



DocId:8360518

Tx:4218529

2022C-00012

STATE OF MICHIGAN

GRAND TRAVERSE COUNTY

RECORDED 02/22/2022 03:07:43 PM

PEGGY HAINES REGISTER OF DEEDS

PAGE 1 OF 67

Parcel# P.O. 28-05-018-013-05 By [Signature]  
 STATE OF MICHIGAN, County of Grand Traverse at Traverse City I hereby  
 certify that there are no Tax Liens or Titles held by the State of any individual against the within  
 description, and all taxes on same are paid for five years previous to the date of the  
 instrument as appears by the records in my office. This does not cover taxes in the process of  
 collections by Township, City or Village 2/22/2022 Grand Traverse County, Treasurer  
[Signature]

**MASTER DEED****MEADOW VALLEY CONDOMINIUM**

This Master Deed is signed and delivered on February 17, 2022, by JHT Holdings Traverse City, LLC, an Ohio limited liability company, of c/o Wallick Communities, 160 West Main Street, Suite 200, New Albany, Ohio 43054 (the "Developer"), on the terms and conditions set forth below.

**SECTION 1****ESTABLISHMENT OF CONDOMINIUM**

1.1 Project. Developer is engaged in the development of a residential site condominium project to be known as Meadow Valley Condominium, Grand Traverse County Condominium Subdivision Plan No. 488 (the "Project"), in Garfield Township, Grand Traverse County, Michigan, on a parcel of land as described in Section 2.

1.2 Establishment of Condominium. Developer desires, by recording this Master Deed together with the Condominium Bylaws attached hereto as Exhibit "A" and the Condominium Subdivision Plan attached hereto as Exhibit "B" to establish the real property described in Section 2 (the "Property"), together with the improvements located and to be located on the Property, as a condominium project (the "Condominium") under the provisions of the Michigan Condominium Act (the "Act"). Developer declares that on the recording of this Master Deed, the Condominium shall be a Project under the Act and shall be held, conveyed, encumbered, leased, rented, occupied, improved, or in any other manner used subject to the provisions of the Act and to the covenants, conditions, restrictions, uses, limitations, and affirmative obligations in this Master Deed, all of which shall be deemed to run with the land and to be a burden on and a benefit to Developer; its successors and assigns; any persons who may acquire or own an interest in the Condominium; and their grantees, successors, heirs, personal representatives, administrators, and assigns.

1.3 Project Description. The Project is a residential site condominium. The Condominium units that may be developed in the Project, including the number, boundaries, dimensions, and area of each unit (a "Unit"), are shown on the Condominium Subdivision Plan. Each of the Units is capable of individual use by reason of having its own entrance from and exit to a common element of the Project.

FEB 22 '22 PM 12:42

1.4 Owner Rights. Each owner of a Unit (an “Owner”) in the Project shall have an exclusive property right to Owner’s Unit and to the limited common elements that are appurtenant to Owner’s Unit and shall have an undivided right to share with other Owners in the ownership and use of the general common elements of the Project as described in this Master Deed.

## SECTION 2

### LEGAL DESCRIPTION OF THE PROPERTY

2.1 Condominium Property. The land that is being submitted to Condominium ownership in accordance with the provisions of the Act is described on the first page of the attached Subdivision Plan and as follows:

Land situated in the Township of Garfield, County of Grand Traverse and State of Michigan, described as follows:

Part of the Northeast 1/4 of Section 18, Town 27 North, Range 11 West, Garfield Township, Grand Traverse County, Michigan, described as: Commencing at the Northeast corner of said Section 18; Thence North 88 degrees 34 minutes 37 seconds West along the North line of said Section a distance of 438.96 feet; Thence South 03 degrees 02 minutes 55 seconds West a distance of 749.23 feet to the point of beginning; Thence continuing South 03 degrees 02 minutes 55 seconds West a distance of 1229.10 feet; Thence South 88 degrees 29 minutes 26 seconds East a distance of 115.54 feet; Thence South 03 degrees 02 minutes 55 seconds West a distance of 149.44 feet (recorded as South 00 degrees 56 minutes 30 seconds West 150.0 feet); Thence South 88 degrees 26 minutes 05 seconds East a distance of 323.40 feet (recorded as North 89 degrees 27 minutes 30 seconds East 323.4 feet) to the East line of said Section 18; Thence South 03 degrees 02 minutes 55 seconds West along said East line a distance of 194.55 feet (recorded as South 00 degrees 56 minutes 30 seconds West); Thence North 88 degrees 27 minutes 42 seconds West a distance of 323.40 feet (recorded as North 89 degrees 25 minutes 40 seconds East 323.40 feet); Thence South 03 degrees 02 minutes 55 seconds West a distance of 150.48 feet to the North line of the Plat of Heritage Estates No. 4, as recorded in Plat Liber 15, Page 18, Grand Traverse County Records; Thence North 88 degrees 28 minutes 08 seconds West along said North line a distance of 993.40 feet to the West line of the East 1/2 of the Northeast 1/4 of said Section 18; Thence North 03 degrees 02 minutes 59 seconds East along said West line a distance of 1005.39 feet; Thence South 88 degrees 34 minutes 56 seconds East a distance of 168.07 feet; Thence North 17 degrees 19 minutes 53 seconds West a distance of 270.97 feet; Thence Northeasterly 309.46 feet along a curve to the right having a radius of 223.00 feet, central angle of 79 degrees 30 minutes 33 seconds, and long chord bearing North 22 degrees 25 minutes 24 seconds East 285.22 feet; Thence North 62 degrees 10 minutes 40 seconds East a distance of 72.15 feet; Thence North 88 degrees 28 minutes 00 seconds East a distance of 95.78 feet; Thence South 75 degrees 05 minutes 01 second East a distance of 92.92 feet; Thence Northeasterly 268.12 feet along a curve to the left having a radius of 127.00 feet, central angle of



120 degrees 57 minutes 38 seconds, and long chord bearing North 44 degrees 26 minutes 10 seconds East 221.03 feet; Thence North 84 degrees 37 minutes 23 seconds East a distance of 108.05 feet; Thence South 88 degrees 44 minutes 03 seconds East a distance of 208.03 feet to the point of beginning.

Together with easement rights and interests in Declaration of Cross Easement and Maintenance Agreement recorded December 9, 2021 in Instrument No. 2021R-26589.

2.2 Beneficial Easements. Easements are created and conveyed in this Master Deed to and for the benefit of the Project and the Units located in the Project, and the Project and the Units located in the Project are benefited and burdened by the ingress, egress, utility, and other easements described or shown on the Subdivision Plan.

### SECTION 3

#### DEFINITIONS

3.1 Definitions. Certain terms used in this Master Deed are defined terms and have the meaning given them in the text where they are defined, and the same meaning shall be ascribed to the term in various other instruments with regard to the Project such as, by way of example and not limitation, the Articles of Incorporation, Association Bylaws, and Rules and Regulations of Meadow Valley Condominium Association, a Michigan nonprofit corporation, and various deeds, mortgages, land contracts, easements, and other instruments affecting the establishment or transfer of interests in the Project. As used in documents regarding the Project, unless the context otherwise requires:

(a) “Act or Condominium Act” means the Michigan Condominium Act, MCL 559.101 et seq.

(b) “Association” or “Association of Owners” means Meadow Valley Condominium Association, the Michigan nonprofit corporation of which all Owners shall be members, which shall administer, operate, manage, and maintain the Project.

(c) “Association Bylaws” means the corporate bylaws of the Association organized to manage, maintain, and administer the Project.

(d) “Common Elements” means the portions of the Project other than the Condominium Units, including all general and limited common elements described in Section 4 of this Master Deed.

(e) “Condominium Bylaws” means Exhibit “A” attached to this Master Deed, which are the bylaws that describe the substantive rights and obligations of the Owners.

(f) “Condominium Documents” means this Master Deed with its forms, the Articles of Incorporation and Bylaws of the Association, the Rules and Regulations

adopted by the board of directors of the Association, and any other document that affects the rights and obligations of an Owner in the Condominium.

(g) “Condominium Property” or “Property” means the land referenced in Section 2, as that may be amended, together with all structures, improvements, easements, rights, and appurtenances on or belonging to the Condominium Property.

(h) “Condominium Subdivision Plan or Subdivision Plan” means Exhibit “B” attached to this Master Deed, which is the survey and other drawings depicting the real property and improvements to be included in the Project.

(i) “Condominium Unit” or “Unit” means the portion of the Project that is designated and intended for separate ownership and use, as described in this Master Deed and as so treated for all purposes under Garfield Township’s Zoning Ordinance, including the definition of Condominium Unit and the definition of Lot under the Ordinance, as amended, as of the date of the recording of this Master Deed.

(j) “Developer” means JHT Wallick Holdings, LLC, an Ohio limited liability company, which has signed, delivered, and recorded this Master Deed, and its successors and assigns.

(k) “Development and Sales Period” means the period continuing for as long as Developer or its successors continue to own and offer for sale any Unit in the Project, excepting any Unit that was previously conveyed by Developer and then repurchased by Developer.

(l) “Floor Plan Options” shall mean the floor plans and specifications pre-approved by the Developer and the Review Committee which are individually identified as “Cottage A”, “Cottage B” or “Cottage C” on Schedule 1 attached to the Subdivision Plan, as same may be amended.

(m) “General Common Elements” means the Common Elements described in Section 4.1, which are for the use and enjoyment of all Owners in the Project.

(n) “Limited Common Elements” means the Common Elements described in Section 4.2, which are reserved for the exclusive use of the Owners of a specified Unit or Units.

(o) “Local Ordinance” means all state and county ordinances, as well as the Garfield Township Zoning Ordinance as amended and all police power ordinances of Garfield Township as amended or created after the establishment of this Condominium Project.

(p) “Master Deed” means this document, together with the forms attached to it and all amendments that may be adopted in the future, by which the Project is being submitted to condominium ownership.



(q) “Owner” means the person, firm, corporation, partnership, association, trust, other legal entity, or combination of entities that owns a Condominium Unit in the Project, including both the vendees and vendors of any land contract of purchase.

(r) “Percentage of Value” means the percentage assigned to each Unit by this Master Deed, which is determinative of the value of an Owner’s vote at meetings of the Association and the proportionate share of each Owner in the Common Elements of the Project.

(s) “Project” or “Condominium” means Meadow Valley Condominium, a residential site condominium development of up to the greater of fifty-three (53) Units or the maximum number of Units permitted under local ordinance or approval, as same may be amended, established under the provisions of the Act.

(t) “Sanitary Sewer System” means the sanitary sewer system throughout the Project servicing the Units.

(u) “Township” means the governmental unit known as Garfield Township located in Grand Traverse County, Michigan or its lawful successor in interest.

(v) “Transitional Control Date” means the date on which a board of directors for the Association takes office pursuant to an election in which the votes that may be cast by eligible Owners unaffiliated with Developer exceed the votes that Developer may cast.

3.2 Applicability. Whenever any reference is made to one gender, it will be assumed to include both genders where the reference is appropriate; similarly, whenever a reference is made to the singular, it will be assumed to include the plural where the reference is appropriate.

## SECTION 4

### COMMON ELEMENTS

4.1 General Common Elements. The General Common Elements are:

(a) Real Estate. The Property referenced in Section 2 of this Master Deed (except for that portion of the Property described in Section 5.1 constituting a part of a Unit and any portion of the Property designated in Exhibit “B” as a Limited Common Element), including easement interests appurtenant to the Condominium, including but not limited to easements for ingress, egress, and utility installation over, across, and through non-Condominium property or individual Units in the Project;

(b) Improvements. The private roadways; the common sidewalks (if any); and the lawns, trees, shrubs, and other improvements not located within the boundaries of a Unit (all structures and improvements located within the boundaries of a Unit shall be owned in their entirety by the Owner of the Unit within which they are located and shall

not, unless expressly provided in the Condominium Documents, constitute Common Elements);

(c) Electrical. The electrical transmission system throughout the Project up to, but not including, the point of lateral connection for service to each residence now located or subsequently constructed within Unit's boundaries;

(d) Gas. The natural gas line network and distribution system throughout the Project, up to, but not including, the point of lateral connection for service to each residence now located or subsequently constructed within Unit boundaries;

(e) Water. The underground sprinkling system for the Common Elements, if any, and the water distribution system throughout the Project up to, but not including, the point of lateral connection for service to each residence now located or subsequently constructed within Unit boundaries;

(f) Storm Drainage. The storm drainage and water retention system throughout the Project;

(g) Telephone. The telephone wiring system throughout the Project up to, but not including, the point of lateral connection for service to each residence now located or subsequently constructed within Unit boundaries;

(h) Telecommunications. The cable television and other telecommunications systems installed throughout the Project up to, but not including, the point of lateral connection for service to each residence now located or subsequently constructed within Unit boundaries;

(i) Project Entrance Improvements. Any entry signage and other improvements located at or near the entrance to the Project;

(j) Community Amenities. The community covered patio, athletic courts, dog park, walking paths and associated buildings, improvements and amenities identified on the Subdivision Plan; and

(k) Miscellaneous Common Elements. All other Common Elements of the Project not designated as Limited Common Elements and not enclosed within the boundaries of a Condominium Unit, which are intended for common use or are necessary to the existence, upkeep, or safety of the Project.

Some or all of the utility lines, equipment, and systems (including mains and service leads) and the telecommunications systems described above may be owned by the local public authority or by the company that is providing the pertinent service. Accordingly, such utility or telecommunication lines, equipment, and systems shall be General Common Elements only to the extent of the Owners' interest in them, and Developer makes no warranty with respect to the nature or extent of that interest.



4.2 Limited Common Elements. The Limited Common Elements are:

- (a) Utility Service Lines. The pipes, ducts, wiring and conduits supplying service to or from a Unit for electricity, gas, water, sewage, telephone, television and other utility or telecommunication services, up to and including the point of lateral connection with a General Common Element of the Project or utility line or system owned by the local public authority or company providing the service;
- (b) Subterranean Land. The subterranean land located within Unit boundaries, from and below a depth of 20 feet as shown on Exhibit "B", including all utility and supporting lines located on or beneath that land;
- (c) Subsurface Improvements. The portion of any footing or foundation extending more than 20 feet below surrounding grade level;
- (d) Sanitary Sewer. The Sanitary Sewer System throughout the Project, up to, but not including, the point of lateral connection for service to each residence now located or subsequently constructed within Unit boundaries;
- (e) Yard Areas. The portion of any yard area designated as a Limited Common Element on the Condominium Subdivision Plan, which is limited in use to the Unit of which it is a part;
- (f) Delivery Boxes. The mail and paper box that is located on a Unit or is permitted by the Association to be located on the General Common Elements to serve a Condominium Unit;
- (g) Gas Supply System. The gas line network and distribution system located within or beneath Unit boundaries and serving only the residence constructed on that Unit;
- (h) Driveways and Walkways. The portion of any driveway and walkway, if any, exclusively serving the residence constructed within a Unit, located between the Unit and the paved roadway; and
- (i) Miscellaneous. Any other improvement designated as a Limited Common Element appurtenant to a particular Unit or Units in the Subdivision Plan or in any future amendment to the Master Deed made by Developer or the Association.

If no specific assignment of one or more of the Limited Common Elements described in this section has been made in the Subdivision Plan, Developer (during the Development and Sales Period) and the Association (after the Development and Sales Period has expired) reserve the right to designate each such space or improvement as a Limited Common Element appurtenant to a particular Unit or Units by subsequent amendment to this Master Deed.

4.3 Maintenance Responsibilities. Responsibility for the cleaning, decoration, maintenance, repair, and replacement of the Common Elements will be as follows:

(a) Limited Common Elements. Unless otherwise stated in this Master Deed or the Condominium Bylaws, Each Owner shall be individually responsible for the routine cleaning, maintenance, repair, and replacement of all Limited Common Elements appurtenant to the Owner's Unit, except for the following, which shall be the sole and exclusive responsibility of the Association: (i) maintenance and mowing of all yard areas whether situated within the boundaries of a Unit or comprising a Common Element; and (ii) snow removal with respect to all roads, sidewalks, and driveways within the Project whether situated within the boundaries of a Unit or comprising a Common Element, except for sidewalks in the immediate proximity of a residence from the driveway approach to the doorways which shall remain the individual responsibility of each Owner.

(b) Unit Improvements and Other Owner Responsibilities. Unless otherwise stated in this Master Deed or the Condominium Bylaws, Unit Owners shall be responsible for the maintenance, repair, and replacement of all structures and improvements. If an Owner elects, with the prior written consent of the Association, to construct or install any improvements within a Unit or on the Common Elements that increase the costs of maintenance, repair, or replacement for which the Association is responsible, those increased costs or expenses may, at the option of the Association, be specially assessed against the Unit.

(c) Association Oversight. The exterior appearance of all structures, improvements, and yard areas (to the extent visible from any other Unit or from a Common Element) shall be subject at all times to the approval of the Association and to any reasonable aesthetic and maintenance standards prescribed by the Association in duly adopted rules and regulations. The Association may not disapprove the appearance of an improvement so long as it is maintained as constructed by Developer or constructed with Developer's approval.

(d) Other Common Elements. The cost of cleaning, decoration, maintenance, repair, replacement, and snow removal of all Common Elements other than that described above shall be the responsibility of the Association, except for the repair or replacement of a Common Element due to an act or the neglect of an Owner or an Owner's agent, invitee, family member, or pet.

(e) Maintenance by the Association. If an Owner fails, as required by this Master Deed, the By-laws, or any rules or regulations promulgated by the Association, to properly and adequately decorate, repair, replace, or otherwise maintain the Owner's Unit, any structure or improvement located within the Unit, or any appurtenant Limited Common Element, the Association (or Developer during the Development and Sales Period) shall have the right, but not the obligation, to undertake periodic exterior maintenance functions with respect to improvements constructed or installed within any Unit boundary as it deems appropriate (including, without limitation, painting or other decoration, lawn mowing, snow removal, tree trimming, and replacement of shrubbery and other plantings). The



Association (or Developer) will in no event be obligated to repair or maintain any such Common Element or improvement. Failure of the Association (or Developer) to take any such action shall not be deemed a waiver of the Association's (or Developer's) right to take any such action at a future date. All such maintenance, decorations, repairs, replacements, structures or improvements located within the Unit or any appurtenant Limited Common Element, shall meet the requirements of all Garfield Township Ordinances at the time any such action as described in this subparagraph is taken.

(f) Assessment of Costs. All costs incurred by the Association or Developer in performing any maintenance functions that are the primary responsibility of an Owner shall be charged to the affected Owner or Owners on a reasonably uniform basis and collected in accordance with the assessment procedures established by the Condominium Bylaws. A lien for nonpayment shall attach to Owner's Unit for any such charges, as with regular assessments, and may be enforced by the use of all means available to the Association under the Condominium Documents or by law for the collection of assessments, including, without limitation, legal action, foreclosure of the lien securing payment, and the imposition of fines.

(g) Roadways.

(i) Private Roads. All private roads within this Condominium Development must be built and maintained pursuant to the requirements of Section 521 of the Garfield Township Zoning Ordinance, as amended and as modified by Garfield Township Planned Unit Development #2020-01-A, as amended (the "PUD Approval"), and any other township police power ordinances, as applicable, at the time construction or material maintenance regulated by such ordinances occurs.

(ii) Maintenance. All of the private roadways within the Condominium will be maintained, improved, and repaired by the Association and will not be maintained in any manner by the Grand Traverse County Road Commission or the Michigan Department of Transportation. Notwithstanding the foregoing, the Association shall be required to grade, drain and otherwise maintain the roadways, including road name signage and emergency service access, in accordance with the applicable requirements of public agencies having jurisdiction over the Project, including the Grand Traverse County Road Commission and the Michigan Department of Transportation.

(iii) Special Assessments. In the event the Association fails or refuses to construct or maintain the private roadways within the Condominium in accordance with Section 4.3(g)(i) and (ii) above or otherwise in a manner which fails to meet the requirements of Section 521 of the Garfield Township Zoning Ordinance, as amended and as modified by the PUD Approval, or other applicable police power ordinances, and the Township determines that such failure or refusal has occurred, the Township shall then have the authority at its sole discretion to establish a special assessment district for the purpose of constructing and/or repairing the private roads and to otherwise bring such private roads into



compliance with all Township ordinances. Such special assessment districts shall be implemented under Public Act 188 of 1954, as amended or any successor act or statutes, as applicable. Developer and co-owners and successors in title expressly consent that documentation showing ownership of the Condominium Development and/or of a unit within this Condominium Development through a recorded or recordable instrument recognized under Michigan law constitutes a petition to request a special assessment district for all purposes under Public Act 188 of 1954, as amended, and as provided in this Section 4, subparagraph 4.3(g) to be utilized by the Township, if needed, to create a petition based special assessment district for the construction and/or maintenance of private roadways within this Condominium Development.

4.4 Assignment of Limited Common Elements. A Limited Common Element may be assigned or reassigned by written application to the board of directors of the Association by all Owners whose interest will be affected by the assignment. On receipt and approval of an application, the board shall promptly prepare and execute an amendment to this Master Deed assigning or reassigning all rights and obligations with respect to the Limited Common Elements involved and shall deliver the amendment to the Owners of the Units affected on payment by them of all reasonable costs for the preparation and recording of the amendment.

4.5 Power of Attorney. By acceptance of a deed, mortgage, land contract, or other document of conveyance or encumbrance, all Owners, mortgagees, and other interested parties are deemed to have appointed Developer (during the Development and Sales Period) or the Association (after the Development and Sales Period has expired) as their agent and attorney to act in connection with all matters concerning the Common Elements and their respective interests in the Common Elements. Without limiting the generality of this appointment, Developer or the Association will have full power and authority to grant easements over, to sever or lease mineral interests in, and to convey title to the land or improvements constituting the General Common Elements or any part of them; to dedicate as public streets any parts of the General Common Elements; to amend the Condominium Documents to assign or reassign the Limited Common Elements; and in general to sign and deliver all documents and to do all things necessary or convenient to exercise such powers.

4.6 Separability. Except as provided in this Master Deed, Condominium Units shall not be separable from their appurtenant Common Elements, and neither shall be used in any manner inconsistent with the purposes of the Project or in any other way that might interfere with or impair the rights of other Owners in the use and enjoyment of their Units or their appurtenant Common Elements.

## **SECTION 5**

### **UNITS**

5.1 Description of Units. A complete description of each Unit in the Project, with elevations referenced to an official benchmark of the U.S. Geological Survey sufficient to accurately relocate the space enclosed by the description without reference to any structure, is contained in the Subdivision Plan as surveyed by the Project's consulting engineers and surveyors.



Each Unit shall include all the space within the Unit boundaries and above to a depth of 20 feet below and a height of 50 feet above the surface as shown on Exhibit "B", together with all appurtenances to the Unit.

5.2 Percentage of Value. The total percentage value of the Project is 100, and the Percentage of Value assigned to each of the Condominium Units in the Project is set forth in Section 5.4 below. The determination of Percentages of Value for the Units was made after reviewing the comparative characteristics of each Unit, including those that may affect maintenance costs. At meetings of the Association, each respective Owner shall have one (1) vote for each Condominium Unit owned when voting by number and one (1) vote, the value of which equals the total of the assigned Percentages of Value for each Condominium Unit owned, when voting by Percentage of Value. The Percentage of Value assigned to each Unit shall be changed only in the manner permitted by Section 9, expressed in an Amendment to this Master Deed and recorded in the register of deeds office in the county where the Project is located.

5.3 Unit Modification. Except as prohibited by local ordinance, the number, size, style, boundary, or location of a Unit or of any Limited Common Element appurtenant to a Unit may be modified from time to time by Developer or its successors without the consent of any Owner, mortgagee (except as provided in the Act), or other interested person, so long as the modifications do not unreasonably impair or diminish the appearance of the Project or the view, privacy, or other significant attribute of any Unit that adjoins or is proximate to the modified Unit or Limited Common Element. However, no Unit that has been sold or is subject to a binding purchase agreement shall be modified without the consent of the Owner or purchaser and the mortgagee of the Unit. Developer may also, in connection with any modification, readjust Percentages of Value for all Units in a manner that gives reasonable recognition to the changes based on the method of original determination of Percentages of Value for the Project. All Owners, mortgagees of Units, and other persons interested or to become interested in the Project from time to time shall be deemed to have granted a Power of Attorney to Developer and its successors for any purpose that is similar in nature and effect to that described in Section 4.5 of this Master Deed.

5.4 Assignment of Percentages. An equal Percentage of Value is assigned to each Unit.

## **SECTION 6**

### **NON-CONVERTIBILITY OF CONDOMINIUM**

The Project established by this Master Deed is not a convertible project under the Act.

## **SECTION 7**

### **CONTRACTIBILITY OF CONDOMINIUM**

7.1 Limit of Unit Contraction. The Project established by this Master Deed consists of up to the greater of fifty-three (53) Units or the maximum number of Units permitted under local



ordinance or approval, as same may be amended, and may, at the election of the Developer, be contracted up to a minimum of twenty (20) Units.

