

RECORDED

1997 DEC -8 P 2:06

NANCY HAVILAND  
REGISTER OF DEEDS  
LIVINGSTON COUNTY, MI.  
48843

15/2

**FIRST AMENDMENT TO BYLAWS OF ROLLING ACRES  
ESTATES CONDOMINIUM PLAN NO. 110**

THIS AMENDMENT to the BYLAWS OF THE MASTER DEED of ROLLING ACRES ESTATES CONDOMINIUM PLAN NO. 110 is executed on the 1st day of December, 1997, by Creative Land Development III, L.L.C., a Michigan limited liability company, with offices located at 410 West Grand River Road, Brighton, Michigan 48116, (hereinafter called the Developer) and is made in accordance with the Condominium Act, that is, Act 59 of the Public Acts of 1978, as amended.

**W I T N E S S E T H:**

WHEREAS, the Developer desires by recording this First Amendment to the Bylaws of the Master Deed of Rolling Acres Estates Site Condominium Plan No. 110 Master Deed, to amend Section 10 of Article VI of the Bylaws of Rolling Acres Estates Site Condominium that is Exhibit A to the Master Deed recorded February 26, 1997, in Liber 2144, Pages 0216-0285, Livingston County Records, and

WHEREAS, the Developer is vested with the power and authority to amend the Master Deed pursuant to Article VI, of the Master Deed and Section 48 of the Condominium Act, MSA 26.50(190), and

WHEREAS, the all the Co-owners owning units in the Condominium desire to amend Article VI, Section 10 of the Bylaws to provide for construction of one outbuilding per unit of a size not to exceed 600 square feet.

NOW, THEREFORE, the Developer does, upon the recording hereof, establish the First Amendment to the Bylaws of Rolling Acres Estates Site Condominium Plan No. 110 under the Condominium Act and does declare that the Rolling Acres Estates Site Condominium (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 Condominium Act, and to the covenants,

conditions, restrictions, uses, limitations and affirmative obligations set forth in Master Deed above described and in this First Amendment to the Bylaws of Rolling Acres Estates Site Condominium Plan No. 110 Master Deed all of which shall be deemed to run with the land and shall be a burden and a benefit to the Developer, its successors and assigns, and any persons acquiring or owning an interest in the Condominium Premises, their grantees, their successors, personal representatives and assigns. In furtherance of the establishment of the Condominium, it is provided as follows:

By execution and recording of this document Section 10 of the Bylaws of Rolling Acres Estates Site Condominium is amended as follows and the provisions hereof shall supersede and replace the provision of Section 10 as set forth in Liber 2144, page 0252, Livingston County Records.

ARTICLE VI

AMENDMENT

Section 10. Garages/Outbuildings. All single family dwellings shall be constructed with a garage that shall be attached to the dwelling. No carports shall be constructed on any unit. The garage area shall be at least 400 square feet in size. One outbuilding, not to exceed 600 square feet in area, may be constructed on a unit providing (a) the outbuilding is constructed behind the rear of the residence constructed or to be constructed on the unit, (b) the pitch of the roof is 6-12, (c) the maximum height of the outside wall is nine feet, (d) the siding and shingles are the same color, style and quality as installed on the residence located or to be located on the unit, (e) three windows are installed in the outbuilding, (f) the driveway to the outbuilding, if any, is extended from the existing driveway, (g) the construction plans and materials for the outbuilding are aesthetically pleasing and in harmony with the Development and approved by the Architectural Control Committee.

In all respects, other than as herein above modified, the terms of the original Bylaws of Rolling Acres Estates Site Condominium Plan No. 110 are reaffirmed.

IN WITNESS WHEREOF, the undersigned Developer and Co-owners have duly executed this First Amendment to the Bylaws of Rolling Acres Estates Site Condominium Plan No. 110 on the day and year first written above.

WITNESSES:

*Richard A. Heikkinen*  
Richard A. Heikkinen

*Nancy A. Bogardus*  
Nancy A. Bogardus

DEVELOPER:  
CREATIVE LAND  
DEVELOPMENT III, L.L.C.

By: *Mitchell J. Stanley*  
Mitchell J. Stanley  
Its Managing Member

STATE OF MICHIGAN ]  
] ss  
COUNTY OF LIVINGSTON ]

The foregoing instrument was acknowledged before me this 1st day of December, 1997, by Mitchell J. Stanley, Managing Member of CREATIVE LAND DEVELOPMENT III, L.L.C., a Michigan limited liability company, on behalf of said company.

*Richard A. Heikkinen*  
Richard A. Heikkinen  
Notary Public  
Livingston County, Michigan  
My commission expires: 10/24/01

The undersigned, being all the Co-owners of the Units of Rolling Acres Estates Site Condominium hereby consent to modification of the Bylaws of Rolling Acres Estates Site Condominium by the recording of the First Amendment to the Bylaws of the Master Deed.

WITNESSES: as to all Co-Owners

*Richard A. Heikkinen*  
Richard A. Heikkinen

*Nancy A. Bogardus*  
Nancy A. Bogardus

CO-OWNERS:

*Scot R. Runyan*  
Scot R. Runyan  
d/b/a Runyan Bros. Construction  
Units No. 2, 4, 6, 8, 10,  
14 and 16,

Jeffrey T. Gerkin  
Jeffrey T. Gerkin  
d/b/a Gerkin Building Company  
Units No. 3, 5, 7, 9, 11, 13,  
15, 17, 19

Christopher D. Bonk  
Christopher D. Bonk  
Unit No. 1

Carla M. Bonk  
Carla M. Bonk  
Unit No. 1

Todd A. Hollenbeck  
Todd A. Hollenbeck  
Unit No. 20

Carol A. Hollenbeck  
Carol A. Hollenbeck  
Unit No. 20

Michael A. Szafrański  
Michael A. Szafrański  
Unit No. 18

Arlesa A. Szafrański  
Arlesa A. Szafrański  
Unit No. 18

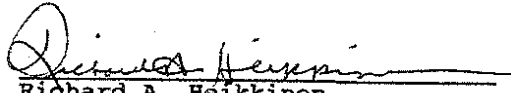
Ralph J. Rafalski  
Ralph J. Rafalski  
Unit No. 12

Karen M. Rafalski  
Karen M. Rafalski  
Unit No. 12

STATE OF MICHIGAN        ]  
  ]ss  
COUNTY OF LIVINGSTON    ]

The foregoing instrument was acknowledged before me this  
1st day of December, 1997, by Scot R. Runyan, d/b/a Runyan Bros.  
Construction, Jeffrey T. Gerkin, d/b/a Gerkin Building Company,  
Christopher D. Bonk and Carla M. Bonk, his wife, Todd A.

Hollenbeck and Carol A. Hollenbeck, his wife, Michael A. Szafranski and Arlesa A. Szafranski, his wife and Ralph J. Rafalski and Karen M. Rafalski, his wife.



Richard A. Heikkinen  
Notary Public  
Livingston County, Michigan  
My commission expires: 10/24/01

DRAFTED BY and RETURN TO:

Richard A. Heikkinen  
THE HEIKKINEN LAW FIRM, P.C.  
110 North Michigan Avenue  
Howell MI 48843