

RECORDED

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NANCY HAVILAND  
REGISTER OF DEEDS  
LIVINGSTON COUNTY, MI.  
48843

43/4

**THIRD AMENDMENT TO MASTER DEED**  
#198  
**HOMETOWN VILLAGE**  
**OF MARION**

DELCO

Delcor Homes – Hometown Village of Marion, Ltd., a Michigan corporation, whose address is P.O. Box 308, New Hudson, Michigan 48165, Developer of Hometown Village of Marion, a Condominium Project established pursuant to the Master Deed thereof, recorded in Liber 2812, Pages 215-304, inclusive, as amended by First Amendment to the Master Deed, recorded in Liber 3024, Pages 674 – 685, inclusive, as amended by Second Amendment to the Master Deed, recorded in Liber 3577, Pages 473 – 475, inclusive, Livingston County Records, and known as Hometown Village of Marion, Livingston County Condominium Subdivision Plan No. 198, hereby amends the Master Deed of the Condominium pursuant to the authority reserved in Article XIII of the Master Deed to designate private drain easements in the Condominium and further hereby amends the Bylaws of the Condominium (Exhibit "A" to the Master Deed), pursuant to the authority reserved in Article XVII of the Bylaws to modify certain of the landscaping requirements in the Condominium.

Said Master Deed and Bylaws are amended in the following manner:

1. First Amended Article IX-17 of the Master Deed of Hometown Village of Marion, as set forth below, shall, upon recordation in the office of the Livingston County Register of Deeds of this Amendment, replace and supersede Article IX-17 of the Master Deed as originally recorded, and the originally recorded Article IX-17 shall be of no further force or effect.

**FIRST AMENDED ARTICLE IX-17**  
**OF THE MASTER DEED OF HOMETOWN VILLAGE OF MARION**

**ARTICLE IX**

**EASEMENTS**

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**17. EASEMENTS DEPICTED ON EXHIBIT "B"**

To the extent not referenced above in this Article, the Condominium Project and the individual Units therein are benefited and burdened by those easements as are depicted on and described in the Condominium Subdivision Plan (Exhibit "B" hereto), including, but without limitation, private drain easements in the rear yard areas of the Units.

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2. First Amended Article VII, Section 4 of the Bylaws of Hometown Village of Marion (Exhibit "A" to the Master Deed), as set forth below, shall, upon recordation in the office of the Livingston County Register of Deeds of this Amendment, replace and supersede Article VII, Section 4 of the Bylaws as originally recorded, and the originally recorded Article VII, Section 4 shall be of no further force or effect.

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**FIRST AMENDED ARTICLE VII, SECTION 4 OF  
THE BYLAWS OF HOMETOWN VILLAGE OF MARION**

**ARTICLE VII**

**BUILDING AND USE RESTRICTIONS**

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Section 4. Landscaping. Each Unit shall be landscaped in accordance with the Developer's landscaping plan or such landscaping plan as may be approved by the Architectural Control Committee, provided that such landscaping plan conforms substantially with the Developer's landscaping plan and with the provisions of this Section. Subject to weather conditions which prohibit outdoor landscaping work, the front and side yard lawns shall be sodded and the rear yard lawns may be either sodded or seeded and the trees required to be planted shall be completed within ninety (90) days after initial occupancy of the residence or, in the case of speculative or unsold homes, within six (6) months after the exterior of the residence has been (or with due diligence should have been) substantially completed. After landscaping

has been installed, the Co-owner shall maintain the same in a good and sightly condition consistent with the approved landscaping plan. In administering the Condominium, the Association, acting through its Board of Directors, may undertake completion of the landscaping required by this Section in the event that the Co-owner has failed, neglected or refused to do so following written notification of such default by the Association (or by the Developer during the Construction and Sales Period). Nothing contained herein shall compel the Association to undertake such responsibilities. However, any such responsibilities undertaken by the Association shall be charged to the Co-owner and collected in the manner provided in Article II hereof. During the Construction and Sales Period, the Developer shall have the unilateral right to direct the Association to proceed in accordance with the provisions of this Section.

3. Sheets 1, 2, 3, 4, 5, and 6 of Replat #2 of the Condominium Subdivision Plan of Hometown Village of Marion, as attached hereto, shall, upon recordation in the office of the Livingston County Register of Deeds of this Amendment, replace and supersede Sheet Nos. 1, 2, 3, 4, 5, and 6 of the Condominium Subdivision Plan of Hometown Village of Marion, as originally recorded and amended, and the aforescribed originally recorded and amended Sheets shall be of no further force or effect.

