

State of Michigan, County of Charlevoix, ss
Charlevoix, August 31, 2004 I hereby certify
that there are no tax liens or other taxes by the State or by
individuals on the land herein described in the within instrument
and that 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 precincts of subdivision by
Township, Cities or Village. Marie Cougleau
County Treasurer

STATE OF MICHIGAN
COUNTY OF CHARLEVOIX
REGISTER OF DEEDS

LIBER 634 PAGE 329

04 AUG 31 PM 3:29

Charles M. Jentzsch

REGISTER OF DEEDS



634-329

AUG 30 REC'D

SIXTH AMENDMENT TO THE MASTER DEED OF THE C&O CLUB

The C&O Club Condominium Association, a Michigan non-profit corporation, whose address is 131 C&O Club Drive, Charlevoix, Michigan 49720, (the "Association"), pursuant to the authority given to it in Article VIII of the Master Deed of C&O Club, recorded on June 16, 1992, at Liber 338, Pages 277-346, inclusive, Charlevoix County Records ("CCR"), and designated as Charlevoix County Condominium Subdivision Plan NO. 64, (Note, there are two Articles VIII in the Master Deed. The original developer made a typographical error and mislabeled Article VIII. The Article VIII is the Article which pertains to the process by which the Master Deed may be amended and can be found on page 20.) An amended by the First Amendment to Master Deed of the C&O Club, recorded at Liber 340, Page 686-696, inclusive, CCR; the Second Amendment to Master Deed of the C&O Club, recorded at Liber 355, Pages 365-378, inclusive, CCR; the Third Amendment to Master Deed of the C&O Club, recorded at Liber 355, Pages 0619-0634, inclusive, CCR; the Fourth Amendment to Master Deed of the C&O Club, recorded at Liber 365, Pages 901-906, inclusive, CCR; and the Fifth Amendment to Master Deed of C&O Club, recorded at Liber 379, Pages 0346-0348, inclusive, CCR, hereby amends the Master Deed of the C&O Club for the purposes set forth below as follows:

A. On or about October 4, 2002, the C&O Club Condominium Owner's Association purchased some additional land, adjacent to the C&O Club from Oscar P. Stroud, Trustee of the Oscar P. Stroud Trust dated April 13, 1993, as to an undivided one-half interest and Oscar P. Stroud, Trustee of the Margaret Stroud Trust dated April 13, 1993, as to an undivided one-half interest. This land contract and the description of the property purchased are evidenced by a memorandum of land contract recorded at Liber 427, Pages 932-934, inclusive.

B. On or about March 8, 2004, the parties to that land contract agreed to convert the land contract whereby the seller would give the C&O Club Association a deed to the property in exchange for a mortgage note. The deed and note are dated March 8, 2004, and the Deed is recorded at Liber 633, Pages 932-933 inclusive, CCR.

C. The purpose of this Sixth Amendment is to replace the Condominium Subdivision Plan with the Condominium Subdivision Plan attached hereto as Exhibit A.

D. It is the purpose of this Condominium Subdivision Plan to show the newly acquired property as a general common element, which it does sheets 3 and 4.

NOW, THEREFORE, the Master Deed of the C&O Club, as amended, is further amended in the following manner:

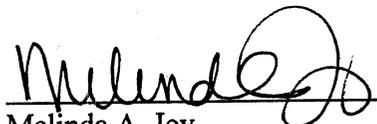
TAX CODE # 15-004-024-028-25 EQ
15-052-151-001-55 EQ

1. By the addition of the property described in Exhibit A, attached hereto. This property is being added as a General Common Element, as depicted on sheets 3 and 4.
2. The Condominium Subdivision Plan which is attached to the Master Deed of the C&O Club as Exhibit B, as amended, is hereby further amended and completely replaced by the Condominium Subdivision Plan attached hereto as Exhibit B.
3. In all other respects, other than as set forth in this Sixth Amendment to the Master Deed of the C&O Club, the Master Deed as previously amended by the First Amendment, the Second Amendment, the Third Amendment, the Fourth Amendment and the Fifth Amendment, including any exhibits attached thereto, respectively, are hereby ratified, reconfirmed and redeclared.

IN WITNESS WHEREOF, this Sixth Amendment to Master Deed of the C&O Club was executed as of the day and year first above written.

WITNESSES:

C&O CLUB CONDOMINIUM ASSOCIATION
a Michigan non-profit corporation



Melinda A. Joy

By: 

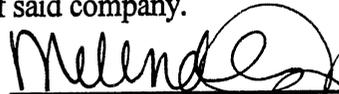
Paul Hoederle
Its: President



Nonness V. Voisin

STATE OF MICHIGAN)
)SS.
COUNTY OF CHARLEVOIX)

The foregoing Sixth Amendment to Master Deed was acknowledged before me this 27th day of August, 2004, by Paul Hoederle, President of the C&O Club Condominium Association, a Michigan non-profit corporation, on behalf of said company.



