

2007 MAY -8 P 1: 15

LIBER 802 PAGE 581



802-581

STATE OF MICHIGAN  
COUNTY OF CHARLEVOIX  
RECEIVED FOR RECORD

2007 MAY -8 PM 1: 15

*Charlene M. Swotney*  
REGISTER OF DEEDS

RECEIVED

2007 MAY -8 A 10:00

**SEVENTH AMENDMENT TO MASTER DEED**

**THIS SEVENTH AMENDMENT TO MASTER DEED** is made and executed on this 3<sup>rd</sup> day of May, 2007, by the C&O Club Association, a Michigan nonprofit corporation, with offices located at 131 C&O Club Drive, Charlevoix, Michigan 49720 (hereinafter referred to as the "Association").

**RECITALS**

A. The Association is a nonprofit corporation organized under Michigan law, which is comprised of the Co-owners of the C&O Club, Charlevoix County Condominium Subdivision Plan No. 64 (the "Condominium").

B. The Association is, pursuant to the Master Deed of the Condominium recorded at Liber 338, Pages 277 through 346, inclusive, of Charlevoix County Records, and subsequent amendments thereto (collectively the "Master Deed"), authorized and duty bound to "administer, operate, manage and maintain the Condominium".

C. By virtue and means of a duly authorized ballot and vote conducted by the Association, written consent was cast and affirmed by a majority of Condominium Co-owners in excess of 66-2/3%, to further and additionally amend the Master Deed and the Condominium Subdivision Plan in the manner set forth below.

**NOW, THEREFORE, TAKE NOTICE** that the terms of the Master Deed are hereby further amended as follows:

1. Exhibit "B" to the Master Deed, constituting the Condominium Subdivision Plan, is hereby superceded and replaced in its entirety by "Replat No. 4 to Charlevoix County Condominium Subdivision Plan No. 64" which is attached hereto at Scheduled "T". Any and all reference within the Master Deed to the "Condominium Subdivision Plan" or Exhibit "B" shall hereafter be deemed as reference instead to attached Schedule "T".

2. With respect to Unit 36 of the Condominium:

a. Schedule "T" provides that the pedestrian easement encumbering said Unit 36 shall be eight feet in width, situated contiguous to the westerly and southerly boundaries thereof, in the manner so depicted within Schedule "T"; and

b. The earthen berm within said Unit 36, as presently situated, is approved and ratified.

3. The Master Deed, including the Bylaws attached thereto at Exhibit "A", are amended and/or supplemented in pertinent part, to hereafter further and additionally provide the following method of communication to or among Co-owners:

Any form of communication to or among Unit Co-owners in connection with any business of the Association, including any votes, ballots, notices, or other matters otherwise provided in the Master Deed or the Bylaws to be communicated by mail, may be conducted electronically, whether by e-mail or other form of electronic communication (such as website bulletin board), and any such communication shall have the same effect as if provided by other means authorized within the Master Deed or Bylaws. It is the responsibility of every Unit Co-owner to provide a current and effective e-mail address to the Secretary of the Association, and any notice or other action of the Association shall not be deemed invalid on account of the failure of a Unit Co-owner to receive notice on account of not having provided such e-mail address.

4. Any and all pertinent provisions of the Master Deed and the Bylaws shall be deemed to have been modified, when and as appropriate, so as to be consonant with the foregoing terms of this Seventh Amendment to Master Deed.

IN WITNESS WHEREOF this Seventh Amendment to Master Deed has been made and executed as of the date set forth above.

"ASSOCIATION"  
C&O Club Association

  
By: Paul Hoelderle  
Its: President

STATE OF MICHIGAN )  
 )ss  
COUNTY OF CHARLEVOIX )

On this 3<sup>rd</sup> day of May, 2007, the foregoing Seventh Amendment To Master Deed was acknowledged before me by Paul Hoelderle, President for and on behalf of the C&O Club Association.