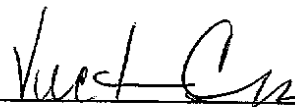
In all other respects, other than as herein above indicated, the initial Master Deed of Hometown Village of Marion, including the Bylaws and the Condominium Subdivision Plan respectively attached thereto as Exhibits "A" and "B", recorded and amended as aforesaid, is hereby ratified, confirmed and redeclared.

DELCOR HOMES- HOMETOWN VILLAGE OF MARION, LTD., a Michigan corporation

By:   
Phillip W. McCafferty, President

STATE OF MICHIGAN     )  
  )SS  
COUNTY OF OAKLAND    )

On this 13<sup>th</sup> day of June, 2003, the foregoing Third Amendment to the Master Deed of Hometown Village of Marion was acknowledged before me, a notary public, by Phillip W. McCafferty, the President of Delcor Homes - Hometown Village of Marion, Ltd., a Michigan corporation, on behalf of the corporation.

  
Notary Public, Oakland County, MI  
My commission expires: 5/28/2007



**THIRD AMENDMENT TO MASTER DEED**

**Drafted By and When Recorded Return To:**

**Samuel K. Hodgdon, Esq.**

**Delcor Homes – Hometown Village of Marion, Ltd.**

**P.O. Box 308**

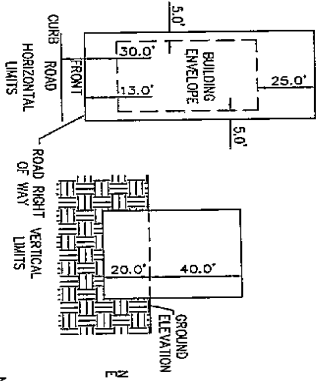
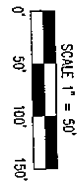
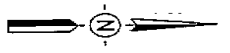
**New Hudson, MI 48165**

