



Mark Fairchild, Muskegon Co ROD D11

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Second Amendment To The Master Deed Of Fenner Glen, A Site Condominium

Fenner Glen, Inc., a Michigan corporation ("Developer"), is the Developer of **Fenner Glen, A Site Condominium** ("Condominium"), a residential site condominium project established pursuant to the Master Deed dated October 28, 1997, and recorded in Muskegon County Records on January 9, 1998, at Liber 2056, Pages 353 through 393, inclusive, as Muskegon County Condominium Subdivision Plan No. 57, and re-recorded in Muskegon County Records on January 18, 2000, at Liber 3006, Pages 525 through 573, inclusive, as amended by a First Amendment to the Master Deed of Fenner Glen, A Site Condominium, dated September 12, 2003, and recorded on September 17, 2003 in Liber 3566, Page 770 (the "Master Deed").

Background

The Developer has increased the number of units with the Condominium from 68 units to 72 units, constructed a private road to the new units and created additional general common area. It is necessary to amend the Master Deed to reflect the new units, road and general common area.

Therefore, pursuant to the authority reserved in Article XI of the Master Deed, the Developer amends the Master Deed as follows:

1. **Amendment to Master Deed.** Muskegon County Condominium Subdivision Plan 57 (Exhibit B of the Master Deed) is deleted in its entirety and replaced with the Replat Number 1 to Muskegon County Condominium Subdivision Plan 57 attached as **Exhibit 1** which will be the new Exhibit B to the Master Deed. New Exhibit B includes the four new units constructed within the condominium, the private road and additional general common area. The new general common area includes an easement to the County of Muskegon for the extension of a water main.
2. **No Material Change.** This amendment to the Master Deed does not materially alter or change the rights of a member or mortgagee.
3. **Affidavit of Mailing.** An affidavit of mailing of notices to co-owners is attached as **Exhibit 2**.
4. **Full Force and Effect.** In all other respects, the provisions of the Master Deed are ratified and confirmed.

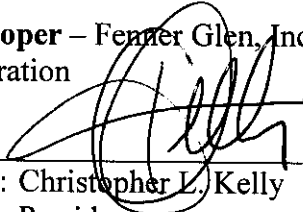
Muskegon, Mich: July 28 2004

"I hereby certify that there are no tax liens or titles held by the state or any individual against the within description, and all taxes on same are paid for five years previous to the date of this instrument, as appears by the records in my office."

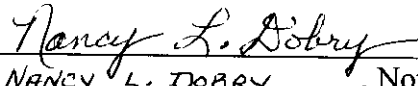
No. 130497 Jan A. Ken Co. Treas.
JK

This Amendment was executed on this 26th day of July, 2004.

Developer – Fenner Glen, Inc., a Michigan corporation

By: 
Name: Christopher L. Kelly
Title: President

This instrument was acknowledged before me in the County of Muskegon, State of Michigan, this 26th day of July, 2004, by **Christopher L. Kelly, President of Fenner Glen, Inc., a Michigan corporation.**


NANCY L. DOBRY, Notary Public
Muskegon County, Michigan
Acting in Muskegon County
My Comm. Expires: 12-11-06

