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RCPT# 2069. STN 2
\$19.00 D16

STATE OF MICHIGAN
ST. JOSEPH COUNTY
RECORDED
6 DEC 2002 12:48:09 PM
CYNTHIA L. JARRATT
REGISTER OF DEEDS

FIRST AMENDMENT TO MASTER DEED OF ISLAND HILLS

PHEASANT RIDGE DEVELOPMENT COMPANY, INC., an Indiana corporation, of P.O. Box 535, Bristol, Indiana 46507, the Developer of Island Hills, a residential site condominium project established pursuant to Master Deed dated October 30, 1998, and recorded December 21, 1998 at Liber 868, pages 357 through 397, inclusive, hereby amends and restates said Master Deed pursuant to the reserved rights to amend under Articles X, V and VI, said Amendment having no effect on Co-owners or Mortgagees, and said Co-owners and Mortgages having consented to such amendment and appointed Developer as agent and attorney for the purpose of execution of this amendment to said Master Deed pursuant to Article IV, Paragraph D of the Master Deed.

Said Master Deed and all exhibits thereto are hereby incorporated by reference herein.

Pursuant to Article VI of the Master Deed, the Condominium Project is being extended with additional construction of further Units in the first stage up to the total of 70 Units provided in the Master Deed and construction of additional Units beyond the first stage by the construction of 47 further Units (up to a total of 117 Units) on the land described in Article VI of the Master Deed as part of the second stage of the Condominium Project. As provided in Articles V and VI of the Master Deed, the Developer may continue to construct additional Units, although the total number of Units shall not exceed 200.

The Condominium Project is known as Island Hills, St. Joseph County Condominium Subdivision Plan No. 5. The engineering and architectural plans and specifications for the second stage of the Condominium Project are filed with the Township of Nottawa, St. Joseph County. The Units contained in the second stage of the Condominium Project are set forth completely in the Condominium Subdivision Plan attached as Exhibit "A" hereto. The second stage of the Condominium Project contains individual Units which may be used for residential purposes and each Unit is capable of individual utilization on account of having its own access to a common

 RETURN TO: PATO

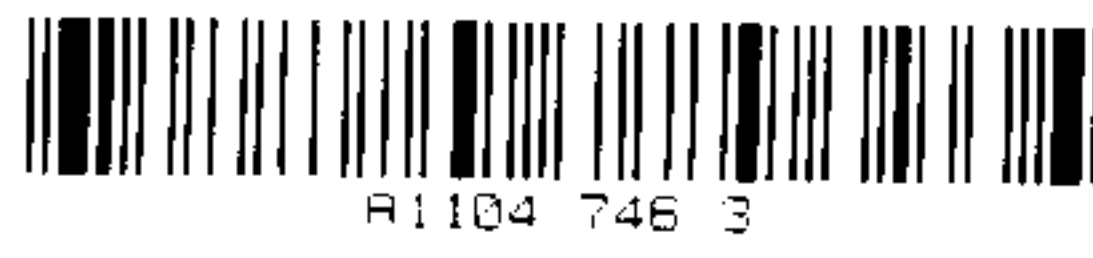


element of the Condominium Project. Each Co-owner of a Unit in the Condominium Project shall have an exclusive property right to his Unit and an undivided and inseparable right with other Co-owners in the common elements of the Condominium Project as set forth in the Master Deed and exhibits thereto, and as further set forth hereinafter.