**(248) 684-1234**





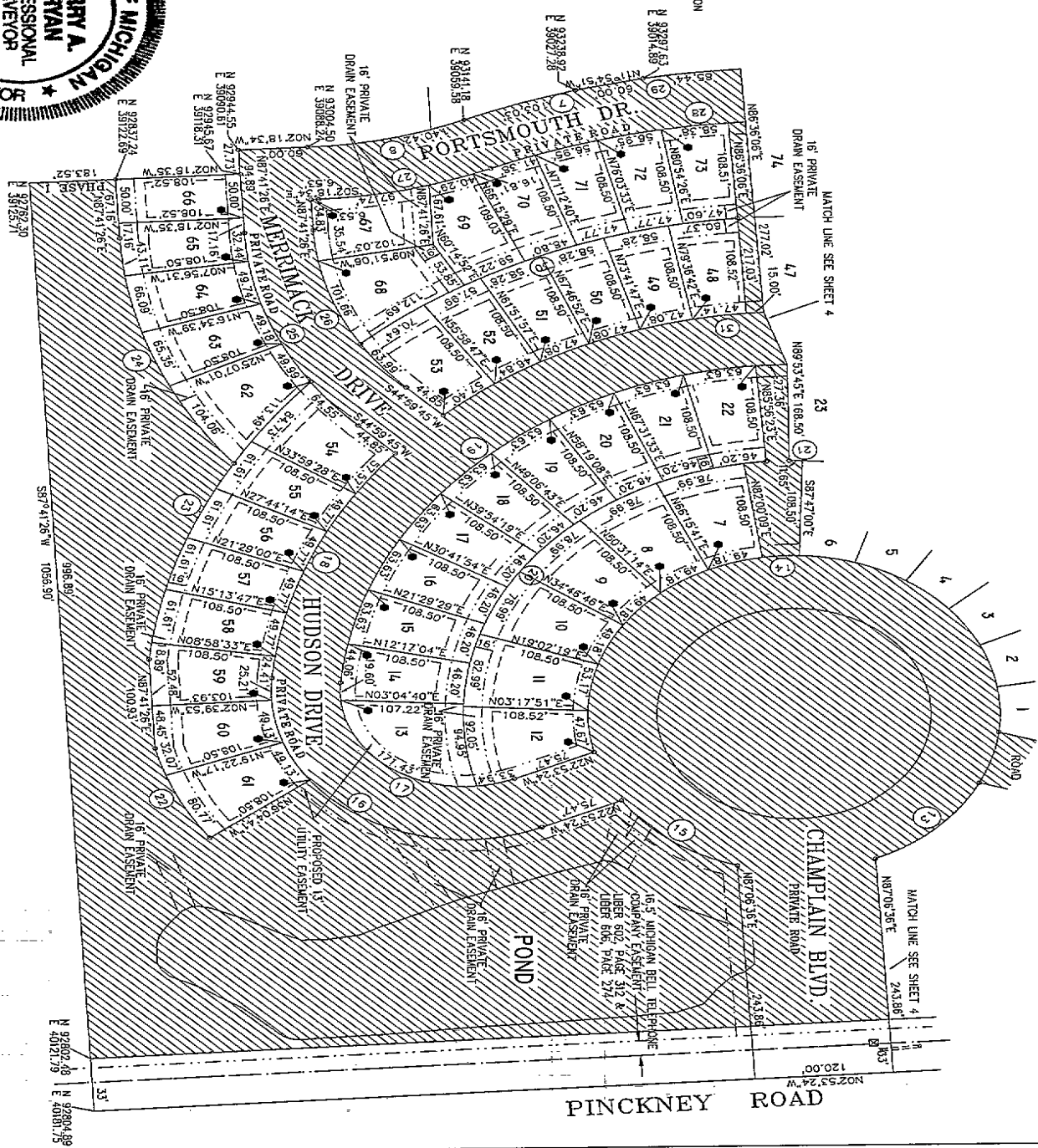
# HOMETOWN VILLAGE OF MARION



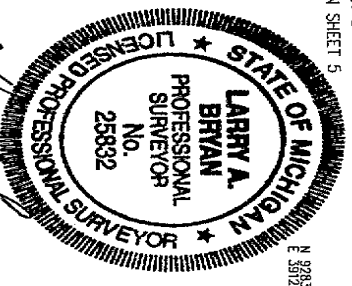
**LEGEND**

- LIMITS OF OWNERSHIP
- ▨ GENERAL COMMON ELEMENT
- COORDINATE LOCATION (SEE COORDINATE SHEET)
- ① SEE CURVE TABLE
- 13' UTILITY EASEMENT

NOTE: UNIT AREAS ON SHEET 8  
NOTE: DRAIN EASEMENTS ON SHEET 5



PREPARED BY:  
KEBS, INC.  
2116 HASLETT ROAD  
HASLETT, MICHIGAN 48840  
PHONE: (517) 339-1014  
99-S-60726

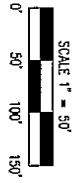
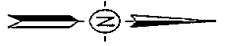


