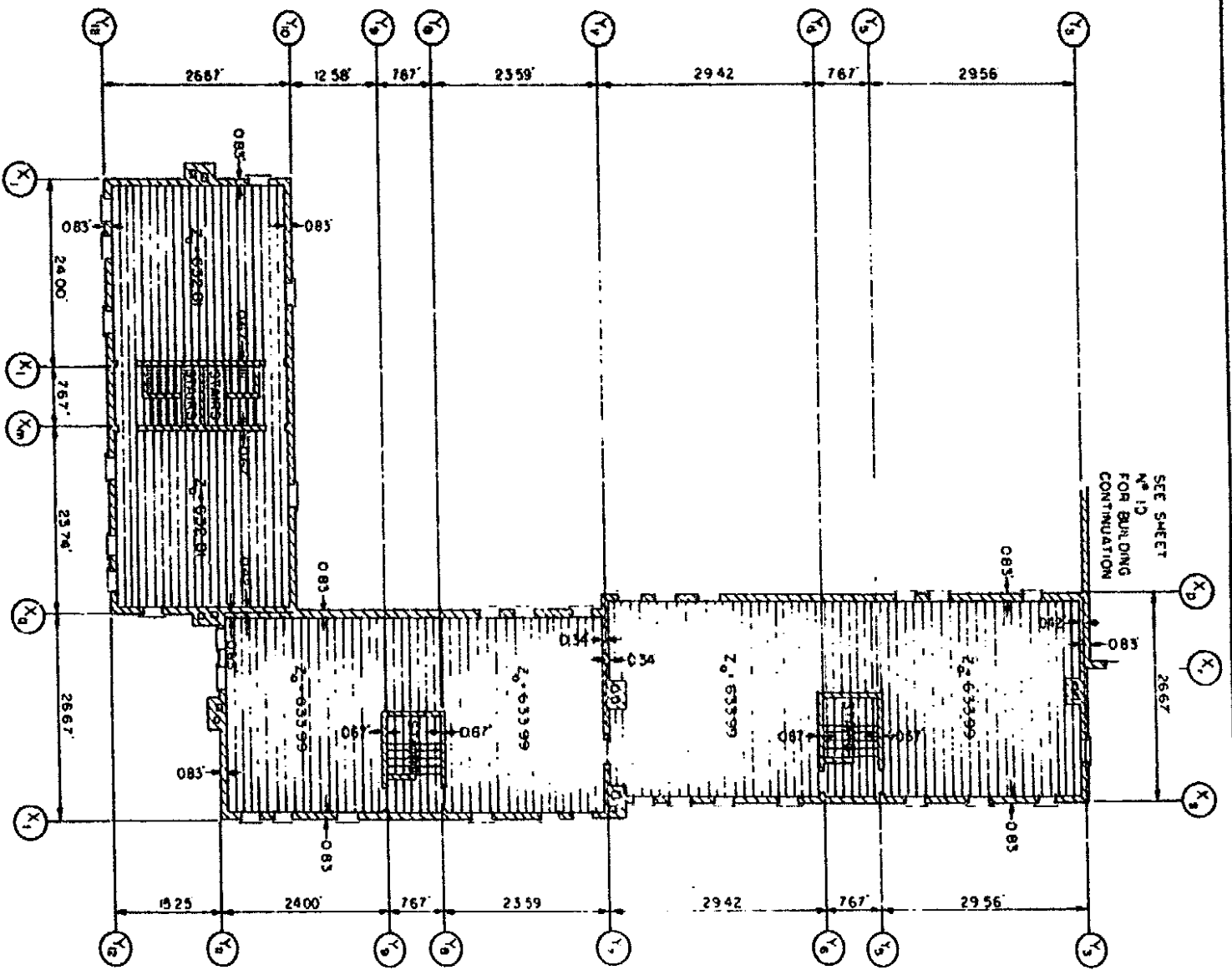
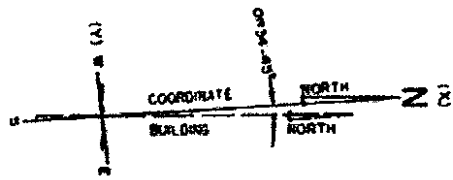
VILLAGE SQUARE
CONDOMINIUM



ROBERT SHANAYDA, RLS
STATE OF MICHIGAN
NO. 11452

BUILDING C
SCALE: 1/8" = 1'-0"

L117440 PA 751



BASEMENT PLAN

BUILDING C
SCALE 1/8"=1'-0"

