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RECORDS & CLERK
WAYNE COUNTY, MI

CONSOLIDATING MASTER DEED
COUNTRY CLUB VILLAGE OF NORTHVILLE - III
WAYNE COUNTY CONDOMINIUM
SUBDIVISION PLAN NO. 355

This Master Deed is made and executed this 28th day of May, 1997 by Pulte Homes of Michigan Corporation, a Michigan corporation (hereinafter referred to as "Developer"), whose address is 315 South Woodward, Suite 110, Royal Oak, Michigan 48067.

WITNESSETH:

WHEREAS, Developer made and recorded a Condominium Master Deed establishing Country Club Village of Northville III (the "Condominium") as Wayne County Condominium Subdivision Plan No. 355 situated in the Township of Northville, which Master Deed was recorded in Liber 26914, Pages 632 through 681, Wayne County Records, and amended by First Amendment of Master Deed and Replat No. 1 recorded in Liber 28054, Pages 432 through 458, and amended by Second Amendment of Master Deed and Replat No. 2 recorded in Liber 29611, Pages 473 through 507, all of Wayne County Records.

WHEREAS, Developer is recording this Consolidating Master Deed, together with the Condominium Bylaws attached hereto as Exhibit A and the Condominium Subdivision Plan attached hereto as Exhibit B (both of which are hereby incorporated by reference and made a part hereof), to consolidate all prior amendments to the Master Deed into a single document as required under the provisions of the Condominium Act of Michigan, to show the Condominium improvements as built on the Condominium Plan, and the Condominium completed.

NOW, THEREFORE, upon the recording hereof, Developer consolidates all prior amendments of the Master Deed into this Consolidating Master Deed and establishes Country Club Village of Northville III as a Condominium under the Condominium Act and declares that the Condominium shall be held, conveyed, mortgaged, hypothecated, encumbered, leased, rented, occupied, improved, or in any other manner utilized, subject to the provisions of said Act, and to the covenants, conditions, restrictions, uses, limitations, and affirmative obligations set forth in this Consolidating Master Deed and the Exhibits hereto, 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 said real property, their grantees, successors, heirs, executors, administrators and assigns.

ARTICLE I

TITLE AND NATURE

The Condominium shall be known as Country Club Village of Northville - III Condominium, Wayne County Condominium Subdivision Plan No. 355. The architectural plans and specifications for the Condominium were filed with the Township of Northville. The buildings, Units and other improvements contained in the Condominium, including the number, boundaries, dimensions and volume of each Unit therein, are set forth in the Condominium Subdivision Plan attached as Exhibit B hereto. Each building contains one or more individual Units for residential purposes only. Each Unit is capable of individual use, 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 the Unit owned and shall have undivided and inseparable rights to share with other Co-owners the Common Elements of the Condominium as designated by the Master Deed. Co-owners shall have voting rights in the Country Club Village of Northville - III Condominium Association as set forth herein and in the Condominium Bylaws, Corporate Bylaws and Articles of Incorporation of such Association.

ARTICLE II

LEGAL DESCRIPTION

The land which comprises the Condominium established by this Master Deed is a parcel of land in the Township of Northville, Wayne County, Michigan described as follows:

Part of the N. 1/2 of Section 13, T.1S., R.8E., Northville Township, Wayne County, Michigan being more particularly described as: Commencing at the N. 1/4 corner of said Section 13; thence N. 87° 38' 07" W., 1316.67 feet along the North line of said Section 13 and the centerline of Six Mile Road (120.00 feet wide); thence S. 00° 01' 47" E., 2749.01 feet along the East line of "Northville Colony Estates No. 3" (Liber 98, Pages 17-19, Wayne County Records) and the West line of "Country Club Village of Northville - I" (Condominium Plan No. 252, Wayne County Records) and the West line of "Country Club Village of Northville - II" (Condominium Plan No. 253, Wayne County Records) to a point on the East-West 1/4 line of said Section 13; thence S. 87° 15' 13" E., 656.14 feet along the East-West 1/4 line of said Section 13 and the North line of "Northville Colony Estates No. 4" (Liber 101, Pages 49 and 50, Wayne County Records) and the South line of "Country Club Village of Northville - II" (Condominium Plan No. 253, Wayne County Records); thence N. 00° 12' 19" E., 255.83 feet along the East line of said "Country Club Village of Northville - II" to the point of beginning; thence N. 02° 12' 12" E., 191.85 feet; thence N. 69° 47' 41" W., 46.32 feet; thence N. 20° 12' 19" E., 142.92 feet; thence S. 81° 29' 11" E., 85.69 feet; thence N. 57° 15' 17" E., 79.58 feet; thence N. 44° 06' 16" E., 27.41 feet; thence N. 64°

38° 17' E., 143.60 feet; thence N. 72° 04' 57" E., 199.23 feet; thence N. 34° 13' 58" E., 21.99 feet; thence N. 05° 26' 42" E., 24.79 feet; thence N. 17° 37' 23" E., 14.06 feet; thence N. 50° 42' 14" E., 11.32 feet; thence N. 79° 12' 34" E., 14.86 feet; thence S. 75° 51' 49" E., 62.86 feet; thence S. 80° 09' 58" E., 113.04 feet; thence S. 66° 19' 39" E., 24.21 feet; thence S. 15° 44' 56" E., 133.76 feet; thence S. 16° 39' 15" E., 135.27 feet; thence S. 86° 26' 58" E., 80.71 feet; thence S. 83° 09' 16" E., 124.45 feet; thence N. 69° 43' 14" E., 26.08 feet; thence S. 80° 09' 26" E., 67.88 feet; thence S. 76° 38' 58" E., 28.74 feet; thence S. 86° 26' 22" E., 62.36 feet; thence S. 79° 58' 36" E., 11.08 feet; thence S. 56° 17' 21" E., 11.43 feet; thence S. 64° 00' 47" E., 31.65 feet; thence S. 74° 18' 19" E., 22.32 feet; thence S. 72° 24' 41" E., 35.36 feet; thence S. 74° 56' 12" E., 52.79 feet; thence S. 44° 42' 52" E., 93.19 feet; thence S. 86° 33' 33" E., 27.36 feet; thence N. 28° 00' 01" W., 20.10 feet; thence N. 74° 18' 24" E., 27.94 feet; thence S. 29° 48' 22" E., 30.80 feet; thence S. 87° 31' 13" E., 10.17 feet; thence S. 38° 04' 11" E., 54.49 feet; thence S. 28° 04' 15" E., 87.79 feet; thence S. 82° 59' 50" E., 66.90 feet; thence N. 80° 18' 10" E., 122.21 feet; thence S. 82° 59' 05" E., 96.45 feet; thence S. 70° 04' 16" E., 8.97 feet; thence S. 81° 36' 12" E., 65.09 feet; thence S. 08° 23' 48" W., 9.05 feet; thence S. 81° 36' 12" E., 54.58 feet; thence 276.11 feet along the arc of a curve to the left (radius 1800.00 feet, central angle 08° 47' 19", chord bears S. 85° 59' 51" E., 275.84 feet); thence N. 89° 36' 29" E., 22.05 feet; thence N. 00° 23' 31" W., 5.93 feet; thence N. 84° 52' 59" E., 42.92 feet; thence N. 76° 49' 02" E., 19.03 feet; thence N. 63° 52' 59" E., 19.02 feet; thence N. 35° 30' 08" E., 18.13 feet; thence N. 64° 39' 08" E., 15.33 feet; thence N. 04° 09' 42" W., 7.94 feet; thence S. 72° 43' 42" W., 12.32 feet; thence S. 55° 02' 13" W., 9.04 feet; thence S. 41° 20' 49" W., 16.38 feet; thence S. 63° 52' 59" W., 15.90 feet; thence S. 76° 49' 02" W., 17.19 feet; thence S. 84° 52' 59" W., 42.21 feet; thence N. 05° 56' 06" W., 30.59 feet; thence N. 37° 08' 08" W., 35.38 feet; thence N. 30° 07' 59" W., 40.48 feet; thence N. 57° 55' 29" W., 24.67 feet; thence N. 80° 20' 50" W., 54.66 feet; thence N. 82° 52' 45" W., 56.98 feet; thence N. 69° 04' 33" W., 40.43 feet; thence N. 63° 20' 56" W., 52.63 feet; thence N. 66° 50' 29" W., 21.05 feet; thence S. 88° 44' 50" W., 20.58 feet; thence S. 56° 11' 31" W., 37.85 feet; thence N. 43° 24' 13" W., 63.71 feet; thence N. 77° 12' 48" W., 139.03 feet; thence S. 78° 09' 51" W., 43.61 feet; thence N. 81° 29' 27" W., 97.03 feet; thence S. 53° 27' 27" W., 64.16 feet; thence N. 10° 40' 40" W., 149.99 feet; thence N. 19° 00' 09" W., 90.65 feet; thence S. 71° 00' 00" W., 96.73 feet; thence N. 10° 37' 02" W., 12.24 feet; thence 71.34 feet along the arc of a curve to the left (radius 147.00 feet, central angle 27° 48' 19", chord bears N. 24° 31' 11" W., 70.64 feet); thence N. 36° 00' 00" E., 108.05 feet; thence N. 21° 47' 35" W., 74.67 feet; thence N. 22° 30' 50" E., 121.71 feet; thence S. 66° 13' 50" E., 21.68 feet; thence N. 84° 07' 35" E., 41.38 feet; thence S. 74° 11' 49" E., 18.26 feet; thence S. 41° 57' 48" E., 32.84 feet; thence S. 52° 33' 29" E., 7.75 feet; thence S. 62° 54' 31" E., 8.03 feet; thence S. 70° 34' 02" E., 15.83 feet; thence S. 81° 23' 56" E., 7.78 feet; thence N. 85° 39' 29" E., 7.73 feet; thence N. 77° 42' 22" E., 12.93 feet; thence N. 53° 37' 01" E., 10.87 feet; thence N. 47° 36' 26" E.,

19.42 feet; thence S. 65° 08' 53" E., 23.95 feet; thence N. 87° 42' 11" E., 93.94 feet; thence S. 76° 00' 54" E., 191.83 feet; thence N. 76° 30' 55" E., 47.85 feet; thence N. 21° 55' 21" E., 118.63 feet; thence N. 70° 53' 31" E., 28.18 feet; thence S. 86° 09' 23" E., 33.77 feet; thence S. 79° 24' 40" E., 55.88 feet; thence S. 70° 12' 39" E., 63.30 feet; thence S. 78° 51' 55" E., 30.22 feet; thence N. 03° 35' 30" W., 10.50 feet; thence N. 81° 00' 09" W., 26.47 feet; thence N. 70° 20' 53" W., 63.83 feet; thence N. 79° 20' 52" W., 57.65 feet; thence N. 84° 57' 22" W., 34.95 feet; thence S. 69° 04' 24" W., 32.06 feet; thence N. 31° 29' 09" W., 108.55 feet; thence N. 64° 01' 22" E., 145.19 feet; thence N. 31° 53' 07" E., 45.84 feet; thence N. 82° 42' 51" E., 108.94 feet; thence S. 04° 33' 19" E., 60.42 feet; thence S. 84° 32' 32" E., 144.66 feet; thence S. 16° 14' 09" W., 70.94 feet; thence S. 00° 35' 59" W., 91.64 feet; thence S. 36° 34' 51" W. 6.30 feet; thence S. 88° 24' 13" W., 95.52 feet; thence S. 05° 07' 30" E., 10.99 feet; thence N. 87° 22' 15" E., 103.72 feet; thence S. 52° 42' 27" E. 67.48 feet; thence S 14° 17' 41" W., 63.20 feet; thence S. 11° 41' 17" W., 84.57 feet; thence S. 13° 29' 06" E., 88.52 feet; thence S. 01° 17' 06" E., 84.06 feet; thence S. 25° 35' 21" W., 61.71 feet; thence S. 22° 40' 02" E., 132.12 feet; thence S. 06° 48' 52" E., 60.79 feet; thence S. 37° 01' 08" W., 31.13 feet; thence S. 65° 55' 53" W., 38.88 feet; thence S. 04° 26' 03" E., 76.97 feet; thence S. 45° 00' 00" W., 6.61 feet; thence 13.21 feet along the arc of a curve to the right (radius 243.50 feet, central angle 03° 06' 29", chord bears S. 01° 56' 45" E., 13.21 feet); thence S. 00° 23' 31" E., 7.62 feet; thence 47.12 feet along the arc of a curve to the left (radius 30.00 feet, central angle of 90° 00' 00", chord bears S. 45° 23' 31" E., 42.43 feet); thence N. 89° 36' 29" E., 15.07 feet; thence S. 02° 30' 04" W., 62.67 feet; thence N. 87° 29' 56" W., 2446.61 feet to the point of beginning. Containing 1,255,962 square feet or 28.83 acres. Subject to easements and restrictions of record and governmental limitations.

