

0002969

FOURTH AMENDMENT TO MASTER DEED OF

Bayou Meadows II

(Act 59, Public Acts of 1978)
as amended

Replat No. 4 to Ottawa County Condominium Subdivision Plan No. 357.

- (1) Fourth 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. 4 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.
4949 Plainfield Avenue, NW,
Grand Rapids, MI 49525
(616) 363-0300

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

(Act 59, Public Acts of 1978)
as amended

THIS FOURTH AMENDMENT TO MASTER DEED OF BAYOU MEADOWS II is made this 17th day of January, 2006, by Grand Haven Construction Co., LLC, a Michigan limited liability company, is located at 17620 N. Shore Estates, Spring Lake, Michigan 49456, as represented herein by Bradly A. Gruizinga, its Member, 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, as developer, and amended by First Amendment to Master Deed dated and recorded August 23, 2004 in Liber 4326, Page 092, Ottawa County Records, and by Second Amendment to Master Deed dated and recorded March 3, 2005, in Liber 4797, Page 378, Ottawa County Records, and by Third Amendment to Master Deed dated July 17, 2005 and recorded July 19, 2005 in Liber 4918, Page 746, Ottawa County Records; and

WHEREAS, Hammond Bay Preserve, LLC 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, Hammond Bay Preserve, LLC has assigned its right to exercise the aforementioned reserved rights to Grand Haven Construction Co., LLC, by Limited Assignment of Developer's Rights following the exercise of an option dated May 3, 2004 granted to Grand Haven Construction Co., LLC., a copy of such assignment having been recorded with the Second Amendment to Master Deed; and

WHEREAS, Grand Haven Construction Co., LLC desires to exercise its reserved rights for the purpose of increasing the size of the Project from thirty seven (37) units to forty (40) units.

NOW THEREFORE, Grand Haven Construction Co, LLC (the "Developer"), acting as the developer of the Project pursuant to the Limited Assignment of Developer's Rights, 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 and seventeen (17) marina condominium Units (together "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."

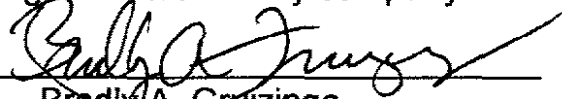
2. Conversion. The common elements shown on the original Condominium Subdivision Plan are hereby converted by the exercise of the Developer's reserved rights under Section 7.3 of the Master Deed, for the purpose of creating the marina condominium units designated as Units 38, 39 and 40, and their appurtenant 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. 4 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, as amended, are hereby ratified and confirmed.

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

GRAND HAVEN CONSTRUCTION CO., LLC, a Michigan limited liability company

By 
Bradly A. Gruizinga
Its: Member

STATE OF MICHIGAN)
) ss.
COUNTY OF KENT)

On this 17 day of January, 2006, before me, a notary public in and for said County, personally appeared Bradley A. Gruizinga, Member, Grand Haven Construction Co., 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.

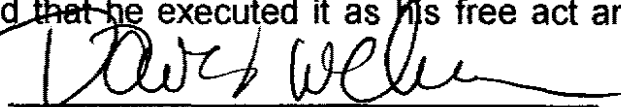

David W. Charron
Notary Public, Kent County, MI
My Commission Expires: 5/17/2012

Exhibit A

AFFIDAVIT OF MAILING

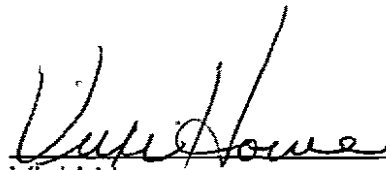
STATE OF MICHIGAN)
) ss.
COUNTY OF KENT)

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

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


2. On December 5, 2005, notices were sent to all co-owners of record in Bayou Meadows II condominium project of the Developer's intent to record an amendment to the Master Deed, as required by Section 90(5) of the Michigan Condominium Act, pursuant to a list of owners supplied by the Developer of the project. Such notices were sent by first class mail, postage fully prepaid.

Further deponent saith not.



Vicki Howe

Subscribed and sworn to before me this 16 day of December, 2005.



David W. Charron, Notary Public
Acting in and for Kent County, Michigan
My commission expires: 5/17/2012

REPLAT NO. 4 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

THE ASTERISK (*) INDICATES AMENDED OR
NEW SHEETS WHICH ARE DATED DEC. 22, 2005
THESE SHEETS TOGETHER WITH THIS SUBMITTAL
REPLACE OR SUPPLEMENT THOSE PREVIOUSLY ISSUED.

