

(26)

MASTER DEED
for
PITTSFIELD VILLAGE CONDOMINIUM
a Michigan Residential Condominium

Washtenaw County Condominium Subdivision Plan No. 575

- (a) Master Deed for Pittsfield Village Condominium, a condominium project.
- (b) Exhibit A to Master Deed: Bylaws of Pittsfield Village Condominium.
- (c) Exhibit B to Master Deed: Condominium Subdivision Plan for Pittsfield Village Condominium, as required by Act 59, P.A. 1978, as amended.

This document is exempt from transfer tax pursuant to MCL 207.505(a) and 207.526(a).

When recorded return to:
Pamela J. Gibbons
VP, Operations
First Title & Escrow, Inc.
30 West Gude Drive, 4th Floor
Rockville, Maryland 20850
Phone: 301.279.0303 x306

WASHTENAW COUNTY TREASURER
TAX CERTIFICATE NO. 56855R

WASHTENAW COUNTY TREASURER
TAX CERTIFICATE NO. 56856R

WASHTENAW COUNTY TREASURER
TAX CERTIFICATE NO. 56857R

WASHTENAW COUNTY TREASURER
TAX CERTIFICATE NO. 56858R

Time Submitted for Recording
Date 5-5-2009 Time 3:25 PM
Laurence Kestenbaum
Washtenaw County Clerk/Register

(27)

MASTER DEED, BY-LAWS AND
OTHER CORPORATE DOCUMENTS

FILED AND PRESENTED BY

PITTSFIELD VILLAGE CONDOMINIUM

A Michigan Corporation

Having an office at
2220 Pittsfield Blvd.

Ann Arbor, MI 48104

For

422 Condominium Units located
on 2220 Pittsfield Boulevard

City of Ann Arbor, County of Washtenaw, Michigan

And designated as

PITTSFIELD VILLAGE CONDOMINIUM ASSOCIATION, INC.

NOTICE TO PURCHASERS

THESE DOCUMENTS ARE FOR INFORMATIONAL PURPOSES ONLY. PURCHASERS SHOULD ASCERTAIN FOR THEMSELVES THAT THE PROPERTY OFFERED MEETS THEIR PERSONAL REQUIREMENTS. THE NEW JERSEY DIVISION OF CODES AND STANDARDS, BUREAU OF HOMEOWNERS PROTECTION AND THE NEW JERSEY DEPARTMENT OF COMMUNITY AFFAIRS HAVE NEITHER APPROVED NOR DISAPPROVED THE MERITS OF THESE DOCUMENTS.

PITTSFIELD VILLAGE CONDOMINIUM

Pittsfield Village Condominium was created as a result of its predecessor, The Village Cooperative Homes, Inc. filing of the Declaration of Condominium May 5, 2009, as a planned conversion from a cooperative to a condominium form of ownership of the entire property.

The following are included in this booklet representing the initial governing documents of the condominium association:

1. Master Deed, By-Laws and other Governing Documents;
2. First Amendment to Master Deed
3. Disclosure Statement – Pittsfield Village Condominium
4. Articles of Incorporation
5. Condominium Association Maintenance Matrix

PITTSFIELD VILLAGE CONDOMINIUM MASTER DEED

This Master Deed is made and executed on this 4 day of MAY, 2009, by Village Cooperative Homes, Inc., a Michigan corporation, hereinafter referred to as "Cooperative-Developer", whose address is c/o Kramer-Triad Management Group, LLC of 3131 Professional drive, Ann Arbor, MI 48104 pursuant to the provisions of the Michigan Condominium Act (being Act 59 of the Public Acts of 1978, as amended), hereinafter referred to as the "Act."

WITNESSETH:

WHEREAS, the Cooperative-Developer desires by recording this Master Deed, together with the Bylaws attached hereto as Exhibit "A" and together with the Condominium Subdivision Plan attached hereto as Exhibit "B" (both of which are hereby incorporated by reference and made a part hereof), to establish the real property described in Article II below, together with the improvements located and to be located thereon, and the appurtenances thereto, as a residential Condominium under the provisions of the Act.

NOW, THEREFORE, the Cooperative-Developer does, upon the recording hereof, establish Pittsfield Village Condominium as a Condominium under the Act and does declare that Pittsfield Village Condominium (hereinafter referred to as the "Condominium", "Project" or the "Condominium Project") shall, after such establishment, be held, conveyed, hypothecated, encumbered, leased, rented, occupied, improved, or in any other matter utilized, subject to the provisions of the Act, and to the covenants, conditions, restrictions, uses, limitations and affirmative obligations set forth in this Master Deed and Exhibits "A" and "B" hereto, all of which shall be deemed to run with the land and shall be a burden and a benefit to the Cooperative-Developer, its successors and assigns, and any persons acquiring or owning an interest in the Condominium Premises, their grantees, successors, heirs, personal representatives and assigns. In furtherance of the establishment of the Condominium, it is provided as follows:

ARTICLE I

TITLE AND NATURE

The Condominium shall be known as Pittsfield Village Condominium, Washtenaw County Condominium Subdivision Plan No. _____. The architectural plans and specifications for each Unit constructed or to be constructed in the Condominium have been or will be filed with the City of Ann Arbor, Washtenaw County, Michigan. The Condominium is established in accordance with the Act. The buildings and Units contained in the Condominium, including the number, boundaries, dimensions, volume and area of each Unit therein, and the approximate location of Units not yet constructed, and the designation of Common Elements as General Common Elements or Limited Common Elements are set forth completely in the Condominium Subdivision Plan

attached as Exhibit "B" hereto and/or in Article IV of this Master Deed. Each building contains individual Units created for residential purposes and each Unit is capable of individual utilization on account of having its own entrance from and exit to a Common Element of the Condominium. Each Co-owner in the Condominium shall have an exclusive right to his Unit and shall have an undivided and inseparable interest with the other Co-owners in the Common Elements of the Condominium and shall share with the other Co-owners the Common Elements of the Condominium as provided in this Master Deed. The provisions of this Master Deed, including, but without limitation, the purposes of the Condominium, shall not be construed to give rise to any warranty or representation, express or implied, as to the composition or physical condition of the Condominium, other than that which is expressly provided herein.

ARTICLE II

LEGAL DESCRIPTION

The land which is submitted to the Condominium established by this Master Deed is particularly described as follows:

**DESCRIPTION OF A 50.79 ACRE PARCEL
IN THE WEST 1/2 OF SECTION 2, T3S, R6E
CITY OF ANN ARBOR, WASHTENAW COUNTY,
MICHIGAN**

Commencing at the South 1/4 corner of Section 2, T3S, R6E, City of Ann Arbor, Washtenaw County, Michigan; thence N00°16'04"W 60.00 feet along the North-South 1/4 line of said Section 2 to the Southeast corner of "Pittsfield Village" as recorded in Liber 10 of Plats, Page 21, Washtenaw County Records, Washtenaw County, Michigan for a **PLACE OF BEGINNING**; thence S89°48'00"W 812.80 feet along the South line of said "Pittsfield Village" and the Northerly right-of-way line of Packard Road (120 feet wide); thence the following three (3) courses along the Westerly line of said "Pittsfield Village": N00°00'15"E 2156.10 feet, N89°55'32"W 84.02 feet and N02°08'03"E 477.73 feet; thence S88°51'22"W 363.19 feet along the Southerly line of said "Pittsfield Village"; thence the following four (4) courses along the Westerly right-of-way line of Parkwood Avenue (66 feet wide): N03°29'28"E 48.67 feet; N37°24'08"E 172.92 feet; N26°02'25"E 102.67 feet; and 150.79 feet along the arc of a 225.82 foot radius non-tangential circular curve to the left, with a central angle of 38°15'36", having a chord which bears N13°16'54"E 148.01 feet; thence N74°00'00"W 362.07 feet; thence N31°39'48"E 537.14 feet; thence S73°16'54"E 330.76 feet along the Northerly line of said "Pittsfield Village"; thence continuing along the Northerly line of said "Pittsfield Village" S76°44'22"E 9.08 feet; thence N89°31'04"E 289.93 feet along the Northerly line of Lot 12 of "Pittsfield Plaza" as recorded in Liber 15 of Plats, Page 43, Washtenaw County Records; thence continuing along the Northerly line of said Lot 12 S79°54'16"E 200.24 feet to the Northeast corner of said Lot 12; thence S76°58'54"E 40.00 feet; thence N13°01'06"E 72.75 feet; thence S76°58'54"E 81.43 feet; thence N89°41'02"E 51.90 feet; thence N00°19'18"W 34.21 feet; thence N89°40'21"E 39.64 feet; thence S00°33'14"E 143.01 feet along the Westerly right-of-way line of Pittsfield Boulevard (variable width); thence N89°37'21"E 65.49 feet; thence S00°13'42"E 759.68 feet along the Easterly line of said "Pittsfield Village" and the North-South 1/4 line of said Section 2 to the Center of said Section 2; thence

continuing along the Easterly line of said "Pittsfield Village" and the North-South 1/4 line of said Section 2 S00°16'04"E 717.75 feet; thence S63°51'35"W 183.55 feet; thence N00°14'30"W 135.51 feet along the Westerly line of Block 8 of said "Pittsfield Village"; thence 407.39 feet along the arc of a 1970.26 foot radius non-tangential circular curve to the right, with a central angle of 11°50'49", having a chord which bears S73°13'18"W 406.67 feet along the Southerly right-of-way line of Richard Street (66 feet wide); thence 371.95 feet along the arc of a 389.51 foot radius non-tangential circular curve to the right, with a central angle of 54°42'44", having a chord which bears S04°54'30"W 357.97 feet along the Easterly right-of-way line of said Pittsfield Boulevard; thence the following three (3) courses along the Northerly right-of-way line of Oakwood Street (66 feet wide): 152.25 feet along the arc of a 359.58 foot radius non-tangential circular curve to the left, with a central angle of 24°15'35", having a chord which bears S69°59'38"E 151.12 feet; S82°03'00"E 66.00 feet; and 222.67 feet along the arc of a 975.72 foot radius circular curve to the right, with a central angle of 13°04'31", having a chord which bears S75°30'10"E 222.18 feet; thence N00°14'30"W 98.00 feet along the Westerly line of said Block 8; thence S78°13'30"E 169.04 feet; thence S00°16'04"E 1458.77 feet along the North-South 1/4 line of said Section 2 and the Easterly line of said "Pittsfield Village" to the Place of Beginning, being Blocks 1-7 inclusive, Blocks 9-13 inclusive, Blocks 15 and 16, and part of Blocks 8, 14 and 18 of said "Pittsfield Village" and Lot 12 of said "Pittsfield Plaza", all being a part of the West 1/2 of said Section 2, containing 50.79 acres of land, more or less. **EXCEPTING THEREFROM** all of the public roads contained in said "Pittsfield Village".

