



0049609

FIRST AMENDMENT TO MASTER DEED OF***Bayou Meadows II***

(Act 59, Public Acts of 1978)
as amended

Replat No. 1 to Ottawa County Condominium Subdivision Plan No. 357.

- (1) First Amendment to Master Deed of The Commons at Bayou Meadows II.
- (2) Exhibit A to Amended Master Deed: Affidavit of Mailing as to Notices required by Section 90(5).
- (3) Exhibit B to Amended Master Deed: Replat No. 1 to Ottawa County Condominium Subdivision Plan No. 357.

No interest in real estate being conveyed hereby, no revenue stamps are required.

This Instrument
Drafted By:

David W. Charron
Charron & Hanisch, P.L.C.
5242 Plainfield Avenue, NW, Ste. D.
Grand Rapids, MI 49525
(616) 363-0300

FIRST AMENDMENT TO MASTER DEED***Bayou Meadows II***

(Act 59, Public Acts of 1978)
as amended

23 THIS FIRST AMENDMENT TO MASTER DEED OF BAYOU MEADOWS II is made this day of August, 2004, by Hammond Bay Preserve, LLC, a Michigan limited liability company, is located at 17620 N. Shore Estates, Spring Lake, Michigan 49456, as represented herein by Bradley James Development Co., L.L.C., a Michigan limited liability company, its Manager, who is fully empowered and qualified to act on behalf of the limited liability company.

WHEREAS, Bayou Meadows II is a condominium project (the "Project") established by Master Deed dated September 12, 2003, and recorded September 15, 2003 in Liber 4257, Pages 065 to 131, inclusive, Ottawa County Records (the "Master Deed"), by Hammond Bay Preserve, LLC; and.

WHEREAS, Developer has reserved the right without the consent of any Co-owner, mortgagee or other person to amend the Master Deed to convert lands of the Project for the purpose of increasing the number of Units and appurtenant common elements as provided in Articles VII and IX of the Master Deed; and

WHEREAS, Developer desires to exercise its reserved rights for the purpose of increasing the size of the Project from twenty one (21) site condominium units to twenty three (23) site condominium units.

NOW THEREFORE, the Developer does hereby amend the Master Deed as follows:

1. Project Description. Section 1.1 of the Master Deed is hereby amended to read as follows:

"1.1 Project Description. The Project consists of twenty three (23) residential site condominium units ("Units"). The numbers, boundaries, dimensions, and areas of the Units are set forth completely in the Condominium Subdivision Plan. Each Unit is capable of individual utilization by reason of having its own entrance from and exit to a Common Element of the Project. The number of Units in the Project may be increased, by the exercise of reserved rights of the Developer, to include no more than thirty (30) residential condominium units and fifty two (52) marina condominium units."


2. Conversion. The common elements shown on the original Condominium Subdivision Plan are hereby converted by the exercise of the Developer's reserved rights under Section 7.3 of the Master Deed, for the purpose of creating Units 22 and 23, and their appurtenant limited and general common elements, as more particularly described on attached Exhibit "B".

3. Condominium Subdivision Plan. The Condominium Subdivision Plan attached as Exhibit B to the Master Deed, is hereby amended by the sheets of attached Exhibit "B", entitled Replat No. 1 of Ottawa County Condominium Subdivision Plan No. 357. The sheets of the amended plan shall replace and supersede the description of the Project contained in the original Condominium Subdivision Plan.

4. Continuing Effect. Except as amended herein, the provisions of the Master Deed of Bayou Meadows II, as amended and recorded in the Office of the Register of Deeds for Ottawa County, Michigan, as Condominium Subdivision Plan No. 357, are hereby ratified and confirmed.

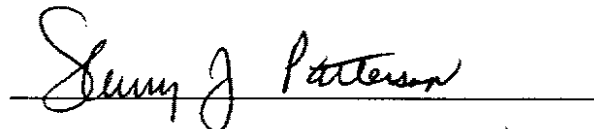
IN WITNESS WHEREOF, the Developer has duly executed this First Amendment to Master Deed on the day and year above described.