7.2 Withdrawal of Land. The number of Units in the Project may, at Developer's option, from time to time within a period ending not later than six years after the recording of this Master Deed be decreased by the withdrawal of all or any portion of the lands identified on the Subdivision Plan as "Contractible Area". However, no Unit that has been sold or is the subject of a binding purchase agreement may be withdrawn without the consent of the Owner or purchaser and the mortgagee of the Unit. Developer may also, in connection with any contraction, readjust the Percentages of Value for Units in the Project in a manner that gives reasonable recognition to the number of remaining Units, based on the method of original determination of the Percentages of Value. Other than as provided in this section 7, there are no restrictions or limitations on Developer's right to withdraw lands from the Project or on the portion or portions of land that may be withdrawn, the time or order of the withdrawals, or the number of Units or Common Elements that may be withdrawn. However, the lands remaining shall not be reduced to less than that necessary to accommodate the remaining Units in the Project with reasonable access and utility service to the Units.

7.3 Contraction Not Mandatory. There is no obligation on the part of Developer to contract the Project, nor is there any obligation to withdraw portions of the Project in any particular order or to construct particular improvements on any withdrawn lands. Developer may, in its discretion, establish all or a portion of the lands withdrawn from the Project as a separate condominium project (or projects) or as any other form of development. Any development on the withdrawn lands will not be detrimental to the adjoining condominium project.

7.4 Amendments to the Master Deed. A withdrawal of lands from this Project by Developer will be given effect by appropriate amendments to the Master Deed, which will not require the consent or approval of any Owner, mortgagee, or other interested person. Amendments will be prepared by and at the sole discretion of Developer and may adjust the Percentages of Value assigned by section 5.2 to preserve a total value of 100 percent for the entire Project resulting from any amendment. Notwithstanding the foregoing, any withdrawal of land from the Project or contraction of the Project shall not amend or modify the Cross Easement (hereinafter defined) and the Cross Easement shall survive any such withdrawal or contraction.

7.5 Additional Provisions. Any amendments to the Master Deed made by Developer to contract the Condominium may also contain provisions as Developer determines are necessary or desirable (i) to create easements burdening or benefiting portions or all of the parcel or parcels being withdrawn from the Project and (ii) to create or change restrictions or other terms and provisions, including designations and definition of Common Elements, affecting the parcel or parcels being withdrawn from the Project or affecting the balance of the Project, as reasonably necessary in Developer's judgment to preserve or enhance the value or desirability of the parcel or parcels being withdrawn from the Project.

7.6 Compliance with Local Ordinances. Any contraction or withdrawal of land under this Project shall be done in a manner which, in addition to complying with the provisions of the Michigan Condominium Act, shall also comply with all ordinances of Garfield Township.



## **SECTION 8**

### **RESTRICTIVE COVENANTS**

The land described in Section 2 above shall be subject to the restrictions described in Section 8 of the Condominium Bylaws attached hereto as Exhibit "A", which restrictions shall run with the land and shall be binding on all heirs, successors and assigns of said land; said restrictions, notwithstanding Section 10 hereafter or any other provision of this Master Deed or its attachments and exhibits, shall not be modified, amended nor altered without the express written consent of the Developer.

By way of inclusion and not limitation, the following restrictions shall run with the land described in Section 2 hereof equally as if said restrictions had been provided in said Section 8 of the Condominium Bylaws.

The Association shall conduct routine maintenance of the stormwater retention areas and attendant stormwater management facilities within the Project to continually meet the specifications of the stormwater plan approved by the Grand Traverse County Drain Commissioner's Office. If the Association fails to conduct the required maintenance on the stormwater facilities, the Drain Commissioner's Office reserves the right to request that said maintenance be completed. The Association shall conduct routine maintenance of the stormwater retention areas and other stormwater management facilities within thirty (30) days of receipt of written notification that action is required, unless other acceptable arrangements are made with the Grand Traverse County Drain Commissioner, and shall conduct emergency maintenance within thirty-six (36) hours of written notification; in the event that the Association shall fail to act within these time frames, the Grand Traverse County Drain Commissioner may perform the needed maintenance and assess the costs therefor against the Association. The Drain Commissioner is hereby provided access around any and all retention basins for inspection and maintenance purposes to be performed as specified above. In the event that the retention basins within the Project become part of a County drain system, the rights, obligations and duties and easements herein may be assigned to the appropriate agency or County office.

## **SECTION 9**

### **EASEMENTS**

9.1 Easements for Maintenance and Repair. If any portion of a Unit or Common Element encroaches on another Unit or Common Element due to the shifting, settling, or moving of a building or due to survey errors or construction deviations, reciprocal easements shall exist for the maintenance of the encroachment for so long as the encroachment exists and for the maintenance of the encroachment after rebuilding in the event of destruction. There shall also be permanent easements in favor of the Association (or Developer during the Development and Sale Period) for the maintenance and repair of Common Elements for which the Association (or Developer) may from time to time be responsible or for which it may elect to assume responsibility, and there shall be easements to, through, and over those portions of the land (including the Units) as may be reasonable for the installation, maintenance, and repair of all utility



services furnished to the Project. Public utilities shall have access to the Common Elements and to the Units at reasonable times for the installation, repair, or maintenance of those services; and any costs incurred in the opening or repairing of any Common Element or other improvement to install, repair, or maintain common utility services to the Project shall be an expense of administration assessed against all Owners in accordance with the Condominium Bylaws.

9.2 Easements Reserved by Developer. Developer reserves nonexclusive easements for the benefit of (i) itself and its successors and assigns and (ii) the real property that adjoins or is in proximity to the Project which may be now owned or hereafter acquired by the Developer, which may be used at any time or times,

(a) to use, improve, or extend all roadways, drives, and walkways in the Project for the purpose of ingress and egress to and from any Unit or real property owned by it and to and from the land described in Section 2 or which may be now owned or hereafter acquired by the Developer;

(b) to use and have ingress and egress to the Common Elements and any improvements located thereon; and

(c) to use, tap, tie into, extend, or enlarge all utility lines and mains for electricity, gas, water, sewage, drainage, telephone, television and other utility or telecommunication services, public and private, located on the land described in Section 2.

The easements described in this section are subject to payment by the owners of the benefited property of a reasonable share of the cost of maintenance and repair of the improvements constructed on the easements.

9.3 Cross Easement and Maintenance Agreement. The Developer has recorded a Declaration of Cross Easement and Maintenance Agreement dated December 9, 2021 and recorded on December 9, 2021 in Document #2021R-26589, Grand Traverse County Register of Deeds (the "Cross Easement"). The Cross Easement benefits and burdens both the Project and an approximate eighteen (18) acre parcel of real property adjacent and immediately to the North of the Project, as further defined in the Cross Easement. The Cross Easement provides for ingress and egress to public roadways, a system of connecting sidewalks for non-vehicular passage and use and mutual easements for storm water drainage and various utilities. The Cross Easement further provides for mutual maintenance and cost sharing related to such easements and the establishment of an association responsible for the administration, maintenance, repair and improvement of the easements, of which the Developer and/or the Association may be a member.

## **SECTION 10**

### **AMENDMENT, TERMINATION, AND WITHDRAWAL**

10.1 Preconveyance Amendments. If there is no Owner other than Developer, Developer may unilaterally amend the Condominium Documents or, with the consent of any interested mortgagee, unilaterally terminate the Project. All documents reflecting an amendment to the



Master Deed or the Condominium Bylaws or a termination of the Project shall be recorded in the register of deeds office in the county where the Project is located.

10.2 Postconveyance Amendments. If there is an Owner other than Developer, the recordable Condominium Documents may be amended for a proper purpose as follows:

(a) Nonmaterial Changes. An amendment may be made without the consent of any Owner or mortgagee if the amendment does not materially alter or change the rights of any Owner or mortgagee of a Unit in the Project, including, but not limited to, (i) amendments to modify the types and sizes of unsold Condominium Units and their appurtenant Limited Common Elements; (ii) amendments correcting survey or other errors in the Condominium Documents; or (iii) amendments to facilitate conventional mortgage loan financing for existing or prospective Owners and enable the purchase of such mortgage loans by the Federal Home Loan Mortgage Corporation, the Federal National Mortgage Association, the Government National Mortgage Association, or any other agency of the federal government or the State of Michigan.

(b) Material Changes. An amendment may be made even if it will materially alter or change the rights of the Owners with the consent of not less than two-thirds of the Owners and, to the extent required by law, mortgagees. However, an Owner's Unit dimensions or Limited Common Elements may not be modified without that Owner's consent, nor may the method or formula used to determine the percentage of value of Units in the Project for other than voting purposes be modified without the consent of each affected Owner and mortgagee. Rights reserved by Developer, including without limitation rights to amend for purposes of contraction or modification of units, shall not be amended without the written consent of Developer so long as Developer or its successors continue to own and to offer for sale any Unit in the Project.

(c) Compliance with Law. Amendments may be made by Developer without the consent of Owners and mortgagees, even if the amendment will materially alter or change the rights of Owners and mortgagees, to achieve compliance with the Act, administrative rules, or orders adopted by the courts pursuant to the Act or with other federal, state, or local laws, ordinances, or regulations affecting the Project.

(d) Reserved Developer Rights. Developer may also unilaterally make a material amendment without the consent of any Owner or mortgagee for the specific purposes reserved by Developer in this Master Deed. During the Development and Sales Period, this Master Deed and Exhibits "A" and "B" shall not be amended nor shall provisions be modified in any way without the written consent of Developer or its successors or assigns.

(e) Costs of Amendments. A person causing or requesting an amendment to the Condominium Documents shall be responsible for costs and expenses of the amendment, except for amendments based on a vote of the Owners, the costs of which are expenses of administration. The Owners shall be notified of proposed amendments under this section not less than 10 days before the amendment is recorded.



10.3 Project Termination. If there is an Owner other than Developer, the Project may be terminated only with consent of Developer and not less than 80 percent of the Owners and mortgagees, in the following manner:

(a) Termination Agreement. Agreement of the required number of Owners and mortgagees to termination of the Project shall be evidenced by the Owners' execution of a Termination Agreement, and the termination shall become effective only when the Agreement has been recorded in the register of deeds office in the county where the Project is located.

(b) Real Property Ownership. On recordation of a document terminating the Project, the property constituting the Condominium shall be owned by the Owners as tenants in common in proportion to their respective undivided interests in the Common Elements immediately before recordation. As long as the tenancy in common lasts, each Owner and their heirs, successors, or assigns shall have an exclusive right of occupancy of that portion of the property that formerly constituted their Condominium Unit.

(c) Association Assets. On recordation of a document terminating the Project, any rights the Owners may have to the net assets of the Association shall be in proportion to their respective undivided interests in the Common Elements immediately before recordation, except that common profits (if any) shall be distributed in accordance with the Condominium Documents and the Act.

(d) Notice to Interested Parties. Notification of termination by first-class mail shall be made to all parties interested in the Project, including escrow agents, land contract vendors, creditors, lienholders, and prospective purchasers who have deposited funds.

10.4 Withdrawal of Property. Notwithstanding anything in this Master Deed to the contrary, if Developer has not completed development and construction of Units or Improvements in the Project that are identified as "need not be built" during a period ending 10 years after the date of commencement of construction by Developer of the Project, Developer has the right to withdraw from the Project all undeveloped portions of the Project not identified as "must be built" without the prior consent of any Owners, mortgagees of Units in the Project, or any other person having an interest in the Project. If this Master Deed contains provisions permitting the expansion, contraction, or rights of convertibility of Units or Common Elements in the Project, the time period is the greater of (a) the 10-year period set forth above or (b) 6 years after the date Developer exercised its rights with respect to either expansion, contraction, or rights of convertibility, whichever right was exercised last. The undeveloped portions of the Project withdrawn shall also automatically be granted easements for utility and access purposes through the Project for the benefit of the undeveloped portions of the Project, subject to the payment of a reasonable pro rata share of the costs of maintaining the easements. If Developer does not withdraw the undeveloped portions of the Project from the Project before the time periods expire, those undeveloped lands shall remain part of the Project as General Common Elements, and all rights to construct Units on that land shall cease.



## SECTION 11

### ASSIGNMENT OF DEVELOPER RIGHTS

Developer may assign any or all of the rights and powers granted to or reserved by Developer in the Condominium Documents or by law, including without limitation the power to approve or to disapprove any act, use, or proposed action, to any other entity or person, including the Association. Any such assignment or transfer shall be made by an appropriate document in writing and shall be duly recorded in the register of deeds office in the county where the Project is located.

This Master Deed has been signed by Developer and shall be effective as of the date stated on page 1.

*Signature contained on the following page.*

DEVELOPER:  
JHT Holdings Traverse City, LLC, an Ohio  
limited liability company

By: JHT Wallick Holdings, LLC, an Ohio  
limited liability company, its sole member

By: Michael A. DiCarlantonio  
Michael A. DiCarlantonio  
Its: Vice President

STATE OF OHIO                                 )  
  ) ss.  
COUNTY OF FRANKLIN                     )

On this 17 day of February, 2022, before me, a Notary Public in and for said County, appeared Michael A. DiCarlantonio, to me personally known, who being by me duly sworn, did say that he is the Vice President of JHT Wallick Holdings, LLC, an Ohio limited liability company, the sole member of JHT Holdings Traverse City, LLC, an Ohio limited liability company, which executed the within instrument; that said instrument was signed and sealed on behalf of said company by proper authority, and said individual further acknowledged said instrument to be the free act and deed of said company.



Jean A. Clayton  
Notary Public, State of Ohio  
My Commission Expires:  
06/19/2026

Jean A. Clayton  
\_\_\_\_\_, Notary Public  
Franklin County, Ohio  
My commission expires: \_\_\_\_\_  
Acting in \_\_\_\_\_ County

This document is exempt from transfer tax under MCL 207.505(a) and MCL 207.526(s).

This document drafted by and after recording return to: Gregory J. Donahue, Esq.  
Kuhn Rogers PLC  
412 South Union Street  
Traverse City, MI 49684  
(231) 947-7900



## **EXHIBIT A**

### **CONDOMINIUM BYLAWS**

#### **MEADOW VALLEY CONDOMINIUM**

##### **SECTION 1 ASSOCIATION OF OWNERS**

1.1 Organization. Meadow Valley Condominium is a residential site condominium project located in Garfield Township, Grand Traverse County, Michigan, comprising a maximum of up to the greater of fifty-three (53) Units or the maximum number of Units permitted under local ordinance or approval, as same may be amended. On the recording of the Master Deed, the management, maintenance, operation, and administration of the Project shall be vested in an Association of Owners organized as a nonprofit corporation under the laws of the State of Michigan. The Association will keep current copies of the Master Deed, all amendments to the Master Deed, and other Condominium Documents for the Project available at reasonable hours for inspection by Owners, prospective buyers, mortgagees, and prospective mortgagees of Units in the Project.

1.2 Compliance. All present and future Owners, mortgagees, lessees, or other persons who may use the facilities of the Condominium in any manner shall be subject to and comply with the provisions of the Act, the Master Deed and any amendments, the Condominium Bylaws, the Association's Articles of Incorporation, the Association Bylaws, and other Condominium Documents that pertain to the use and operation of the Project. The acceptance of a deed of conveyance, the entering into of a lease, or the act of occupying a Condominium Unit in the Project shall constitute an acceptance of the terms of the Condominium Documents and an agreement to comply with their provisions.

##### **SECTION 2 MEMBERSHIP AND VOTING**

2.1 Membership. Each Owner of a Unit in the Project shall be a member of the Association during the period of ownership, and no other person or entity will be entitled to membership. The share of a member in the funds and assets of the Association may be assigned, pledged, or transferred only as an appurtenance to a Unit.

2.2 Voting Rights. Each Owner will be entitled to one vote for each Unit owned when voting by number and one vote, the value of which shall equal the total of the percentages assigned to the Unit or Units owned, when voting by value. Voting shall be by number except when the Master Deed or Bylaws specifically require voting to be by number and value, and no cumulation of votes shall be permitted.

2.3 Eligibility to Vote. No Owner other than Developer will be entitled to vote at any meeting of the Association until the Owner has presented written evidence of ownership of a Unit in the Project, nor shall the Owner be entitled to vote (except for elections pursuant to Section 3.4) before the Initial Meeting of Members. An Owner shall be permitted to vote only if the Owner is

not in default in payment of assessments levied against the Owner's unit. Developer shall be entitled to vote only those Units to which Developer still holds title.

2.4 Designation of Voting Representative. The person entitled to cast the vote for each Unit and to receive all notices and other communications from the Association shall be designated by a certificate signed by all the record owners of a Unit and filed with the secretary of the Association. The certificate shall state the name and address of the individual representative designated; the number of the Unit owned; and the name and address of the person or persons, firm, corporation, partnership, association, trust, or other legal entity who is the Unit owner. All certificates shall be valid until revoked, until superseded by a subsequent certificate, or until a change has occurred in the ownership of the Unit.

2.5 Proxies. Votes may be cast in person or by proxy. Proxies may be made by any designated voting representative who is unable to attend the meeting in person. Proxies will be valid only for the particular meeting designated and any adjournment and must be filed with the Association before the appointed time of the meeting.

2.6 Majority. At any meeting of members at which a quorum is present, 51 percent of the Owners entitled to vote and present in person or by proxy (or written vote, if applicable) shall constitute a majority for the approval of the matters presented to the meeting, except when these Bylaws, the Master Deed, or law required a majority exceeding a simple majority.

### **SECTION 3 MEETINGS AND QUORUM**

3.1 Initial Meeting of Members. The initial meeting of the members of the Association may be convened only by the Developer and may be called at any time after two or more of the Units of the Project have been sold and the buyers qualified as members of the Association. In no event, however, shall the initial meeting be called later than (a) 120 days after the conveyance of legal or equitable title to nondeveloper Owners of 75 percent of the total number of Units that may be created in the Project or (b) 54 months after the first conveyance of legal or equitable title to a nondeveloper Owner of a Unit, whichever first occurs, at which meeting the eligible Owners may vote for the election of directors of the Association. The maximum number of Units that may be added to the Project under Section 6 of the Master Deed shall be included in the calculation of the number of Units that may be created. Developer may call meetings of members of the Association for informational or other appropriate purposes before the initial meeting, but no such informational meeting shall be construed as the initial meeting of members.

3.2 Annual Meeting of Members. After the initial meeting has occurred, annual meetings of the members shall be held in each year on a date and at a time and place selected by the Board of Directors. At least 20 days before the date of an annual meeting, written notice of the date, time, place, and purpose of the meeting shall be mailed or delivered to each member entitled to vote at the meeting; but no less than thirty (30) days written notice shall be provided to each member of any proposed amendment to these Bylaws or to other recorded Condominium Documents.



3.3 Advisory Committee. Within one year after the initial conveyance by Developer of legal or equitable title to an Owner of a Unit in the Project or within 120 days after conveyance of one-third of the total number of Units that may be created in the Project, whichever first occurs, Developer shall select two or more persons from the nondeveloper Owners to serve as an advisory committee to the Board of Directors (the “Advisory Committee”). The purpose of the Advisory Committee is to facilitate communication between the Developer-appointed Board of Directors and the nondeveloper Owners and to aid in the ultimate transition of control to the Owners. The members of the Advisory Committee shall serve for one year or until their successors are selected, and the Committee shall automatically cease to exist at the Transitional Control Date. The Board of Directors and the Advisory Committee shall meet with each other at the request of the Advisory Committee, but there shall be not more than two such meetings each year unless both parties agree.

3.4 Board Composition. Not later than 120 days after conveyance of legal or equitable title to nondeveloper Owners of 25 percent of the Units that may be created in the Project, at least one director and not less than one-fourth of the Board of Directors of the Association shall be elected by nondeveloper Owners. Not later than 120 days after conveyance of legal or equitable title to nondeveloper Owners of 50 percent of the Units that may be created in the Project, not less than one-third of the Board of Directors shall be elected by nondeveloper Owners. Not later than 120 days after conveyance of legal or equitable title to nondeveloper Owners of 75 percent of the Units that may be created in the Project and before conveyance of 90 percent of those Units, the nondeveloper Owners shall elect all directors on the board except that Developer shall have the right to designate at least one director as long as Developer owns and offers for sale at least 10 percent of the Units in the Project or as long as 10 percent of the Units remain that may be created.

3.5 Owner Control. If 75 percent of the Units that may be created in the Project have not been conveyed within 54 months after the first conveyance of legal or equitable title to a nondeveloper Owner, the nondeveloper Owners shall have the right to elect the percentage of members of the Board of Directors of the Association equal to the percentage of Units they hold, and Developer will have the right to elect the percentage of members of the board equal to the percentage of Units that are owned by Developer and for which all assessments are payable by Developer. This election may increase, but shall not reduce, the minimum election and designation rights of directors otherwise established in Section 3.4. Application of this provision does not require a change in the size of the board as designated in the Association bylaws.

3.6 Mathematical Calculations. If the calculation of the percentage of members of the board that the nondeveloper Owners have a right to elect or the product of the number of members of the board multiplied by the percentage of Units held by the nondeveloper Owners results in a right of nondeveloper Owners to elect a fractional number of members of the board, a fractional election right of 0.5 or greater shall be rounded up to the nearest whole number. After application of this formula, Developer shall have the right to elect the remaining members of the board. Application of this provision shall not eliminate the right of Developer to designate at least one member as provided in Section 3.4.

3.7 Quorum of Members. The presence in person or by proxy of 35 percent of the Owners entitled to vote shall constitute a quorum of members. The written vote of an Owner properly furnished at or before a meeting at which the Owner is not present in person or by proxy

shall be counted in determining the presence of a quorum with respect to the question on which the vote is cast.

## **SECTION 4 ADMINISTRATION**

4.1 Board of Directors. The business, property, and affairs of the Association shall be managed by a board of directors (the “Board of Directors”) to be elected in the manner described in these Bylaws. The directors designated in the Articles of Incorporation shall serve until their successors have been duly elected and qualified at the initial meeting of members. All actions of the first Board of Directors designated in the Articles of Incorporation or any successors to the directors selected by Developer before the initial meeting of members shall be binding on the Association as though the actions had been authorized by a Board of Directors elected by the members of the Association so long as the actions are within the scope of the powers and duties that a Board of Directors may exercise under the Condominium Documents. A service contract or management agreement entered into between the Association and Developer or affiliates of Developer shall be voidable without cause by the Board of Directors on the Transitional Control Date or within 90 days after the initial meeting has been held and on thirty (30) days’ notice at any time for cause.

4.2 Powers and Duties. The Board shall have all powers and duties necessary to administer the affairs of the Association and may take all actions in support of the administration that are not prohibited by the Condominium Documents or specifically reserved to the members, including the following:

- (a) care, upkeep, and maintenance of the Common Elements
- (b) development of an annual budget and the determination, levy, and collection of assessments required for the operation and affairs of the Condominium
- (c) employment and dismissal of contractors and personnel as necessary for the efficient management and operation of the Condominium Property
- (d) adoption and amendment of rules and regulations governing the use of the Condominium Property not inconsistent with these Bylaws
- (e) opening bank accounts, borrowing money, and issuing evidences of indebtedness in furtherance of the purposes of the Association and designating signatories required for those purposes
- (f) obtaining insurance for the Common Elements, the premiums of which shall be an expense of administration
- (g) granting licenses for the use of the Common Elements for purposes not inconsistent with the provisions of the Act or of the Condominium Documents



(h) authorizing the execution of contracts, deeds of conveyance, easements, and rights-of-way affecting any real or personal property of the Condominium on behalf of the Owners

(i) making repairs, additions, and improvements to or alterations of the Common Elements and repairs to and restoration of the Common Elements after damage or destruction by fire or other casualty or as a result of condemnation or eminent domain proceedings

(j) asserting, defending, or settling claims on behalf of all Owners in connection with the Common Elements of the Project and, on written notice to all Owners, instituting actions on behalf of and against the Owners in the name of the Association

(k) further duties as may be imposed by resolution of the members of the Association or that may be required by the Condominium Documents or the Act

4.3 Books of Account. The Association shall keep books and records containing a detailed account of the expenditures and receipts of administration, which will specify the maintenance and repair expenses of the Common Elements and any other expenses incurred by or on behalf of the Association and its members. The accounts shall be open for inspection by the Owners and their mortgagees during reasonable hours. The Association shall also prepare and distribute a financial statement to each Owner at least once a year, the contents of which will be defined by the Association. The books and records shall be reviewed annually and audited at times required by the Board of Directors by qualified independent accountants (who need not be certified public accountants), and the cost of the review or audit shall be an expense of administration.

4.4 Maintenance, Repair, and Replacement. The responsibility for maintenance, repair, and replacement of Units and Common Elements (other than following casualty damage, which is described in Section 6.3 of the Bylaws) is as follows:

(a) All maintenance, repair, and replacement of the structures and other improvements located within a Unit or Limited Common Elements that are the responsibility of the Owner of a Unit as set forth in the Master Deed shall be made by the Owner of the Unit. Each Owner shall be responsible for all damages to the Common Elements resulting from the repairs or from any failure of the Owner to perform maintenance and repairs to a Unit.

