

SECOND AMENDMENT TO MASTER DEED OF C & O CLUB

15-04-135-014-00
15-04-135-015-00
15-04-135-038-00
15-04-135-039-00
15-04-135-045-00
15-52-135-041-00
15-52-135-042-00
15-52-135-043-00
15-52-135-044-00
15-52-135-045-00

WATERFRONT PARTNERS LIMITED PARTNERSHIP, a Michigan limited partnership, whose address is 1533 North Woodward Avenue, Suite 240, Bloomfield Hills, Michigan 48304 (hereinafter referred to as "Waterfront") being the Developer of C & O Club, a condominium project established according to the Master Deed recorded in Liber 338, Pages 277 through 346, both inclusive, Charlevoix County Records, being Charlevoix County Condominium Subdivision Plan No. 64, as amended by the First Amendment to Master Deed recorded on September 30, 1992 in Liber 340, Pages 686 through 696, both inclusive, Charlevoix County Records, further amends the Master Deed and the Condominium Subdivision Plan under the authority reserved in Article IX of the Master Deed for the purpose of amending Sheets 1 through 4 to correct survey errors and adding Sheets 5 and 6 to the Condominium Subdivision Plan. OSCAR P. AND MARGARET STROUD, husband and wife, whose address is 08619 Old U.S. 31, Charlevoix, Michigan (hereinafter referred to as "Stroud") have executed this Second Amendment to Master Deed to evidence their consent to the amendment to the Condominium Subdivision Plan contained herein.

15-52-135-016-00
15-52-135-017-00
15-52-135-018-00
15-52-135-019-00
15-52-135-020-00

1. Sheets 1 through 4 of the Condominium Subdivision Plan of C & O Club are hereby amended to correct various survey errors, and are attached hereto. Revised sheets 1 through 4 replace prior sheets 1 through 4, which were attached to and recorded with the original Master Deed.

15-52-135-021-00
15-52-135-022-00
15-52-135-023-00
15-52-135-024-00
15-52-135-025-00


2. The Condominium Subdivision Plan of C & O CLUB is hereby amended to add the attached sheets as Sheets 5 and 6, for the purpose of providing a metes and bounds description of Units 1 through 25 to further identify the boundaries of Units 1 through 25.


15-52-135-026-00
15-52-135-027-00
15-52-135-028-00
15-52-135-029-00
15-52-135-030-00

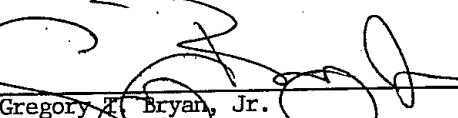
3. Except as set forth in this Second Amendment to Master Deed, the original Master Deed and the First Amendment to Master Deed of C & O CLUB are hereby ratified, confirmed and redeclared.

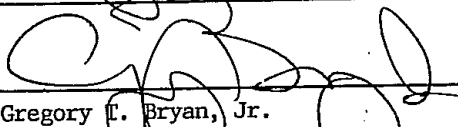
WITNESSES:

15-52-135-001-00
15-52-135-002-00
15-52-135-003-00
15-52-135-004-00
15-52-135-005-00


Debra A. Bartlett


Paula K. Selonke



Gregory F. Bryan, Jr.


Gregory F. Bryan, Jr.

*Notary serves as 2nd witness

WATERFRONT PARTNERS LIMITED PARTNERSHIP, a Michigan limited partnership

By: WATERFRONT GROUP CORPORATION, a Michigan corporation, General Partner

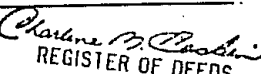
By: 
STUART M. KAUFMAN
Its: President

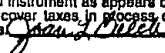
"Waterfront"


OSCAR STROUD


MARGARET STROUD

"Stroud"