The Master Deed is hereby amended as follows:

- 1. Article V, Paragraph C, percentages of value, is amended to read as follows:

Unit Number	Percentage	Unit Number	Percentage	Unit Number	Percentage
1	.8547	40	.8547	79	.8547
2	.8547	41	.8547	80	.8547
3	.8547	42	.8547	81	.8547
4	.8547	43	.8547	82	.8547
5	.8547	44	.8547	83	.8547
6	.8547	45	.8547	84	.8547
7	.8547	46	.8547	85	.8547
8	.8547	47	.8547	86	.8547
9	.8547	48	.8547	87	.8547
10	.8547	49	.8547	88	.8547
11	.8547	50	.8547	89	.8547
12	.8547	51	.8547	90	.8547
13	.8547	52	.8547	91	.8547
14	.8547	53	.8547	92	.8547
15	.8547	54	.8547	93	.8547
16	.8547	55	.8547	94	.8547
17	.8547	56	.8547	95	.8547
18	.8547	57	.8547	96	.8547
19	.8547	58	.8547	97	.8547
20	.8547	59	.8547	98	.8547

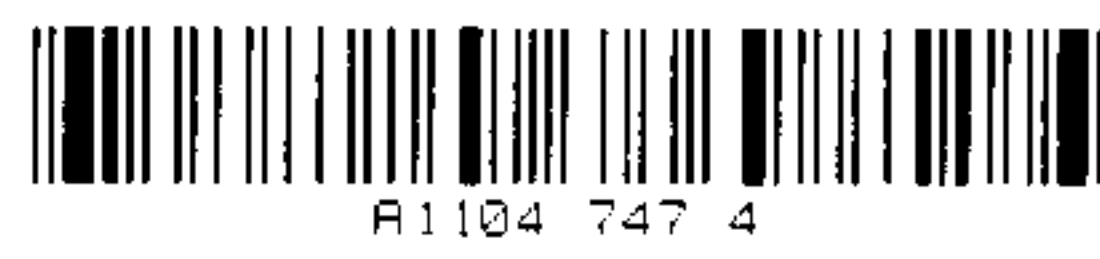


21	.8547	60	.8547	99	.8547
22	.8547	61	.8547	100	.8547
23	.8547	62	.8547	101	.8547
24	.8547	63	.8547	102	.8547
25	.8547	64	.8547	103	.8547
26	.8547	65	.8547	104	.8547
27	.8547	66	.8547	105	.8547
28	.8547	67	.8547	106	.8547
29	.8547	68	.8547	107	.8547
30	.8547	69	.8547	108	.8547
31	.8547	70	.8547	109	.8547
32	.8547	71	.8547	110	.8547
33	.8547	72	.8547	111	.8547
34	.8547	73	.8547	112	.8547
35	.8547	74	.8547	113	.8547
36	.8547	75	.8547	114	.8547
37	.8547	76	.8547	115	.8547
38	.8547	77	.8547	116	.8547
39	.8547	78	.8547	117	.8547

2. Article IV is amended to rewrite the first paragraph (immediately preceding the section heading "A. The General Common Elements are:") to read: "The Common Elements of the Condominium Project described on Exhibit B to the Master Deed and Exhibit A to the First Amendment to Master Deed of Island Hills and the respective responsibilities for maintenance, decoration, repair or replacement thereof are as follows:".

In all other respects, the provisions of the Master Deed of Island Hills dated October 30, 1998, and recorded December 21, 1998 at Liber 868, pages 357 through 397, inclusive, is hereby ratified and confirmed.

IN WITNESS WHEREOF the Developer has duly executed this First Amendment to the



Master Deed, this 5th day of December, 2002.

WITNESS:

PHEASANT RIDGE DEVELOPMENT COMPANY, INC.

Signed: _____

By: [Signature]
JEFFREY A. CHUPP, President

Printed Name: _____

Signed: _____

Printed Name: _____

STATE OF _____)

) ss:

COUNTY OF _____)

On this 5th day of December, 2002, before me personally appeared Jeffrey A. Chupp to me personally known, who being by me duly sworn, said that he is the President of Pheasant Ridge Development Company, Inc. ("the Corporation") who executed this instrument; that this instrument was signed on behalf of the Corporation by authority of its board of directors and that this instrument is acknowledged as the free act of the corporation.