Melinda A. Joy, Notary Public
Charlevoix County, Michigan
My commission expires: 08/09/2008

DRAFTED BY:
Richard E. Joseph, Esq.
203 Mason Street, P.O. Box 490
Charlevoix, Michigan 49720

EXHIBIT A

LIBER 634 PAGE 331

File No.: 02100987

In the City of Charlevoix and in the Township of Charlevoix,
Charlevoix County, Michigan,

PARCEL C:

Commencing at the West 1/4 corner of Section 24, Town 34 North,
Range 8 West; thence along the East and West 1/4 line of said
section, South 89°37'07" East 486.64 feet, to the Southerly line
of Highway U.S. 31; thence along said highway line North
69°48'14" East 268.76 feet; being the POINT OF BEGINNING of
this description; thence continuing along said highway line
North 69°48'14" East 498.00 feet; thence along the
Southwesterly line of Unit 36 of the C & O Club Condominium,
South 32°04'07" East 49.96 feet to the Northwesterly line of
said C & O Club Condominium; thence along said condominium line
(also being the Northwesterly line of Stroud Court), the
following six (6) courses; South 65°31'59" West 106.03 feet,
South 58°32'25" West 199.25 feet, South 57°10'47" West 157.19 feet,
South 48°50'04" West 126.44 feet, South 54°06'52" West 136.82
feet, and South 53°02'29" West 75.94 feet; thence North
20°11'45" West 114.21 feet; thence North 55°23'56" East 140.70
feet; thence South 19°50'37" East 40.00 feet; thence North
67°26'29" East 95.98 feet; thence North 15°15'44" East 62.66
feet; thence North 19°48'05" West 70.00 feet to the POINT OF
BEGINNING, being a part of the South 1/2 of the Northwest 1/4,
and a part of Government Lot 4 all in Section 24, Town 34
North, Range 8 West

* west
TOGETHER WITH AND SUBJECT TO A 10 FOOT WIDE WATER LINE EASEMENT
ON PARCEL "C":

In the Township of Charlevoix and in the City of Charlevoix,
Charlevoix County, Michigan, Commencing at the West 1/4 corner
of Section 24, Town 34 North, Range 8 West; thence along the
East and West 1/4 line of said section South 89°37'07" East
486.64 feet to the Southerly line of Highway U.S. 31; thence
South 20°11'45" East 120.00 feet, being the POINT OF BEGINNING
of this description; thence North 55°23'56" East 140.70 feet;
thence South 19°50'37" East 10.34 feet; thence South 55°23'56"
West 140.63 feet; thence North 20°11'45" West 10.32 feet to the
point of beginning, being a part of Government Lot 4, Section
24, Town 34 North, Range 8 West.

In the City of Charlevoix, Charlevoix County, Michigan:

PARCEL B-2

Commencing at the West 1/4 corner of Section 24, Town 34 North,
Range 8 West; thence along the West line of said section South
00°39'18" West 129.51 feet to the centerline of Highway U.S.
31; thence along said centerline North 69°48'15" East 191.27

Continued on next page

STEWART TITLE
GUARANTY COMPANY

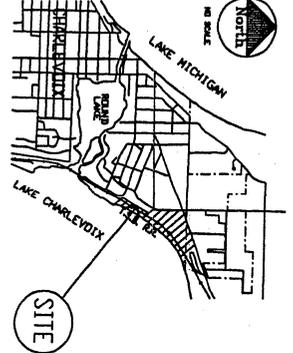
EXHIBIT A (Cont.)

LIBER 634 PAGE 332

File No.: 02100987

feet; thence South 20°11'45" East 403.68 feet, being the Point of Beginning of this description; thence North 39°14'25" East 29.49 feet; thence North 43°23'49" East 122.35 feet; thence North 46°49'45" East 70.62 feet; thence South 20°11'45" East 17.38 feet to a 1/2 inch rod on the Northwesterly line of Stroud Court (Northwesterly line of the C & O Club Condominium); thence along said Stroud Court and along said condominium line the following three (3) courses: South 46°49'45" West 63.36 feet to a concrete monument, South 43°23'49" West 121.29 feet to a concrete monument, and South 39°14'25" West 38.36 feet to a 1/2 inch rod; thence North 20°11'45" West 18.58 feet to the point of beginning; being a part of Government Lot 4, Section 24, Town 34 North, Range 8 West.

