



DocId:8417359

Tx:4262793

2024C-00040  
STATE OF MICHIGAN  
GRAND TRAVERSE COUNTY  
RECORDED 07/26/2024 12:59:51 PM  
PEGGY HAINES REGISTER OF DEEDS  
PAGE 1 OF 12

**SECOND AMENDMENT TO MASTER DEED**

For

**SILVER LAKE STORAGE BARNs**

Grand Traverse County Condominium Subdivision Plan No. 494

This **Second Amendment to Master Deed**, is made this 26 day of July 2024, by Silver Lake Building Condominium, LLC, a Michigan limited liability company, of 610 N. East Silver Lake Road, Traverse City, Michigan 49685 (hereinafter referred to as the "Developer");

**WITNESSETH:**

**WHEREAS**, the Developer caused the Master Deed for Silver Lake Storage Barns to be recorded July 18, 2022, at Document No. 2022C-00039; as well as a First Amendment to Master Deed, recorded December 14, 2022, at Document No. 2022C-00067, Grand Traverse County Records ("Master Deed");

**WHEREAS**, in Article X(D)(1), the Developer reserved the right to materially amend the Master Deed without the consent of Co-owners or other interested parties, in accordance with Section 90(3) of the Michigan Condominium Act, for the purpose of modifying the types and sizes of unsold Condominium Units and their appurtenant limited common elements and/or percentage of value;

**WHEREAS**, the Developer has modified the sizes of Units 8 and 9 and wishes to amend the Master Deed accordingly.

**NOW, THEREFORE**, the Developer hereby amends the Master Deed as follows:

- 1. Article V(D) of the Master Deed is hereby amended to read in its entirety as follows:

D. The Percentage of Value assigned to each Unit shall be as follows:

Unit	Square Footage	Percentage (%) of Value
1	3031.61	2.43%
2	3031.61	2.43%

3	3031.61	2.43%
4	3031.61	2.43%
5	3031.61	2.43%
6	3031.61	2.43%
7	3031.61	2.43%
8	3660.25	2.92%
9	3660.25	2.92%
10	3660.25	2.92%
11	3660.25	2.92%
12A	1411.73	1.13%
12B	1435.05	1.15%
12C	1411.73	1.13%
13	2728.65	2.18%
14	2260.01	1.81%
15	2260.01	1.81%
16	2260.01	1.81%
17	2260.01	1.81%
18	2260.01	1.81%
19	2260.01	1.81%
20	2260.01	1.81%
21	2260.01	1.81%
22	2260.01	1.81%
23	2260.01	1.81%
24	2260.01	1.81%
25	2260.01	1.81%
56	2260.01	1.81%
57	2260.01	1.81%
28	2260.01	1.81%
29	2260.01	1.81%
30	2260.01	1.81%
31	2728.65	2.18%
32A	1411.73	1.13%

32B	1435.05	1.15%
32C	1435.05	1.15%
32D	1411.73	1.13%
33A	1411.73	1.13%
33B	1435.05	1.15%
33C	1411.73	1.13%
34	3660.25	2.93%
35	3031.61	2.43%
36	3031.61	2.43%
37	3031.61	2.43%
38	3031.61	2.43%
39	3031.61	2.43%
40	3031.61	2.43%
41	3031.61	2.43%
42	3031.61	2.43%
43	3031.61	2.43%

2. Sheets 1, 2, 3, 4, 5, 6, 7 and 9 of Exhibit "B" to the Master Deed being the Condominium Subdivision Plan shall be replaced with the attached Sheets 1, 2, 3, 4, 5, 6, 7 and 9 labeled as "Replat No. 1."

3. In all other respects, the Master Deed and its amendments and exhibits for Silver Lake Storage Barns Condominium are hereby reaffirmed and ratified in their entirety except as expressly modified herein.

4. The revisions of this Second Amendment to Master Deed shall supersede all provisions of the Master Deed, Condominium Bylaws and other Condominium Documents for the Condominium Project that may be contrary to it and shall govern in the event of any inconsistencies.

*[Document continued on the following page]*



REPLAT NO. 1  
 GRAND TRAVERSE COUNTY CONDOMINIUM  
 SUBDIVISION PLAN NO.  
 EXHIBIT B TO MASTER DEED OF

SILVER LAKE STORAGE BARNs

BLAIR TOWNSHIP,  
 GRAND TRAVERSE COUNTY, MICHIGAN

DEVELOPER:

SILVER LAKE BUILDING CONDOS, LLC  
 610 N EAST SILVER LK RD,  
 TRAVERSE CITY, MI 49685

PROPERTY DESCRIPTION:

LEGAL DESCRIPTION AS SURVEYED

Part of the Southeast quarter, of the Northwest quarter, Section 7, Town 26 North, Range 11 West, Blair Township, Grand Traverse County, Michigan, more full description as follows: Commencing at the Center corner of said section that is 257'24" East of the West quarter corner) thence along the North-South quarter line 01'25'48" N 00°51'24" E a distance of 444.74' (RECORDED) to the Point of Beginning, thence N 87°56'10" W a distance of 903.86' (RECORDED S 89°43'48" W 903.862'), thence N 02°22'19" E a distance of 534.59' (RECORDED N 00°01'14" E 534.41'), thence parallel with the North eighth line of said section S 88°24'37" E a distance of 890.15' (RECORDED N 89°12'28" E 890.16') to said North-South quarter line of said section) thence along said quarter line S 00°55'10" W a distance of 542.05' (RECORDED S 01°25'48" E 542.62') to the Point of Beginning.

Having an area of 11.08 acres.

