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2009-0037738

FILED/SEALED FOR RECORD IN

OTTAWA COUNTY, MI

GARY SCHOLTEN R.O.D.

09/14/2009 AT 4:02 PM

AMEND TO MASTER DEED 38.0010.00

SEVENTH AMENDMENT TO MASTER DEED OF

Bayou Meadows II

**(Act 59, Public Acts of 1978)
as amended**

Ottawa County Condominium Subdivision Plan No. 357.

- (1) Seventh Amendment to Master Deed of 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: Amended Replat No. 6 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, NE,
Grand Rapids, MI 49525
(616) 363-0300**

SEVENTH AMENDMENT TO MASTER DEED

Bayou Meadows II

(Act 59, Public Acts of 1978)
as amended

THIS SEVENTH AMENDMENT TO MASTER DEED OF BAYOU MEADOWS II is made this 10th day of September, 2009, by Hammond Bay Preserve, LLC, a Michigan limited liability company located at 17620 N. Shore Estates, Spring Lake, Michigan 49456, as represented herein by Bradly Gruizinga, the Member of Bradley James Development Co., L.L.C., a Michigan limited liability company, Manager of Hammond Bay Preserve, LLC, 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, Pages 92 to 101, inclusive, Ottawa County Records, and by Second Amendment to Master Deed dated February 17, 2005 and recorded March 3, 2005, in Liber 4797, Pages 378 to 391, Ottawa County Records, as corrected by instrument recorded March 23, 2005 and recorded in Liber 4815, Pages 174-177, inclusive, Ottawa County Records, and by Third Amendment to Master Deed dated July 17, 2005 and recorded July 19, 2005 in Liber 4918, Pages 746 to 754, Ottawa County Records; and by Fourth Amendment to Master Deed dated January 17, 2006 and recorded January 20, 2006 in Liber 5087, Pages 498 to 507, Ottawa County Records, by Fifth Amendment to Master Deed dated May 31, 2006 and recorded June 1, 2006 in Liber 5185, Pages 99-108, inclusive, Ottawa County Records, and by Sixth Amendment to Master Deed dated April 16, 2007 and recorded April 19, 2007 in Liber 5408, Pages 507-516, inclusive, 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 correct typographical errors, survey or plan errors or any similar errors in the Master Deed, as provided in Article IX of the Master Deed; and

WHEREAS, at the time of the recording of the Second Amendment to Master Deed of the Project, the condominium subdivision plan was properly amended to reflect the contraction of certain property located in the northwest corner of the Project, by virtue of developer's reserved rights under Article VII of the Master Deed; however, the legal description in the text of Section 2.1 of the Master Deed was

inadvertently left unchanged and does not currently reflect the contraction of property undertaken in the Second Amendment; and

WHEREAS, the condominium subdivision plan, as amended, contained some typographical errors in the metes and bounds directionals noted therein; and

WHEREAS, Hammond Bay Preserve, LLC desires to exercise its reserved rights for the purpose of modifying the text of the Master Deed to reflect the accurate legal description of the Project and to correct the typographical errors contained in the condominium subdivision plan.

NOW THEREFORE, Hammond Bay Preserve, LLC does hereby amend the Master Deed as follows:

1. Legal Description. Article II, Section 2.1 of the Master Deed is hereby amended to read as follows:

"2.1. Land. The land upon which the Project is situated, and which is submitted to condominium ownership pursuant to the provisions of the Act, is located in the Township of Spring Lake, Ottawa County, Michigan and legally described as follows:

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.

2. 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. 6 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.

3. Continuing Effect. Except as amended herein, the provisions of the Master Deed of Bayou Meadows II, 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 Seventh Amendment to Master Deed on the day and year above described.

70.02.11.248.001 thru 248.007
249.001 thru 249.007
70.02.11.248.009 thru 248.012
70.02.11.249.009 thru 249.010

HAMMOND BAY PRESERVE, LLC, a Michigan limited liability company

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

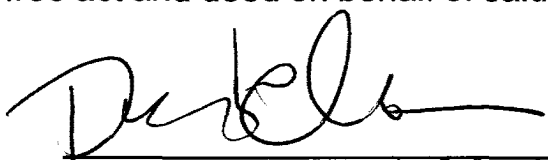
By: 

Bradly Gruizinga
Its: Member

Ottawa County Treasurer's Office 9-14-09
The records in my office show no unpaid taxes or special assessments for the five years preceding involving lands in this instrument.
Bradley J. Slagh CL, Treasurer

STATE OF MICHIGAN)
) ss.
COUNTY OF KENT)

On this 10th day of September, 2009, before me, a notary public in and for said County, personally appeared Bradly 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.