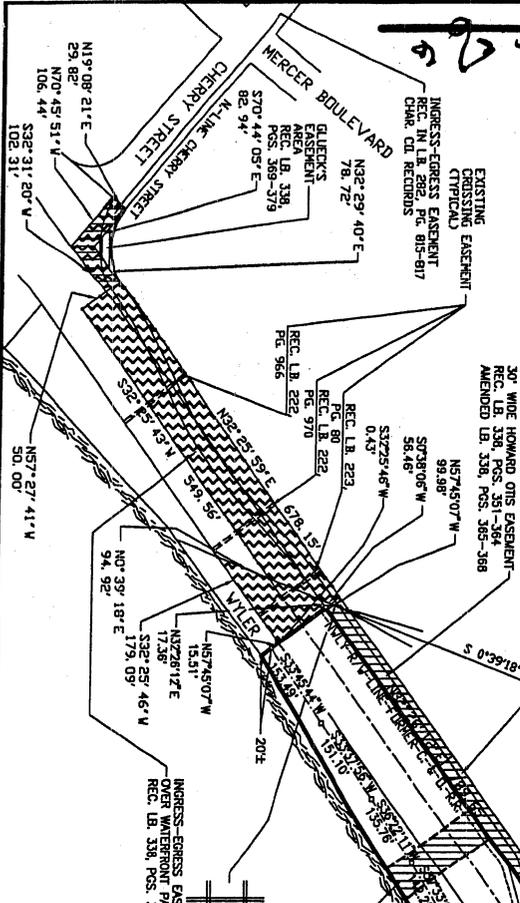
LOCATION MAP
NO SCALE



LEGEND
 * SET CONC. MON.
 * FIN. UZ ROD
 * FIN. CONC. MON.

LINE TABLE

NUMBER	DIRECTION	DISTANCE
1	N38°14'32"E	37.08
2	N02°14'57"W	18.85
3	N38°14'32"E	28.49
4	N44°23'48"E	12.35
5	N44°23'48"E	70.82
6	S20°11'45"E	17.38
7	N44°49'45"E	58.48
8	N52°22'29"E	58.08
9	N20°11'45"W	114.22
10	N52°22'29"E	140.70
11	S17°50'35"E	40.00
12	N67°28'29"E	95.98
13	N15°15'44"E	62.66
14	N19°48'05"W	70.00



C & O CLUB
 SURVEY PLAN
 PROPOSED
 SCALE: 1"=100'-0"
 0 50' 100' 200' 300'

NOTE:
 BEARINGS ARE RELATIVE TO A SURVEY BY CHARLEVOIX
 & ENGINEERING COMPANY DATED 08/19/1991,
 AND CONTAINED ARE ON AN ASSUMED BASE.

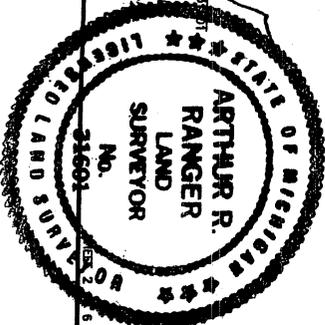
SURVEYOR'S CERTIFICATE

I, ARTHUR R. RANGER, LICENSED LAND SURVEYOR OF THE STATE OF MICHIGAN, HEREBY CERTIFY:
 THAT THE SUBDIVISION PLAN KNOWN AS THE CHARLEVOIX COUNTY CONDOMINIUM PLAN NO. 31601
 MADE UNDER MY SUPERVISION AND DRAWING, REPRESENTS A BOUNDARY SURVEY ON THE GROUND
 AND PROPERTY HEREBY DESCRIBED, THERE ARE NO EXISTING ENCROACHMENTS UPON THE LANDS
 THAT THE REQUIRED MONUMENTS AND IRON MARKERS 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 145 OF ACT NUMBER 59 OF THE PUBLIC ACTS OF 1978.
 THAT THE BEARINGS AND DISTANCES SHOWN ARE UNTOUCHED BY THE RULES
 PROMULGATED UNDER SECTION 142 OF ACT NUMBER 59 OF THE PUBLIC ACTS OF 1978.

08/23/04
 DATE

Arthur R. Ranger
 ARTHUR R. RANGER, T.S.

RANGER AND ASSOCIATES, INC.
 700 BAYVIEW BLVD.
 CHARLEVOIX, MICHIGAN 49727
 08/23/2004



NOTE:
 THE PURPOSE OF THIS RE-PLAT IS TO ADD
 LANDS ADJACENT TO STROUD COURT TO THE
 CONDOMINIUM PROJECT. (THE ADDED LANDS
 ARE TO BE A GENERAL COMMON ELEMENT).