ARTICLE III

DEFINITIONS

Certain terms used in this Master Deed and the Exhibits hereto, and in the Articles of Incorporation and Corporate Bylaws of Country Club Village of Northville - III Condominium Association are defined as follows:

(a) The "Act" or "Condominium Act" means Act 59 of the Public Acts of Michigan of 1978, as amended.

(b) "Association" means the Michigan non-profit corporation, Country Club Village of Northville - III Condominium Association, of which all Co-owners shall be members, which Association 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.

(c) "Common Elements" means the portions of the Condominium other than the Condominium Units.

(d) "Condominium" means Country Club Village of Northville - III Condominium as a Condominium established pursuant to the provisions of the Act, and includes the land and the buildings, all improvements and structures thereon, and all easements, rights and appurtenances included within the Condominium.

(e) "Condominium Bylaws" means Exhibit A hereto, being the bylaws setting forth the rights and obligations of the Co-owners as members of the Association.

(f) "Condominium Documents," wherever used, means and includes this Master Deed and the Exhibits hereto, the Articles of Incorporation and the Corporate Bylaws of the Association.

(g) "Condominium Subdivision Plan" or "Plan" means the Plan attached to this Master Deed as Exhibit B. The Plan assigns a number to each Condominium Unit and includes a description of the nature, location and approximate size of certain Common Elements.

(h) "Condominium Unit" or "Unit" means the enclosed space constituting a single complete Unit designed and intended for separate ownership and use in the Condominium as such space may be described on Exhibit B hereto.

(i) "Co-owner" means a person, firm, corporation, partnership, association, trust or other legal entity or any combination thereof who or which owns one or more Units in the Condominium. Developer is a Co-owner as long as Developer owns one or more Units.

(j) "Corporate Bylaws" means the Corporate Bylaws of the Association, as distinguished from the Condominium Bylaws.

(k) "Developer" means Pulte Homes of Michigan Corporation, a Michigan corporation, its successors or assigns. All rights reserved to Developer herein are assignable in writing; provided, however, that conveyances of Units by Developer shall not serve to assign Developer's development rights unless the instrument of conveyance expressly so states.

(l) "General Common Elements" means the Common Elements other than the Limited Common Elements.

(m) "Limited Common Elements" means a portion of the Common Elements reserved in this Master Deed for the exclusive use of less than all of the Co-owners.

(n) "Master Deed" means this document to which the Condominium Bylaws and Condominium Subdivision Plan are attached as exhibits.

(o) "Mortgagee" means the named mortgagee or owner of any mortgage on all or any portion of the Condominium.

(p) "Percentage of Value" means the percentage assigned to each Condominium Unit in this Master Deed. The Percentages of Value of all Units shall total one hundred (100%) percent. Percentages of Value shall be determinative only with respect to those matters to which they are specifically deemed to relate either in the Condominium Documents or in the Act.

(q) "Person" means an individual, firm, corporation, partnership, association, trust, the state or an agency of the state or other legal entity, or any combination thereof.

(r) "Size" means the number of cubic feet or the number of square feet of ground or floor space within each Condominium Unit computed by reference to the Plan and rounded off to a whole number.

(s) "Transitional Control Date" means the date on which the 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 Developer exceed the votes which may be cast by the Developer.

ARTICLE IV

COMMON ELEMENTS

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

(a) The General Common Elements are:

(1) The land described in Article II hereof, including any drives, roads, walks, parking areas and landscaped areas to the extent not hereafter designated as Limited Common Elements;

(2) The electrical, gas, telephone, plumbing and cable television (if any) networks or systems throughout the Condominium, including that contained within Unit walls up to the point of connection with outlets or fixtures within any Unit;

(3) Foundations, supporting columns, unit perimeter walls (including windows and doors therein) and such other walls as are designated on the Plan as General Common Elements, roofs, ceilings, floor construction between Unit levels and chimneys;

(4) If any meter, appliance or fixture services a Unit other than the Unit it is located within, then such meter, appliance or fixture shall be a General Common Element;

(5) Such other elements of the Condominium not herein designated as Limited Common Elements which are not enclosed within the boundaries of a Unit.

(b) The Limited Common Elements are:

(1) Porches, decks, walks and drives designated on the Plan as Limited Common Elements are limited to the sole use of the Co-owners of the Units to which such Common Elements are appurtenant as shown on the Plan;

(2) Interior surfaces of all ceilings, floors, Unit perimeter walls, windows and doors contained within a Unit are Limited Common Elements limited to the sole use of the Co-owner of such Unit;

(c) Maintenance, repair and replacement of all Common Elements shall be the responsibility of the Association, to be assessed to all Co-owners according to their Percentages of Value, subject to the following provisions:

(1) Decks and the interior surfaces described in subparagraph (b)(2) above shall be the responsibility of the respective Co-owners having the use thereof.

(2) The cost of repair of damage to a Common Element caused by a Co-owner, or family member or invitee of a Co-owner, shall be assessed against the Co-owner.

ARTICLE V

USE OF PREMISES

No person shall use any 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 use and enjoyment of the Condominium.

ARTICLE VI

CONDOMINIUM UNIT DESCRIPTION AND PERCENTAGE OF VALUE

The Condominium consists of 173 residential Units. Each Unit is described in this paragraph with reference to the Condominium Subdivision Plan attached hereto as Exhibit B. Each Unit shall include all that space contained within the interior sides of the finished, unpainted perimeter walls, and within the ceilings and finished subfloor, all as shown on the Plan and delineated with heavy outlines. For all purposes, individual Units may hereafter be defined and described by reference to this Master Deed and the individual number assigned to the Unit in the Plan. The Percentage of Value assigned to each Unit is set forth below and shall be determinative of the proportionate share of each respective Co-owner in the proceeds and expenses of the Association and the value of such Co-owner's vote at meetings of the Association and the undivided interest of the Co-owner in the Common Elements. The total percentage value of the Condominium is 100%. Each Unit Percentage of Value shall be equal and shall be the number obtained by dividing 100 by the number of Units included in the Condominium. The method and formula used by Developer to determine the foregoing percentages was to determine that the expenses incurred by the Association in connection with the various units should be approximately equal.

ARTICLE VII

EASEMENTS, RESTRICTIONS AND AGREEMENTS

The Condominium is subject to the following easements, restrictions and agreements:

(a) Developer hereby reserves permanent nonexclusive easements for ingress and egress over the roads and walks, if any, in the Condominium and permanent easements to use, tap into, enlarge or extend all utility lines in the Condominium, including, without limitation, all communications, water, gas, electric, storm and sanitary sewer lines, all of which easements shall be for the benefit of the Additional Land described in Article IX of the original Master Deed whether or not such land is added to the Condominium and for the benefit of any other land adjoining the Condominium (or any expansion thereof) if now owned or hereafter acquired by Developer or its successor. Without limiting the foregoing, the foregoing easements reserved by Developer include a permanent nonexclusive easement for the installation and use of sanitary sewers, watermains and connections, which easements are depicted on the Plan. Developer has no financial obligation to support such easements.

(b) Developer reserves the right and power to grant easements over, or dedicate, portions of any of the Common Elements for utility, street, safety, conservation or construction purposes, and all persons acquiring any interest in the Condominium shall be deemed irrevocably to have appointed Developer and its successors as agent and attorney-in-fact to make

such easements or dedications. After completion of construction of the Condominium, including any expansion thereof, the foregoing right and power may be exercised by the Association.

(c) Developer may hereafter include within the Condominium (pursuant to an expansion, conversion or consolidation of the Condominium) facilities related to the operation of a golf course or roads, recreational facilities or other common elements or facilities intended to be shared in use by Co-owners of the Condominium and by others, in which event Developer may reserve an easement for the use of such roads, common elements or facilities, and Developer shall provide in its discretion a reasonable method of allocating the expense of maintaining and operating such roads, common elements or facilities between the Association and other persons entitled to the use of such roads, common elements or facilities. Developer shall also have the right, but not an obligation, to add improvements to the Condominium subject to the interest of a lessee, which improvements may be used in connection with the operation of a golf course.

(d) Developer may hereafter (but shall not be required to) add all or portions of a road to the Condominium or add recreational facilities, which may include a clubhouse, intended for the mutual use of Co-owners of Units in the Condominium and the owners or occupants of other residential units. Whether or not the road and/or such recreational facilities are hereafter included as part of the Condominium, the Association shall be obligated for a portion of the expense of maintaining, repairing or replacing such road or facilities, which portion shall be determined from time to time prorata according to the total number of residential units using such road and recreational facilities and the number of Units in the Condominium.

(e) In accordance with the provisions of the Master Deed of Country Club Village of Northville - II (the "CCV-II Condominium"), being Wayne County Condominium Subdivision Plan No. 253, as recorded on November 30, 1988 in Liber 23986, Pages 883 through 947, Wayne County Records, there shall be easements for ingress and egress over all roads in the Condominium and in the CCV-II Condominium and easements to connect all utility lines and communication lines in the Condominium and in the CCV-II Condominium, which easements are reciprocal for the benefit of the Condominium and the CCV-II Condominium.

(f) In accordance with the provisions of the Master Deed of Country Club Village of Northville - I (the "CCV-I Condominium"), being Wayne County Condominium Subdivision Plan No. 252, as recorded on November 28, 1988 in Liber 23982, Pages 652 through 700, Wayne County Records, there shall be easements for ingress and egress over all roads in the Condominium and in the CCV-I Condominium and easements to connect all utility lines and communication lines in the Condominium and in the CCV-I Condominium, which easements are reciprocal for the benefit of the Condominium and the CCV-I Condominium.

(g) Pursuant to the provisions of the Master Deed of the CCV-II Condominium, all members of the Association have the non-exclusive right to use the community building, pool, and tennis courts included as general common elements in the CCV-II Condominium (the "Common Facilities"). The Association shall be obligated for a portion of the expense of

maintaining, repairing or replacing the Common Facilities, which portion shall be determined from time to time prorata according to the total number of residential units using such recreational facilities and the number of Units in the Condominium. All such expenses shall be expenses of administration of the Condominium.

(h) The Condominium will be serviced by easements for road, sanitary sewer and watermains, the preliminary locations of which are depicted on the Plan, and the final locations of which are subject to the approval of the Township of Northville.

(i) In the event any portion of a Unit or Common Element encroaches upon another Unit or Common Element due to shifting, settling, or moving of a building, or due to survey errors or construction deviations, reconstruction or repair, reciprocal easements shall exist for the maintenance of such encroachment for as long as such encroachment exists, and for maintenance thereof after rebuilding in the event of any destruction. There shall be permanent, non-exclusive easements to, through and over those portions of the land, structures, buildings, improvements and walls (including interior Unit walls) contained therein for the installation, maintenance and servicing of all utilities in the Condominium, including, but not limited to, lighting, heating, power, sewer, water and communications including telephone and cable television lines. There shall exist permanent easements of support with respect to any Unit interior wall which supports a Common Element.

ARTICLE VIII

AMENDMENTS

This Master Deed and any Exhibits hereto may be amended in the following manner:

(a) Amendments may be made and recorded by Developer or by the Association.

(b) If the amendment will materially change the rights of the Co-owners or Mortgagees, then such amendment requires the written consent of not less than two-thirds (2/3) in value of the votes of the Co-owners and Mortgagees of the Units (unless a greater majority is specified in the Condominium Bylaws). A Mortgagee shall have one vote for each mortgage held, which shall be weighted according to the mortgaged Unit's percentage of value.