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 835.97 feet along said West line; thence N89°53'31"E 140.00 feet; thence N00°10'21"W 484.00 feet to said centerline of Kelly Street; thence N89°53'31"E 310.54 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 and including riparian rights to said Petty's Bayou.

SHEET INDEX

- *1 COVER SHEET
- *2 SURVEY PLAN
- *3 SURVEY AND UTILITY PLAN
- 4 SITE PLAN
- *5 SITE PLAN
- 6 UTILITY PLAN
- *7 FLOOD PLAIN PLAN
- *8 SITE, SURVEY, & UTILITY PLAN FOR BOAT SLIPS.



Mark A. Bailey

PROPOSED JULY 1, 2003
AMENDED AUG. 5, 2004
AMENDED DEC. 10, 2004
AMENDED JULY 11, 2005
AMENDED DEC. 22, 2005

SHEET 1

EXHIBIT 308 / 16502

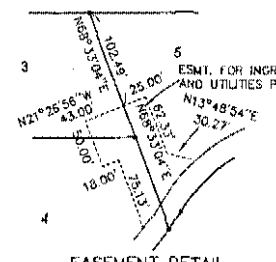
LIBER 5087 PG 503

E. LINE, NE 1/4, SEC. 11
500°31'23"E
1314.70'

NE COR. SEC. 11,
T8N, R16W

CURVE	DELTA	RADIUS	LENGTH	BEARING	CHORD
C1	1°44'34"	961.00'	17.06'	S43°14'09"E	17.06'
C2	52°53'12"	239.00'	220.61'	N19°30'50"W	212.96'
C3	52°53'12"	261.00'	240.92'	N19°30'50"W	232.45'
C4	89°05'50"	264.00'	304.55'	S26°16'09"E	287.95'
C5	89°05'50"	266.00'	329.93'	S26°16'09"E	311.94'
C6	60°21'31"	139.00'	149.43'	N22°08'18"W	139.75'
C7	60°21'31"	161.00'	169.61'	N22°08'18"W	161.87'
C8	34°12'59"	239.00'	142.73'	S18°04'02"E	140.62'
C9	34°12'59"	261.00'	151.37'	S18°04'02"E	149.20'
C10	68°24'28"	182.00'	193.42'	S64°41'24"E	182.12'
C11	78°43'57"	139.00'	158.63'	S50°44'54"E	175.06'
C12	50°24'24"	59.00'	51.84'	N02°11'24"W	49.65'
C13	250°30'49"	40.00'	174.89'	S35°21'44"W	69.53'
C14	21°11'14"	66.00'	25.15'	S52°50'11"W	25.00'
C15	45°54'41"	53.00'	42.47'	S40°28'27"W	41.34'
C16	03°03'06"	539.00'	32.78'	S44°21'53"E	32.78'
C17	03°03'06"	781.00'	40.72'	S44°09'18"E	40.72'

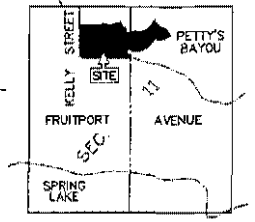
BENCHMARK ELEVATION 886.35
CHISELED "B" ON S.E. CONC.
PAD FOR CONTROL PANEL OF
SANITARY SEWER LIFT STA.
NEAR S.E. COR. UNIT 18



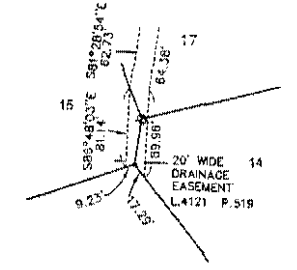
BEARINGS ARE BASED ON BAYOU MEADOWS
CONDOMINIUM, OTTAWA CO. CONDOMINIUM
SUBDIVISION PLAN NO. 198.