DRAFTED BY/RETURN TO:  
Daniel B. Barron, Esq.  
Barron & Engstrom, PLC  
P.O. Box 309  
Charlevoix, MI 49720  
(231) 547-9950

  
Kathleen Marie Way, Notary Public  
Charlevoix County, Michigan  
My commission expires: 9-4-2012





SCHEDULE OF COORDINATES	
COORDINATE POINT	NORTHING EASTING
1	2531.98 2261.26
2	2495.50 2260.64
3	2476.60 2260.49
4	2452.80 2260.49
5	2432.80 2260.49
6	2416.80 2260.49
7	2404.00 2260.49
8	2394.00 2260.49
9	2386.00 2260.49
10	2380.00 2260.49
11	2376.00 2260.49
12	2373.00 2260.49
13	2371.00 2260.49
14	2370.00 2260.49
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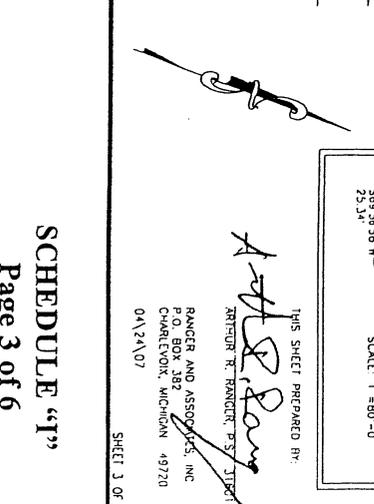
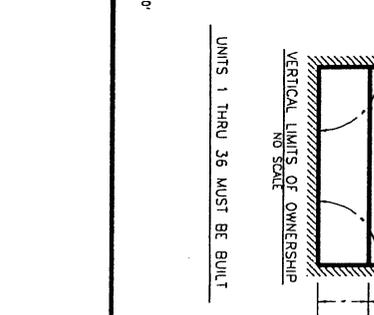
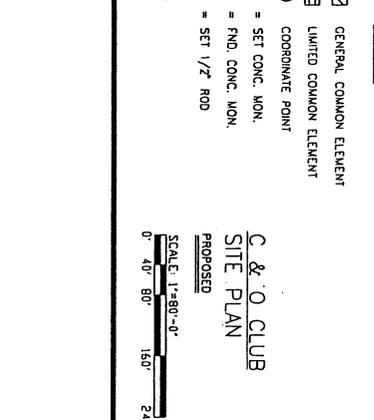
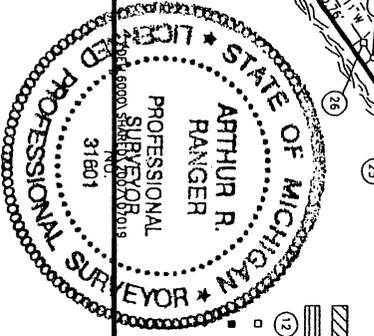
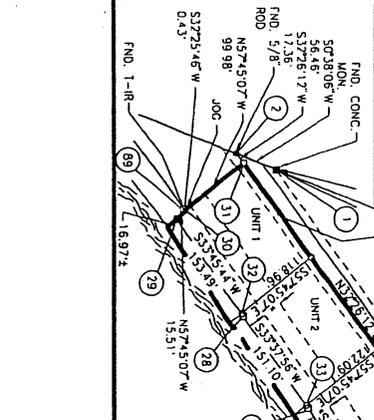
SCHEDULE OF COORDINATES	
COORDINATE POINT	NORTHING EASTING
76	3008.37 2386.58
77	3020.99 2409.47
78	3035.83 2431.87
79	3051.86 2452.80
80	3068.99 2471.61
81	3087.28 2487.85
82	3106.72 2501.25
83	3127.28 2511.66
84	3148.99 2519.00
85	3171.86 2523.15
86	3195.91 2524.00
87	3221.15 2522.57
88	3247.57 2518.85
89	3275.17 2512.88
90	3303.94 2504.66
91	3332.87 2494.20
92	3361.94 2481.51
93	3390.14 2466.60
94	3417.47 2449.47
95	3443.94 2429.20
96	3469.54 2405.79
97	3494.27 2379.14
98	3518.04 2349.37
99	3540.85 2316.37
100	3562.60 2280.12
101	3583.29 2240.63
102	3602.92 2197.90
103	3621.50 2152.03
104	3639.03 2103.03
105	3655.51 2050.90
106	3670.94 1996.63
107	3685.32 1940.22
108	3698.65 1881.77
109	3710.94 1821.37
110	3722.18 1759.54
111	3732.37 1696.28
112	3741.51 1631.59
113	3749.60 1566.47
114	3756.64 1500.93
115	3762.63 1434.97
116	3767.57 1368.60
117	3771.46 1301.83
118	3774.30 1234.66

