



TWELFTH AMENDMENT TO MASTER DEED OF LAKEVIEW ESTATES CONDOMINIUM

WHEREAS, LAKEVIEW ESTATES CONDOMINIUM ASSOCIATION, a Michigan non-profit corporation organized to administer, operate, manage and maintain Lakeview Estates Condominium, whose address is c/o 9357 General Drive, Suite 125, Plymouth, MI 48170, a condominium project established pursuant to the Master Deed as recorded on May 9, 1973 in Liber 1438, Pages 25 through 101; First Amendment to Master Deed recorded in Liber 1451, Pages 972 through 979; Second Amendment to Master Deed recorded in Liber 1457, Pages 160 through 190; Third Amendment to Master Deed recorded in 1463, Pages 54 through 87; Fourth Amendment to Master Deed recorded in Liber 1463, Pages 559 through 563; Fifth Amendment to Master Deed recorded in Liber 1463, Pages 564 through 570; Sixth Amendment to Master Deed recorded in Liber 1486, Pages 184 through 231; Seventh Amendment to Master Deed recorded in Liber 1557, Pages 724 through 728; Eight Amendment to Master Deed recorded in Liber 1575, Pages 244 through 247; Ninth Amendment the Master Deed recorded in Liber 1648, Pages 410 through 445; Tenth Amendment to Master Deed recorded in Liber 1982, Pages 276 through 279; and Eleventh Amendment to Master Deed recorded in Liber 4569, Pages 9 through 38; Washtenaw County Records, and designated as Washtenaw County Condominium Subdivision Plan No. 21; and,

WHEREAS, amendments to the Condominium Bylaws (Exhibit A to the Master Deed) were duly adopted and approved by the membership and first mortgagees on September 3, 2013 in accordance with the requirements of MCL 559.190 and MCL 559.190a;

NOW, THEREFORE, the Condominium Bylaws (Exhibit A to the Master Deed) shall be amended as follows:

To amend Condominium Bylaws (Exhibit "A" to the Master Deed) by adding Section 9.6 as follows:

Section 9.6 Leasing and Rental Limitations.

- a. In accordance with the applicable provisions of the Condominium Act as amended from time to time, the amendment to the Condominium Bylaws embodying these rental restrictions shall not apply to lessors or lessees under a written lease otherwise in compliance with the Condominium Act which was executed prior to the effective date of the amendment to the Condominium Bylaws.

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The following shall apply to all current lessors or lessees and co-owners intending to rent/lease their units:

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- b. Any co-owner who violates any provision of this Section 9 shall forfeit their right to rent/lease.
- c. All Co-Owners desiring to rent/lease their units to a person must provide the following information in writing to the Association via the management company 10 days prior to any renter/lessee moving into the unit:

- the intended renter/lessee's full name and contact information;

- a list of the number of people who intend to reside in the unit and their ages;

- written verification and confirmation of a background check for all intended occupants of the Co-Owner's unit over the age of eighteen;

- written confirmation that intended occupants have received copies of the Association Bylaws and all policies (pet, parking and towing, seasonal property and satellite dish) and will comply with the conditions of the condominium documents.

- d. The Co-Owner must inform the Association via the management company in writing of any criminal convictions against any of the intended residents of the unit. Any sex offender status, including appearance on Michigan's sex offender registry, must be reported to the Association via the management company.
- e. Any Co-Owner who rents or leases a unit without informing and providing the Association with a lease and information included above (d) will be fined \$200 for the first occurrence. Any Co-Owner who rents or leases a unit a second time without informing and providing the Association with a lease and information included above (d) will be fined \$400 and may face legal action on behalf of the Association.

f. The following shall apply to all units acquired after the effective date of this amendment:

- (i) No Co-owner shall lease/rent a Unit until after such Co-owner has resided in the Unit for a minimum of one (1) year as their primary residence. Required proof of residency may include income tax returns, Michigan driver's license, voter registration, or such other documentation as the Board may reasonably require.

- (ii) No Co-owner shall lease/rent more than one (1) Unit simultaneously.

No Co-owner shall lease or rent a Unit if the number of Units already being leased/rented at that time is at or in excess of fifteen percent (15%) of the total number of Units in the Project or if the proposed lease would increase the total number of Units being leased to more than fifteen percent (15) of the total number of Units in the Project.