(c) Notwithstanding subparagraph (b) above, but subject to the limitation of subparagraph (d) below, Developer reserves the right to amend this Master Deed or any of its Exhibits for any of the following purposes without the consent of Co-owners or Mortgagees:

(1) To modify the types and sizes of unsold Units and the General and/or Limited Common Elements adjoining or appurtenant to unsold Units;

(2) To amend the Condominium Bylaws, subject to any restrictions on amendments stated therein;

(3) To correct arithmetic errors, typographical errors, survey errors, or any similar errors in the Master Deed, Plan or Condominium Bylaws;

(4) To clarify or explain the provisions of the Master Deed or its exhibits;

(5) To comply with the Act or rules promulgated thereunder or with any requirements of any governmental or quasi-governmental agency or any financing institution providing or proposing to provide a mortgage on any Unit or to satisfy the title requirements of any title insurer insuring or proposing to insure title to any Unit;

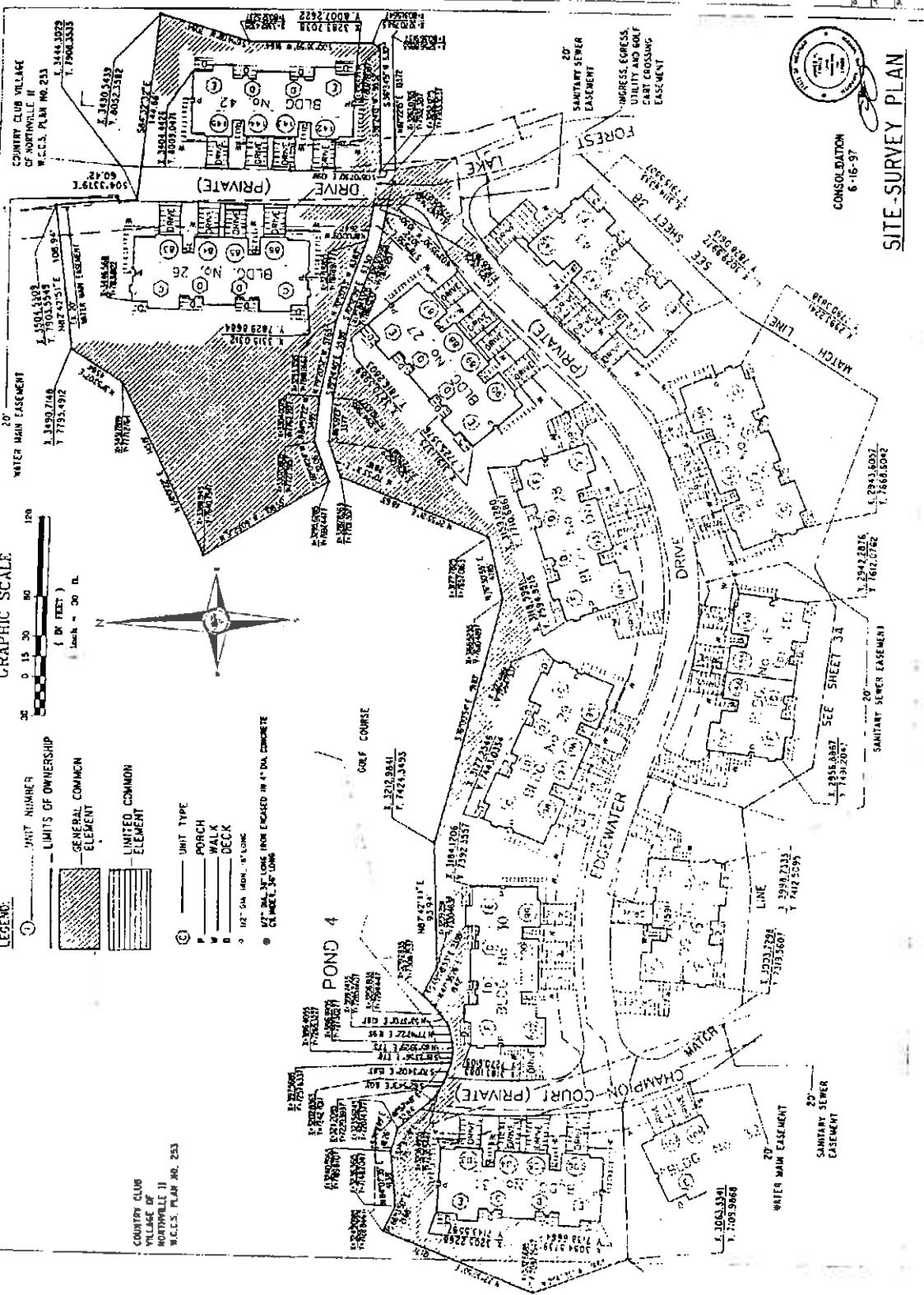
(6) To expand or convert the Condominium or to consolidate the Condominium with one or more other Condominiums established upon the Additional Land and to redefine Common Elements and adjust Percentages of Value in connection therewith and to make any other amendments expressly permitted by this Master Deed;

(7) To make, define or limit easements affecting the Condominium;

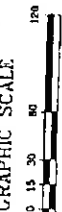
(8) To record an "as-built" Condominium Subdivision Plan and/or consolidating master deed;

(9) To revise the Plan, as necessary, to conform to any construction options offered by Developer and elected by any purchasers of Units.

(d) Notwithstanding any other provision of this Article VIII, the method or formula used to determine the Percentages of Value of Units in the Condominium, as described above, and any provisions relating to the ability or terms under which a Co-owner may rent a Unit, may not be modified without the consent of each affected Co-owner and Mortgagee. A Co-owner's Condominium Unit dimensions or appurtenant Limited Common Elements may not be modified without the Co-owner's consent. The Association may make no amendment which



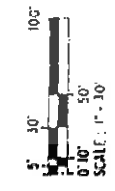
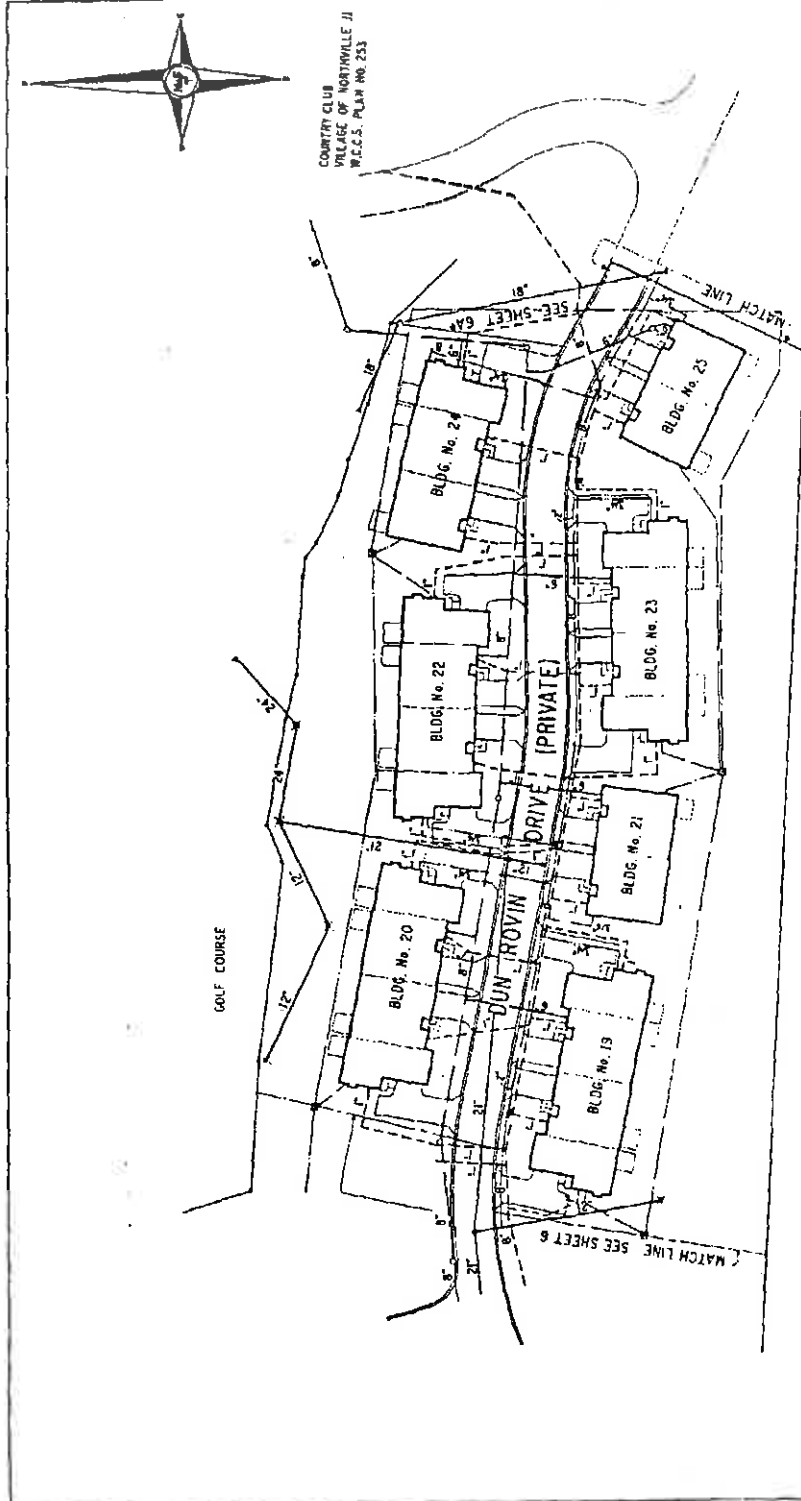
- LEGEND:**
- UNIT NUMBERS
 - LIMITS OF OWNERSHIP (1 OR FEET)
 - ▨ GENERAL COMMON ELEMENT
 - ▤ LIMITED COMMON ELEMENT
 - ① UNIT TYPE
 - PORCH
 - ▭ WALK
 - ▩ DECK
 - 1/2" DIA. HIGH "S" LONG
 - 1/2" DIA. LONG IRON ENCLOSED IN 4" DIA. CONCRETE
 - 2" DIA. IRON



COUNTRY CLUB VILLAGE OF NORTHVILLE III
 W.C.C.S. PLAN NO. 233

CONSOLIDATION
 6-16-97

SITE-SURVEY PLAN



UTILITY PLAN

- LEGEND:**
- SANITARY SEWER
 - STORM SEWER
 - MANHOLE
 - GATE VALVE IN WELL
 - HYDRANT
 - WATER MAIN
 - 24" CLEANOUT
 - REAR YARD CATCH BASIN
 - CATCH BASIN
 - GAS
 - TELECOMMUNICATIONS
 - ELECTRICAL TRANSFORMER
 - N



450052E VILLAGE
WINE COUNTY CONDOMINIUM P.L.N. NO. 308

GENERAL NOTES

All units are serviced with sanitary sewer and water by Northville Township. Information as shown, obtained from plans prepared by Souk & Fraus, PLLC.

All units are serviced with electric by Detroit Edison Company, telephone by Ameltech and gas by Consumers Power Company.

All buildings are serviced by 6" sanitary lead, 1" water service and 3/4" gas service.

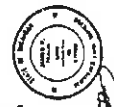
Telecommunications and electrical service are within 10' from (10') foot wide public utility easement.

CONSOLIDATION
6-16-97

COUNTRY CLUB VILLAGE OF NORTHVILLE - III

NOVAK & FRAUS

9-27-83
7293



UTILITY PLAN

CONSOLIDATION
6-16-87

- LEGEND:**
- SANITARY SEWER
 - STORM SEWER
 - WATER MAIN
 - GATE VALVE IN WELL
 - HYDRANT
 - WATER MAM
 - 24" CLEAMOUT
 - REAR YARD CATCH BASIN
 - CATCH BASIN
 - GAS COMMUNICATIONS
 - TELECOMMUNICATIONS
 - ELECTRICAL
 - TRANSFORMER