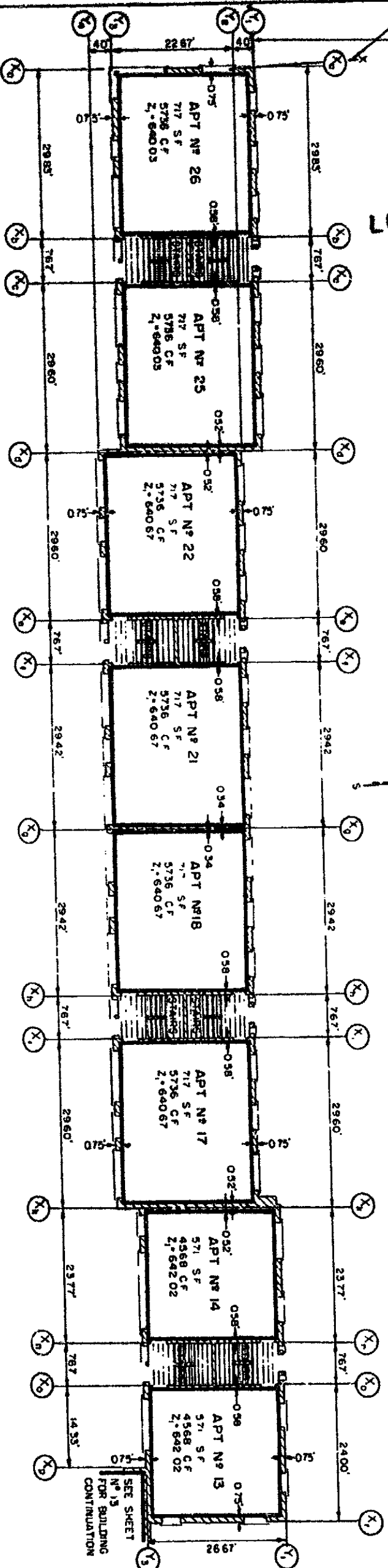
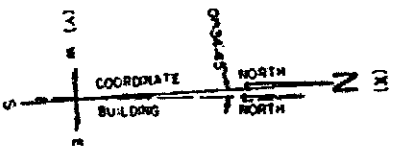
VILLAGE SQUARE
CONDOMINIUM



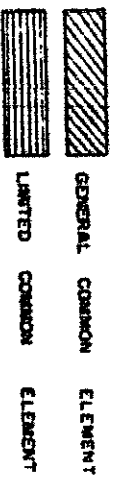
ROBERT SHANANDA, RLS
2750 LAKE SHORE DR
MT CLEMENS, MICHIGAN

L17440 PA752

COORDINATES
X = 98408
Y = 102134



FIRST FLOOR PLAN



APARTMENT LIMITS INSIDE WALLS

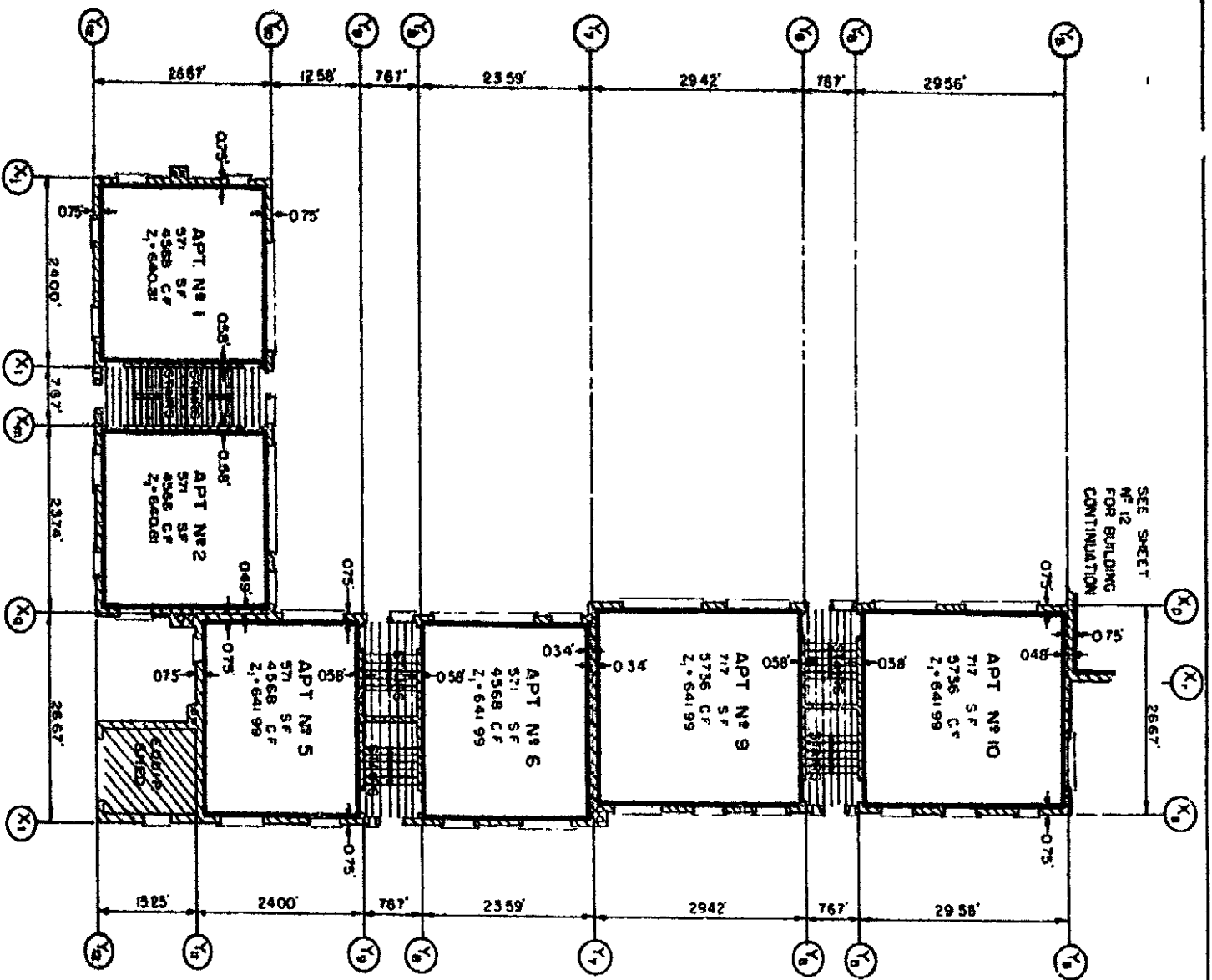
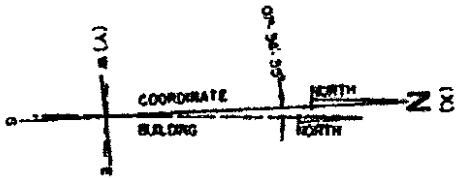
VILLAGE SQUARE
CONDOMINIUM