Signed name of notary: [Signature]

Printed name of notary: MARENA M. KURATKO

St. Joseph County, State of Michigan

My commission expires: 4/02/03

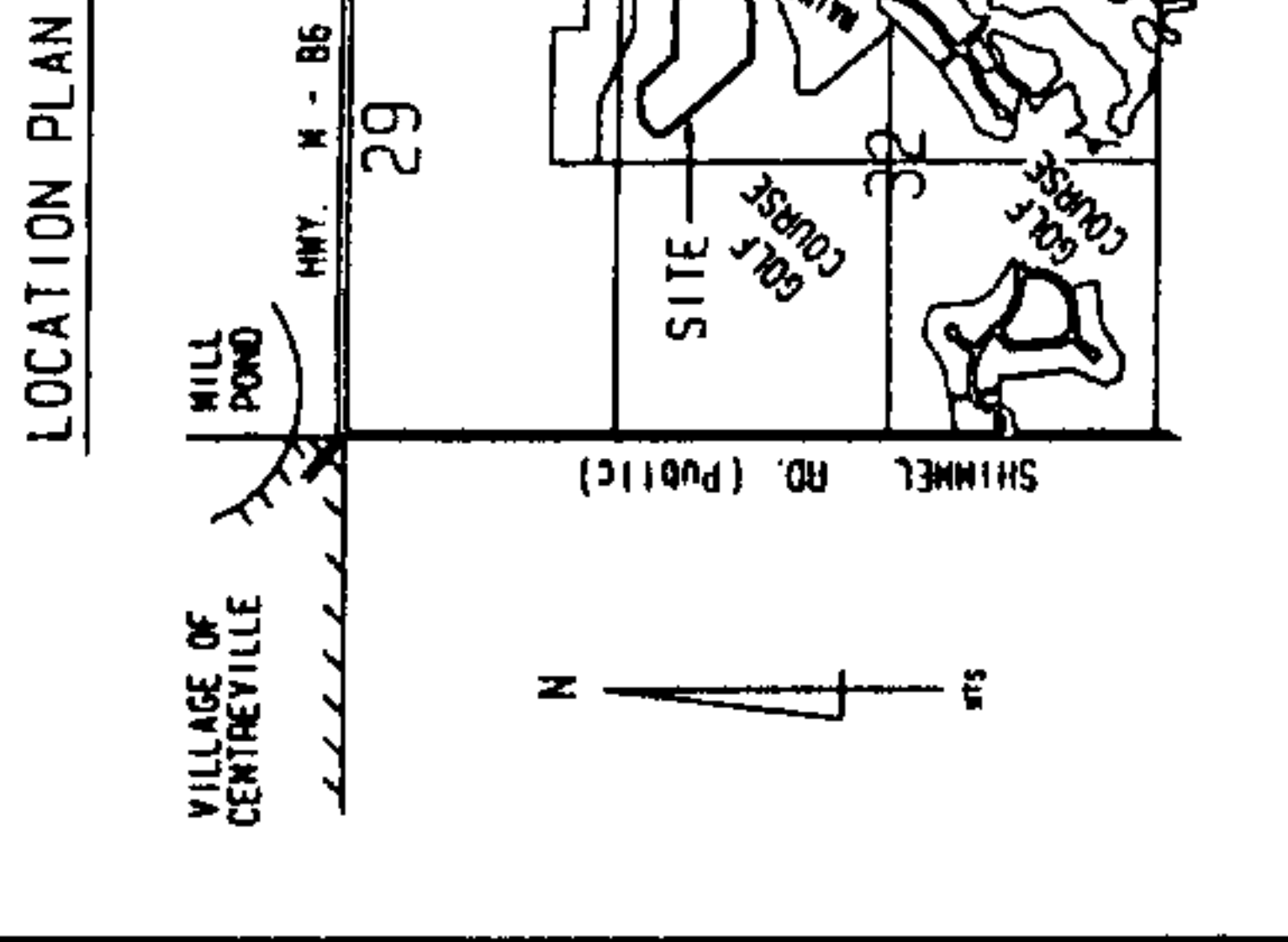
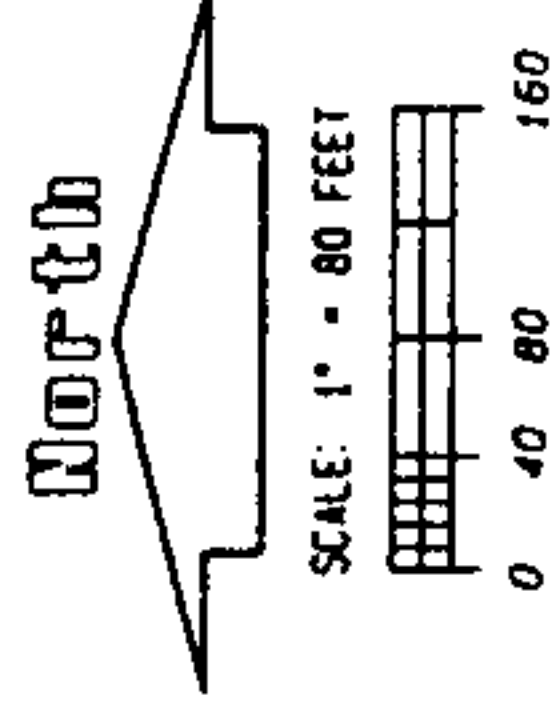
This Amendment to the Master Deed Prepared by:
Jacob S. Frost, Esq. (P58930)
THORNE • GRODNIK, LLP
228 West High Street
Elkhart, IN 46516
(574) 294-7473.