CURVE DATA				
CHORD	ARC	RADIUS	CHORD DISTANCE	CHORD BEARING
129 TO 130	14.70'	10.00'	13.41'	S 14°17'05" W
133 TO 134	11.64'	25.00'	29.57'	N 69°41'45" W

LINE TABLE					
NUMBER	DIRECTION	DISTANCE	NUMBER		
1	N39°14'25"E	37.06'	18	N53°02'29"E	59.06'
2	N20°11'45"W	18.58'	19	N20°11'45"W	114.22'
3	N30°14'25"E	29.49'	20	N52°33'56"E	140.70'
4	N42°23'49"E	122.35'	21	N19°30'35"E	40.00'
5	N48°49'45"E	170.62'	22	N67°26'29"E	95.98'
6	N20°11'45"E	17.38'	23	N15°51'44"E	62.66'
7	N48°49'45"E	58.48'	24	N19°48'05"W	70.00'

SCHEDULE OF COORDINATES	
COORDINATE POINT	NORTHING EASTING
119	4010.16 3401.16
120	3951.86 3301.89
121	3893.56 3214.61
122	3835.26 3127.33
123	3776.96 3040.05
124	3718.66 2952.79
125	3660.36 2865.53
126	3602.06 2778.27
127	3543.76 2691.01
128	3485.46 2603.75
129	3427.16 2516.49
130	4279.16 3390.03
131	4220.86 3302.77
132	4162.56 3215.51
133	4104.26 3128.25
134	4045.96 3041.00
135	3987.66 2953.74
136	3929.36 2866.48
137	3871.06 2779.22

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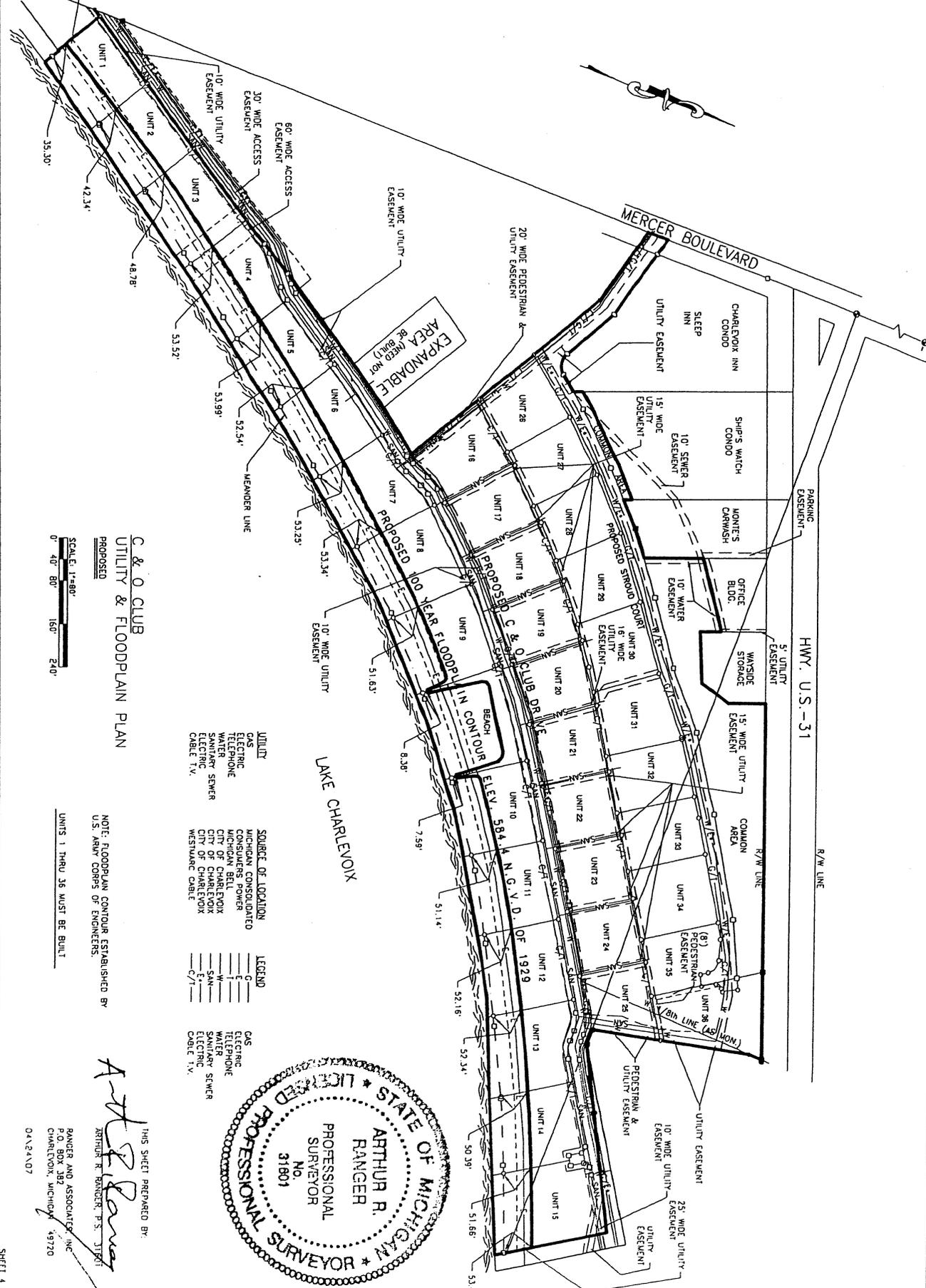