ROBERT SHANANDA, RLS
3750 LAKESHORE DR
MT CLEMENS, MICHIGAN

BUILDING C
SCALE 1/8" = 1'-0"

L117440 PA 753



SEE SHEET
N° 12
FOR BUILDING
CONTINUATION

FIRST FLOOR PLAN

BUILDING C
SCALE: 1/8" = 1'-0"

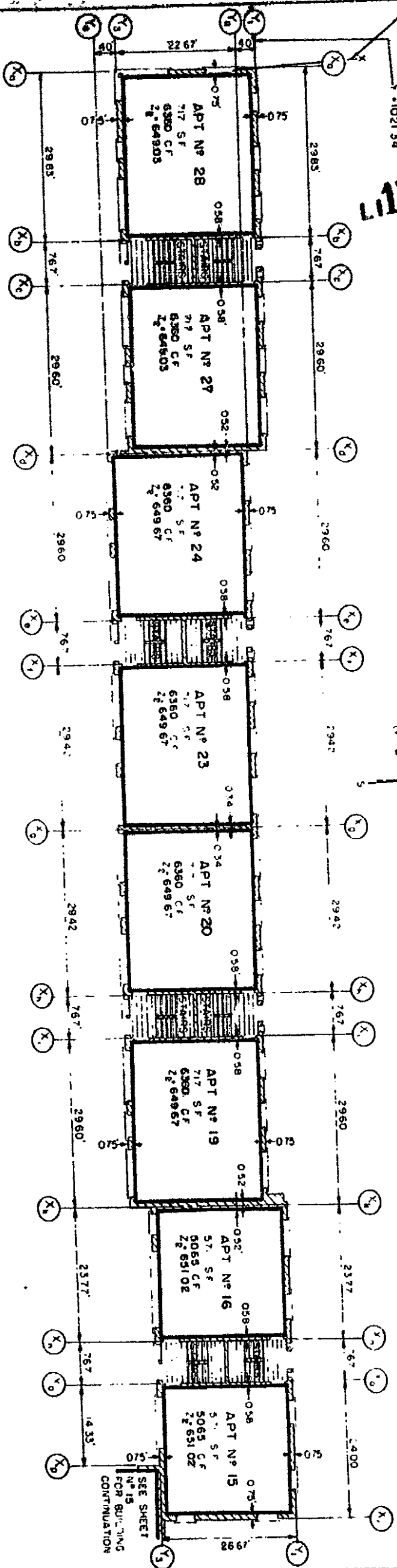
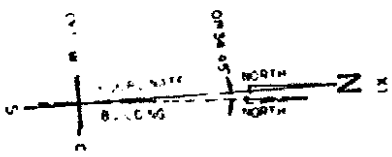
VILLAGE SQUARE
CONDOMINIUM