HAMMOND BAY PRESERVE, LLC, a Michigan limited liability company
By: Bradley James Development Co., L.L.C., a Michigan limited liability company
Its: Manager

By: 
Bradly J. Gruizinga
Its: Member

STATE OF MICHIGAN)
) ss.
COUNTY OF OTTAWA)

On this 23rd day of August, 2004, before me, a notary public in and for said County, personally appeared Bradly J. Gruizinga, Member, Bradley James Development Co., L.L.C., a Michigan limited liability company, and Manager of Hammond Bay Preserve, LLC, a Michigan limited liability company, to me known to be the same person described in and who executed this instrument and acknowledged that he executed it as his free act and deed on behalf of said limited liability company.



Notary Public, Ottawa County, MI
My Commission Expires: SHERRY J. PATTERSON
NOTARY PUBLIC, OTTAWA COUNTY, MI
MY COMMISSION EXPIRES JUNE 14, 2007

AFFIDAVIT OF MAILING

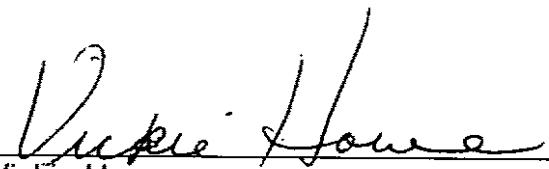
STATE OF MICHIGAN)
) ss
COUNTY OF KENT)

Vickie Howe, being duly sworn, deposes and says that:

1. She is employed by the law firm of Charron & Hanisch, P.L.C., and acts as secretary to David W. Charron, the attorney for the developer, Hammond Bay Preserve, L.L.C., of the Bayou Meadows II condominium project.

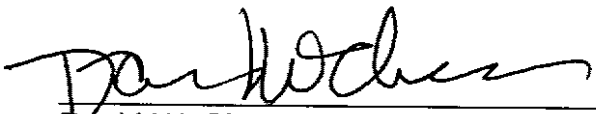
2. On May 5, 2004, a notice regarding intent to record an amendment to the Master Deed of Bayou Meadows II Condominiums was sent to all co-owners of record in Bayou Meadows II condominium project as required by Section 90(5) of the Michigan Condominium Act, pursuant to a list of owners supplied by the Developer of the project and is attached to this Affidavit. Such notices were sent by first class mail, postage fully prepaid.

Further deponent saith not.



Vickie Howe

Subscribed and sworn to before me this 5th day of May, 2004.



David W. Charron, Notary Public
Kent County, Michigan,
My Commission Expires: 05-17-2005

Mr Mick McGraw
Eastbrook Development Company
2130 Enterprise, SE
Kentwood, MI 49508

REPLAT NO. 1 OF
OTTAWA COUNTY CONDOMINIUM SUBDIVISION PLAN NO. 357
EXHIBIT "B" TO THE AMENDED MASTER DEED OF:

BAYOU MEADOWS II

SPRING LAKE TOWNSHIP, OTTAWA COUNTY, MICHIGAN

SURVEYOR:
EXXEL ENGINEERING INC.
5252 CLYDE PARK S.W.
GRAND RAPIDS MI 49509

DEVELOPER:
HAMMOND BAY PRESERVE, LLC
17620 N. SHORE ESTATES
SPRING LAKE, MI 49456

Description:

Part of the East fractional 1/2 of Section 11, T8N, R16W, Spring Lake Township, Ottawa County, Michigan, further described as: Commencing at the NE corner of Section 11; thence S00°31'23"E 1314.70 feet along the East line of said NE 1/4 to the centerline of Kelly Street; thence S89°53'31"W 465.00 feet along said centerline to the PLACE OF BEGINNING of this description; thence S00°31'23"E 940.00 feet parallel with said East line; thence N89°52'20"E 47.87 feet; thence S00°06'29"E 140.02 feet along the Westerly line of Bayou Meadows Condominium; thence S68°33'04"W 296.57 feet along said Westerly line; thence S13°06'12"E 146.10 feet along said Westerly line; thence N81°53'07"E 36.83 feet along said Westerly line; thence S05°45'01"W 255.61 feet along said Westerly line; thence S16°45'04"E 162.52 feet along said Westerly line; thence S42°45'57"E 328.42 feet along said Westerly line extended to a point on an intermediate traverse line along the shore of Petty's Bayou and its tributaries; thence along said intermediate traverse line the following 12 courses:

- | | |
|--------------------------------------|--------------------------------------|
| (1) thence S79°43'08"W 74.94 feet; | (2) thence S24°14'21"W 286.65 feet; |
| (3) thence S60°32'16"W 201.93 feet; | (4) thence N24°09'29"W 287.76 feet; |
| (5) thence N12°28'23"E 137.91 feet; | (6) thence N54°22'07"W 264.15 feet; |
| (7) thence N23°04'57"W 301.57 feet; | (8) thence N02°55'01"W 107.57 feet; |
| (9) thence N22°44'19"E 194.64 feet; | (10) thence N76°48'24"W 128.50 feet; |
| (11) thence S17°30'07"W 120.68 feet; | (12) thence S89°22'57"W 71.28 feet |

to the point of ending of said intermediate traverse line and a point on the West line of the SE 1/4 of said NE 1/4; thence N00°10'21"W 1256.97 feet along said West line; thence N89°53'31"E 40.00 feet; thence N00°10'21"W 63.00 feet to said centerline of Kelly Street; thence N89°53'31"E 410.54 feet along said centerline; thence S00°31'23"E 218.00 feet; thence N89°53'31"E 155.00 feet; thence N00°31'23"W 218.00 feet; thence N89°53'31"E 255.00 feet along said centerline to the point of beginning, including all lands lying between said intermediate traverse line and the waters edge of said Petty's Bayou and its tributaries.

THE ASTERISK (*) INDICATES AMENDED OR
NEW SHEETS WHICH ARE DATED AUG. 5, 2004
THESE SHEETS TOGETHER WITH THIS SUBMITTAL
REPLACE OR SUPPLEMENT THOSE PREVIOUSLY ISSUED.

- SHEET INDEX
- *1 COVER SHEET
 - *2 SURVEY PLAN
 - 3 SURVEY PLAN
 - *4 SITE PLAN
 - 5 SITE PLAN
 - *6 UTILITY PLAN
 - *7 FLOOD PLAIN PLAN



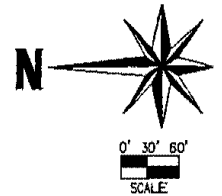
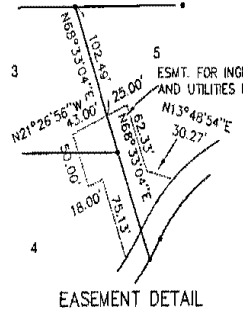
Mark A. Bailey
PROPOSED JULY 1, 2003
AMENDED AUG. 5, 2004

LIBER 4626 PG 098



CURVE TABLE					
CURVE	DELTA	RADIUS	LENGTH	BEARING	CHORD
C1	1°44'34"	561.00'	17.06'	S45°14'09"E	17.06'
C2	52°53'12"	239.00'	220.61'	N19°39'50"W	212.88'
C3	52°53'12"	261.00'	240.92'	N19°39'50"W	232.45'
C4	66°05'50"	284.00'	304.55'	S26°16'09"E	287.95'
C5	66°05'50"	286.00'	329.93'	S26°16'09"E	311.94'
C6	60°21'31"	139.00'	146.43'	N29°08'19"W	139.75'
C7	60°21'31"	161.00'	169.61'	N29°08'19"W	161.87'
C8	34°12'59"	239.00'	142.73'	S16°04'02"E	140.62'
C9	33°12'55"	261.00'	151.31'	S15°34'01"E	149.20'
C10	68°24'25"	162.00'	193.42'	S64°41'24"E	182.13'
C11	78°43'57"	138.00'	189.63'	S58°44'54"E	175.06'
C12	58°24'25"	50.00'	51.84'	N60°11'24"W	49.55'
C13	250°30'40"	40.00'	174.89'	S35°21'44"W	65.33'
C14	21°11'14"	69.00'	25.15'	S52°50'11"W	25.00'
C15	45°54'41"	53.00'	42.47'	S40°28'27"W	41.34'
C16	03°29'06"	539.00'	32.78'	S44°21'53"E	32.78'
C17	03°03'56"	761.00'	40.72'	S44°09'18"E	40.72'