OK RD
5-5-09

ARTICLE III

DEFINITIONS

Certain terms are utilized not only in this Master Deed and Exhibits "A" and "B" hereto, but are or may be used in various other instruments such as, by way of example and not limitation, the Articles of Incorporation and rules and regulations of Pittsfield Village Condominium Association, a Michigan Nonprofit Corporation and deeds, mortgages, liens, land contracts, easements and other instruments affecting the establishment of, or transfer of, interests in Pittsfield Village Condominium as a condominium. Wherever used in such documents or any other pertinent instruments, the terms set forth below shall be defined as follows:

Section 1. Act. "Act" means the Michigan Condominium Act, being Act 59 of the Public Acts of 1978, as amended.

Section 2. Arbitration Association. "Arbitration Association" means the American Arbitration Association or its successor.

Section 3. Association. "Association" means Pittsfield Village Condominium Association, which is the nonprofit corporation organized under Michigan law of which all Co-owners shall be members, which corporation shall administer, operate, manage and maintain the Condominium. Any action required of or permitted to the Association shall be exercisable by its Board of Directors unless specifically reserved to its members by the Condominium Documents or the laws of the State of Michigan.

Section 4. Board of Directors or Board. "Board of Directors" or "Board" means the Board of Directors of Pittsfield Village Condominium Association, a Michigan nonprofit corporation organized to manage, maintain and administer the Condominium.

Section 5. Bylaws. "Bylaws" means Exhibit "A" hereto, being the Bylaws setting forth the substantive rights and obligations of the Co-owners and required by Section 3(8) of the Act to be recorded as part of the Master Deed. The Bylaws shall also constitute the Corporate Bylaws of the Association as provided for under the Michigan Nonprofit Corporation Act.

Section 6. Common Elements. "Common Elements", where used without modification, means both the General and Limited Common Elements, if any, described in Article IV hereof.

Section 7. Condominium Documents. "Condominium Documents" wherever used means and includes this Master Deed and Exhibits "A" and "B" hereto, and the Articles of Incorporation, Bylaws and rules and regulations, if any, of the Association as all of the same may be amended from time to time.

Section 8. Condominium Premises. "Condominium Premises" means and includes the land described in Article II above, and the buildings, improvements and structures thereon, and all easements, rights and appurtenances belonging to Pittsfield Village Condominium as described above.

Section 9. Condominium Project, Condominium or Project. "Condominium Project", "Condominium" or "Project" means Pittsfield Village Condominium as a Condominium established in conformity with the provisions of the Act.

Section 10. Condominium Subdivision Plan. "Condominium Subdivision Plan" means Exhibit "B" hereto.

Section 11. Construction and Sales Period. "Construction and Sales Period" means the period commencing with the recording of the Master Deed and continuing as long as the Cooperative-Developer owns any Unit which it offers for sale.

Section 12. Co-owner. "Co-owner" means a person, firm, corporation, partnership, limited liability company, limited liability partnership, association, trust or other legal entity or any combination thereof who or which own one or more Units in the Condominium, and shall include a land contract vendee. The term "Owner", wherever used, shall be synonymous with the term "Co-owner".

Section 13. Cooperative-Developer. "Cooperative-Developer" means The Village Cooperative Homes, Inc., a Michigan Nonprofit Corporation, which has made and executed this Master Deed, and its successors and assigns. Both successors and assigns shall always be deemed to be included within the term "Cooperative-Developer" whenever, however, and wherever such term is used in the Condominium Documents.

Section 14. First Annual Meeting. "First Annual Meeting" means the initial meeting at which non-Cooperative-Developer Co-owners are permitted to vote for the election of all directors and upon all other matters which may properly be brought before the meeting. Such meeting is to be held: (a) in the Cooperative-Developer's sole discretion after fifty (50%) percent of the Units which may be created are sold, or (b) mandatorily after seventy-five (75%) percent of all Units which may be created are sold, whichever first occurs.

Section 15. Transitional Control Date. "Transitional Control Date" means the date on which a Board of Directors of the Association takes office pursuant to an election in which the votes which may be cast by eligible Co-owners unaffiliated with the Cooperative-Developer exceed the votes which may be cast by the Cooperative-Developer.

Section 16. Unit or Condominium Unit. "Unit" or "Condominium Unit" each mean the enclosed space constituting a single complete residential Unit in Pittsfield Village Condominium as such space may be described in Exhibit "B" hereto and in Article V, Section 1 below, and shall have the same meaning as the term "Condominium Unit" as defined in the Act.

Other terms which may be utilized in the Condominium Documents and which are not defined hereinabove shall have the meanings as provided in the Act.

Whenever any reference herein is made to one gender, the same shall include a reference to any and all genders where same would be appropriate; similarly, whenever a reference is made herein to the singular, a reference shall also be included to the plural where the same would be appropriate.

ARTICLE IV

COMMON ELEMENTS

The Common Elements of the Condominium, described in Exhibit "B" attached hereto, and the respective responsibilities for maintenance, decoration, repair or replacement thereof, are as follows:

Section 1. General Common Elements. The General Common Elements are:

- (a) **Land.** The land described in Article II hereof, including the parks, sidewalks and other common areas (subject to the rights of the public, if any, over any portions of rights-of-way).
- (b) **Electrical.** The electrical transmission system throughout the Condominium, including that contained within Unit walls, up to and including the meter but not including, electrical fixtures, plugs and switches within any Unit.
- (c) **Telephone.** The telephone system throughout the Condominium up to the point of entry to each Unit.

- (d) Gas. The gas distribution system throughout the Condominium, including that contained within Unit walls, up to the point of connection with gas fixtures within any Unit.
- (e) Water. The water distribution system throughout the Condominium, including that contained within Unit walls, up to the point of connection with the meter for each individual Unit and all exterior sill cocks.
- (f) Sanitary Sewer. The sanitary sewer system throughout the Condominium, including that contained within Unit walls, up to but not including the cleanout within each Unit and sanitary stacks and bath exhaust ducts.
- (g) Telecommunications. The telecommunications system throughout the Condominium, up to, but not including connections (jacks) to provide service to individual Units.
- (h) Storm Sewer. The storm sewer system throughout the Project as depicted on Exhibit "B" hereto.
- (i) Foundations and Structural Components. Foundations, supporting columns, Unit perimeter walls (including windows but excluding doors therein), roofs, attic spaces, ceilings and floor construction between Unit levels.
- (j) Recreation Facilities/Amenities. The pool, two bath houses and clubhouse, office, playground, barbeque area, volleyball court and maintenance facilities.
- (k) Other. Such other elements of the Condominium not herein designated as General or Limited Common Elements which are not enclosed within the boundaries of a Unit, and which are intended for common use or necessary to the existence, upkeep and safety of the Condominium.

Some of the Common Elements in the Project including, but not limited to, the utility lines, systems (including mains and service leads) and equipment, the cable television system, and the telecommunications system, if and when constructed, described above may be owned by the local public authority or by the company that is providing the particular service. Accordingly, such utility lines, systems and equipment, and the cable television and telecommunications systems, if and when constructed, shall be General Common Elements only to the extent of the Co-owners' interest therein, if any, and Cooperative-Developer makes no warranty whatsoever with respect to the nature or extent of such interest, if any. To the extent that such Common Elements are owned, operated or maintained by third parties, the Association shall not be responsible for insuring the continued operation or timely repair of such services and nothing in the Condominium Documents shall be construed as an acceptance or waiver of such responsibilities by the Association.

Section 2. Limited Common Elements. The Limited Common Elements shall be appurtenant to the unit or units to which they are attached or adjacent, or which they service (or which they are considered by Exhibit B to benefit) and limited in use to the owners of such unit or units, or their designees, and by inclusion herein, the following shall be deemed to not be common to all and limited to those unit or units they are attached or adjacent

- (a) **Patios, Decks & Porches.** Each individual patio, deck and porch including a two (2) foot perimeter around only the rear-yard deck in the Condominium is restricted in use to the Co-owner of the Unit which opens onto such patio, porch or deck as depicted on Exhibit "B" hereto.
- (b) **Air Conditioner Compressors and Pads.** Each air conditioner compressor and all lines and components including the pad located outside each Unit shall be limited in use to the Co-owner of the Unit which such equipment services.
- (c) **Unit Windows and Doors.** Unit windows (including storm windows), doors (including storm doors) and all screens shall be limited in use to the Co-owners of Units which they service.
- (d) **Interior Surfaces; Dryer Vents.** The interior surfaces of Unit perimeter walls, ceilings and floors contained within a Unit shall be subject to the exclusive use and enjoyment of the Co-owner of such Unit as well as dryer and bathroom vents and ducts.
- (f) **Replacement Flue Liners.** All replacement chimney flue liners shall be limited common elements assigned exclusively to the Unit which they service.
- (g) **Crawl Spaces.** All crawl spaces as depicted on Exhibit B hereto shall be limited common elements assigned exclusively to the Units above them.
- (h) **Mailboxes.** Each mailbox shall be a limited common element assigned exclusively to the Unit to which it is affixed.