MUST BE BUILT  
SITE PLAN SOUTH - PHASE 1  
PROPOSED MARCH 10, 2003  
SHEET 3 OF 8

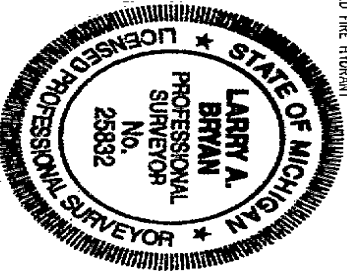




HOMETOWN VILLAGE OF MARION



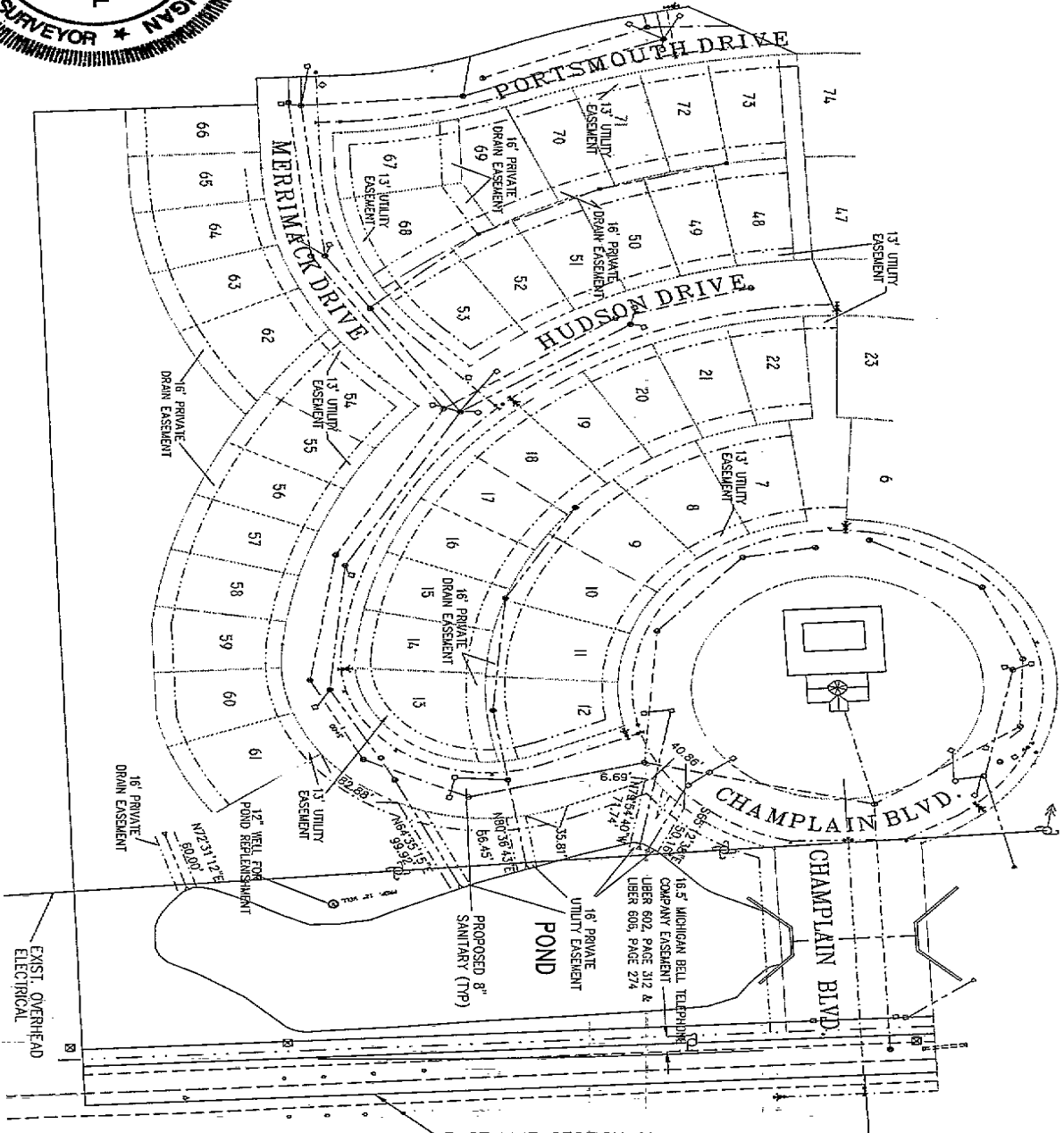
- LEGEND**
- GROUND LINE
  - DISTANCE NOT TO SCALE
  - SANITARY MANHOLE
  - DRAINAGE MANHOLE
  - CATCHBASIN
  - FIRE HYDRANT
  - TELEPHONE RISER BOX
  - FENCE
  - UTILITY POLE
  - UTILITY WIRE
  - UTILITY POSTAL
  - EXT. WATER MAIN
  - EXT. SANITARY SEWER
  - EXT. STORM SEWER
  - PROPOSED WATER MAIN
  - PROPOSED SANITARY SEWER
  - PROPOSED STORM SEWER
  - PROPOSED M.H.
  - PROPOSED O.B.
  - PROPOSED FIRE HYDRANT



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 KEBS, INC.  
 2116 HASLETT ROAD  
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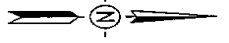
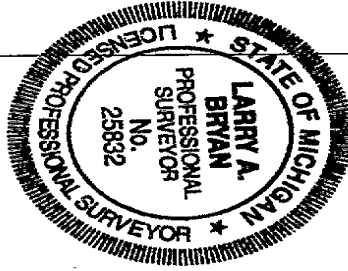
*Larry A. Bryan*

WATER	MUST BE BUILT
SANITARY SEWER	MUST BE BUILT
GAS	MUST BE BUILT
ELECTRIC	MUST BE BUILT
CABLE	MUST BE BUILT
TELEPHONE	MUST BE BUILT