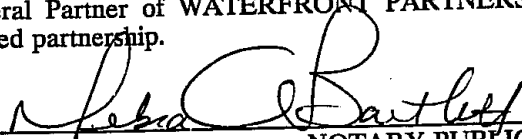
STATE OF MICHIGAN
COUNTY OF CHARLEVOIX
RECEIVED FOR RECORD
1994 AUG 17 PM 12:13

REGISTER OF DEEDS

State of Michigan, County of Charlevoix, 94
Charlevoix, Mich 17 1994 I hereby certify that there are no tax liens or taxes held by the State or by local officials on the land herein described in the within instrument and all taxes due thereon have been paid for the five years preceding the date of said instrument as appears by the records in my office. This does not cover taxes in process of collection by Town, Cities or Villages.
 County Treasurer

STATE OF MICHIGAN)
) SS
COUNTY OF OAKLAND)

On this 15th day of August, 1994, the foregoing Second Amendment to Master Deed was acknowledged before me by Stuart M. Kaufman, President of WATERFRONT GROUP CORPORATION, a Michigan corporation, General Partner of WATERFRONT PARTNERS LIMITED PARTNERSHIP, on behalf of the limited partnership.

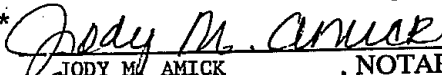
DEBRA A. BARTLETT
Notary Public, Charlevoix County, MI
My Commission Expires Aug. 7, 1996



Debra A. Bartlett, NOTARY PUBLIC
Charlevoix County, Michigan
My commission expires: 8/7/96

STATE OF MICHIGAN)
) SS
COUNTY OF Charlevoix)

On this 25th day of July, 1994, the foregoing Second Amendment to Master Deed was acknowledged before me by OSCAR and MARGARET STROUD, his wife, to me known to be the persons described herein, and acknowledged that they executed the same as their free act and deed.