Section 3. Responsibilities. The respective responsibilities for the maintenance, decoration, repair and replacement of the Common Elements are as follows:

- (a) **Patios, Decks & Porches.** The Association shall be responsible for the maintenance, repair and replacement of all front porches in the Association. Maintenance, decoration, repair and replacement of each patio, deck and privacy fence described in Article IV, Section 2(a)

above shall be the responsibility of the Co-owner of the Unit which opens onto such patio; provided, however, that the Association shall be responsible for mowing any unenclosed and unobstructed patio area which consists mainly of lawn. The Association shall establish standard specifications for permissible materials and colors of all patio and deck components and no Co-owner shall be permitted to deviate from such standards. The Association may establish guidelines that may change from time to time whereby the Association may become responsible for certain type of maintenance of all decks. The Association shall be responsible for the maintenance of the two (2) foot perimeter area surrounding the rear-yard deck of each Unit; however, the Co-Owner may maintain annual or perennial plants in said area but must obtain Board approval for any other type of plantings, including but not limited to evergreens, trees, shrubs or bushes.

- (b) **Air Conditioner Compressors and Pads.** Maintenance, repair and replacement of each air conditioner compressor and all lines and components including the pad referenced in Article IV, Section 2(b) hereinabove shall be the responsibility of the Co-owner of the Unit to which such air conditioner compressor is appurtenant.
- (c) **Unit Windows and Doors.** Maintenance, repair and replacement of all Unit windows, screens and doors referenced in Article IV, Section 2(c) hereinabove shall be the responsibility of the Co-owner of the Unit to which such Limited Common Elements are appurtenant. Notwithstanding the foregoing, the Association shall be responsible for the periodic painting of the exterior of the entry doors. The style and color of each door, storm door, window and storm window described herein and the color of paint which may be applied thereon shall be subject to the prior express written approval of the Board of Directors of the Association, pursuant to the provisions of Article VI, Section 3 of the Bylaws (Exhibit "A" hereto).
- (d) **Interior Surfaces; Dryer Vents.** The costs of decoration and maintenance (but not repair or replacement except in cases of Co-owner fault) of all surfaces referenced in Article IV, Section 2(d) hereinabove shall be borne by the Co-owner of each Unit to which such Limited Common Elements are appurtenant. Notwithstanding anything herein to the contrary, the costs of repair and replacement of any drywall damaged from the inside of the Unit shall be borne by the Co-owner of the Unit. Each Co-owner shall be responsible for periodic cleaning, maintenance, repair and replacement of the dryer vents and ducts serving their Unit.

- (e) **Other Common Elements.** The costs of maintenance, repair and replacement of all General and Limited Common Elements other than as described above shall be borne by the Association, subject to any provisions of the Bylaws (Exhibit "A" hereto) expressly to the contrary.
- (f) **Public Utilities.** Public utilities furnishing services such as electricity, telephone, sewer, water and cable television to the Condominium shall have access to the Common Elements and Condominium Units as may be reasonable for the reconstruction, repair or maintenance of such services, and any costs incurred in opening and repairing any wall of the Condominium to reconstruct, repair or maintain such service shall be borne by the individual Co-owners and/or by the Association, as the case may be, as set forth in the provisions of this Article IV, Section 3.

Section 4. Use of Units and Common Elements. No Co-owner shall use his Unit or the Common Elements in any manner inconsistent with the purposes of the Condominium or in any manner which will interfere with or impair the rights of any other Co-owner in the quiet, peaceful use and enjoyment of his/her Unit or the Common Elements.

Section 5. Utility Expenses. The Project is served with public water and sewer and all charges for same shall be invoiced to and paid by the Association as an expense of administration. All charges and expenses for gas and electricity shall be individually metered to each Unit and shall be payable as the sole obligation of the Co-owner of each Unit.

ARTICLE V

UNIT DESCRIPTION AND PERCENTAGE OF VALUE

Section 1. Description of Units. The Condominium consists of 422 Units numbered 1 through 422, inclusive. Each Unit in the Condominium is described in this Section with reference to the Condominium Subdivision Plan of Pittsfield Village Condominium as surveyed by Atwell-Hicks, and which Plan is attached hereto as Exhibit "B". Each Unit shall include all that space contained within the interior finished unpainted walls and ceilings and from the finished sub-floor all as shown on the floor plans and sections in Exhibit "B" hereto and delineated with heavy outlines. Notwithstanding anything hereinabove to the contrary, although within the boundaries of a Unit for purposes of computation of square footage in the Condominium Subdivision Plan, the Co-owner of a Unit shall not own or tamper with any structural components contributing to the support of the building in which such Unit is located, including but not limited to support columns, nor any pipes, wires, conduits, ducts, flues shafts or public utility lines situated within such Unit which service the Common Elements or a Unit or Units in addition to the Unit where located. Easements for the existence, maintenance and repair of all such structural components shall exist for the benefit of the Association.

Section 2. Percentages of Value. The percentage of value assigned to each Unit shall be based on their approximate relative interior square footages. The percentage of value assigned to each Unit is set forth in Schedule 1 attached hereto and shall be determinative of each Co-owner's undivided interest in the Common Elements and the proportionate share of each respective Co-owner in the proceeds and expenses of administration. The total value of the Project is one hundred percent (100%). Notwithstanding the foregoing, except as otherwise provided in the condominium Bylaws or this Master Deed, each Unit shall be entitled to one (1) vote regardless of the percentage of the value allocated to such Unit.

Section 3. Modification of Units and Common Elements by Cooperative-Developer. The size, location, nature, design or elevation of Units and/or General or Limited Common Elements appurtenant or geographically proximate to any Units described in Exhibit "B", as same may be revised or amended from time to time, may be modified, in Cooperative-Developer's sole discretion, by amendment to this Master Deed effected solely by the Cooperative-Developer and its successors without the consent of any person so long as such modifications do not unreasonably impair or diminish the appearance of the Condominium or the privacy or other significant attribute or amenity of any Unit which adjoins or is close to the modified Unit or Limited Common Element. All of the Co-owners and mortgagees of Units and other persons interested or to become interested in the Condominium from time to time shall be deemed to have unanimously consented to such amendment or amendments to this Master Deed to effectuate the foregoing. All such interested persons irrevocably appoint Cooperative-Developer or its successors and assigns as agent and attorney for the purpose of execution of such amendment or amendments to the Master Deed and all other documents necessary to effectuate the foregoing.

Section 4. Relocation of Boundaries of Adjoining Units by Co-owners. Boundaries between adjoining Condominium Units may be relocated at the request of the Co-owners of such adjoining Condominium Units and upon approval of the affected mortgagees of these Units. Upon written application of the Co-owners of the adjoining Condominium Units, and upon the approval of said affected mortgagees, the Board of Directors of the Association shall forthwith prepare and execute an amendment to the Master Deed duly relocating the boundaries pursuant to the Condominium Documents and the Act. Such amendment to the Master Deed shall identify the Condominium Units involved and shall state that the boundaries between those Condominium Units are being relocated by agreement of the Co-owners thereof and such amendment shall contain the conveyance between those Co-owners. All of the Co-owners and mortgagees of Units and other persons interested or to become interested in the Condominium from time to time shall be deemed to have irrevocably and unanimously consented to such amendment of this Master Deed to effectuate the foregoing. All such interested persons irrevocably appoint the Association, through its Board of Directors, as agent and attorney for the purpose of execution of such amendment to the Master Deed and all other documents necessary to effectuate the foregoing. Such amendment may be effected without the necessity of re-recording an entire Master Deed or the Exhibits thereto and may incorporate by reference all or any pertinent portions of this Master Deed and the Exhibits hereto. The amendment shall be delivered to the Co-owners of the Condominium Units involved upon payment by them of all reasonable costs for the preparation and recording thereof which may be assessed to and collected from the responsible Co-owner(s) in the manner provided in Article II of the Bylaws attached hereto as Exhibit "A".

ARTICLE VI

EASEMENTS

Section 1. Easement for Maintenance of Encroachments and Utilities. In the event any portion of a Unit or Common Element encroaches upon another Unit or Common Element due to shifting, settling or movement of a building, or due to survey errors, or construction deviations, reciprocal easements shall exist for the maintenance of such encroachment for so long as such encroachment exists, and for maintenance thereof after rebuilding in the event of any destruction. There shall be easements to, through and over those portions of the land, structures, buildings, improvements, and walls (including interior Unit walls) contained therein for the continuing maintenance and repair of all utilities in the Condominium. There shall exist easements of support with respect to any Unit interior wall which supports a Common Element.

Section 2. Reservation of Right to Transfer Title or Grant Easements for Utilities. The Cooperative-Developer reserves the right at any time during the Construction and Sales Period, and the Association shall have the right thereafter, to grant easements for utilities over, under and across the Condominium to appropriate governmental agencies or public utility companies and to transfer title of the utilities to governmental agencies or to utility companies. Any such easement or transfer of title may be conveyed by the Cooperative-Developer or the Association, as the case may be, without the consent of any Co-owner, mortgagee or other person and shall be evidenced by an appropriate amendment to this Master Deed and to Exhibit "B" hereto, recorded in the Washtenaw County Register of Deeds. All of the Co-owners and mortgagees of Units and other persons interested or to become interested in the Project from time to time shall be deemed to have irrevocably and unanimously consented to such amendments to this Master Deed as may be required to effectuate the foregoing grant of easement or transfer of title.

Section 3. Grant of Easements by Association. The Association, acting through its lawfully constituted Board of Directors (including any Board of Directors acting prior to the First Annual Meeting), shall be empowered and obligated to grant such easements, licenses, rights-of-entry and rights-of-way over, under and across the Condominium Premises for utility purposes, access purposes or other lawful purposes as may be necessary, convenient or desirable for the benefit of the Condominium; subject, however, to the approval of the Cooperative-Developer so long as the Construction and Sales Period has not expired.