Prepared by and when
recorded return to:
Christopher L. Kelly
Parmenter O'Toole

Business Address
P.O. Box 786
Muskegon, MI 49443-0786



Exhibit 1 to Second Amendment to Master Deed

**Exhibit "D" to Master Deed
Condominium Subdivision Plan with Additional Information**

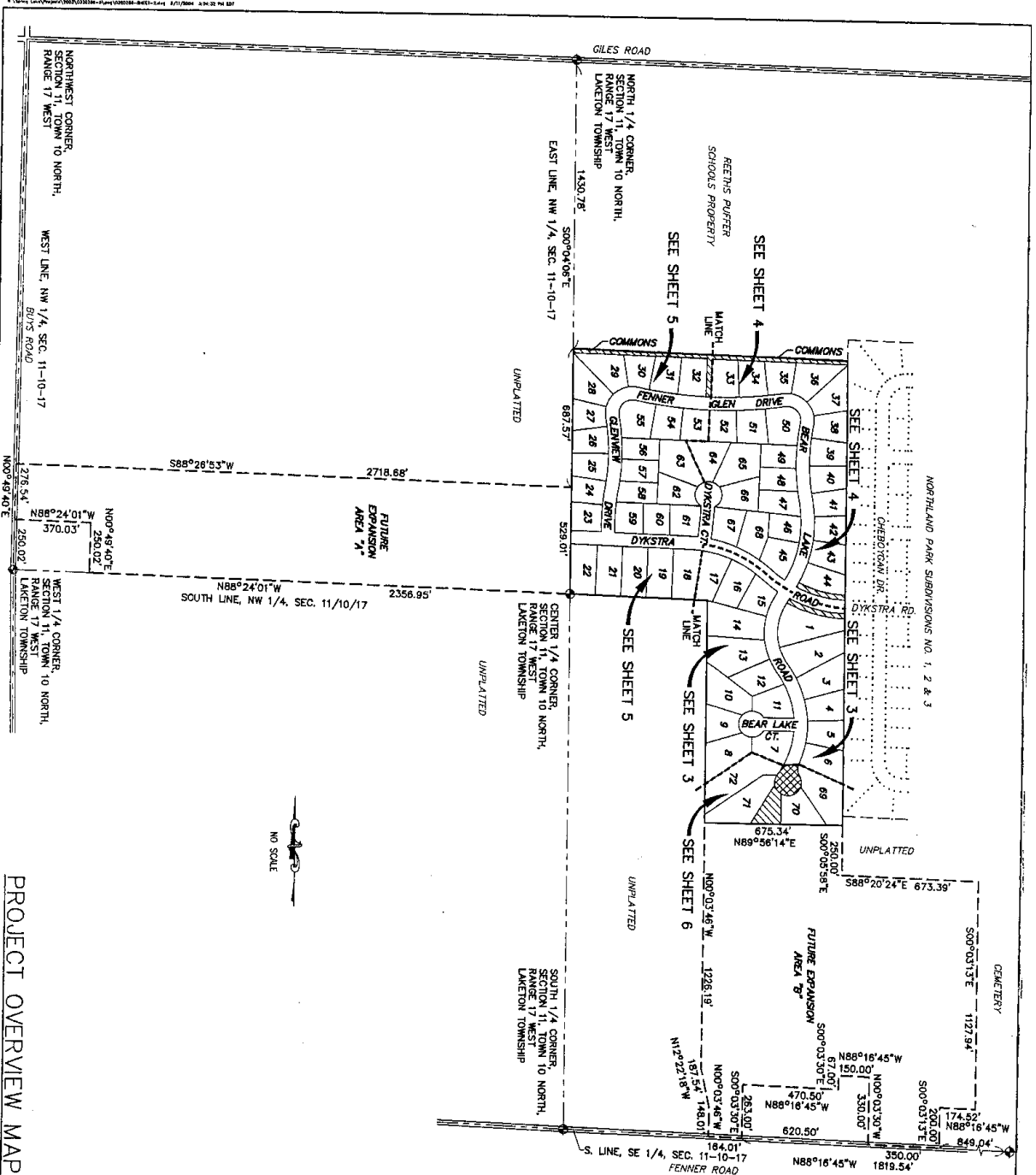


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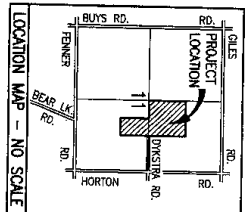
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PROJECT OVERVIEW MAP



- NOTES:
1. THE FOLLOWING UNITS AND THE ROADS AND UTILITIES SERVING THEM ARE "AS-BUILT" UNITS 1 THRU 66.
 2. ALL ROADS AND THE AREA WITHIN THE ROAD RIGHT OF WAY HAVE BEEN DEDICATED TO THE PUBLIC EXCEPT AS SHOWN ON SHEET 6 OF 6.
 3. THE "COMMONS" AREAS AS SHOWN ON ELEMENTS.
 4. THIS PROJECT DOES NOT FALL WITHIN A DESIGNATED FLOODPLAIN.
 5. THIS PROJECT IS EXPANDABLE AND MAY INCLUDE "FUTURE EXPANSION" AREAS NOT SHOWN ON THIS PLAN. ANY "FUTURE EXPANSION" AREA SHALL ALSO BE CONSIDERED TO BE CONVERTIBLE AND RETRIEVABLE FROM THE PROJECT.
 6. THE FOLLOWING UNITS AND THE ROADS AND UTILITIES SERVING THEM "MUST BE BUILT": UNITS 69 THRU 72.



