FIRST AMENDMENT TO MASTER DEED OF TOWNES AT GRAND RESERVE

This First Amendment to Master Deed ("Amendment") is made on August 13, 2010 by Pulte Land Company, LLC, a Michigan limited liability company ("Developer"), whose address is 100 Bloomfield Parkway, Bloomfield Hills, Michigan 48304, pursuant to the provisions of the Michigan Condominium Act, Act 59 of the Public Acts of 1978, as amended, (the "Act") and the Master Deed described below.

RECITALS

A. Developer established Townes at Grand Reserve as a Condominium ("Condominium") by recording the Master Deed, Bylaws and Condominium Subdivision Plan on August 30, 2006 in Instrument No. 200608300077492, Genesee County Records, being Genesee County Subdivision Plan No. 397 ("Master Deed").

B. Developer reserved the right to amend the Master Deed and Condominium Subdivision Plan pursuant to Article 7 and Article 8 of the Master Deed to modify the size, location or configuration of any Units in the Condominium owned by Developer and to make corresponding changes to the Common Elements of the Condominium ("Conversion Right").

C. Pursuant to the provisions of the Master Deed and the Act, Developer wishes to amend the Master Deed, Bylaws and Condominium Subdivision Plan, as set forth in this Amendment to exercise its Conversion Right and for other purposes as set forth below.

AMENDMENT

Developer amends the Master Deed, Bylaws and Condominium Subdivision Plan as follows:

1. Exercise of Conversion Right. Pursuant to Article 8 of the Master Deed, Developer hereby modifies the size, location and configuration of Unit 93 through Unit 159, inclusive, and the Common Elements appurtenant to such Units as described in this Amendment and as shown on the attached Condominium Subdivision Plan, being Replat No. 1 of Townes at Grand Reserve, Genesee County Condominium Plan No. 397 (individually a "Reconfigured Unit" and collectively the "Reconfigured Units"). The Reconfigured Units shall be used for...
residential purposes only. There are no General Common Element Building Improvements pertaining to the Reconfigured Units. Building Improvements associated with a Reconfigured Unit shall be Limited Common Elements appurtenant to the Reconfigured Unit served and subject to the exclusive use and enjoyment of the Co-Owner of such Reconfigured Unit. The Limited Common Element yard/set back area adjacent to each Reconfigured Unit as shown on attached Replat No. 1 shall be appurtenant to and subject to the exclusive use and enjoyment of the Co-Owner of such Reconfigured Unit. Each Co-Owner of a Reconfigured Unit shall be responsible for insurance, maintenance, repair and replacement of the Limited Common Elements appurtenant to such Co-Owner’s Reconfigured Unit, including the Building Improvements, driveway, and walkways and yard/setback area shown on attached Replat No. 1.

2. **Description of Units.** Section 5.1 of the Master Deed is amended by deleting the first sentence of Section 5.1 and substituting the following:

“The Project consists of 159 Units numbered Units 1 through 159, inclusive. Units 1 through 92 are duplex Units. Units 93 through 159 are single family Units and are sometimes referred to as Reconfigured Units.”

3. **Percentage of Value.** The first sentence of Section 5.2 of the Master Deed is deleted and the following substituted:

“The Percentage of Value assigned to each of the 159 Units shall be equal and the number obtained by dividing 100 by the number of Units in the Condominium. The Co-Owner of a Reconfigured Unit shall bear the cost of the Limited Common Elements serving such Co-Owner’s Reconfigured Unit and the Co-Owners of Reconfigured Units shall not be responsible for Association assessments pertaining to General Common Element Building Improvements.”

4. **Replat No. 1.** Exhibit B to the Master Deed is amended to substitute and incorporate new and revised sheets 1, 2, 7, 9, 10, 11, 15, 17, 19, and 25 attached to this Amendment as Exhibit B entitled Replat No. 1 of Genesee County Condominium Subdivision Plan Number 397, Exhibit B to the First Amendment to Master Deed of Townes at Grand Reserve.

5. **Bylaw Amendment.** The following new Section is added to Article 2 of the Bylaws:

“Section 2.14. Assessments for Reconfigured Units. Provided, each Co-Owner of a Reconfigured Unit shall bear the cost of the Limited Common Elements serving such Co-Owner’s Reconfigured Unit. The Co-Owners of Reconfigured Units shall not be responsible for Association assessments pertaining to General Common Element Building Improvements.”
6. **Effect of Amendment.** The Master Deed as amended continues in full force and effect. The terms of this Amendment shall supersede any contrary provisions in the Master Deed. Undefined terms in this Amendment shall have the same meaning set forth in the Master Deed unless the context otherwise requires. The terms of this Amendment shall run with the land and shall be binding upon the owners and occupants of the Condominium and their respective transferees, successors and assigns.

[signature on following page]
Dated: August 13th, 2010

PULTE LAND COMPANY, LLC

By: [Signature]

Steven F. Atchison
Its: President

STATE OF MICHIGAN

COUNTY OF OAKLAND

Acknowledged before me on August 13th, 2010, by Steven F. Atchison, the President of Pulte Land Company, LLC, a Michigan limited liability company.