THIS SHEET PREPARED BY:  
 ARTHUR R. RANGER, P.E. JTB  
 RANGER AND ASSOCIATES, INC.  
 P.O. BOX 382  
 CHARLEVOIX, MICHIGAN 49720  
 04/24/07

SCHEDULE "1"  
 Page 3 of 6

802 586

DELL600D SHARED, 2007, 07/019

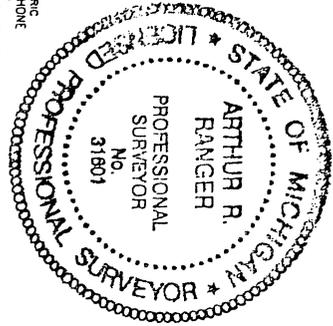


**C & O CLUB  
UTILITY & FLOODPLAIN PLAN**

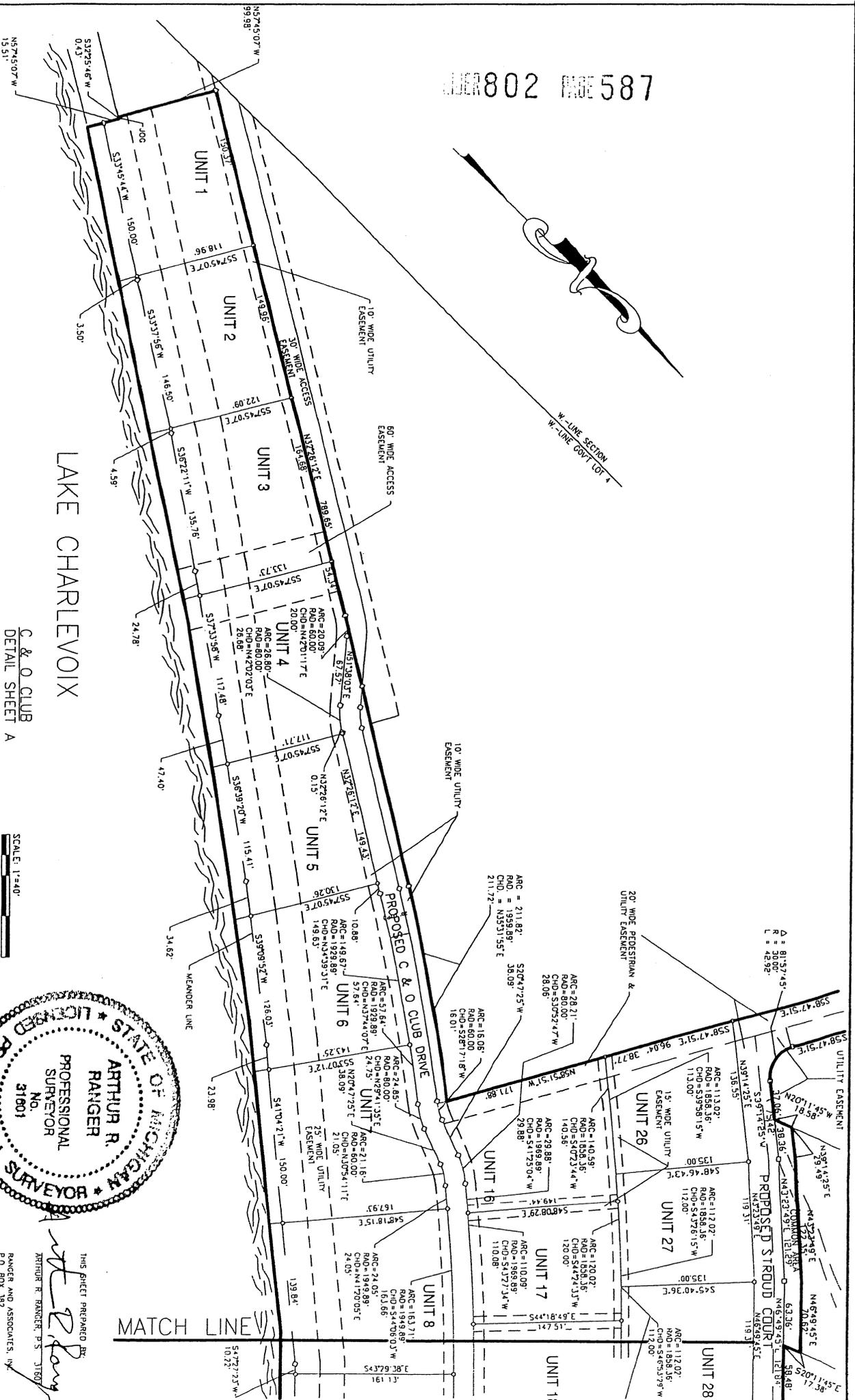
SCALE: 1"=80'  
0' 40' 80' 160' 240'

- |           |                       |        |
|-----------|-----------------------|--------|
| UTILITY   | SOURCE OF LOCATION    | LEGEND |
| GAS       | MICHIGAN CONSOLIDATED | C      |
| ELECTRIC  | CONSOLIDATED POWER    | E      |
| TELEPHONE | MICHIGAN BELL         | T      |
| WATER     | CITY OF CHARLEVOIX    | W      |
| SEWER     | CITY OF CHARLEVOIX    | SAN    |
| CABLE TV  | CITY OF CHARLEVOIX    | E      |
|           | WESTLAKE CABLE        | C/T    |

NOTE: FLOODPLAIN CONTOUR ESTABLISHED BY U.S. ARMY CORPS OF ENGINEERS.  
UNITS 1 THRU 36 MUST BE BUILT



THIS SHEET PREPARED BY:  
*Arthur R. Ranger*  
ARTHUR R. RANGER, P.S., JTBET  
RANGER AND ASSOCIATES, INC.  
P.O. BOX 382  
CHARLEVOIX, MICHIGAN 49720  
04242407