BENCHMARK ELEVATION 586.35
 CHISELED "d" ON S.E. CONC.
 PAD FOR CONTROL PANEL OF
 SANITARY SEWER LIFT STA.
 NEAR S.E. COR. UNIT 16

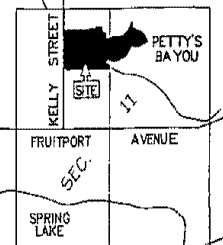
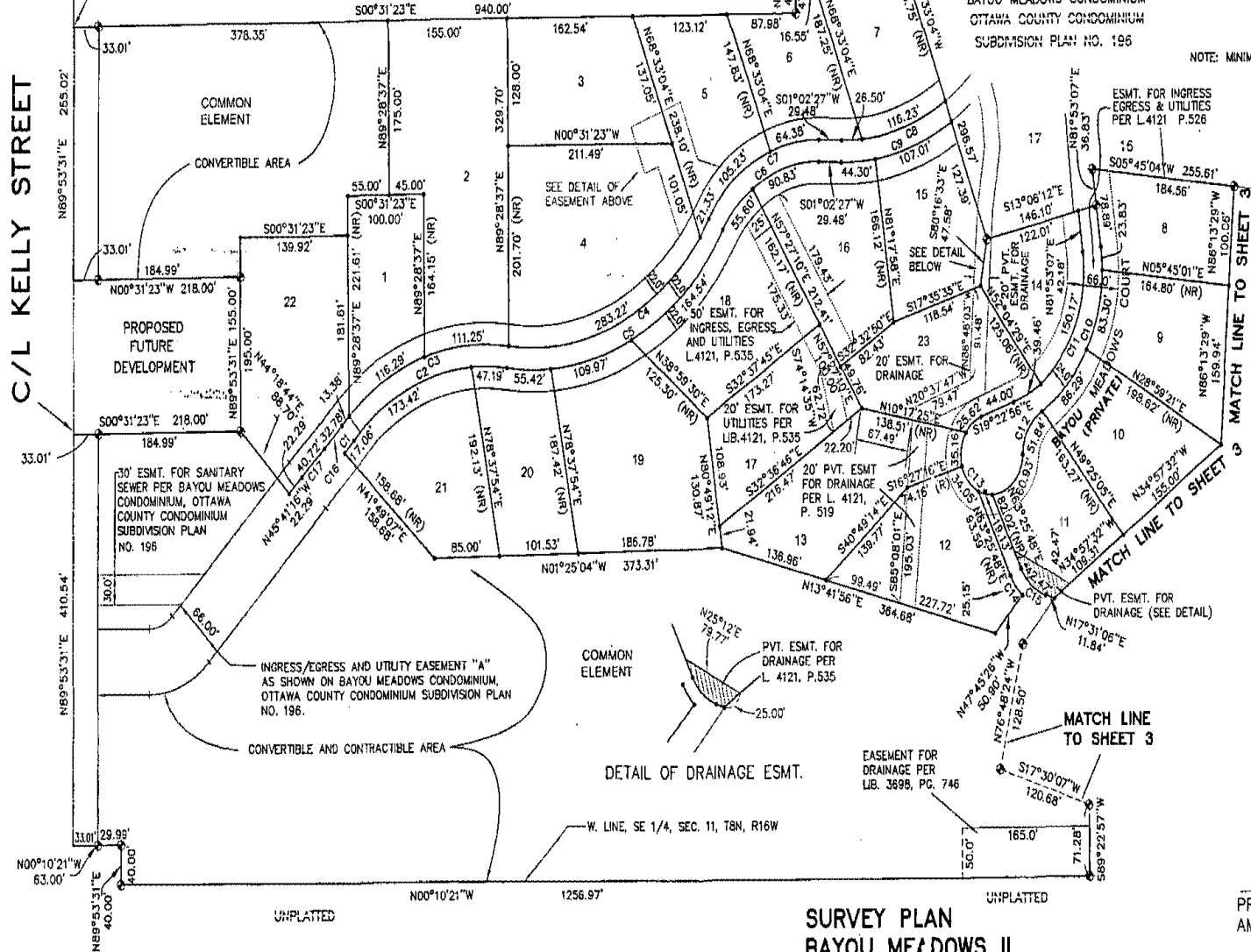


BEARINGS ARE BASED ON BAYOU MEADOWS
 CONDOMINIUM, OTTAWA CO. CONDOMINIUM
 SUBDIVISION PLAN NO. 196.