SCHEDULE OF COORDINATES

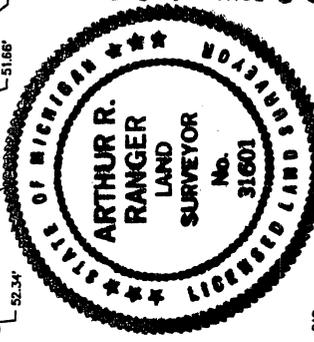
COORDINATE POINT	NORTHING	EASTING
1.	2551.96	2586.58
2.	2661.26	2602.47
3.	2680.04	2615.87
4.	2694.90	2623.35
5.	2705.86	2632.15
6.	2712.90	2642.82
7.	2716.03	2654.95
8.	2715.27	2668.07
9.	2710.57	2681.75
10.	2702.99	2696.51
11.	2692.54	2711.95
12.	2679.20	2727.64
13.	2662.91	2743.26
14.	2643.58	2758.51
15.	2621.24	2773.00
16.	2595.96	2786.48
17.	2567.72	2798.55
18.	2536.53	2808.84
19.	2503.31	2816.92
20.	2468.08	2822.35
21.	2430.76	2825.64
22.	2391.35	2826.54
23.	2350.86	2824.84
24.	2309.31	2819.95
25.	2266.72	2811.22
26.	2223.10	2800.06
27.	2178.46	2786.84
28.	2132.81	2770.84
29.	2086.16	2752.54
30.	2038.51	2731.54
31.	1989.86	2708.48
32.	1940.21	2682.81
33.	1889.56	2654.15
34.	1837.91	2622.00
35.	1785.26	2586.95
36.	1731.61	2548.51
37.	1676.96	2506.26
38.	1621.31	2460.66
39.	1564.66	2411.22
40.	1507.01	2358.47
41.	1448.36	2301.84
42.	1388.71	2241.72
43.	1328.06	2178.54
44.	1266.41	2111.84
45.	1203.76	2042.15
46.	1140.11	1969.95
47.	1075.46	1894.66
48.	1009.81	1816.84
49.	943.16	1736.00
50.	875.51	1652.64
51.	806.86	1567.26
52.	737.21	1479.48
53.	666.56	1389.84
54.	594.91	1297.84
55.	522.26	1203.00
56.	448.61	1105.84
57.	373.96	1006.84
58.	298.31	906.54
59.	221.66	804.48
60.	144.01	700.26
61.	65.36	594.48
62.	-14.29	486.64
63.	-94.94	377.48
64.	-165.59	266.84
65.	-217.24	155.00
66.	-249.89	42.54
67.	-263.54	-70.00
68.	-258.19	-171.84
69.	-233.84	-272.54
70.	-190.49	-371.64
71.	-128.14	-468.64
72.	-56.79	-562.84
73.	14.56	-654.64
74.	117.21	-743.64
75.	249.86	-829.48

SCHEDULE OF COORDINATES

COORDINATE POINT	NORTHING	EASTING
76.	3008.37	2586.58
77.	3020.96	2602.47
78.	3035.83	2615.87
79.	3052.99	2623.35
80.	3071.45	2632.15
81.	3091.21	2642.82
82.	3112.26	2654.95
83.	3134.61	2668.07
84.	3158.26	2681.75
85.	3183.21	2696.51
86.	3209.46	2711.95
87.	3237.01	2727.64
88.	3265.76	2743.26
89.	3295.71	2758.51
90.	3326.86	2773.00
91.	3359.21	2786.48
92.	3392.76	2798.55
93.	3427.51	2808.84
94.	3463.46	2816.92
95.	3500.61	2822.35
96.	3538.96	2825.64
97.	3578.51	2826.54
98.	3619.16	2824.84
99.	3660.91	2819.95
100.	3703.76	2811.22
101.	3747.71	2800.06
102.	3792.76	2786.84
103.	3838.91	2770.84
104.	3886.16	2752.54
105.	3934.51	2731.54
106.	3983.96	2708.48
107.	4034.51	2682.81
108.	4086.16	2654.15
109.	4138.91	2622.00
110.	4192.76	2586.95
111.	4247.71	2548.51
112.	4303.86	2506.26
113.	4361.21	2460.66
114.	4419.76	2411.22
115.	4479.51	2358.47
116.	4540.46	2301.84
117.	4602.61	2241.72
118.	4666.06	2178.54
119.	4730.81	2111.84
120.	4796.86	2042.15
121.	4864.21	1969.95
122.	4932.86	1894.66
123.	5002.81	1816.84
124.	5074.06	1736.00
125.	5146.61	1652.64
126.	5220.46	1567.26
127.	5295.61	1479.48
128.	5372.06	1389.84
129.	5449.81	1297.84
130.	5528.86	1203.00
131.	5609.21	1105.84
132.	5690.86	1006.84
133.	5773.81	906.54
134.	5858.06	804.48
135.	5943.61	700.26
136.	6030.46	594.48
137.	6118.61	486.64
138.	6208.06	377.48
139.	6298.81	266.84
140.	6390.86	155.00
141.	6484.21	42.54
142.	6578.86	-70.00
143.	6674.81	-171.84
144.	6772.06	-272.54
145.	6870.51	-371.64
146.	6970.26	-468.64
147.	7071.31	-562.84
148.	7173.66	-654.64
149.	7277.31	-743.64
150.	7382.26	-829.48