EAST LINE SECTION 11  
 PINCKNEY ROAD

MUST BE BUILT  
 PROPOSED MARCH 10, 2003  
 UTILITY PLAN PHASE 1  
 SHEET 5 OF 8

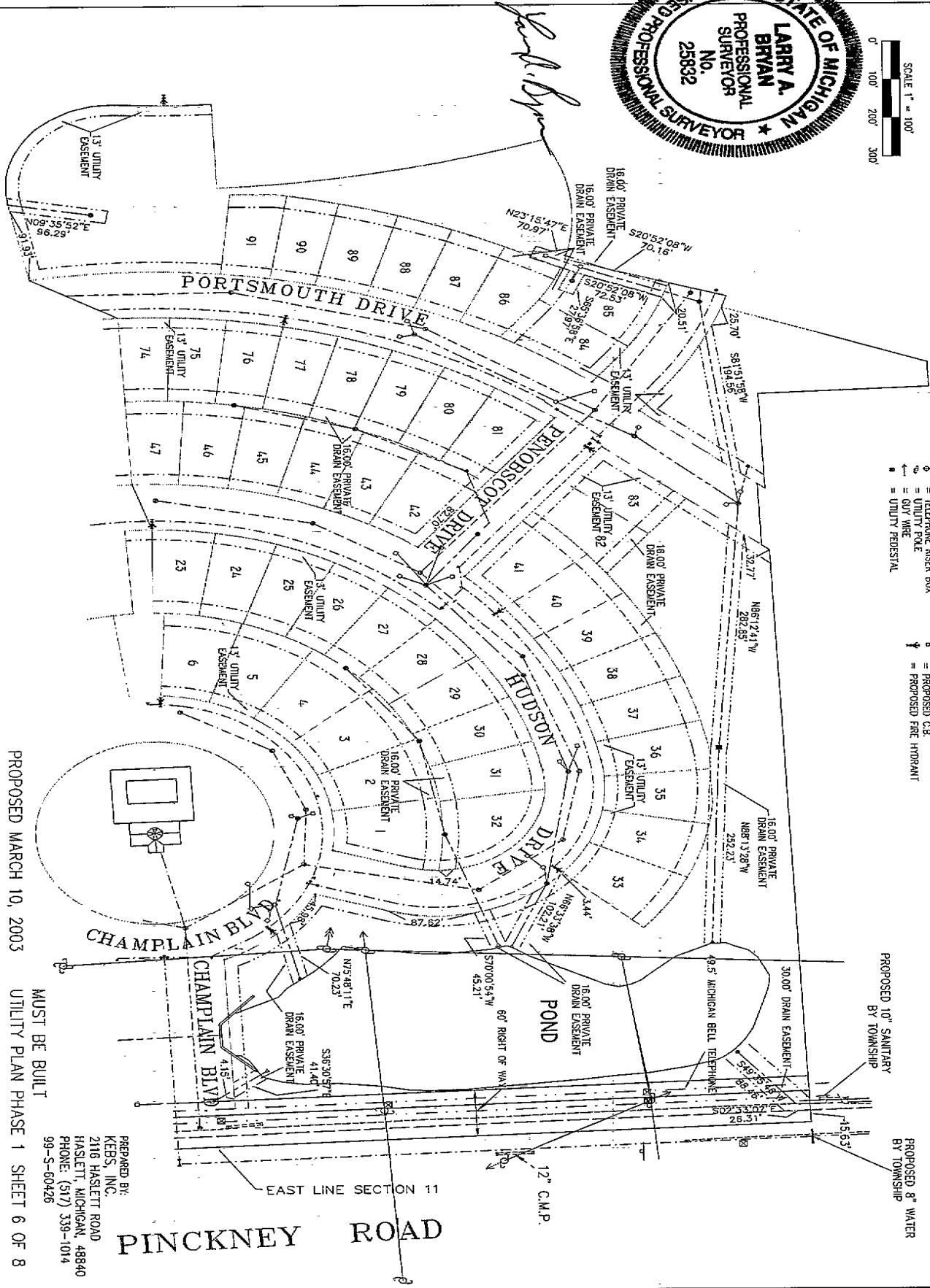


SCALE 1" = 100'  
0 100 200 300

# HOMETOWN VILLAGE OF MARION

- LEGEND**
- DEED LINE
  - DISTANCE NOT TO SCALE
  - SANITARY MANHOLE
  - DRAINAGE MANHOLE
  - FIRE HYDRANT
  - LIGHT POLE
  - TELEPHONE RISER BOX
  - UTILITY POLE
  - GUY WIRE
  - UTILITY PEDESTAL
  - EXT. WATER MAIN
  - EXT. SANITARY SEWER
  - EXT. STORM SEWER
  - PROPOSED WATER MAIN
  - PROPOSED SANITARY SEWER
  - PROPOSED FIRE HYDRANT
  - PROPOSED M.U.
  - PROPOSED C.B.
  - ↓ PROPOSED FIRE HYDRANT