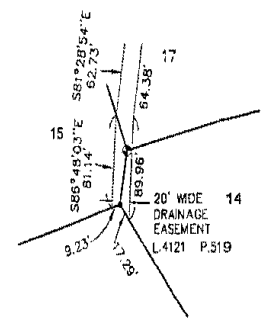
- ⊕ = PROPOSED CONCRETE MONUMENT
- = PROPOSED IRON STAKE
- (R) = RADIAL LINE
- (NR) = NON-RADIAL LINE

NOTE: MINIMUM LOWEST FLOOR ELEVATION = 585.00

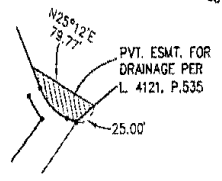
C/L KELLY STREET



LOCATION MAP



DETAIL OF EASEMENT



DETAIL OF DRAINAGE ESMT.

MATCH LINE TO SHEET 3



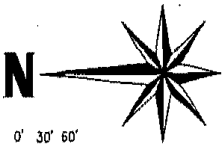
**SURVEY PLAN
 BAYOU MEADOWS II**

EXCEL ENGINEERING INC. 5252 CLYDE PARK S.W. GRAND RAPIDS MI 49509 SHEET 2

PROPOSED JULY 1, 2003
 AMENDED AUG. 5, 2004

LIBER 4626 PG 099

BENCHMARK ELEVATION 586.35
CHISELED " " ON S.E. CONC.
PAD FOR CONTROL PANEL OF
SANITARY SEWER LIFT STA.
NEAR S.E. COR. UNIT 16