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

NOTE: MINIMUM LOWEST FLOOR ELEVATION = 585.00



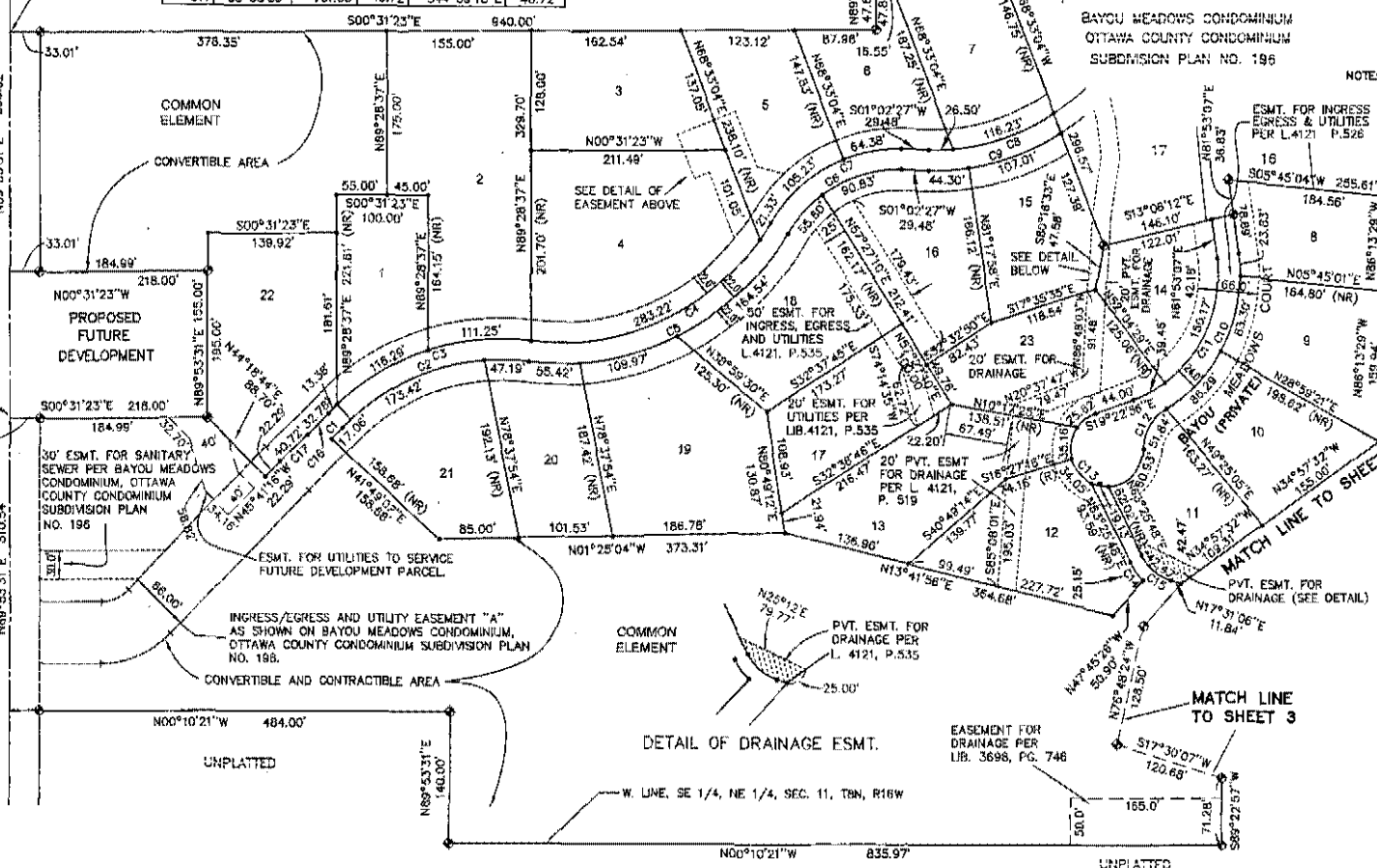
LOCATION MAP



DETAIL OF EASEMENT