WALTER A. BRADY, P.E. #4634 DATE 5-11-04
DRIESEN & ASSOCIATES, INC.
710 LIBERTY STREET
SPRING LAKE, MI 49455

REPORT NO. 1 DATED 05/11/2004
AS-BUILT DATED: 9/24/98

NO. SCALE	NO. SHEETS
1 OF 6	2

FENNER GLEN
A SITE CONDOMINIUM DEVELOPMENT
SECTION 11, T10N, R17W, LAKERON TWP, MUSKEGON CO.
PREPARED FOR FENNER GLEN, INC.
175 WEST APPLE AVE. MUSKEGON, MI 49443-0786
PROJECT OVERVIEW MAP

DRIESEN & ASSOCIATES, INC.
Engineering
Surveying
Testing

12000 N. 11th St., Spring Lake, MI 49455
P: 616-292-0200 F: 616-292-0800

SURVEYOR'S CERTIFICATE:

I, MATTHEW A. TRAVLER, PROFESSIONAL LAND SURVEYOR OF THE STATE OF MICHIGAN HEREBY CERTIFY:

THAT THE SUBDIVISION PLAN KNOWN AS FENNER GLEN, MUSKEGON COUNTY, MICHIGAN, SUBDIVISION PLAN #57, AS SHOWN ON THE ACCOMPANYING DRAWINGS, PRESENTS A SURVEY ON THE GROUND MADE UNDER MY DIRECTION.

AND THAT THERE ARE NO EXISTING ENCROACHMENTS UPON THE LANDS THAT THE REQUIRED MONUMENTS AND IRON MARKERS HAVE BEEN LOCATED IN THE GROUND AS REQUIRED BY RULES PROMULGATED UNDER SECTION 142 OF ACT NO. 59 OF THE PUBLIC ACTS OF 1978.

THAT THE ACCURACY OF THIS SURVEY IS WITHIN THE LIMITS REQUIRED BY THE RULES PROMULGATED UNDER SECTION 142 OF ACT NO. 59 OF THE PUBLIC ACTS OF 1978.

