



MARK F. FAIRCHILD
REGISTER OF DEEDS
Muskegon County Michigan
5694844 D11

Liber: 4229 Page: 151
Page: 1 of 7
08/05/2020 11:48:20 AM

Fourth Amendment To Master Deed of Fenner Glen, A Site Condominium

Fenner Glen Property Management, Inc., a Michigan non-profit corporation ("Association") is the association that manages **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 19, 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 and further amended by a Second Amendment to the Master Deed of Fenner Glen, A Site Condominium, dated July 26, 2004 and recorded on July 28, 2004 in Liber 3613, Page 77, and further amended by a Third Amendment to the Master Deed of Fenner Glen, A Site Condominium, dated April 1, 2009 and recorded on May 14, 2009 in Liber 3813, Page 161 (the "Master Deed"). Pursuant to the authority reserved in Article XI of the Master Deed, the Developer amends the Master Deed as follows:

1. **Amendment to Exhibit A of Master Deed.** Effective June 30, 2020, Exhibit A, Condominium Bylaws, is amended as follows:

Article VII, Section 1, paragraph (b) (vi) (5) is amended to eliminate the phrase "storage buildings are limited to a maximum of ten (10) feet in width and twelve (12) feet in length" and replaced with "storage buildings are limited to two hundred (200) square feet."

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 1**.

4. **Full Force and Effect.** In all other respects, the provisions of the Master Deed are ratified and confirmed.

5. **Condominium Plan.** The Condominium Plan is attached as **Exhibit 2**.

This Amendment was executed on this 30 day of June 2020.

Association – Fenner Glen Property Management, Inc., a Michigan non-profit corporation

By: Meghan Haver
Name: Meghan Haver
Title: President
Date: 6-30, 2020

This instrument was acknowledged before me this 30th day of June 2020, by **Meghan Haver, President of Fenner Glen Property Management, Inc.**, a Michigan non-profit corporation.

VERONICA S. WEST
NOTARY PUBLIC, MUSKEGON COUNTY, MI
MY COMMISSION EXPIRES 7-25-2025

Veronica West
Veronica West, Notary Public
Muskegon County, Michigan
My Comm. Expires: 7-25-2025

Prepared by and when
recorded return to:
Christopher L. Kelly
Parmenter Law

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

**Exhibit 1
Affidavit of Mailing**

Affidavit of Mailing Fourth Amendment
To Master Deed of Fenner Glen, A Site Condominium

STATE OF MICHIGAN)
) ss.
COUNTY OF MUSKEGON)

I, Meghan Haver certify that I have sent a copy of the Fourth Amendment to the Master Deed of Fenner Glen, A Site Condominium to all co-owners of record as of 6. 30, 2020.

Date: 6. 30, 2020

Meghan Haver

The foregoing instrument was signed and acknowledged before me this 30th day of June, 2020, by Meghan Haver

Veronica West
Veronica West, Notary Public
Muskegon County, Michigan
My Comm. Expires: 7-25-2025

VERONICA S. WEST
NOTARY PUBLIC, MUSKEGON COUNTY, MI
MY COMMISSION EXPIRES 7-25-2025

**Exhibit 2
Condominium Plan**

[See attached]

REPLAT NUMBER 2 TO
 MUSKEGON COUNTY CONDOMINIUM SUBDIVISION PLAN NO. 57
 EXHIBIT "B" TO THE MASTER DEED OF:

FENNER GLEN

A SITE CONDOMINIUM DEVELOPMENT
 LAKETON TOWNSHIP, MUSKEGON COUNTY, MICHIGAN

DEVELOPER:
 FENNER GLEN, INC.
 C/O PARMENTER O'TOOLE
 601 TERRACE STREET
 MUSKEGON, MICHIGAN 49440

ENGINEER & SURVEYOR:
 DRIESENGA & ASSOCIATES, INC.
 455 E. EIGHTH STREET
 HOLLAND, MICHIGAN 49423

DESCRIPTION OF FENNER GLEN

THAT PART OF SECTION 11, TOWN 10 NORTH, RANGE 17 WEST, LAKETON TOWNSHIP, MUSKEGON COUNTY, MICHIGAN, DESCRIBED AS COMMENCING AT THE NORTH 1/4 CORNER OF SAID SECTION 11; THENCE SOUTH 04 DEGREES 04 MINUTES 06 SECONDS EAST, ALONG THE NORTH AND SOUTH LINES OF THIS DESCRIPTION, THENCE SOUTH 88 DEGREES 04 MINUTES 55 SECONDS EAST, (RECORDED AS SOUTH 00 DEGREES 00 MINUTES 53 SECONDS WEST), ALONG THE WEST LINE OF NORTHLAND PARK SUBDIVISION NO. 1, AS RECORDED IN LIBER 16 OF PLATS, PAGE 31 AND NORTHLAND PARK SUBDIVISION NO. 2, AS RECORDED IN LIBER 18 OF PLATS, PAGE 17, 675.00 FEET; THENCE NORTH 88 DEGREES 04 MINUTES 05 SECONDS WEST, 1720.00 FEET; THENCE NORTH 88 DEGREES 04 MINUTES 01 SECONDS WEST, 1349.12 FEET FROM THE EAST 1/4 CORNER OF SAID SECTION 11; THENCE SOUTH 00 DEGREES 05 MINUTES 58 SECONDS EAST, (RECORDED AS SOUTH 00 DEGREES 00 MINUTES 40 SECONDS EAST), ALONG THE WEST LINE OF NORTHLAND PARK SUBDIVISION NO. 3, AS RECORDED IN LIBER 19 OF PLATS, PAGE 18, 208.95 FEET; THENCE NORTH 88 DEGREES 03 MINUTES 48 SECONDS WEST, 675.00 FEET; THENCE NORTH 88 DEGREES 03 MINUTES 48 SECONDS WEST, 1096.84 FEET TO A POINT ON THE EAST AND WEST 1/4 LINE OF SAID SECTION 11; THENCE NORTH 88 DEGREES 24 MINUTES 01 SECONDS WEST, ALONG SAID EAST AND WEST 1/4 LINE, 874.69 FEET TO THE CENTER 1/4 CORNER OF SAID SECTION 11; THENCE NORTH 00 DEGREES 04 MINUTES 08 SECONDS WEST, ALONG THE NORTH AND SOUTH 1/4 LINE OF SAID SECTION 11, 1216.58 FEET TO THE POINT OF BEGINNING, CONTAINING 54.38 ACRES.

TOGETHER WITH AND SUBJECT TO EASEMENTS OF RECORD.

DESCRIPTION OF FUTURE EXPANSION AREA "A"

THAT PART OF SECTION 11, TOWN 10 NORTH, RANGE 17 WEST, LAKETON TOWNSHIP, MUSKEGON COUNTY, MICHIGAN, DESCRIBED AS COMMENCING AT THE NORTH 1/4 CORNER OF SAID SECTION 11; THENCE NORTH 00 DEGREES 49 MINUTES 40 SECONDS EAST, ALONG THE WEST LINE OF SECTION 11, 250.02 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING NORTH 00 DEGREES 48 MINUTES 40 SECONDS EAST, ALONG SAID WEST LINE, 276.54 FEET; THENCE SOUTH 88 DEGREES 26 MINUTES 53 SECONDS EAST, 2716.68 FEET TO A POINT ON THE NORTH AND SOUTH 1/4 LINE OF SAID SECTION 11; THENCE SOUTH 00 DEGREES 50 MINUTES 01 SECONDS WEST, 1216.58 FEET TO THE CENTER 1/4 CORNER OF SECTION 11; THENCE NORTH 88 DEGREES 24 MINUTES 01 SECONDS WEST, ALONG THE EAST AND WEST 1/4 LINE OF SECTION 11, 2356.95 FEET; THENCE NORTH 00 DEGREES 49 MINUTES 04 SECONDS EAST, 250.02 FEET; THENCE NORTH 88 DEGREES 24 MINUTES 01 SECONDS WEST, 370.03 FEET TO THE POINT OF BEGINNING, CONTAINING 30.86 ACRES.

TOGETHER WITH AND SUBJECT TO EASEMENTS OF RECORD.

DESCRIPTION OF FUTURE EXPANSION AREA "B"