0' 30' 60'
SCALE

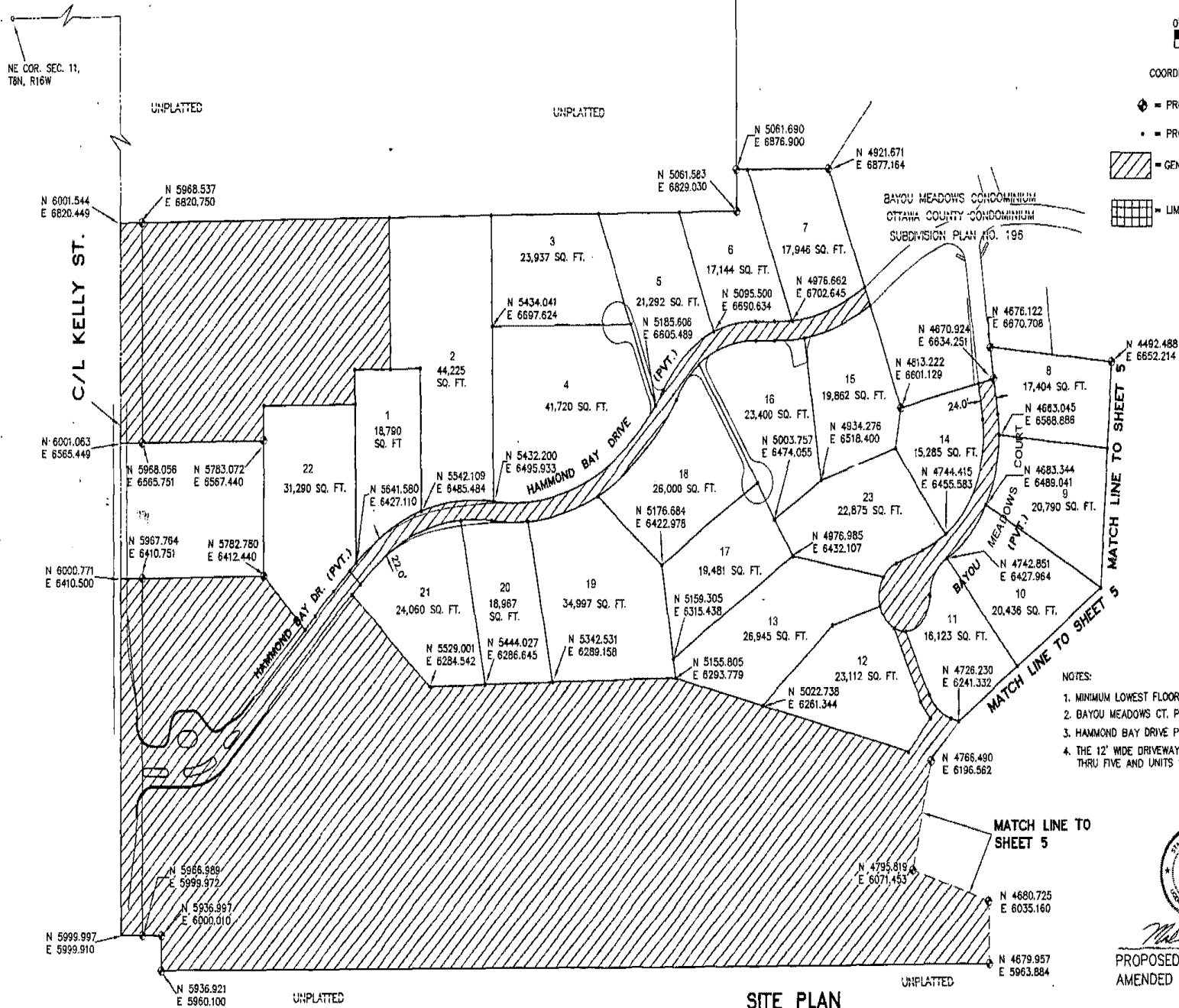
COORDINATE ORIGIN IS ARBITRARY

⊕ = PROPOSED CONCRETE MONUMENT

• = PROPOSED IRON STAKE

▨ = GENERAL COMMON ELEMENT

▤ = LIMITED COMMON ELEMENT



- NOTES:
1. MINIMUM LOWEST FLOOR ELEVATION = 585.00
 2. BAYOU MEADOWS CT. PAVEMENT MUST BE BUILT.
 3. HAMMOND BAY DRIVE PAVEMENT IS BUILT.
 4. THE 12' WIDE DRIVEWAYS SERVING UNITS THREE THRU FIVE AND UNITS 16 THRU 18 MUST BE BUILT.



Mark A. Bailey
PROPOSED JULY 1, 2003
AMENDED AUG. 5, 2004

**SITE PLAN
BAYOU MEADOWS II**

LIBER 4626 PG 100

NE COR. SEC. 11,
T8N, R16W

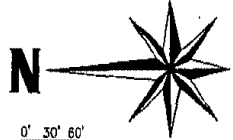
UNPLATTED

UTILITY	SOURCE OF INFORMATION
— = SANITARY SEWER	EXXEL ENGINEERING INC.
— = STORM SEWER	EXXEL ENGINEERING INC.
— = WATERMAIN	EXXEL ENGINEERING INC.
— = 4" SANITARY FORCEMAIN	EXXEL ENGINEERING INC.

UNPLATTED

BENCHMARK ELEVATION 586.35
CHISELED "D" ON S.E. COR. CONC.
PAD FOR CONTROL PANEL OF
SANITARY SEWER LIFT STA.
NEAR S.E. COR. UNIT 16