SCHEDULE OF COORDINATES

COORDINATE POINT	NORTHING	EASTING
149.	7382.26	-829.48
150.	7488.51	-912.84
151.	7596.06	-993.84
152.	7704.81	-1072.48
153.	7814.86	-1148.72
154.	7926.11	-1222.54
155.	8038.56	-1293.84
156.	8152.21	-1362.54
157.	8267.06	-1428.64
158.	8383.11	-1492.16
159.	8500.36	-1553.00
160.	8618.81	-1611.16
161.	8738.46	-1666.54
162.	8859.31	-1719.16
163.	8981.36	-1768.92
164.	9104.61	-1814.84
165.	9229.06	-1856.92
166.	9354.71	-1895.16
167.	9481.56	-1929.54
168.	9609.61	-1960.00
169.	9738.86	-1986.54
170.	9869.31	-2009.16
171.	9999.96	-2027.84
172.	10131.81	-2042.56
173.	10264.96	-2053.32
174.	10399.41	-2059.12
175.	10535.16	-2060.84
176.	10672.21	-2058.48
177.	10810.56	-2052.00
178.	10950.21	-2041.48
179.	11091.26	-2026.92
180.	11233.61	-2008.40
181.	11377.26	-1985.84
182.	11522.11	-1959.24
183.	11668.26	-1928.60
184.	11815.71	-1893.84
185.	11964.46	-1854.96
186.	12114.51	-1811.96
187.	12265.86	-1764.84
188.	12418.51	-1712.60
189.	12572.46	-1655.24
190.	12727.61	-1592.72
191.	12884.06	-1525.04
192.	13041.81	-1452.20
193.	13200.86	-1374.24
194.	13361.21	-1291.04
195.	13522.86	-1192.60
196.	13685.71	-1088.92
197.	13850.86	-980.00
198.	14018.31	-865.84
199.	14188.06	-747.32
200.	14359.11	-624.48
201.	14531.46	-497.24
202.	14705.11	-365.60
203.	14880.16	-230.32
204.	15056.51	-92.40
205.	15234.26	97.16
206.	15413.41	247.52
207.	15594.06	497.60
208.	15776.21	747.32
209.	15959.86	996.64
210.	16145.01	1245.52
211.	16331.76	1493.92
212.	16520.11	1741.84
213.	16710.06	1989.28
214.	16901.61	2236.24
215.	17094.86	2482.64
216.	17289.81	2728.40
217.	17486.46	2973.52
218.	17684.81	3217.92
219.	17884.86	3461.60
220.	18086.51	3704.56
221.	18289.86	3946.72
222.	18494.91	4188.00
223.	18701.66	4428.32
224.	18909.11	4667.68
225.	19118.26	4906.08
226.	19329.11	5143.52
227.	19541.76	5380.00
228.	19756.11	5615.52
229.	19972.26	5850.08
230.	20189.11	6083.60
231.	20407.76	6316.08
232.	20628.11	6547.52
233.	20849.26	6777.92
234.	21071.11	7007.28
235.	21294.76	7235.60
236.	21519.11	7462.88
237.	21744.26	7689.04
238.	21970.11	7914.16
239.	22196.76	8138.24
240.	22424.11	8361.28
241.	22652.26	8583.28
242.	22881.11	8804.24
243.	23110.76	9024.16
244.	23341.11	9243.04
245.	23572.26	9460.88
246.	23804.11	9677.68
247.	24036.76	9893.44
248.	24270.11	10108.16
249.	24504.26	10321.84
250.	24739.11	10534.48
251.	24974.76	10746.08
252.	25211.11	10955.64
253.	25448.26	11164.16
254.	25686.11	11371.52
255.	25924.76	11577.72
256.	26164.11	11782.72
257.	26404.26	11986.48
258.	26645.11	12188.92
259.	26886.76	12390.16
260.	27129.11	12590.16
261.	27372.26	12788.84
262.	27616.11	12986.24
263.	27860.76	13182.32
264.	28106.11	13377.12
265.	28352.26	13570.64
266.	28599.11	13762.88
267.	28846.76	13953.84
268.	29095.11	14143.52
269.	29344.26	14331.84
270.	29594.11	14518.88
271.	29844.76	14704.64
272.	30096.11	14889.12
273.	30348.26	15072.32
274.	30601.11	15254.24
275.	30854.76	15434.88
276.	31109.11	15614.24
277.	31364.26	15792.32
278.	31620.11	15969.04
279.	31876.76	16144.48
280.	32134.11	16318.64
281.	32392.26	16491.52
282.	32651.11	16663.12
283.	32910.76	16833.44
284.	33171.11	17002.48
285.	33432.26	17170.24
286.	33694.11	17336.72
287.	33956.76	17501.92
288.	34220.11	17665.84
289.	34484.26	17828.48
290.	34749.11	17989.84
291.	35014.76	18149.92
292.	35281.11	18308.64
293.	35548.26	18466.00
294.	35816.11	18622.08
295.	36084.76	18776.72
296.	36354.11	18929.92
297.	36624.26	19081.68
298.	36895.11	19232.00
299.	37166.76	19380.88
300.	37439.11	19528.32
301.	37712.26	19674.32
302.	37986.11	19818.72
303.	38260.76	19971.52
304.	38536.11	20122.72
305.	38812.26	20272.32
306.	39089.11	20420.32
307.	39366.76	20566.72
308.	39645.11	20711.52
309.	39924.26	20854.72
310.	40204.11	20996.32
311.	40484.76	21136.32
312.	40766.11	21274.72
313.	41048.26	21411.52
314.	41331.11	21546.72
315.	41615.76	21680.32
316.	41901.11	21812.32
317.	42187.26	21942.72
318.	42474.11	22071.52
319.	42761.76	22198.72
320.	43050.11	22324.32
321.	43339.26	22448.32
322.	43629.11	22570.72
323.	43919.76	22690



GAS
ELECTRIC
TELEPHONE
WATER
SANITARY SEWER
ELECTRIC
CABLE T.V.