THAT PART OF SECTION 11, TOWN 10 NORTH, RANGE 17 WEST, LAKETON TOWNSHIP, MUSKEGON COUNTY, MICHIGAN, DESCRIBED AS COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 11; THENCE NORTH 88 DEGREES 16 MINUTES 45 SECONDS WEST, ALONG THE SOUTH LINE OF SAID SECTION 11, 849.04 FEET TO THE POINT OF BEGINNING OF THIS DESCRIPTION; THENCE CONTINUING NORTH 88 DEGREES 16 MINUTES 45 SECONDS WEST, ALONG SAID SOUTH LINE, 350.00 FEET; THENCE NORTH 88 DEGREES 03 MINUTES 30 SECONDS WEST, 350.00 FEET; THENCE NORTH 88 DEGREES 03 MINUTES 45 SECONDS EAST, 67.00 FEET; THENCE NORTH 88 DEGREES 16 MINUTES 45 SECONDS EAST, 470.50 FEET; THENCE SOUTH 00 DEGREES 03 MINUTES 30 SECONDS EAST, 263.00 FEET TO A POINT ON THE SOUTH LINE OF SAID SECTION 11 WHICH IS NORTH 88 DEGREES 16 MINUTES 45 SECONDS WEST, 1819.54 FEET FROM THE SOUTHEAST CORNER OF SAID SECTION 11; THENCE SOUTH 00 DEGREES 03 MINUTES 48 SECONDS WEST, 468.00 FEET; THENCE NORTH 00 DEGREES 03 MINUTES 46 SECONDS WEST, 149.01 FEET; THENCE NORTH 00 DEGREES 22 MINUTES 46 SECONDS WEST, 167.54 FEET; THENCE NORTH 00 DEGREES 03 MINUTES 46 SECONDS WEST, 1226.19 FEET TO SUBDIVISION PLAT NO. 57; THENCE NORTH 89 DEGREES 56 MINUTES 14 SECONDS EAST, ALONG THE WEST LINE OF SECTION 11, 1616.47 FEET TO THE SOUTHWESTERLY CORNER OF LOT 71 OF FENNER GLEN, MUSKEGON COUNTY PARK SUBDIVISION NO. 3, AS RECORDED IN LIBER 19, PAGES 11 & 12 OF MUSKEGON COUNTY RECORDS; THENCE SOUTH 00 DEGREES 05 MINUTES 58 SECONDS EAST, (RECORDED AS SOUTH 00 DEGREES 00 MINUTES 40 SECONDS EAST), ALONG SAID WEST LINE EXTENDED, 250.00 FEET; THENCE SOUTH 88 DEGREES 20 MINUTES 24 SECONDS EAST, 675.39 FEET; THENCE SOUTH 88 DEGREES 03 MINUTES 45 SECONDS WEST, 174.52 FEET; THENCE SOUTH 00 DEGREES 03 MINUTES 13 SECONDS EAST, 200.00 FEET TO THE POINT OF BEGINNING OF THIS DESCRIPTION, CONTAINING 39.81 ACRES.

TOGETHER WITH AND SUBJECT TO EASEMENTS OF RECORD.

SHEET INDEX

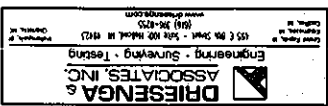
1. COVER SHEET
2. PROJECT OVERVIEW MAP
3. SURVEY, SITE, FLOODPLAIN & UTILITY PLAN (UNITS 1 THRU 17)
4. SURVEY, SITE, FLOODPLAIN & UTILITY PLAN (UNITS 33 THRU 52 & 64 THRU 68)
5. SURVEY, SITE, FLOODPLAIN & UTILITY PLAN (UNITS 18 THRU 32 & 53 THRU 63)
6. SURVEY, SITE, FLOODPLAIN & UTILITY PLAN (UNITS 69 THRU 72)

NOTE: REVISED BELOW BY DATE. ALL REVISIONS OR SUPPLEMENTAL SHEETS WHICH ARE REVISED OR ARE NEW SHEETS ARE LISTED. THESE SHEETS WITH THIS SUBMISSION ARE TO REPLACE OR BE SUPPLEMENTAL SHEETS TO SHEETS PREVIOUSLY SUBMITTED.

09/24/1998 - ALL SHEETS SUBMITTED FOR AS-BUILTS.
 05/17/2004 - ALL SHEETS REVISED AND SUBMITTED.
 06/01/2009 - SHEETS 1, 2 & 6 REVISED AND SUBMITTED.