Section 5. Association and Cooperative-Developer Easements for Maintenance, Repair and Replacement. The Cooperative-Developer, the Association, and all public or private utilities shall have such easements over, under, across and through the Condominium Premises, including all Units and Common Elements, as may be necessary to fulfill any responsibilities of maintenance, repair, decoration, replacement or upkeep which they or any of them are required or permitted to perform under the Condominium Documents or by law or to respond to any emergency or common need of the Condominium. These easements include, without any implication of limitation, the right of the Association to obtain access during reasonable hours and upon reasonable notice to water-shut off valves, sprinkler meters, sprinkler controls and valves and other Common Elements located within any Unit or its appurtenant Limited Common Elements. Neither the Cooperative-Developer nor the Association shall be liable to the owner of any Unit or any other

person, in trespass or in any other form of action, for the exercise of rights pursuant to the provisions of this Section or any other provision of the Condominium Documents which grant such easements, rights of entry or other means of access. Failure of the Association (or the Cooperative-Developer) to take any such action shall not be deemed a waiver of the Association's (or the Cooperative-Developer's) right to take any such action at a future time. All costs incurred by the Association or the Cooperative-Developer in performing any responsibilities which are required, in the first instance to be borne by any Co-owner, shall be assessed against such Co-owner and shall be due and payable with his installment of the annual assessment next falling due; further, the lien for nonpayment shall attach as in all cases of regular assessments and such assessments may be enforced by the use of all means available to the Association under the Condominium Documents and by law for the collection of regular assessments including, without limitation, legal action and foreclosure of the lien securing payment as provided for in Article II of the Bylaws (Exhibit "A" hereto) and the Act.

Section 6. Telecommunications Agreements. The Association, acting through its duly constituted Board of Directors and subject to the Cooperative-Developer's approval during the Construction and Sales Period, shall have the power to grant such easements, licenses and other rights of entry, use and access and to enter into any contract or agreement, including wiring agreements, utility agreements, right-of-way agreements, access agreements and multi-Unit agreements and, to the extent allowed by law, contracts for sharing of any installation or periodic subscriber service fees as may be necessary, convenient or desirable to provide for telecommunications, videotext, broad band cable, satellite dish, antenna, multichannel multipoint distribution service and similar services (collectively "Telecommunications") to the Condominium or any Unit therein. Notwithstanding the foregoing, in no event shall the Board of Directors enter into any contract or agreement or grant any easement, license or right of entry or do any other act or thing which will violate any provision of any Federal, State or local law or ordinance. Any and all sums paid by any Telecommunications or any other company or entity in connection with such service, including fees, if any, for the privilege of installing same, or sharing periodic subscriber service fees, shall be receipts affecting the administration of the Condominium within the meaning of the Act and shall be paid over to and shall be the property of the Association.

Section 7. Existing Easements of Record. The Condominium is subject to easements of record as depicted in the Condominium Subdivision Plan.

Section 8. Termination of Easements. Cooperative-Developer reserves the right to terminate and revoke any utility or other easement granted in this Master Deed at such time as the particular easement has become unnecessary. No easement for a utility may be terminated or revoked unless and until all units served by it are adequately served by an appropriate substitute or replacement utility on a shared maintenance basis. Any termination or revocation of any such easement shall be effected by the recordation of an appropriate amendment to this Master Deed in accordance with the requirements of the Act

ARTICLE VII

AMENDMENT, TERMINATION AND WITHDRAWAL

Section 1. Pre-Conveyance Amendments. If there is no Co-owner other than the Cooperative-Developer, the Cooperative-Developer may unilaterally amend the Condominium Documents or, with the consent of an 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 in which the Project is located.

Section 2. Post-Conveyance Amendments. If there is a Co-owner other than the Cooperative-Developer, the recordable Condominium Documents may be amended for a proper purpose as follows:

(a) Amendments. An amendment may be made, with the consent of not less than two-thirds of the Co-owners and, to the extent required by law, mortgagees; provided, that a Co-owner's unit dimensions or Limited Common Elements may not be modified without that Co-owner's consent, nor may the method or formula used to determine the percentage of value of units in the Project be modified without the consent of each affected Co-owner and mortgagee. Rights reserved by the Cooperative-Developer, including without limitation rights to amend for purposes of contraction and/or modification of units, shall not be amended without the written consent of the Cooperative-Developer so long as the Cooperative-Developer or its successors continue to own and to offer for sale any unit in the project.

(b) Compliance with Law. Amendments may be made by the Cooperative-Developer without the consent of Co-owners and mortgagees, even if the amendment will materially alter or change the rights of Co-owners and mortgagees, to achieve compliance with the Act or rules, interpretations or orders adopted by the Administrator or by the Courts pursuant to the Act, or with other federal, state or local laws, ordinances or regulations affecting the Project.

(c) Reserved Cooperative-Developer Rights. Notwithstanding anything to the contrary herein, the Cooperative-Developer shall retain no right to restrict or deny the Co-owners to amend and provision herein except that the Cooperative-Developer may vote its units.

(d) 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 upon a vote of the Co-owners, the costs of which are expenses of administration. The Co-owners shall be notified of proposed amendments under this Article not less than ten (10) days before the amendment is recorded.

Section 3. Project Termination. If there is a co-owner other than the Cooperative-Developer, the project may be terminated only with consent of the Cooperative-Developer, so long as the Cooperative-Developer has ownership in at least one (1) unit and exists as a corporation under Michigan state law, and (i) not less than four-fifths (4/5th) of the unaffiliated co-owners and (ii) not less than two-thirds (2/3rd) of the eligible first mortgagees of record, in the following manner:

(a) Termination agreement. Agreement of the required number of co-owners and mortgagees to termination of the project shall be evidenced by their 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 in which the project is located.

(b) Real property ownership. Upon recordation of a document terminating the project, the property constituting the condominium shall be owned by the co-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 co-owner, 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. Upon recordation of a document terminating the project, any rights the co-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, lien holders, and prospective purchasers who deposited funds. Proof of dissolution must also be submitted to the administrator.

Section 4. Assignment of Cooperative-Developer Rights. Any or all of the rights and powers granted to or reserved by the Cooperative-Developer in the condominium documents or by law, including without limitation the power to approve or to disapprove any act, use, or proposed action, may be assigned by the Cooperative-Developer to any other entity or person, including the association. Any such assignment or transfer shall be made by appropriate instrument in writing, and shall be duly recorded in the register of deeds office in the county in which the project is located.

Section 5. Recording. An amendment to this Master Deed shall not be effective until the amendment is recorded. A copy of the recorded amendment shall be delivered to each Co-owner.

Section 6. Improvements and Modifications for Persons with Disabilities. Pursuant to MCL 559.147a, a Co-owner may, with the prior approval of the Association, make improvements or modifications to his or her Condominium unit, including improvements or modifications to the common elements, at his or her expense, if the purpose of the improvements or modification is to facilitate access to or movement within the unit for persons with disabilities who reside in or regularly visit the unit, or to alleviate conditions that could be hazardous to persons. The improvement or modification shall not impair the structural integrity of a structure or otherwise lessen the support of a portion of a condominium project.

(a) The Co-owner shall be liable for the cost of repairing any damage to a common element caused by building or maintaining the improvement or modification, unless the

damage could reasonably be expected in a normal course of building or maintaining the improvement or modification. The improvement or modification shall comply with all applicable state and local building code requirements and health and safety laws and ordinances and shall be made as closely as reasonably possible in conformity with the intent of applicable prohibitions and restrictions regarding safety and aesthetics of the proposed improvement or modification. An improvement or modification shall not unreasonably prevent passage by other residents of the Project. A Co-owner who has made exterior improvements or modifications must notify the Association in writing of his or her intention to sell or transfer his or her Condominium unit to another person not less than sixty (60) days before the sale or transfer. Within thirty (30) days of receiving such notice, the Association may require that the Co-owner remove the improvement or modification at his or her own expense, provided that the Association may not remove or require the removal of the improvement or modification if the Co-owner sells or transfers his or her Condominium unit to a handicapped person who needs the same type of improvement or modification, or to a person whose parent, spouse, or child is handicapped, requires the same type of improvement or modification, and resides with the person. If the Co-owner fails to give timely notice of a sale or transfer, the Association may at any time remove or require the Co-owner to remove the improvement or modification at the Co-owner's expense subject to the limitations provided above.

(b) If a Co-owner makes an improvement or modification, he or she shall maintain liability insurance, underwritten by an insurer authorized to do business in this state, in an amount adequate to compensate for personal injuries caused by the exterior improvement or modification. The Co-owner shall not be liable for acts or omissions of the Association with respect to the exterior improvement or modification. The Co-owner shall not be required to maintain liability insurance with respect to any common element. The Association shall be responsible for the cost of any maintenance of the improvement or modification, unless the maintenance cannot reasonably be included within the regular maintenance performed by or paid for by the Association, in which case the Co-owner shall be responsible for the cost of the maintenance of the improvement or modification.

(c) Before an improvement or modification is made, the Co-owner shall submit plans and specifications to the Association for review and approval. The Association shall determine whether a proposed improvement or modification substantially conforms to the provisions of MCL559.147a but shall not deny a proposed improvement or modification without good cause. If the Association denies a proposed improvement or modification, the Association shall list in writing the changes needed to make the proposed improvement or modification conform and shall deliver that list to the Co-owner. The Association shall approve or deny the proposed improvement or modification within sixty (60) days after the plans and specifications are submitted. If the Association does not approve or deny within the 60-day period, the Co-owner may make the proposed improvement or modification without the Association's approval unless prohibited by law.

ARTICLE VIII

ASSIGNMENT

Any and all of the rights and powers granted or reserved to the Cooperative-Developer in the Condominium Documents or by law, including the power to approve or disapprove any act, use or proposed action or any other matter or thing, may be assigned by the Cooperative-Developer to any other entity or to the Association. Any such assignment or transfer shall be made by appropriate instrument in writing duly recorded in the Office of the Washtenaw County Register of Deeds.

The Cooperative-Developer has executed this Master Deed as of the date indicated above.

THE VILLAGE COOPERATIVE HOMES, INC.
a Michigan Nonprofit Corporation

By: Brian E. Rice
Brian E. Rice, its President

STATE OF MICHIGAN)
COUNTY OF WASHTENAW) ss.