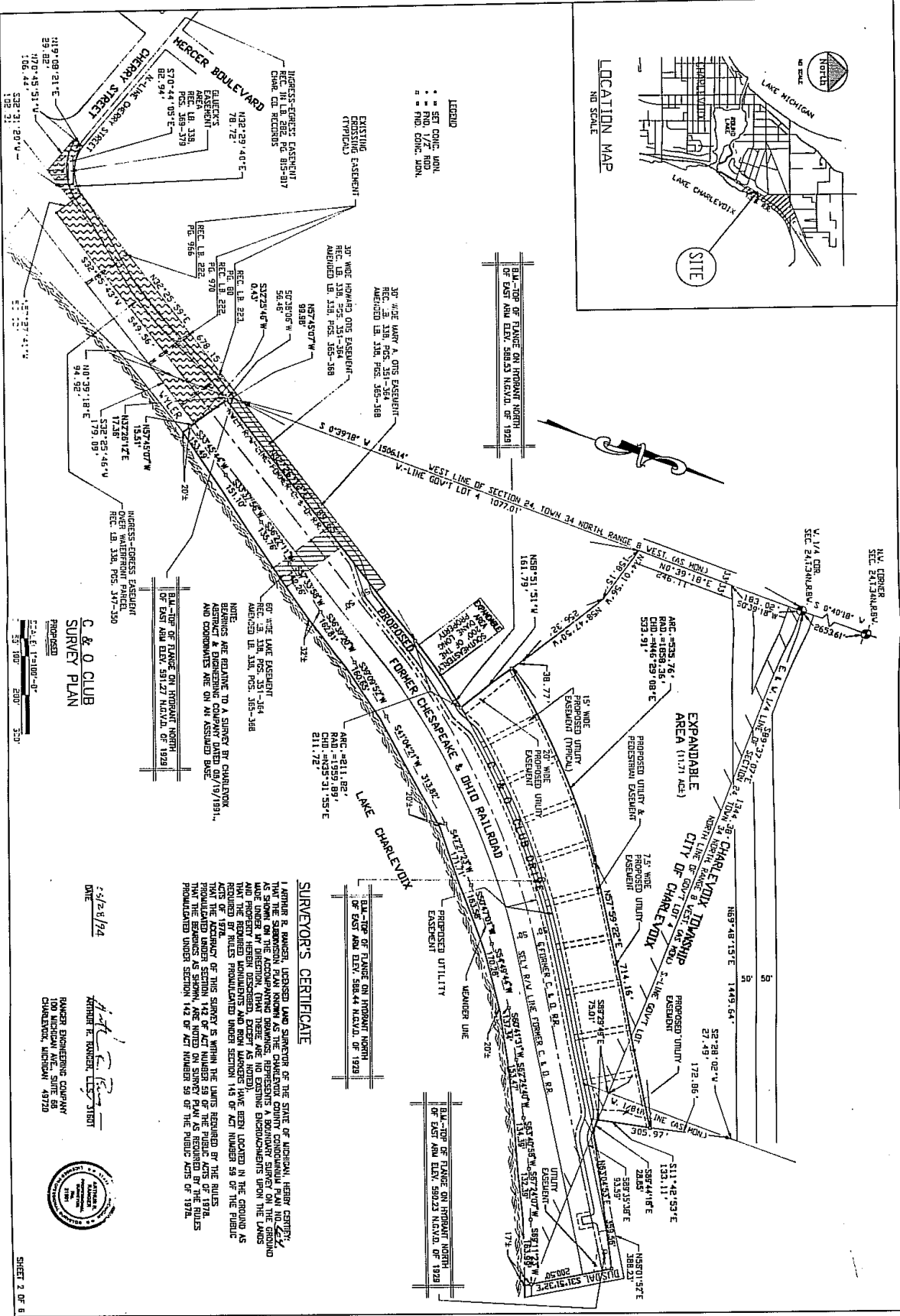
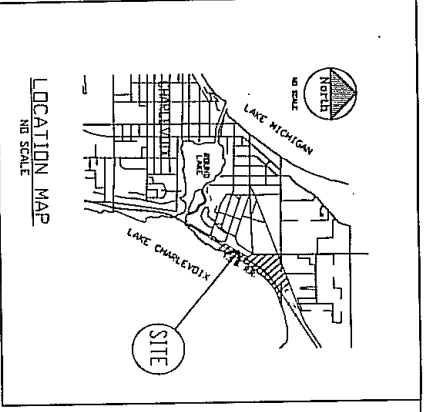
*

JODY M. AMICK, NOTARY PUBLIC
Charlevoix County, Michigan
My commission expires: 10-8-97

**SECOND AMENDMENT TO
MASTER DEED DRAFTED BY
AND WHEN RECORDED RETURN TO:**

Dean J. Gould, Esq.
Silver, Gould, Eizelman, Zoller,
Upfal, Bean & Jackier
1533 North Woodward Avenue, Suite 250
Bloomfield Hills, Michigan 48304
(313) 642-0500

condos\c&oclub\2amend.md
June 17, 1994



LEGEND

- SET CONC. MON.
- FWD. 1/2" ROD
- FWD. CONC. MON.

EXISTING EASEMENT (TYPICAL)

NOTE:
 THESE ARE BEARING TO A SURVEY BY CHADLONK, ASTRICK & ENGINEERING COMPANY DATED 09/19/1991, AND COORDINATES ARE ON AN ASSUMED BASE.

C & O CLUB
 SURVEY PLAN
 PROPOSED

Scale: 1" = 100'-0"
 30' 100' 200' 300'

