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Deed (Amendment To Master) Receipt # 251038
Debra A. Sutherland, Clinton Co



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**FIRST AMENDMENT TO THE MASTER DEED
MONTROSE CONDOMINIUM NO. 2**

WHEREAS, on December 3, 2020, Motz Development, Inc., a Michigan corporation, whose address is 13109 Schavey Rd., Suite 3, DeWitt, MI 48820 (“Developer”), executed an instrument entitled “Montrose Condominium No. 2 Master Deed”, which Declaration was recorded with the Clinton County Register of Deeds on December 8, 2020, as Document No. ✓5301927, Pages 1-40;

WHEREAS, the Master Deed covers all units within the Montrose Condominium No. 2 condo plat, according to the condo plat thereof recorded on December 8, 2020, as Document No. 5301927, Pages 36-39, Clinton County Records (the “Plat”);

WHEREAS, the Plat contains 5.38 acres of land, consisting of 12 units numbered consecutively from 1 to 12;

NOW THEREFORE, it is agreed that the Master Deed is hereby amended as follows:

1. Under Article V. Architectural/Building Specifications/Use Restrictions are amended follows:

a. Section 1 to be amended to read as follows:

All Units shall be used and occupied for residential purposes exclusively. No building shall be erected, substantially altered, placed or permitted to remain on any Unit, other than one single family dwelling and attached garage, and a single, maximum 24’ x 24’ wood framed garage/shed (further described in Section 16).

A “single family dwelling” is defined to mean a building that is designed for the exclusive purpose of being permanently affixed to the land and to be used exclusively by one family for residential purposes only.

b. Section 5 to be amended to read as follows:

All dwellings shall have an attached two-car (or more) garage of at least 400 square feet. Attached garage interiors shall be finish drywalled with a finish paint applied and windows and doors shall be finish trimmed. No carport shall be erected or maintained on any Unit.

c. Section 8 shall be deleted in its entirety.

d. Section 9 shall be deleted in its entirety.

e. Section 16 to be amended to read as follows:

A single, maximum 24’ x 24’ wood framed garage/shed with a maximum 10’ ceiling height, with exterior finishes matching the material of the primary structure (including color) shall be permitted. No garage/shed shall be commenced, erected, maintained or permitted until the detailed plans and specifications showing the nature, kind, shape, height, materials and location of the garage/shed have been submitted and approved in writing by the developer or designee.