WATER	MHOQ	MUST BE BUILT
SANITARY SEWER	MHOQ	MUST BE BUILT
GAS	CONSUMERS ENERGY	MUST BE BUILT
ELECTRIC	DETROIT EDISON	MUST BE BUILT
CABLE	MEDIA ONE	MUST BE BUILT
TELEPHONE	AMERITEC	MUST BE BUILT



PROPOSED MARCH 10, 2003

MUST BE BUILT  
UTILITY PLAN PHASE 1 SHEET 6 OF 8

PREPARED BY:  
KEBS, INC.  
2118 HASLETT ROAD  
HASLETT, MICHIGAN, 48840  
PHONE: (517) 339-1014  
99-5-60426

PINCKNEY ROAD

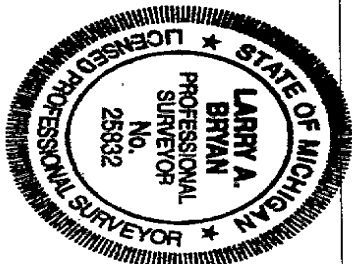
EAST LINE SECTION 11

12" C.M.P.

PROPOSED 10" SANITARY BY TOWNSHIP

PROPOSED 8" WATER BY TOWNSHIP

# HOMETOWN VILLAGE OF MARION



*Larry A. Bryan*

CURVE TABLE

CURVE	DELTA	RADIUS	LENGTH	CHORD	BEARING
1	2°32'49"	355.00	15.78	15.78	N71°47'19"W
2	44°48'26"	186.50	145.85	142.16	S84°32'03"W
3	1°19'17"	638.50	14.72	14.72	N62°47'29"E
4	15°22'47"	1242.50	333.52	332.52	N10°30'17"W
5	4°54'16"	1134.00	97.07	97.04	N00°21'24"W
6	104°00'34"	105.00	190.61	165.49	S49°54'33"E
7	8°03'11"	733.00	103.03	102.94	S18°17'11"E
8	20°58'44"	383.50	140.42	139.64	N11°49'24"W
9	35°36'42"	440.00	273.48	269.10	S49°41'29"E
10	32°34'01"	552.00	313.76	309.55	S15°48'45"E
11	26°37'40"	688.50	319.98	317.10	N10°01'14"W
12	10°19'40"	470.00	84.72	84.60	S71°44'31"E
13	40°46'03"	179.00	127.36	124.69	N42°51'30"W
14	200°42'13"	179.00	627.03	352.17	S02°53'24"E
15	40°46'03"	179.00	127.36	124.69	N37°04'41"E
16	118°47'57"	168.50	349.37	290.07	N36°30'34"E
17	118°47'57"	108.50	224.97	186.78	N36°30'34"E
18	35°18'53"	456.00	281.06	276.63	S66°26'01"E
19	162°24'07"	396.00	1122.44	782.68	S02°53'24"E
20	101°47'02"	287.50	510.73	446.18	S54°57'09"E

CURVE TABLE

CURVE	DELTA	RADIUS	LENGTH	CHORD	BEARING
21	100°10'06"	287.50	502.63	441.02	S49°58'48"W
22	23°20'22"	277.00	112.84	112.06	N65°35'30"E
23	35°31'50"	564.50	350.06	344.48	S65°10'34"E
24	36°24'13"	438.50	278.61	273.94	N69°29'19"E
25	42°41'40"	330.00	245.90	240.25	N66°20'35"E
26	42°41'40"	270.00	201.19	196.57	N66°20'35"E
27	20°00'12"	443.50	154.84	154.05	N12°18'40"W
28	59°00'21"	673.00	693.09	662.86	S07°11'24"W
29	46°28'14"	733.00	594.51	578.35	S13°40'01"W
30	36°55'45"	564.50	363.84	357.58	S22°43'33"E
31	76°42'27"	456.00	610.49	565.91	S02°52'41"E
32	118°47'57"	168.50	349.37	290.07	N42°17'23"W
33	118°47'57"	108.50	224.97	186.78	N42°17'23"W
34	35°17'27"	456.00	280.87	276.45	S60°39'56"W
35	37°03'33"	277.00	179.17	176.06	N66°42'12"W
36	36°34'13"	564.50	360.30	354.22	S60°34'45"W
37	38°56'24"	564.50	383.65	376.31	S16°43'53"W
38	19°45'46"	355.00	122.45	121.84	N60°38'01"W
39	22°18'35"	295.00	114.87	114.14	N61°54'26"W
40	18°29'53"	186.50	60.21	59.95	N60°00'05"W
41	20°35'05"	841.50	302.32	300.70	S18°48'59"W

