

FIRST AMENDMENT TO MASTER DEED OF

FOREST BAY

Forest Bay Limited Partnership, a Michigan limited partnership, the address of which is 28544 Orchard Lake Road, Suite 100, Farmington Hills, Michigan 48018, being the Developer of Forest Bay, a Condominium Project established pursuant to the Master Deed thereof, recorded on June 6, 1990, in Liber 11407, Pages 176 through 256, Oakland County Records, and known as Oakland County Condominium Subdivision Plan No. 672, hereby amends the Master Deed and Bylaws of Forest Bay pursuant to co-owner and mortgagee consent and the authority reserved in Article VI and Section 3, Article XI of the Master Deed and in Section 4, Article XVI of the Bylaws attached thereto as Exhibit A for the following purposes:

Contraction of the condominium and corresponding reduction of the Limited Common Yard Area of Unit 97 to facilitate the conveyance of land on which there are certain encroachments, to two (2) adjoining single family parcels.

Creation over the Limited Common Yard Areas of natural surface water drainage easements for drainage of surface water pursuant to grading plans as approved by the Township of Waterford.

Assignment of Limited Common Element docks and boat slips pursuant to Article VI of the Master Deed.

Enlargement of Unit 105 pursuant to Article VI of the Master Deed and the approval of the Township of Waterford.

To allow certain vehicles to park in the garages with the garage with the garage doors closed.

Extension of the outside date by which all non-Developer co-owners must commence payment of regular monthly assessments to January 2, 1994 and relief from monthly assessments for non-developer co-owners until such time as a certificate of occupancy has been issued by Waterford Township and the dwelling is occupied.

Upon recording of this Amendment in the office of the Oakland County Register of Deeds, said Master Deed and Exhibits A and B thereto shall be amended in the following manner:

1. Amended Sheets 1 through 5, 8, 12, 16, and 18 of Exhibit B, the Condominium Subdivision Plan of Forest Bay, shall replace and supersede sheets 1 through 5, 8, 12, 16, and 18 as originally recorded. The legal description of the Condominium Premises contained on said Amended Sheet 1 shall replace and supersede the description of said Premises contained in Article II of the originally recorded Master Deed.

2. Sheets 19 and 20 of Exhibit B, the Condominium Subdivision Plan shall supplement and be incorporated in Exhibit B.

3. The last phrase of the first sentence of Section 8, Article VI of Exhibit A (the Bylaws of Forest Bay), "...except as provided in this Article or as provided in duly adopted

Rules and Regulations” , shall be replaced by, the phrase,“...parked in the garage with the garage door closed.“

4. The January 2, 1992 date set forth in Section 3. Article II of Exhibit A shall be replaced by January 2, 1994.

5. The third to the last sentence of Section 3, Article II of Exhibit A shall be replaced by the following:

The Developer acting on its own and through its representatives on the Association Board of Directors may suspend the necessity for co-owners to make monthly assessment payments until such time as a temporary or final certificate of occupancy has been issued by Waterford Township and the dwelling is occupied as a residence.

6. The following shall supplement and be incorporated into Article X of the Master Deed of Forest Bay:

Section 6. There shall be an easement for natural surface water drainage over the Limited Common Yard Areas for such surface water as is drained from adjacent Limited Common Yard Areas pursuant to grading plans approved by the Township of Waterford. Co-owners shall not obstruct such surface drainage by construction of berms or by any other means.

In all respects, other than as hereinabove indicated, the original Master Deed of Forest Bay including the Bylaws and Condominium Subdivision Plan respectfully attached thereto as Exhibits A and B, recorded as aforesaid, is hereby ratified , and confirmed.

Dated October,30 1991.

WITNESSES:

FOREST BAY LIMITED PARTNERSHIP
a Michigan limited partnership

Jane A. Keim

By: Paul Collom Investments,
Inc., a Michigan corporation
General Partner

Frank A. Pendry

STATE OF FLORIDA)
)SS.
COUNTY OF SARASOTA)

By: Paul Collom, President

The foregoing First Amendment to Master Deed of Forest Bay was acknowledged before me this 30 day of October, 1991, by Patti Collom, President of Paul Collom Investments, Inc., on behalf of the corporation, General Partner of Forest Bay Limited Partnership, a Michigan limited partnership, on behalf of the limited partnership.

Jane. A. Keim
Notary Public, Sarasota County,
Florida
My commission expires: 04/09/94

Drafted by and return to:
Suzanne S. Reynolds of DYKEMA GOSSETT
505 North Woodward Ave., Suite 3000