

L: 1128 P: 577 #2016-0004041 MASAMEN

RECEIVED FOR RECORD
STATE OF MICHIGAN, COUNTY OF CHARLEVOIX
VIRGINIA M MARME, REGISTER OF DEEDS

06/13/2016 10:57:15 AM PAGES: 2



TENTH AMENDMENT TO MASTER DEED

THIS TENTH AMENDMENT TO MASTER DEED is made and executed on this 6th day of July, 2015 by the C&O Club Association, a Michigan non-profit corporation, with offices located at 121 C&O Club Drive, Charlevoix, Michigan 49720 (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 the Charlevoix County Records, and subsequent amendments thereto (collectively the "Master Deed"), authorized and duty bound to "administer, operate, manage and maintain the Condominium.

C. Article II, Section 2(a) of the Bylaws set forth in the original Master Deed (at Liber 338, Page 301) sets forth the duties and responsibilities of the Board of Directors of the Association with respect to annual budgets, adequate reserve funds, and assessments.

D. For clarity and avoidance of doubt, and by virtue and means of a vote conducted by the Association at its Annual Meeting conducted pursuant to the Bylaws on July 4, 2015, at which a majority of Condominium Co-owners in excess of 66-2/3% voted affirmatively to further and additionally amend the Bylaws in the Master Deed and Condominium Subdivision Plan in the manner set forth below.

NOW, THEREFORE, TAKE NOTICE that the terms of the Bylaws set forth in the Master Deed are further amended as follows:

1. Section 2(c) is added to Article II of the Bylaws as follows:

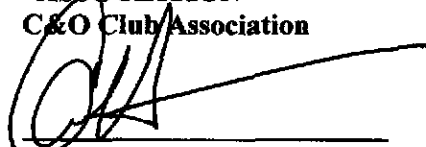
Separate reserves and funds. Without prior approval of a majority of the Co-Owners, the Board of Directors shall not transfer, borrow, or use (as security or otherwise) assets as between or among the general operating fund of the Association and any reserve or special purpose fund, including, by way of example, but not limited to, (1) funds designated for the maintenance, repair, and replacement of General Common Elements that must be repaired or replaced on a periodic basis, such as a road repair sinking fund, or (2) funds established for purposes other than the general operation of the Condominium Project, such as maintenance of the boat dock created pursuant to Article VI B, Section 16(b).

RECEIVED CHARLEVOIX CO.

2016 JUN 13 AM 10: 13

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

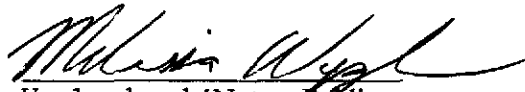
"ASSOCIATION"
C&O Club Association



By: Chris Helstrom
Its: President

STATE OF MICHIGAN)
) ss.
COUNTY OF CHARLEVOIX)

On this 6th day of July, 2016, the foregoing Tenth Amendment to Master Deed was executed and acknowledged before me by Chris Helstrom, President for and on behalf of the C&O Club Association.



Melissa Wyglendowski Notary Public
Charlevoix County, Michigan
My commission expires: 4/14/2020

DRAFTED BY/RETURN TO:
Jeffrey M. Lipshaw, Esq.
Jeffrey M. Lipshaw, Attorney, P.C.
120 Tremont Street, Room 250F
Boston, MA 02140
(617) 305-1657