Subject to and together with a 20' Water Main easement in part of the Southeast quarter, of the Northwest quarter, Section 7, Town 26 North, Range 11 West, Blair Township, Grand Traverse County, Michigan, the centerline of said water main being more fully described as follows: Commencing at the North quarter corner of said section) thence along the North-South quarter line of said section S 00°57'15" W a distance of 1320.35' to the North eighth line of said section) thence continuing along said North-South quarter line S 00°54'11" W a distance of 19.05' to Point 'A' on said center line of water main easement and the Point of Beginning) thence S 88°31'17" E a distance of 447.92' thence S 59°45'46" E a distance of 46.04' thence S 88°38'40" E a distance of 79.14' to an existing water valve and the Point of Ending.

AND

Beginning at Point 'A' of said centerline and the Point of Beginning) thence the following six calls along said centerline N 88°31'17" W a distance of 305.83', thence S 44°45'44" W a distance of 16.92', thence N 88°56'28" W a distance of 516.50', thence S 30°25'20" W a distance of 12.61', thence S 01°58'37" W a distance of 441.14' to Point 'B' on said centerline) thence continuing S 01°58'37" W a distance of 269.98' to the Point of Ending.

AND

Beginning at Point 'B' on said centerline and the Point of Beginning) thence along said centerline the following three calls S 88°02'20" E a distance of 744.86', thence S 01°57'40" W a distance of 206.58', thence N 87°53'52" W a distance of 744.96' to the Point of Ending of said centerline.

Subject to the Right-Of-Way of South-West Silver Lake Road.

Subject to and together with any easements, encroachments and/or restrictions if any.

ATTENTION: COUNTY REGISTER OF DEEDS  
 THE CONDOMINIUM SUBDIVISION PLAN NUMBER MUST BE ASSIGNED IN  
 CONSECUTIVE SEQUENCE. WHEN A NUMBER HAS BEEN ASSIGNED TO THIS  
 PROJECT, IT MUST BE PROPERLY SHOWN ON THIS COVER SHEET AND THE  
 SURVEYOR'S CERTIFICATE ON SHEET 2.

THIS CONDOMINIUM SUBDIVISION PLAN IS NOT REQUIRED TO  
 CONTAIN DETAILED PROJECT DESIGN PLANS PREPARED BY THE  
 APPROPRIATE LICENSED DESIGN PROFESSIONAL. SUCH PROJECT  
 DESIGN PLANS ARE FILED AS PART OF THE CONSTRUCTION PERMIT  
 APPLICATION WITH THE ENFORCING AGENCY FOR THE STATE  
 CONSTRUCTION CODE IN THE RELEVANT GOVERNMENTAL  
 SUBDIVISION. THE ENFORCING AGENCY MAY BE A LOCAL BUILDING  
 DEPARTMENT OR STATE DEPARTMENT OF LICENSING AND  
 REGULATORY AFFAIRS.

S H E E T I N D E X

SHEET NO.	SHEET TITLE
1	*COVER SHEET
2	*SURVEY PLAN
3	*SITE PLAN
4	*SITE PLAN (CONT.)
5	*UTILITY PLAN
6	*FLOOR PLANS AND SECTION PLANS
7	*FLOOR PLANS AND SECTION PLANS
8	FLOOR PLANS AND SECTION PLANS
9	*FLOODPLAIN PLAN

NOTE: (\*) INDICATES AMENDED SHEETS WHICH ARE REVISED DATED  
 7/24/2024. THESE SHEETS ARE TO REPLACE OR BE SUPPLEMENTAL  
 SHEETS TO THOSE PREVIOUSLY RECORDED.

PROFESSIONAL SURVEYOR

7-24-24

DATE

KELLY M. SIMMER  
 PROFESSIONAL SURVEYOR NO. 53089  
 SIMMER LAND SURVEYING  
 404 W. MESICK AVE.  
 MESICK, MICHIGAN 49668



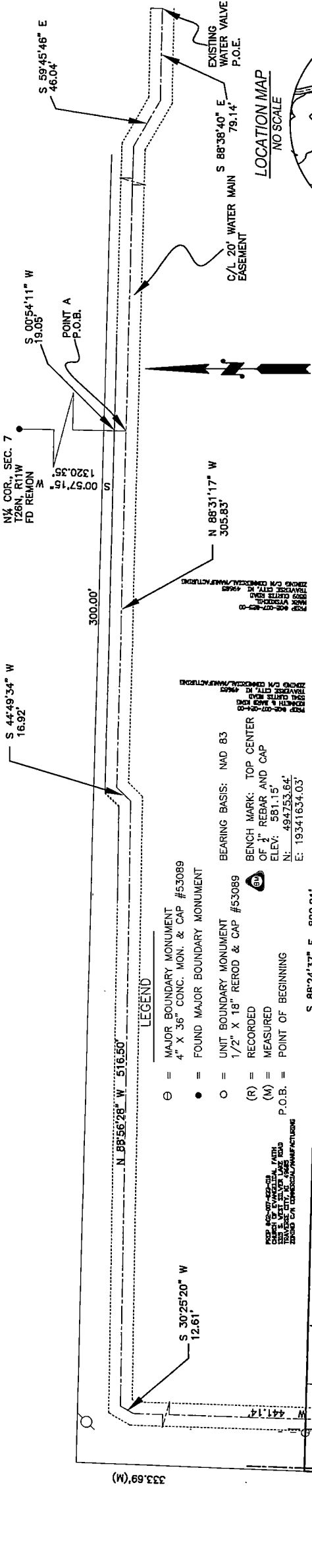
SILVER LAKE STORAGE BARNs  
 COVER SHEET