DAVID W. CHARRON
Notary Public, Kent County, MI
Acting in and for Kent County, MI
My Commission Expires: 5/17/2012

EXHIBIT A
AFFIDAVIT OF MAILING

STATE OF MICHIGAN)
) ss.
COUNTY OF KENT)

Angela VanderWerff, 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, attorney for Hammond Bay Preserve, LLC, the Developer of the condominium project known as Bayou Meadows II.

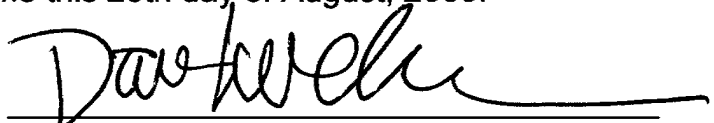
2. On August 26, 2009, notice of intent to record a seventh amendment to the Master Deed of Bayou Meadows II was sent to all co-owners of record in the condominium project as required by Section 90(5) of the Michigan Condominium Act, pursuant to a list of owners supplied by the Developer of the project. Such notices were sent by first class mail, postage fully prepaid.

Further deponent saith not.



Angela VanderWerff

Subscribed and sworn to before me this 26th day of August, 2009.



David W. Charron, Notary Public
Acting in and for Kent County, Michigan
My commission expires: 5/17/12

REPLAT NO. 6 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 AUGUST 17, 2009.
THESE SHEETS, TOGETHER WITH THIS SUBMITTAL,
REPLACE OR SUPPLEMENT THOSE PREVIOUSLY ISSUED.

- 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.

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:

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| (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.

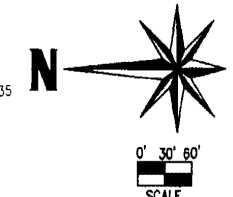
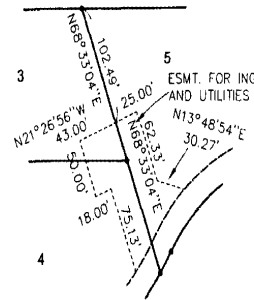


Vincent A. Douma

- PROPOSED JULY 1, 2003
- AMENDED AUG. 5, 2004
- AMENDED DEC. 10, 2004
- AMENDED JULY 11, 2005
- AMENDED DEC. 22, 2005
- AMENDED MAY 11, 2006
- AMENDED MARCH 9, 2007
- AMENDED AUG. 17, 2009

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	212.86'
C3	52°53'12"	261.00'	240.92'	N19°39'50"W	232.45'
C4	66°05'50"	264.00'	304.55'	S26°16'09"E	287.95'
C5	66°05'50"	286.00'	329.93'	S26°16'09"E	311.84'
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	66°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	59°24'25"	50.00'	51.84'	N60°11'24"W	49.55'
C13	250°30'40"	40.00'	174.89'	S39°21'44"W	65.33'
C14	21°11'14"	68.00'	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'

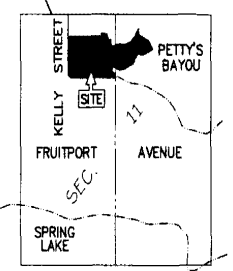
BENCHMARK ELEVATION 586.35
CHISELED "□" ON S.E. CONC.
PAD FOR CONTROL PANEL OF
SANITARY SEWER LIFT STA.
NEAR S.E. COR. UNIT 16



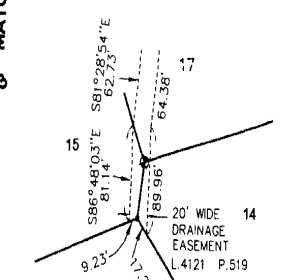
BEARINGS ARE BASED ON BAYOU MEADOWS
CONDOMINIUM, OTTAWA CO. CONDOMINIUM
SUBDIVISION PLAN NO. 196.

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

NOTE: MINIMUM LOWEST FLOOR ELEVATION = 585.00



LOCATION MAP



DETAIL OF EASEMENT



Vincent A. Deane
PROPOSED JULY 1, 2003
AMENDED AUG. 5, 2004
AMENDED DEC. 10, 2004
AMENDED DEC. 22, 2005
AMENDED AUG. 17, 2009

E. LINE, NE 1/4, SEC. 11

S00°31'23"E
1314.70'

NE COR. SEC. 11,
T8N, R16W

C/L KELLY STREET

S89°53'31"W 465.00'

P.O.B.