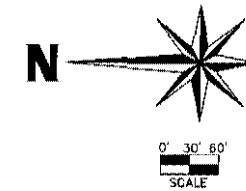
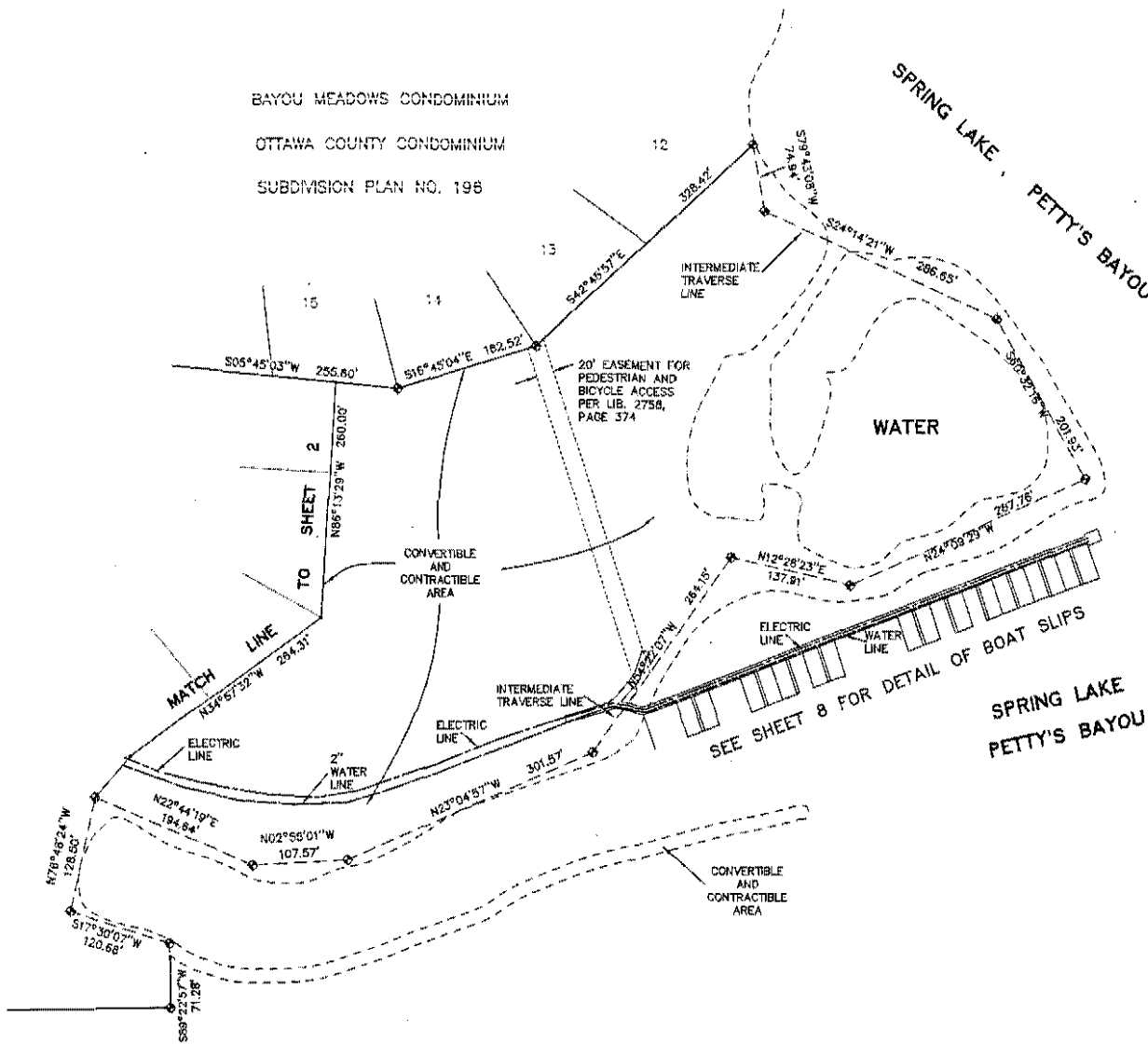
PROPOSED JULY 7, 2003
AMENDED AUG. 5, 2004
AMENDED DEC. 10, 2004
AMENDED DEC. 22, 2005