(b) All maintenance, repair, and replacement of the General Common Elements, whether located inside or outside the Units, and of Limited Common Elements to the extent required by the Master Deed shall be made by the Association and shall be charged to all the Owners as a common expense unless necessitated by the negligence, misuse, or neglect of a particular Owner, in which case the expense shall be charged to the responsible Owner. The Association or its agent shall have access to each Unit (but not to the interior of any residence or garage within a Unit) from time to time during reasonable hours, on notice to the occupant, to maintain, repair, or replace any of the Common Elements located within or accessible only from a Unit that are the responsibility of the

Association. The Association or its agents shall also have access to each Unit at all times without notice for making emergency repairs necessary to prevent damage to other Units or the Common Elements. Any such maintenance, repair and replacement shall comply with all ordinances of Garfield Township.

4.5 Reserve Fund. The Association shall maintain a reserve fund, to be used for major repairs and replacement of the Common Elements, as provided by MCL 559.205. The fund shall be established in the minimum amount required on or before the Transitional Control Date and shall, to the extent possible, be maintained at a level that is equal to or greater than 10 percent of the then current annual budget of the Association on a noncumulative basis. The minimum reserve standard required by this section may prove to be inadequate, and the Board should carefully analyze the Project from time to time to determine if a greater amount should be set aside or if additional reserve funds should be established for other purposes.

4.6 Construction Liens. A construction lien arising as a result of work performed on a Unit or on an appurtenant Limited Common Element shall attach only to the Unit on which the work was performed, and a lien for work authorized by Developer or the principal contractor shall attach only to Condominium Units owned by Developer at the time of recording the lien. A construction lien for work authorized by the Association shall attach to each Unit only to the proportionate extent that the Owner of the Unit is required to contribute to the expenses of administration. No construction lien shall arise or attach to a Condominium Unit for work performed on the General Common Elements not contracted for by the Association or Developer.

4.7 Managing Agent. The Board may employ a management company or managing agent at a compensation established by the Board to perform the duties and services as the Board shall authorize, including, but not limited to, the powers and duties described in Section 4.2. Developer or any person or entity related to Developer may serve as managing agent, but any compensation paid to Developer shall be at competitive rates.

4.8 Officers. The Association Bylaws shall provide for the designation, number, terms of office, qualifications, manner of election, duties, removal, and replacement of officers of the Association and may contain any other provisions pertinent to officers of the Association not inconsistent with these Bylaws. Officers may be compensated, but only on the affirmative vote of 67 percent or more of all Owners.

4.9 Indemnification. All directors and officers of the Association shall be entitled to indemnification against costs and expenses incurred as a result of actions (other than willful or wanton misconduct or gross negligence) taken or failed to be taken on behalf of the Association on 10 days notice to all Owners in the manner and to the extent provided by the Association Bylaws. If no judicial determination on indemnification has been made, an opinion of independent counsel on the propriety of indemnification shall be obtained if a majority of Owners vote to procure such an opinion.



## **SECTION 5 ASSESSMENTS**

5.1 Administrative Expenses. The Association shall be assessed as the entity in possession of any tangible personal property of the Condominium owned or possessed in common, and personal property taxes levied on such property shall be treated as expenses of administration. All costs incurred by the Association in satisfaction of any liability arising within, caused by, or connected with the Common Elements or the administration of the Project shall be expenses of administration, and all sums received as proceeds of or pursuant to any policy of insurance covering the interests of the Owners against liabilities or losses arising within, caused by, or connected with the Common Elements or the administration of the Common Elements shall be receipts of administration.

5.2 Determination of Assessments. Assessments will be determined in accordance with the following provisions:

(a) Initial Budget. The Board of Directors of the Association shall establish an initial budget in advance for each fiscal year that will project all expenses for the coming year that may be required for the proper operation, management, and maintenance of the Condominium Project, including a reasonable allowance for contingencies and reserves. The annual assessment to be levied against each Unit in the Project shall then be determined on the basis of the budget. Copies of the budget shall be delivered to each Owner, although the failure to deliver a copy to each Owner will not affect or in any way diminish the liability of an Owner for any existing or future assessment.

(b) Budget Adjustments. If the Board of Directors determines at any time, in its sole discretion, that the initial assessments levied are insufficient (i) to pay the costs of operation and maintenance of the Common Elements, (ii) to provide for the replacement of existing Common Elements, (iii) to provide for additions to the Common Elements not exceeding \$5,000 annually, or (iv) to respond to an emergency or unforeseen development; the Board is authorized to increase the initial assessment or to levy any additional assessments it deems necessary for such purposes. The discretionary authority of the Board of Directors to levy additional assessments will rest solely with the Board of Directors for the benefit of the Association and its members and may not be attached by or subject to specific performance by any creditors of the Association.

(c) Special Assessments. The Board of Directors may make special assessments in excess of those permitted by subsections (a) and (b) from time to time following the approval of the Owners as provided in this subsection to meet other needs or requirements of the Association, including but not limited to (i) assessments for additions to the Common Elements costing more than \$5,000 in any year, (ii) assessments to purchase a Unit on foreclosure of the lien described in Section 5.5, or (iii) assessments for any other appropriate purpose not specifically described. Special assessments referred to in this subsection (but not those assessments referred to in subsections (a) and (b), which will be levied in the sole discretion of the Board of Directors) will not be levied without the prior approval of 67 percent or more (in number and in value) of all Owners. The

authority to levy assessments pursuant to this subsection is solely for the benefit of the Association and its members and may not be attached by or subject to specific performance by any creditors of the Association.

5.3 Apportionment of Assessments. Except as otherwise provided herein, all assessments levied against the Unit Owners to cover expenses of administration shall be apportioned among and paid by the Owners in accordance with the Percentage of Value allocated to each Unit in the Master Deed and any other assessment provisions in the Master Deed, without increase or decrease for the existence of any rights to the use of Limited Common Elements appurtenant to a Unit. Unless the Board elects some other periodic payment schedule, annual assessments will be payable by Owners in four (4) equal quarterly installments, commencing with the acceptance of a deed to or a land contract vendee's interest in a Unit or with the acquisition of title to a Unit by any other means. The payment of an assessment will be in default if the assessment, or any part, is not received by the Association in full on or before the due date for the payment established by rule or regulation of the Association. However, the Board of Directors, including the first Board of Directors appointed by Developer, may relieve a Unit Owner who has not constructed a residence within a Unit from payment, for a limited period of time, of all or some portion of the assessment for the Unit's respective allocable share of the Association budget. The purpose of this provision is to provide fair and reasonable relief from Association assessments for nonresident Owners until those Owners begin to use the Common Elements on a regular basis.

5.4 Expenses of Administration. The expenses of administration shall consist, among other things, of the amounts the Board deems proper to operate and maintain the Condominium property under the powers and duties delegated to it and may include, without limitation, amounts to be set aside for working capital of the Condominium, for a general operating reserve, for a reserve for replacement, and for meeting any deficit in the common expense for any prior year. Any reserves established by the Board before the initial meeting of members shall be subject to approval by the members at the initial meeting. The Board shall advise each Owner in writing of the amount of common charges payable by the Owner and shall furnish copies of each budget containing common charges to all Owners.

5.5 Collection of Assessments. Each Owner shall be obligated for the payment of all assessments levied on the Owner's Unit while that person is the Owner of the Unit, and no Owner may become exempt from liability for the Owner's contribution toward the expenses of administration by waiver of the use or enjoyment of any of the Common Elements or by the abandonment of a Unit.

(a) Legal Remedies. In the event of default by any Owner in paying the assessed common charges, the Board may declare all unpaid installments of the annual assessment for the pertinent fiscal year to be immediately due and payable. In addition, the Board may impose reasonable fines or charge interest at the legal rate on assessments from and after the due date. Unpaid assessments, together with interest on the unpaid assessments, collection and late charges, advances made by the Association for taxes or other liens to protect its lien, attorney fees, and fines in accordance with the Condominium Documents, shall constitute a lien on the Unit prior to all other liens except tax liens in favor of any state or federal taxing authority and sums unpaid on a mortgage of record



recorded before the recording of any notice of lien by the Association; and the Association may enforce the collection of all sums due by suit at law for a money judgment or by foreclosure of the liens securing payment as provided by MCL 559.208. In a foreclosure proceeding, whether by advertisement or by judicial action, the Owner or anyone claiming under the Owner shall be liable for assessments charged against the Unit that become due before the redemption period expires, together with interest, advances made by the Association for taxes or other liens to protect its lien, costs, and reasonable attorney fees incurred in their collection.

(b) Sale of Unit. On the sale or conveyance of a Unit, all unpaid assessments against the Unit shall be paid out of the sale price by the buyer in preference over any other assessment or charge except as otherwise provided by the Condominium Documents or by the Act. A buyer or grantee may request a written statement from the Association for the amount of unpaid assessments levied against the Unit being sold or conveyed, and the buyer or grantee shall not be liable for, nor shall the Unit sold or conveyed be subject to, a lien for any unpaid assessments in excess of the amount stated in a written response from the Association. However, unless the buyer or grantee requests a written statement from the Association at least five days before the sale as provided in the Act, the buyer or grantee shall be liable for any unpaid assessments against the Unit together with interest, late charges, fines, costs, and attorney fees.

(c) Self-Help. The Association may enter the Common Elements, Limited or General, to remove and abate any condition constituting a violation or may discontinue the furnishing of services to an Owner in default under any of the provisions of the Condominium Documents on seven days' written notice to the Owner of the Association's intent to do so. An Owner in default shall not be entitled to use any of the General Common Elements of the Project and shall not be entitled to vote at any meeting of the Association so long as the default continues, but this provision shall not operate to deprive any Owner of ingress and egress to and from the Owner's Unit.

(d) Application of Payments. Money received by the Association in payment of assessments in default shall be applied as follows: first, to costs of collection and enforcement of payment, including reasonable attorney fees; second, to any interest charges and fines for late payment on the assessments; and third, to installments of assessments in default in order of their due dates.

5.6 Financial Responsibility of Developer. The responsibility of Developer for assessments is as follows:

(a) Pret turnover Expenses. Before the Transitional Control Date, it will be Developer's responsibility to keep the books balanced and to avoid any continuing deficit in operating expenses, but the Developer shall not be responsible for the payment of general or special assessments. At the time of the initial meeting, Developer will be liable for the funding of any continuing deficit of the Association that was incurred before the Transitional Control Date.

(b) Postturnover Expenses. After the Transitional Control Date and continuing for any remaining Development and Sales Period, Developer shall not be responsible for the payment of either general or special assessments levied by the Association on Units owned by Developer until construction of a building on a Unit is commenced.

(c) Exempted Transactions. Under no circumstances will Developer be responsible for the payment of any portion of any assessment that is levied for deferred maintenance, reserves for replacement, capital improvements, or additions or to finance litigation or other claims against Developer.

## **SECTION 6 TAXES, INSURANCE, AND REPAIR**

6.1 Real Property Taxes. Real property taxes and assessments shall be levied against the individual Units and not against the Property of the Project or any phase of the Project, except for the calendar year in which the Project or phase is established. Taxes and assessments that become a lien against the Property in the year in which the Project was established shall be expenses of administration and shall be assessed against the Units located on the land with respect to which the tax or assessment was levied in proportion to the Percentage of Value assigned to each Unit. Real property taxes and assessments levied in any year in which a vacation of the Project occurs shall be assessed only against the individual Units. For tax and special assessment purposes, no Unit shall be combined with any other Unit or Units, and no assessment of any fraction of a Unit or combination of any Unit with other whole or partial Units shall be made, nor shall any division or split of the assessment or taxes of a single Unit be made, whether the Unit is owned by an individual or multiple Owners. Taxes for real property improvements made to or within a specific Unit shall be assessed against that Unit only, and each Unit shall be treated as a separate, single parcel of real property for purposes of property taxes and special assessments.

6.2 Insurance Coverage. The Association shall be appointed as attorney-in-fact for each Owner to act on insurance matters and shall be required to obtain and maintain, to the extent applicable, casualty insurance with extended coverage, vandalism, and malicious mischief endorsements; liability insurance (including director's and officer's liability coverage if deemed advisable); and worker's compensation insurance pertinent to the ownership, use, and maintenance of the Common Elements of the Project. All insurance shall be purchased by the Board of Directors for the benefit of the Association, the Owners, the mortgagees, and Developer, as their interests may appear. The insurance, other than title insurance, shall be carried and administered according to the following provisions:

(a) Owner Responsibilities. Each Owner will be responsible for obtaining casualty insurance coverage at the Owner's expense with respect to the residence and all other improvements constructed or located within the perimeters of the Owner's Unit and for the Limited Common Elements appurtenant to the Owner's Unit. It shall also be each Owner's responsibility to obtain insurance coverage for the Owner's personal property within the Owner's Unit or elsewhere on the Condominium, for personal liability for occurrences within the Owner's Unit or on the Limited Common Elements appurtenant to the Owner's Unit, and for alternative living expenses in the event of fire or other casualty



causing temporary loss of the Owner's residence. All insurance carried by the Association or any Owner shall contain provisions permitting the waiver of the right of subrogation for any claims against any Owner or the Association for insured losses.

(b) Common Element Insurance. The General Common Elements of the Project shall be insured by the Association against casualties covered by a standard extended coverage endorsement, to the extent deemed applicable and appropriate, in an amount to be determined annually by the Board of Directors. The Association shall not be responsible for maintaining insurance with respect to the Limited Common Elements, the Units themselves, or any improvements located within the Units.

(c) Fidelity Insurance. The Association may obtain, if desired, fidelity coverage to protect against dishonest acts by its officers, directors, employees, and all others who are responsible for handling funds of the Association.

(d) Power of Attorney. The Board of Directors is irrevocably appointed as the agent for each Owner, each mortgagee, other named insureds and their beneficiaries, and any other holder of a lien or another interest in the Condominium or the Property to adjust and settle all claims arising under insurance policies purchased by the Board and to execute and deliver releases on the payment of claims.

(e) Indemnification. Each individual Owner shall indemnify and hold harmless every other Owner, Developer, and the Association for all damages, costs, and judgments, including actual attorney fees, that any indemnified party may suffer as a result of defending claims arising out of an occurrence on or within an individual Owner's Unit or appurtenant Limited Common Elements. This provision shall not be construed to give an insurer any subrogation right or other right or claim against an individual Owner, Developer, or the Association, which rights are waived.

(f) Premium Expenses. Unless otherwise provided, all premiums for insurance purchased by the Association pursuant to these Bylaws shall be expenses of administration of the Association.

6.3 Reconstruction and Repair. If any part of the Condominium Property is damaged or destroyed by fire or other casualty, the decision whether or not it will be reconstructed or repaired will be made in the following manner:

(a) General Common Elements. If the damaged property is a General Common Element, the damaged property shall be repaired or rebuilt unless 80 percent or more of the Owners and the institutional holders of mortgages on any Unit in the Project agree to the contrary. However, if the damaged property is common roadway and is the sole means of ingress and egress to one or more Units in the Project, it will be repaired or rebuilt unless the 80 percent or more of the Owners agreeing not to repair or rebuild includes the Owners of all such Units.

(b) Limited Common Elements and Improvements. If the damaged property is a Limited Common Element or an improvement located within the boundaries of a Unit, the Owner of the affected Unit alone shall determine whether to rebuild or repair the damaged property, subject to the rights of any mortgagee or other person having an interest in the property, and the Owner shall be responsible for the cost of any reconstruction or repair that the Owner elects to make. The Owner shall in any event remove all debris and restore the Unit and its improvements to a clean and sightly condition satisfactory to the Association within a reasonable period of time following the occurrence of the damage.

(c) Reconstruction Standards. Any reconstruction or repair shall be substantially in accordance with the Master Deed and the original plans and specifications for the improvements located within the Unit, unless prior written approval for changes is obtained from the Review Committee.

(d) Procedure and Timing. Immediately after the occurrence of a casualty causing damage that is to be reconstructed or repaired by the Association, the Association shall obtain reliable and detailed estimates of the cost to place the damaged property in a condition as good as that existing before the damage. If the proceeds of insurance are not sufficient to cover the estimated cost of reconstruction or repair required to be performed by the Association or if at any time during the reconstruction or repair the funds for the payment of the costs by the Association are insufficient, assessment shall be levied against all Owners in sufficient amounts to provide funds to pay the estimated or actual costs of reconstruction or repair. This provision shall not be construed to require the replacement of mature trees and vegetation with equivalent trees or vegetation.

(e) Compliance with Local Ordinances. Any reconstruction and repair is required to meet all local ordinances and codes, including all ordinances of Garfield Township as applicable at the time of any reconstruction and/or repair.

6.4 Eminent Domain. The following provisions will control on any taking by eminent domain:

(a) Condominium Units. In the event of the taking of all or any portion of a Condominium Unit or any improvements located within the perimeters of a Unit, the award for the taking shall be paid to the Owner of the Unit and any mortgagee, according to their interests. If an Owner's entire Unit is taken by eminent domain, the Owner and any mortgagee shall, after acceptance of the condemnation award, be divested of all interest in the Project.

(b) Common Elements. In the event of the taking of all or any portion of the General Common Elements, the condemnation proceeds relative to the taking shall be paid to the Association for use by or distribution to its members. The affirmative vote of 80 percent or more of the Owners in number and in value shall determine whether to rebuild, repair, or replace the portion taken or to take another action.



(c) Amendment to the Master Deed. If the Project continues after the taking by eminent domain, the remaining portion of the Project shall be resurveyed and the Master Deed amended accordingly; and if any Unit has been taken, Section 5 of the Master Deed shall also be amended to reflect the taking and to proportionately readjust the Percentages of Value of the remaining Owners based on the continuing total value of the Condominium of 100 percent. The amendment may be completed by an officer of the Association duly authorized by the Board of Directors without the necessity of execution or specific approval by any Owner.

(d) Notice to Mortgagees. If any Unit in the Condominium, the Common Elements, or any portion of them is made the subject matter of an eminent domain proceeding or is otherwise sought to be acquired by a condemning authority, the Association shall promptly notify each holder of a publicly recorded mortgage lien on any of the Units in the Condominium.

(e) Inconsistent Provisions. To the extent not inconsistent with the provisions of this section, MCL 559.233 shall control on any taking by eminent domain.

## **SECTION 7 CONSTRUCTION REQUIREMENTS**

7.1 Design Standards. Design standards for Units in the Project are set forth in this section. Design standards promote quality, value, and stability for Unit Owners. The standards in this section are intended to promote consistency of architecture and landscape design and to enhance and preserve real estate values.

7.2 Review Committee. Developer has or will establish an architectural review committee (the "Review Committee"). The Review Committee shall be composed of three (3) members, one (1) of which shall be selected by, and at the sole discretion of, the Developer and/or Developer's successors and assigns. Developer's right to select the Review Committee member shall survive regardless of Developer's ownership of any Unit and shall be a right that is assignable. The remaining members of the Review Committee shall be selected by a majority vote of the total number of Units that may be created in the Project, for a term of three (3) years. The Review Committee may designate a representative to act for it. In the event of death or resignation of any member of the Review Committee, the remaining members shall have full authority to designate a successor. Neither the members of the Review Committee or its designated representative shall be entitled to any compensation for services performed pursuant to this covenant. The mission of the Review Committee is to ensure that all plans submitted for review, and all subsequent exterior changes or modifications, meet the criteria established in the design standards. The design standards for the Project are intended to provide a compatible neighborhood image.

7.3 Architectural Review. No residences, buildings, fences, walls, drives, walks, landscaping or other improvements on or modification to any Unit shall be commenced, erected, or maintained; no addition to or external change in the appearance of any structure shall be made (including color and design); and no hedges, trees, plantings, drainage or landscaping

modifications shall be made until plans or specifications acceptable to the Review Committee, showing the nature, kind, shape, height, materials, color scheme, location, and approximate cost of the structure or improvement and the grading and landscaping plan of the area to be affected, have been submitted to and approved in writing by the Review Committee. The Review Committee shall have the right to refuse to approve any plans or specifications, including the grading and landscaping plans, that are not suitable or desirable in its opinion for aesthetic or any other reasons, provided that the Review Committee shall approve any Floor Plan Option. In passing on such specifications or grading or landscaping plans, the Review Committee shall have the right to take into consideration the suitability of the proposed structure, improvement, or modification; the site on which it is proposed to be erected; and the degree of harmony with the Condominium as a whole. In the event the Review Committee approves a landscaping plan, but deems it to create an extraordinary burden on the maintenance responsibilities of the Association, the Review Committee may condition such approval on the Unit Owners acceptance of an additional assessment or the financial responsibility associated with the landscaping plan.

7.4 Approval of Contractor. All residences and other structures shall be constructed only by residential home builders licensed by the State of Michigan and approved in writing by the Developer. The name of the proposed residential builder must be submitted when the preliminary plans and specifications are submitted. In its approval process, the Review Committee may take into consideration the qualifications of the proposed builder along with its reputation in the community before deciding whether or not that builder will be approved for participation in the Project. Construction of all other improvements must also be done by contractors approved in writing by the Review Committee.

7.5 Procedure.

(a) Written Approval or Disapproval. The Review Committee's approval or disapproval as required in Sections 7.3 and 7.4 above shall be in writing.

(b) Preliminary Plans. Within three hundred sixty five (365) days after a Unit Owner has taken title to a Unit, the Unit Owner shall submit to the Review Committee two (2) complete sets of preliminary plans and specifications showing floor plans, exterior elevations and an outline specification for the materials and finishes, which such plans shall be selected from one (1) of the Floor Plan Options. The Review Committee shall approve or disapprove the preliminary plans within Thirty (30) days of submittal.

(c) Final Plans. Upon the approval of the preliminary plans as provided in Section 7.5(b) above, the Unit Owner shall submit to the Review Committee two (2) complete sets of plans and specifications, in form satisfactory to the Review Committee, showing insofar as is appropriate:

- (i) The size and dimensions of the improvements;
- (ii) The exterior design;
- (iii) The exterior color scheme;



- (iv) The exact location of the improvement on the Unit; and
- (v) The location of the driveways, parking areas, drainage and landscaping (including location and construction of all utilities).

The Review Committee shall approve or disapprove the final plans within Thirty (30) days of submittal.

(d) In the event the Review Committee or its designated representative fail to approve or disapprove within thirty (30) days after preliminary or final plans and specifications have been submitted (in the case of Section 7.3) or after a proposed residential builder has been submitted (in the case of Section 7.4), or in the event, if no suit to enjoin the construction or the use of the builder has been commenced prior to the completion thereof, approval will not be required and the related covenants shall be deemed to have been fully complied with.

7.6 Specific Requirements. All approvals required by this section shall comply with the following requirements:

(a) Floor Plan Options. The design of all residences within the Project shall be selected only from one (1) of the three (3) Floor Plan Options. Notwithstanding the foregoing, the only Floor Plan Option that may be selected for Unit 1 of the Project shall be Cottage C. The Review Committee shall only approve plans that conform to one (1) of the three (3) Floor Plan Options.

(b) Construction Materials. Each residence shall be finished with wood, masonry (brick), stone or cement siding, including windows clad with either aluminum or vinyl. No aluminum siding or 4x8 or 4x9 plywood siding will be allowed. Roofs must be of shingle construction using cedar, standing seam metal, fiberglass, or asphalt shingles and must have a minimum pitch of 6/12. Driveways may be of brick or cement. Any fencing shall: (i) be constructed of wrought iron or powder coated aluminum; (ii) be no more than 5 feet in height; and (iii) have a natural bedding area underneath at least 24 inches wide (12 inches on either side of the fence). All exterior paints, stains, and material colors must be shown as part of the plan submitted for approval, and samples shall be furnished to the Review Committee on request.

(c) Size and Space Requirements. All dwellings constructed on any Unit shall be single-story (walkout) or two-story, with no less than 1,600 square feet of ground floor finished living area (as calculated on exterior dimensions, exclusive of decks, porches, patios, garages, and basements whether full basements, daylight basements, or walkout basements).

(d) Improvements and Outbuildings. Each residence must be equipped with an attached garage of not less than two stalls and not more than three stalls. No out buildings, detached structures or car ports shall be erected on any Unit.

(e) Letter and Delivery Boxes. The Review Committee will determine the location, design, and permitted lettering of all mail and paper delivery boxes. Each Owner will either install a mailbox and delivery box or pay the reasonable cost of installation as determined by the Review Committee for installation by the Association.

(f) Exterior Stairways. Exterior stairways adjoining any deck to the ground level are permissible.

7.7 Local Codes and Ordinances. In addition to the construction requirements in this Section, all buildings and other structures must comply with applicable building, mechanical, electrical, and plumbing codes of the applicable jurisdictions in effect when the building or structure is erected, as well as all zoning and police power ordinances of Garfield Township.

7.8 Time for Construction. At the time of submitting preliminary plans in accordance with Section 7.5(b), a date for commencement of construction (which shall not be more than twenty four (24) months from the date on which the Owner took title to the Unit) must be agreed on and approved in writing by the Review Committee. Once construction has started, work on the building including all exterior finishes, landscaping and paving must be diligently pursued and completed within a maximum of twelve (12) months from the date of commencement. The Committee may extend the time for commencement or completion when, in its opinion, conditions warrant an extension.