On this 4th day of May, 2009, the foregoing Master Deed was acknowledged before me by Brian E. Rice, the President of The Village Cooperative Homes, Inc., a Michigan nonprofit corporation.

Lisa Mari Lemire
Lisa Mari Lemire, Notary Public
Washtenaw County, Michigan
My Commission expires: Feb 15, 2013
Acting in Washtenaw County

• Parent Parcels

Drafted by:
D. Douglas Alexander (P29010)
Alexander, Zelmanski & Lee, PLLC
44670 Ann Arbor Rd., Ste. 170
Plymouth, MI 48170

09-12-02-202-001 09-12-02-318-001
09-12-02-203-001 09-12-02-319-001
09-12-02-205-001 09-12-02-320-001
09-12-02-206-001 09-12-02-326-001
09-12-02-207-001 09-12-02-327-001
09-12-02-209-001
09-12-02-209-094
09-12-02-302-001
09-12-02-303-001
09-12-02-304-001
09-12-02-305-002
17
09-12-02-306-001
09-12-02-317-001

SCHEDULE ONE (1)
PITTSFIELD VILLAGE CONDOMINIUM ASSOCIATION, INC.
SCHEDULE OF PERCENTAGE OF COMMON ELEMENTS

Unit #	Property Address	% of Common Elements
1	2232 Pittsfield, Ann Arbor, MI 48104	0.257972%
2	2234 Pittsfield, Ann Arbor, MI 48104	0.214248%
3	2236 Pittsfield, Ann Arbor, MI 48104	0.218223%
4	2238 Pittsfield, Ann Arbor, MI 48104	0.253997%
5	2259 Pittsfield, Ann Arbor, MI 48104	0.246047%
6	2261 Pittsfield, Ann Arbor, MI 48104	0.238097%
7	2262 Pittsfield, Ann Arbor, MI 48104	0.242072%
8	2263 Pittsfield, Ann Arbor, MI 48104	0.238097%
9	2264 Pittsfield, Ann Arbor, MI 48104	0.198348%
10	2265 Pittsfield, Ann Arbor, MI 48104	0.242072%
11	2266 Pittsfield, Ann Arbor, MI 48104	0.202323%
12	2267 Pittsfield, Ann Arbor, MI 48104	0.238097%
13	2268 Pittsfield, Ann Arbor, MI 48104	0.238097%
14	2269 Pittsfield, Ann Arbor, MI 48104	0.246047%
15	2272 Pittsfield, Ann Arbor, MI 48104	0.246047%
16	2274 Pittsfield, Ann Arbor, MI 48104	0.206298%
17	2276 Pittsfield, Ann Arbor, MI 48104	0.206298%
18	2278 Pittsfield, Ann Arbor, MI 48104	0.246047%
19	2301 Pittsfield, Ann Arbor, MI 48104	0.238097%
20	2303 Pittsfield, Ann Arbor, MI 48104	0.230147%
21	2304 Pittsfield, Ann Arbor, MI 48104	0.250022%
22	2305 Pittsfield, Ann Arbor, MI 48104	0.230147%
23	2306 Pittsfield, Ann Arbor, MI 48104	0.206298%
24	2307 Pittsfield, Ann Arbor, MI 48104	0.230147%
25	2308 Pittsfield, Ann Arbor, MI 48104	0.206298%
26	2309 Pittsfield, Ann Arbor, MI 48104	0.230147%
27	2310 Pittsfield, Ann Arbor, MI 48104	0.246047%
28	2311 Pittsfield, Ann Arbor, MI 48104	0.238097%
29	2314 Pittsfield, Ann Arbor, MI 48104	0.238097%
30	2315 Pittsfield, Ann Arbor, MI 48104	0.238097%
31	2316 Pittsfield, Ann Arbor, MI 48104	0.230147%
32	2317 Pittsfield, Ann Arbor, MI 48104	0.198348%
33	2318 Pittsfield, Ann Arbor, MI 48104	0.230147%
34	2319 Pittsfield, Ann Arbor, MI 48104	0.202323%
35	2320 Pittsfield, Ann Arbor, MI 48104	0.230147%
36	2321 Pittsfield, Ann Arbor, MI 48104	0.238097%
37	2322 Pittsfield, Ann Arbor, MI 48104	0.230147%
38	2324 Pittsfield, Ann Arbor, MI 48104	0.238097%
39	2400 Pittsfield, Ann Arbor, MI 48104	0.238097%
40	2401 Pittsfield, Ann Arbor, MI 48104	0.238097%
41	2402 Pittsfield, Ann Arbor, MI 48104	0.230147%
42	2403 Pittsfield, Ann Arbor, MI 48104	0.230147%
43	2404 Pittsfield, Ann Arbor, MI 48104	0.230147%

SCHEDULE ONE (1)
PITTSFIELD VILLAGE CONDOMINIUM ASSOCIATION, INC.
SCHEDULE OF PERCENTAGE OF COMMON ELEMENTS

Unit #	Property Address	% of Common Elements
44	2405 Pittsfield, Ann Arbor, MI 48104	0.234122%
45	2406 Pittsfield, Ann Arbor, MI 48104	0.230147%
46	2407 Pittsfield, Ann Arbor, MI 48104	0.230147%
47	2408 Pittsfield, Ann Arbor, MI 48104	0.230147%
48	2409 Pittsfield, Ann Arbor, MI 48104	0.230147%
49	2410 Pittsfield, Ann Arbor, MI 48104	0.238097%
50	2411 Pittsfield, Ann Arbor, MI 48104	0.238097%
51	2415 Pittsfield, Ann Arbor, MI 48104	0.238097%
52	2416 Pittsfield, Ann Arbor, MI 48104	0.253997%
53	2417 Pittsfield, Ann Arbor, MI 48104	0.198348%
54	2418 Pittsfield, Ann Arbor, MI 48104	0.246047%
55	2419 Pittsfield, Ann Arbor, MI 48104	0.198348%
56	2420 Pittsfield, Ann Arbor, MI 48104	0.246047%
57	2421 Pittsfield, Ann Arbor, MI 48104	0.238097%
58	2422 Pittsfield, Ann Arbor, MI 48104	0.246047%
59	2424 Pittsfield, Ann Arbor, MI 48104	0.253997%
60	2426 Pittsfield, Ann Arbor, MI 48104	0.250022%
61	2500 Pittsfield, Ann Arbor, MI 48104	0.238097%
62	2501 Pittsfield, Ann Arbor, MI 48104	0.238097%
63	2502 Pittsfield, Ann Arbor, MI 48104	0.198348%
64	2503 Pittsfield, Ann Arbor, MI 48104	0.230147%
65	2504 Pittsfield, Ann Arbor, MI 48104	0.198348%
66	2505 Pittsfield, Ann Arbor, MI 48104	0.230147%
67	2506 Pittsfield, Ann Arbor, MI 48104	0.238097%
68	2507 Pittsfield, Ann Arbor, MI 48104	0.234122%
69	2609 Pittsfield, Ann Arbor, MI 48104	0.230147%
70	2511 Pittsfield, Ann Arbor, MI 48104	0.238097%
71	2512 Pittsfield, Ann Arbor, MI 48104	0.253997%
72	2514 Pittsfield, Ann Arbor, MI 48104	0.253997%
73	2520 Pittsfield, Ann Arbor, MI 48104	0.238097%
74	2522 Pittsfield, Ann Arbor, MI 48104	0.198348%
75	2524 Pittsfield, Ann Arbor, MI 48104	0.198348%
76	2526 Pittsfield, Ann Arbor, MI 48104	0.238097%
77	2530 Pittsfield, Ann Arbor, MI 48104	0.253997%
78	2532 Pittsfield, Ann Arbor, MI 48104	0.253997%
79	2540 Pittsfield, Ann Arbor, MI 48104	0.238097%
80	2542 Pittsfield, Ann Arbor, MI 48104	0.198348%
81	2544 Pittsfield, Ann Arbor, MI 48104	0.198348%
82	2546 Pittsfield, Ann Arbor, MI 48104	0.238097%
83	2600 Pittsfield, Ann Arbor, MI 48104	0.253997%
84	2602 Pittsfield, Ann Arbor, MI 48104	0.214248%
85	2603 Pittsfield, Ann Arbor, MI 48104	0.238097%
86	2604 Pittsfield, Ann Arbor, MI 48104	0.214248%