**SURVEY PLAN
BAYOU MEADOWS II**

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

BAYOU MEADOWS CONDOMINIUM
 OTTAWA COUNTY CONDOMINIUM
 SUBDIVISION PLAN NO. 196



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

- ◆ = PROPOSED CONCRETE MONUMENT
- = PROPOSED IRON STAKE

SURVEYORS CERTIFICATE:
 I, MARK A. BAILEY, LICENSED SURVEYOR OF THE STATE OF MICHIGAN, HEREBY CERTIFY THAT THE SUBDIVISION PLAN KNOWN AS OTTAWA COUNTY CONDOMINIUM SUBDIVISION PLAN NO. 357 AS SHOWN ON THE ACCOMPANYING SURVEY PLAN REPRESENTS A SURVEY ON THE GROUND MADE UNDER MY DIRECTION, THAT THERE ARE NO EXISTING ENCROACHMENTS UPON THE LAND AND PROPERTY HEREIN DESCRIBED, THAT THE REQUIRED MONUMENTS AND IRON MARKERS HAVE BEEN PLACED IN THE GROUND AS REQUIRED BY RULES PROMULGATED UNDER SECTION 142 OF ACT NO. 59 OF THE PUBLIC ACTS OF 1978, THAT THE ACCURACY OF THIS SURVEY IS WITHIN THE LIMITS REQUIRED BY THE RULES PROMULGATED UNDER SECTION 142 OF ACT NO. 59 OF THE PUBLIC ACTS OF 1978, THAT THE BEARINGS AS SHOWN, ARE NOTED ON THE SURVEY PLAN AS REQUIRED BY THE RULES PROMULGATED UNDER SECTION 142 OF ACT NO. 59 OF THE PUBLIC ACTS OF 1978, AS AMENDED.

DEC. 22, 2005

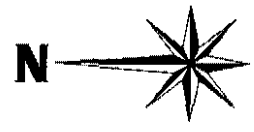
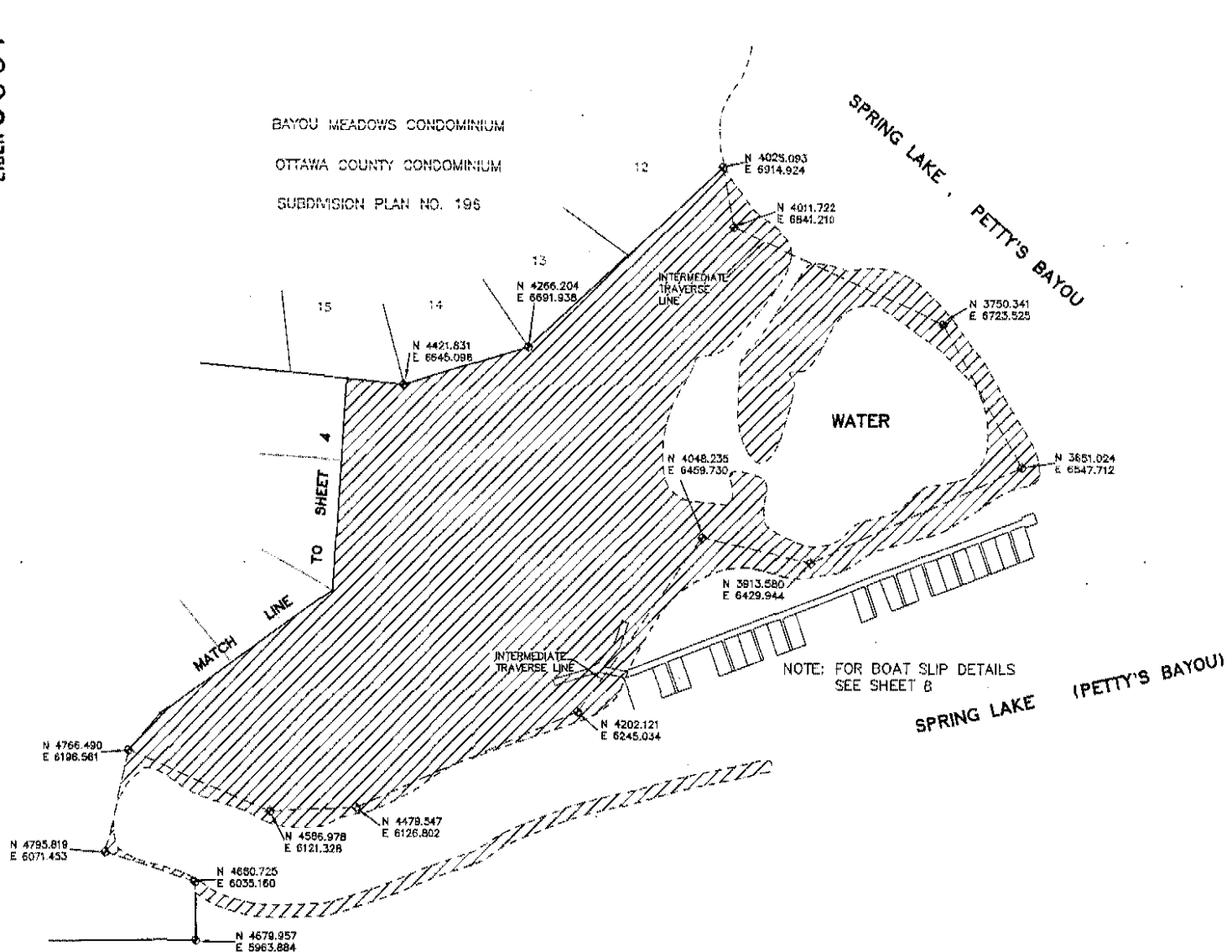
Mark A. Bailey
 MARK A. BAILEY, PS435073
 EXCEL ENGINEERING INC.
 5252 CLYDE PARK S.W.
 GRAND RAPIDS MI. 49509