7.9 Reserved Developer Rights. The purpose of Section 7 is to ensure the continued maintenance of the Condominium as an attractive and harmonious residential development, and its provisions shall be binding on both the Association and all Owners in the Project. Developer (or any residential builder to whom Developer has assigned such rights) shall have the right to maintain a model unit, sales office, advertising display signs, storage areas, and reasonable parking incident to its sales efforts and to access to, from, and over the Property as may be reasonable to enable development and sale of the entire Project.

7.10 Building Lines. For the purpose of this section, the word *building* will mean the main residence; the garage; and their projections such as eaves; bay, bow, or oriel windows; exterior chimneys; covered porches; porticos; loggias; and similar projections. *Building* will not include open pergolas, uncovered porches, open terraces, stoops, steps, or balustrades the sides of which do not extend more than three feet above the level of the ground floor of the main building.

7.11 Permitted Variance. The Review Committee may, on a showing of practical difficulty or other good cause, grant variances from the requirements of this section, but only to an extent and in a manner that does not violate the spirit and intent of the requirements.

7.12 Setback Lines. No building will be erected on any Unit nearer to the street line or to either side Unit boundary or closer to the rear Unit boundary than permitted by the setback requirements of the zoning applicable to the Unit that is in effect at the time of the contemplated construction of any building unless a variance or other permission for the setback is obtained from the applicable authority. If compliance with these setback requirements is impracticable or would

create a hardship for a corner Unit or an odd-shaped building site, the Review Board may specify front yard, side yard, and rear yard widths and depths that are less than those required by this section. When 1½ or more Units are acquired as a single building site, the side Unit boundaries will refer only to the Unit boundary lines bordering the property of adjoining owners.

7.13 Building Height. The height of any building shall not be more than thirty-five (35) feet in height above the mean ground level of the building foundation area; mean ground level shall be defined as the natural topography of the site (backfill to increase the mean ground level is specifically prohibited). If any portion of a level or floor within a building is below grade, all of that level or floor shall be considered a basement level.

7.14 Improvements Adjoining Roadway. No trees, plantings, fencing, or other improvements will be placed where they obstruct vehicular visibility at or near street intersections.

7.15 Soil from Excavation. All soil to be removed from any of the Units in the course of grading or excavating will, at Developer's option, become the property of Developer and be placed by the Owner or the Owner's contractor at the Owner's expense in a location within or adjoining the Project designated by Developer.

## **SECTION 8 USE AND OCCUPANCY RESTRICTIONS**

8.1 Residential Use. Condominium Units shall be used exclusively for residential occupancy, and no Unit or appurtenant Common Element shall be used for any purpose other than that of a single-family residence and purposes incidental to residential use. Home occupations conducted entirely within the residence and participated in solely by members of the immediate family residing in the residence that do not generate unreasonable traffic by members of the general public and do not change the residential character of the Unit or neighborhood are permitted as incidental to primary residential use. No building intended for other business uses and no apartment house, rooming house, day care facility, foster care residence, or other commercial or multiple-family dwelling of any kind shall be erected, placed, or permitted on any Unit.

8.2 Home Occupations. To be permitted as a *home occupation*, there must be (a) no sign or display that indicates from the exterior that the residence is being used for any purpose other than that of a single-family dwelling; (b) no goods or commodities kept for viewing or sale within the Unit or the Project; and (c) no mechanical or electrical equipment used other than personal computers and other office equipment. In no event shall any barbershop, styling salon, beauty parlor, tearoom, animal hospital, or any other form of animal care or treatment such as dog trimming be considered as a home occupation.

8.3 Common Areas. The Common Elements shall be used only by the Owners of Units in the Condominium and their agents, tenants, family members, invitees, and licensees for access, ingress to, and egress from the respective Units and for other purposes incidental to use of the Units. Any parking areas or other Common Elements designed for a specific purpose shall be used only for those purposes or other uses approved by the Board. The use, maintenance, and operation



of the Common Elements shall not be obstructed, damaged, or unreasonably interfered with by any Owner and shall be subject to any lease or easement presently in existence or entered into by the Board at some future date that affects all or any part of the Common Elements.

8.4 Use and Occupancy Restrictions. In addition to the general requirements of Sections 8.1–8.3, the use of the Project and its Common Elements by any Owner shall be subject to the following specific restrictions:

(a) Exterior Changes. No Owner shall make any additions, alterations, or modifications to any of the Common Elements or any changes to the exterior appearance of the building or other improvements within the perimeters of the Owner's Unit without prior approval of Developer or the Review Committee. A change in the color of a residence or a significant landscaping change are included within the meaning of a change in exterior appearance.

(b) Unit Rental. No Unit or any portion of a Unit may be rented and no transient tenants may be accommodated in any building.

(c) Nuisances. No nuisances shall be permitted on the Property, nor shall any use or practice be permitted that is a source of annoyance to or that unreasonably interferes with the peaceful possession or proper use of the Project by its residents. No Unit shall be used in whole or in part for the storage of rubbish or trash or for the storage of any property or thing that may cause the Unit to appear in an unclean or untidy condition. No substance or material shall be kept on a Unit that will emit foul or obnoxious odors or that will cause excessive noise that will or might disturb the peace, quiet, comfort, or serenity of the occupants of surrounding Units.

(d) Prohibited Uses. Nothing shall be done or kept in any Unit or on the Common Elements that will increase the rate of insurance for the Project without the prior written consent of the Association. No Owner shall permit anything to be done or kept in the Owner's Unit or elsewhere on the Common Elements that will result in the cancellation of insurance on any Unit or any part of the Common Elements or that will violate any law.

(e) Signs. No signs or other advertising devices (other than one professionally made unlit sign or a sign of substantially the same quality and appearance advertising a unit for sale that is not larger than four square feet in size) shall be displayed from any residence or on any Unit that are visible from the exterior of the Unit or from the Common Elements without written permission from the Association or its managing agent. Vehicles that display advertising or signage must be parked within the garage of a Unit at all times when not in use.

(f) Personal Property. No Owner shall display, hang, or store any clothing, sheets, blankets, laundry, or other items of personal property outside a residence or ancillary building. This restriction shall not be construed to prohibit a Owner from placing and maintaining outdoor furniture, a grill, and accoutrements and decorative foliage of a customary nature and appearance on a patio, deck, or balcony of a Unit, though no such

furniture or other personal property shall be stored on any open patio, deck, or balcony that is visible from another Unit or from the Common Elements of the Project.

(g) Firearms and Weapons. No Owner shall use or permit the use by any occupant, agent, tenant, invitee, guest, or member of the Owner's family of any firearms; air rifles; pellet guns; BB guns; bows and arrows; illegal fireworks; or other dangerous weapons, projectiles, or devices anywhere on or about the Property.

(h) Pets and Animals. No animals, livestock, or poultry shall be raised, bred, or kept on any Unit except that domestic dogs, cats, and other types of household pets may be kept, provided they are not kept, breed or maintained for any commercial purposes. No exotic, savage, or dangerous animals shall be kept on the Property, including dogs of certain breeds that are commonly considered or categorized as "dangerous" or "aggressive". Common household pets permitted under the provisions of this subsection shall be kept only in compliance with the rules and regulations promulgated by the Board of Directors from time to time and must at all times be kept under care and restraint so they are not obnoxious on account of noise, odor, or unsanitary conditions. No animal shall be permitted to run loose on the Common Elements or on any Unit except the Unit owned by the owner of the animal, and the owner of each pet shall be responsible for cleaning up after it. No dog houses or dog runs shall be permitted. Underground or "invisible" pet control or containment systems are permissible.

(i) Recreational Vehicles. No recreational vehicles, boats, or trailers shall be parked or stored in any garage (if the storage would prevent full closure of the garage door) or elsewhere on the Property, without the written approval of the Association. No snowmobile, all-terrain vehicle, or other motorized recreational vehicle (except golf carts) shall be operated on the Property. No maintenance or repair shall be performed on any boat or recreational vehicle except within a garage or residence where totally isolated from public view. No trailer, motor home, or mobile home (including manufactured, modular, pre-fabricated or similar home), campers, basement home, tent, shack, garage, barn, or other out buildings on any Unit shall be used as a residence, either temporarily or permanently. Trailers, motor homes, campers, cars, golf carts, trucks and vehicles of any sort must not be parked outside except temporarily, which shall be defined as no more than ten (10) days in any twelve (12) month period. No outdoor playground equipment (swings, slides, etc.) shall be permitted and, except as otherwise provided herein, all vehicles must be parked within the garage.

(j) Lawn Care, Landscaping and Exterior Maintenance. The lawn appurtenant to each Unit shall be maintained by the Association and may not be altered or changed in any manner unless approved in writing by the Review Committee. All other outside maintenance relating to a Unit shall be performed as provided in the Master Deed.

(k) Trash Containers and Pick Up. All trash shall be placed in containers approved by the Review Committee and kept inside the garage or other fully enclosed area except for short periods of time reasonably necessary to permit collection. The burning of trash, debris, leaves and brush expressly prohibited.

(l) Exterior Lighting. All exterior lighting shall be approved by the Review Committee and shall comply with Local Ordinance.

(m) Solar Panels and Satellite Dishes. No solar panel may be installed on any Unit until the type, design, and location of the solar panel has been approved in writing by the Review Committee. An Owner may install a satellite dish on the Owner's Unit no larger than one (1) meter in diameter, subject to reasonable prior approval by the Review Committee for size, location, color, and screening. To the extent required by applicable federal law, the Review Committee's regulations shall not unreasonably impair a Owner's installation, maintenance, or use of a satellite dish.

(n) Use of Common Elements. The General Common Elements shall not be used for the storage of supplies or personal property (except for the short periods of time that are reasonably necessary to permit the placement of trash for collection the next day). No vehicles shall be parked on or along the roadways (except for parties or receptions generating a need for off-site parking), and Owners shall not personally use or obstruct any guest parking areas that are located on the Common Elements of the Project without the prior consent of the Association. No Owner shall in any way restrict access to any utility line or other area that must be accessible to service the Common Elements or that affects an Association responsibility in any way. In general, no activity shall be carried on or condition maintained by any Owner either in the Owner's Unit or on the Common Elements that despoils the appearance of the Condominium.

(o) Application of Restrictions. Unless arbitration is elected pursuant to these Bylaws, a dispute or question whether a violation of any specific regulation or restriction in this section has occurred shall be submitted to the Board of Directors of the Association, which shall conduct a hearing and render a decision in writing, which shall be binding on all owners and other parties with an interest in the Project.

8.5 Zoning Compliance. In addition to the restrictions in Section 8, the use of any Unit or structure on the Property must satisfy the requirements of the zoning ordinances of the municipality where the Project is located in effect at the time of the contemplated use unless a variance for the use is obtained from a unit of government with jurisdiction over the use of the Unit and Property.

8.6 Rules of Conduct. Additional rules and regulations consistent with the Act, the Master Deed, and these Bylaws concerning the use of Units and Common Elements may be promulgated and amended by the Board. Copies of the rules and regulations must be furnished by the Board to each Owner at least 10 days before their effective date and may be revoked at any time by the affirmative vote of the Board or 60 percent or more of all Owners.

8.7 Enforcement by Developer. The Project shall at all times be maintained in a manner consistent with the highest standards of a private residential community used and occupied for the benefit of the Owners and all other persons interested in the Condominium. If at any time the Association fails or refuses to carry out its obligations to maintain, repair, replace, and landscape



in a manner consistent with the maintenance of such standards, Developer, or any person to whom it assigns this right, may, at its option, elect to maintain, repair, or replace any Common Elements or to do any landscaping required by these Bylaws and to charge the cost to the Association as an expense of administration. Developer, or any person to whom it assigns this right, shall have the right to enforce these Bylaws at any time, and this right of enforcement shall include (without limitation) an action to restrain the Association or any Owner from any prohibited activity.

8.8 Owner Enforcement. An aggrieved Owner will also be entitled to compel enforcement of the Condominium Documents by an action for injunctive relief or damages against the Association, its officers, or another Owner in the Project.

8.9 Remedies on Breach. In addition to the remedies granted by Section 5.5 for the collection of assessments, the Association shall have the right, in the event of a violation of the restrictions on use and occupancy imposed by this Section 8, to enter the Unit and to remove or correct the cause of the violation. The entry will not constitute a trespass, and the Owner of the Unit will reimburse the Association for all costs of the removal or correction. Failure to enforce any of the restrictions in this section will not constitute a waiver of the right of the Association to enforce restrictions in the future.

8.10 Reserved Rights of Developer. The restrictions in this section shall not apply to the commercial activities of Developer during the Development and Sale Period. Developer shall also have the right to maintain a sales office, advertising display sign, storage areas, and reasonable parking incident to its sales efforts and to reasonable access to, from, and over the Property to enable development and sale of the entire Project. Notwithstanding anything to the contrary, the Developer during the Development and Sale Period shall be prohibited from burning trash, debris, leaves, brush and building materials anywhere in the Project.

8.11 Assignment and Succession. Developer may be assigned any of the rights granted to or reserved by it in the Condominium Documents or by law to any other entity or to the Association. Any assignment or transfer shall be made by an appropriate document in writing, signed by Developer and recorded in the register of deeds office for the county where the Project is located. On qualification, the assignee will have the same rights and powers as those granted to or reserved by Developer in the Condominium Documents.

8.12 Uses Meeting Local Codes and Ordinances. Notwithstanding all of the other provisions under this Section 8 of the Bylaws with respect to uses, all uses must meet the requirements of local laws, codes, and the ordinances, including all ordinances of Garfield Township.

## **SECTION 9 MORTGAGES**

9.1 Notice to the Association. Any Owner who mortgages a Unit shall notify the Association of the name and address of the mortgagee (in this section, the “Mortgagee”), and the Association will maintain this information. The information relating to Mortgagees will be made available to Developer or its successors as needed to obtain consent from or give notice to

Mortgagees concerning actions requiring consent from or notice to Mortgagees under the Condominium Documents or the Act.

9.2 Insurance. The Association shall notify each of the Mortgagees of the name of each company insuring the Condominium against fire, perils covered by extended coverage, and vandalism and malicious mischief, with the amounts of the coverage.

9.3 Rights of Mortgagees. Except as otherwise required by applicable law or regulations, a Mortgagee of a Unit will be granted the following rights:

(a) Inspection and Notice. On written request to the Association, a Mortgagee will be entitled (i) to inspect the books and records relating to the Project on reasonable notice, (ii) to receive a copy of the annual financial statement that is distributed to Owners; (iii) to notice of any default under the Condominium Documents by its mortgagor in the performance of the mortgagor's obligations that is not cured within thirty (30) days; and (iv) to notice of all meetings of the Association and its right to designate a representative to attend the meetings.

(b) Exemption from Restrictions. A Mortgagee that comes into possession of a Unit pursuant to the remedies provided in the mortgage or by deed (or assignment) in lieu of foreclosure shall be exempt from any option or right of first refusal on the sale or rental of the mortgaged Unit in the Condominium Documents.

9.4 Additional Notification. When notice is to be given to a Mortgagee, the Board of Directors shall also give such notice to the Federal Home Loan Mortgage Corporation, the Federal National Mortgage Association, the Veterans Administration, the Federal Housing Administration, the Farmer's Home Administration, the Government National Mortgage Association, and any other public or private secondary mortgage market entity participating in purchasing or guarantying mortgages of Units in the Condominium if the Board of Directors has notice of their participation.

## **SECTION 10 LEASES**

10.1 Notice of Lease. No non-Developer Owner shall be permitted to lease all or any portion of a Unit or building under any circumstances. Developer shall be permitted to lease any Unit owned by Developer on terms and conditions satisfactory to Developer in its sole and absolute discretion..

10.2 Terms of Lease. All occupants of a Unit shall comply with all the conditions of the Condominium Documents of the Project, and all lease and rental agreements must require compliance.

## **SECTION 11 TRANSFER OF UNITS**

11.1 Unrestricted Transfers. Except as otherwise set forth in Section 11.3 below, an individual Owner may, without restriction under these Bylaws, sell, give, devise, or otherwise transfer the Owner's Unit or any interest in the Unit.

11.2 Notice to Association. Whenever a Owner sells, gives, devises, or otherwise transfers the Owner's Unit or any interest in the Unit, the Owner shall give written notice to the Association within five days after consummating the transfer. The notice shall be accompanied by documents evidencing the title or interest transferred and a processing fee payable to the Association in the amount of \$150.

11.3 Right of First Offer. If an Owner intends to sell a Unit, Developer shall have a right of first offer to purchase the Unit ("Developer's Right of First Offer to Purchase") on the terms and conditions at which the Owner proposes to sell the Unit to a third party. The Owner shall give Developer written notice of its intent to sell and shall indicate the terms and conditions (including the sale price) upon which the Owner intends to sell the Unit to a third party (the "Offer Notice"). Developer shall thereafter have thirty (30) days to elect in writing to purchase the Unit and execute a purchase agreement with respect thereto and shall have an additional thirty (30) days to close on the acquisition of the Unit on the terms and conditions set forth in the Offer Notice; provided that prior to the execution of a binding purchase agreement, the Owner shall retain the right to elect not to sell the Unit. If Developer does not elect to purchase the Unit, then the Owner shall be free to sell the Unit to a third party. However, if the price at which the Owner intends to sell the Unit to a third party is less than ninety-five (95%) percent of the price set forth in the Offer Notice, then the Owner shall again offer Developer the right to acquire the Unit upon the same terms and conditions, provided that Developer shall have thirty (30) days thereafter to complete the acquisition at such price, terms and conditions.

## **SECTION 12 ARBITRATION**

12.1 Submission to Arbitration. Any dispute, claim, or grievance arising out of or relating to the interpretation or application of the Master Deed, Bylaws, or other Condominium Documents and any disputes, claims, or grievances arising among or between Owners or between Owners and the Association may, on the election and written consent of the parties to the dispute, claim, or grievance and written notice to the Association, be submitted to arbitration; and the parties shall accept the arbitrator's decision and award as final and binding. The Arbitration Rules for the Real Estate Industry of the American Arbitration Association, as amended and in effect from time to time, shall apply to all such arbitrations.

12.2 Disputes Involving Developer. A contract to settle by arbitration may also be executed by Developer and any claimant for any claim against Developer that might be the subject of a civil action, provided as follows:



(a) Buyer's Option. At the exclusive option of a Buyer or an Owner in the Project, Developer shall execute a contract to settle by arbitration any claim that might be the subject of a civil action against Developer that involves an amount less than \$2,500 and arises out of or relates to a purchase agreement, a Unit, or the Project.

(b) The Association's Option. At the exclusive option of the Association of Owners, Developer shall execute a contract to settle by arbitration any claim that might be the subject of a civil action against Developer that arises out of or relates to the Common Elements of the Project if the amount of the claim is \$10,000 or less.

12.3 Preservation of Rights. Election by any Owner or by the Association to submit any dispute, claim, or grievance to arbitration shall preclude that party from litigating the dispute, claim, or grievance in the courts. Except as provided in this section, however, all interested parties shall be entitled to petition the courts to resolve any dispute, claim, or grievance in the absence of an election to arbitrate.

### **SECTION 13 COVENANT TO BUILD AND OPTION TO PURCHASE**

13.1 Covenant to Build. Each Owner of a Unit in the Condominium, by acceptance of a deed of conveyance or land contract from Developer, agrees to commence construction of a residence on the Owner's Unit, in conformity with the restrictions in the Condominium Documents, not later than twenty four (24) months from the date on which the deed or contract is delivered to the Owner.

13.2 Option to Repurchase. If construction of a residence on the Unit does not commence within the twelve (12) month period allowed by Section 13.1, Developer will have the option to repurchase the Unit at any time after the expiration of the period for construction, provided that construction has not then begun, by payment to the Owner of the purchase price paid by the Owner or the Owner's predecessors to Developer when the Owner acquired the Unit (less any costs and expenses incurred by Developer related to such repurchase, including legal fees, taxes, recording costs, etc.). Developer may exercise this option by giving written notice to the Owner, and the repurchase shall be closed within 10 days from the date of the notice. At closing, Developer will pay the purchase price to the Owner, and the Owner will deliver to Developer a warranty deed free and clear of all liens and encumbrances other than those reflected on the original title policy under which the Owner received title. This option shall run with the land.

13.3 Modification of Terms. The provisions of this Section 13 maybe waived in writing by Developer or may be modified by a written agreement between the Owner and Developer.

### **SECTION 14 OTHER PROVISIONS**

14.1 Definitions. All terms used in these Bylaws will have the same meaning assigned by the Master Deed to which the Bylaws are attached or as defined in the Act.

14.2 Severability. If any of the terms, provisions, or covenants of these Bylaws or of any Condominium Document are held to be partially or wholly invalid or unenforceable for any reason, that holding shall not affect, alter, modify, or impair any of the other terms, provisions, or covenants of the documents or the remaining portions of any terms, provisions, or covenants held to be partially invalid or unenforceable.

14.3 Notices. Notices provided for in the Act, Master Deed, or Bylaws shall be in writing and shall be addressed to the Association at its registered office in the State of Michigan and to any Owner at the address in the deed of conveyance or at another address subsequently provided. The Association may designate a different address for notices to it by giving written notice of the change of address to all Owners. Any Owner may designate a different address for notices by giving written notice to the Association. Notices addressed as above shall be deemed delivered when mailed by U.S. mail with postage prepaid or when delivered in person.

14.4 Amendment. These Bylaws may be amended, altered, changed, added to, or repealed only in the manner prescribed by Section 9 of the Master Deed.

14.5 Conflicting Provisions. In the event of a conflict between the Act (or other laws of the State of Michigan) and any Condominium Document, the Act (or other laws of the State of Michigan) shall govern. In the event of a conflict between the provisions of any one or more of the Condominium Documents themselves, the following order of priority shall be applied, and the provisions of the document having the highest priority shall govern:

1. the Master Deed, including the Condominium Subdivision Plan but excluding these Bylaws
2. these Condominium Bylaws
3. the Articles of Incorporation of the Association
4. the Association Bylaws
5. the Rules and Regulations of the Association
6. the Disclosure Statement

GRAND TRAVERSE COUNTY CONDOMINIUM  
SUBDIVISION PLAN NO. \_\_\_\_\_

EXHIBIT B TO THE MASTER DEED OF

MEADOW VALLEY CONDOMINIUM

GARFIELD TOWNSHIP,  
GRAND TRAVERSE COUNTY, MICHIGAN

DEVELOPER:  
JHT HOLDINGS TRAVERSE CITY, LLC  
160 W. MAIN STREET, SUITE 200  
NEW ALBANY, OH 43054

PROPERTY DESCRIPTION:

PART OF THE NORTHEAST 1/4 OF SECTION 18, TOWN 27 NORTH, RANGE 11 WEST, GARFIELD TOWNSHIP, GRAND TRAVERSE COUNTY, MICHIGAN, DESCRIBED AS:  
COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 18; THENCE NORTH 88°34'37" WEST ALONG THE NORTH LINE OF SAID SECTION A DISTANCE OF 438.96 FEET; THENCE SOUTH 03°02'55" WEST A DISTANCE OF 749.23 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING SOUTH 03°02'55" WEST A DISTANCE OF 1229.10 FEET; THENCE SOUTH 88°28'26" EAST A DISTANCE OF 115.54 FEET; THENCE SOUTH 03°02'55" WEST A DISTANCE OF 149.44 FEET (RECORDED AS S005630" 150.0 FEET); THENCE SOUTH 88°26'05" EAST A DISTANCE OF 323.40 FEET (RECORDED AS N89°27'30"E 323.4 FEET) TO THE EAST LINE OF SAID SECTION 18; THENCE SOUTH 03°02'55" WEST ALONG SAID EAST LINE A DISTANCE OF 194.55 FEET (RECORDED AS S005630" WEST); THENCE NORTH 88°27'42" WEST A DISTANCE OF 323.40 FEET (RECORDED AS NORTH 89°25'40"E 323.40 FEET); THENCE SOUTH 03°02'55" WEST A DISTANCE OF 150.48 FEET TO THE NORTH LINE OF THE PLAT OF HERITAGE ESTATES NO. 4, AS RECORDED IN LIBER 15, PAGE 18, GRAND TRAVERSE COUNTY RECORDS; THENCE NORTH 88°28'08" WEST ALONG SAID NORTH LINE A DISTANCE OF 993.40 FEET TO THE WEST LINE OF THE EAST 1/2 OF THE NORTHEAST 1/4 OF SAID SECTION 18; THENCE NORTH 03°02'58" EAST ALONG SAID WEST LINE A DISTANCE OF 1005.39 FEET; THENCE SOUTH 88°34'56" EAST A DISTANCE OF 166.07 FEET; THENCE NORTH 17°19'53" WEST A DISTANCE OF 270.97 FEET; THENCE NORTHEASTERLY 509.46 FEET ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 223.00 FEET, CENTRAL ANGLE OF 79°30'33", AND LONG CHORD BEARING NORTH 22°29'24" EAST 285.22 FEET; THENCE NORTH 62°10'40" EAST A DISTANCE OF 72.15 FEET; THENCE NORTH 88°28'00" EAST A DISTANCE OF 95.78 FEET; THENCE SOUTH 75°05'01" EAST A DISTANCE OF 92.92 FEET; THENCE NORTHEASTERLY 288.12 FEET ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 127.00 FEET, CENTRAL ANGLE OF 120°57'38", AND LONG CHORD BEARING NORTH 44°26'10" EAST 221.03 FEET; THENCE NORTH 84°37'23" EAST A DISTANCE OF 108.05 FEET; THENCE SOUTH 88°44'03" EAST A DISTANCE OF 208.03 FEET TO THE POINT OF BEGINNING, CONTAINING 33.994 ACRES OR 1,480.794 SQUARE FEET, SUBJECT TO EASEMENTS, RESTRICTIONS, AND RIGHTS-OF-WAY OF RECORD, IF ANY.