PREPARED BY:  
KEBS, INC.  
2116 HASLETT ROAD  
HASLETT, MICHIGAN, 48840  
PHONE: (917) 339-1014  
99-S-60428

PROPOSED JANUARY 4, 2001  
CURVE TABLE  
SHEET 7 OF 8

# HOMETOWN VILLAGE OF MARION

COORDINATE TABLE

LOT NUMBER	NORTHING	EASTING
1	N 93596.95	E 39760.94
2	N 93596.22	E 39709.45
3	N 93581.93	E 39662.55
4	N 93555.46	E 39621.30
5	N 93518.78	E 39588.77
6	N 93474.66	E 39567.41
7	N 93347.41	E 39573.84
8	N 93305.66	E 39599.53
9	N 93272.45	E 39635.59
10	N 93250.26	E 39679.30
11	N 93240.56	E 39731.39
12	N 93245.23	E 39778.70
13	N 93251.32	E 39716.50
14	N 93202.54	E 39653.44
15	N 93201.00	E 39592.62
16	N 93078.96	E 39535.53
17	N 93115.09	E 39483.65
18	N 93160.25	E 39438.32
19	N 93211.49	E 39400.70
20	N 93268.09	E 39371.77
21	N 93328.59	E 39352.26
22	N 93391.43	E 39341.69
23	N 93418.75	E 39341.69
24	N 93462.12	E 39346.68
25	N 93543.11	E 39351.49
26	N 93600.99	E 39385.75
27	N 93654.32	E 39418.85
28	N 93701.74	E 39459.96
29	N 93742.08	E 39508.04
30	N 93774.31	E 39561.89

COORDINATE TABLE

LOT NUMBER	NORTHING	EASTING
31	N 93797.62	E 39620.16
32	N 93809.46	E 39682.48
33	N 93826.57	E 39791.82
34	N 93866.75	E 39709.78
35	N 93868.94	E 39663.66
36	N 93860.48	E 39671.73
37	N 93845.72	E 39574.38
38	N 93824.89	E 39528.98
39	N 93799.75	E 39486.05
40	N 93770.05	E 39446.10
42	N 93635.25	E 39335.88
43	N 93590.21	E 39314.87
44	N 93543.17	E 39288.79
45	N 93494.62	E 39287.93
46	N 93444.18	E 39282.42
47	N 93398.93	E 39282.16
48	N 93357.24	E 39289.17
49	N 93291.46	E 39300.03
50	N 93247.03	E 39315.57
51	N 93204.45	E 39335.52
52	N 93164.34	E 39359.74
53	N 93118.92	E 39394.76
54	N 93041.39	E 39482.76
55	N 93015.87	E 39525.46
56	N 92995.15	E 39570.68
57	N 92979.48	E 39617.91
58	N 92969.05	E 39666.55
59	N 92965.18	E 39715.93
60	N 92974.54	E 39763.99

COORDINATE TABLE

LOT NUMBER	NORTHING	EASTING
61	N 92897.31	E 39807.32
62	N 93003.87	E 39355.68
63	N 92979.31	E 39312.19
64	N 92961.82	E 39266.27
65	N 92951.27	E 39217.72
66	N 92947.68	E 39168.22
67	N 93000.92	E 39148.20
68	N 93012.09	E 39218.32
69	N 93108.89	E 39133.31
70	N 93148.30	E 39121.17
71	N 93202.71	E 39100.56
72	N 93257.33	E 39084.52
73	N 93311.11	E 39073.15
74	N 93386.07	E 39065.52
75	N 93437.76	E 39064.94
76	N 93494.56	E 39068.69
77	N 93550.81	E 39077.63
78	N 93606.13	E 39091.09
79	N 93660.10	E 39109.18
80	N 93712.36	E 39131.77
81	N 93769.34	E 39158.69
82	N 93830.87	E 39200.12
83	N 93890.60	E 39251.54
84	N 93959.00	E 39305.72
85	N 93767.61	E 39092.65
86	N 93727.53	E 39072.57
87	N 93681.74	E 39053.22
88	N 93654.75	E 39037.02
89	N 93582.86	E 39023.14
90	N 93538.00	E 39014.34
91		