N89°53'31"E 255.00'

N89°53'31"E 310.54'

N89°53'31"E 140.00'

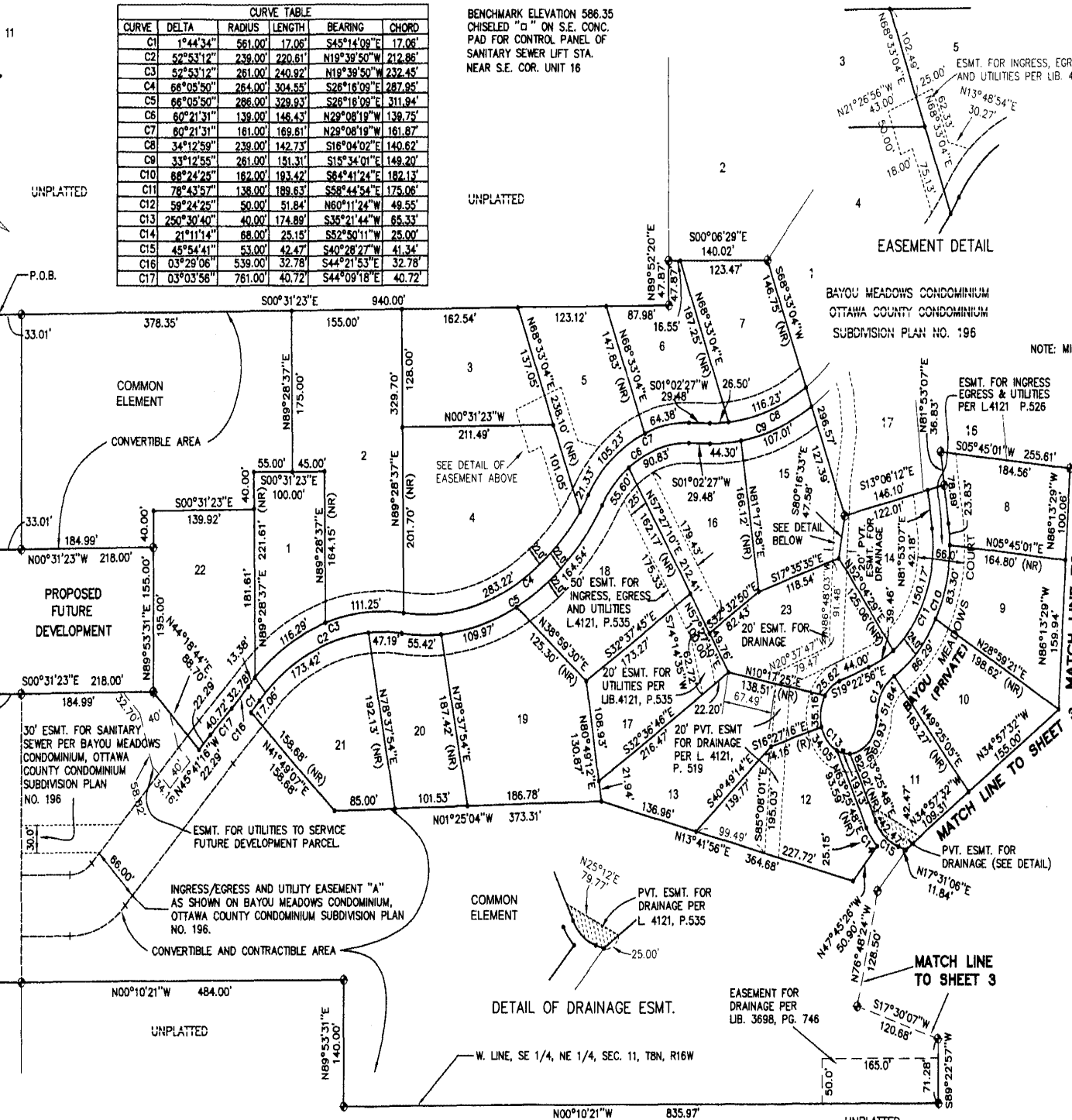
UNPLATTED

UNPLATTED

UNPLATTED

UNPLATTED

UNPLATTED



UNPLATTED

COMMON ELEMENT

COMMON ELEMENT

W. LINE, SE 1/4, NE 1/4, SEC. 11, T8N, R16W

UNPLATTED

UNPLATTED

UNPLATTED

UNPLATTED

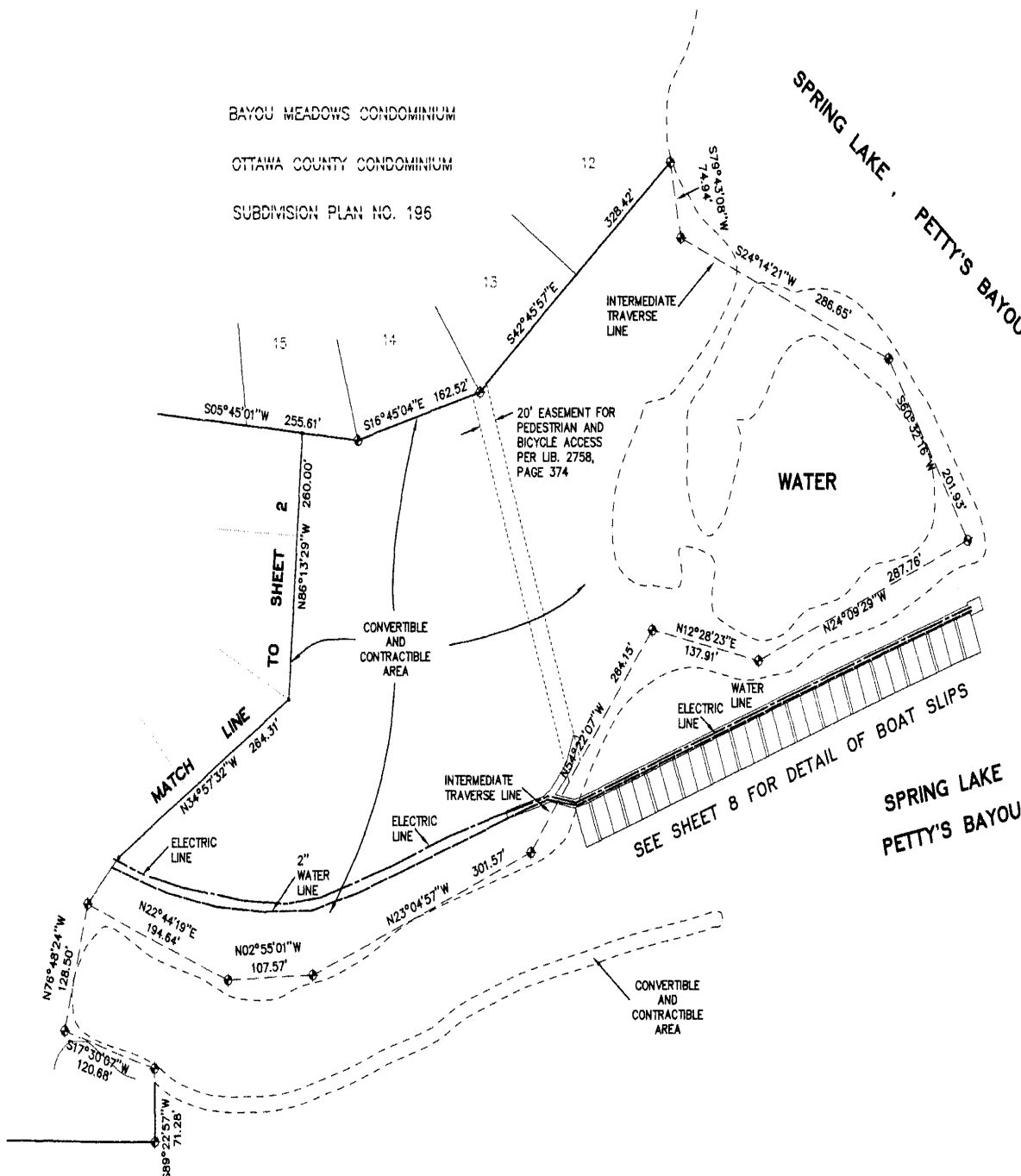
**SURVEY PLAN
BAYOU MEADOWS II**

EXXEL 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, VINCENT A. DOUMA, 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.

AUGUST 17, 2009

Vincent A. Douma
VINCENT A. DOUMA, PS#50433
EXCEL ENGINEERING INC.
5252 CLYDE PARK S.W.
GRAND RAPIDS MI. 49509



Vincent A. Douma
PROPOSED JULY 1, 2003
AMENDED DEC. 10, 2004
AMENDED JULY 11, 2005
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AMENDED MAY 11, 2006
AMENDED MARCH 9, 2007
AMENDED AUG. 17, 2009

**SURVEY AND UTILITY PLAN
BAYOU MEADOWS II**

EXCEL ENGINEERING INC. 5252 CLYDE PARK S.W. GRAND RAPIDS MI 49509 SHEET 3