THIS CONDOMINIUM SUBDIVISION PLAN IS NOT REQUIRED TO CONTAIN DETAILED PROJECT DESIGN PLANS PREPARED BY THE APPROPRIATE LICENSED DESIGN PROFESSIONAL. SUCH PROJECT DESIGN PLANS ARE FILED, AS PART OF THE CONSTRUCTION PERMIT APPLICATION, WITH THE ENFORCING AGENCY FOR THE STATE CONSTRUCTION CODE IN THE RELEVANT GOVERNMENTAL SUBDIVISION. THE ENFORCING AGENCY MAY BE A LOCAL BUILDING DEPARTMENT OR THE STATE DEPARTMENT OF LICENSING AND REGULATORY AFFAIRS.

SHEET INDEX	
SHEET NO.	SHEET NAME
1	COVER SHEET
2	SURVEY PLAN (OVERALL PLAN)
3	SURVEY PLAN
4	SURVEY PLAN
5	SITE PLAN
6	SITE PLAN
7	UTILITY PLAN
8	UTILITY PLAN


ATTENTION COUNTY REGISTER OF DEEDS  
THE CONDOMINIUM SUBDIVISION PLAN NUMBER MUST BE ASSIGNED IN CONSECUTIVE SEQUENCE WHEN A NUMBER HAS BEEN ASSIGNED TO THIS PROJECT. IT MUST BE PROPERLY SHOWN ON THIS SHEET AND THE SURVEYOR'S CERTIFICATE ON SHEET 2.

1/20/22  
DATE



*Matthew T. Mokanyk*

SIGNATURE  
MATTHEW T. MOKANYK, P.E., P.S.,  
REGISTERED LAND SURVEYOR  
REGISTRATION NO. 4001042063  
LANDTECH PROFESSIONAL SURVEYING AND ENGINEERING  
1275 MCGREGOR WAY  
GRAWN, MI 49637



LANDTECH

Professional Surveying & Engineering

P.O. BOX 169  
1275 MCGREGOR WAY  
GRAWN, MI 49637  
www.landtechpa.com

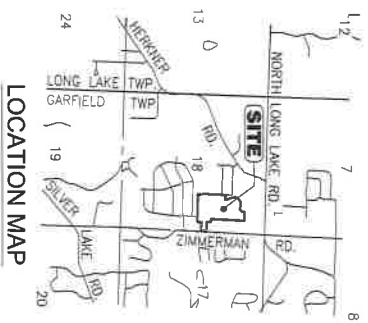
Meadow Valley Condominium

Cover Sheet

PROPOSED DATED:  
11/30/21

SHEET NUMBER  
1





UNIT	AREA (AC.)
1	0.068
2	0.085
3	0.085
4	0.085
5	0.085
6	0.085
7	0.085
8	0.085
9	0.085
10	0.085
11	0.085
12	0.085
13	0.085
14	0.085
15	0.085
16	0.085
17	0.085
18	0.085
19	0.085
20	0.085

## SURVEYOR'S CERTIFICATE

I, MATTHEW T. MOKANYK, REGISTERED LAND SURVEYOR IN THE STATE OF MICHIGAN, HEREBY CERTIFY THAT THE SUBDIVISION PLAN KNOWN AS GRAND TRAVERSE COUNTY CONDOMINIUM SUBDIVISION PLAN NO. 11/30/21, AS SHOWN ON THE ACCOMPANYING DRAWINGS, REPRESENTS A SURVEY ON THE GROUND MADE UNDER MY DIRECTION, THAT THERE ARE NO EXISTING ENCROACHMENTS UPON THE LANDS AND PROPERTY HEREIN DESCRIBED.

THAT THE REQUIRED MONUMENTS AND IRON MARKERS WILL BE LOCATED IN THE GROUND BY NOVEMBER 30, 2022, AS REQUIRED BY RULES PROMULGATED UNDER SECTION 142 OF ACT NO. 59 OF THE PUBLIC ACTS OF 1978.

THAT THE ACCURACY OF THIS SURVEY IS WITHIN THE LIMITS REQUIRED BY THE RULES PROMULGATED UNDER SECTION 142 OF ACT NO. 59 OF THE PUBLIC ACTS OF 1978.

THAT THE BEARINGS, AS SHOWN, ARE NOTED ON SURVEY PLAN AS REQUIRED BY THE RULES PROMULGATED UNDER SECTION 142 OF ACT NO. 59 OF THE PUBLIC ACTS OF 1978.

1/20/22

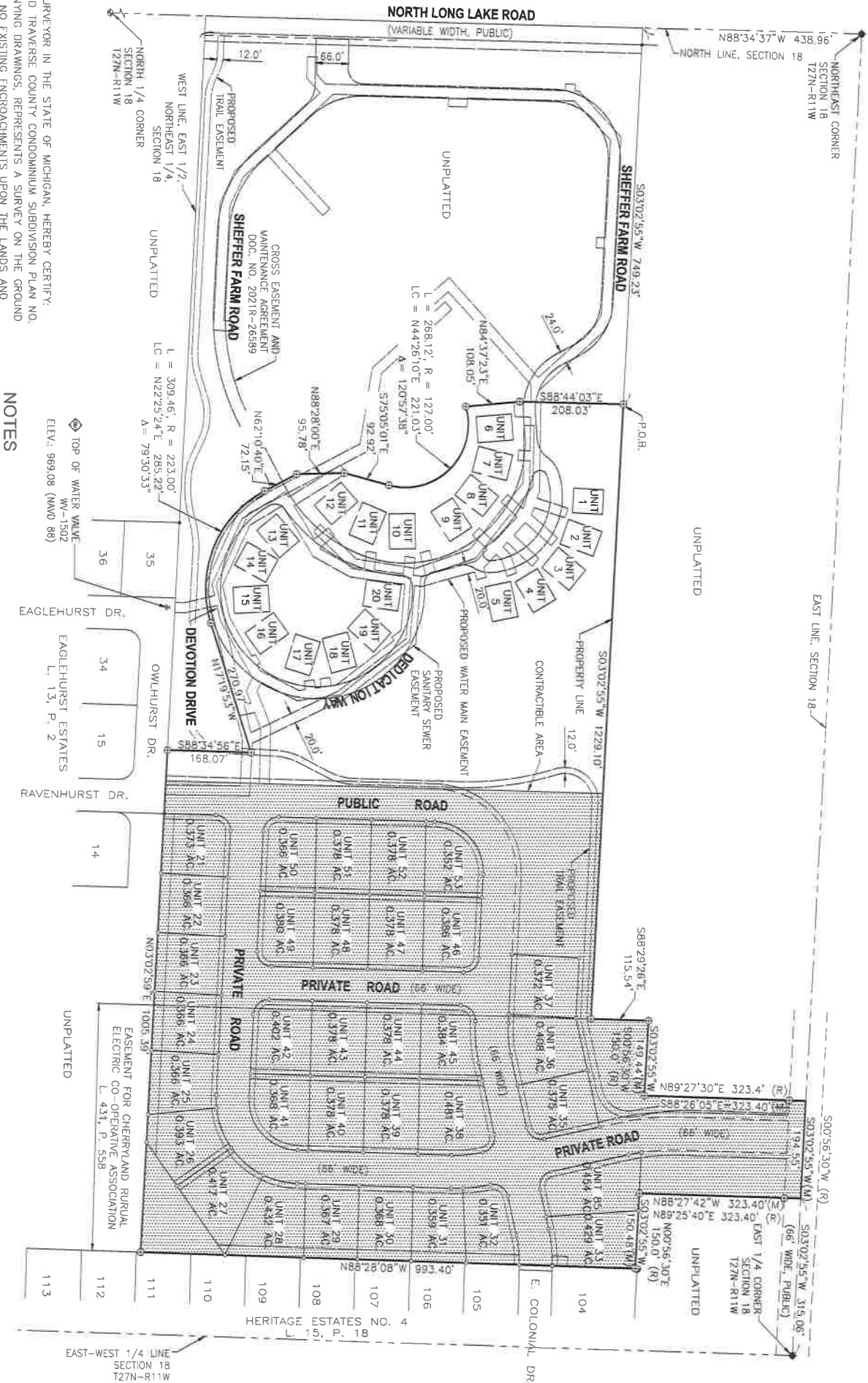
DATE

SIGNATURE



MATTHEW T. MOKANYK, P.E., P.S.  
REGISTERED LAND SURVEYOR  
REGISTRATION NO. 4001042063

LANDTECH PROFESSIONAL SURVEYING AND ENGINEERING  
1275 MCGREGOR WAY  
GRAND RAPIDS, MI 49503



## NOTES

- ALL ITEMS NEED NOT BE BUILT.
- SEE UTILITY PLAN FOR DRAINAGE AND UTILITY PLAN EASEMENTS AND NOTES.
- BEARING BASIS: MICHIGAN STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE, NAD 83 (2011). THE EAST LINE OF SECTION 18 HAS AN ESTABLISHED BEARING OF N03°02'55"E.
- COORDINATES SHOWN HEREON ARE BASED ON THE MICHIGAN STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE, NAD 83 (2011).
- MONUMENTS SET AT MAJOR BOUNDARY CORNERS ARE IRON BARS, 1/2 INCH IN DIAMETER AND 36 INCHES IN LENGTH, ENCASED IN 4-INCH DIAMETER CONCRETE.
- MONUMENTS SET AT UNIT CORNERS ARE 1/2 INCH DIAMETER AND 18 INCHES IN LENGTH WITH "42063" CAP.
- ACCORDING TO THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 26055C0225C, WHICH BEARS AN EFFECTIVE DATE OF 06/28/18, THE PROPERTY LIES IN ZONE "X" AND IS NOT LOCATED WITHIN A 100-YEAR FLOODPLAIN.

## SURVEY LEGEND

- IRON FOUND
- SECTION CORNER
- MONUMENT FOUND
- RECORD
- MEASURED



0' 100' 200'  
SCALE: 1" = 100'

Meadow Valley Condominium

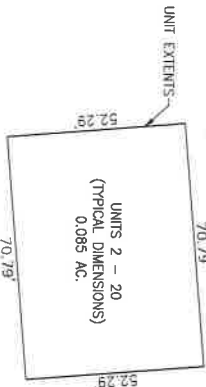
Survey Plan (Overall Plan)



PROPOSED DATED: 11/30/21  
SHEET NUMBER 2

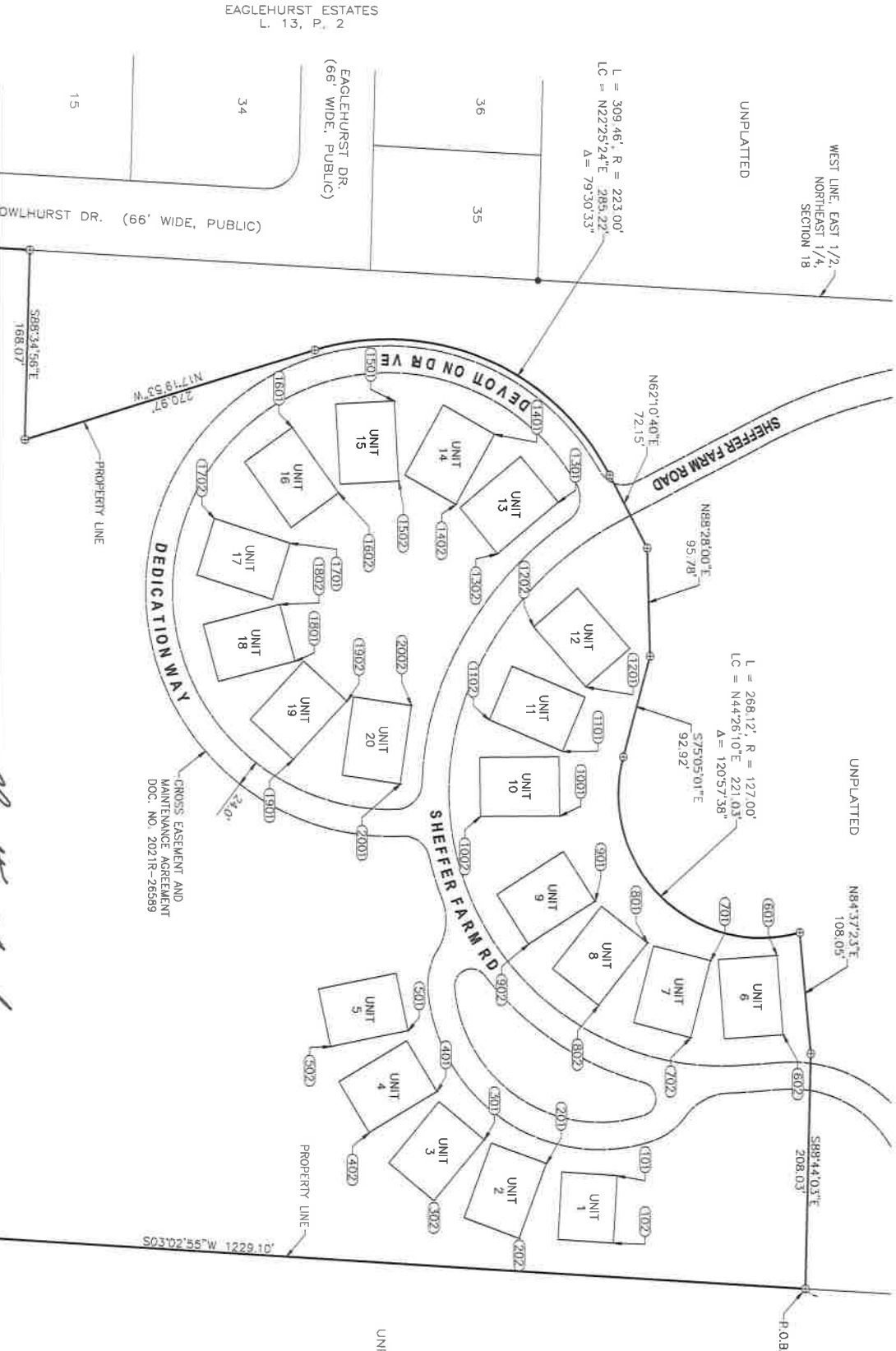
NOTES

1. UTILITY EASEMENTS AND TRAIL EASEMENT ARE NOT SHOWN ON THIS SHEET FOR CLARITY. REFER TO SHEET 2 FOR EASEMENT LOCATIONS.



1 UNIT DIMENSIONS (UNIT 1)  
SCALE: 1" = 20'

2 TYPICAL UNIT DIMENSIONS (UNITS 2 - 20)  
SCALE: 1" = 20'



COORDINATE TABLE			
POINT NO.	NORTHING	EASTING	
101	522472.22	19344353.90	
102	522469.04	19344413.69	
201	522408.98	19344343.76	
202	522384.81	19344410.30	
301	522353.46	19344322.84	
302	522308.58	19344377.59	
401	52231.18	19344280.82	
402	522250.68	19344317.58	
501	522285.24	19344227.16	
502	522215.97	19344241.77	
601	522614.34	19344157.93	
602	522619.95	19344228.50	
701	522554.97	19344162.93	
702	522537.55	19344231.54	
801	522498.64	19344147.47	
802	522455.37	19344203.35	
901	522451.97	19344110.84	
902	522392.56	19344149.34	
1001	522420.12	19344035.35	
1002	522349.33	19344036.23	

COORDINATE TABLE			
POINT NO.	NORTHING	EASTING	
1101	522422.56	19343978.05	
1102	522357.26	19343950.72	
1201	522443.30	19343920.68	
1202	522396.68	19343867.40	
1301	522418.56	19343757.47	
1302	522364.26	19343602.89	
1401	522361.59	19343698.08	
1402	522327.13	19343758.91	
1501	522271.94	19343769.22	
1502	522276.11	19343739.89	
1601	522180.65	19343693.07	
1602	522222.32	19343750.44	
1701	522179.18	19343794.68	
1702	522111.62	19343773.53	
1801	522183.63	19343699.20	
1802	522169.99	19343848.72	
1901	522182.21	19343966.79	
1902	522229.92	19343934.49	
2001	522277.68	19344008.00	
2002	522287.61	19343937.91	



SIGNATURE  
MATTHEW T. MCKANYK, P.E., P.S.  
REGISTERED LAND SURVEYOR  
REGISTRATION NO. 4001042063



SEE SHEET 4

- SURVEY LEGEND**
- IRON FOUND
  - ◊ SECTION CORNER
  - ⊕ MONUMENT FOUND
  - ⊕ MONUMENT SET
  - (R) RECORD
  - (M) MEASURED

PROPOSED DATED:  
11/30/21

Meadow Valley Condominium  
Survey Plan

SHEET NUMBER  
3

MATCH LINE

RAVENHURST DR.  
(66' WIDE, PUBLIC)

14

WEST LINE, EAST 1/2,  
NORTHEAST 1/4,  
SECTION 18

UNPLATTED

EASEMENT FOR CHERRYLAND RURAL  
ELECTRIC CO-OPERATIVE ASSOCIATION  
L. 431, P. 558

DATE

1/20/22



SIGNATURE

MATTHEW T. MOKANYK, P.E., P.S.

REGISTERED LAND SURVEYOR  
REGISTRATION NO. 4007042063

NOTES

- UTILITY EASEMENTS AND TRAIL EASEMENT ARE NOT SHOWN ON THIS SHEET FOR CLARITY. REFER TO SHEET 2 FOR EASEMENT LOCATIONS.

HERITAGE ESTATES NO. 4  
L. 15, P. 18



Meadow Valley Condominium

Survey Plan

PROPOSED DATED:  
11/30/21  
SHEET NUMBER  
4

SURVEY LEGEND

- IRON FOUND
- IRON SET
- SECTION CORNER
- MONUMENT FOUND
- MONUMENT SET
- RECORD
- MEASURED

SEE SHEET 3

CURVE TABLE

CURVE NO.	LENGTH	RADIUS	CENTRAL ANGLE	CHORD BEARING	CHORD DISTANCE
C1	101.79'	417.00'	135°11'	S84°34'19"W	101.54'
C2	47.12'	30.00'	88°59'55"	S32°34'41"W	42.43'
C3	74.75'	308.00'	135°42'0"	S05°28'07"E	74.57'
C4	58.68'	242.00'	135°33'4"	N05°28'30"W	58.54'
C5	47.12'	30.00'	90°00'00"	N57°25'17"W	42.43'
C6	79.31'	328.34'	135°02'1"	S84°29'54"W	79.11'
C7	265.48'	166.00'	91°37'55"	N42°45'58"W	238.08'
C8	47.98'	30.00'	91°37'55"	N42°45'58"W	43.03'
C9	265.48'	166.00'	91°37'49"	S42°46'01"E	238.08'
C10	65.34'	242.00'	152°8'10"	S04°41'12"E	63.14'
C11	47.12'	30.00'	90°00'00"	S57°25'17"E	42.43'
C12	117.91'	483.00'	135°9'11"	N84°34'19"E	117.61'
C13	47.12'	30.00'	90°00'00"	S32°34'45"W	42.43'
C14	63.36'	262.34'	135°02'1"	S84°29'54"W	63.21'
C15	159.93'	100.00'	91°37'55"	N42°45'58"W	143.42'
C16	46.27'	30.00'	88°22'05"	N47°14'02"E	41.82'
C17	47.98'	30.00'	91°37'49"	S42°46'01"E	43.03'
C18	83.16'	308.00'	152°8'10"	S04°41'12"E	82.91'
C19	46.27'	30.00'	88°22'11"	S47°13'59"W	41.82'
C20	47.98'	30.00'	91°37'55"	N42°45'58"W	43.03'
C21	46.27'	30.00'	88°22'05"	N47°14'02"E	41.82'
C22	159.92'	100.00'	91°37'49"	S42°46'01"E	143.42'
C23	26.62'	417.00'	33°39'28"	N79°24'27"E	26.62'
C24	55.22'	328.34'	93°38'08"	N82°23'49"E	55.15'
C25	24.09'	328.34'	41°21'3"	N81°8'58"E	24.08'
C26	69.85'	166.00'	24°06'28"	S7°6'31'42"E	69.33'
C27	85.00'	166.00'	29°20'18"	S49°48'19"E	84.07'
C28	85.00'	166.00'	29°20'18"	S20°28'01"E	84.07'
C29	25.63'	166.00'	85°03'2"	S01°22'27"E	25.61'

CONTRACTIBLE AREA

PUBLIC ROAD

PRIVATE ROAD  
(66' WIDE)

PRIVATE ROAD

UNPLATTED

10' EASEMENT FOR  
UTILITIES (TYP)

PRIVATE ROAD

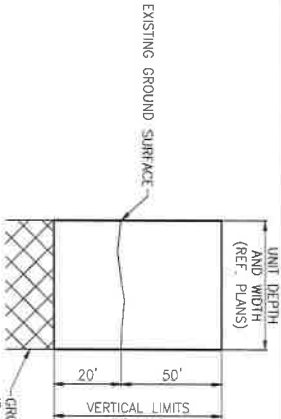
ZIMMERMAN ROAD  
(66' WIDE, PUBLIC)

UNPLATTED



COORDINATE TABLE		
POINT NO.	NORTHING	EASTING
A1	522640.17	19344453.02
A2	522644.77	193444245.04
A3	522634.65	19344137.47
A4	522476.83	19343982.73
A5	522500.75	19343892.94
A6	522498.18	19343797.19
A7	522464.51	19343733.38
A8	522200.86	19343624.59
A9	521942.19	19343705.31

COORDINATE TABLE		
POINT NO.	NORTHING	EASTING
A10	521946.34	19343537.29
A11	520942.38	19343483.80
A12	520915.84	19344476.85
A13	521066.11	19344484.85
A14	521058.31	19344775.14
A15	521252.60	19344785.49
A16	521260.54	19344495.20
A17	521409.77	19344503.15
A18	521412.81	19344387.66



LEGEND

- UNIT BOUNDARY
- COORDINATE LOCATION
- LIMITED COMMON ELEMENT
- GENERAL COMMON ELEMENT



COORDINATE TABLE		
POINT NO.	NORTHING	EASTING
101	522472.22	19344353.90
102	522469.04	19344413.69
103	522419.56	19344411.06
104	522422.75	19344351.27
201	522408.98	19344343.76
202	522384.81	19344410.30
203	522335.66	19344392.45
204	522359.83	19344325.91
301	522353.46	19344302.84
302	522308.58	19344377.59
303	522268.14	19344344.44
304	522313.01	19344289.69
401	522311.18	19344280.82
402	522250.68	19344317.58
403	522223.53	19344272.89
404	522284.03	19344236.13
501	522285.24	19344227.16
502	522215.97	19344241.77
503	522205.18	19344190.60
504	522274.45	19344175.99
601	522614.34	19344157.93
602	522619.95	19344228.50
603	522567.82	19344232.64
604	522562.21	19344162.07
701	522554.97	19344162.93
702	522537.55	19344123.54
703	522488.86	19344218.67
704	522504.29	19344150.05
801	522498.84	19344147.47
802	522455.37	19344203.55
803	522414.10	19344171.24
804	522457.56	19344115.36
901	522451.97	19344110.84
902	522392.56	19344149.34
903	522364.13	19344105.45
904	522423.54	19344066.96
1001	522420.12	19344035.35
1002	522349.33	19344036.23
1003	522348.68	19343983.94
1004	522419.47	19343983.06

COORDINATE TABLE		
POINT NO.	NORTHING	EASTING
1101	522422.56	19343978.05
1102	522357.26	19343950.72
1103	522377.44	19343902.48
1104	522442.75	19343929.81
1201	522443.30	19343920.68
1202	522386.68	19343867.40
1203	522436.04	19343832.97
1204	522482.65	19343886.25
1301	522418.56	19343757.47
1302	522464.26	19343802.89
1303	522330.71	19343762.78
1304	522385.01	19343717.36
1401	522361.59	19343698.08
1402	522327.13	19343759.91
1403	522281.45	19343734.46
1404	522315.91	19343672.62
1501	522271.94	19343669.22
1502	522227.11	19343739.89
1503	522223.91	19343742.98
1504	522219.74	19343672.31
1601	522180.65	19343693.07
1602	522222.32	19343750.44
1603	522179.93	19343781.07
1604	522138.47	19343723.69
1701	522179.18	19343794.88
1702	522111.62	19343773.53
1703	522098.00	19343823.43
1704	522163.56	19343844.58
1801	522183.63	19343899.20
1802	522169.99	19343848.72
1803	522101.65	19343867.18
1804	522115.29	19343917.67
1901	522182.21	19343986.79
1902	522229.92	19343934.49
1903	522191.29	19343899.25
1904	522143.58	19343951.55
2001	522277.68	19344008.00
2002	522287.61	19343937.91
2003	522235.84	19343930.57
2004	522225.91	19344000.66