LEGEND
C MICHIGAN CONSOLIDATED CONSUMERS POWER
E MICHIGAN BELL
W CITY OF CHARLEVOIX
SAN CITY OF CHARLEVOIX
E CITY OF CHARLEVOIX
C/T WESTMARC CABLE

UTILITY
GAS
ELECTRIC
TELEPHONE
WATER
SANITARY SEWER
ELECTRIC
CABLE T.V.

SOURCE OF LOCATION
MICHIGAN CONSOLIDATED CONSUMERS POWER
MICHIGAN BELL
CITY OF CHARLEVOIX
CITY OF CHARLEVOIX
WESTMARC CABLE

THIS SHEET PREPARED BY:

ARTHUR R. RANGER, P.S. 31601

RANGER AND ASSOCIATES, INC.
P.O. BOX 382
CHARLEVOIX, MICHIGAN 49720

08/23/2004

SHEET 4 OF 6

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

UNITS 1 THRU 36 MUST BE BUILT

C & O CLUB UTILITY & FLOODPLAIN PLAN PROPOSED

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

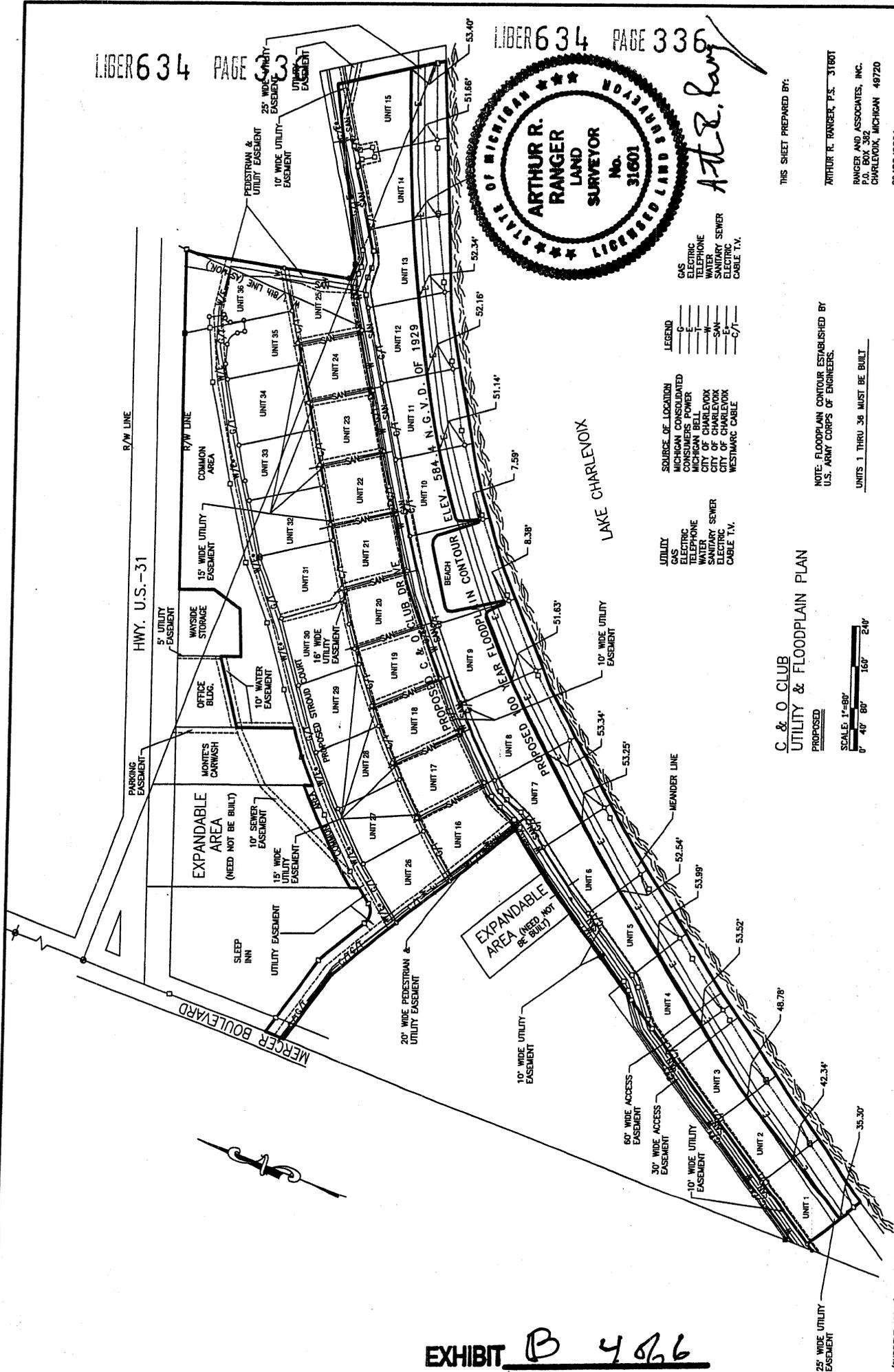
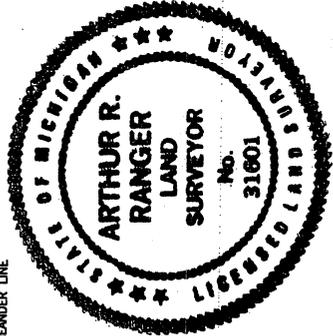