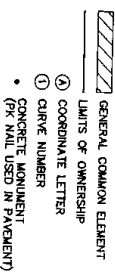
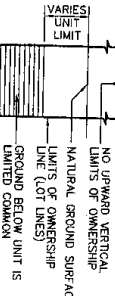
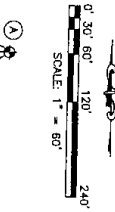
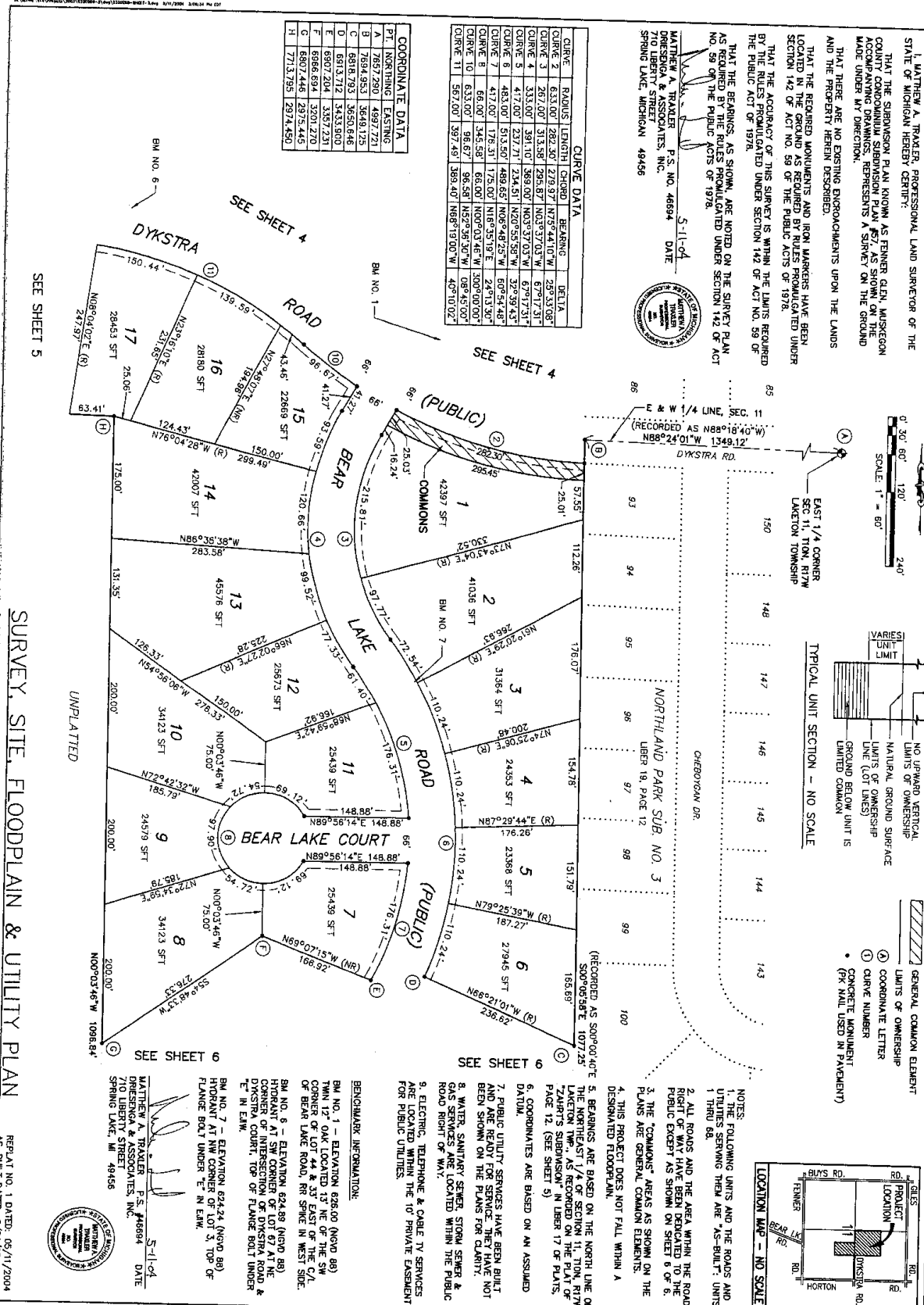
THAT THE BEARINGS AS SHOWN ARE BASED ON THE SURVEY PLAN AS REQUIRED BY THE RULES PROMULGATED UNDER SECTION 142 OF ACT NO. 59 OF THE PUBLIC ACTS OF 1978.

MATTHEW A. TRAVLER P.S. NO. 46694 DATE: 5-11-04
DRIESENGA & ASSOCIATES, INC. SPRING LAKE, MICHIGAN 49456



CURVE	RADIUS	LENGTH	CHORD	BEARING	DELTA
CURVE 1	631.00'	282.50'	278.97'	N73°44'10"W	29°33'08"
CURVE 2	261.00'	311.58'	283.67'	N03°37'03"W	67°17'31"
CURVE 3	331.00'	227.37'	269.00'	N03°37'03"W	67°17'31"
CURVE 4	417.00'	176.31'	162.51'	N02°55'58"W	37°59'43"
CURVE 5	483.00'	103.53'	100.48'	N02°55'58"W	37°59'43"
CURVE 6	417.00'	176.31'	162.51'	N02°55'58"W	37°59'43"
CURVE 7	66.00'	145.57'	98.57'	N02°55'58"W	37°59'43"
CURVE 8	633.00'	96.67'	96.57'	N02°55'58"W	37°59'43"
CURVE 9	567.00'	397.25'	389.40'	N02°55'58"W	37°59'43"
CURVE 10	567.00'	397.25'	389.40'	N02°55'58"W	37°59'43"
CURVE 11	567.00'	397.25'	389.40'	N02°55'58"W	37°59'43"

PT.	NORTHING	EASTING
A	7857.2901	4991.7211
B	7854.9531	3648.1725
C	6813.7933	3950.6746
D	6813.7172	3433.9100
E	6807.2004	3357.7231
F	6866.6324	3357.2270
G	6867.4468	2875.4445
H	7713.7931	2874.4590