SURVEY PLAN

ISLAND HILLS

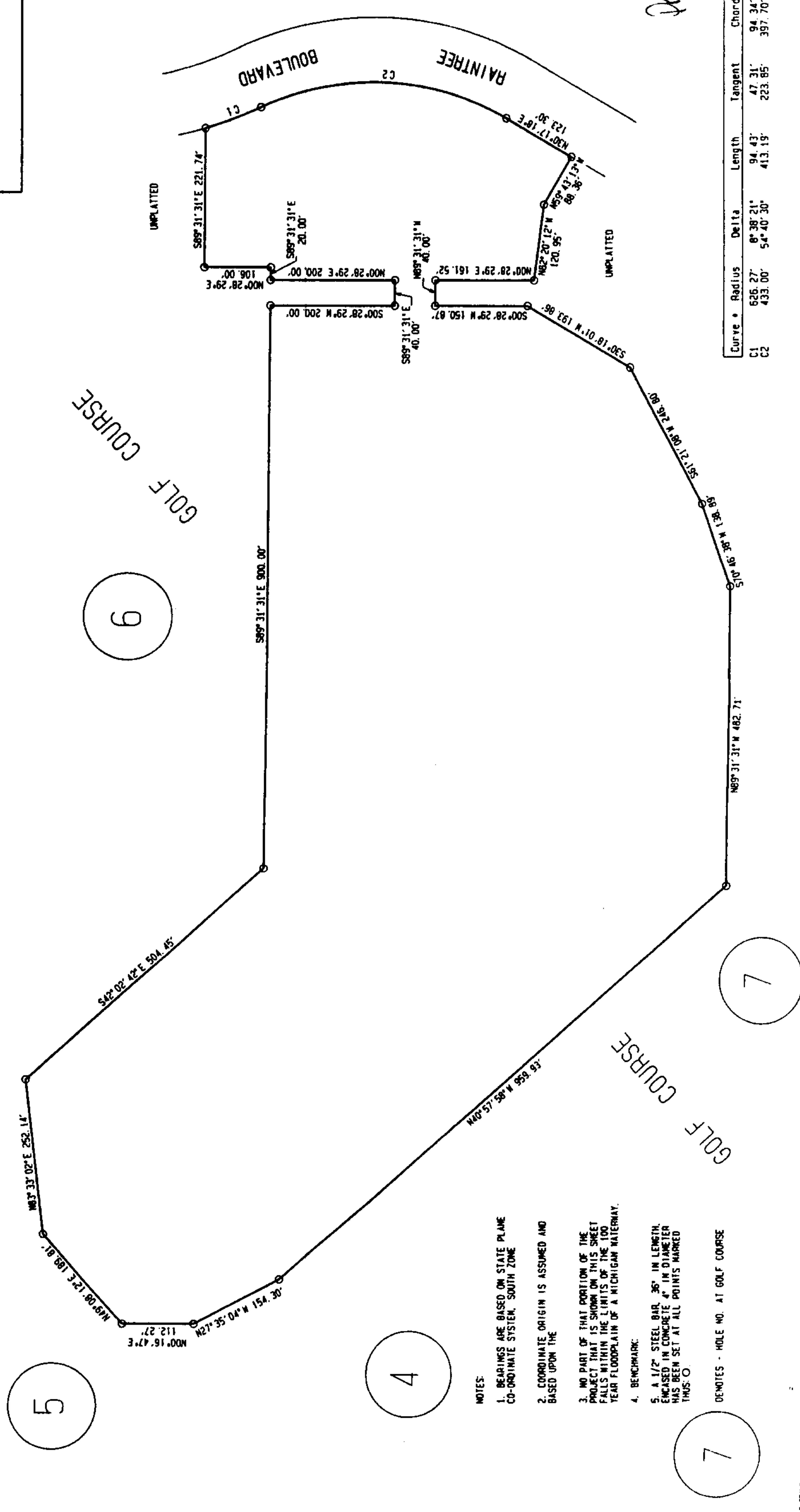
PHASE 11

SITUATED IN THE NE 1/4 OF SECTION 32, TOWN 6 SOUTH, RANGE 10 WEST,
NOTTAWA TOWNSHIP, ST. JOSEPH COUNTY, MICHIGAN



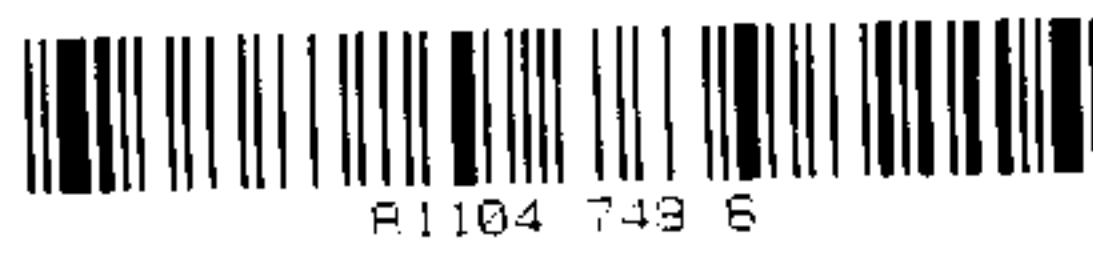
LIBER 1104 PAGE 748

DeWitt



- NOTES:
1. BEARINGS ARE BASED ON STATE PLANE CO-ORDINATE SYSTEM, SOUTH ZONE
 2. COORDINATE ORIGIN IS ASSUMED AND BASED UPON THE
 3. NO PART OF THAT PORTION OF THE PROJECT THAT IS SHOWN ON THIS SHEET FALLS WITHIN THE LIMITS OF THE 100 YEAR FLOODPLAIN OF A MICHIGAN WATERWAY.
 4. BENCHMARK
 5. A 1/2" STEEL BAR, 36" IN LENGTH, ENCASED IN CONCRETE, 4" IN DIAMETER HAS BEEN SET AT ALL POINTS MARKED THUS: ○
 6. DENOTES - HOLE NO. AT GOLF COURSE

Curve	Radius	Delta	Length	Tangent	Chord/Brg
C1	656.27'	8° 38' 21"	94.43'	47.31'	94.34' S60° 12' 14" E
C2	433.00'	54° 40' 30"	413.19'	223.65'	397.70' S02° 56' 12" W