ROBERT SHANAYDA, RLS
3740 LAKESIDE DR.
MT. CLEMENS, MICHIGAN

L17440 PA 75A

COORDINATES
X = 98408
Y = 102134



SECOND FLOOR PLAN

GENERAL COMMON ELEMENT
LIMITED COMMON ELEMENT

APARTMENT LIMITS INSIDE WALLS

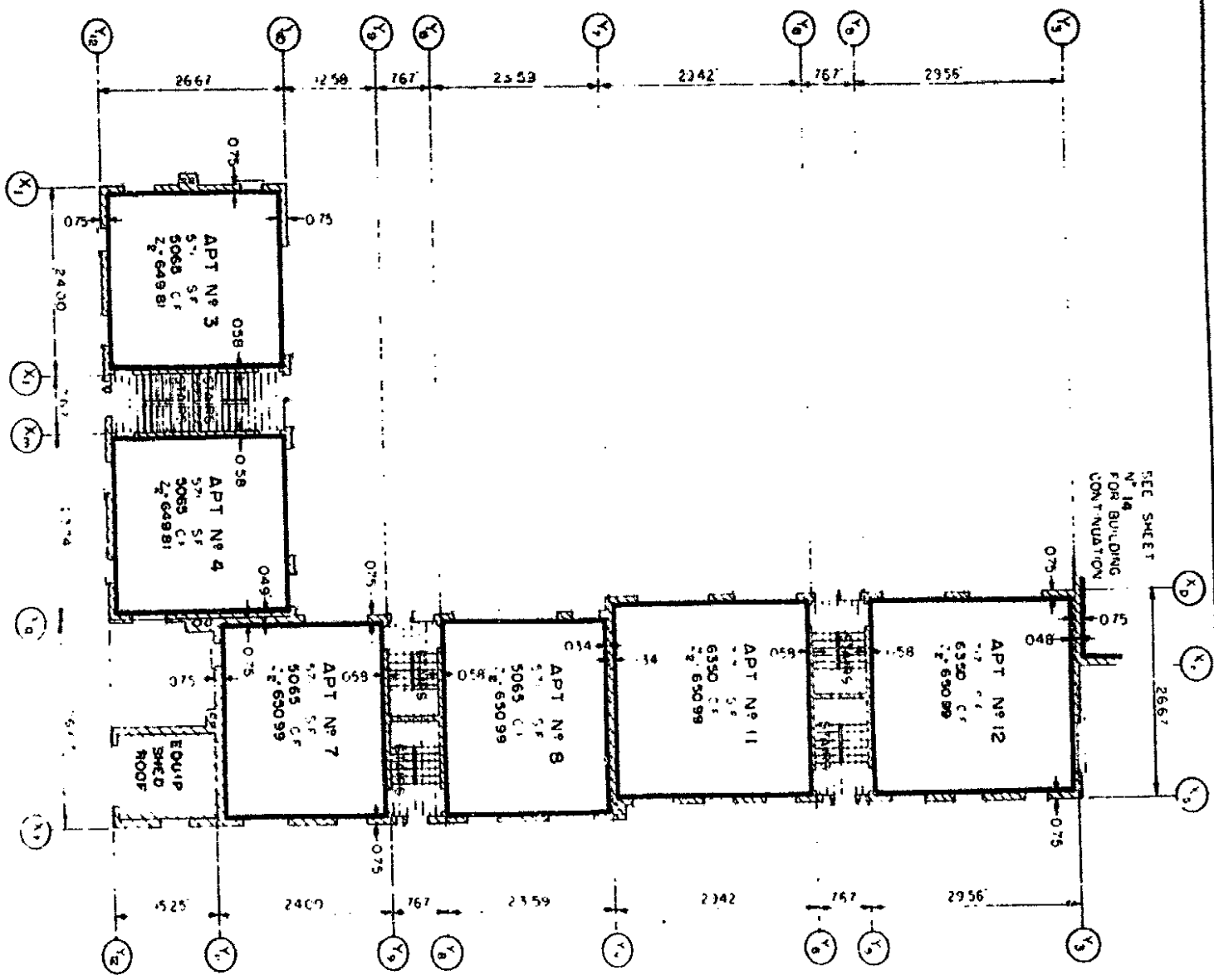
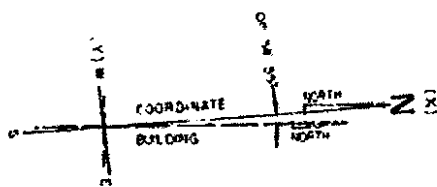
BUILDING C
SCALE 1/8" = 1'-0"