PROPOSED:  
 8/22/2024  
 RES: 7/24/2024  
 FILE: 453522C



PROFESSIONAL LAND SURVEYOR

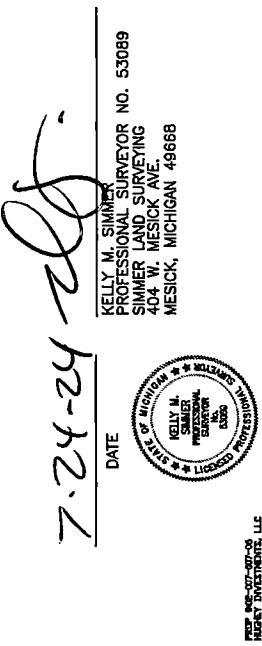
SHEET 1



I, KELLY M. SIMMER, PROFESSIONAL LAND SURVEYOR OF THE STATE OF MICHIGAN, HEREBY CERTIFY: THAT THE SUBDIVISION PLAN KNOWN AS SILVER LAKE STORAGE BARN SUBDIVISION PLAN NO. TRAVERSE COUNTY CONDOMINIUM SUBDIVISION PLAN NO. AS SHOWN ON THE ACCOMPANYING DRAWINGS, REPRESENTS A SURVEY ON THE GROUND MADE UNDER MY DIRECTION, THAT THERE ARE NO EXISTING ENCROACHMENTS UPON THE LANDS AND PROPERTY HEREIN DESCRIBED; THAT THE REQUIRED MONUMENTS AND IRON MARKERS WILL BE PLACED IN THE GROUND AS REQUIRED BY RULES PROMULGATED UNDER SECTION 142 OF ACT NO. 59 OF THE PUBLIC ACTS OF 1978 NO LATER THAN ONE YEAR FROM THE DATE OF THIS CERTIFICATION; 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 NOTED ON THE SURVEY PLAN AS REQUIRED BY THE RULES PROMULGATED UNDER SECTION 142 OF ACT NO. 59 OF THE PUBLIC ACTS OF 1978.

KELLY M. SIMMER  
PROFESSIONAL SURVEYOR NO. 53089  
SIMMER LAND SURVEYING  
404 W. MESICK AVE.  
MESICK, MICHIGAN 49668

DATE: 7.24.24



SILVER LAKE STORAGE BARN SUBDIVISION PLAN

PROPOSED: 6/22/2022  
REV: 7/24/2024  
FILE: 453522C

**SIMMER**  
LAND SURVEYING

PROFESSIONAL LAND SURVEYOR SHEET 2

N¼ COR., SEC. 7  
T26N, R11W  
FD REMON

S 00°54'11" W 19.05'  
POINT A  
P.O.B.

S 59°45'46" E 46.04'  
EXISTING WATER VALVE  
P.O.E.

S 88°38'40" E 79.14'  
C/L 20' WATER MAIN  
EASEMENT

S 00°57'15" E 1320.35'  
S 44°49'34" W 16.92'  
S 30°25'20" W 12.61'

N 88°31'17" W 305.83'

N 88°56'28" W 516.50'

N 88°24'37" E 890.21'

S 88°02'20" E 744.85'

S 01°58'37" W 441.14'

S 01°58'37" W 289.98'

S 87°55'52" W 744.96'

N 87°56'10" W 903.82'

333.69' (M)

300.00'

25' REAR SETBACK

20' WATER MAIN EASEMENT

20' FRONT SETBACK

PROPOSED ROW(75)

P.O.E.

P.O.E.

P.O.E.

STORAGE LOOP DR (PVT)

STORAGE LOOP DR (PVT)

11.08 ACRES

UNIT 11  
UNIT 10  
UNIT 9  
UNIT 8  
UNIT 7  
UNIT 6  
UNIT 5  
UNIT 4  
UNIT 3  
UNIT 2  
UNIT 1

UNIT 12 A  
UNIT 12 B  
UNIT 12 C

UNIT 32 A  
UNIT 32 B  
UNIT 32 C  
UNIT 32 D

UNIT 33 A  
UNIT 33 B  
UNIT 33 C

UNIT 31  
UNIT 30  
UNIT 29  
UNIT 28  
UNIT 27  
UNIT 26  
UNIT 25  
UNIT 24  
UNIT 23  
UNIT 22  
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UNIT 19  
UNIT 18  
UNIT 17  
UNIT 16  
UNIT 15  
UNIT 14  
UNIT 13

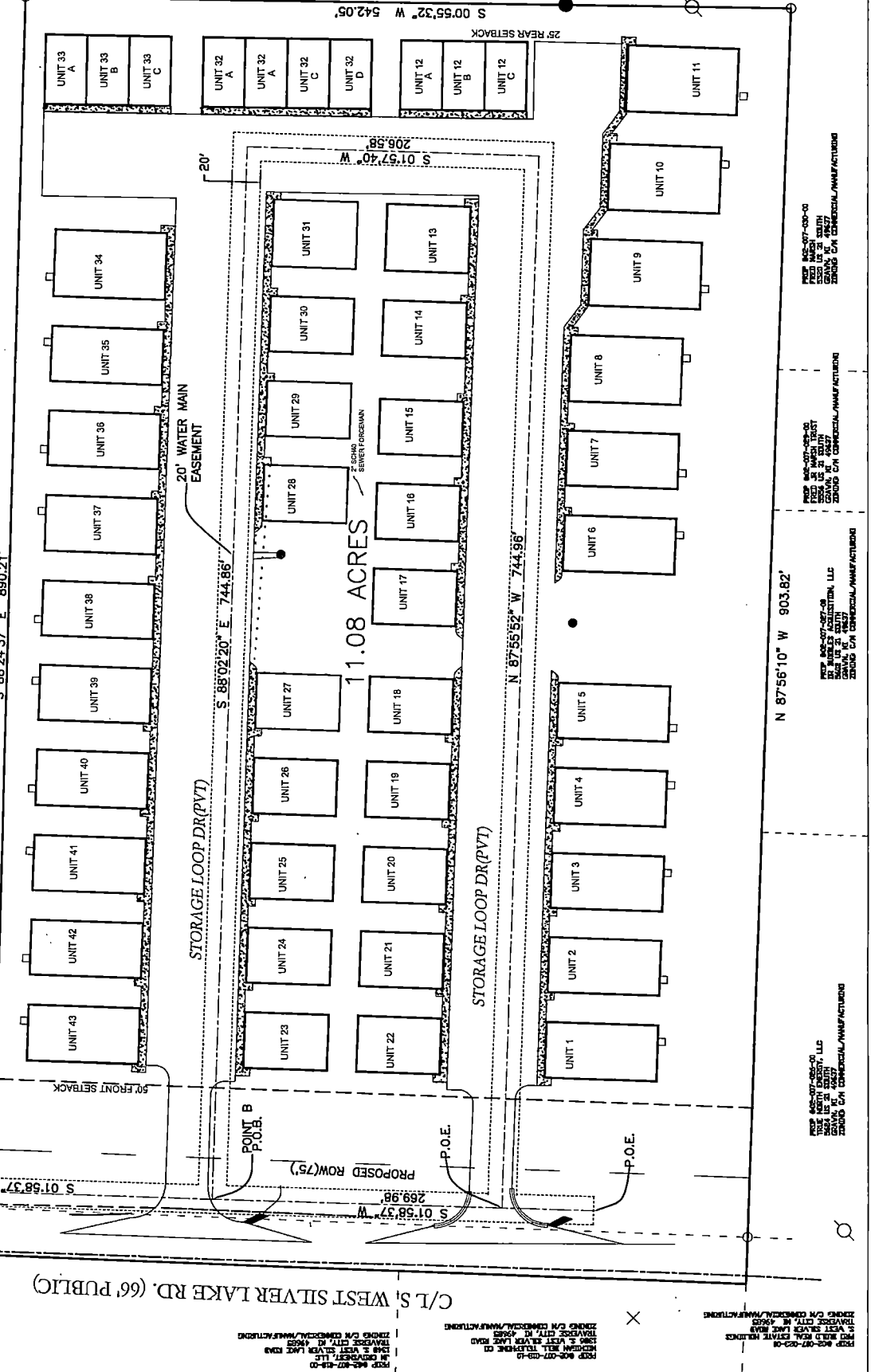
UNIT 34  
UNIT 35  
UNIT 36  
UNIT 37  
UNIT 38  
UNIT 39  
UNIT 40  
UNIT 41  
UNIT 42  
UNIT 43

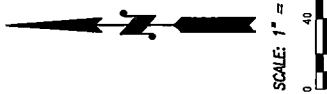
BEARING BASIS: NAD 83  
BENCH MARK: TOP CENTER OF 3" REBAR AND CAP  
ELEV: 581.15'  
N: 494753.64'  
E: 19341634.03'

LEGEND

- ⊖ = MAJOR BOUNDARY MONUMENT  
4" X 36" CONC. MON. & CAP #53089
- = FOUND MAJOR BOUNDARY MONUMENT
- = UNIT BOUNDARY MONUMENT  
1/2" X 18" REBAR & CAP #53089
- (R) = RECORDED
- (M) = MEASURED
- P.O.B. = POINT OF BEGINNING

FOR INFORMATION OF THE PUBLIC:  
THIS SURVEY WAS MADE IN ACCORDANCE WITH THE RULES PROMULGATED UNDER SECTION 142 OF ACT NO. 59 OF THE PUBLIC ACTS OF 1978.





**LEGEND**  
 LIMITED COMMON ELEMENT (LCE)  
 GENERAL COMMON ELEMENT (GCE)

NOTE: ALL IMPROVEMENTS SHOWN  
 NEED NOT BE BUILT.  
 ENTIRE PROJECT IS CONVERTIBLE AND  
 CONTRACTIBLE.

7-24-24 *[Signature]*

DATE  
 KELLY M. SIMMER  
 PROFESSIONAL SURVEYOR NO. 53089  
 SIMMER LAND SURVEYING  
 404 W. MESICK AVE.  
 MESICK, MICHIGAN 49668

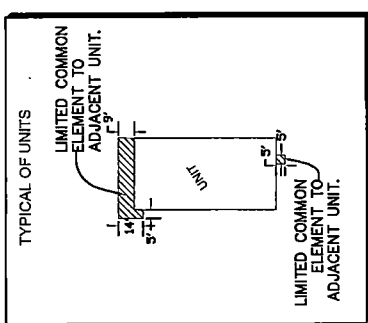
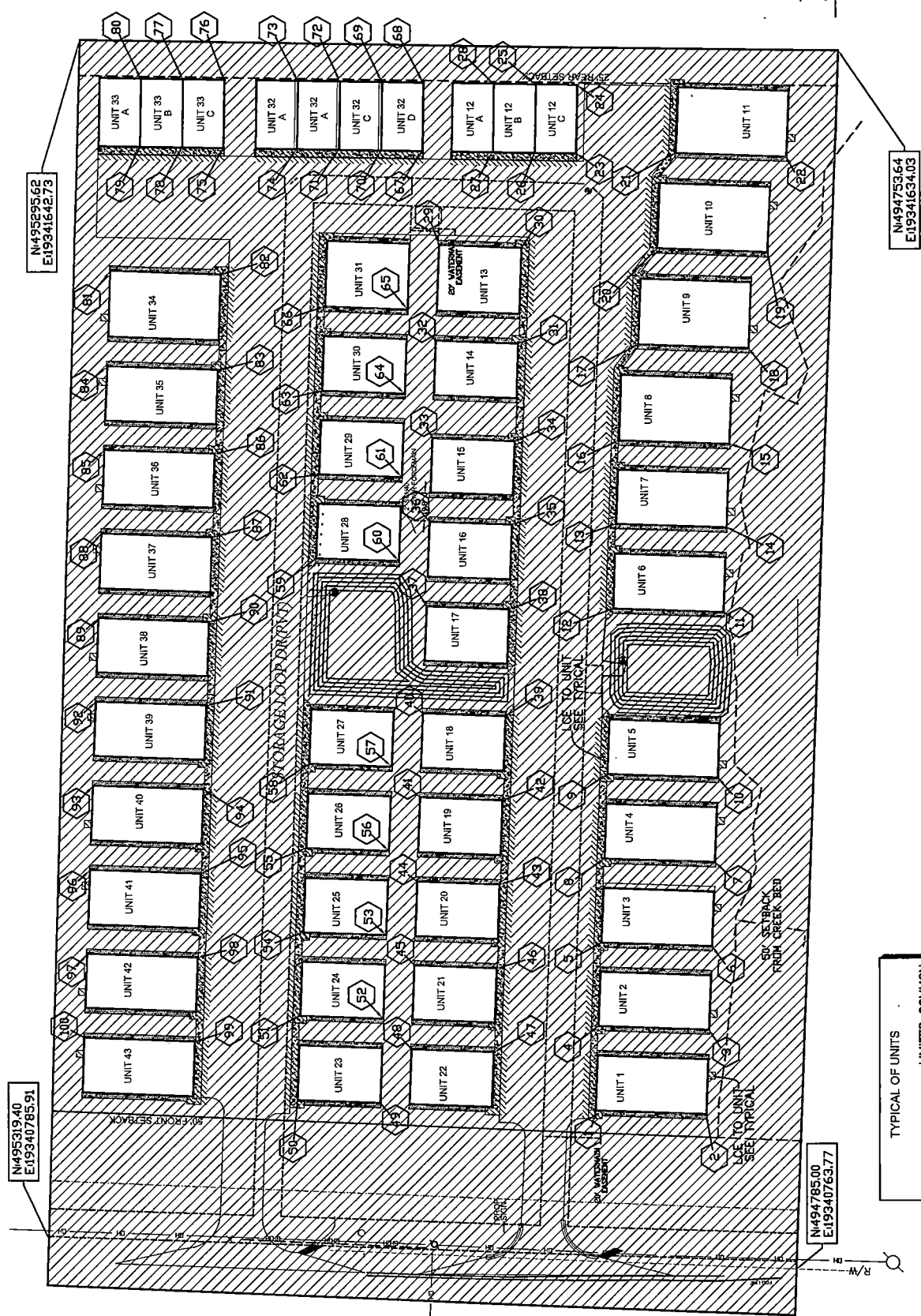


SILVER LAKE BARNs  
 SITE PLAN

PROCESSED:  
 6/25/2024  
 REV: 7/24/2024  
 FILE: 453522C

**SIMMER**  
 LAND SURVEYING

PROFESSIONAL LAND SURVEYOR SHEET 3



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24	N494940.60 E19341510.34	48	N495060.07 E19340921.29	72	N495101.89 E19341564.50	96	N495280.65 E19341285.97		

7-24-24

DATE

*[Signature]*

KELLY M. SIMMER  
PROFESSIONAL SURVEYOR NO. 53089  
SIMMER LAND SURVEYING  
404 W. MESICK AVE.  
MESICK, MICHIGAN 49668



SILVER LAKE BARN  
SITE PLAN (CONT.)

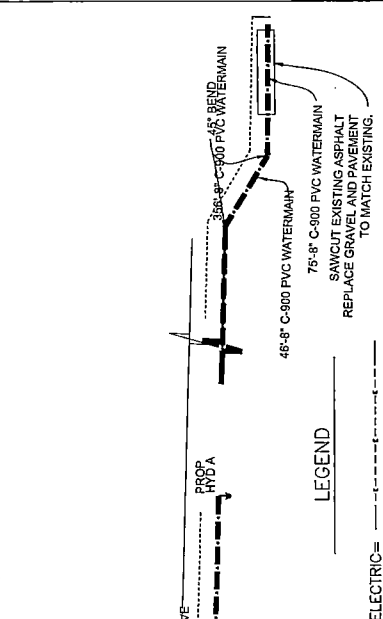
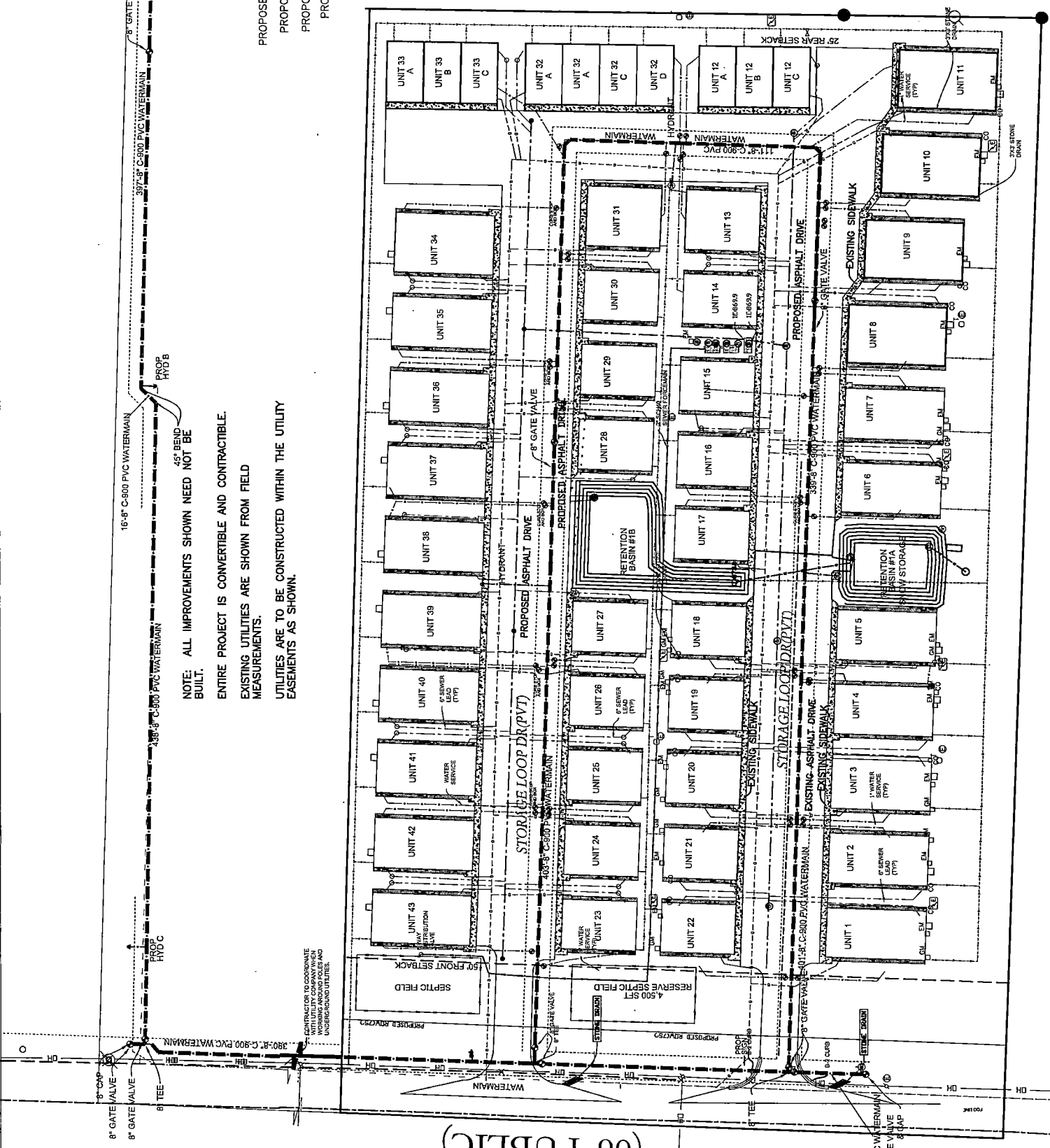
PROPOSED:  
6/22/2024  
REV: 7/14/2024  
FILE: 453522C

**SIMMER**  
LAND SURVEYING

PROFESSIONAL LAND SURVEYOR SHEET 4



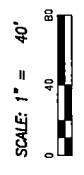
C/L S. WEST SILVER LAKE RD. (66' PUBLIC)



LEGEND

- PROPOSED ELECTRIC=
- PROPOSED SEWER=
- PROPOSED WATER=
- PROPOSED GAS=

- MANHOLE
- ELECTRIC METER
- GAS METER
- WATER VALVE
- SANITARY MANHOLE
- HYDRANT
- SANITARY CLEAN-OUT
- ELECTRICAL BOX
- TELEPHONE RISER
- ELECTRIC TRANSFORMER



NOTE: ALL IMPROVEMENTS SHOWN NEED NOT BE BUILT.  
 ENTIRE PROJECT IS CONVERTIBLE AND CONTRACTIBLE.  
 EXISTING UTILITIES ARE SHOWN FROM FIELD MEASUREMENTS.  
 UTILITIES ARE TO BE CONSTRUCTED WITHIN THE UTILITY EASEMENTS AS SHOWN.

7-24-24

*[Handwritten Signature]*

KELLY M. SIMMER  
 PROFESSIONAL SURVEYOR NO. 53089  
 SIMMER LAND SURVEYING  
 404 W. MESICK AVE.  
 MESICK, MICHIGAN 49668



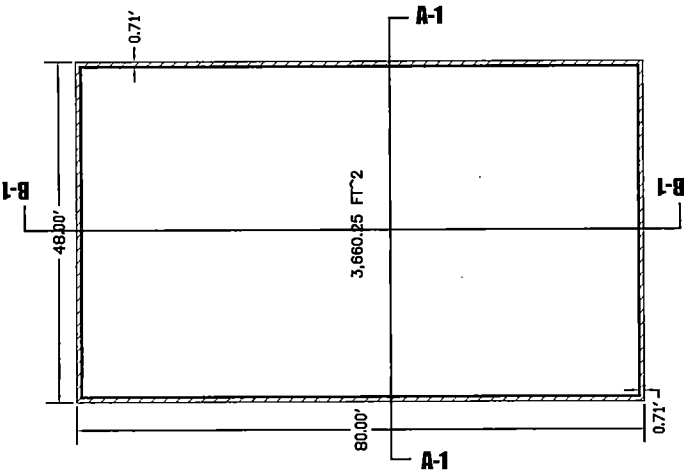
SILVER LAKE STORAGE BARNs  
 UTILITY PLAN

PROPOSED:  
 6/22/2022  
 REV: 1/24/2024  
 FILE: 453522C

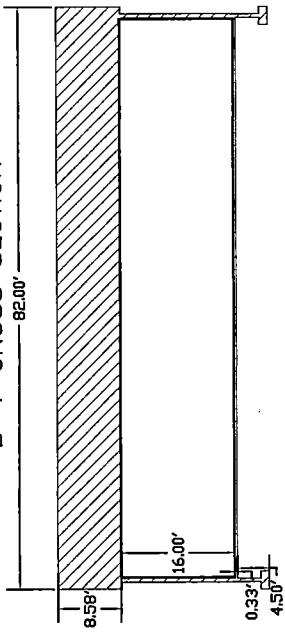
**SIMMER**  
 LAND SURVEYING

PROFESSIONAL LAND SURVEYOR SHEET 5

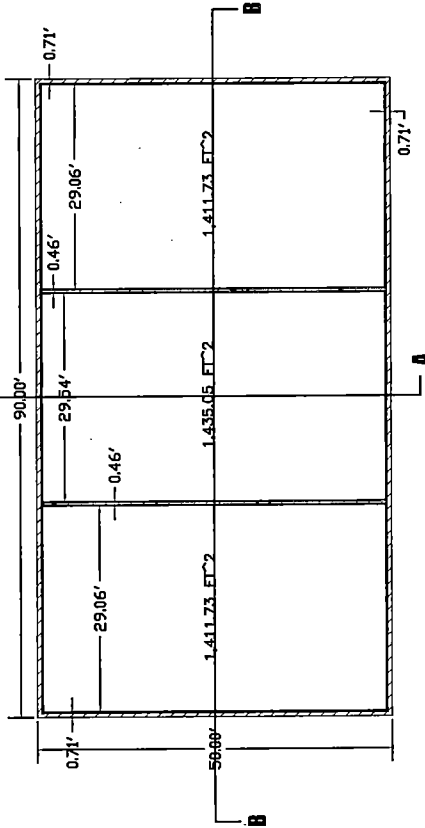
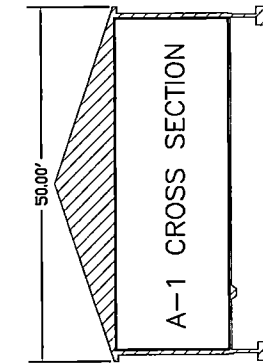
UNITS 8-11, 34



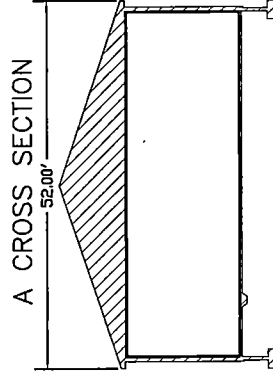
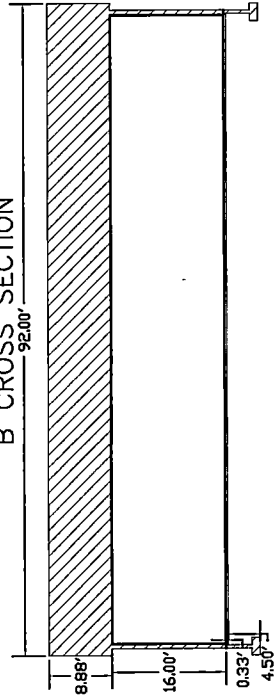
B-1 CROSS SECTION



UNITS 12 (A,B,C), 33 (A,B,C)



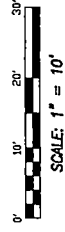
B CROSS SECTION



LEGEND

- LIMITED COMMON ELEMENTS
- GENERAL COMMON ELEMENTS
- UNIT BOUNDARY

NOTE: ALL IMPROVEMENTS SHOWN  
NEED NOT BE BUILT.  
ENTIRE PROJECT IS CONVERTIBLE AND  
CONTRACTIBLE.



*[Signature]*

7-24-24

DATE

KELLY M. SIMMER  
PROFESSIONAL SURVEYOR NO. 53089  
SIMMER LAND SURVEYING  
404 W. MESICK AVE.  
MESICK, MICHIGAN 49668

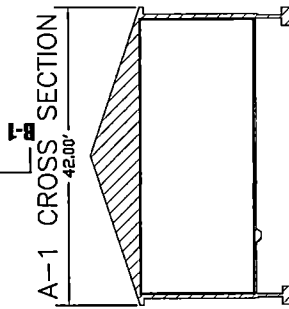
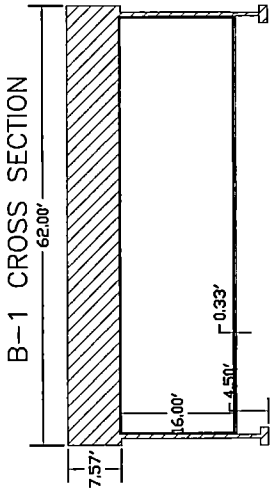
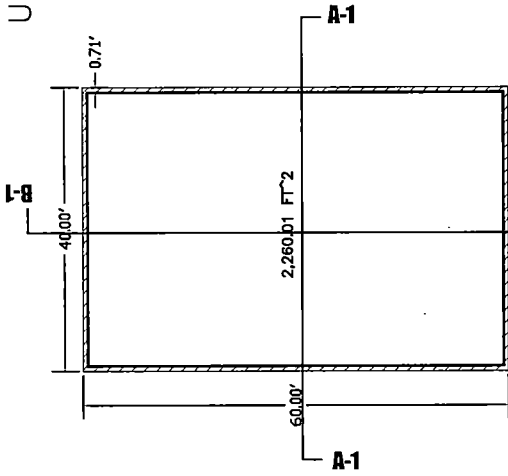


SILVER LAKE STORAGE BARN  
BUILDING CROSS SECTIONS

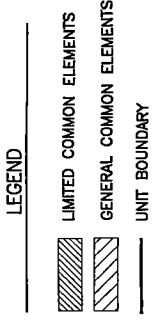
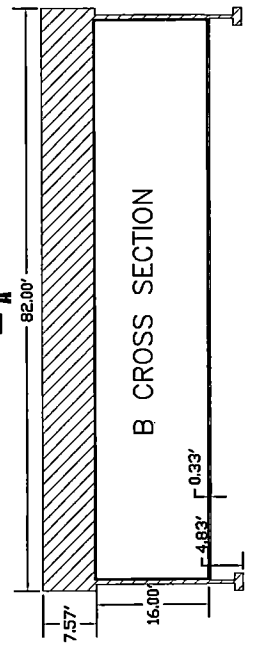
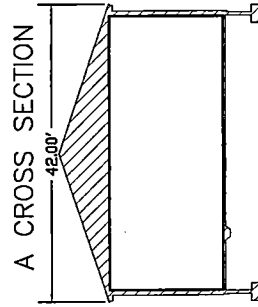
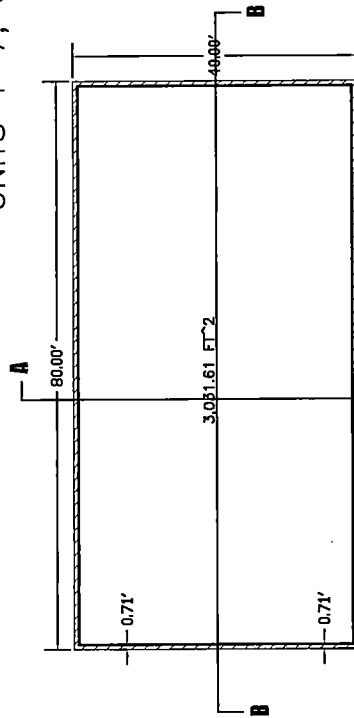
PROPOSED: 6/22/2022  
REV: 7/24/2024  
FILE: 453522C

Kelly M. Simmer, PS  
Professional Land Surveyor  
(231) 429-4914  
k\_simmer@yahoo.com

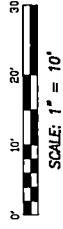
UNITS 14-30



UNITS 1-7, 35-43



NOTE: ALL IMPROVEMENTS SHOWN  
NEED NOT BE BUILT.  
ENTIRE PROJECT IS CONVERTIBLE AND  
CONTRACTIBLE.



7-24-24

*[Signature]*

DATE

KELLY M. SIMMER  
PROFESSIONAL SURVEYOR NO. 53089  
SIMMER LAND SURVEYING  
404 W. MESICK AVE.  
MESICK, MICHIGAN 49668



SILVER LAKE STORAGE BARN  
BUILDING CROSS SECTIONS

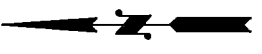
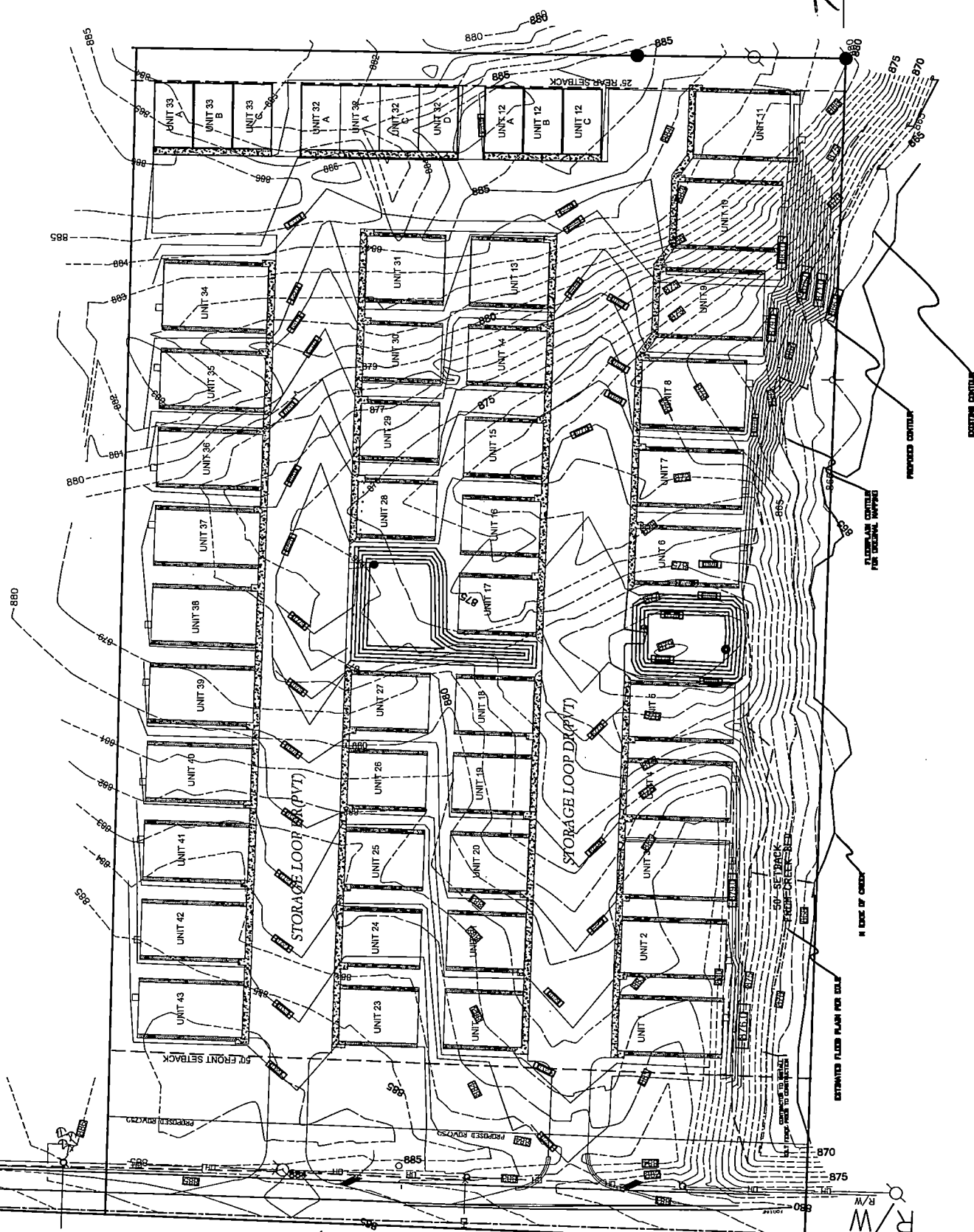
PROPOSED  
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Kelly M. Simmer, PS  
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SHEET 7

C/L S. WEST SILVER LAKE RD. (66' PUBLIC)



SCALE: 1" = 40'

NOTE: ALL IMPROVEMENTS SHOWN  
NEED NOT BE BUILT.  
ENTIRE PROJECT IS CONVERTIBLE AND  
CONTRACTIBLE.

7-24-24 *elg*

DATE  
KELLY M. SIMMER  
PROFESSIONAL SURVEYOR NO. 53089  
SIMMER LAND SURVEYING  
404 W. MESICK AVE.  
MESICK, MICHIGAN 49668



SILVER LAKE BARNS  
FLOOD PLAN

PROPOSED:  
6/22/2022  
REV: 7-24-2024  
FILE: 453522C

**SIMMER**  
LAND SURVEYING

PROFESSIONAL LAND SURVEYOR

SHEET 9