MATCH LINE

DATE 1/20/22



SIGNATURE  
MATTHEW T. MOKANY, P.E., P.S.  
REGISTERED LAND SURVEYOR  
REGISTRATION NO. 4001042063

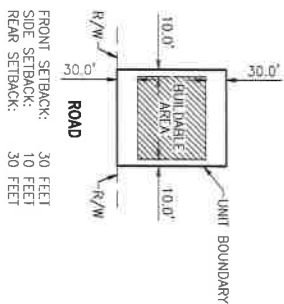


SEE SHEET 6

Meadow Valley Condominium  
Site Plan

PROPOSED DATED: 11/30/21  
SHEET NUMBER 5





**DIMENSIONAL STANDARDS (UNITS 21-53)**

(COMPLY WITH GARFIELD TOWNSHIP  
R-1 ZONING DISTRICT STANDARDS)

**LEGEND**

- UNIT BOUNDARY
- COORDINATE LOCATION
- LIMITED COMMON ELEMENT
- GENERAL COMMON ELEMENT



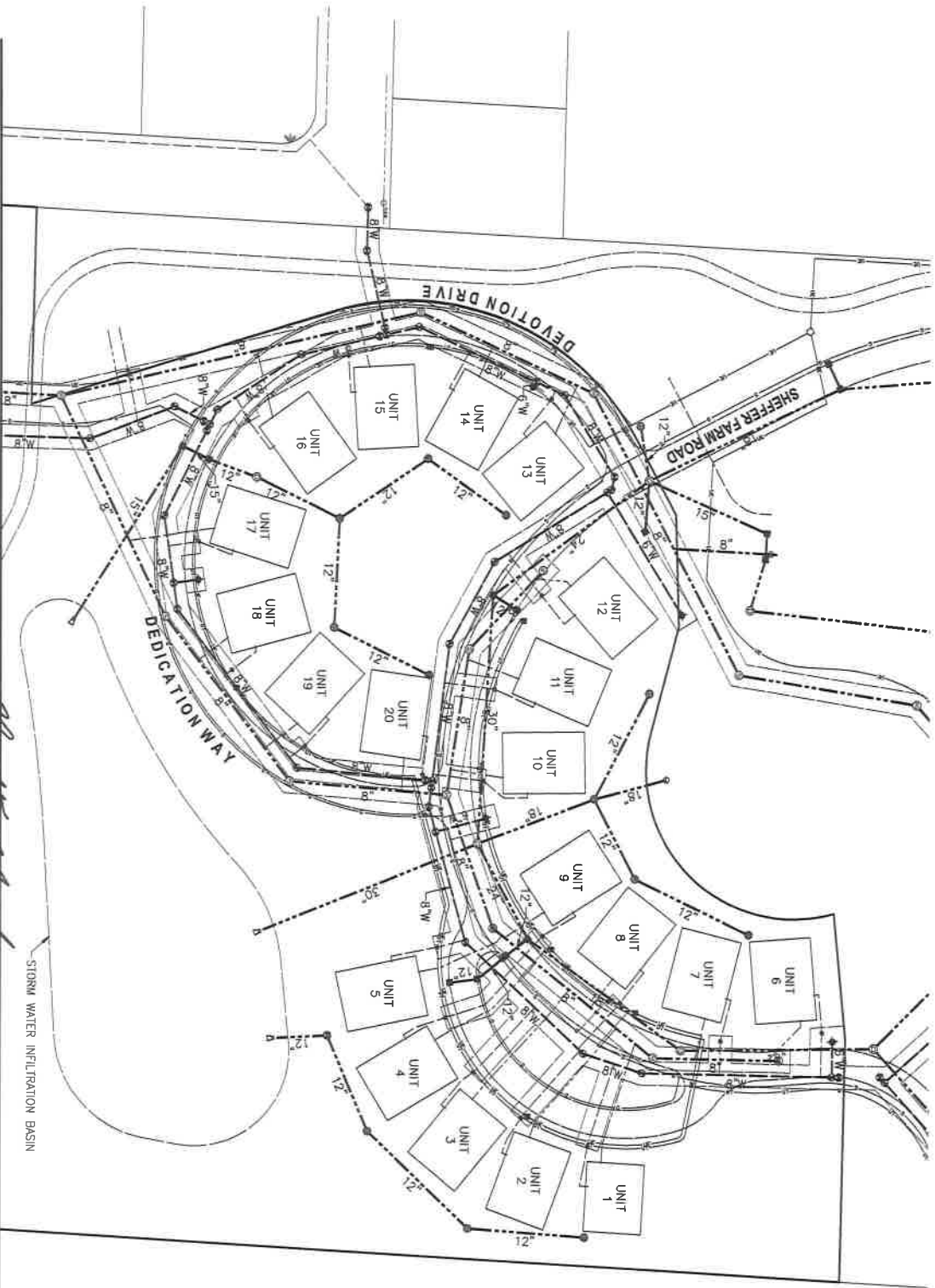
COORDINATE TABLE			COORDINATE TABLE		
POINT NO.	NORTHING	EASTING	POINT NO.	NORTHING	EASTING
5001	521698.97	19343524.11	5016	521310.20	19344380.65
5002	521691.78	19343658.92	5017	521541.41	19344228.27
5003	521463.30	19343511.56	5018	521534.23	19344364.08
5004	521456.12	19343646.37	5019	521141.96	19344040.73
5005	521217.14	19343498.44	5020	521291.42	19344044.43
5006	521231.15	19343636.36	5021	521440.87	19344048.13
5007	520937.85	19343653.44	5022	521147.41	19343820.80
5008	521098.12	19343729.98	5023	521286.86	19343824.50
5009	520930.74	19343919.27	5024	521446.32	19343828.20
5010	521078.86	19343922.94	5025	521506.85	19344049.76
5011	520924.90	19344137.72	5026	521656.31	19344053.46
5012	521074.60	19344130.91	5027	521805.76	19344057.16
5013	521018.94	19344297.74	5028	521512.30	19343829.83
5014	521031.87	19344483.03	5029	521661.75	19343833.53
5015	521279.31	19344240.40	5030	521811.20	19343837.23

1/20/22  
DATE  
*Matthew T. Mokanyk*  
SIGNATURE  
MATTHEW T. MOKANYK, P.E., P.S.  
REGISTERED LAND SURVEYOR  
REGISTRATION NO. 4001042063



- NOTES**
1. ALL UTILITIES MUST BE BUILT UNLESS OTHERWISE INDICATED.
  2. UNITS 1-20 ARE SERVICED WITH SANITARY SEWER AND WATER BY THE GRAND TRAVERSE COUNTY DEPARTMENT OF PUBLIC WORKS. UTILITY INFORMATION OBTAINED FROM CONSTRUCTION PLANS DATED JULY 9, 2021, AS PREPARED BY LANDTECH PROFESSIONAL SURVEYING AND ENGINEERING.
  3. UNITS 1-20 ARE SERVICED ELECTRICAL SERVICES BY CONSUMERS ENERGY. UTILITY INFORMATION OBTAINED FROM DESIGN PRINT, DATED JUNE 6, 2021, AS PREPARED BY CONSUMERS ENERGY.
  4. UNITS 1-20 ARE SERVICED BY NATURAL GAS BY DTE ENERGY. UTILITY INFORMATION OBTAINED FROM CONSTRUCTION PLANS DATED JULY 9, 2021, AS PREPARED BY LANDTECH PROFESSIONAL SURVEYING AND ENGINEERING.
  5. STORM SEWER UTILITY INFORMATION OBTAINED FROM CONSTRUCTION PLANS DATED JULY 9, 2021, AS PREPARED BY LANDTECH PROFESSIONAL SURVEYING AND ENGINEERING.
  6. UTILITY SERVICE LATERALS NEED NOT BE BUILT.

UTILITY LEGEND	
■	CURB INLET
●	CATCH BASIN
⊙	STORM SEWER MANHOLE
—	STORM SEWER
⊕	GATE VALVE
◆	HYDRANT
—	WATER MAIN
•	WATER SERVICE VALVE
⊙	SANITARY SEWER MANHOLE
—	SANITARY SEWER
—	UNDERGROUND NATURAL GAS
—	ELECTRIC CABINET
—	UNDERGROUND ELECTRIC
—	UNDERGROUND COMML

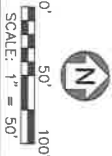


MATCH LINE

1/20/22  
DATE



SIGNATURE  
MATTHEW T. MOKANYK, P.E., P.S.  
REGISTERED LAND SURVEYOR  
REGISTRATION NO. 4001042063



P.O. BOX 148  
GRAND HAVEN, MI 49427  
www.landtechs.com

Meadow Valley Condominium

Utility Plan

PROPOSED DATED:  
11/30/21  
SHEET NUMBER  
7



NOTES

1. ALL IMPROVEMENTS SHOWN NEED NOT BE BUILT.
2. UNITS 1-20 ARE SERVICED WITH SANITARY SEWER AND WATER BY THE GRAND TRAVERSE COUNTY DEPARTMENT OF PUBLIC WORKS. UTILITY INFORMATION OBTAINED FROM CONSTRUCTION PLANS DATED JULY 9, 2021, AS PREPARED BY LANDTECH PROFESSIONAL SURVEYING AND ENGINEERING.
3. UNITS 1-20 ARE SERVICED ELECTRICAL SERVICES BY CONSUMERS ENERGY. UTILITY INFORMATION OBTAINED FROM DESIGN PRINT, DATED JUNE 6, 2021, AS PREPARED BY CONSUMERS ENERGY.
4. UNITS 1-20 ARE SERVICED BY NATURAL GAS BY DTE ENERGY. UTILITY INFORMATION OBTAINED FROM CONSTRUCTION PLANS DATED JULY 9, 2021, AS PREPARED BY LANDTECH PROFESSIONAL SURVEYING AND ENGINEERING.
5. STORM SEWER UTILITY INFORMATION OBTAINED FROM CONSTRUCTION PLANS DATED JULY 9, 2021, AS PREPARED BY LANDTECH PROFESSIONAL SURVEYING AND ENGINEERING.

UTILITY LEGEND

- CURB INLET
- CATCH BASIN
- STORM SEWER MANHOLE
- STORM SEWER
- GATE VALVE
- HYDRANT
- WATER MAIN
- WATER SERVICE VALVE
- SANITARY SEWER MANHOLE
- SANITARY SEWER
- UNDERGROUND NATURAL GAS
- ELECTRIC CABINET
- UNDERGROUND ELECTRIC
- UNDERGROUND CABLE



Meadow Valley Condominium	PROPOSED DATED: 11/30/21
Utility Plan	SHEET NUMBER 8





ASPHALT SHINGLES: CERTAINTEED LANDMARK MAX DEF: WEATHERED WOOD, OR APPROVED EQUAL.

SIDING OPTION #1



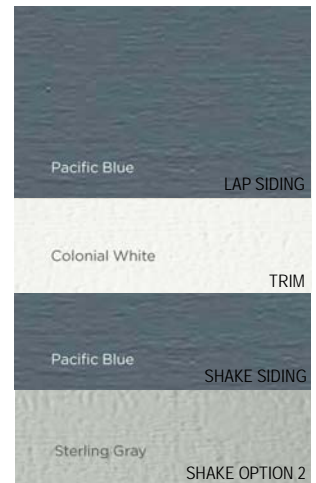
SIDING OPTION #2



SIDING OPTION #3



SIDING OPTION #4

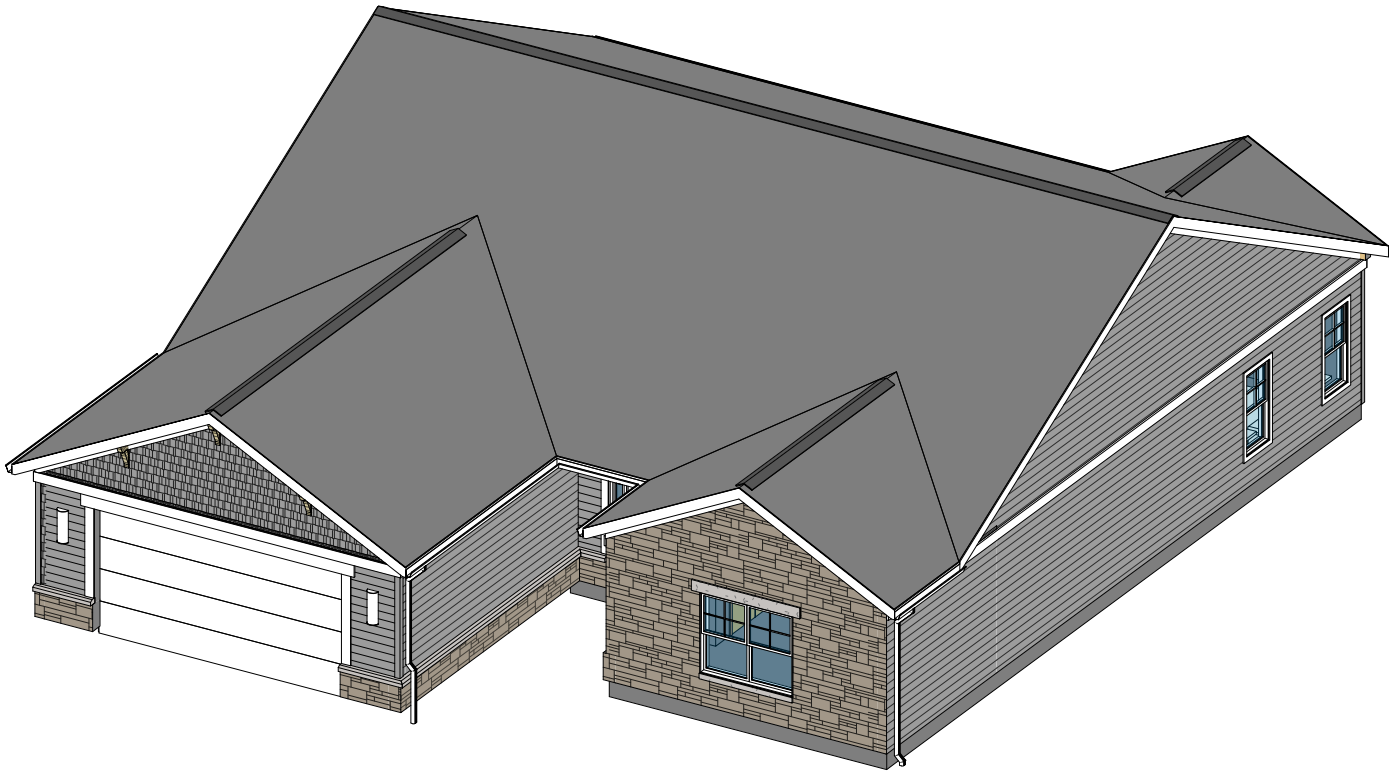


VINYL SIDING: CERTAINTEED MONOGRAM D4 LAP SIDING / CEDAR IMPRESSIONS SHAKE SIDING OR APPROVED EQUAL.



STONE VENEER: QR STONE, COUNTRY LEDGESTONE: TIMBER RIDGE, OR APPROVED EQUAL.





The following units shall have an additional side elevation finished with the same 2' stone veneer finish as shown on the front elevation:

- Unit 1: North (side) elevation
- Unit 5: West (side) elevation
- Unit 6: North (side) elevation
- Unit 12: Northwest (side) elevation
- Unit 13: Northeast (side) elevation
- Unit 20: North (side) elevation

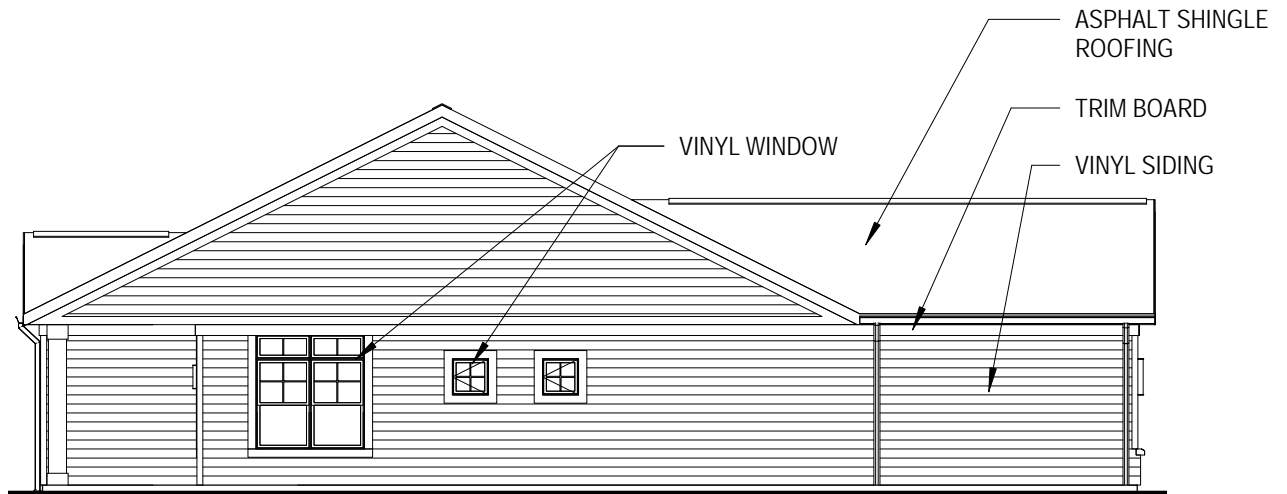


**COTTAGE A - THE FRANCIS**

---

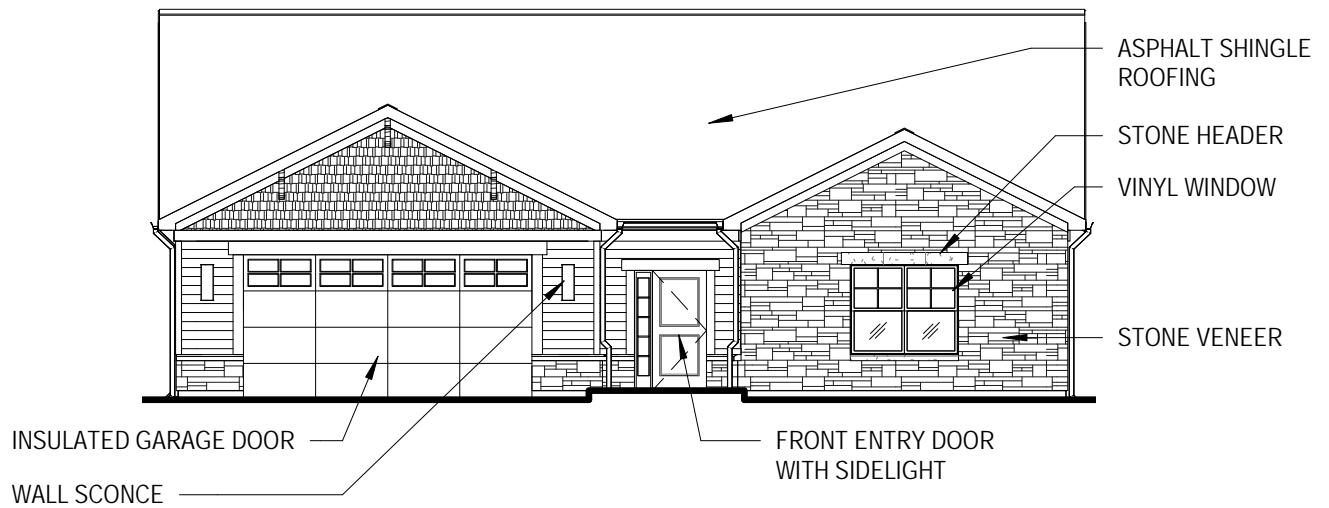
**THE COTTAGES AT MEADOW VALLEY**  
TRAVERSE CITY, MICHIGAN