VILLAGE SQUARE
CONDOMINIUM



ROBERT SKANAYDA, RLS
37500 ARESMORE DR
MT CLEMENS, MICHIGAN

L117440 PA 755

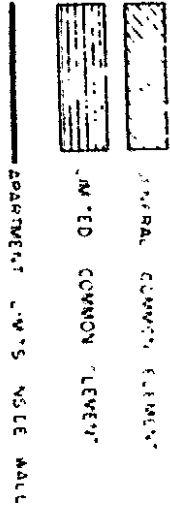


VILLAGE SQUARE
CONDOMINIUM



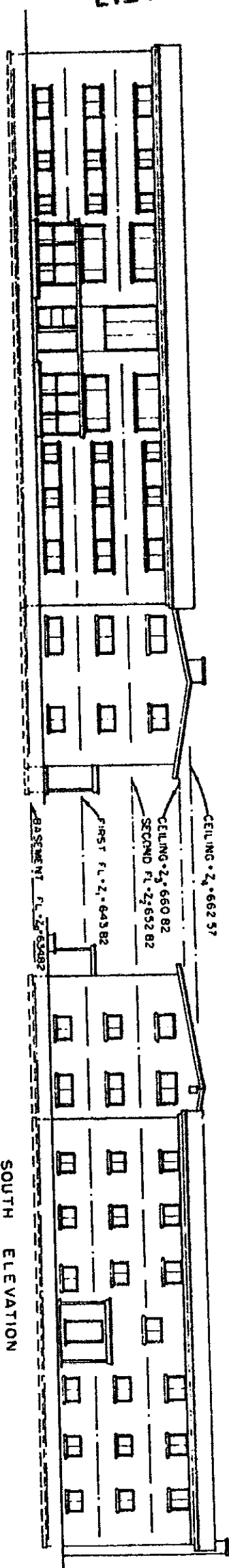
BUILDING C

SECOND FLOOR PLAN



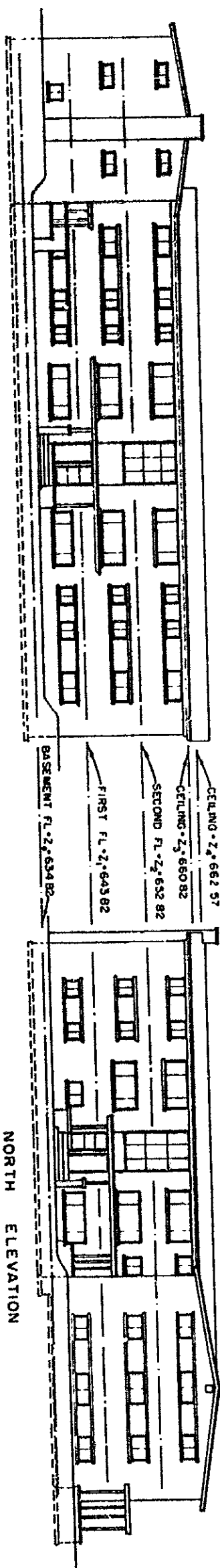
L117440 PA 756

WEST ELEVATION



SOUTH ELEVATION

EAST ELEVATION



NORTH ELEVATION

VILLAGE SQUARE
CONDOMINIUM

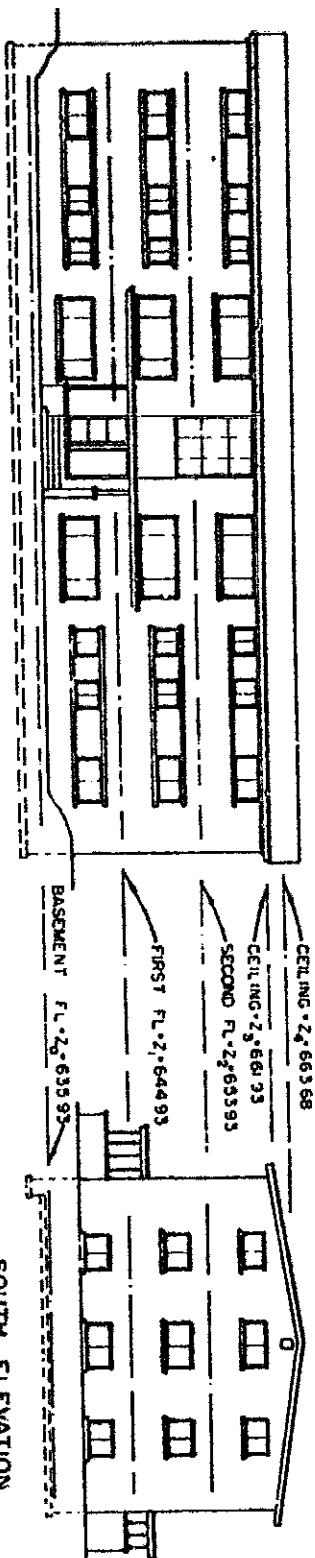


BUILDING A
SCALE 1/8" = 1'-0"