EXHIBIT B 486

THIS SHEET PREPARED BY
ARTHUR R. RANGER, P.E. 31601
RANGER AND ASSOCIATES, INC.
P.O. BOX 382
CHARLEVOIX, MICHIGAN 49720
08/23/2004



SCALE: 1"=40'
0 20' 40' 80' 120'

C & O CLUB
DETAIL SHEET A
PROPOSED

LAKE CHARLEVOIX

Arthur R. Ranger

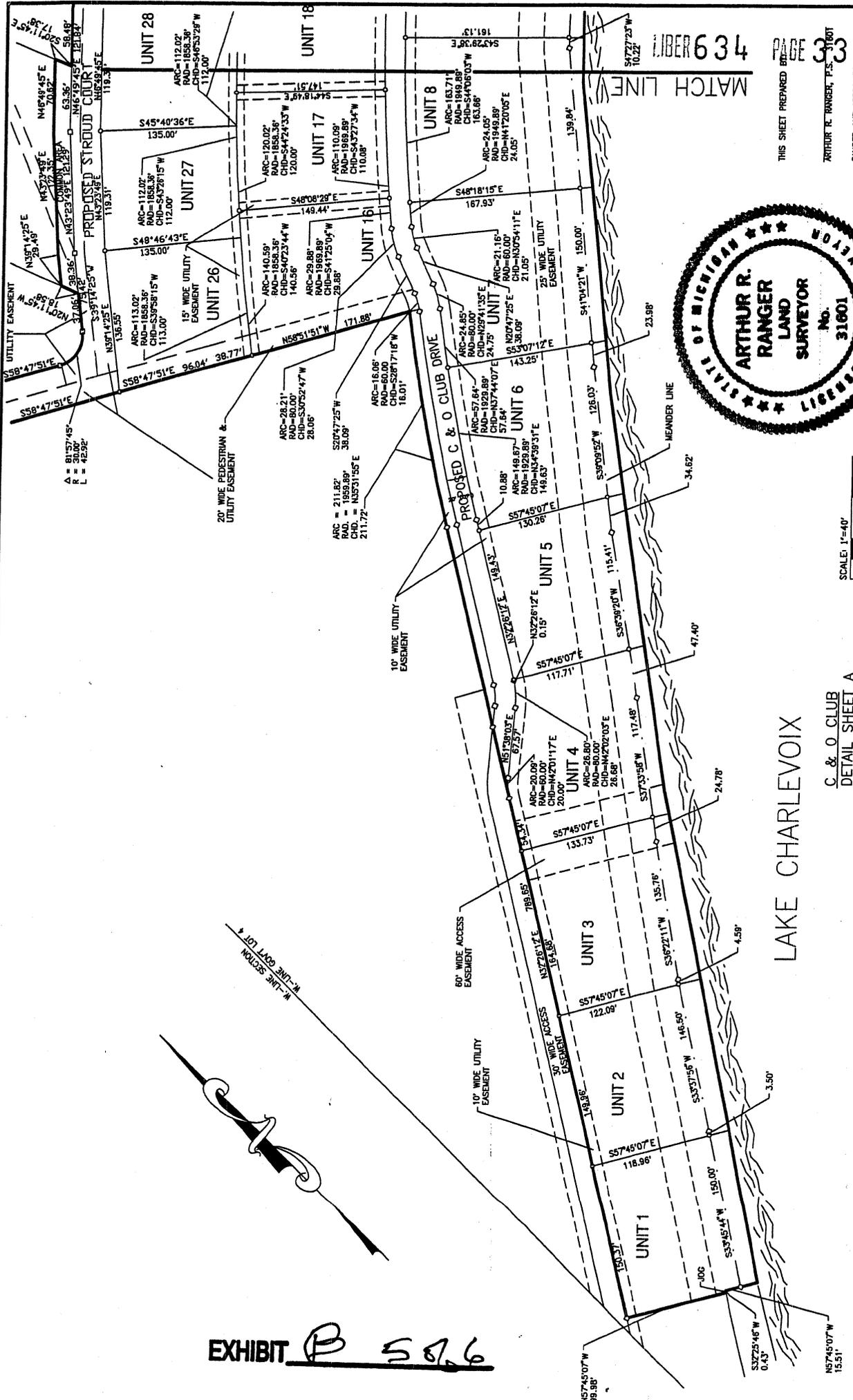


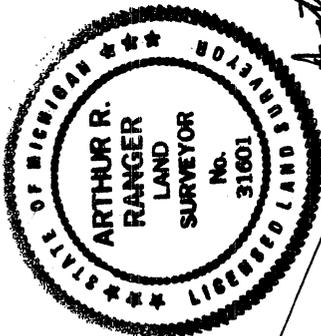