MATTHEW A. TRAULER, P.S. #49423 DATE: 5-4-09
 DRIESENGA & ASSOCIATES, INC.
 455 E. EIGHTH STREET
 HOLLAND, MI 49423

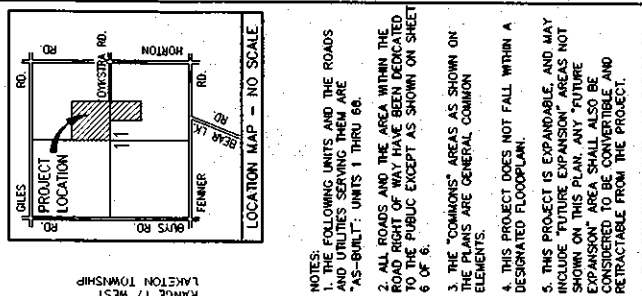


REVISIONS

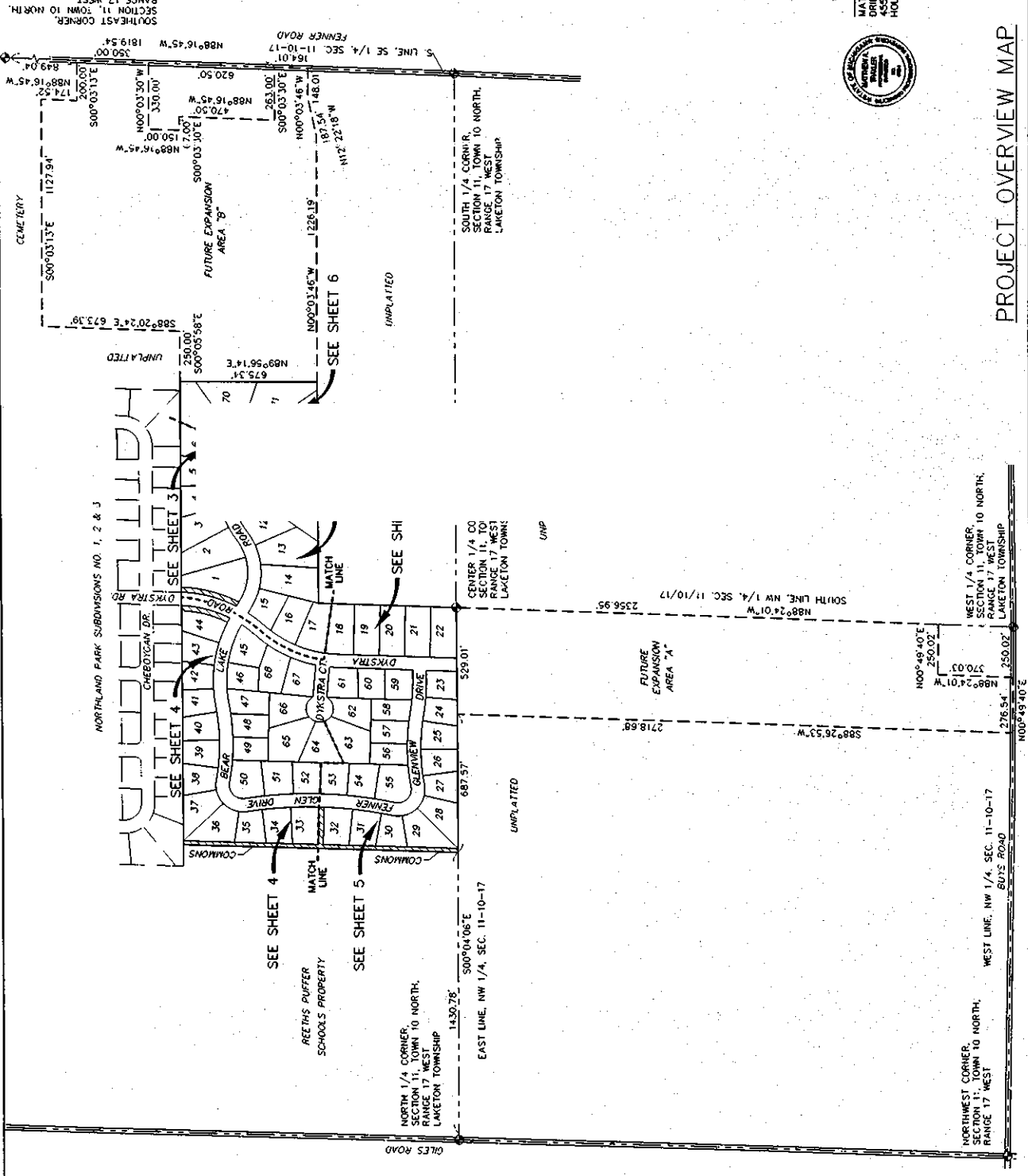
COVER SHEET
 PENNER GLEN - A SITE CONDOMINIUM
 SEC. 11, TOWN, R17W LAKETON TWP, MUSKEGON CO.
 CONN. JAYNA DE SOUTE A
 MUSKEGON, MICHIGAN 49441