ROBERT SHANTODA R.L.S.
37500 LAKESHORE DR
MT CLEMENS, MICHIGAN

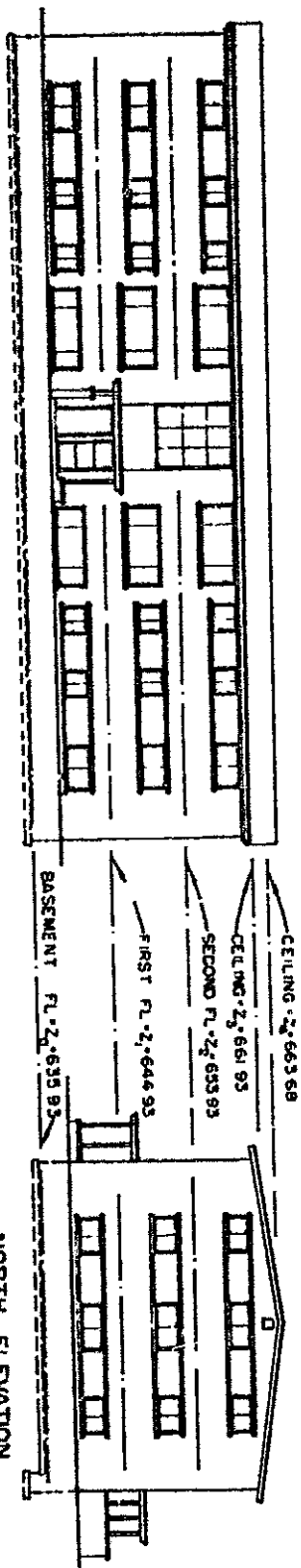
LI17440 PA757

WEST ELEVATION



SOUTH ELEVATION

EAST ELEVATION



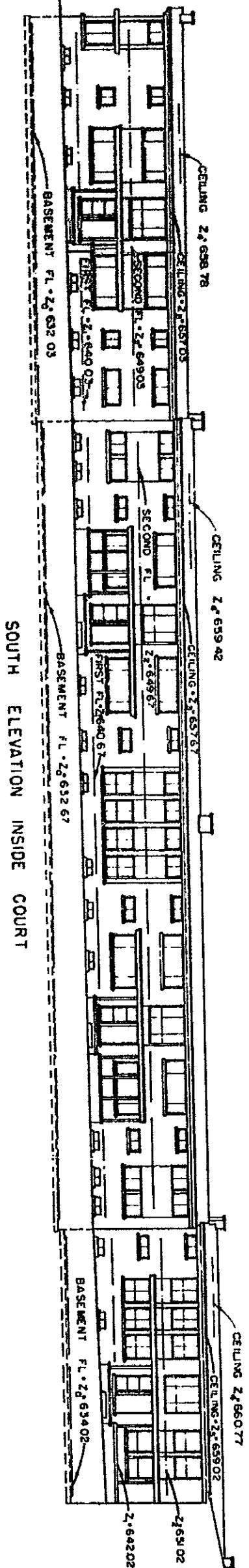
NORTH ELEVATION

VILLAGE SQUARE
CONDOMINIUM

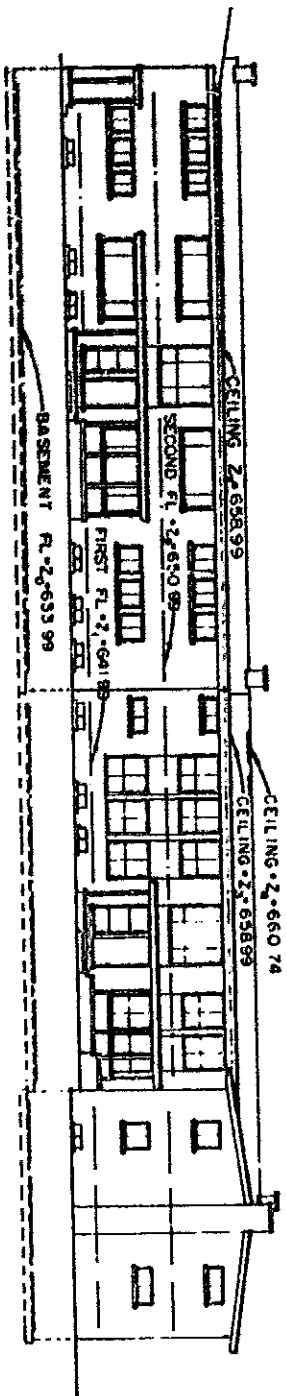
BUILDING B
SCALE: 1/8" = 1'-0"



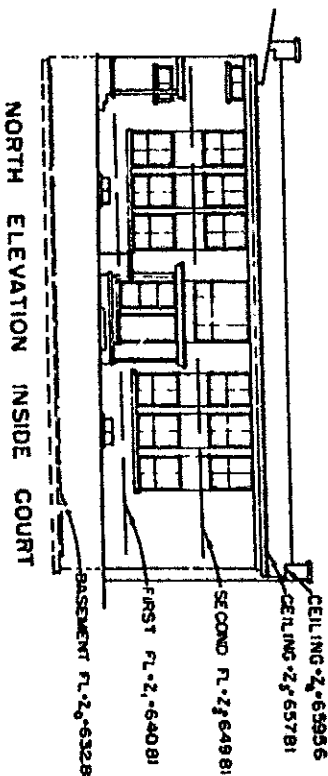
ROBERT SHANAVDA P.L.S.
3740 LAKESHORE DR
MT CLEMENS, MICHIGAN