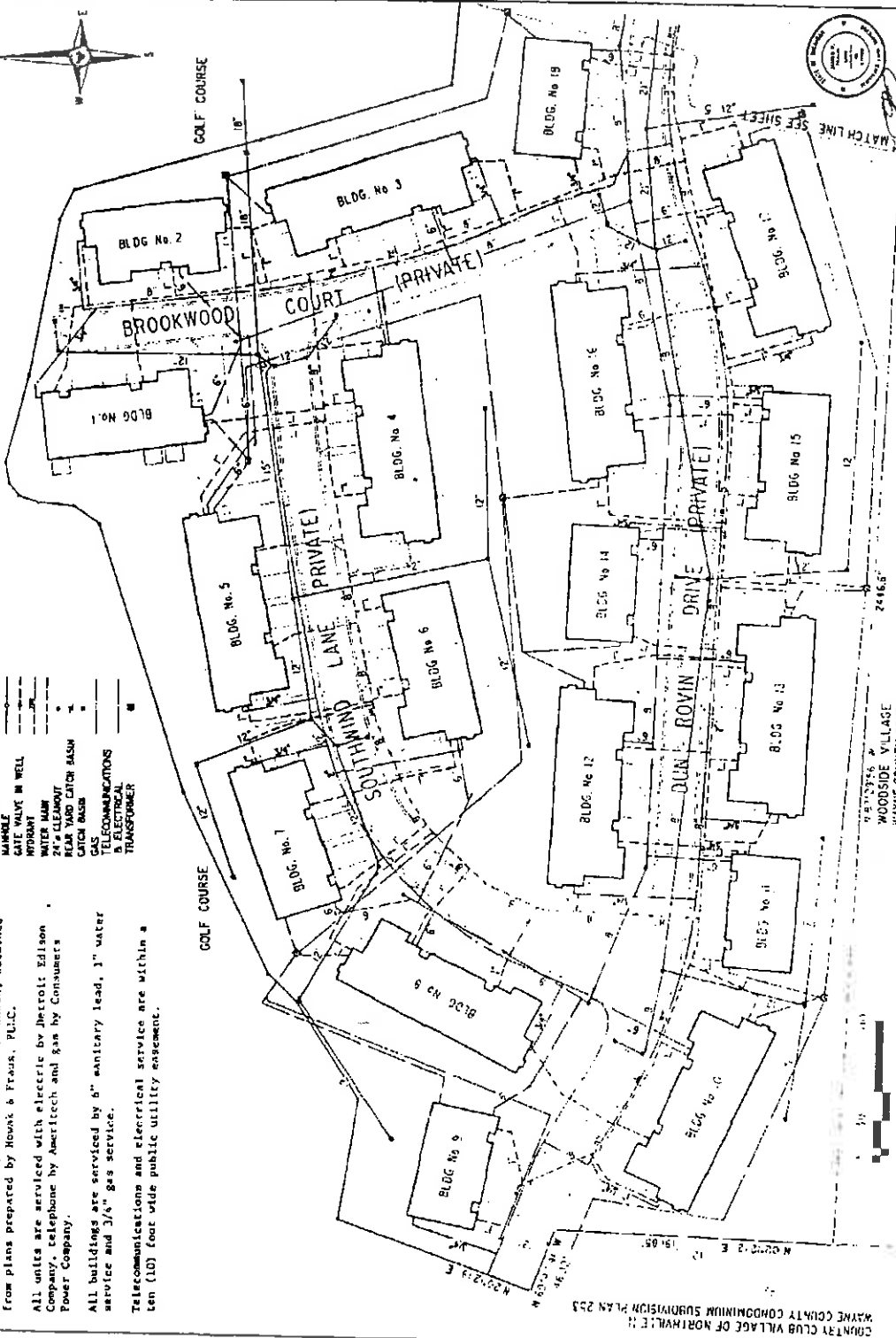
GENERAL NOTES:

All units are serviced with sanitary sewer and water by Northville Township. Information as shown, obtained from plans prepared by Novak & Fraus, P.L.L.C.

All units are serviced with electric by Detroit Edison Company, telephone by Ameritech and gas by Consumers Power Company.

All buildings are serviced by 6" sanitary lead, 1" water service and 3/4" gas service.

Telecommunications and electrical service are within a ten (10) foot wide public utility easement.



24465
WOODSIDE VILLAGE
WAYNE COUNTY CONDOMINIUM PLAN NO. 328

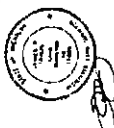
COUNTRY CLUB VILLAGE OF NORTHVILLE II
WAYNE COUNTY CONDOMINIUM SUBDIVISION PLAN 253

NOVAK & FRAUS
 Civil Engineers
 1000 Superior Ave. S.W. (402) 525-1100
 1000 Superior Ave. S.W. (402) 525-1100

DATE	
SCALE	
BY	
CHECKED	
APPROVED	
FIELD BOOK	
PROJECT	
DESCRIPTION	

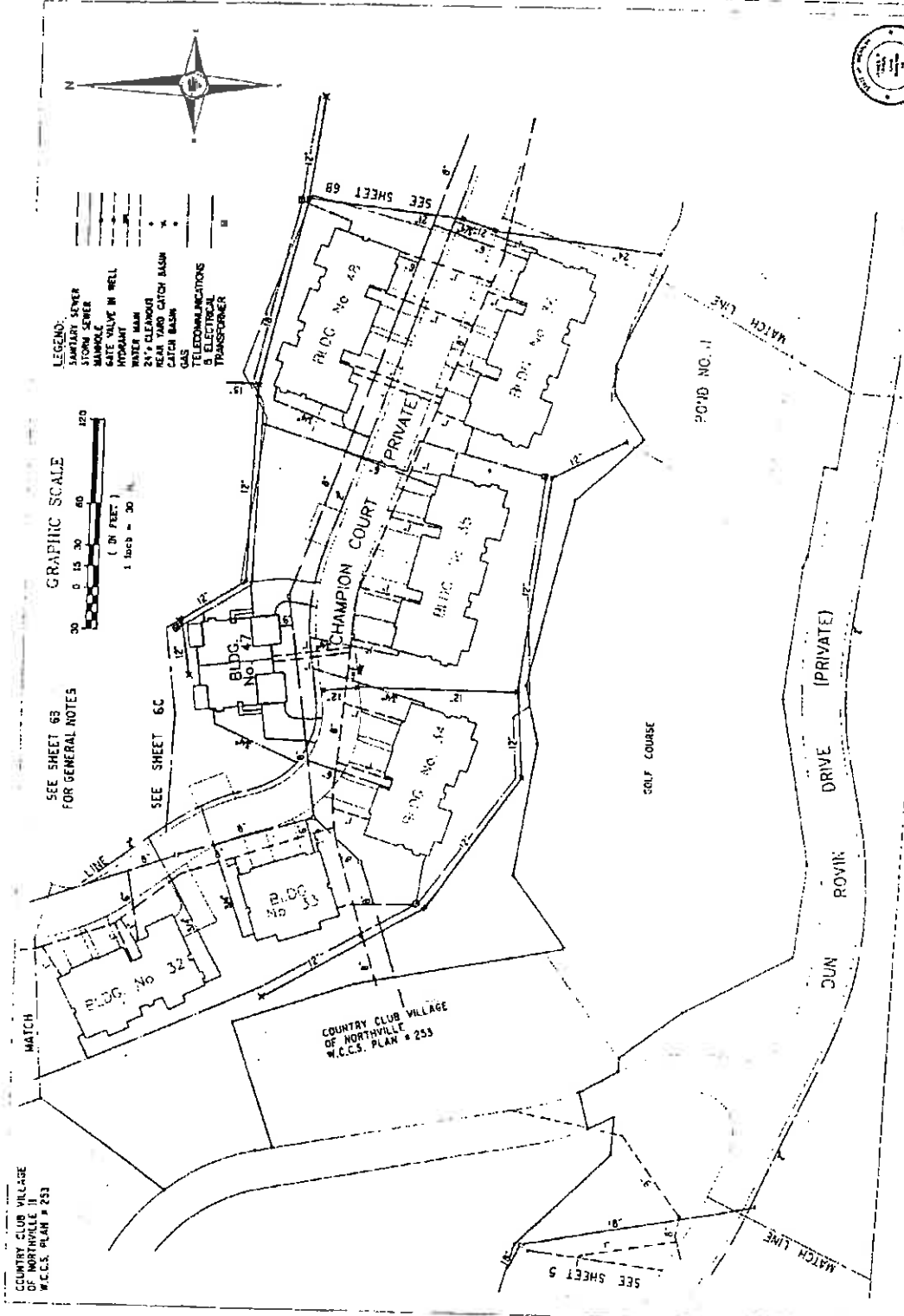
COUNTRY CLUB VILLAGE OF NORTHVILLE - III

J-06-95
 7293

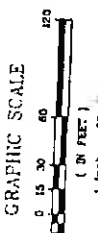


UTILITY PLAN

CONSOLIDATION
 6-16-97



- LEGEND:**
- SANITARY SEWER
 - STORM SEWER
 - WATER MAIN
 - GATE VALVE IN WELL
 - HYDRANT
 - 24" CLEANOUT
 - REAR YARD CATCH BASIN
 - CATCH BASIN
 - GAS
 - TELECOMMUNICATIONS
 - ELECTRICAL
 - TRANSFORMER



SEE SHEET 68
 FOR GENERAL NOTES

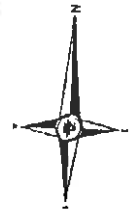
SEE SHEET 6C

SEE SHEET 5

COUNTRY CLUB VILLAGE
 OF NORTHVILLE II
 W.C.C.S. PLAN # 253

COUNTRY CLUB VILLAGE
 OF NORTHVILLE
 W.C.C.S. PLAN # 253

WOODSIDE VILLAGE
 WAYNE COUNTY CONDOMINIUM PLAN NO. 308



UTILITY PLAN

CONSOLIDATION
2-1-1977

GENERAL NOTES

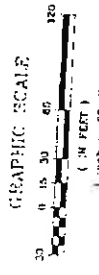
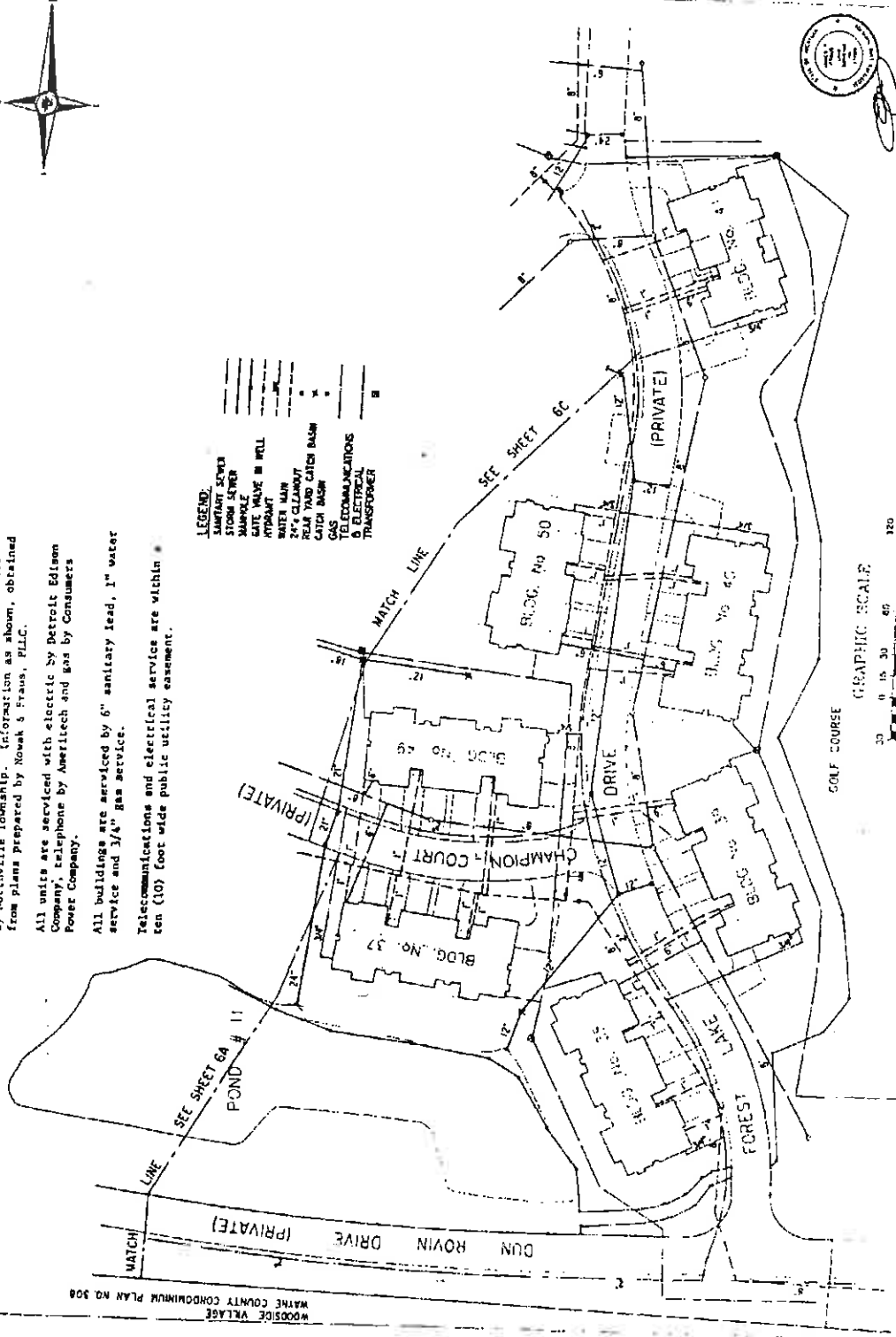
All units are serviced with sanitary sewer and water by Northville Township. Information as shown, obtained from plans prepared by Nomak & Fraus, PLLC.