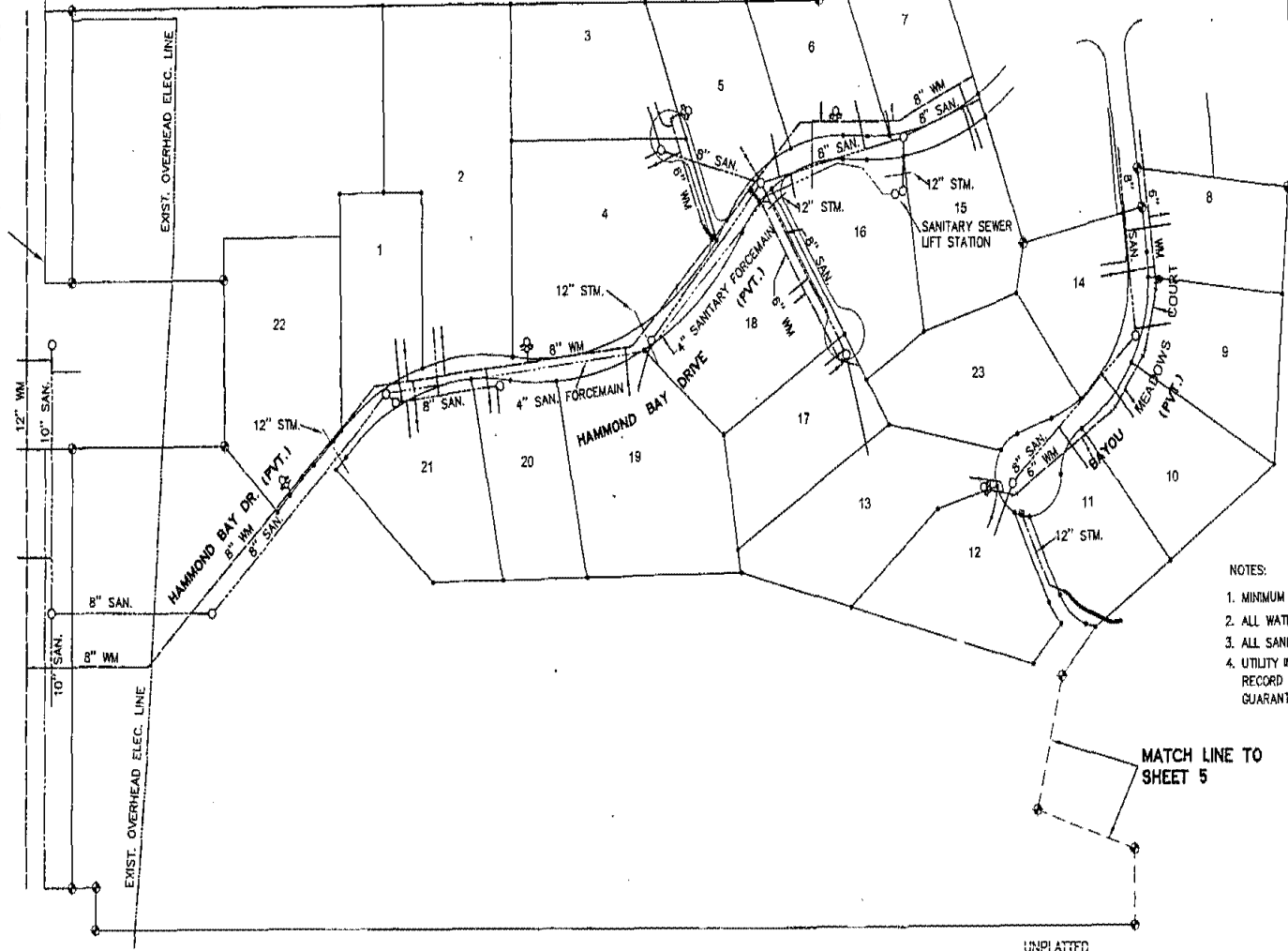
BAYOU MEADOWS CONDOMINIUM
OTTAWA COUNTY CONDOMINIUM
SUBDIVISION PLAN NO. 196



0' 30' 60"
SCALE

- ⊕ = PROPOSED CONCRETE MONUMENT
- = PROPOSED IRON STAKE
- [Hatched Box] = GENERAL COMMON ELEMENT
- [Grid Box] = LIMITED COMMON ELEMENT
- ⊥ = HYDRANT
- [Square with X] = CATCH BASIN
- = MANHOLE

C/L KELLY ST.



- NOTES:
1. MINIMUM LOWEST FLOOR ELEVATION = 585.00
 2. ALL WATER SERVICES ARE 1"
 3. ALL SANITARY LATERALS ARE 6"
 4. UTILITY INFORMATION SHOWN HEREON IS PER AVAILABLE RECORD AND SHOULD NOT BE MISCONSTRUED TO BE A GUARANTEE OF COMPLETENESS OR ACCURACY.