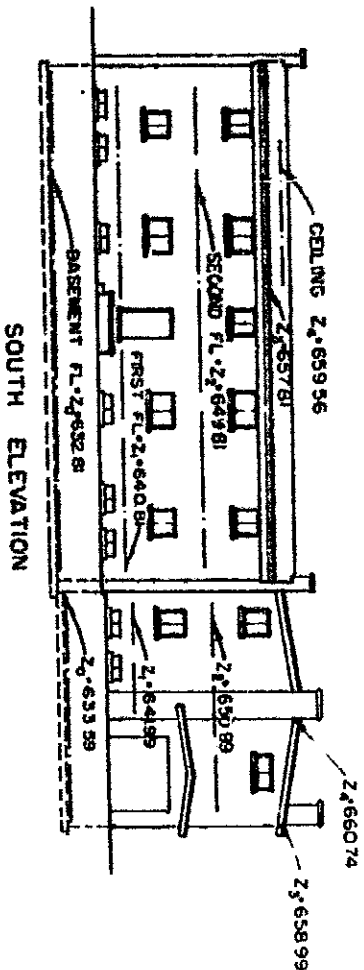
SOUTH ELEVATION INSIDE COURT



WEST ELEVATION INSIDE COURT



NORTH ELEVATION INSIDE COURT



SOUTH ELEVATION

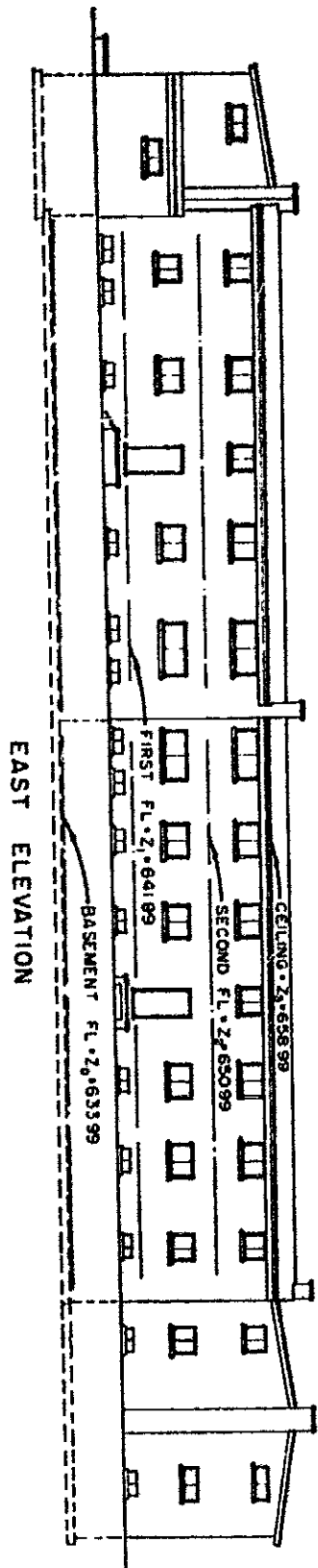
VILLAGE SQUARE
CONDOMINIUM

BUILDING C
SCALE 1/8" = 1'-0"

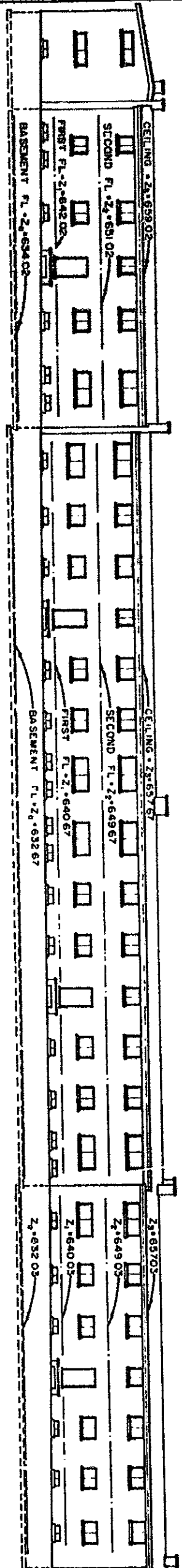


ROBERT SHANAVDA, R.L.S.
3700 LANSING RD.
AT CLEMENS, MICHIGAN

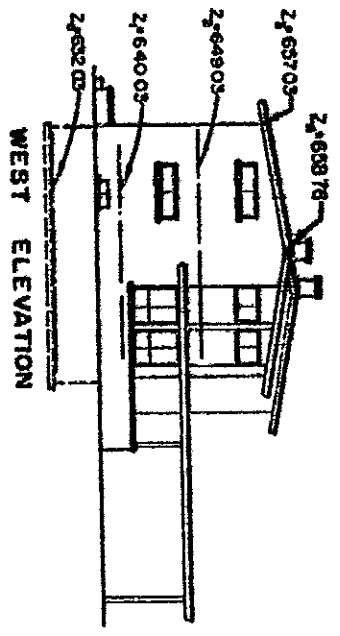
L117440 PA759



EAST ELEVATION



NORTH ELEVATION



WEST ELEVATION

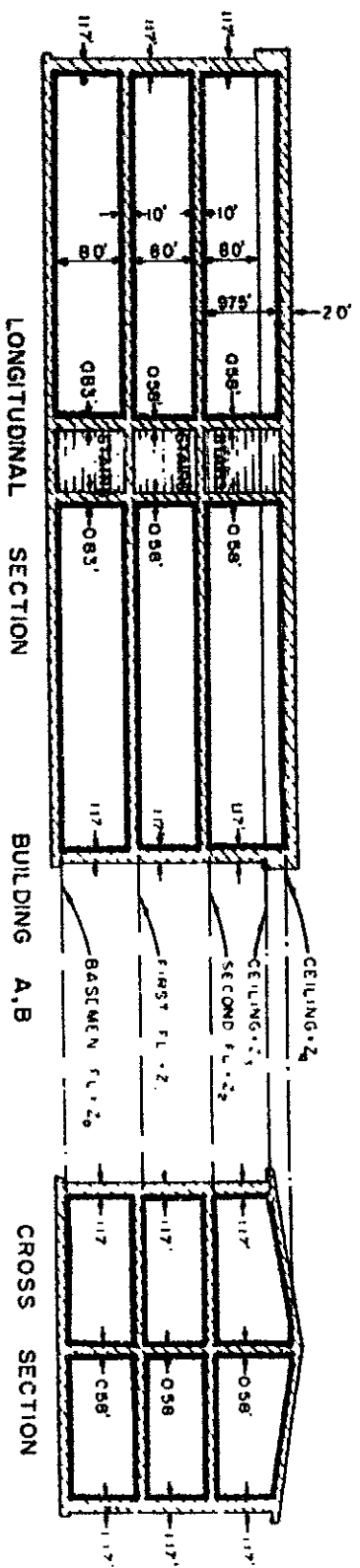
BUILDING C
SCALE: 1/8"=1'-0"

