

SEVENTH AMENDED MASTER DEED OF
WOODFIELD
GENESEE COUNTY
CONDOMINIUM SUBDIVISION PLAN NO. 115

Woodfield Development Group Limited Partnership, a Michigan Limited Partnership, whose address is 1000 Woodfield Dr., Grand Blanc, Michigan 48439, being the developer of Woodfield, a condominium project established pursuant to the Master Deed thereof, recorded in Liber 1551, Pages 8555 through 8617, Genesee County Records, a First Amended Master Deed recorded at Liber 1551, Pages 8618 through 8620, Genesee County Records, a Second Amended Master Deed recorded at Liber 1551, Pages 8954 through 8983, Genesee County Records, a Third Amended Master Deed recorded at Master Liber 3306, Pages 346 through 360, Genesee County Records, and a Fourth Amended Master Deed recorded at Master Liber 3373, Pages 264 through 275, a Fifth Amended Master Deed recorded at Master Liber 3756, Pages 47 through 66, Genesee County Records and a Sixth Amended Master Deed recorded at Master Liber 4222, Pages 955 through 972, Genesee County Records, and known as Genesee County Condominium Subdivision Plan No. 115, hereby amends the Master Deed of Woodfield pursuant to the authority reserved in Article XI thereof for the purpose of clarifying that the dedication of the roads in the Project to the Genesee County Road Commission notwithstanding, the Association shall continue to have the responsibility for maintenance of the architectural street name signs. Upon the recording of this amendment in the office of the Genesee County Register of Deeds, the Master Deed and Exhibit B thereto shall be amended in the following manner:

1. Article IV, Section 4 of the Master Deed of Woodfield is amended to read as follows:

“Section 4. Responsibilities. The responsibilities for the maintenance, decoration, repair and replacement of the Common Elements are:

 - A. Co-owner Responsibilities.
 1. Homesites. The responsibility for and the costs of maintenance, decoration, repair, replacement and insurance (both property and liability) of each Homesite (including all easement areas located on the Homesite), all improvements on that Homesite (except actual physical improvements that are General Common Elements) and all Limited Common Elements appurtenant thereto shall be borne by the

Co-owner of the Unit in that Homesite or to which the Limited Common Element appertains, subject to the maintenance, appearance and other standards contained in the Bylaws and Rules and Regulations of the Association.

2. Utility Services. The responsibility for and cost of maintenance, repair and replacement of all utility laterals and leads within a Homesite shall be borne by the Co-owner of the Unit in that Homesite, except to the extent that those expenses are borne by a utility company or a public authority.

B. Association Responsibilities. The costs of maintenance, repair and replacement of all General Common Elements except the part of the General Common Elements located within a Homesite shall be borne by the Association, subject to any contrary provisions of the Bylaws. The foregoing notwithstanding, the Association may expend funds for landscaping, decoration, maintenance, repair and replacement of the General Common Element roadways, even after any dedication to the public, and such costs and expenses shall be costs of operation and maintenance of the Condominium. After the roads in the Project are dedicated to the public, the dedication notwithstanding, the Association shall continue to have responsibility for the performance and cost of maintenance, repair and replacement of the architectural street name signs in the Project, and the Genesee County Road Commission shall have no such responsibility for those signs.”

- 2. The provisions of the Master Deed and Bylaws of Woodfield, as originally recorded and previously amended and as amended hereby, and the Condominium Subdivision Plan of Woodfield as originally recorded and previously amended, are hereby declared to be the Seventh Amended Master Deed, Bylaws and Subdivision Plan of Woodfield.
- 3. In all respects other than as hereinabove indicated, the original Master Deed of Woodfield, including the Bylaws and Condominium Subdivision Plan respectively attached thereto as Exhibits A and B, recorded as aforesaid, as previously amended, and as previously amended, is hereby ratified, confirmed and redeclared.

Dated: _____, 2002

WITNESSES:

Woodfield Development Company
Limited Partnership
a Michigan Limited Partnership
by: Paragon Developments, Incorporated,
a Michigan Corporation, General Partner

by: _____
Brian A. Mansour, its President

STATE OF _____)
:SS
COUNTY OF _____)

The foregoing instrument was acknowledged before me on _____, 2002, by Brian A. Mansour, president of Paragon Developments, Incorporated, a Michigan corporation, the corporate general partner of Woodfield Development Company Limited Partnership, a Michigan Limited Partnership, on behalf of the Limited Partnership.

Notary Public

_____County, _____
My Commission Expires: _____

DRAFTED BY AND WHEN RECORDED RETURN TO:
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