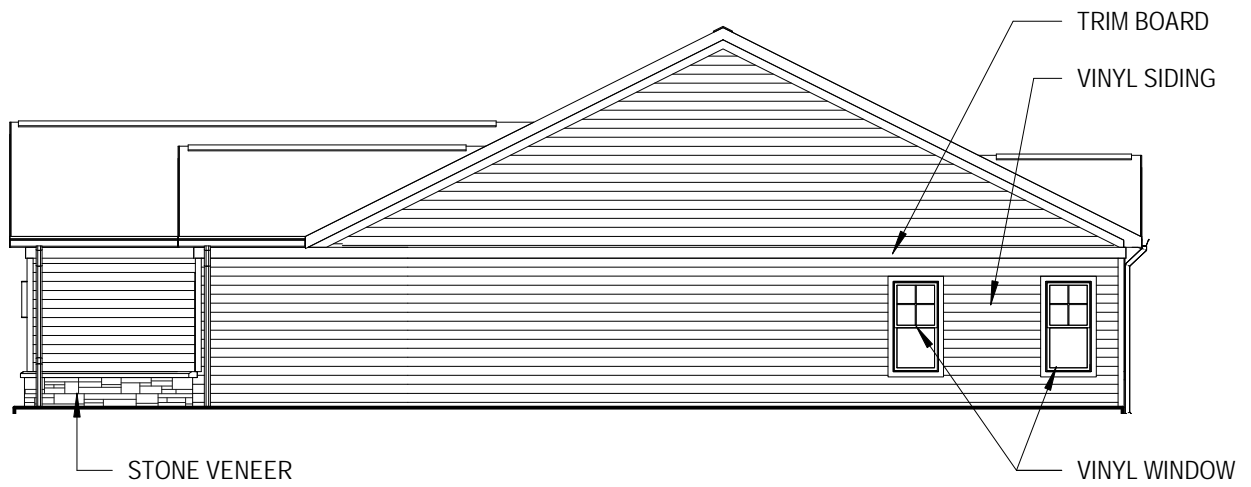
## SIDE ELEVATION - A

$3/32" = 1'-0"$



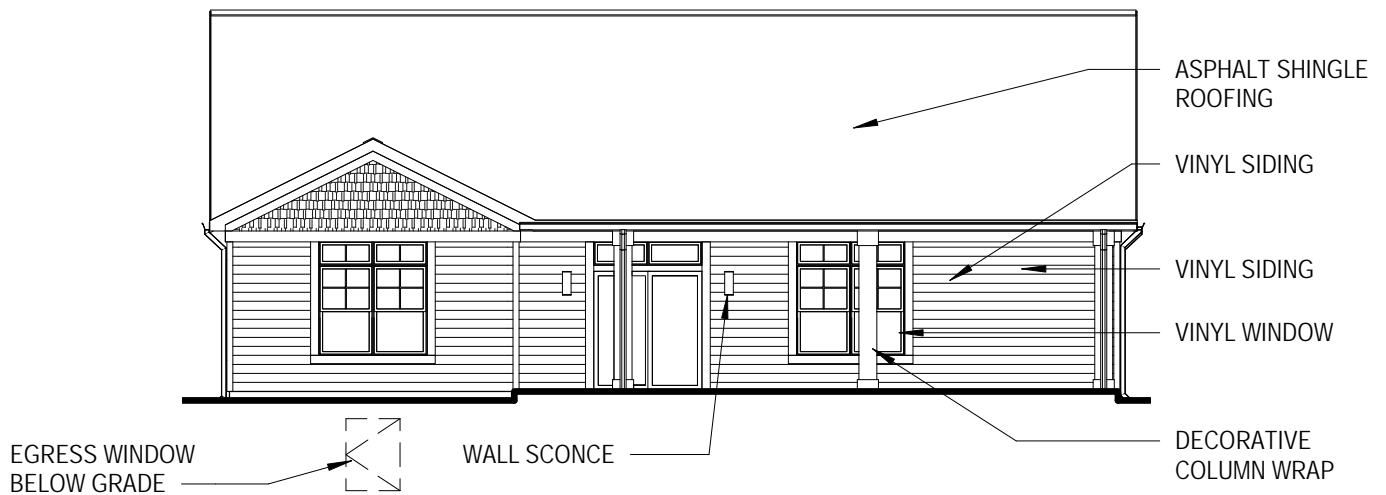
## FRONT ELEVATION - A

$3/32" = 1'-0"$



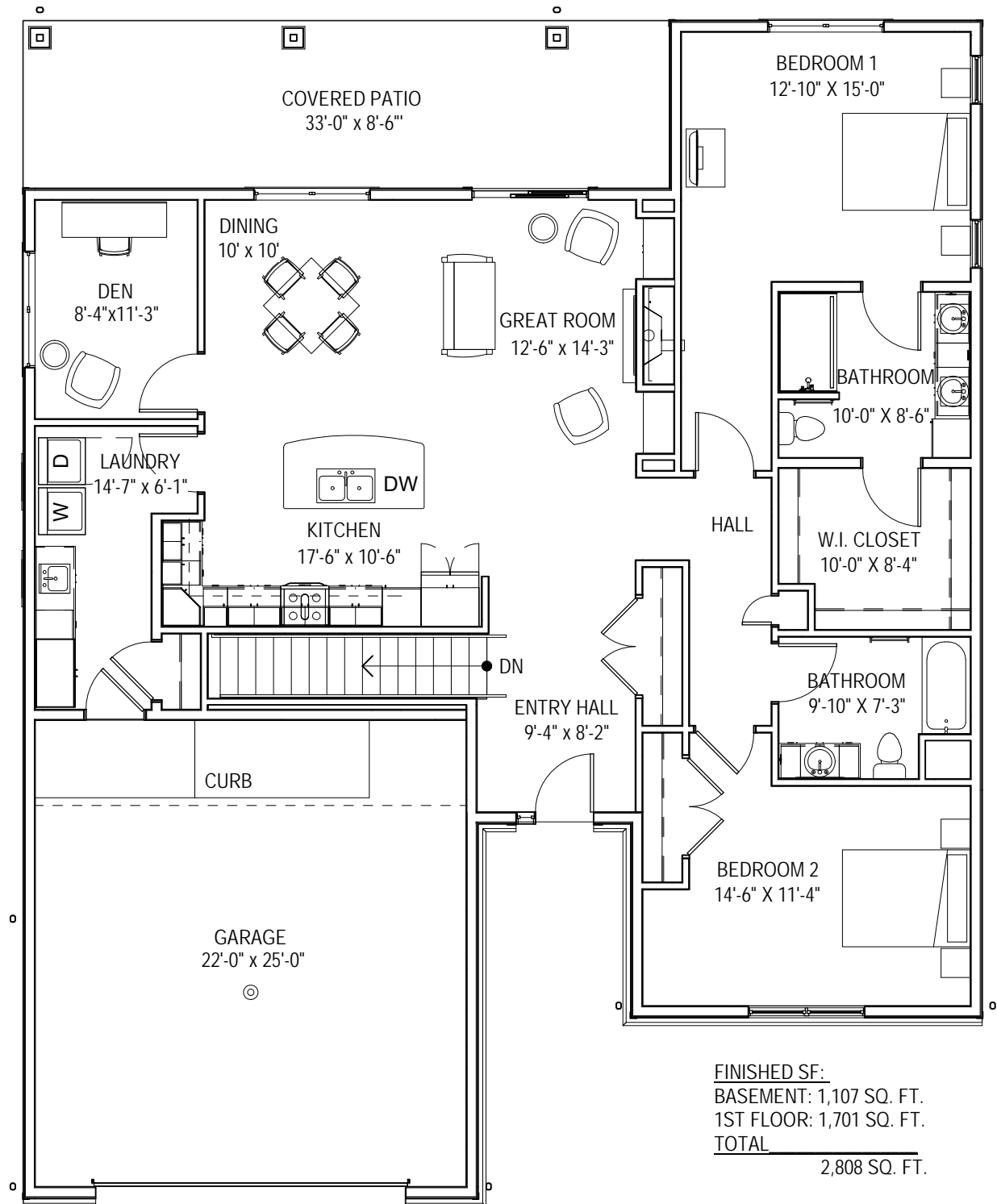
## SIDE ELEVATION - A

$\frac{3}{32}'' = 1'-0''$



## REAR ELEVATION - A

$\frac{3}{32}'' = 1'-0''$

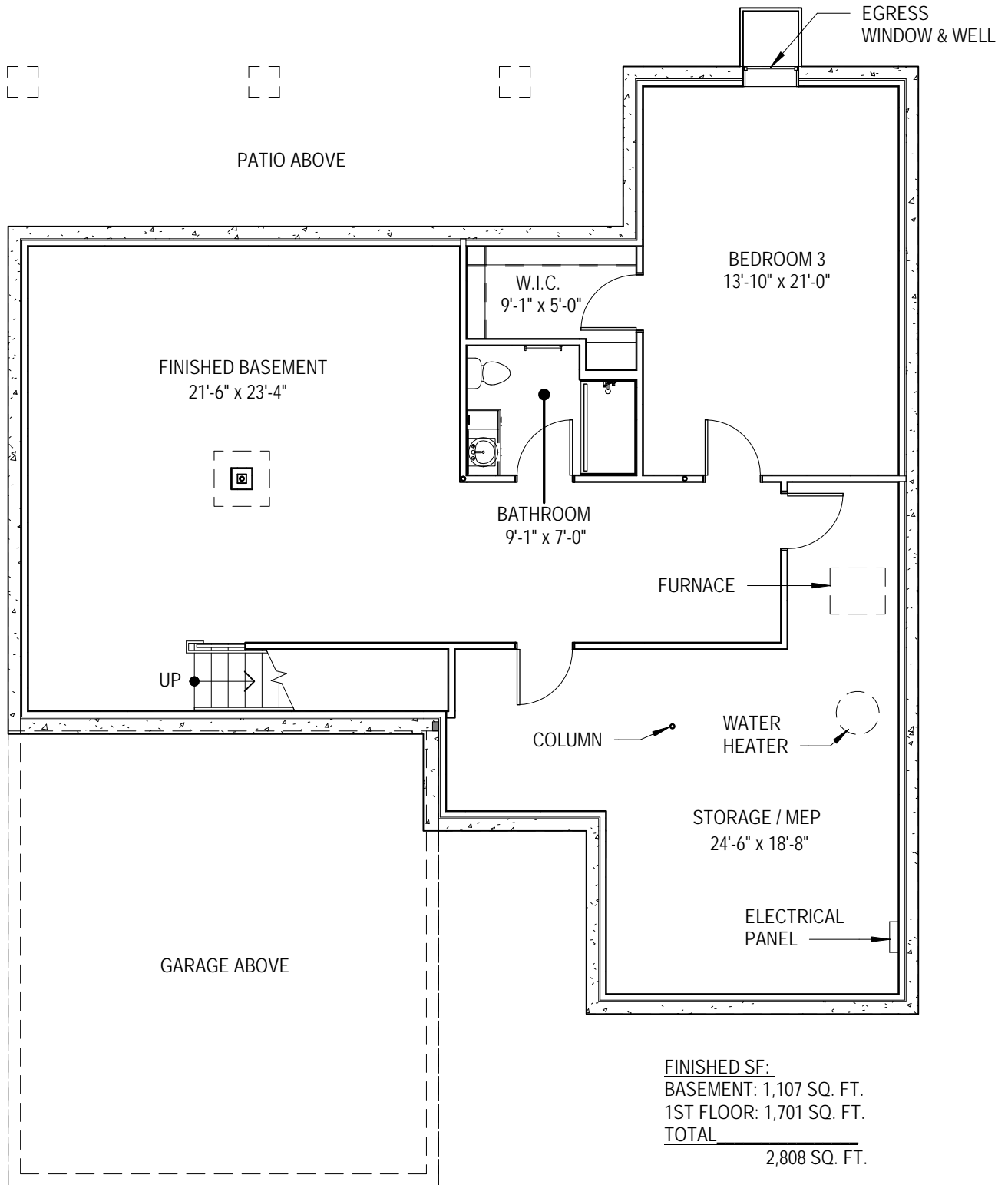


FINISHED SF:  
 BASEMENT: 1,107 SQ. FT.  
 1ST FLOOR: 1,701 SQ. FT.  
 TOTAL  
 2,808 SQ. FT.

UNFINISHED SF:  
 BASEMENT: 424 SQ. FT.

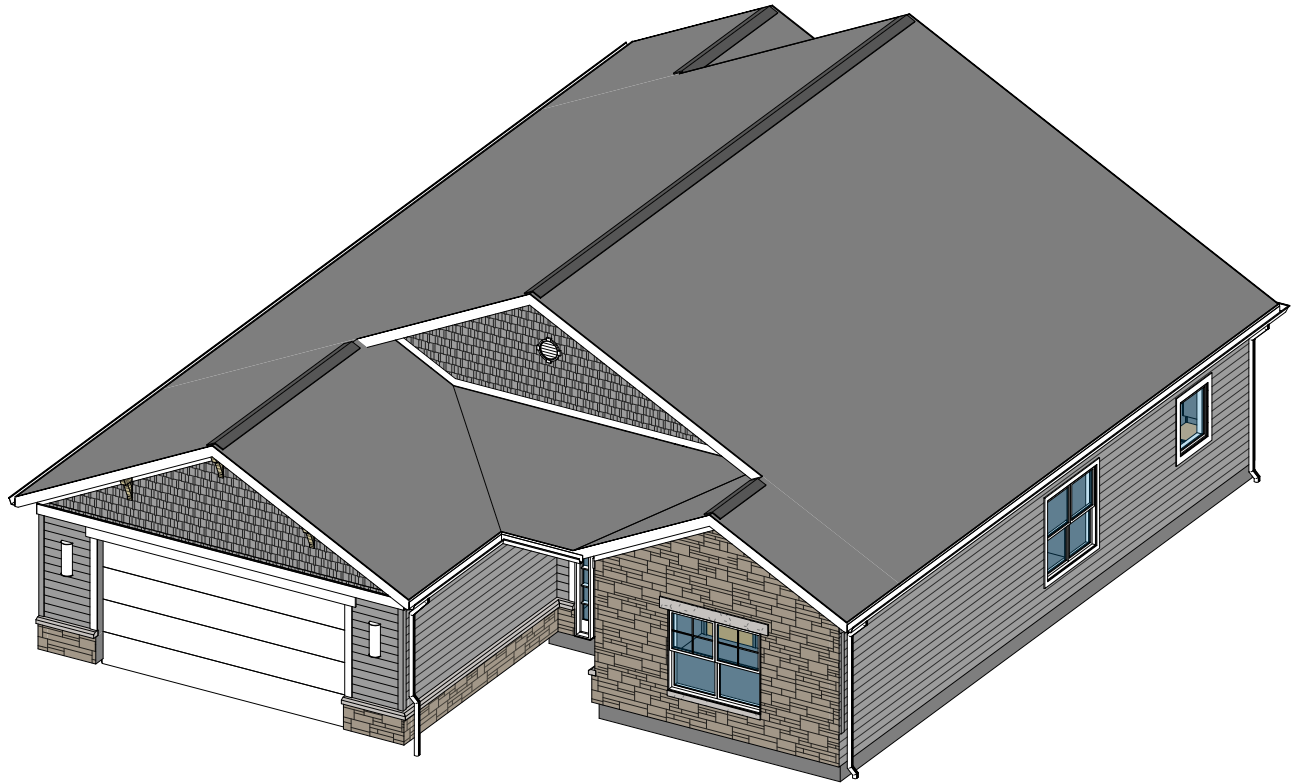
\*SIZES AND DIMENSIONS  
 ARE APPROXIMATE, ACTUAL  
 MAY VARY.





UNFINISHED SF:  
BASEMENT: 424 SQ. FT.

\*SIZES AND DIMENSIONS  
ARE APPROXIMATE, ACTUAL  
MAY VARY.



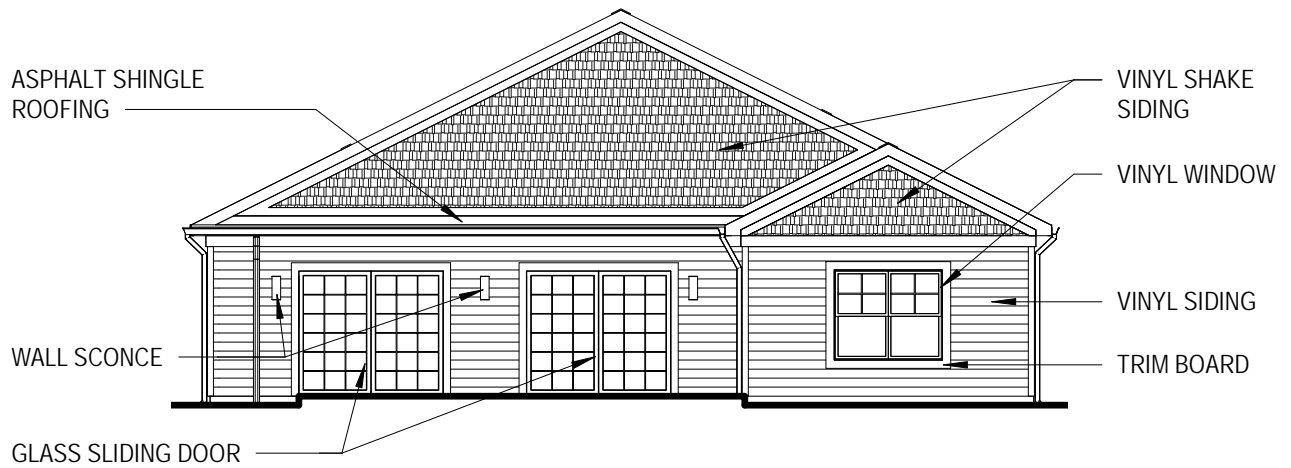
The following units shall have an additional side elevation finished with the same 2' stone veneer finish as shown on the front elevation:

- Unit 1: North (side) elevation
- Unit 5: West (side) elevation
- Unit 6: North (side) elevation
- Unit 12: Northwest (side) elevation
- Unit 13: Northeast (side) elevation
- Unit 20: North (side) elevation

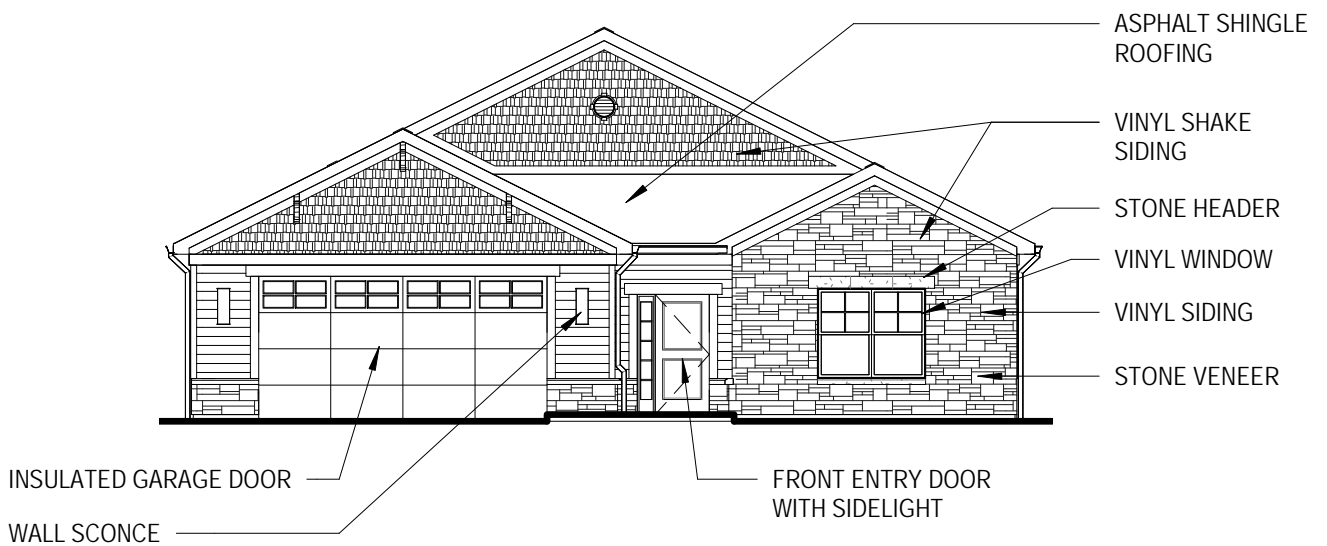


**COTTAGE B - THE SHEFFER**  
**THE COTTAGES AT MEADOW VALLEY**  
TRAVERSE CITY, MICHIGAN

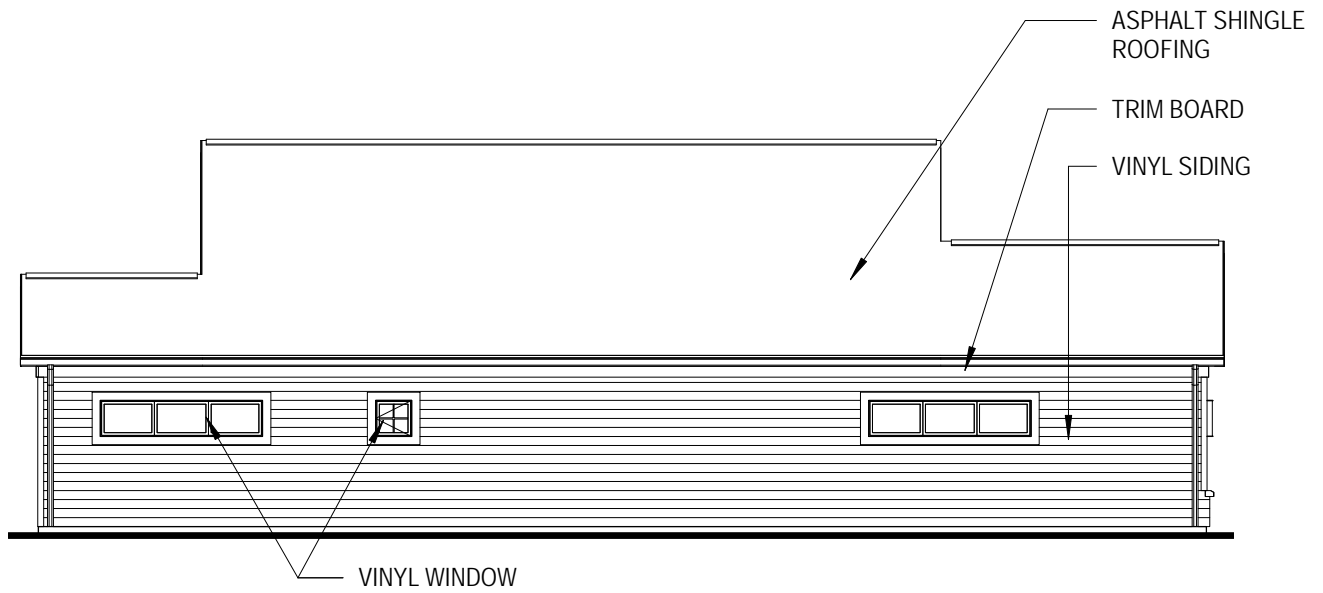




**REAR ELEVATION - B**  
 $\frac{3}{32}" = 1'-0"$

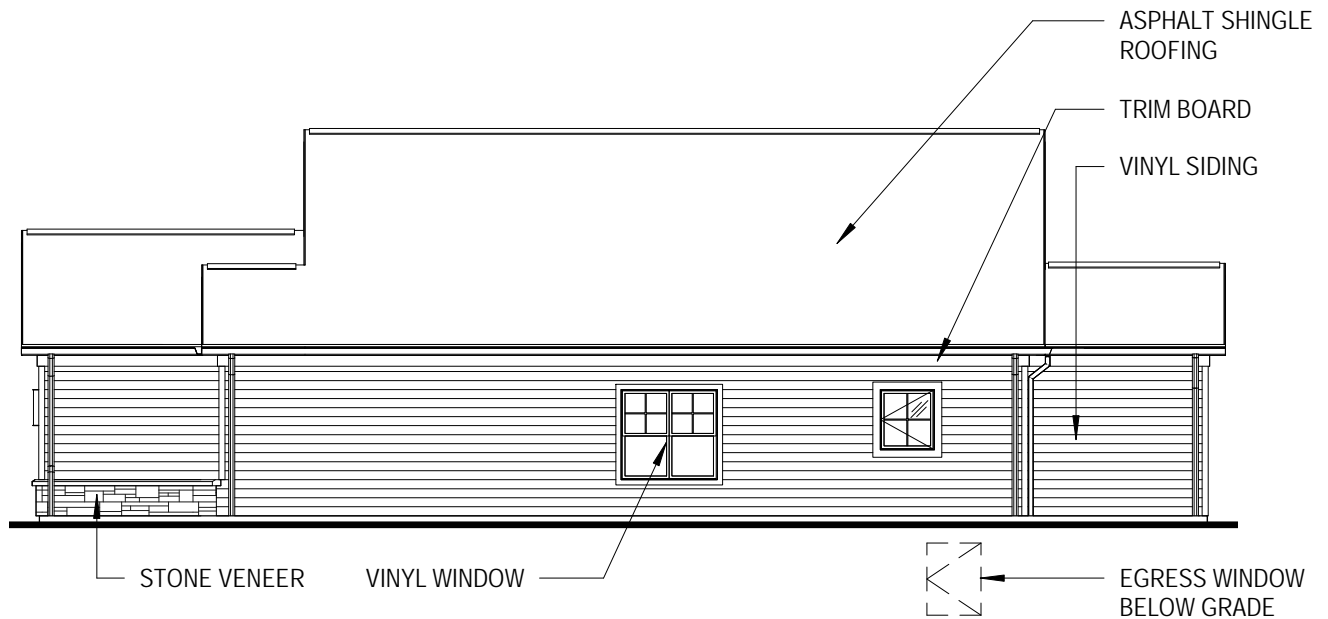


**FRONT ELEVATION - B**  
 $\frac{3}{32}" = 1'-0"$



## SIDE ELEVATION - B

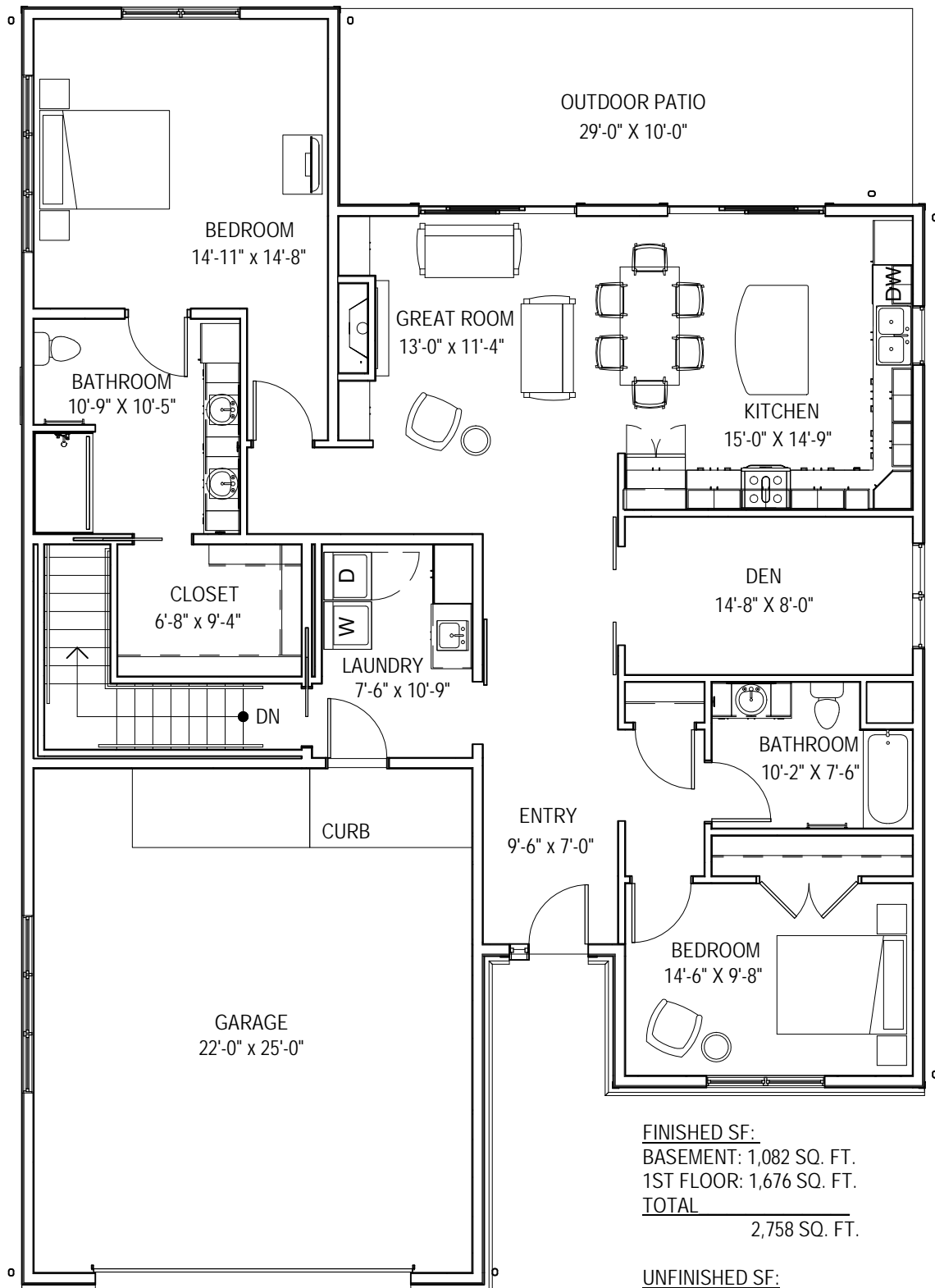
3/32" = 1'-0"



## SIDE ELEVATION - B

3/32" = 1'-0"

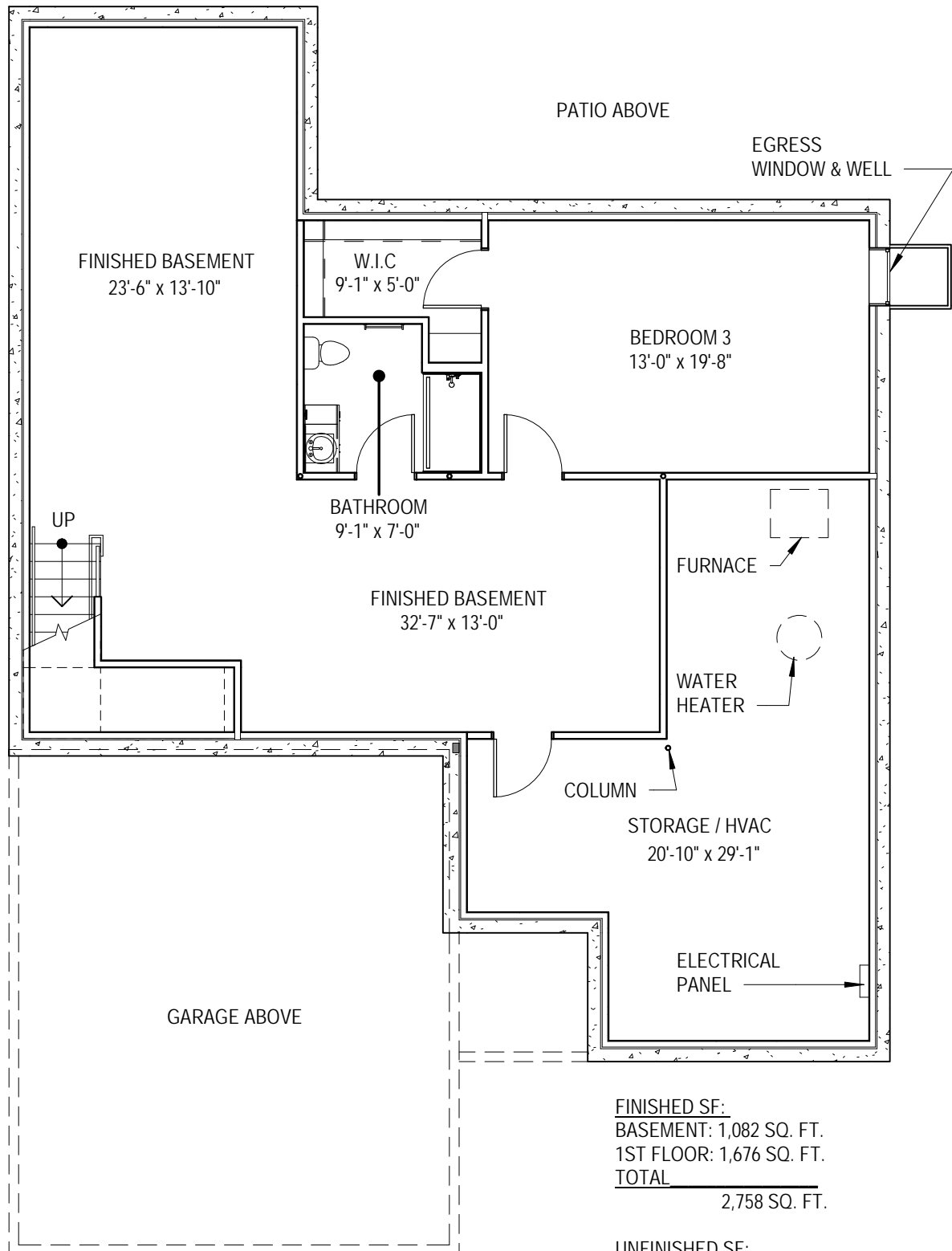




FINISHED SF:  
BASEMENT: 1,082 SQ. FT.  
1ST FLOOR: 1,676 SQ. FT.  
TOTAL  
2,758 SQ. FT.