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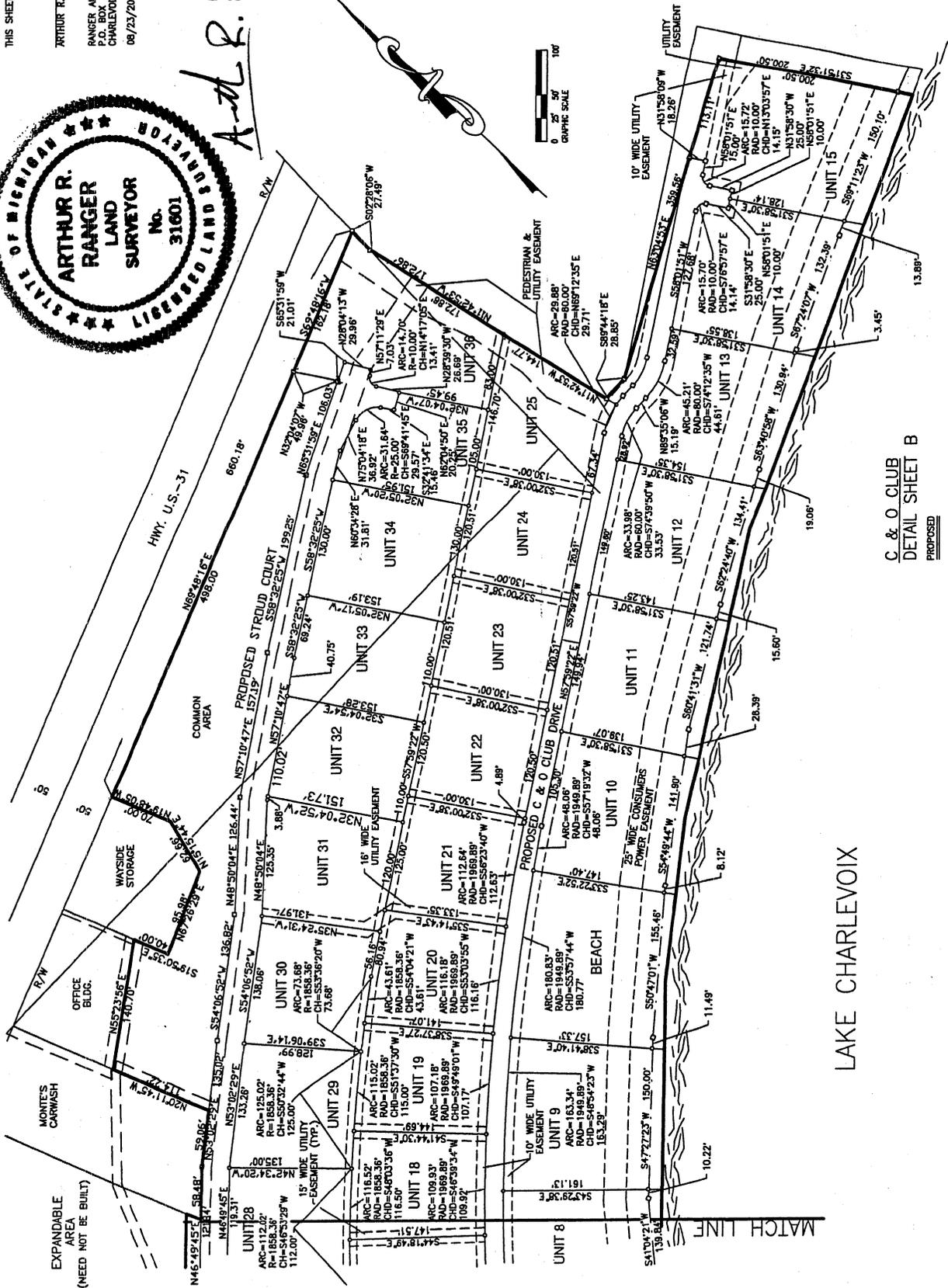
ARTHUR R. RANGER, P.S. 31601
RANGER AND ASSOCIATES, INC.
P.O. BOX 382
CHARLEVOIX, MICHIGAN 49720
08/23/20004

SHEET 6 OF 6

LIBER 634 PAGE 338



Arthur R. Ranger



C & O CLUB
DETAIL SHEET B
PROPOSED

LAKE CHARLEVOIX

EXHIBIT B 686