SCHEDULE ONE (1)
PITTSFIELD VILLAGE CONDOMINIUM ASSOCIATION, INC.
SCHEDULE OF PERCENTAGE OF COMMON ELEMENTS

Unit #	Property Address	% of Common Elements
87	2605 Pittsfield, Ann Arbor, MI 48104	0.198348%
88	2606 Pittsfield, Ann Arbor, MI 48104	0.253997%
89	2607 Pittsfield, Ann Arbor, MI 48104	0.198348%
90	2609 Pittsfield, Ann Arbor, MI 48104	0.238097%
91	2615 Pittsfield, Ann Arbor, MI 48104	0.246047%
92	2617 Pittsfield, Ann Arbor, MI 48104	0.246047%
93	2621 Pittsfield, Ann Arbor, MI 48104	0.246047%
94	2623 Pittsfield, Ann Arbor, MI 48104	0.206298%
95	2625 Pittsfield, Ann Arbor, MI 48104	0.206298%
96	2627 Pittsfield, Ann Arbor, MI 48104	0.246047%
97	2631 Pittsfield, Ann Arbor, MI 48104	0.246047%
98	2633 Pittsfield, Ann Arbor, MI 48104	0.210273%
99	2635 Pittsfield, Ann Arbor, MI 48104	0.206298%
100	2637 Pittsfield, Ann Arbor, MI 48104	0.246047%
101	2641 Pittsfield, Ann Arbor, MI 48104	0.246047%
102	2643 Pittsfield, Ann Arbor, MI 48104	0.206298%
103	2645 Pittsfield, Ann Arbor, MI 48104	0.206298%
104	2647 Pittsfield, Ann Arbor, MI 48104	0.246047%
105	2651 Pittsfield, Ann Arbor, MI 48104	0.246047%
106	2653 Pittsfield, Ann Arbor, MI 48104	0.246047%
107	2660 Pittsfield, Ann Arbor, MI 48104	0.253997%
108	2661 Pittsfield, Ann Arbor, MI 48104	0.238097%
109	2662 Pittsfield, Ann Arbor, MI 48104	0.214248%
110	2663 Pittsfield, Ann Arbor, MI 48104	0.198348%
111	2664 Pittsfield, Ann Arbor, MI 48104	0.218223%
112	2665 Pittsfield, Ann Arbor, MI 48104	0.198348%
113	2666 Pittsfield, Ann Arbor, MI 48104	0.253997%
114	2667 Pittsfield, Ann Arbor, MI 48104	0.238097%
115	2800 Pittsfield, Ann Arbor, MI 48104	0.246047%
116	2801 Pittsfield, Ann Arbor, MI 48104	0.246047%
117	2802 Pittsfield, Ann Arbor, MI 48104	0.206298%
118	2803 Pittsfield, Ann Arbor, MI 48104	0.238097%
119	2804 Pittsfield, Ann Arbor, MI 48104	0.206298%
120	2805 Pittsfield, Ann Arbor, MI 48104	0.238097%
121	2806 Pittsfield, Ann Arbor, MI 48104	0.246047%
122	2807 Pittsfield, Ann Arbor, MI 48104	0.242072%
123	2809 Pittsfield, Ann Arbor, MI 48104	0.238097%
124	2811 Pittsfield, Ann Arbor, MI 48104	0.246047%
125	2814 Pittsfield, Ann Arbor, MI 48104	0.246047%
126	2815 Pittsfield, Ann Arbor, MI 48104	0.250022%
127	2816 Pittsfield, Ann Arbor, MI 48104	0.238097%
128	2817 Pittsfield, Ann Arbor, MI 48104	0.206298%
129	2818 Pittsfield, Ann Arbor, MI 48104	0.238097%

SCHEDULE ONE (1)
PITTSFIELD VILLAGE CONDOMINIUM ASSOCIATION, INC.
SCHEDULE OF PERCENTAGE OF COMMON ELEMENTS

Unit #	Property Address	% of Common Elements
130	2819 Pittsfield, Ann Arbor, MI 48104	0.206298%
131	2820 Pittsfield, Ann Arbor, MI 48104	0.238097%
132	2821 Pittsfield, Ann Arbor, MI 48104	0.246047%
133	2822 Pittsfield, Ann Arbor, MI 48104	0.238097%
134	2824 Pittsfield, Ann Arbor, MI 48104	0.246047%
135	2827 Pittsfield, Ann Arbor, MI 48104	0.246047%
136	2829 Pittsfield, Ann Arbor, MI 48104	0.242072%
137	2830 Pittsfield, Ann Arbor, MI 48104	0.246047%
138	2831 Pittsfield, Ann Arbor, MI 48104	0.238097%
139	2832 Pittsfield, Ann Arbor, MI 48104	0.242072%
140	2833 Pittsfield, Ann Arbor, MI 48104	0.238097%
141	2834 Pittsfield, Ann Arbor, MI 48104	0.238097%
142	2835 Pittsfield, Ann Arbor, MI 48104	0.238097%
143	2836 Pittsfield, Ann Arbor, MI 48104	0.238097%
144	2837 Pittsfield, Ann Arbor, MI 48104	0.246047%
145	2838 Pittsfield, Ann Arbor, MI 48104	0.238097%
146	2840 Pittsfield, Ann Arbor, MI 48104	0.246047%
147	2843 Pittsfield, Ann Arbor, MI 48104	0.246047%
148	2845 Pittsfield, Ann Arbor, MI 48104	0.246047%
149	2846 Pittsfield, Ann Arbor, MI 48104	0.246047%
150	2848 Pittsfield, Ann Arbor, MI 48104	0.246047%
151	2254 Parkwood, Ann Arbor, MI 48104	0.246047%
152	2255 Parkwood, Ann Arbor, MI 48104	0.250022%
153	2256 Parkwood, Ann Arbor, MI 48104	0.238097%
154	2257 Parkwood, Ann Arbor, MI 48104	0.238097%
155	2258 Parkwood, Ann Arbor, MI 48104	0.238097%
156	2259 Parkwood, Ann Arbor, MI 48104	0.242072%
157	2260 Parkwood, Ann Arbor, MI 48104	0.238097%
158	2261 Parkwood, Ann Arbor, MI 48104	0.238097%
159	2262 Parkwood, Ann Arbor, MI 48104	0.238097%
160	2263 Parkwood, Ann Arbor, MI 48104	0.238097%
161	2264 Parkwood, Ann Arbor, MI 48104	0.250022%
162	2265 Parkwood, Ann Arbor, MI 48104	0.246047%
163	2270 Parkwood, Ann Arbor, MI 48104	0.253997%
164	2272 Parkwood, Ann Arbor, MI 48104	0.214248%
165	2274 Parkwood, Ann Arbor, MI 48104	0.214248%
166	2276 Parkwood, Ann Arbor, MI 48104	0.253997%
167	2304 Parkwood, Ann Arbor, MI 48104	0.246047%
168	2306 Parkwood, Ann Arbor, MI 48104	0.206298%
169	2307 Parkwood, Ann Arbor, MI 48104	0.257972%
170	2308 Parkwood, Ann Arbor, MI 48104	0.206298%
171	2309 Parkwood, Ann Arbor, MI 48104	0.253997%
172	2310 Parkwood, Ann Arbor, MI 48104	0.250022%

SCHEDULE ONE (1)
PITTSFIELD VILLAGE CONDOMINIUM ASSOCIATION, INC.
SCHEDULE OF PERCENTAGE OF COMMON ELEMENTS

Unit #	Property Address	% of Common Elements
173	2314 Parkwood, Ann Arbor, MI 48104	0.246047%
174	2315 Parkwood, Ann Arbor, MI 48104	0.250022%
175	2316 Parkwood, Ann Arbor, MI 48104	0.238097%
176	2317 Parkwood, Ann Arbor, MI 48104	0.206298%
177	2318 Parkwood, Ann Arbor, MI 48104	0.238097%
178	2319 Parkwood, Ann Arbor, MI 48104	0.206298%
179	2320 Parkwood, Ann Arbor, MI 48104	0.238097%
180	2321 Parkwood, Ann Arbor, MI 48104	0.246047%
181	2322 Parkwood, Ann Arbor, MI 48104	0.238097%
182	2324 Parkwood, Ann Arbor, MI 48104	0.246047%
183	2328 Parkwood, Ann Arbor, MI 48104	0.246047%
184	2329 Parkwood, Ann Arbor, MI 48104	0.246047%
185	2330 Parkwood, Ann Arbor, MI 48104	0.206298%
186	2331 Parkwood, Ann Arbor, MI 48104	0.238097%
187	2332 Parkwood, Ann Arbor, MI 48104	0.206298%
188	2333 Parkwood, Ann Arbor, MI 48104	0.238097%
189	2334 Parkwood, Ann Arbor, MI 48104	0.246047%
190	2335 Parkwood, Ann Arbor, MI 48104	0.242072%
191	2337 Parkwood, Ann Arbor, MI 48104	0.238097%
192	2338 Parkwood, Ann Arbor, MI 48104	0.238097%
193	2339 Parkwood, Ann Arbor, MI 48104	0.250022%
194	2340 Parkwood, Ann Arbor, MI 48104	0.202323%
195	2342 Parkwood, Ann Arbor, MI 48104	0.198348%
196	2344 Parkwood, Ann Arbor, MI 48104	0.238097%
197	2348 Parkwood, Ann Arbor, MI 48104	0.261947%
198	2350 Parkwood, Ann Arbor, MI 48104	0.261947%
199	2351 Parkwood, Ann Arbor, MI 48104	0.261947%
200	2353 Parkwood, Ann Arbor, MI 48104	0.261947%
201	2354 Parkwood, Ann Arbor, MI 48104	0.269896%
202	2356 Parkwood, Ann Arbor, MI 48104	0.269896%
203	2360 Parkwood, Ann Arbor, MI 48104	0.261947%
204	2362 Parkwood, Ann Arbor, MI 48104	0.261947%
205	2381 Parkwood, Ann Arbor, MI 48104	0.253997%
206	2383 Parkwood, Ann Arbor, MI 48104	0.246047%
207	2385 Parkwood, Ann Arbor, MI 48104	0.246047%
208	2387 Parkwood, Ann Arbor, MI 48104	0.246047%
209	2389 Parkwood, Ann Arbor, MI 48104	0.246047%
210	2391 Parkwood, Ann Arbor, MI 48104	0.253997%
211	2305 Fernwood, Ann Arbor, MI 48104	0.257972%
212	2307 Fernwood, Ann Arbor, MI 48104	0.214248%
213	2309 Fernwood, Ann Arbor, MI 48104	0.214248%
214	2310 Fernwood, Ann Arbor, MI 48104	0.257972%
215	2311 Fernwood, Ann Arbor, MI 48104	0.253997%