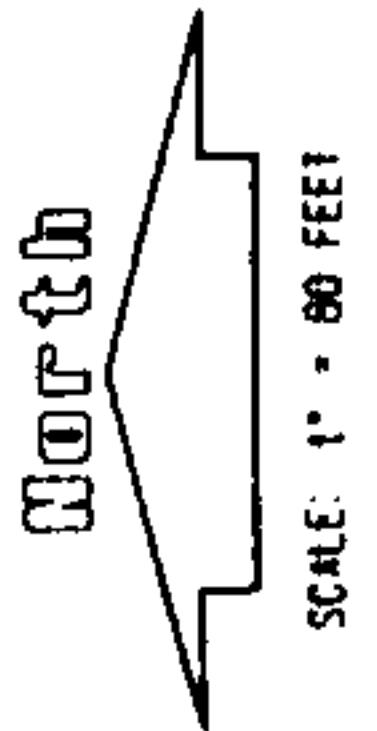
P1104 749 6

ISLAND HILLS

SITE AND UTILITY PLAN

PHASE 11

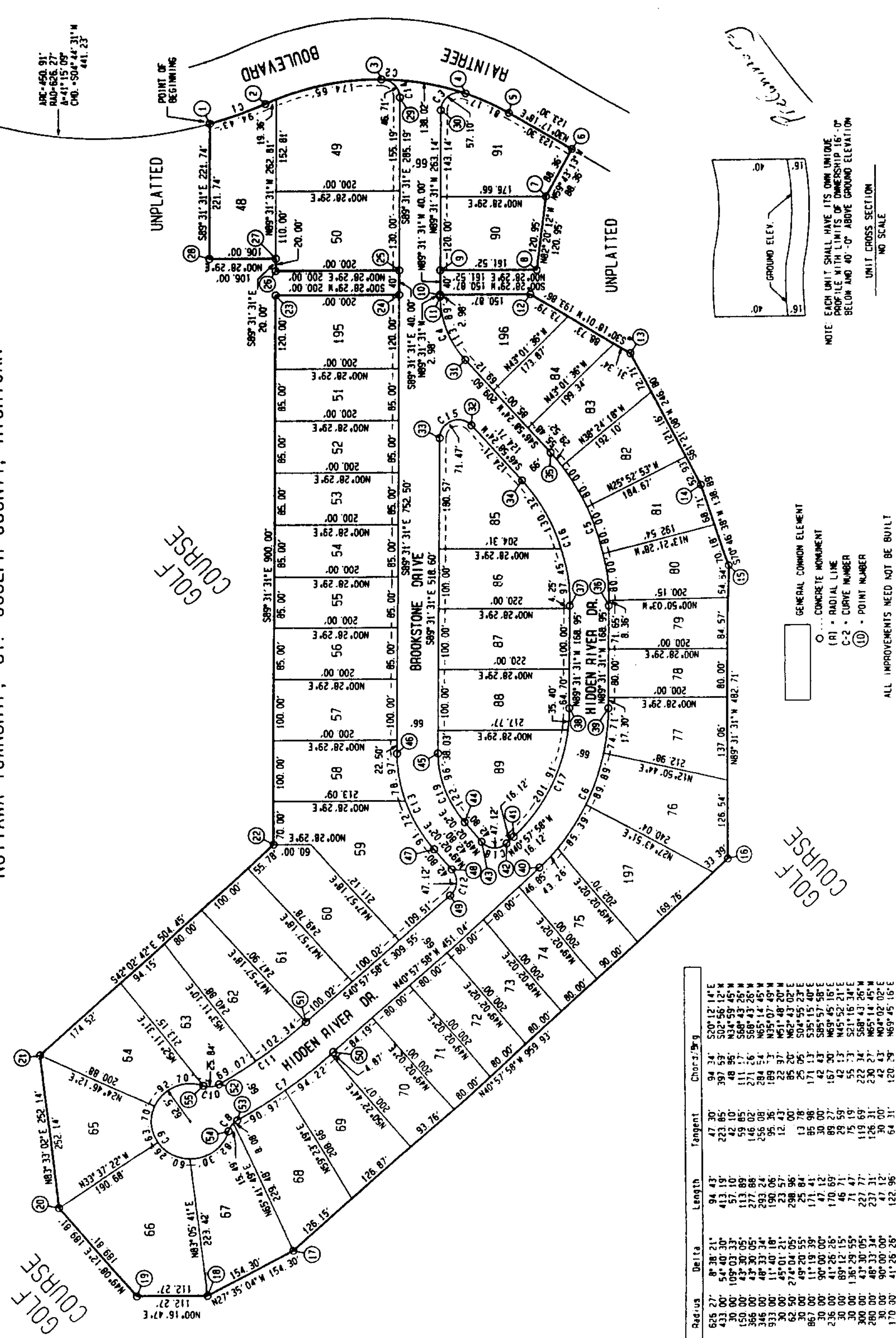
LOCATED IN THE NE 1/4 OF SECTION 32, TOWN 6 SOUTH, RANGE 10 WEST,
NOTTAWA TOWNSHIP, ST. JOSEPH COUNTY, MICHIGAN