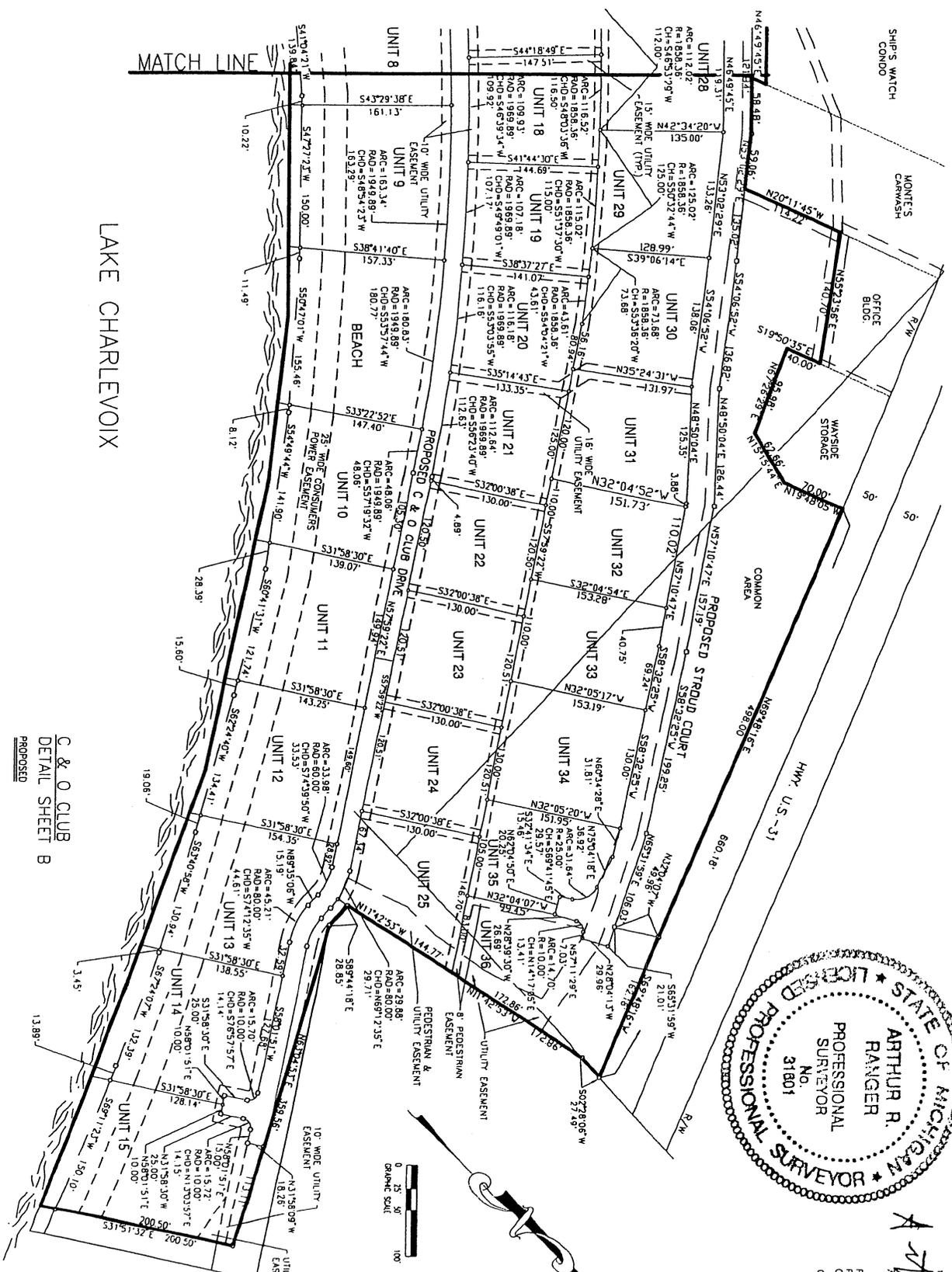


LAKE CHARLEVOIX

C & O CLUB  
 DETAIL SHEET A  
 PROPOSED

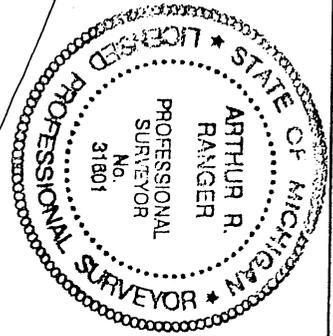


THIS SHEET PREPARED BY  
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 RANGER AND ASSOCIATES, INC.  
 P.O. BOX 382  
 CHARLEVOIX, MICHIGAN 49720  
 08/23/2004



LAKE CHARLEVOIX

C & O CLUB  
DETAIL SHEET B  
PROPOSED



THIS SHEET PREPARED BY:  
ARTHUR R. RANGER, P.S. 31801  
RANGER AND ASSOCIATES, INC.  
P.O. BOX 382  
CHARLEVOIX, MICHIGAN 49720  
04/27/07