[Signature]
Notary Public
Oakland County, Michigan
Acting in Oakland County, Michigan

PREPARED BY AND WHEN
RECORDED RETURN TO:
Sandra Sorini Elser (P36305)
BODMAN LLP
201 South Division, Suite 400
Ann Arbor, Michigan 48104
(734) 761-3780

Parcel ID No. ______________________
TOWNES AT GRAND RESERVE

A CONDOMINIUM
GRAND BLANC TOWNSHIP,
GENESEE COUNTY, MICHIGAN

DEVELOPER
PULTE LAND DEVELOPMENT
100 BLOOMFIELD PARKWAY
BLOOMFIELD HILLS, MICHIGAN 48304

ENGINEERS & SURVEYORS
ATWELL, LLC
TWO TOWNE SQUARE, SUITE 700
SOUTHFIELD, MICHIGAN 48076

DESCRIPTION
A PART OF THE SOUTHEAST 1/4 OF SECTION 25, T-8-N., R-7-E., GRAND BLANC TOWNSHIP, GENESEE COUNTY, MICHIGAN, BEING MORE PARTICULARLY DESCRIBED AS: COMMENCING AT THE SOUTH 1/4 CORNER OF SAID SECTION 25, THENCE N' 90' 40" W. 500.00 FEET ALONG THE NORTH-SOUTH 1/4 LINE OF SAID SECTION TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF BROWNING ROAD (30 FOOT 1/2 WIDTH); THENCE N 88' 17" 29" W. 1183.78 FEET ALONG SAID NORTH RIGHT-
OF-WAY LINE TO THE POINT OF BEGINNING; THENCE DUE NORTH 149.74 FEET; THENCE DUE NORTH 655.93 FEET; THENCE N 7' 00" 00" W. 100.00 FEET; THENCE N 15' 53" 37" W. 102.34 FEET; THENCE N 35' 53" 14" W. 264.48 FEET; THENCE N 29' 18" 41" W. 117.21 FEET; THENCE N 14' 05" 57" W. 100.05 FEET; THENCE N 17' 48" 16" E. 178.03 FEET; THENCE DUE EAST 241.88 FEET, SAID CURVE HAVING A RADIUS OF 103.30 FEET, A CENTRAL ANGLE OF 23' 23" 38" AND A LONG CHORD BEARING N 65' 04" 16" E. 418.85 FEET; THENCE N 54' 22" 17" E. 430.83 FEET; THENCE ALONG A TANGENT CURVE TO THE POINT, 289.00 FEET, SAID CURVE HAVING A RADIUS OF 467.00 FEET, A CENTRAL ANGLE OF 30' 20" 04" AND A LONG CHORD BEARING N 74' 02" 13" E. 283.46 FEET; THENCE N 84' 42" 21" E. 469.86 FEET TO A POINT ON THE EAST LINE OF SECTION 25 (WINTER ROAD); THENCE N 17' 39" 07" E. 1970.31 FEET ALONG SAID LINE TO A POINT ON THE NORTH LINE OF BALDWIN ROAD (30 FOOT HALF WIDTH); THENCE THE FOLLOWING FOUR COURSES ALONG SAID NORTH LINE OF BALDWIN ROAD (1) ALONG A NON-TANGENT CURVE TO THE LEFT, 54.30 FEET, SAID CURVE HAVING A RADIUS OF 228.86 FEET, A CENTRAL ANGLE OF 0' 08" 10" AND A LONG CHORD BEARING S 85' 58" 36" W. 34.30 FEET, AND (2) S 85' 55" 31" W. 28.33 FEET, AND (3) ALONG A TANGENT CURVE TO THE RIGHT, 1084.30 FEET, SAID CURVE HAVING A RADIUS OF 228.86 FEET, A CENTRAL ANGLE OF 2' 47" 20" AND A LONG CHORD BEARING S 88' 56" 00" W. 1084.30 FEET, AND (4) S 88' 17" 29" W. 118.94 FEET TO THE POINT OF BEGINNING AND CONTAINING 58.83 ACRES.
NOTES:

THE TOWNSHIP OF GRAND RESERVE IS SUBJECT TO THE EXISTING TERMS AND CONDITIONS OF THE GRAND RESERVE COMMUNITY DECLARATION RECORDED IN THE GENESEE COUNTY RECORDS.

NOTES:

ROADS AND UTILITY WAYS TO SERVE UNITS FOR WHICH TO MUST BE BUILT; ALL OTHER IMPROVEMENTS NEED NOT BE BUILT.

NOTES / LEAD SIZES:

4” STORM SEWER LEAD
3” WATER SERVICE
6” SANITARY LEAD FROM SEWER TO PROPERTY LINE WITH CLEAN OUT AT PROPERTY LINE AND 4” SANITARY LEAD FROM PROPERTY LINE TO UNIT.

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