VILLAGE SQUARE
CONDOMINIUM

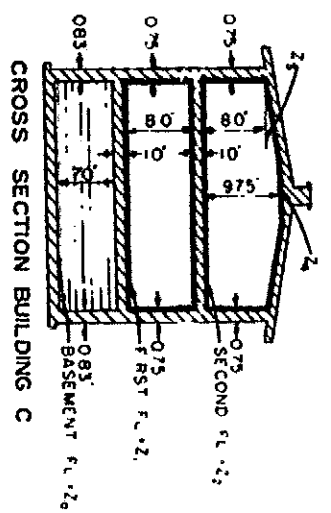
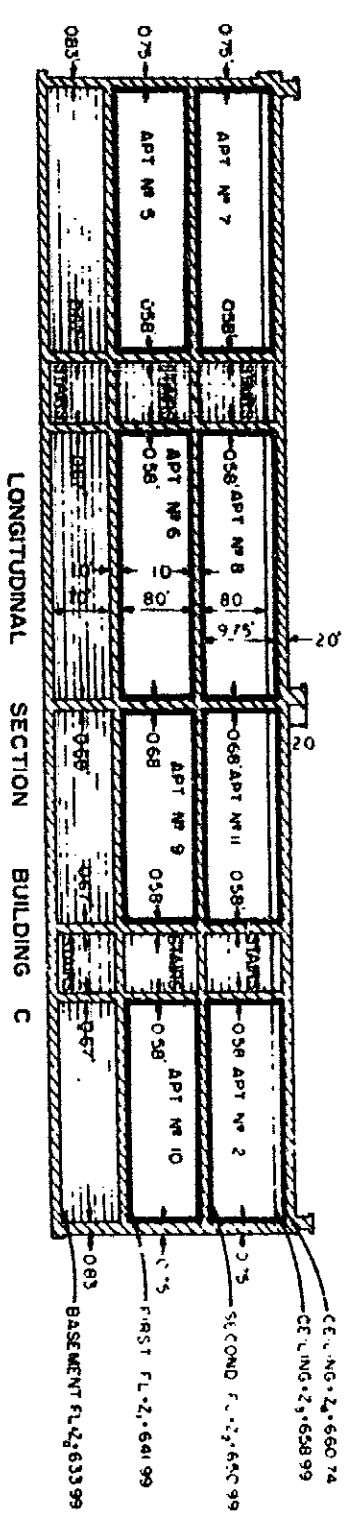
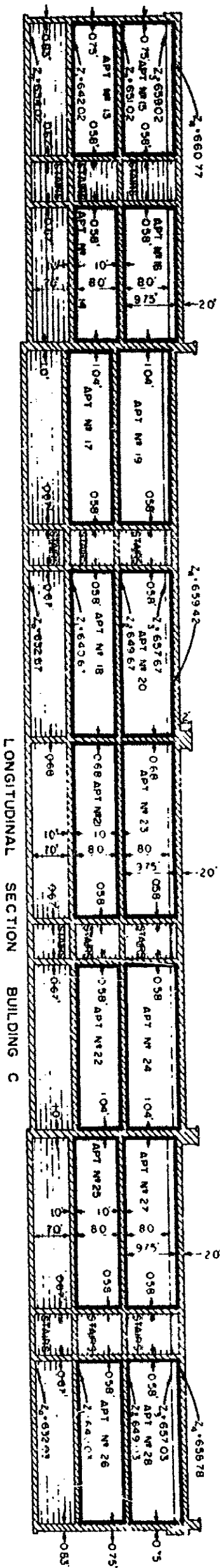


ROBERT SHANAVDA, R.L.S.
37450 LAKESHORE DR.
BRIARCLIFF, MICHIGAN

L-17440 PA 760



	BUDG	BASEMENT	FIRST FL.	SECOND FL.	CEILING	CEILING
		Z ₀	Z ₁	Z ₂	Z ₃	Z ₄
A	634.82	643.82	657.82	660.82	662.57	
B	635.93	644.93	653.93	661.93	663.68	



GENERAL COMMON ELEMENT
LIMITED COMMON ELEMENT

APARTMENT LIMITS INSIDE WALL
CEILING & FLOOR

VILLAGE SQUARE
CONDOMINIUM



ROBERT SHANAVOY, R.L.S.
3450 LAKE SHORE DR.
MT. CLEMENS, MICHIGAN