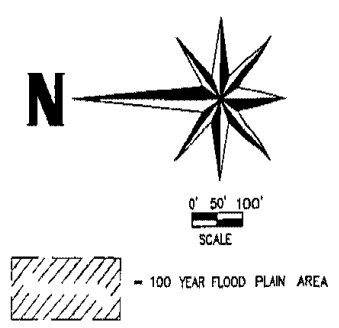
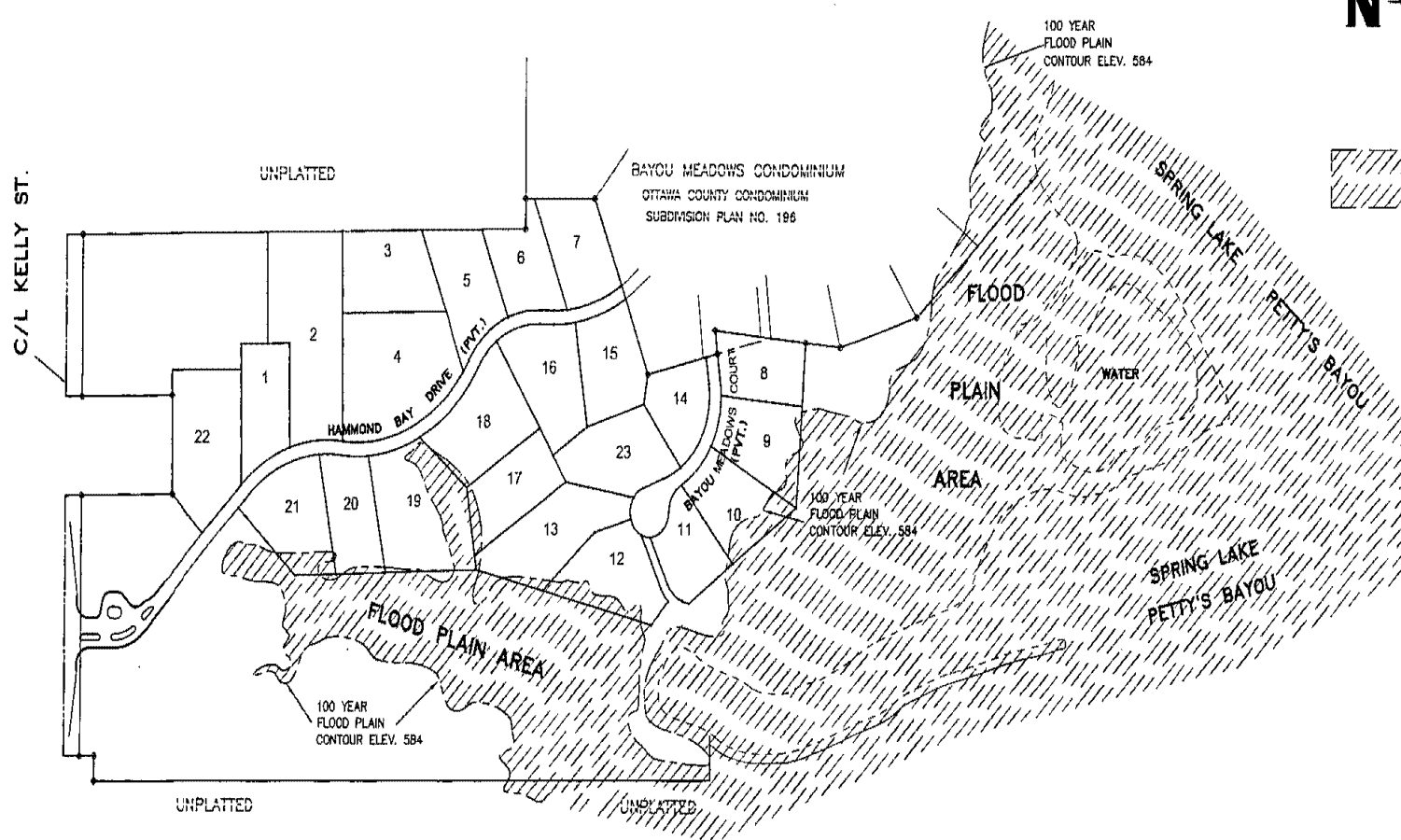
MATCH LINE TO SHEET 5



PROPOSED JULY 1, 2003
AMENDED AUG. 5, 2004

UTILITY PLAN BAYOU MEADOWS II

LIBER 4626 PG 101



Mark A. Bailey
 PROPOSED JULY 1, 2003
 AMENDED AUG. 5, 2004

**FLOOD PLAIN PLAN
 BAYOU MEADOWS II**