SURVEYOR'S CERTIFICATE

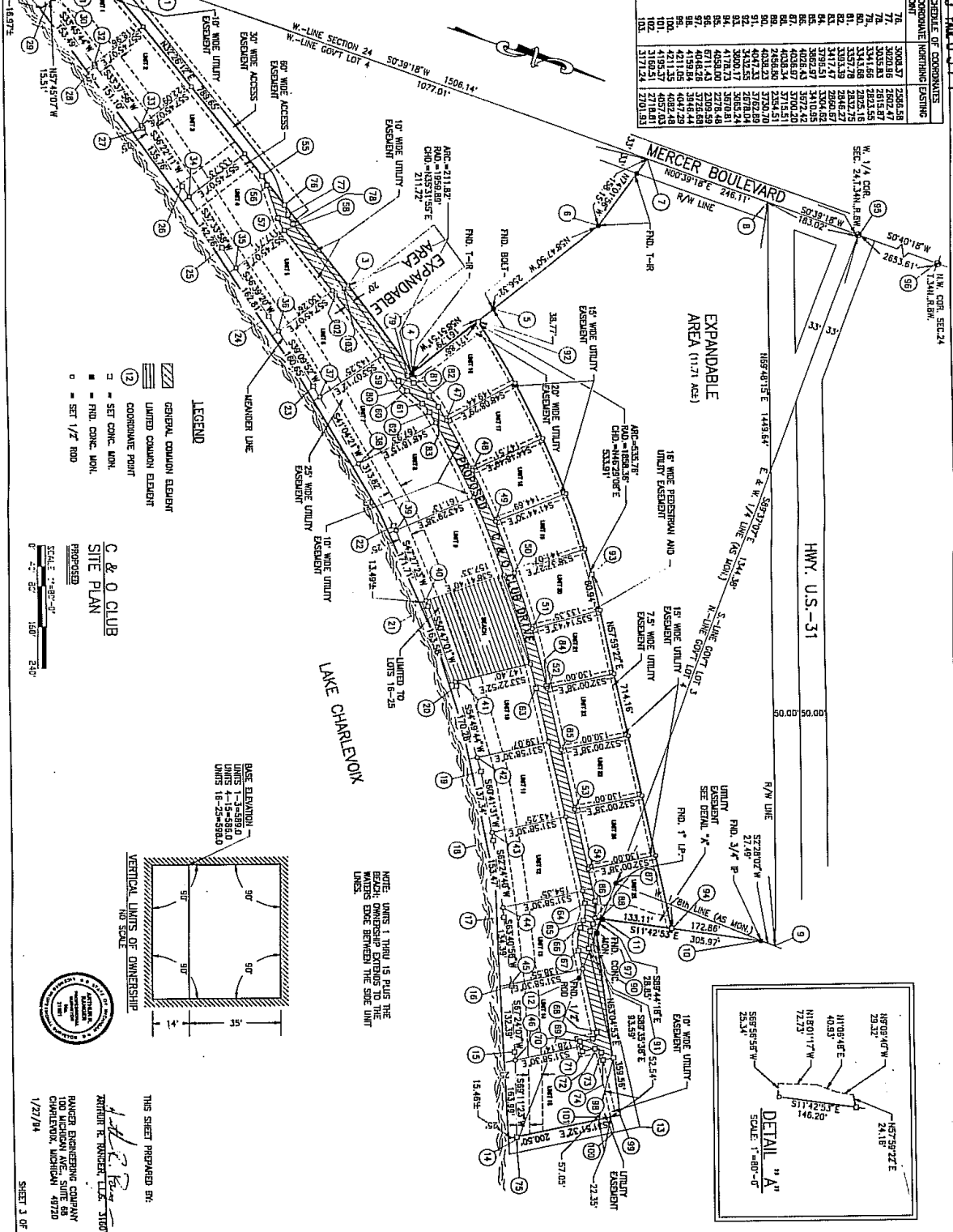
I, JAMES R. BARNES, LICENSED LAND SURVEYOR OF THE STATE OF MICHIGAN, HEREBY CERTIFY THAT THE SUBDIVISION PLAN KNOWN AS THE CHARLEVOIX COUNTY CONDOMINIUM PLAN, HEREIN AS SHOWN ON THE ACCOMPANYING DRAWINGS, REPRESENTS A BOUNDARY SURVEY OF THE LANDS MADE UNDER MY DIRECTORIAL CONTROL, BEING AND BEING MADE IN ACCORDANCE WITH THE RULES AND REGULATIONS OF THE BOARD OF LAND SURVEYORS AND BOON LAWYERS HAVE BEEN LOCATED IN THE GROUND AS REQUIRED BY RULES PROMULGATED UNDER SECTION 145 OF ACT NUMBER 59 OF THE PUBLIC ACTS OF 1978. THE ACCURACY OF THIS SURVEY IS WITHIN THE LIMITS REQUIRED BY THE RULES PROMULGATED UNDER SECTION 142 OF ACT NUMBER 59 OF THE PUBLIC ACTS OF 1978. THAT THE BEARINGS AS SHOWN ARE NOTED ON SURVEY PLAN AS REQUIRED BY THE RULES PROMULGATED UNDER SECTION 142 OF ACT NUMBER 59 OF THE PUBLIC ACTS OF 1978.