NOTES:

1. THE FOLLOWING LIMITS AND THE ROADS AND UTILITIES SERVING THEM ARE "AS-BUILT" UNITS 1 THRU 68.
2. ALL ROADS AND THE AREA WITHIN THE ROAD RIGHT OF WAY HAVE BEEN RECORDED IN THE PUBLIC RECORDS AS SHOWN ON SHEET 9 OF 8.
3. THE "COMMONS" AREAS AS SHOWN ON THE PLANS ARE GENERAL COMMON ELEMENTS.
4. THIS PROJECT DOES NOT FALL WITHIN A DESIGNATED FLOODPLAIN.
5. BEARINGS ARE BASED ON THE NORTH LINE OF THE NORTHEAST 1/4 OF SECTION 16, T17N, R17W, ZWISB'S SUBDIVISION IN LIBER 17 OF PLATS, PAGE 12 (SEE SHEET 5)
6. COORDINATES ARE BASED ON AN ASSUMED DATUM.
7. PUBLIC UTILITY SERVICES HAVE BEEN BUILT AND RECORDED FOR SERVICE. THEY HAVE NOT BEEN SHOWN ON THE PLANS FOR CLARITY.
8. WATER, SANITARY, SEWER, STORM SEWER, AND GAS SERVICES ARE LOCATED WITHIN THE PUBLIC ROAD RIGHT OF WAY.
9. ELECTRIC, TELEPHONE & CABLE TV SERVICES ARE LOCATED WITHIN THE 10' PRIVATE EASEMENT FOR PUBLIC UTILITIES.

BENCHMARK INFORMATION:

BM NO. 1 - ELEVATION 626.00 (NGVD 88)
 BM NO. 2 - ELEVATION 626.00 (NGVD 88)
 BM NO. 3 - ELEVATION 626.00 (NGVD 88)
 BM NO. 4 - ELEVATION 626.00 (NGVD 88)
 BM NO. 5 - ELEVATION 624.89 (NGVD 88)
 BM NO. 6 - ELEVATION 624.89 (NGVD 88)
 BM NO. 7 - ELEVATION 624.24 (NGVD 88)
 BM NO. 8 - ELEVATION 624.24 (NGVD 88)
 BM NO. 9 - ELEVATION 624.24 (NGVD 88)
 BM NO. 10 - ELEVATION 624.24 (NGVD 88)
 BM NO. 11 - ELEVATION 624.24 (NGVD 88)
 BM NO. 12 - ELEVATION 624.24 (NGVD 88)
 BM NO. 13 - ELEVATION 624.24 (NGVD 88)
 BM NO. 14 - ELEVATION 624.24 (NGVD 88)
 BM NO. 15 - ELEVATION 624.24 (NGVD 88)
 BM NO. 16 - ELEVATION 624.24 (NGVD 88)
 BM NO. 17 - ELEVATION 624.24 (NGVD 88)

REPLAT NO. 1 DATED: 05/11/2004
AS-BUILT DATED: 9/24/99

MATTHEW A. TRAVLER P.S. NO. 46694 DATE: 5-11-04
 DRIESENGA & ASSOCIATES, INC. 710 LIBERTY STREET SPRING LAKE, MI 49456

Exhibit 2
Affidavit Of Mailing

Affidavit Of Mailing Second Amendment
To Master Deed Of Fenner Glen, A Site Condominium

STATE OF MICHIGAN)
) ss.
COUNTY OF MUSKEGON)

I, **Nancy L. Dobry**, certify that I have sent a copy of the Second Amendment to the Master Deed of Fenner Glen, A Site Condominium to all co-owners of record as of July 26th, 2004.

Date: July 26th, 2004

Nancy L. Dobry
Nancy L. Dobry

The foregoing instrument was signed and acknowledged before me in the County of Muskegon, State of Michigan, this 26th day of July, 2004, by **Nancy L. Dobry**.

Janet F. McCollum
Janet F. McCollum, Notary Public
Muskegon County, Michigan
Acting in Muskegon County
My Commission Expires: 09/06/2007



Mark Fairchild, Muskegon Co ROD D11

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