Project No.	MA-114-09
Sheet No.	1 of 6
Scale	AS SHOWN
Date	05-04-09
Client	FENNER GLEN
DRAWN BY	
CHECKED BY	

REPLAT NO. 2 DATED: 05/04/09
 REPLAT NO. 1 DATED: 05/11/2004
 AS-BUILT DATED: 9/24/98



- 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 THESE MAPS ARE GENERAL COMMON 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 MAP. ANY FUTURE "EXPANSION" AREA SHALL ALSO BE CONSIDERED TO BE CONVERTIBLE AND RETRACTABLE FROM THE PROJECT.
 6. THE FOLLOWING UNITS AND THE ROADS AND UTILITIES SERVING THEM "MUST BE BUILT": UNITS 68 THRU 72.

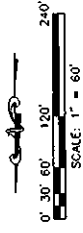
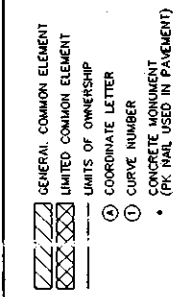
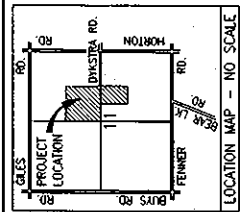


DATE: 5-4-09
 DATE: []
 DATE: []
 DATE: []