SCHEDULE ONE (1)
PITTSFIELD VILLAGE CONDOMINIUM ASSOCIATION, INC.
SCHEDULE OF PERCENTAGE OF COMMON ELEMENTS

Unit #	Property Address	% of Common Elements
216	2312 Fernwood, Ann Arbor, MI 48104	0.214248%
217	2314 Fernwood, Ann Arbor, MI 48104	0.214248%
218	2315 Fernwood, Ann Arbor, MI 48104	0.253997%
219	2316 Fernwood, Ann Arbor, MI 48104	0.257972%
220	2317 Fernwood, Ann Arbor, MI 48104	0.214248%
221	2319 Fernwood, Ann Arbor, MI 48104	0.214248%
222	2321 Fernwood, Ann Arbor, MI 48104	0.253997%
223	2322 Fernwood, Ann Arbor, MI 48104	0.253997%
224	2324 Fernwood, Ann Arbor, MI 48104	0.246047%
225	2325 Fernwood, Ann Arbor, MI 48104	0.253997%
226	2326 Fernwood, Ann Arbor, MI 48104	0.246047%
227	2327 Fernwood, Ann Arbor, MI 48104	0.246047%
228	2328 Fernwood, Ann Arbor, MI 48104	0.246047%
229	2329 Fernwood, Ann Arbor, MI 48104	0.246047%
230	2330 Fernwood, Ann Arbor, MI 48104	0.250022%
231	2331 Fernwood, Ann Arbor, MI 48104	0.246047%
232	2332 Fernwood, Ann Arbor, MI 48104	0.253997%
233	2333 Fernwood, Ann Arbor, MI 48104	0.246047%
234	2335 Fernwood, Ann Arbor, MI 48104	0.253997%
235	2340 Fernwood, Ann Arbor, MI 48104	0.253997%
236	2342 Fernwood, Ann Arbor, MI 48104	0.214248%
237	2344 Fernwood, Ann Arbor, MI 48104	0.214248%
238	2345 Fernwood, Ann Arbor, MI 48104	0.261947%
239	2346 Fernwood, Ann Arbor, MI 48104	0.253997%
240	2347 Fernwood, Ann Arbor, MI 48104	0.261947%
241	2380 Fernwood, Ann Arbor, MI 48104	0.253997%
242	2382 Fernwood, Ann Arbor, MI 48104	0.214248%
243	2384 Fernwood, Ann Arbor, MI 48104	0.214248%
244	2386 Fernwood, Ann Arbor, MI 48104	0.253997%
245	2373 Jeanne, Ann Arbor, MI 48104	0.261947%
246	2375 Jeanne, Ann Arbor, MI 48104	0.261947%
247	2387 Jeanne, Ann Arbor, MI 48104	0.242072%
248	2389 Jeanne, Ann Arbor, MI 48104	0.230147%
249	2390 Jeanne, Ann Arbor, MI 48104	0.261947%
250	2391 Jeanne, Ann Arbor, MI 48104	0.230147%
251	2392 Jeanne, Ann Arbor, MI 48104	0.261947%
252	2393 Jeanne, Ann Arbor, MI 48104	0.230147%
253	2395 Jeanne, Ann Arbor, MI 48104	0.230147%
254	2397 Jeanne, Ann Arbor, MI 48104	0.238097%
255	3412 Edgewood, Ann Arbor, MI 48104	0.246047%
256	3414 Edgewood, Ann Arbor, MI 48104	0.206298%
257	3415 Edgewood, Ann Arbor, MI 48104	0.246047%
258	3416 Edgewood, Ann Arbor, MI 48104	0.206298%

SCHEDULE ONE (1)
PITTSFIELD VILLAGE CONDOMINIUM ASSOCIATION, INC.
SCHEDULE OF PERCENTAGE OF COMMON ELEMENTS

Unit #	Property Address	% of Common Elements
259	3417 Edgewood, Ann Arbor, MI 48104	0.238097%
260	3418 Edgewood, Ann Arbor, MI 48104	0.246047%
261	3419 Edgewood, Ann Arbor, MI 48104	0.238097%
262	3421 Edgewood, Ann Arbor, MI 48104	0.238097%
263	3423 Edgewood, Ann Arbor, MI 48104	0.238097%
264	3424 Edgewood, Ann Arbor, MI 48104	0.253997%
265	3425 Edgewood, Ann Arbor, MI 48104	0.246047%
266	3426 Edgewood, Ann Arbor, MI 48104	0.253997%
267	3430 Edgewood, Ann Arbor, MI 48104	0.246047%
268	3431 Edgewood, Ann Arbor, MI 48104	0.250022%
269	3432 Edgewood, Ann Arbor, MI 48104	0.206298%
270	3433 Edgewood, Ann Arbor, MI 48104	0.206298%
271	3434 Edgewood, Ann Arbor, MI 48104	0.206298%
272	3435 Edgewood, Ann Arbor, MI 48104	0.210273%
273	3436 Edgewood, Ann Arbor, MI 48104	0.246047%
274	3437 Edgewood, Ann Arbor, MI 48104	0.246047%
275	3501 Edgewood, Ann Arbor, MI 48104	0.246047%
276	3503 Edgewood, Ann Arbor, MI 48104	0.238097%
277	3505 Edgewood, Ann Arbor, MI 48104	0.238097%
278	3507 Edgewood, Ann Arbor, MI 48104	0.238097%
279	3509 Edgewood, Ann Arbor, MI 48104	0.238097%
280	3511 Edgewood, Ann Arbor, MI 48104	0.246047%
281	3516 Edgewood, Ann Arbor, MI 48104	0.253997%
282	3518 Edgewood, Ann Arbor, MI 48104	0.246047%
283	3520 Edgewood, Ann Arbor, MI 48104	0.246047%
284	3521 Edgewood, Ann Arbor, MI 48104	0.246047%
285	3522 Edgewood, Ann Arbor, MI 48104	0.246047%
286	3523 Edgewood, Ann Arbor, MI 48104	0.206298%
287	3524 Edgewood, Ann Arbor, MI 48104	0.246047%
288	3525 Edgewood, Ann Arbor, MI 48104	0.206298%
289	3526 Edgewood, Ann Arbor, MI 48104	0.293746%
290	3527 Edgewood, Ann Arbor, MI 48104	0.246047%
291	3530 Edgewood, Ann Arbor, MI 48104	0.253997%
292	3532 Edgewood, Ann Arbor, MI 48104	0.214248%
293	3534 Edgewood, Ann Arbor, MI 48104	0.214248%
294	3536 Edgewood, Ann Arbor, MI 48104	0.253997%
295	3512 Carolyn, Ann Arbor, MI 48104	0.253997%
296	3514 Carolyn, Ann Arbor, MI 48104	0.214248%
297	3516 Carolyn, Ann Arbor, MI 48104	0.218223%
298	3517 Carolyn, Ann Arbor, MI 48104	0.261947%
299	3518 Carolyn, Ann Arbor, MI 48104	0.257972%
300	3519 Carolyn, Ann Arbor, MI 48104	0.261947%
301	3415 Richard, Ann Arbor, MI 48104	0.246047%

SCHEDULE ONE (1)
PITTSFIELD VILLAGE CONDOMINIUM ASSOCIATION, INC.
SCHEDULE OF PERCENTAGE OF COMMON ELEMENTS

Unit #	Property Address	% of Common Elements
302	3417 Richard, Ann Arbor, MI 48104	0.210273%
303	3419 Richard, Ann Arbor, MI 48104	0.210273%
304	3421 Richard, Ann Arbor, MI 48104	0.246047%
305	3425 Richard, Ann Arbor, MI 48104	0.253997%
306	3427 Richard, Ann Arbor, MI 48104	0.253997%
307	3433 Richard, Ann Arbor, MI 48104	0.250022%
308	3435 Richard, Ann Arbor, MI 48104	0.206298%
309	3437 Richard, Ann Arbor, MI 48104	0.210273%
310	3439 Richard, Ann Arbor, MI 48104	0.246047%
311	3440 Richard, Ann Arbor, MI 48104	0.257972%
312	3442 Richard, Ann Arbor, MI 48104	0.214248%
313	3444 Richard, Ann Arbor, MI 48104	0.214248%
314	3446 Richard, Ann Arbor, MI 48104	0.253997%
315	3450 Richard, Ann Arbor, MI 48104	0.253997%
316	3452 Richard, Ann Arbor, MI 48104	0.253997%
317	3455 Richard, Ann Arbor, MI 48104	0.246047%
318	3456 Richard, Ann Arbor, MI 48104	0.246047%
319	3457 Richard, Ann Arbor, MI 48104	0.238097%
320	3458 Richard, Ann Arbor, MI 48104	0.206298%
321	3459 Richard, Ann Arbor, MI 48104	0.238097%
322	3460 Richard, Ann Arbor, MI 48104	0.206298%
323	3461 Richard, Ann Arbor, MI 48104	0.238097%
324	3462 Richard, Ann Arbor, MI 48104	0.246047%
325	3463 Richard, Ann Arbor, MI 48104	0.238097%
326	3465 Richard, Ann Arbor, MI 48104	0.246047%
327	3466 Richard, Ann Arbor, MI 48104	0.253997%
328	3468 Richard, Ann Arbor, MI 48104	0.253997%
329	3406 Oakwood, Ann Arbor, MI 48104	0.238097%
330	3408 Oakwood, Ann Arbor, MI 48104	0.246047%
331	3410 Oakwood, Ann Arbor, MI 48104	0.246047%
332	3412 Oakwood, Ann Arbor, MI 48104	0.238097%
333	3414 Oakwood, Ann Arbor, MI 48104	0.238097%
334	3416 Oakwood, Ann Arbor, MI 48104	0.238097%
335	3420 Oakwood, Ann Arbor, MI 48104	0.238097%
336	3422 Oakwood, Ann Arbor, MI 48104	0.246047%
337	3424 Oakwood, Ann Arbor, MI 48104	0.253997%
338	3426 Oakwood, Ann Arbor, MI 48104	0.214248%
339	3428 Oakwood, Ann Arbor, MI 48104	0.214248%
340	3430 Oakwood, Ann Arbor, MI 48104	0.253997%
341	3501 Oakwood, Ann Arbor, MI 48104	0.253997%
342	3503 Oakwood, Ann Arbor, MI 48104	0.214248%
343	3505 Oakwood, Ann Arbor, MI 48104	0.214248%
344	3507 Oakwood, Ann Arbor, MI 48104	0.253997%

