

2024R-021453

RECORDED ON

11/21/2024 11:32:07 AM

BRANDON DENBY

REGISTER OF DEEDS

LIVINGSTON COUNTY, MI 4884

RECORDING: 26.00

REMON: 4.00

PAGES: 2

**THIRD AMENDMENT TO THE MASTER DEED OF
CRYSTAL WOOD**

This Third Amendment to the Master Deed of Crystal Wood ("Amendment") is made and executed this 13 day of November, 2024, by Crystal Wood Condominium Association, a Michigan nonprofit corporation (the "Association"), in accordance with the Michigan Condominium Act, being Act 59 of the Public Acts of 1978, as amended (the "Condominium Act").

RECITALS:

A. The Association, the nonprofit corporation organized for the administration and management of Crystal Wood (the "Condominium"), a condominium project established pursuant to the Master Deed recorded in Liber 2869, Page 0865 et seq., as amended by the First Amendment recorded as Instrument No. 2014R-001269, and the Second Amendment recorded as Instrument No. 2014R-016608, Livingston County Records (as amended, the "Master Deed"), and known as Livingston County Condominium Subdivision Plan No. 211, desires to amend the Master Deed, pursuant to the authority granted by Sections 90 and 90a of the Condominium Act (MCL §§559.190 and 559.190a), for the purpose of reassigning the responsibility for windows.

B. The Master Deed shall be amended upon recording with Livingston County Register of Deeds, as required by Section 73 of the Condominium Act (MCL §559.173).

NOW THEREFORE, the following changes are made to the Master Deed:

1. Article IV, Section (c)(1) of the Master Deed shall, upon recording of this Amendment with the Livingston County Register of Deeds, be deleted in its entirety and replaced with the following new Section (c)(1):

(1) The Association's obligation to maintain, repair and replace all General Common Elements includes, but is not limited to, the responsibility to maintain, repair and replace the storm sewers and other drainage facilities in the Condominium. Notwithstanding anything to the contrary, the Association shall not be responsible for the maintenance, repair or replacement of windows, which shall be the full responsibility of the Co-owner of the Unit appurtenant to such windows.

2. In all other respects, the Master Deed, including the Condominium Bylaws and the Condominium Subdivision Plan, as previously recorded, are ratified and confirmed.

21 NOV 24 AM 11:30
RCUD

The Association has caused this Amendment to the Master Deed to be executed the day and year first above written.

Crystal Wood Condominium Association, a
Michigan Nonprofit Corporation

By: Paula Condon
Name: Paul Condon
Title: President

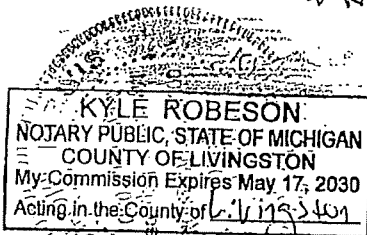
STATE OF MICHIGAN)

COUNTY OF Livingston)

) SS:

The foregoing instrument was acknowledged before me this 13 day of November, 2024
by Paula A. Condon, the President of Crystal Wood Condominium Association, a
Michigan Nonprofit Corporation, on behalf of the Corporation.

K.R.E.



Kyle Robeson, Notary Public
Livingston County, Michigan
Acting in Livingston County, Michigan
My Commission Expires: 05/17/2030

Document drafted by and when recorded return to:
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