

**FIRST AMENDMENT TO AMENDED AND CONSOLIDATED MASTER DEED
SUMMERBROOKE CONDOMINIUM ASSOCIATION
CONDOMINIUM SUBDIVISION PLAN NO. 345**

WHEREAS, SUMMERBROOKE CONDOMINIUM ASSOCIATION, a Michigan nonprofit corporation ("Association"), with an address of 6207 Summerbrooke Circle, Fowlerville MI 48836, is the entity responsible for the operation of SUMMERBROOKE CONDOMINIUM, a residential condominium development located in Handy Township, Michigan, as established pursuant to the Master Deed thereof, recorded on September 12, 2005, Livingston County Records, and designated as Livingston County Condominium Subdivision Plan No. 345 ("Condominium Project"); as amended by the Amended and Consolidated Master Deed and Bylaws, recorded on October 24, 2016, Document number 2016R-032581, in the Register of Deeds for Livingston County; and

WHEREAS the Association, through its Board of Directors, passed a resolution to amend the Condominium Documents as delineated herein and to update the Condominium Documents; and

WHEREAS pursuant to Article IX of the Master Deed and Article XVIII of Exhibit A to the Master Deed, entitled, Bylaws of Summerbrooke Condominium, two-thirds of all Co-owners in number and value consented to said Amendments to the Condominium Documents;

NOW THEREFORE Exhibit A to the Amended and Consolidated Master Deed for Summerbrooke Condominium is hereby amended as follows:

1. Exhibit A to the Master Deed, entitled, "Summerbrooke Condominium Bylaws," Article II, Use Restrictions, Section 11, Fences and Walls, and the recorded amendment shall read, in its entirety, as follows:

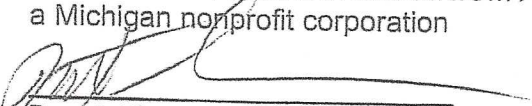
11. Fences and Walls. Fences may only be installed within a Unit if permitted by Handy Township and approved by the Board of Directors. Any co-owner intending to construct any fence, in addition to Township submissions, must comply with the following:

- A. Submit to the Board of Directors a detailed description and proposed layout showing size, location, materials, shape, landscaping, fencing, screening, and type of construction, together with a staked survey and plot plan. The Board of Directors may attach any conditions or grant location exceptions based on corner lots, side entrances and rear face of house difference with the neighboring unit it deems appropriate.
- B. In no instance, other than a dog kennel 200 square foot or less, shall fences be chain link or wood. Fences must be see-through and decorative, provided that solid or sound abatement fencing may only be allowed along property lines abutting Owosso Road or abutting property not within the Condominium project.
- C. Fences must be no more than five (5) feet tall measured from the ground to the highest point of the fence section.
- D. Fences cannot be installed forward of the rear face of the house.
- E. Any approved fence must be maintained by the Co-owner in a safe and clean condition and must also be maintained in appearance consistent with the standards of the Condominium.
- F. Approved fences must have gate access readily accessible by the Association. Fences shall be able to be readily removed or otherwise deconstructed if access to the Unit's well or the well of the neighboring Co-owner's Unit is deemed necessary by the Board of Directors in its sole discretion.

2. Except as expressly amended herein, all other terms and provisions of the Master Deed and Bylaws of Summerbrooke Condominium, as previously amended, and all of the terms, conditions and definitions set forth therein, shall in full force and effect.

IN WITNESS WHEREOF, the undersigned parties have executed this First Amendment to the Consolidated and Amended Master Deed as of the day and year first above written.

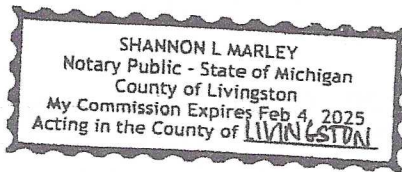
SUMMERBROOKE CONDOMINIUM ASSOCIATION
 a Michigan nonprofit corporation


 By: Matthew Svoboda
 Its: President

STATE OF MICHIGAN)
)ss
 COUNTY OF LIVINGSTON)

Subscribed and sworn to before me by Matthew Svoboda, President of Summerbrooke

Condominium Association, Inc., a Michigan nonprofit corporation, for and on behalf of said corporation, on this 10 day of FEBRUARY 2023.



[Handwritten Signature]

LIVINGSTON, Notary Public
County, Michigan
Acting in LIVINGSTON County
My Commission Expires: 2-4-2025

Drafted by and when recorded return to:

Kimberly J. Bowlin Hamman, Esq.
Law Offices of Kimberly J. Bowlin, PLLC
5058 S Old US Hgwy 23
Brighton, MI 48114