DATE: 5/12/87

James R. Barnes
 JAMES R. BARNES, SURVEYOR
 100 CONDEMNATION COURT, SUITE 68
 CHARLEVOIX, MICHIGAN 49720



SCHEDULE OF CONDOMINIUMS		SCHEDULE OF CONDOMINIUMS	
CONDOMINIUM UNIT	MARKED EASTING	CONDOMINIUM UNIT	MARKED EASTING
1	2551.00	76	3000.87
2	2176.60	77	2616.87
3	2176.60	78	2616.87
4	2176.60	79	2616.87
5	2176.60	80	2616.87
6	2176.60	81	2616.87
7	2176.60	82	2616.87
8	2176.60	83	2616.87
9	2176.60	84	2616.87
10	2176.60	85	2616.87
11	2176.60	86	2616.87
12	2176.60	87	2616.87
13	2176.60	88	2616.87
14	2176.60	89	2616.87
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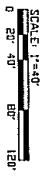


THIS SHEET PREPARED BY:
 RANGER ENGINEERING COMPANY
 100 MICHIGAN AVE., SUITE 66
 CHARLEVOIX, MICHIGAN 49720
 1/27/84
 SHEET 3 OF 6

MATCH LINE

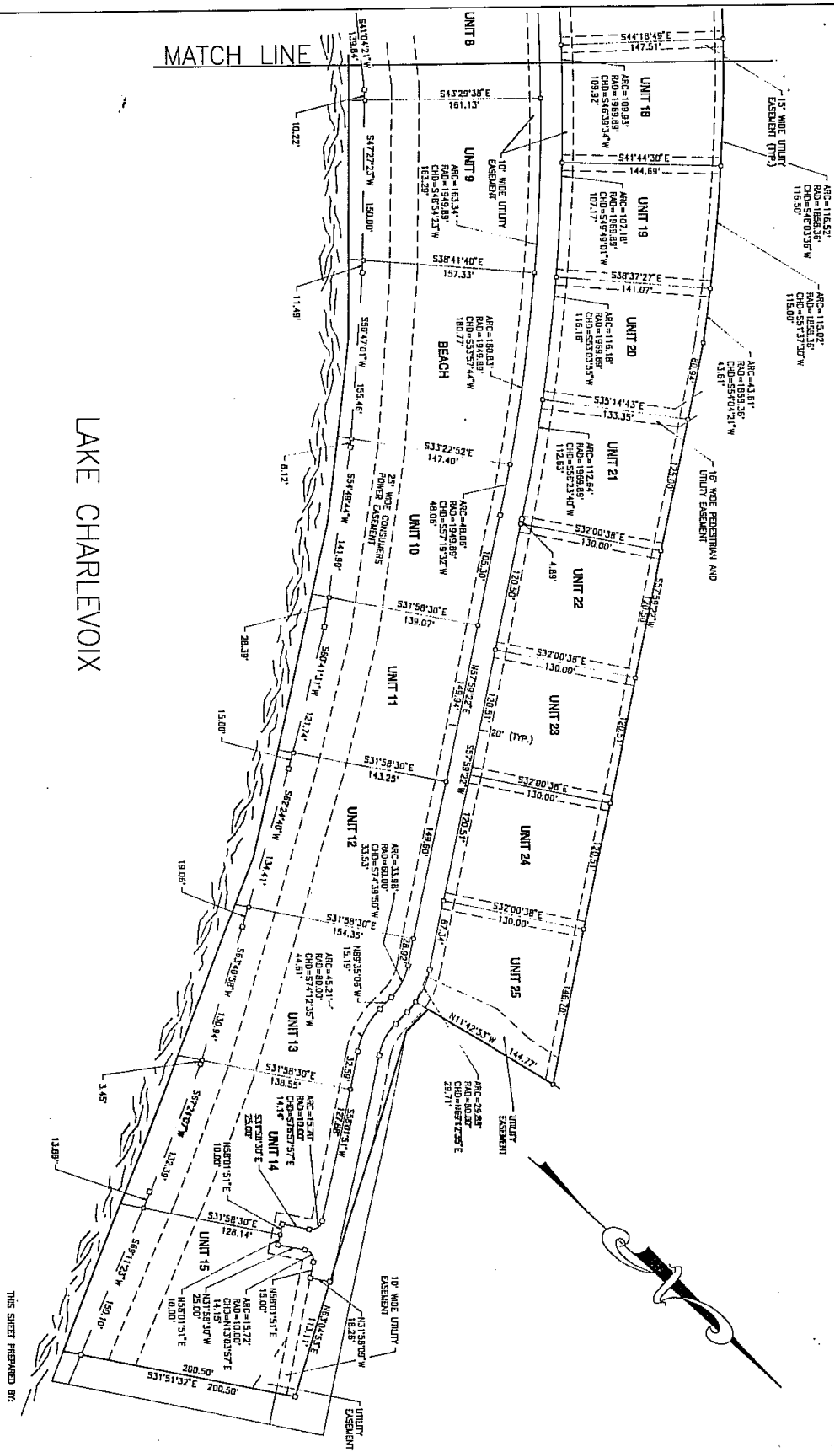
LAKE CHARLEVOIX

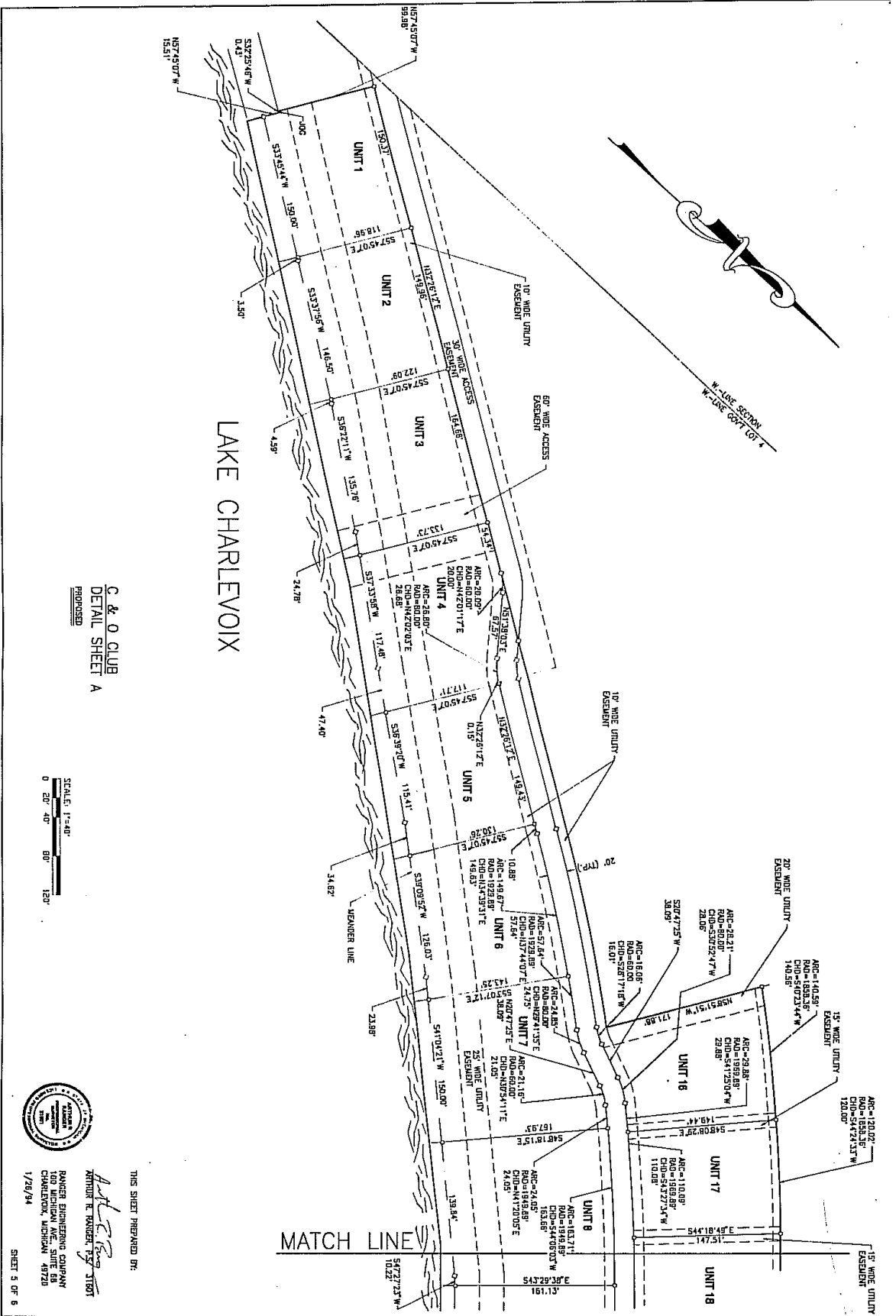
C & O CLUB
DETAIL SHEET B
PROPOSED



Arthur R. Forester, P.E.
RANGER ENGINEERING COMPANY
100 WASHINGTON AVE., SUITE 600
CHARLEVOIX, MICHIGAN 49720
1/26/94