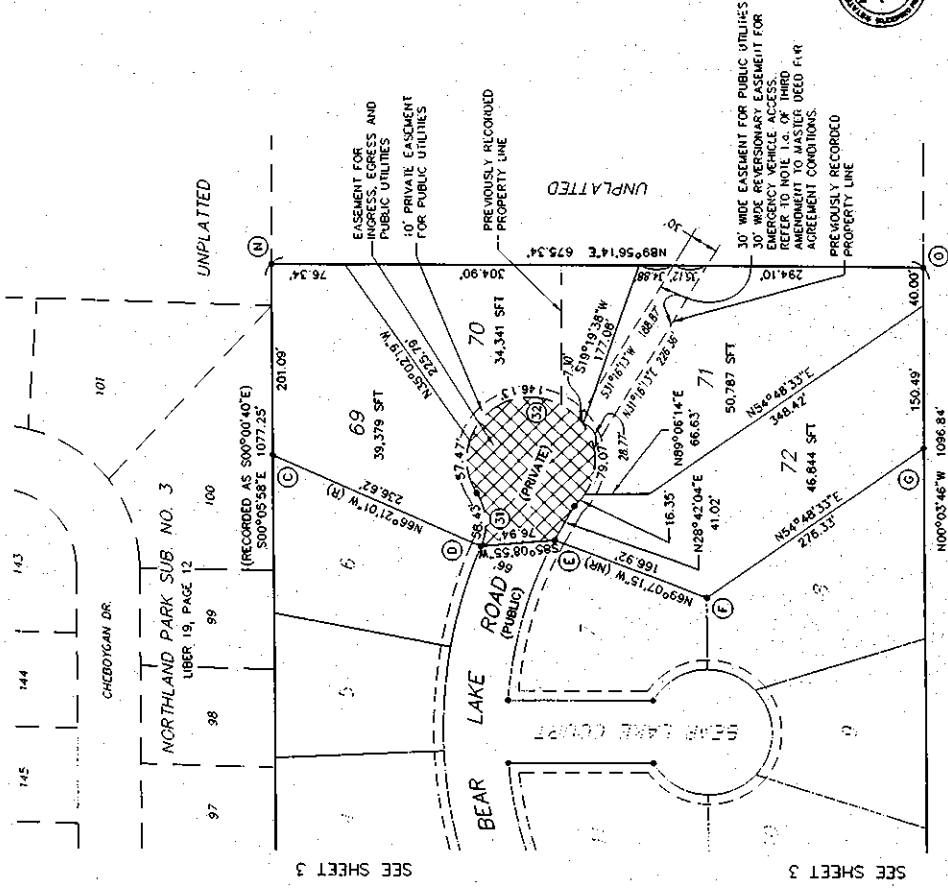


REPEAT NO. 2 DATED: 05/04/09
 REPEAT NO. 1 DATED: 05/11/2004
 AS-BUILT DATED: 9/24/98

PROJECT OVERVIEW MAP



- NOTES**
- THE FOLLOWING UNITS AND THE ROADS AND UTILITIES SERVING THEM ARE "AS-BUILT": UNITS 1 THRU 88.
 - ALL ROADS AND THE AREA WITHIN THE ROAD RIGHT OF WAY HAVE BEEN DEDICATED TO THE PUBLIC EXCEPT AS SHOWN HEREON.
 - THE "COMMONS" AREAS AS SHOWN ON THE PLANS ARE GENERAL COMMON ELEMENTS.
 - THIS PROJECT DOES NOT FALL WITHIN A DESIGNATED FLOODPLAIN.
 - BEARINGS ARE BASED ON THE NORTH LINE OF THE NORTHEAST 1/4 OF SECTION 11, TOW. R17W, RANGE 17N, AS RECORDED ON THE PLAT OF "ZAHRT'S SUBDIVISION" IN LIBER 17 OF PLATS, PAGE 12. (SEE SHEET 5)
 - COORDINATES ARE BASED ON AN ASSUMED DATUM.
 - PUBLIC UTILITY SERVICES HAVE BEEN BUILT AND ARE READY FOR SERVICE. THEY HAVE NOT BEEN SHOWN ON THE PLANS FOR CLARITY.
 - WATER, SANITARY SEWER, STORM SEWER & GAS SERVICES ARE LOCATED WITHIN THE PUBLIC ROAD RIGHT OF WAY.
 - ELECTRIC, TELEPHONE & CABLE TV SERVICES ARE LOCATED WITHIN THE 10' PRIVATE EASEMENT FOR PUBLIC UTILITIES.
 - THE FOLLOWING UNITS AND THE ROADS AND UTILITIES SERVING THEM "MUST BE BUILT": UNITS 69 THRU 72.



MATTHEW A. TRAXLER P.S. #46894 DATE 5-4-09
 DRIENGA & ASSOCIATES, INC.
 287 S. ALBANY STREET
 HOLLAND, MI 49423



SURVEYOR'S CERTIFICATE:
 SEE SHEET J FOR SURVEYOR'S CERTIFICATE.

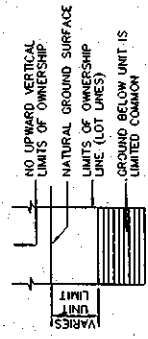
- BENCHMARK INFORMATION:**
- BM NO. 1 - ELEVATION 628.00 (NOV 08)
 TWIN 12" OAK LOCATED 13' NE OF THE SW CORNER OF LOT 44 & 33' EAST OF THE C/L OF BEAR LAKE ROAD. RR SPIKE IN WEST SIDE.
 - BM NO. 6 - ELEVATION 624.89 (NOV 08)
 1 1/2" IRON BOLT AT THE CORNER OF INTERSECTION OF DIXIE STRA ROAD & OYSTERA COURT. TOP OF FLANGE BOLT UNDER "E" IN E.A.W.
 - BM NO. 7 - ELEVATION 624.24 (NOV 08)
 HYDRANT AT NW CORNER OF LOT 3, EAST SIDE OF BEAR LAKE ROAD. 230' NORTH OF CENTERLINE OF BEAR LAKE COURT. TOP OF FLANGE BOLT UNDER "E" IN E.A.W.
 - BM NO. 8 - ELEVATION 623.26 (NOV 08)
 HYDRANT AT SW CORNER OF LOT 6, EAST SIDE OF BEAR LAKE ROAD. 190' SOUTH OF CENTERLINE OF BEAR LAKE COURT. TOP OF FLANGE BOLT UNDER "E" IN E.A.W. (NOTE: THIS HYDRANT MAY GET DISTURBED DURING CONSTRUCTION OF UNITS 69 THRU 72. CHECK AGAINST BM NO. 7).

CURVE DATA

CURVE	PLADIUS	LENGTH	CHORD	BEARING	DELTA
CURVE 31	60.00'	58.33'	55.14'	N09°42'38"W	65°41'32"
CURVE 32	66.00'	249.02'	101.43'	N82°20'53"W	239°39'03"

COORDINATE DATA

PT.	NORTHING	EASTING
C	6818.793	3650.646
D	6913.712	3413.900
E	6907.204	3352.231
F	6866.694	3201.270
G	6807.416	2925.445
H	6817.700	3650.993
D	6816.959	2975.654



TYPICAL UNIT SECTION - NO SCALE

REPLAT NO. 2 DATED: 05/04/09
 REPLAT NO. 1 DATED: 05/11/2004
 AS-BUILT DATED: 9/24/98

SURVEY SITE, FLOODPLAIN & UTILITY PLAN