UNFINISHED SF:  
BASEMENT: 417 SQ. FT.

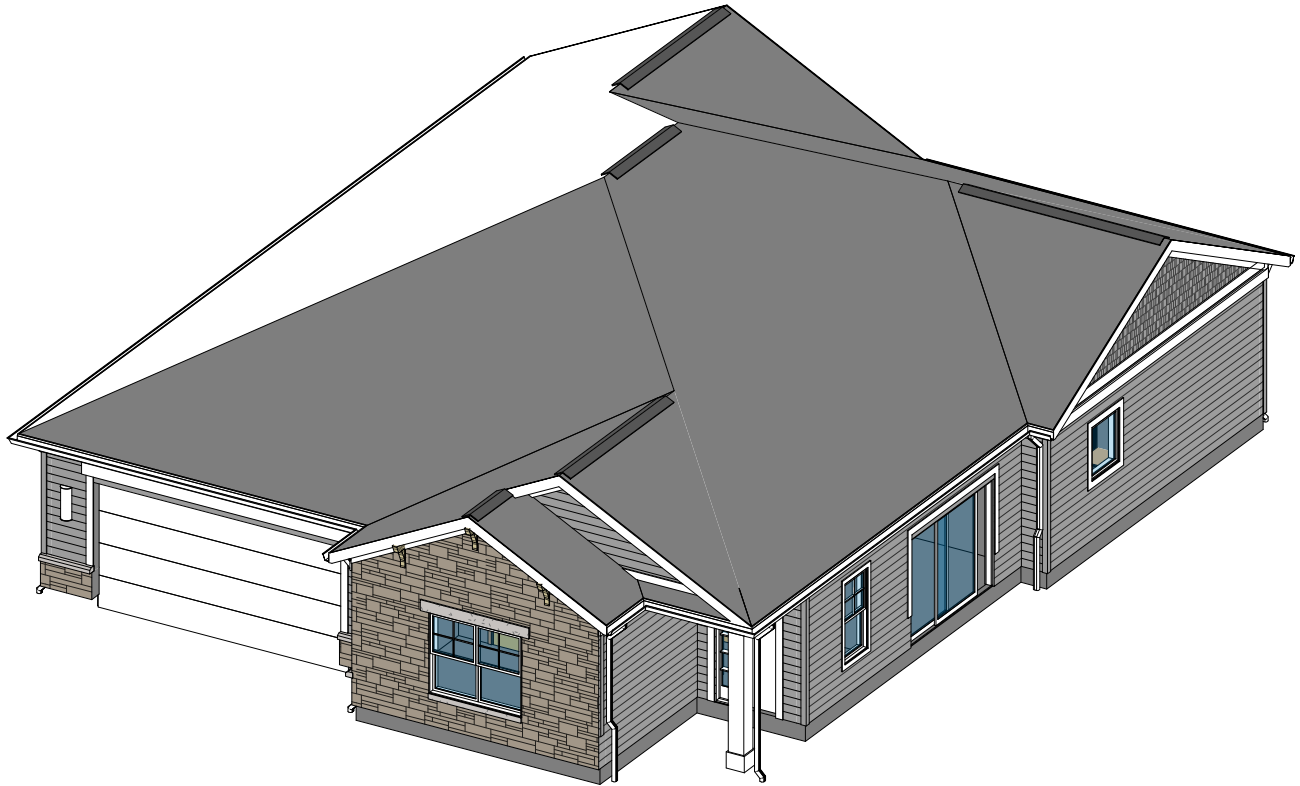
\*SIZES AND DIMENSIONS ARE  
APPROXIMATE, ACTUAL MAY VARY.



FINISHED SF:  
 BASEMENT: 1,082 SQ. FT.  
 1ST FLOOR: 1,676 SQ. FT.  
TOTAL  
 2,758 SQ. FT.

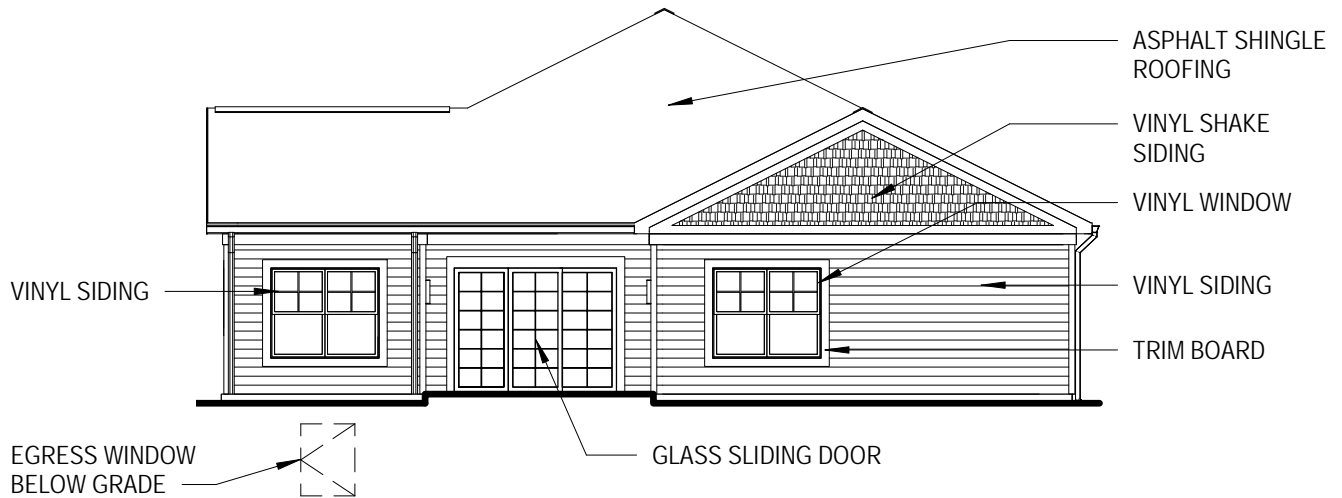
UNFINISHED SF:  
 BASEMENT: 417 SQ. FT.

\*SIZES AND DIMENSIONS ARE  
 APPROXIMATE, ACTUAL MAY VARY.



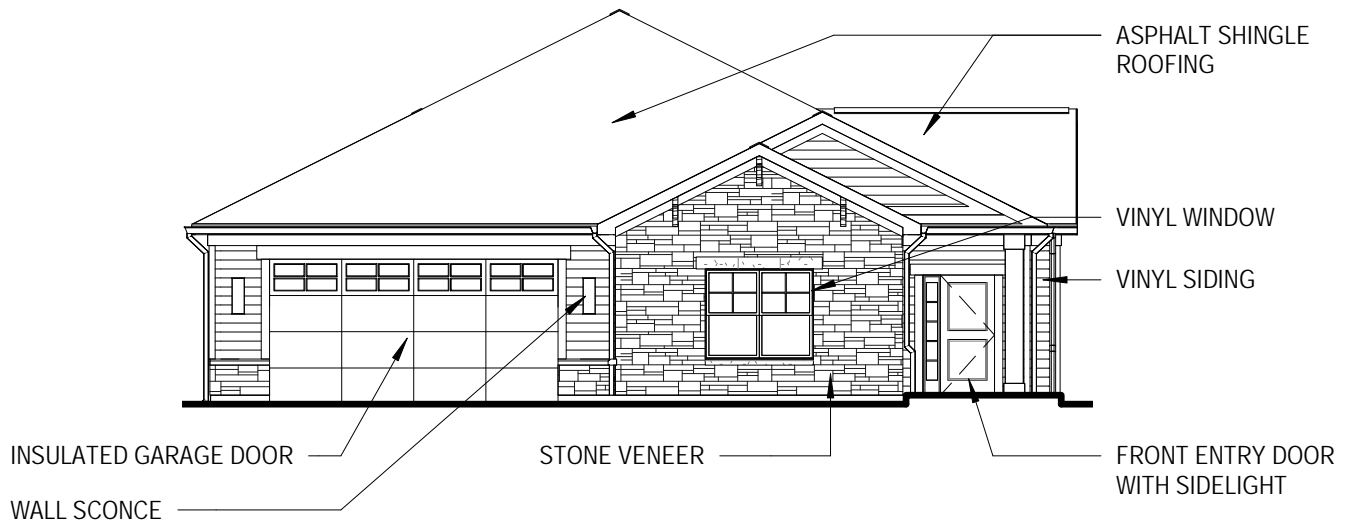
The following units shall have an additional side elevation finished with the same 2' stone veneer finish as shown on the front elevation:

- Unit 1: North (side) elevation
- Unit 5: West (side) elevation
- Unit 6: North (side) elevation
- Unit 12: Northwest (side) elevation
- Unit 13: Northeast (side) elevation
- Unit 20: North (side) elevation



## REAR ELEVATION - C

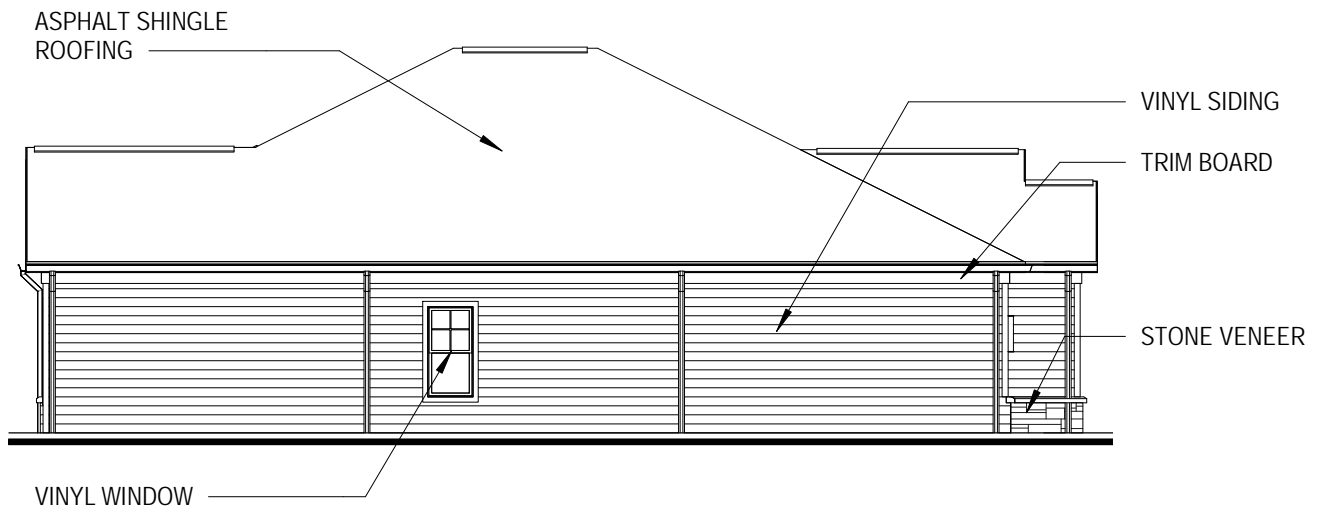
3/32" = 1'-0"



## FRONT ELEVATION - C

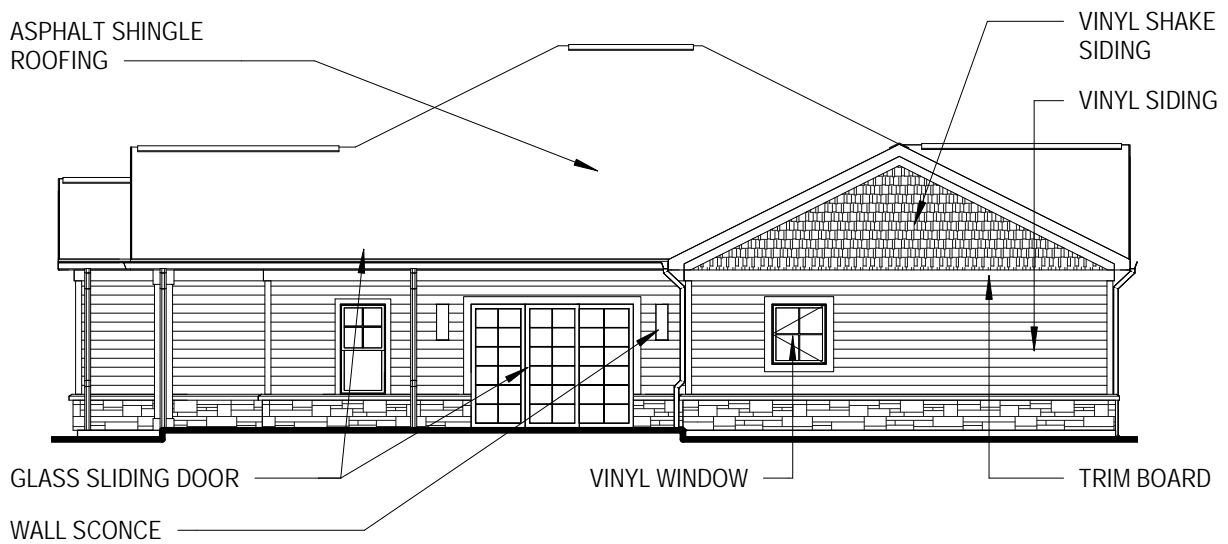
3/32" = 1'-0"





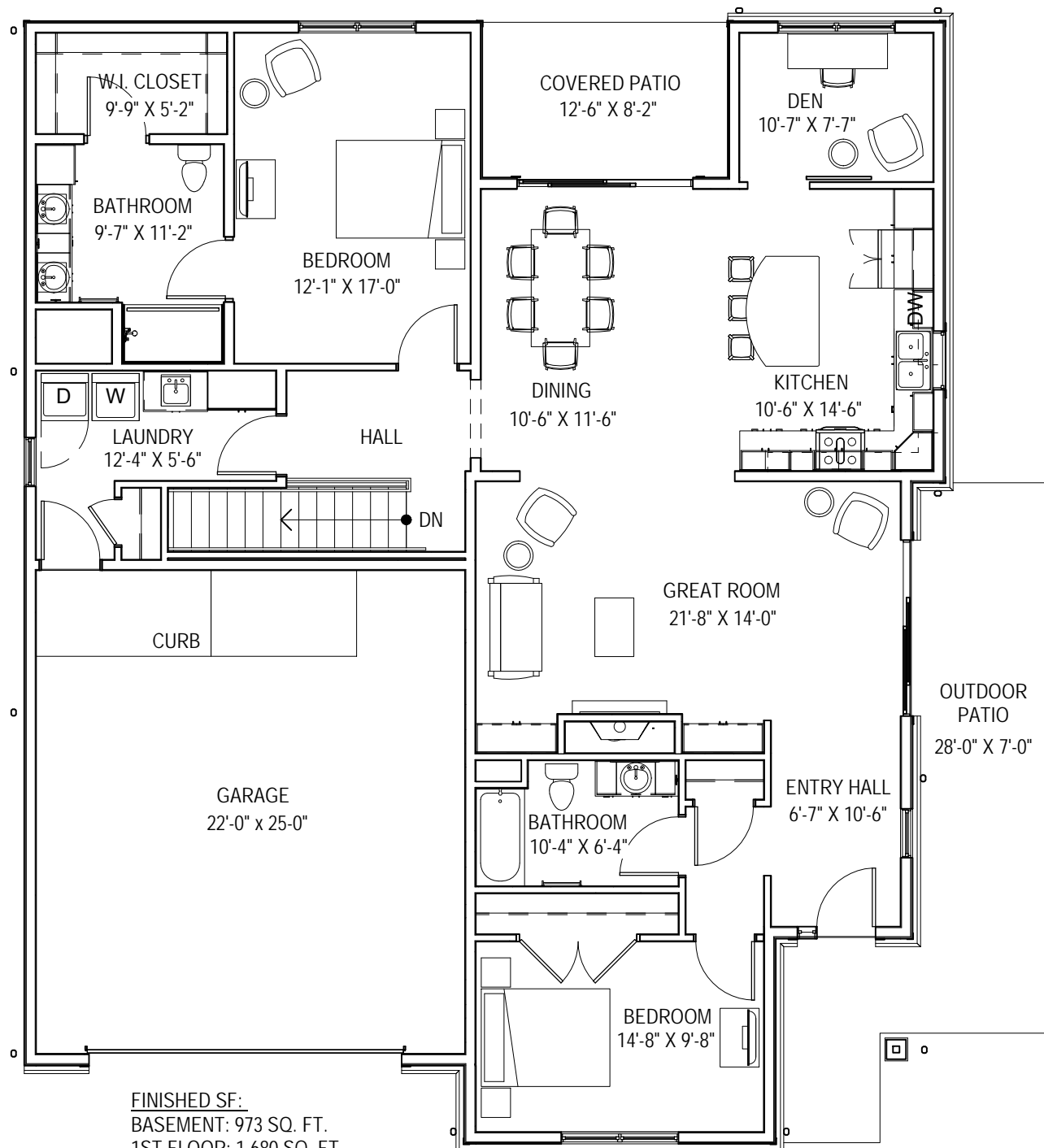
## SIDE ELEVATION - C

3/32" = 1'-0"



## SIDE ELEVATION - C

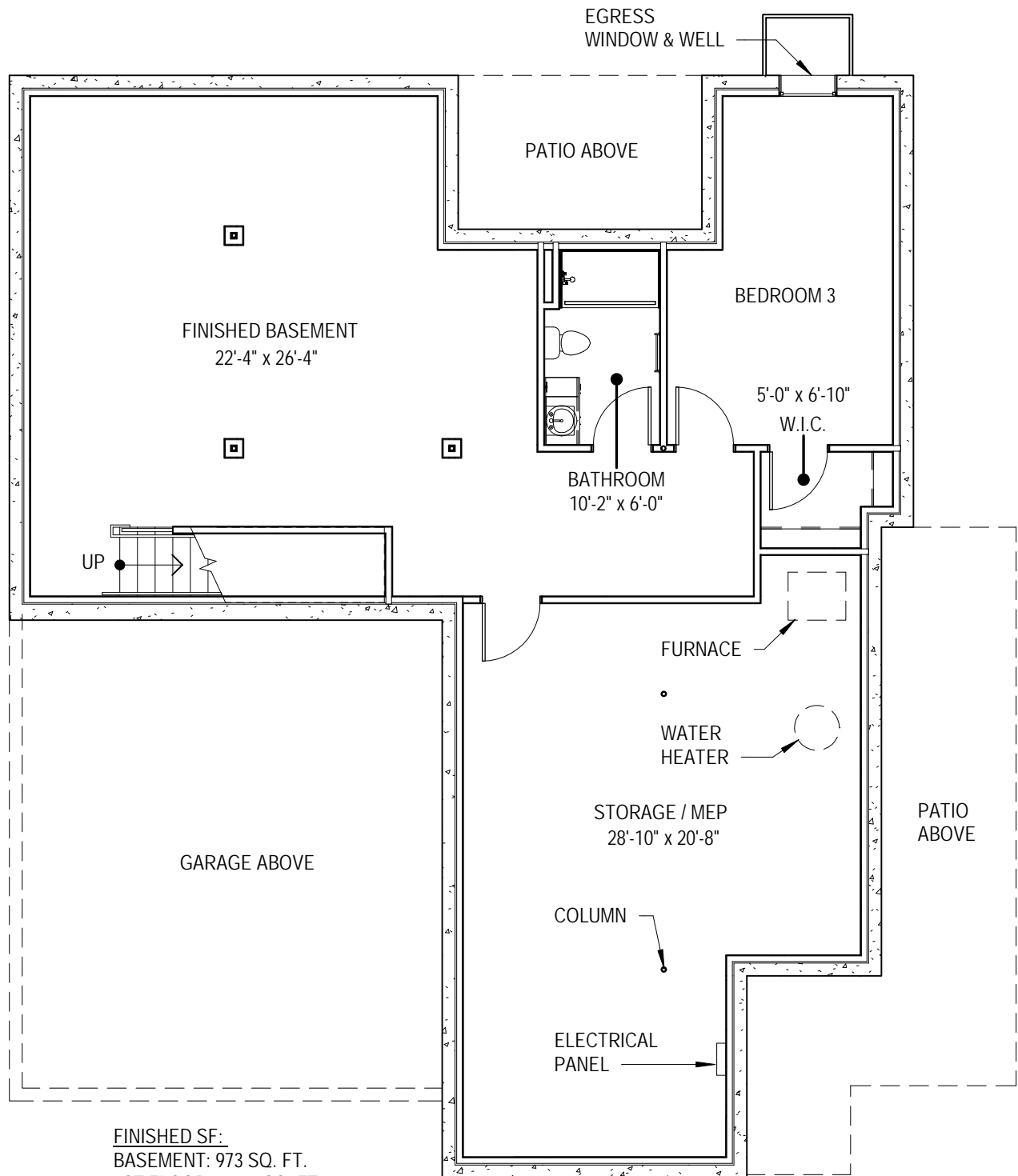
3/32" = 1'-0"



FINISHED SF:  
BASEMENT: 973 SQ. FT.  
1ST FLOOR: 1,680 SQ. FT.  
TOTAL  
2,653 SQ. FT.

UNFINISHED SF:  
BASEMENT: 534 SQ. FT.

\*SIZES AND DIMENSIONS  
ARE APPROXIMATE,  
ACTUAL MAY VARY



FINISHED SF:  
 BASEMENT: 973 SQ. FT.  
 1ST FLOOR: 1,680 SQ. FT.  
 TOTAL  
 2,653 SQ. FT.

UNFINISHED SF:  
 BASEMENT: 534 SQ. FT.

\*SIZES AND DIMENSIONS  
 ARE APPROXIMATE,  
 ACTUAL MAY VARY