All units are serviced with electric by Detroit Edison Company, telephone by Ameritech and gas by Consumers Power Company.

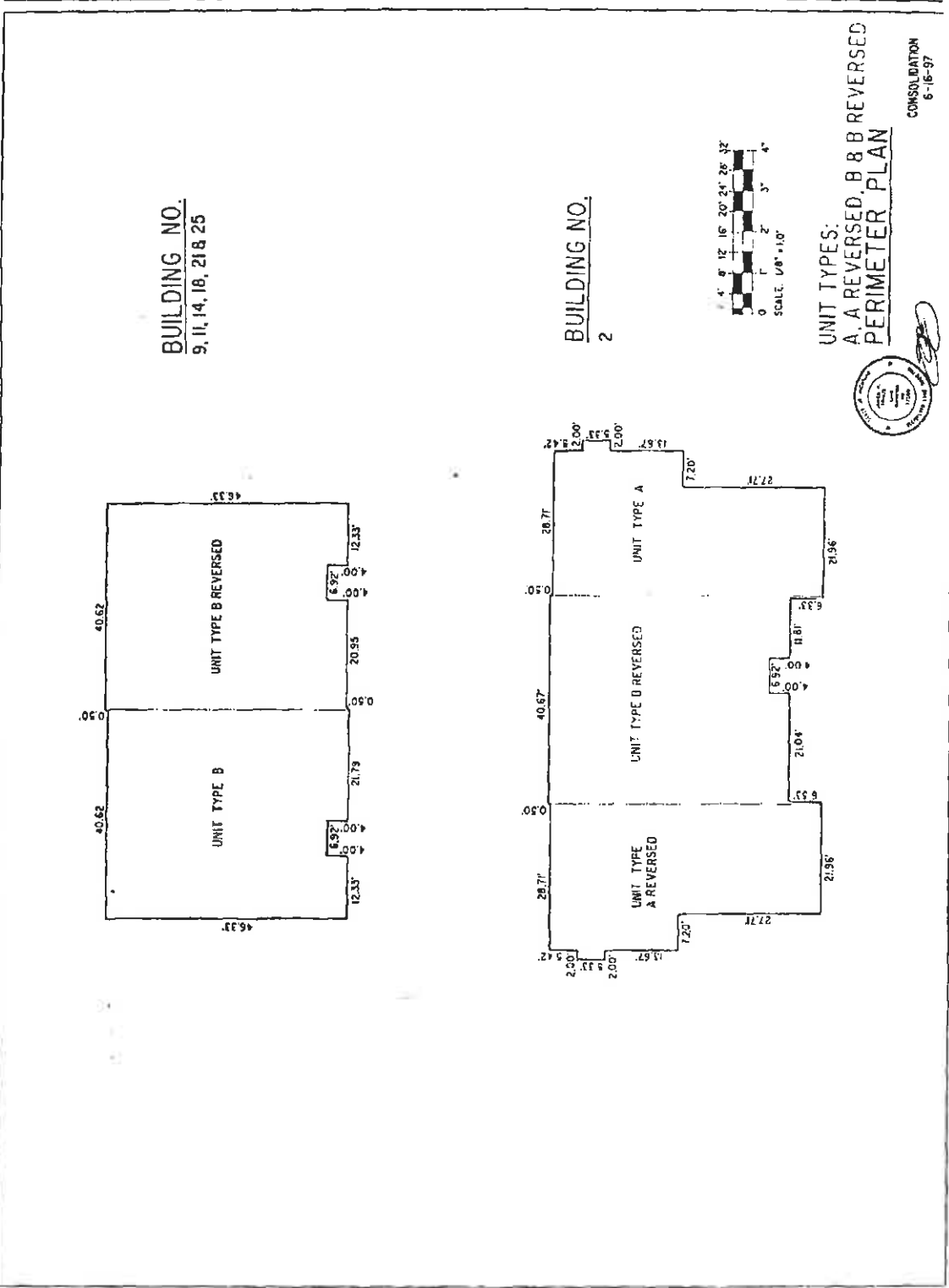
All buildings are serviced by 6" sanitary lead, 1" water service and 3/4" gas service.

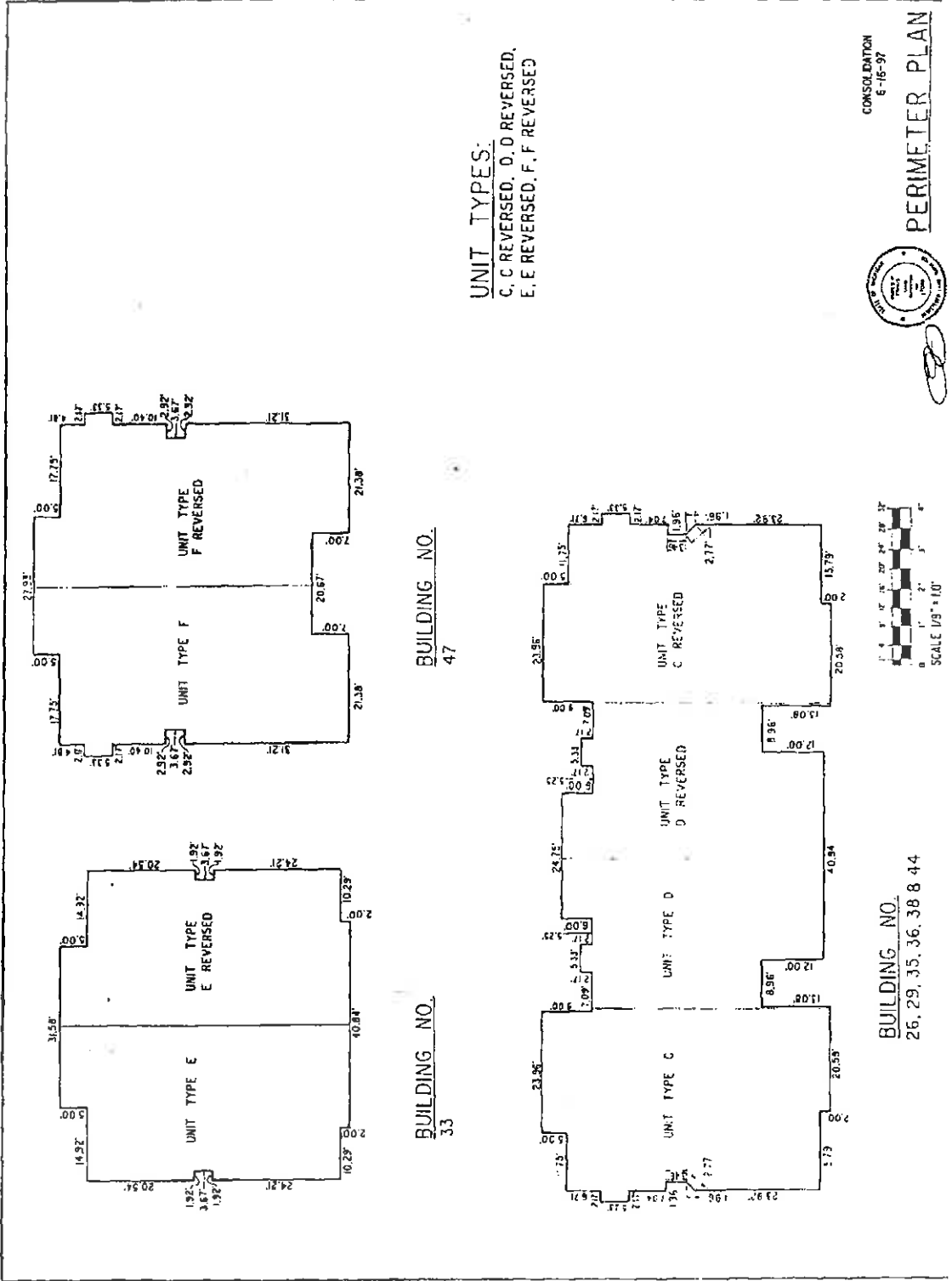
Telecommunications and electrical service are within ten (10) foot wide public utility easement.

- LEGEND:**
- SANITARY SEWER
 - STORM WATER
 - WATER MAIN
 - GATE VALVE IN WELL
 - HYDRANT
 - 24" CULVERT
 - REAR YARD CATCH BASIN
 - CATCH BASIN
 - TELECOMMUNICATIONS
 - ELECTRICAL
 - TRANSFORMER



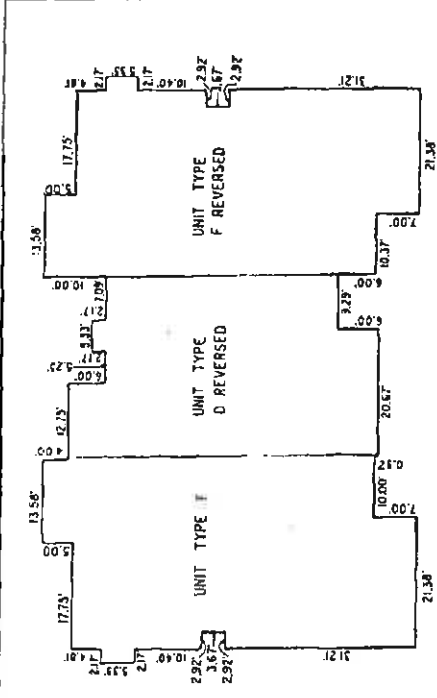
WOODSIDE VILLAGE
MAYNE COUNTY CONDOMINIUM PLAN NO. 308





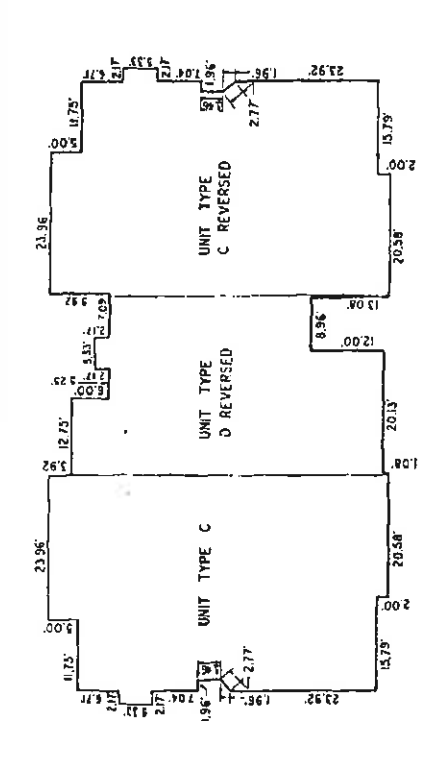
NOVAK & GRAVS	Civil Engineers	Land Surveyors
1810 K... (unreadable)	... (unreadable)	... (unreadable)
... (unreadable)	... (unreadable)	... (unreadable)
... (unreadable)	... (unreadable)	... (unreadable)
... (unreadable)	... (unreadable)	... (unreadable)