Mark A. Bailey
 PROPOSED JULY 11, 2003
 AMENDED DEC. 10, 2004
 AMENDED JULY 11, 2005
 AMENDED DEC. 22, 2005

**SURVEY AND UTILITY PLAN
 BAYOU MEADOWS II**

BAYOU MEADOWS CONDOMINIUM
OTTAWA COUNTY CONDOMINIUM
SUBDIVISION PLAN NO. 196



0' 30' 60'
SCALE

COORDINATE ORIGIN IS ARBITRARY

- ◆ - PROPOSED CONCRETE MONUMENT
- - PROPOSED IRON STAKE

- GENERAL COMMON ELEMENT

- LIMITED COMMON ELEMENT

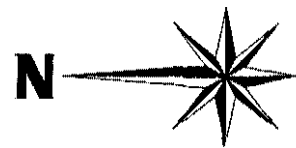
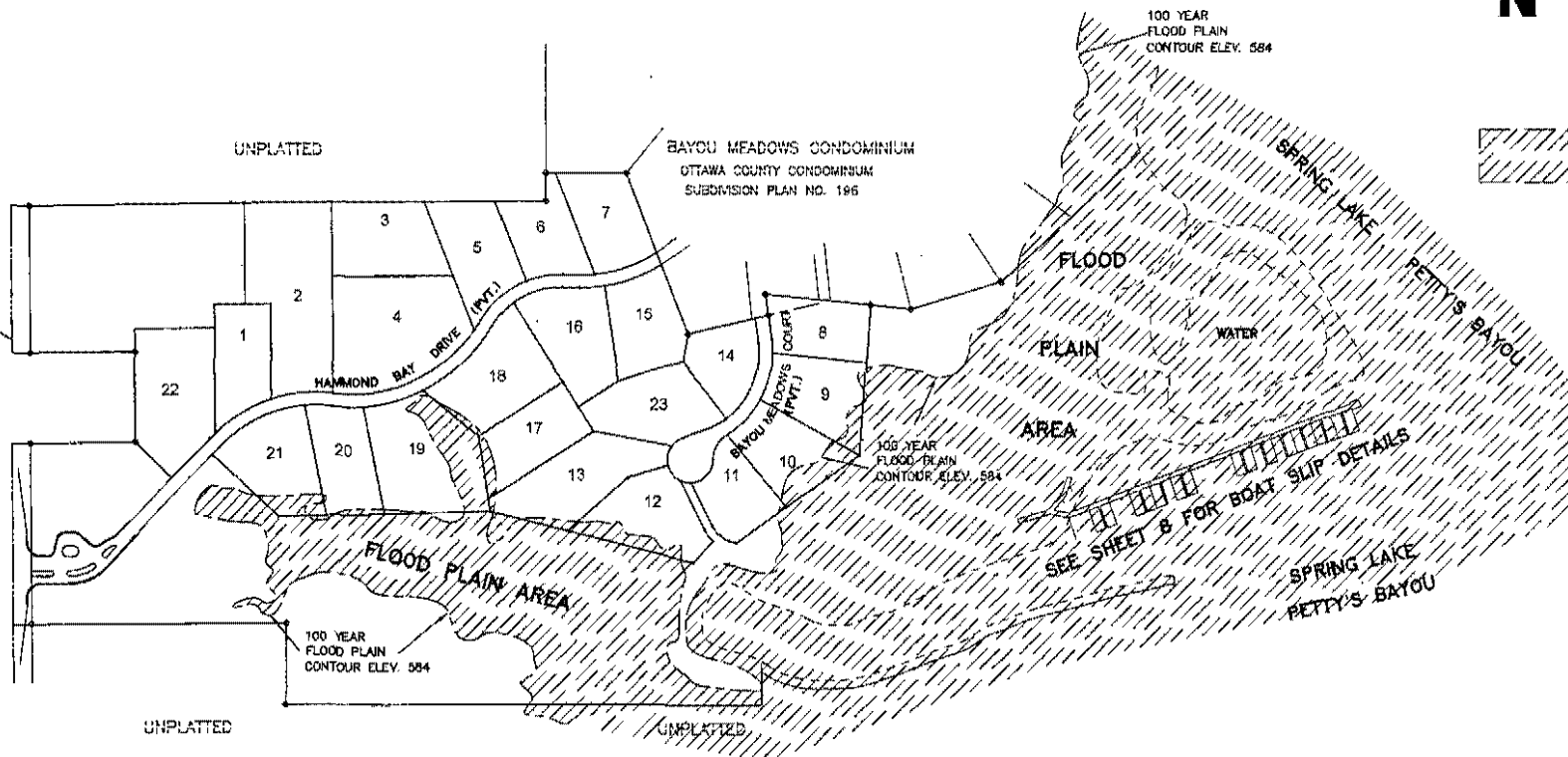
NOTE: FOR BOAT SLIP DETAILS
SEE SHEET B