AREA TABLE

LOT NUMBER	AREA (sq. ft.)
1	6,356 sq.ft.
2	6,953 sq.ft.
3	6,953 sq.ft.
4	6,953 sq.ft.
5	6,953 sq.ft.
6	6,953 sq.ft.
7	6,953 sq.ft.
8	6,953 sq.ft.
9	6,953 sq.ft.
10	5,541 sq.ft.
11	7,779 sq.ft.
12	7,809 sq.ft.
13	8,165 sq.ft.
14	5,950 sq.ft.
15	5,956 sq.ft.
16	3,936 sq.ft.
17	5,958 sq.ft.
18	5,958 sq.ft.
19	5,958 sq.ft.
20	3,938 sq.ft.
21	5,958 sq.ft.
22	5,958 sq.ft.
23	5,958 sq.ft.
24	5,983 sq.ft.
25	5,983 sq.ft.
26	5,983 sq.ft.
27	5,983 sq.ft.
28	5,983 sq.ft.
29	5,983 sq.ft.
30	5,983 sq.ft.

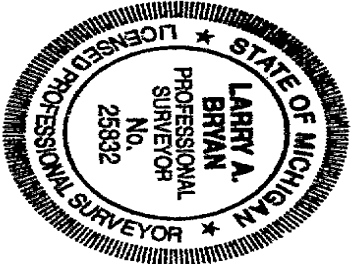
AREA TABLE

LOT NUMBER	AREA (sq. ft.)
31	5,941 sq.ft.
32	7,657 sq.ft.
33	6,915 sq.ft.
34	6,354 sq.ft.
35	6,272 sq.ft.
36	5,852 sq.ft.
37	6,043 sq.ft.
38	6,043 sq.ft.
39	6,043 sq.ft.
40	6,047 sq.ft.
41	7,373 sq.ft.
42	7,377 sq.ft.
43	6,043 sq.ft.
44	6,039 sq.ft.
45	6,043 sq.ft.
46	6,043 sq.ft.
47	5,701 sq.ft.
48	3,937 sq.ft.
49	5,716 sq.ft.
50	5,716 sq.ft.
51	5,716 sq.ft.
52	5,687 sq.ft.
53	7,196 sq.ft.
54	7,510 sq.ft.
55	6,043 sq.ft.
56	6,043 sq.ft.
57	6,043 sq.ft.
58	6,418 sq.ft.
59	6,418 sq.ft.
60	6,802 sq.ft.

AREA TABLE

LOT NUMBER	AREA (sq. ft.)
61	7,047 sq.ft.
62	8,149 sq.ft.
63	6,214 sq.ft.
64	6,284 sq.ft.
65	5,960 sq.ft.
66	5,426 sq.ft.
67	6,912 sq.ft.
68	8,190 sq.ft.
69	6,392 sq.ft.
70	5,806 sq.ft.
71	5,681 sq.ft.
72	5,681 sq.ft.
73	5,750 sq.ft.
74	5,702 sq.ft.
75	6,081 sq.ft.
76	5,681 sq.ft.
77	5,681 sq.ft.
78	5,681 sq.ft.
79	3,681 sq.ft.
80	5,681 sq.ft.
81	6,822 sq.ft.
82	6,452 sq.ft.
83	6,104 sq.ft.
84	6,452 sq.ft.
85	6,509 sq.ft.
86	6,159 sq.ft.
87	5,794 sq.ft.
88	3,794 sq.ft.
89	6,228 sq.ft.
90	5,360 sq.ft.
91	5,664 sq.ft.

PREPARED BY:  
 KEBS, INC.  
 2116 HASLETT ROAD  
 HASLETT, MICHIGAN, 48840  
 PHONE: (317) 339-1014  
 59-S-60426

PROPOSED JANUARY 4, 2001  
 COORDINATE AND AREA TABLES  
 SHEET 8 OF 8