COUNTRY CLUB VILLAGE OF NORTHVILLE - III
 3-06-95
 7293
 RR

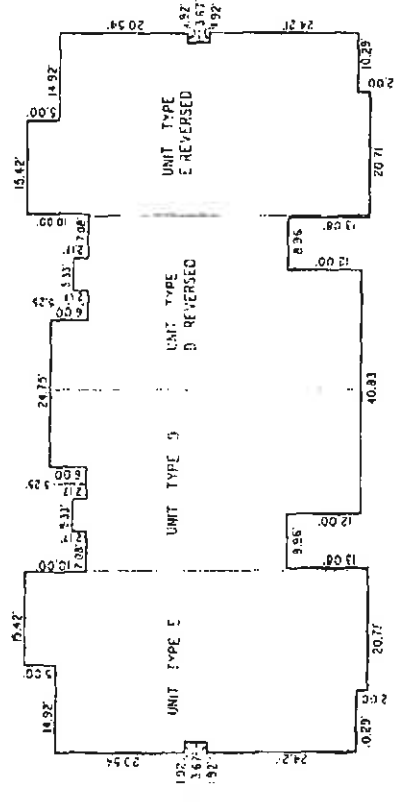


BUILDING NO. 41846

UNIT TYPES:
 C. C REVERSED, D, D REVERSED,
 E, E REVERSED, F, B F REVERSED



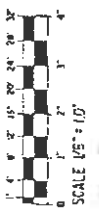
BUILDING NO. 34850

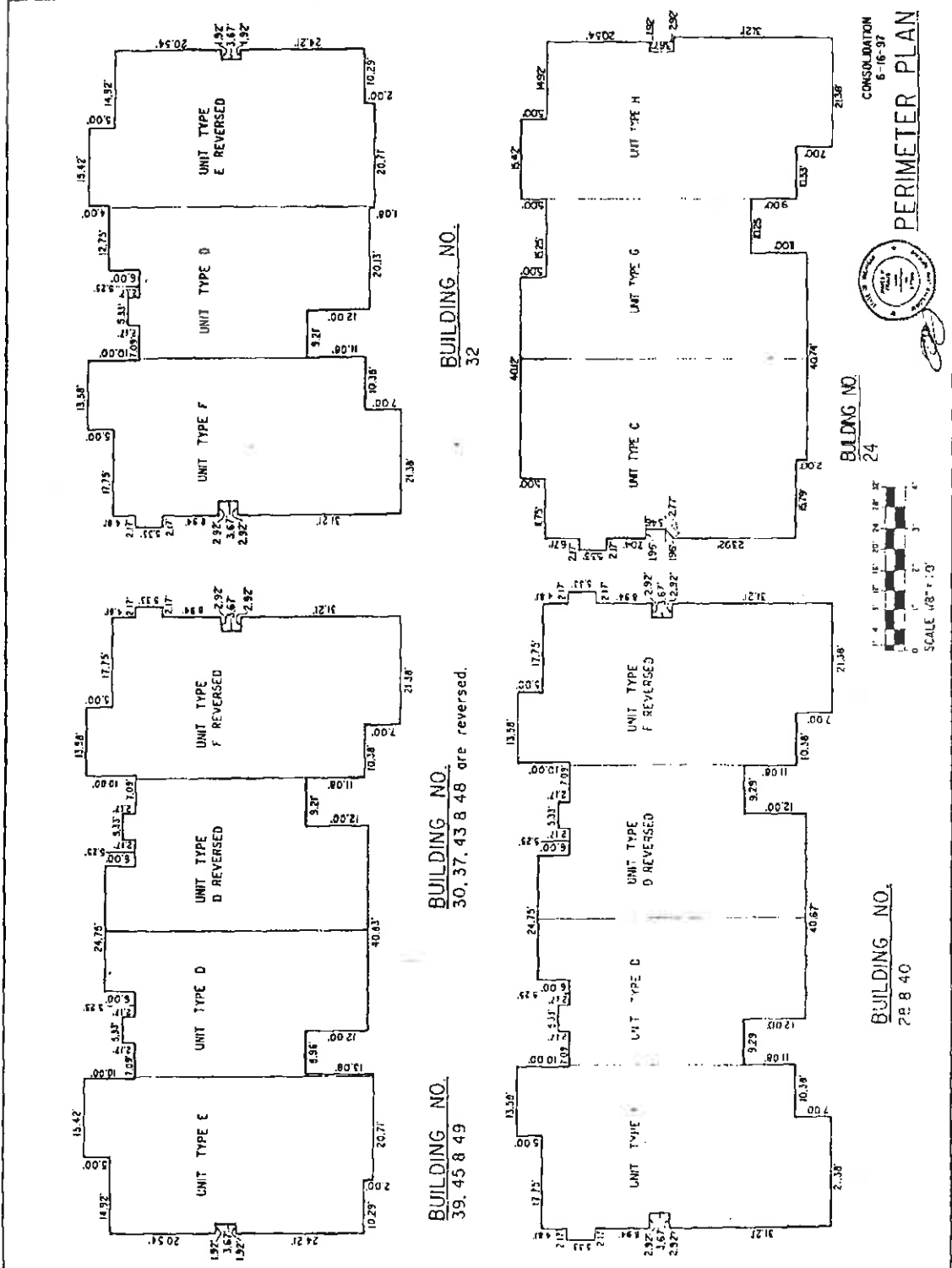


BUILDING NO. 2731842

CONSOLIDATION
 6-16-97

PERIMETER PLAN



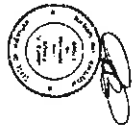


LEGEND:

- CENTERLINE OF COMMON WALL LIMITS OF OWNERSHIP
- GENERAL COMMON ELEMENT
- LIMITED COMMON ELEMENT

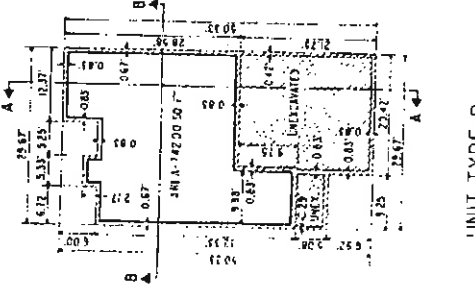
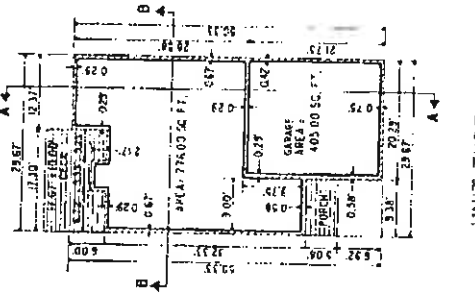
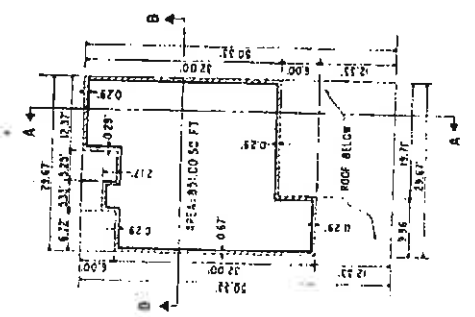
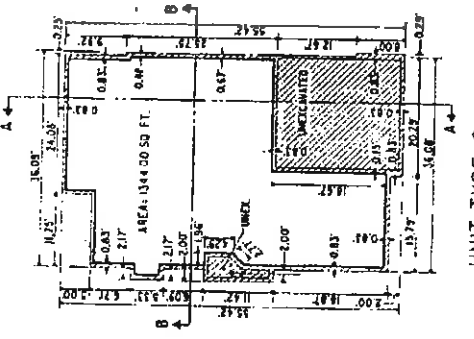
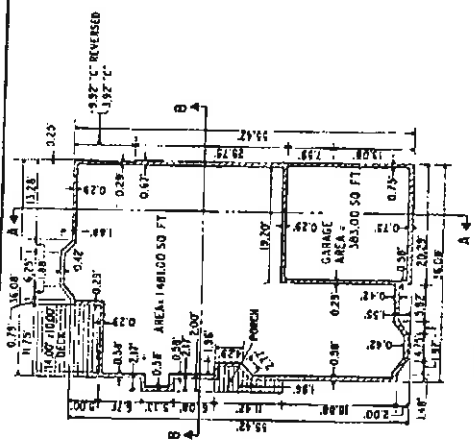
ALL WALLS ARE AT RIGHT ANGLES UNLESS NOTED OTHERWISE

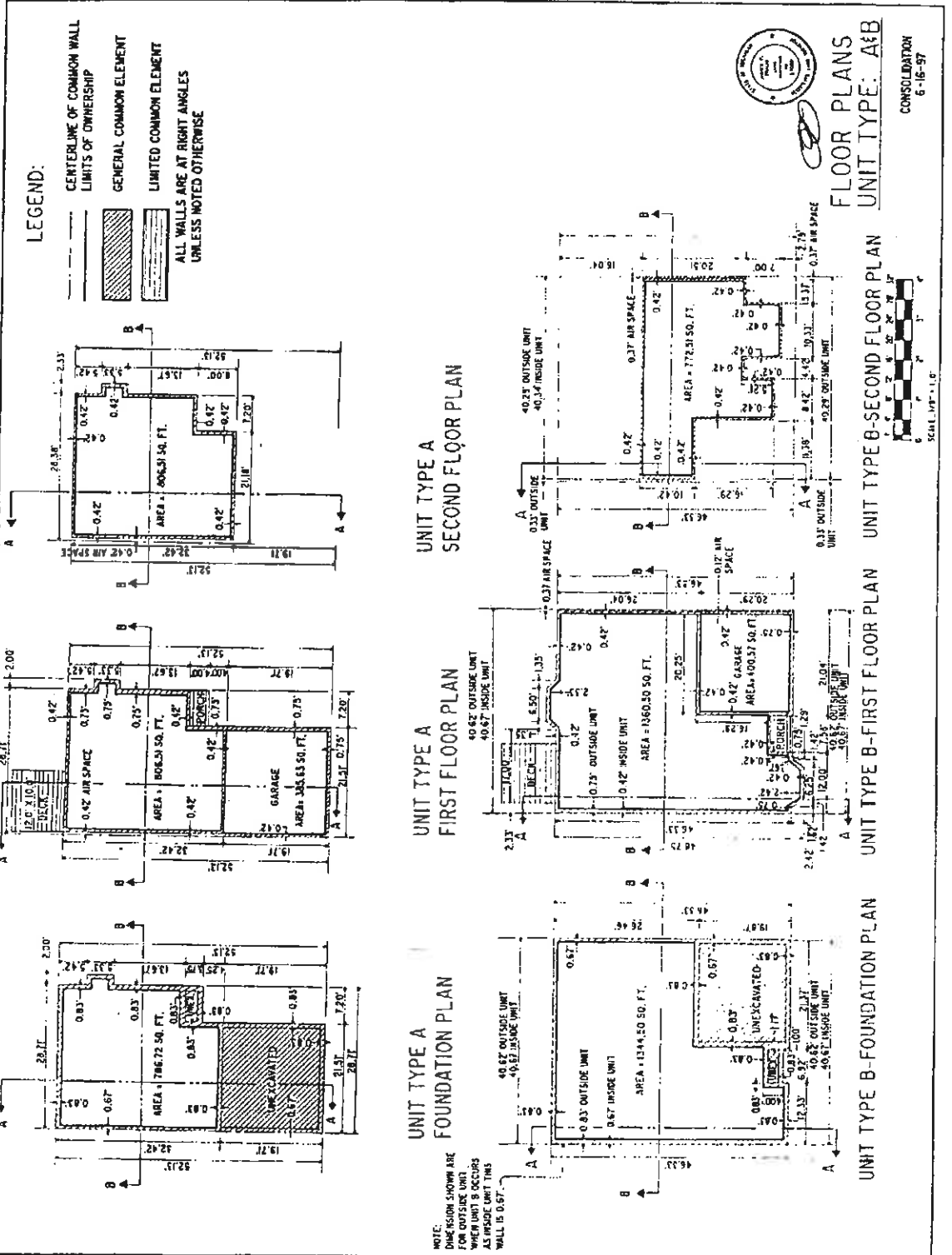
SCALE 1/8" = 1'-0"



**FLOOR PLANS
 UNIT TYPES: C & D**

CONSOLIDATION
 6-16-97








Project Name	
Client	
Address	
City	
State	
Zip	
Scale	
Date	
Drawn by	
Checked by	
Approved by	

1818 N. Washington Street, Northville, Michigan 48867 TEL: 616-888-8888
 Civil Engineer
 Land Surveyor
 at the Service of
NOVAK & FRAYS

COUNTRY CLUB VILLAGE OF NORTHVILLE - III
 3-06-95
 7293
 98

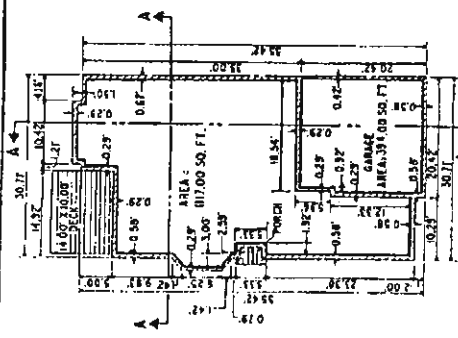
LEGEND:

-  CENTERLINE OF COMMON WALL LIMITS OF OWNERSHIP
-  GENERAL COMMON ELEMENT
-  LIMITED COMMON ELEMENT

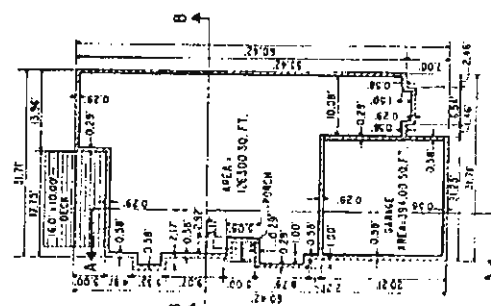
ALL WALLS ARE AT RIGHT ANGLES UNLESS NOTED OTHERWISE.