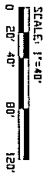
SHEET 6 OF 8





LAKE CHARLEVOIX

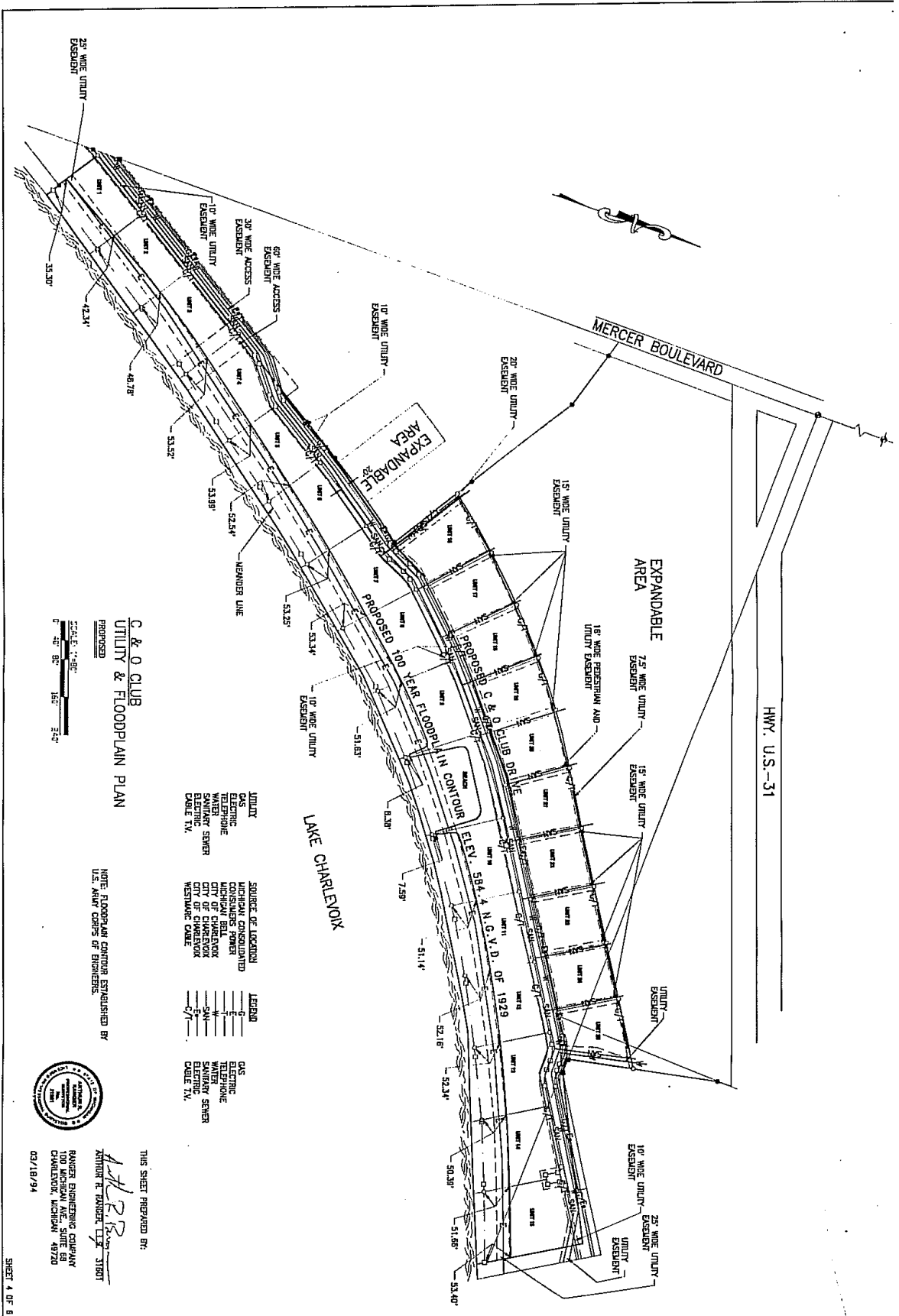
C & O CLUB
 DETAIL SHEET A
 PROPOSED



ARTHUR R. RANGER P.E. 31801
 RANGER ENGINEERING COMPANY
 100 S. CHURCH AVE., SUITE 100
 CHARLEVOIX, MICHIGAN 49720
 1/28/74

THIS SHEET PREPARED BY:

MATCH LINE



C & O CLUB
UTILITY & FLOODPLAIN PLAN

PROPOSED
 SCALE: 1"=80'
 0 40 80 160 320'

- | | | |
|-----------|-----------------------|----------------------|
| UTILITY | SOURCE OF LOCATION | LEGEND |
| GAS | MICHIGAN CONSOLIDATED | — G — GAS |
| ELECTRIC | CONSOLIDATED POWER | — E — ELECTRIC |
| TELEPHONE | MICHIGAN BELL | — T — TELEPHONE |
| WATER | CITY OF CHARLEVOIX | — W — WATER |
| SEWER | CITY OF CHARLEVOIX | — S — SANITARY SEWER |
| ELECTRIC | CITY OF CHARLEVOIX | — C — CABLE TV |
| CABLE TV | WESTWARD CABLE | |

NOTE: FLOODPLAIN CONTOUR ESTABLISHED BY U.S. ARMY CORPS OF ENGINEERS.



THIS SHEET PREPARED BY:
 KENNETH E. ROBERK, C.E.
 RANGER ENGINEERING COMPANY
 100 NICHOLS AVE., SUITE 60
 CHARLEVOIX, MICHIGAN 49720
 02/18/94