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John J. Gleason, Register of Deeds  
Genesee County, MI ENVELOPE

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# FIRST AMENDMENT TO CONSOLIDATING MASTER DEED HERITAGE VILLAGE OF SWARTZ CREEK CONDOMINIUM

(Act 59, Public Acts of 1978)  
as amended

This First Amendment to Consolidating Master Deed is made and executed on this 11<sup>th</sup> day of August, 2019 by Heritage Village of Swartz Creek Condominium Association, a Michigan non-profit corporation (the "Association"), pursuant to the provisions of the Michigan Condominium Act, being Act 59 of the Public Acts of 1978, as amended (the "Act").

## PREAMBLE

A. The Association is the administrator of Heritage Village of Swartz Creek Condominium (the "Project"), established as a condominium pursuant to a certain Master Deed recorded on October 29, 2002 as Instrument No. 2002-10290121507, Genesee County Records, and First Amendment to Master Deed recorded on October 6, 2004 as Instrument No. 2004-10060103034, Genesee County Records, and Second Amendment to Master Deed recorded on January 10, 2006 as Instrument No. 2006-01100002636, Genesee County Records, and Amendment to the Second Amendment to Master Deed recorded on June 30, 2006 as Instrument No. 2006-06300061790, Genesee County Records and Consolidating Master Deed recorded on July 26, 2019 as Instrument No. 2006-06300061790, Genesee County Records, and known as Genesee County Condominium Subdivision Plan No. 301.

B. A clerical error occurred in the course of recording the Consolidating Master Deed on July 26, 2019 in that the Exhibits B and B-1 Subdivision Plans did not include all of the pages of the exhibits and were not properly identified. This First Amendment to Consolidating Master Deed is being recorded to correct the clerical error.

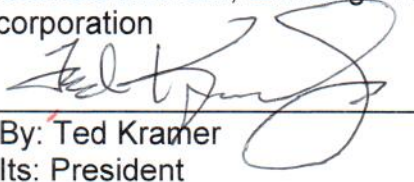
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C. Pursuant to MCL 559.190(1) and Article VII, Section A(1) of the Consolidating Master Deed, an amendment to the Consolidating Master Deed may be made without the consent of any Co-owner or mortgagee if the amendment does not materially alter or change the rights of any Co-owner or mortgagee of a Unit in the Project. The correction of Exhibits B and B-1 does not materially alter or change the rights of any Co-owner or mortgagee of a Unit in the Project.

**NOW, THEREFORE,** the Condominium Subdivision Plan attached to the Consolidating Master Deed, but not otherwise identified, is hereby deemed to be replaced, in its entirety, by Exhibits B and B-1, attached to this First Amendment to Consolidating Master Deed.

In all other respects, other than as hereinabove indicated, the Consolidating Master Deed of Heritage Village of Swartz Creek Condominium, including the Condominium Bylaws attached thereto as Exhibit "A", as amended, and the Condominium Subdivision Plan attached thereto, as amended, and recorded as Exhibits B and B-1, as aforesaid, is hereby ratified, affirmed and redeclared.

**HERITAGE VILLAGE OF SWARTZ CREEK  
CONDOMINIUM**, a Michigan non-profit  
corporation

  
By: Ted Kramer  
Its: President

STATE OF MICHIGAN    )  
  )SS.  
COUNTY OF GENESEE    )

On the 11<sup>th</sup> of August, 2019 before me personally appeared Ted Kramer, President of Heritage Village of Swartz Creek Condominium, who acknowledged that he executed the above as his free act and deed on behalf of the Association.

  
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Rebecca Arttrip

Notary Public ~~Genesee~~ County, Michigan  
Acting in Genesee County, Michigan  
My Commission Expires: 7/14/24

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**DRAFTED BY AND,  
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# **EXHIBIT B**

**FIRST AMENDMENT TO  
CONSOLIDATING MASTER DEED  
HERITAGE VILLAGE OF SWARTZ CREEK  
CONDOMINIUM**