SCHEDULE ONE (1)
PITTSFIELD VILLAGE CONDOMINIUM ASSOCIATION, INC.
SCHEDULE OF PERCENTAGE OF COMMON ELEMENTS

Unit #	Property Address	% of Common Elements
345	3381 Oakwood, Ann Arbor, MI 48104	0.253997%
346	3383 Oakwood, Ann Arbor, MI 48104	0.214248%
347	3385 Oakwood, Ann Arbor, MI 48104	0.214248%
348	3387 Oakwood, Ann Arbor, MI 48104	0.253997%
349	2603 Whitewood, Ann Arbor, MI 48104	0.253997%
350	2605 Whitewood, Ann Arbor, MI 48104	0.218223%
351	2606 Whitewood, Ann Arbor, MI 48104	0.253997%
352	2607 Whitewood, Ann Arbor, MI 48104	0.214248%
353	2608 Whitewood, Ann Arbor, MI 48104	0.253997%
354	2609 Whitewood, Ann Arbor, MI 48104	0.253997%
355	2620 Whitewood, Ann Arbor, MI 48104	0.246047%
356	2622 Whitewood, Ann Arbor, MI 48104	0.206298%
357	2624 Whitewood, Ann Arbor, MI 48104	0.206298%
358	2626 Whitewood, Ann Arbor, MI 48104	0.246047%
359	2630 Whitewood, Ann Arbor, MI 48104	0.250022%
360	2631 Whitewood, Ann Arbor, MI 48104	0.253997%
361	2632 Whitewood, Ann Arbor, MI 48104	0.206298%
362	2633 Whitewood, Ann Arbor, MI 48104	0.214248%
363	2634 Whitewood, Ann Arbor, MI 48104	0.206298%
364	2635 Whitewood, Ann Arbor, MI 48104	0.214248%
365	2636 Whitewood, Ann Arbor, MI 48104	0.246047%
366	2637 Whitewood, Ann Arbor, MI 48104	0.253997%
367	2640 Whitewood, Ann Arbor, MI 48104	0.246047%
368	2642 Whitewood, Ann Arbor, MI 48104	0.206298%
369	2644 Whitewood, Ann Arbor, MI 48104	0.206298%
370	2646 Whitewood, Ann Arbor, MI 48104	0.246047%
371	2651 Whitewood, Ann Arbor, MI 48104	0.253997%
372	2653 Whitewood, Ann Arbor, MI 48104	0.214248%
373	2654 Whitewood, Ann Arbor, MI 48104	0.253997%
374	2655 Whitewood, Ann Arbor, MI 48104	0.214248%
375	2656 Whitewood, Ann Arbor, MI 48104	0.253997%
376	2657 Whitewood, Ann Arbor, MI 48104	0.253997%
377	2816 Whitewood, Ann Arbor, MI 48104	0.261947%
378	2818 Whitewood, Ann Arbor, MI 48104	0.261947%
379	2822 Whitewood, Ann Arbor, MI 48104	0.253997%
380	2824 Whitewood, Ann Arbor, MI 48104	0.214248%
381	2826 Whitewood, Ann Arbor, MI 48104	0.218223%
382	2828 Whitewood, Ann Arbor, MI 48104	0.257972%
383	2829 Whitewood, Ann Arbor, MI 48104	0.253997%
384	2831 Whitewood, Ann Arbor, MI 48104	0.214248%
385	2832 Whitewood, Ann Arbor, MI 48104	0.246047%
386	2833 Whitewood, Ann Arbor, MI 48104	0.214248%
387	2834 Whitewood, Ann Arbor, MI 48104	0.242072%

SCHEDULE ONE (1)
PITTSFIELD VILLAGE CONDOMINIUM ASSOCIATION, INC.
SCHEDULE OF PERCENTAGE OF COMMON ELEMENTS

Unit #	Property Address	% of Common Elements
388	2835 Whitewood, Ann Arbor, MI 48104	0.253997%
389	2836 Whitewood, Ann Arbor, MI 48104	0.238097%
390	2838 Whitewood, Ann Arbor, MI 48104	0.238097%
391	2839 Whitewood, Ann Arbor, MI 48104	0.238097%
392	2840 Whitewood, Ann Arbor, MI 48104	0.238097%
393	2841 Whitewood, Ann Arbor, MI 48104	0.230147%
394	2842 Whitewood, Ann Arbor, MI 48104	0.246047%
395	2843 Whitewood, Ann Arbor, MI 48104	0.238097%
396	2845 Whitewood, Ann Arbor, MI 48104	0.230147%
397	2846 Whitewood, Ann Arbor, MI 48104	0.246047%
398	2847 Whitewood, Ann Arbor, MI 48104	0.230147%
399	2848 Whitewood, Ann Arbor, MI 48104	0.246047%
400	2849 Whitewood, Ann Arbor, MI 48104	0.238097%
401	3380 Norwood, Ann Arbor, MI 48104	0.253997%
402	3382 Norwood, Ann Arbor, MI 48104	0.214248%
403	3384 Norwood, Ann Arbor, MI 48104	0.218223%
404	3386 Norwood, Ann Arbor, MI 48104	0.253997%
405	3405 Norwood, Ann Arbor, MI 48104	0.253997%
406	3407 Norwood, Ann Arbor, MI 48104	0.246047%
407	3409 Norwood, Ann Arbor, MI 48104	0.250022%
408	3411 Norwood, Ann Arbor, MI 48104	0.246047%
409	3412 Norwood, Ann Arbor, MI 48104	0.253997%
410	3413 Norwood, Ann Arbor, MI 48104	0.246047%
411	3414 Norwood, Ann Arbor, MI 48104	0.214248%
412	3415 Norwood, Ann Arbor, MI 48104	0.253997%
413	3416 Norwood, Ann Arbor, MI 48104	0.214248%
414	3418 Norwood, Ann Arbor, MI 48104	0.253997%
415	3421 Norwood, Ann Arbor, MI 48104	0.253997%
416	3422 Norwood, Ann Arbor, MI 48104	0.261947%
417	3423 Norwood, Ann Arbor, MI 48104	0.246047%
418	3424 Norwood, Ann Arbor, MI 48104	0.261947%
419	3425 Norwood, Ann Arbor, MI 48104	0.246047%
420	3427 Norwood, Ann Arbor, MI 48104	0.246047%
421	3429 Norwood, Ann Arbor, MI 48104	0.246047%
422	3431 Norwood, Ann Arbor, MI 48104	0.253997%
	Total	100.000000%

**FIRST AMENDMENT TO
MASTER DEED
of
PITTSFIELD VILLAGE CONDOMINIUM
a Michigan Residential Condominium**

Pittsfield Village Condominium Association, a Non-Profit Michigan Corporation, with its primary place of business located at 2220 Pittsfield Blvd., Ann Arbor, MI 48104 (the "Association"), being the Association designated to govern the affairs of Pittsfield Village Condominium, a condominium project established pursuant to the Michigan Condominium Act (being Act 59 of the Public Acts of 1978, as amended) and the MASTER DEED (the "Master Deed") recorded on May 5, 2009, at Liber 4731, Page 624 of the Washtenaw County Records, Washtenaw County Subdivision Plan No. 575, hereby amends the Master Deed of Pittsfield Village Condominium (the "Master Deed"), in accordance with Article VII, Section 1 of the Master Deed (Pre-Conveyance Amendments) as follows:

1. Schedule One (1) as referenced in Article V, Section 2 of the Master Deed and attached to the end of the Master Deed is amended so as to be replaced with the revised Schedule One (1) attached to this Amendment. The revised schedule reflects three (3) instances where adjacent units have been or are in the process of being combined into one unit rather than two individual units. The revised Exhibit B to the Master Deed which is part of this Amendment also reflects the combination of the same units referenced in the revised Schedule One (1).
2. Exhibit B to the Master Deed is amended so as to be replaced with the Revised Exhibit B attached to this Amendment.
3. Article VI, Section 1 of the Bylaws (Exhibit A to the Master Deed) is amended so as to have the following inserted at the end of the section:

"No person, trust or entity shall be permitted to own more than two (2) units simultaneously."
4. Article VI, Section 2 (c) of the Bylaws (Exhibit A to the Master Deed) is amended so as to have the first sentence deleted and replaced with the following:

"A Co-owner may lease his/her unit for the same purposes set forth in Section 1

provided that the initial lease term shall be for a minimum of 30 days unless specifically approved by the Board of Directors in writing **and subject to the further restriction that no Co-owner shall lease more than two (2) units at any time."**

5. Article IV, Section 1 (f) of the Master Deed is deleted in its entirety and replaced with the following:

"(f) Sanitary Sewer System. The sanitary sewer system throughout the Condominium, including the sanitary stack and all other elements of the system contained within Unit walls."

6. Article IV, Section 3 (c) of the Master Deed is deleted in its entirety and replaced with the following:

"(c) Unit Windows and Doors. Maintenance of all Unit windows, screens and doors referenced in Article IV, Section 2(c) hereinabove shall be the responsibility of the Co-owner of the Unit to which such Limited Common Elements are appurtenant. Notwithstanding the foregoing, the Association shall be responsible for the repair or replacement of windows and doors only, provided that such repair or replacement is not necessary due to negligence or misuse by the Co-owner. The Association shall also be responsible for periodic painting of the exterior of the entry doors.

7. Article V, Section 4 (c) of the Bylaws (Exhibit A to the Master Deed) is amended so as to have the inserted as the last sentence of that section the following:

"The Co-owner shall also be responsible for all electrical wiring in the Unit beginning from the Unit's circuit breaker box including all unexposed wiring and connections behind finished walls of the Unit."

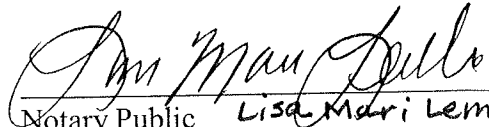
8. In all other respects, the original, recorded Bylaws of Pittsfield Village Condominiums are hereby ratified and confirmed.

PITTSFIELD VILLAGE
CONDOMINIUM ASSOCIATION

By: Brian E. Rice
Brian Rice, President

STATE OF MICHIGAN)
) ss.
COUNTY OF WASHTENAW)

The foregoing instrument was acknowledged before me in Washtenaw County, State of Michigan, this 25th day of September, 2009, by Brian Rice, the President of Pittsfield Village Condominium Association, a Michigan non-profit corporation, for and on behalf of the corporation.


Notary Public Lisa Mari Lemble
Washtenaw County, Michigan
My Commission expires: 02/15/2013
Acting in Washtenaw County