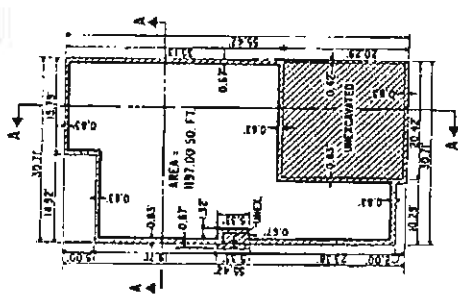
FLOOR PLANS
UNIT TYPES: E & F
 CONSOLIDATION
 6-16-97



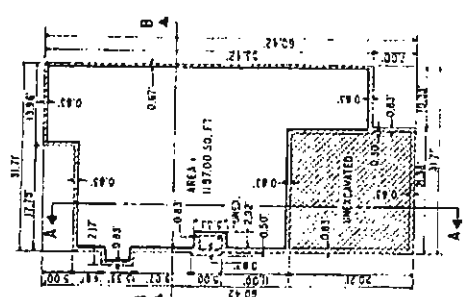
UNIT TYPE E
 FIRST FLOOR PLAN



UNIT TYPE F
 FIRST FLOOR PLAN



UNIT TYPE E
 FOUNDATION PLAN

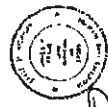
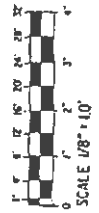


UNIT TYPE F
 FOUNDATION PLAN

LEGEND:

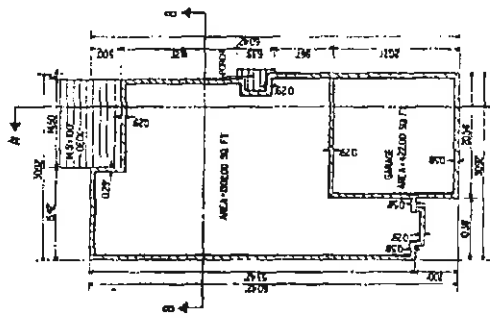
- CENTERLINE OF COMMON WALL
- - - LIMITS OF OWNERSHIP
- ▨ GENERAL COMMON ELEMENT
- ▩ LIMITED COMMON ELEMENT

ALL WALLS ARE AT RIGHT ANGLES UNLESS NOTED OTHERWISE

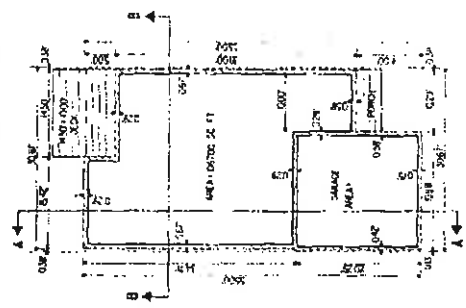


FLOOR PLANS
UNIT TYPES G & H

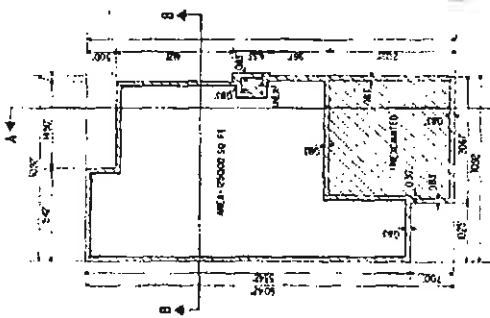
CONSOLIDATION
 6-16-97



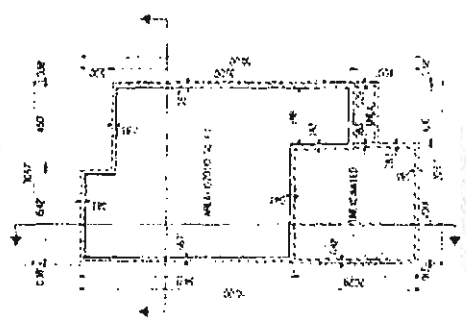
UNIT TYPE H
 FIRST FLOOR PLAN



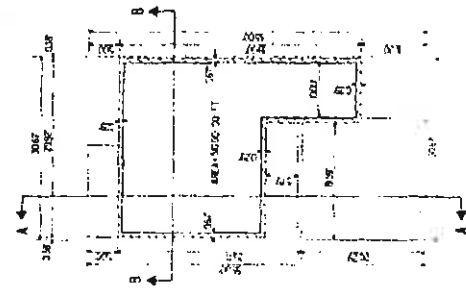
UNIT TYPE G
 FIRST FLOOR PLAN



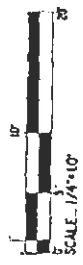
UNIT TYPE H
 FOUNDATION PLAN



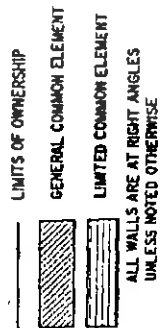
UNIT TYPE G
 FOUNDATION PLAN



UNIT TYPE G
 SECOND FLOOR PLAN



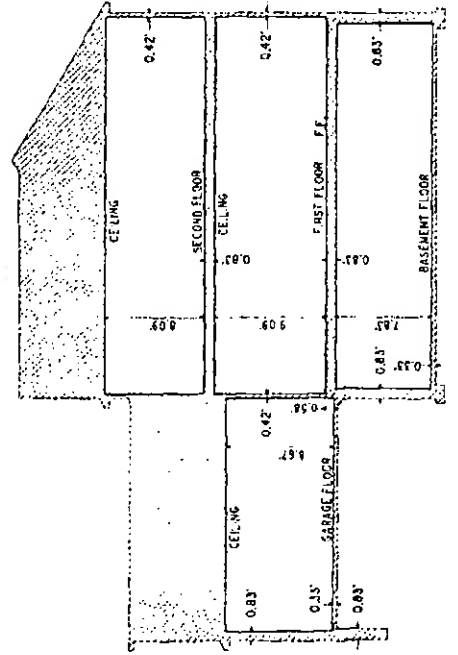
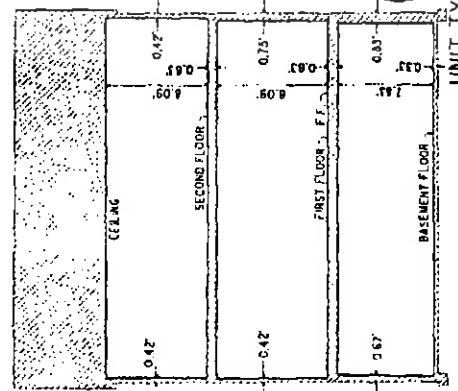
LEGEND:



UNIT 41 - 762.33	U.S.G.S. DATUM	UNIT TYPE A REVERSED	UNIT TYPE A
UNIT 44 - 762.33	U.S.G.S. DATUM	UNIT TYPE A REVERSED	UNIT TYPE A
UNIT 49 - 759.83	U.S.G.S. DATUM	UNIT TYPE A	UNIT TYPE A
UNIT 50 - 761.33	U.S.G.S. DATUM	UNIT TYPE A REVERSED	UNIT TYPE A
UNIT 53 - 761.33	U.S.G.S. DATUM	UNIT TYPE A	UNIT TYPE A
UNIT 54 - 756.33	U.S.G.S. DATUM	UNIT TYPE A REVERSED	UNIT TYPE A
UNIT 57 - 758.33	U.S.G.S. DATUM	UNIT TYPE A	UNIT TYPE A
UNIT 60 - 756.83	U.S.G.S. DATUM	UNIT TYPE A REVERSED	UNIT TYPE A
UNIT 63 - 756.83	U.S.G.S. DATUM	UNIT TYPE A	UNIT TYPE A
UNIT 64 - 757.83	U.S.G.S. DATUM	UNIT TYPE A REVERSED	UNIT TYPE A
UNIT 67 - 757.83	U.S.G.S. DATUM	UNIT TYPE A	UNIT TYPE A
UNIT 70 - 794.33	U.S.G.S. DATUM	UNIT TYPE A REVERSED	UNIT TYPE A
UNIT 73 - 794.33	U.S.G.S. DATUM	UNIT TYPE A	UNIT TYPE A
UNIT 74 - 753.33	U.S.G.S. DATUM	UNIT TYPE A REVERSED	UNIT TYPE A
UNIT 77 - 753.33	U.S.G.S. DATUM	UNIT TYPE A	UNIT TYPE A
UNIT 80 - 748.83	U.S.G.S. DATUM	UNIT TYPE A REVERSED	UNIT TYPE A

ALL WALLS ARE AT RIGHT ANGLES.
 ALL UNITS AS SHOWN ARE PROPOSED.

UNIT 1 - 760.83	U.S.G.S. DATUM	UNIT TYPE A REVERSED	UNIT TYPE A
UNIT 4 - 758.83	"	UNIT TYPE A REVERSED	UNIT TYPE A
UNIT 5 - 758.83	"	UNIT TYPE A	UNIT TYPE A
UNIT 7 - 759.83	"	UNIT TYPE A REVERSED	UNIT TYPE A
UNIT 10 - 759.83	"	UNIT TYPE A	UNIT TYPE A
UNIT 11 - 763.83	"	UNIT TYPE A REVERSED	UNIT TYPE A
UNIT 14 - 763.83	"	UNIT TYPE A	UNIT TYPE A
UNIT 15 - 766.83	"	UNIT TYPE A REVERSED	UNIT TYPE A
UNIT 18 - 766.83	"	UNIT TYPE A	UNIT TYPE A
UNIT 21 - 764.83	"	UNIT TYPE A	UNIT TYPE A
UNIT 24 - 766.83	"	UNIT TYPE A	UNIT TYPE A
UNIT 25 - 767.33	"	UNIT TYPE A REVERSED	UNIT TYPE A
UNIT 28 - 767.33	"	UNIT TYPE A	UNIT TYPE A
UNIT 31 - 765.63	"	UNIT TYPE A REVERSED	UNIT TYPE A
UNIT 34 - 765.63	"	UNIT TYPE A	UNIT TYPE A
UNIT 37 - 764.33	"	UNIT TYPE A REVERSED	UNIT TYPE A
UNIT 40 - 764.33	"	UNIT TYPE A	UNIT TYPE A

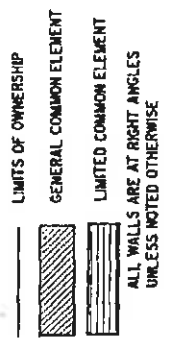


UNIT TYPE A
 CROSS SECTIONS
 SECTION B-B
 CONSOLIDATION
 6-16-97

SECTION A-A



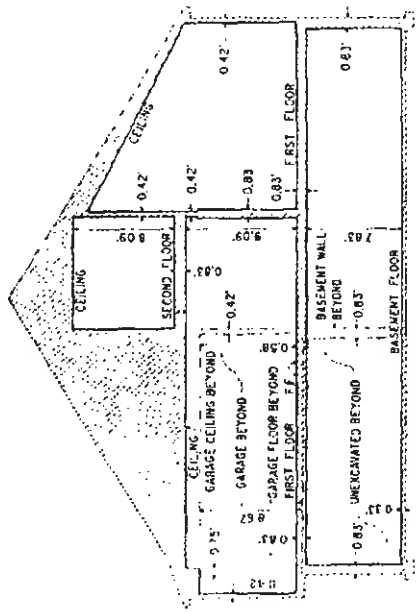
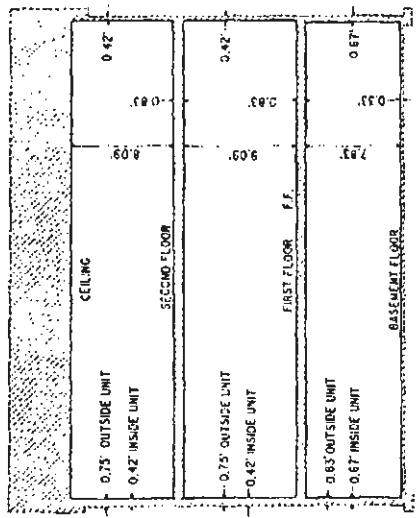
LEGEND:



UNIT	FINISH	U.S.G.S. DATUM	REMARKS
UNIT 45	- F.F. 762.83	U.S.G.S. DATUM	UNIT TYPE B REVERSED
UNIT 46	- F.F. 762.83	U.S.G.S. DATUM	UNIT TYPE B REVERSED
UNIT 47	- F.F. 759.83	U.S.G.S. DATUM	UNIT TYPE B REVERSED
UNIT 48	- F.F. 759.83	U.S.G.S. DATUM	UNIT TYPE B REVERSED
UNIT 49	- F.F. 759.83	U.S.G.S. DATUM	UNIT TYPE B REVERSED
UNIT 50	- F.F. 759.83	U.S.G.S. DATUM	UNIT TYPE B REVERSED
UNIT 51	- F.F. 761.33	U.S.G.S. DATUM	UNIT TYPE B REVERSED
UNIT 52	- F.F. 761.33	U.S.G.S. DATUM	UNIT TYPE B REVERSED
UNIT 53	- F.F. 758.33	U.S.G.S. DATUM	UNIT TYPE B REVERSED
UNIT 54	- F.F. 758.33	U.S.G.S. DATUM	UNIT TYPE B REVERSED
UNIT 55	- F.F. 758.33	U.S.G.S. DATUM	UNIT TYPE B REVERSED
UNIT 56	- F.F. 758.33	U.S.G.S. DATUM	UNIT TYPE B REVERSED
UNIT 57	- F.F. 758.33	U.S.G.S. DATUM	UNIT TYPE B REVERSED
UNIT 58	- F.F. 758.83	U.S.G.S. DATUM	UNIT TYPE B REVERSED
UNIT 59	- F.F. 758.83	U.S.G.S. DATUM	UNIT TYPE B REVERSED
UNIT 60	- F.F. 756.83	U.S.G.S. DATUM	UNIT TYPE B REVERSED
UNIT 61	- F.F. 756.83	U.S.G.S. DATUM	UNIT TYPE B REVERSED
UNIT 62	- F.F. 756.83	U.S.G.S. DATUM	UNIT TYPE B REVERSED
UNIT 63	- F.F. 757.83	U.S.G.S. DATUM	UNIT TYPE B REVERSED
UNIT 64	- F.F. 757.83	U.S.G.S. DATUM	UNIT TYPE B REVERSED
UNIT 65	- F.F. 757.83	U.S.G.S. DATUM	UNIT TYPE B REVERSED
UNIT 66	- F.F. 757.83	U.S.G.S. DATUM	UNIT TYPE B REVERSED
UNIT 67	- F.F. 754.83	U.S.G.S. DATUM	UNIT TYPE B REVERSED
UNIT 68	- F.F. 754.83	U.S.G.S. DATUM	UNIT TYPE B REVERSED
UNIT 69	- F.F. 754.33	U.S.G.S. DATUM	UNIT TYPE B REVERSED
UNIT 70	- F.F. 754.33	U.S.G.S. DATUM	UNIT TYPE B REVERSED
UNIT 71	- F.F. 754.33	U.S.G.S. DATUM	UNIT TYPE B REVERSED
UNIT 72	- F.F. 754.33	U.S.G.S. DATUM	UNIT TYPE B REVERSED
UNIT 73	- F.F. 753.33	U.S.G.S. DATUM	UNIT TYPE B REVERSED
UNIT 74	- F.F. 753.33	U.S.G.S. DATUM	UNIT TYPE B REVERSED
UNIT 75	- F.F. 753.33	U.S.G.S. DATUM	UNIT TYPE B REVERSED
UNIT 76	- F.F. 753.33	U.S.G.S. DATUM	UNIT TYPE B REVERSED
UNIT 77	- F.F. 748.83	U.S.G.S. DATUM	UNIT TYPE B REVERSED
UNIT 78	- F.F. 748.83	U.S.G.S. DATUM	UNIT TYPE B REVERSED
UNIT 79	- F.F. 748.83	U.S.G.S. DATUM	UNIT TYPE B REVERSED
UNIT 80	- F.F. 749.53	U.S.G.S. DATUM	UNIT TYPE B REVERSED
UNIT 81	- F.F. 749.53	U.S.G.S. DATUM	UNIT TYPE B REVERSED
UNIT 82	- F.F. 749.53	U.S.G.S. DATUM	UNIT TYPE B REVERSED

ALL WALLS ARE AT RIGHT ANGLES.
 ALL UNITS AS SHOWN ARE PROPOSED
 ALL UNITS MUST BE BUILT

UNIT	FINISH	U.S.G.S. DATUM	REMARKS
UNIT 2	- F.F. 760.83	U.S.G.S. DATUM	UNIT TYPE B
UNIT 3	- F.F. 760.83	U.S.G.S. DATUM	UNIT TYPE B REVERSED
UNIT 4	- F.F. 760.83	U.S.G.S. DATUM	UNIT TYPE B REVERSED
UNIT 5	- F.F. 758.83	U.S.G.S. DATUM	UNIT TYPE B REVERSED
UNIT 6	- F.F. 759.83	U.S.G.S. DATUM	UNIT TYPE B
UNIT 7	- F.F. 759.83	U.S.G.S. DATUM	UNIT TYPE B REVERSED
UNIT 8	- F.F. 759.83	U.S.G.S. DATUM	UNIT TYPE B REVERSED
UNIT 9	- F.F. 759.83	U.S.G.S. DATUM	UNIT TYPE B REVERSED
UNIT 10	- F.F. 763.83	U.S.G.S. DATUM	UNIT TYPE B
UNIT 11	- F.F. 763.83	U.S.G.S. DATUM	UNIT TYPE B REVERSED
UNIT 12	- F.F. 763.83	U.S.G.S. DATUM	UNIT TYPE B REVERSED
UNIT 13	- F.F. 763.83	U.S.G.S. DATUM	UNIT TYPE B REVERSED
UNIT 14	- F.F. 766.83	U.S.G.S. DATUM	UNIT TYPE B
UNIT 15	- F.F. 766.83	U.S.G.S. DATUM	UNIT TYPE B REVERSED
UNIT 16	- F.F. 766.83	U.S.G.S. DATUM	UNIT TYPE B REVERSED
UNIT 17	- F.F. 766.83	U.S.G.S. DATUM	UNIT TYPE B REVERSED
UNIT 18	- F.F. 764.83	U.S.G.S. DATUM	UNIT TYPE B
UNIT 19	- F.F. 764.83	U.S.G.S. DATUM	UNIT TYPE B REVERSED
UNIT 20	- F.F. 764.83	U.S.G.S. DATUM	UNIT TYPE B REVERSED
UNIT 21	- F.F. 766.83	U.S.G.S. DATUM	UNIT TYPE B
UNIT 22	- F.F. 766.83	U.S.G.S. DATUM	UNIT TYPE B REVERSED
UNIT 23	- F.F. 766.83	U.S.G.S. DATUM	UNIT TYPE B REVERSED
UNIT 24	- F.F. 767.33	U.S.G.S. DATUM	UNIT TYPE B
UNIT 25	- F.F. 767.33	U.S.G.S. DATUM	UNIT TYPE B REVERSED
UNIT 26	- F.F. 767.33	U.S.G.S. DATUM	UNIT TYPE B REVERSED
UNIT 27	- F.F. 767.33	U.S.G.S. DATUM	UNIT TYPE B REVERSED
UNIT 28	- F.F. 766.33	U.S.G.S. DATUM	UNIT TYPE B
UNIT 29	- F.F. 766.33	U.S.G.S. DATUM	UNIT TYPE B REVERSED
UNIT 30	- F.F. 766.33	U.S.G.S. DATUM	UNIT TYPE B REVERSED
UNIT 31	- F.F. 765.63	U.S.G.S. DATUM	UNIT TYPE B
UNIT 32	- F.F. 765.63	U.S.G.S. DATUM	UNIT TYPE B REVERSED
UNIT 33	- F.F. 765.63	U.S.G.S. DATUM	UNIT TYPE B REVERSED
UNIT 34	- F.F. 763.33	U.S.G.S. DATUM	UNIT TYPE B
UNIT 35	- F.F. 763.33	U.S.G.S. DATUM	UNIT TYPE B REVERSED
UNIT 36	- F.F. 763.33	U.S.G.S. DATUM	UNIT TYPE B REVERSED
UNIT 37	- F.F. 764.33	U.S.G.S. DATUM	UNIT TYPE B
UNIT 38	- F.F. 764.33	U.S.G.S. DATUM	UNIT TYPE B REVERSED
UNIT 39	- F.F. 764.33	U.S.G.S. DATUM	UNIT TYPE B REVERSED
UNIT 40	- F.F. 762.33	U.S.G.S. DATUM	UNIT TYPE B
UNIT 41	- F.F. 762.33	U.S.G.S. DATUM	UNIT TYPE B REVERSED
UNIT 42	- F.F. 762.33	U.S.G.S. DATUM	UNIT TYPE B REVERSED



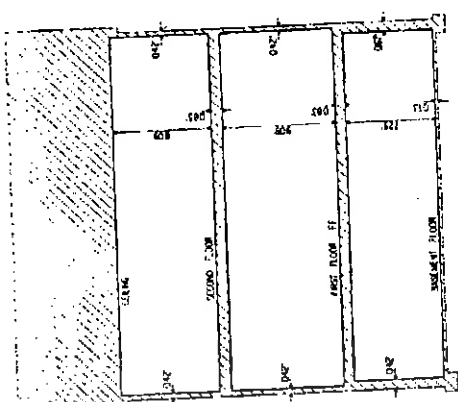
UNIT TYPE B
 CROSS SECTIONS
 SECTION B-BA

SECTION A-AA

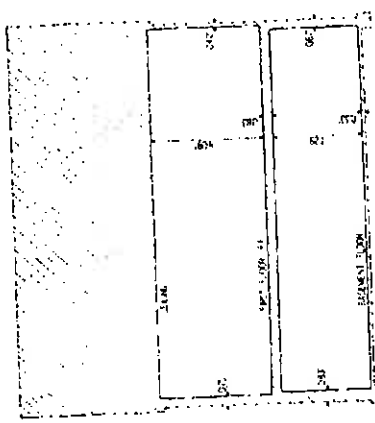
CONSOLIDATION
 6-16-97

LEGEND:
 - - - - - CENTERLINE OF COMMON WALL
 - - - - - LIMITS OF OWNERSHIP
 [Hatched Box] GENERAL COMMON ELEMENT
 [Dotted Box] LIMITED COMMON ELEMENT
 ALL WALLS ARE AT RIGHT ANGLES
 UNLESS NOTED OTHERWISE

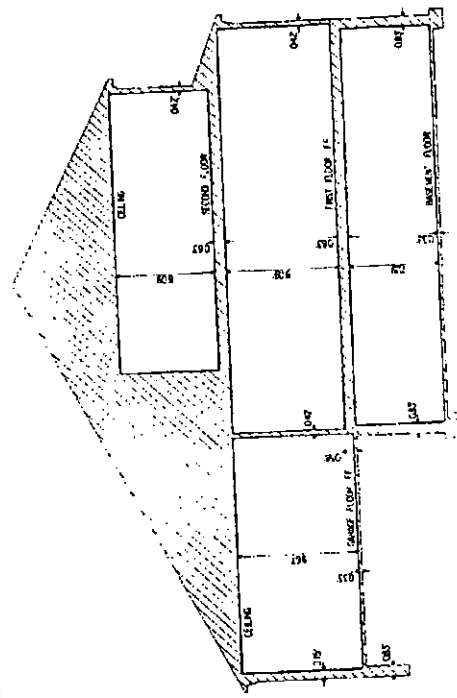
UNIT TYPES: G&H
 CROSS SECTIONS
 CONSOLIDATION
 6-16-97



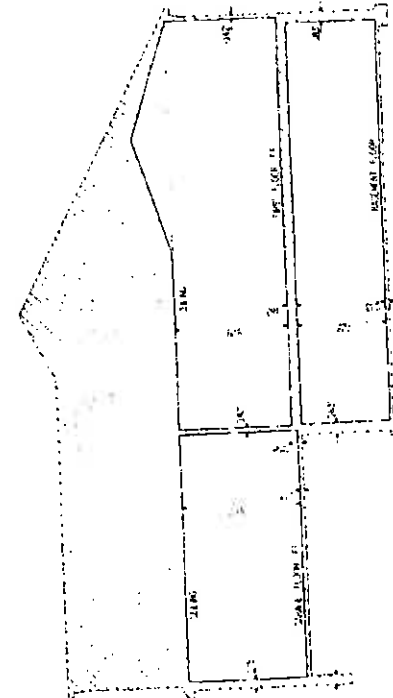
UNIT TYPE G
SECTION B-B



UNIT TYPE H
SECTION B-B



UNIT TYPE G
SECTION A-A



UNIT TYPE H
SECTION A-A

