

THIRD AMENDMENT TO THE MASTER DEED OF DECORA PARK

This Third Amendment to the Master Deed of Decora Park ("Amendment") is made and executed this 30th day of July, 2018, by Decora Park Association, a Michigan nonprofit corporation (the "Association"), in accordance with the Michigan Condominium Act, being Act 59 of the Public Acts of 1978, as amended (the "Condominium Act").

RECITALS:

A. The Association, the nonprofit corporation organized for the administration and management of Decora Park (the "Condominium"), a condominium project established pursuant to the Master Deed recorded in Liber 14025, Pages 319 et seq., as amended by the First Amendment recorded in Liber 15460, Pages 830 et seq., and the Second Amendment recorded in Liber 16518, Pages 582 et seq., Macomb County Records (as amended, the "Master Deed"), and known as Macomb County Condominium Subdivision Plan No. 813, desires to amend the Condominium Bylaws, Exhibit A to the Master Deed (the "Condominium Bylaws"), pursuant to the authority granted by Section 90 of the Condominium Act (MCL §559.190), for the purpose of revising the swimming pool restrictions.

B. The Master Deed shall be amended upon recording with Macomb County Register of Deeds, as required by Section 73 of the Condominium Act (MCL §559.173).

NOW THEREFORE, the following changes are made to the Master Deed and the Condominium Bylaws:

1. Article VI, Section 3(d) of the Condominium Bylaws shall, upon recording of this Amendment with the Macomb County Register of Deeds, be deleted in its entirety and replaced with the following new Section 3(d):

(d) Swimming pools, both in-ground and above-ground, will be allowed only after prior written approval is obtained from the Board of Directors. If approved, the Co-owner(s) must execute a recordable Modification Agreement. Approval of such requests shall be subject to compliance with the Condominium Bylaws and any Rules and Regulations adopted by the Board from time to time. Co-owners desiring to install a swimming pool must first submit detailed plans and specifications along with their modification request to the Board of Directors. Among other reasons, the Board of Directors may disapprove any request if the Board determines that the installation would be contrary to the purpose of keeping the Condominium project as a beautiful and

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harmonious residential development. All in-ground and above-ground swimming pools must be installed and maintained in accordance with the Association's "Swimming Pool Guidelines," which Swimming Pool Guidelines were adopted by the Board of Directors on July 23, 2018, all applicable codes and restrictions of the State of Michigan, the County of Macomb, and the Village of New Haven. Any and all required governmental permits shall be obtained by the requesting Co-owner before any work is commenced. Notwithstanding anything to the contrary contained in these Bylaws or any other Condominium Documents, the Association's Swimming Pool Guidelines may only be amended by the affirmative vote of a majority of those Co-owners in good standing and present at an Association annual meeting where quorum is present.

2. In all other respects, the Master Deed, including the Condominium Bylaws and the Condominium Subdivision Plan, as previously recorded, are ratified and confirmed.

[SIGNATURE AND ACKNOWLEDGMENT ON FOLLOWING PAGE]

The Association has caused this Amendment to the Master Deed to be executed the day and year first above written.

Decora Park Association, a Michigan Nonprofit Corporation

By: 

Name: Brian Meissen

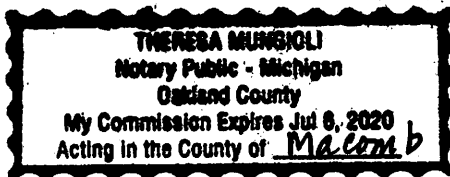
Title: President


STATE OF MICHIGAN)

) SS:

COUNTY OF MACOMB)

The foregoing instrument was acknowledged before me this 30 day of July, 2018 by Brian Meissen, the President of Decora Park Association, a Michigan Nonprofit Corporation, on behalf of the Corporation.




_____, Notary Public
Oakland County, Michigan
Acting in Macomb County, Michigan
My Commission Expires: 7/3/2020

Document drafted by and when recorded return to:
Stephen M. Guerra, Esq.
Makower Abbate Guerra Wegner Vollmer PLLC
30140 Orchard Lake Rd.
Farmington Hills, MI 48334

STATE OF MICHIGAN

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COUNTY OF OAKLAND

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1. I am the managing agent for Decora Park Association, the corporation named in and which executed the Third Amendment to the Master Deed of Decora Park.
2. The Third Amendment to the Master Deed of Decora Park was submitted to all Co-owners of Units in Decora Park for the purpose of voting on the document. The Co-owners approved the document by a vote of more than two-thirds of all Co-owners entitled to vote.
3. The records of the Co-owner consents are maintained at the offices of Decora Park Association.


Lori Almasy

Acknowledged, subscribed and sworn to before
me this 30 day of July, 2018.

Jennifer A. Tripp
Notary Public
County, Michigan
Acting in Oakland County
My Commission Expires:

