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2022C-00067
STATE OF MICHIGAN
GRAND TRAVERSE COUNTY
RECORDED 12/14/2022 09:13:25 AM
PEGGY HAINES REGISTER OF DEEDS
PAGE 1 OF 3

FIRST AMENDMENT TO MASTER DEED

For

SILVER LAKE STORAGE BARNs

Grand Traverse County Condominium Subdivision Plan No. 494

This **First Amendment to Master Deed**, is made this 12th day of December 2022, by Silver Lake Building Condominium, LLC a Michigan limited liability company, of 610 N. East Silver Lake Rd, 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, Grand Traverse County Records ("Master Deed");

WHEREAS, in accordance with Section 90(3) of the Michigan Condominium Act, the Developer reserved the right to amend the Condominium Bylaws without the consent of the Co-owners, even if such amendments materially alter or change the rights of the Co-owners;

WHEREAS, the Developer wishes to amend the Condominium Bylaws to change certain restrictions contained therein and to incorporate restrictions set forth by the Grand Traverse County Health Department;

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

1. Article VI(A) of the Condominium Bylaws is hereby amended to read in its entirety as follows:

A. No Unit may be used for any purpose that violates any restrictions or limitations placed on the community septic system by the Michigan Department of Environment, Great Lakes, and Energy or any other regulatory agency. Further, no Unit may be used for any purpose that generates more than fifteen (15) vehicular trips into the Project on any given day. All cannabis related businesses are prohibited, including the growing, processing and sale of cannabis. Except as otherwise restricted herein, all other uses permitted by Blair Township's Zoning Ordinance shall be permitted.

2. Article VI(H) of the Condominium Bylaws is hereby amended to read in its entirety as follows:

H. Any Co-owner wishing to install a sign or other advertising device on any Unit or Common Element shall first obtain the written consent of the Board of Directors. Such consent shall not be unreasonably withheld or delayed. Notwithstanding, the Developer, its affiliates, assigns or agents, are not restricted as to the form, size, shape or content of any sign it displays within the Condominium Project, and the Developer may further display signs within the Condominium Project, including without limitations, upon the Common Elements, without approval or consent of the Board or any Co-owner.

3. Article VI of the Condominium Bylaws is hereby amended to include subparagraph L to read as follows:

L. No individual Unit shall be used for other than commercial and storage uses.

4. Article VI of the Condominium Bylaws is hereby amended to include subparagraph M to read as follows:

M. Prior to construction of the community wastewater system, a sewage permit shall be obtained from the Grand Traverse County Health Department. A community wastewater system permit shall also be obtained from the Michigan Department of Environment, Great Lakes and Energy (EGLE) under Part 41 of the NREPA, 1994 PA 451. All requirements of these permits as to construction, operation and maintenance shall be complied with.

5. Article VI of the Condominium Bylaws is hereby amended to include subparagraph N to read as follows:

N. All Units shall utilize the municipal water supply provided in Blair Township. No individual wells will be allowed to be installed in the Condominium Project.

6. Article VI of the Condominium Bylaws is hereby amended to include subparagraph O to read as follows:

O. The above restrictions must run in perpetuity and may only be waived by the Grand Traverse County Health Department.

7. Article VI of the Condominium Bylaws is hereby amended to include subparagraph P to read as follows:

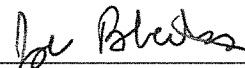
P. Parking shall be limited to two (2) vehicles per Unit. Vehicles shall be parked in a manner that does not obstruct any drive or other Co-owners' or their invitees' access to their Unit.

8. 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.

9. The revisions of this First 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.

IN WITNESS WHEREOF, the Developer has caused this First Amendment to Master Deed to be executed the day and year first above written.

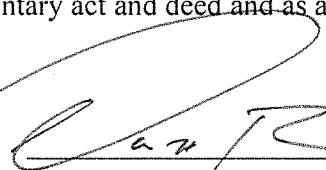
DEVELOPER:
Silver Lake Building Condominium, LLC,
a Michigan limited liability company


By: Joe Robertson
Its: Member

STATE OF MICHIGAN)
) ss.
COUNTY OF GRAND TRAVERSE)

Acknowledged on the 12th day of December 2022, before me personally appeared Joe Robertson, Member of Silver Lake Building Condominium, LLC, a Michigan limited liability company, the organization described in and which executed the foregoing instrument, and that he signed his name thereto as and for his voluntary act and deed and as and for the voluntary act and deed of said organization.

David H Rowe
NOTARY PUBLIC - STATE OF MICHIGAN
COUNTY OF Grand Traverse
My Commission Expires 05/22/23
Acting in the County of _____


_____, Notary Public
_____, County, Michigan
Acting in Grand Traverse County, Michigan
My Commission Expires: _____

Prepared by/Return to:
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