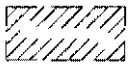
Mark A. Bailey
PROPOSED JULY 1, 2003
AMENDED DEC. 10, 2004
AMENDED JULY 11, 2005
AMENDED DEC. 22, 2005

**SITE PLAN
BAYOU MEADOWS II**

C/L KELLY ST.



0' 50' 100'
SCALE

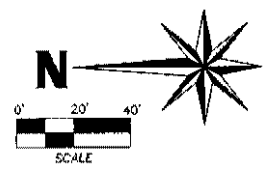
 = 100 YEAR FLOOD PLAIN AREA



James A. Bailey

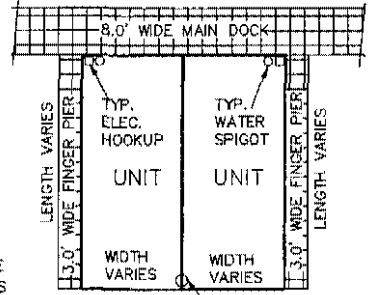
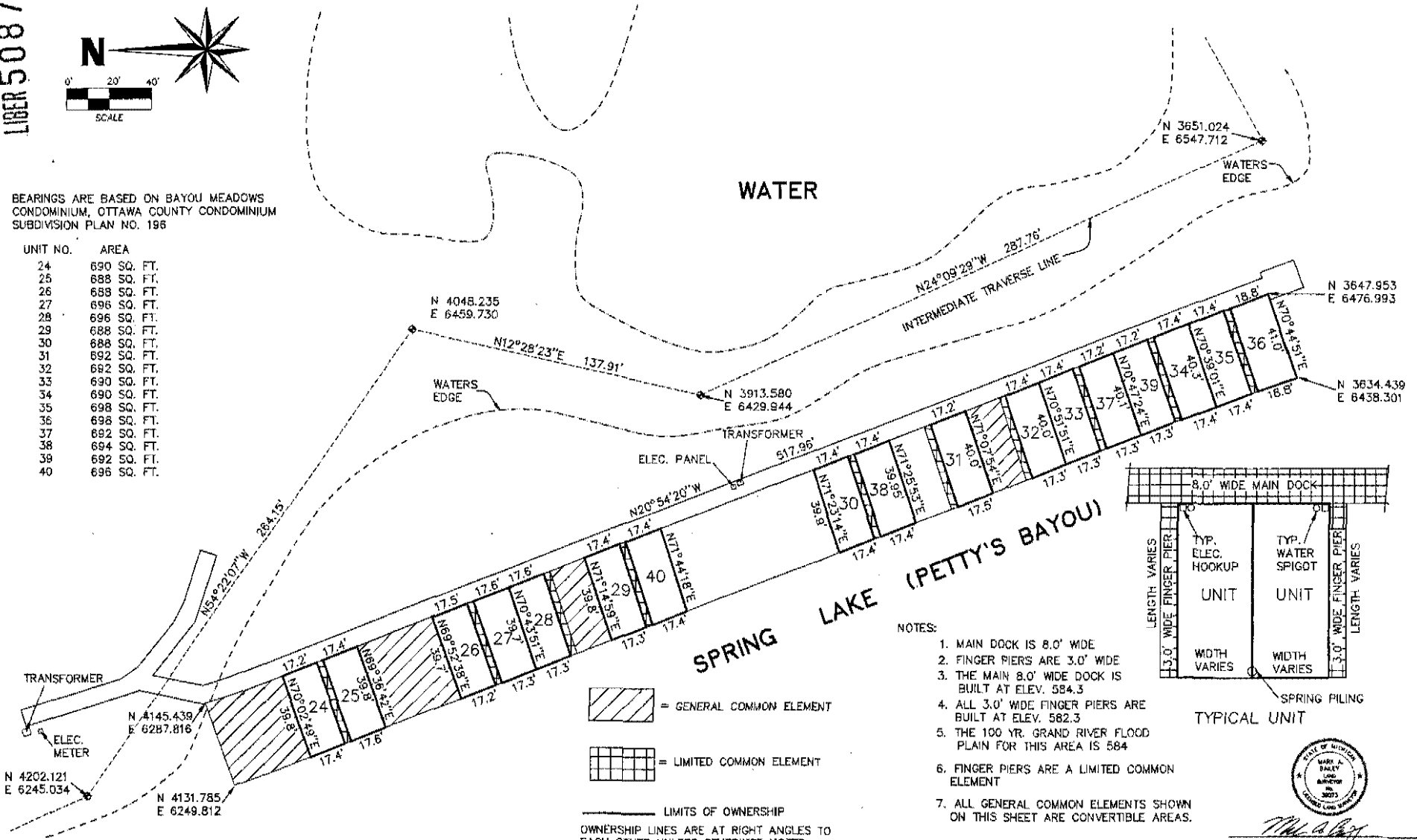
PROPOSED JULY 1, 2003
 AMENDED AUG. 5, 2004
 AMENDED DEC. 10, 2004
 AMENDED JULY 11, 2005
 AMENDED DEC. 22, 2005

**FLOOD PLAIN PLAN
 BAYOU MEADOWS II**

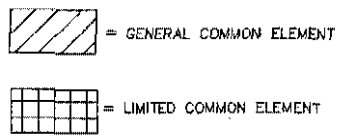


BEARINGS ARE BASED ON BAYOU MEADOWS CONDOMINIUM, OTTAWA COUNTY CONDOMINIUM SUBDIVISION PLAN NO. 196

UNIT NO.	AREA
24	690 SQ. FT.
25	688 SQ. FT.
26	688 SQ. FT.
27	696 SQ. FT.
28	696 SQ. FT.
29	688 SQ. FT.
30	688 SQ. FT.
31	692 SQ. FT.
32	692 SQ. FT.
33	690 SQ. FT.
34	690 SQ. FT.
35	698 SQ. FT.
36	698 SQ. FT.
37	692 SQ. FT.
38	694 SQ. FT.
39	692 SQ. FT.
40	696 SQ. FT.



- NOTES:
1. MAIN DOCK IS 8.0' WIDE
 2. FINGER PIERS ARE 3.0' WIDE
 3. THE MAIN 8.0' WIDE DOCK IS BUILT AT ELEV. 584.3
 4. ALL 3.0' WIDE FINGER PIERS ARE BUILT AT ELEV. 582.3
 5. THE 100 YR. GRAND RIVER FLOOD PLAIN FOR THIS AREA IS 584
 6. FINGER PIERS ARE A LIMITED COMMON ELEMENT
 7. ALL GENERAL COMMON ELEMENTS SHOWN ON THIS SHEET ARE CONVERTIBLE AREAS.



— LIMITS OF OWNERSHIP
 OWNERSHIP LINES ARE AT RIGHT ANGLES TO EACH OTHER UNLESS OTHERWISE NOTED



AS-BUILT DEC. 10, 2004
 AMENDED JULY 11, 2005
 AMENDED DEC. 22, 2005

SITE, SURVEY & UTILITY PLAN FOR BOAT SLIPS BAYOU MEADOWS II