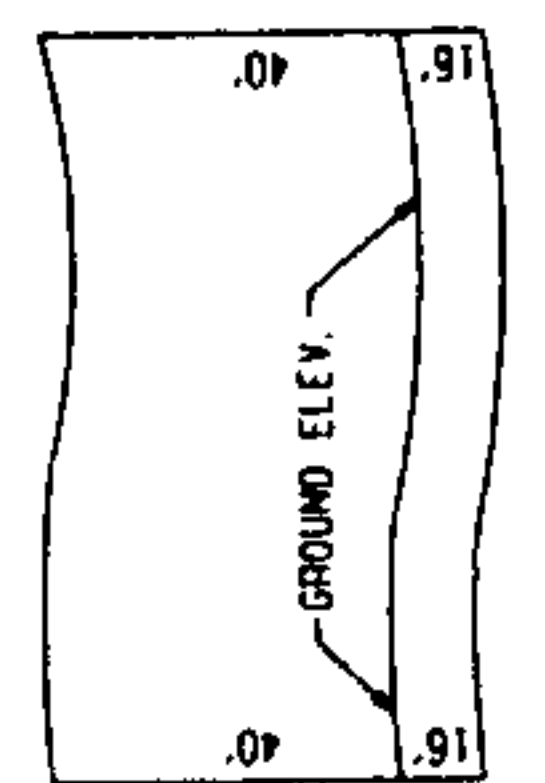
NORTHEAST COR. SEC. 32
SEE L-1, P. 232 OF COR. RECS.

MNSP 31° 34' M 379.53'

ARC = 450.91'
RAD = 628.27'
Δ = 41° 15' 09" Δ
CMB = 50.00' Δ
441.23'



POINT NO.	NORTHING	EASTING
1	151634.564	817843.933
2	151634.564	817843.933
3	151349.849	817843.933
4	151214.670	817800.230
5	151141.156	817856.099
6	151034.684	817793.911
7	151009.235	817997.737
8	151095.365	817997.737
9	151095.365	817558.076
10	151257.318	817558.076
11	151257.318	817558.076
12	151106.344	817557.827
13	150838.945	817460.051
14	150820.623	817443.464
15	150774.895	817112.319
16	150774.894	816628.528
17	151503.728	816628.528
18	151503.728	816200.633
19	151257.318	816200.633
20	151076.950	816072.931
21	151095.272	816323.471
22	151530.657	816661.311
23	151523.202	817561.280
24	151523.202	817561.280
25	151523.202	817561.280
26	151523.202	817561.280
27	151523.202	817561.280
28	151523.202	817561.280
29	151523.202	817561.280
30	151523.202	817561.280
31	151523.202	817561.280
32	151523.202	817561.280
33	151523.202	817561.280
34	151523.202	817561.280
35	151523.202	817561.280
36	151523.202	817561.280
37	151523.202	817561.280
38	151523.202	817561.280
39	151523.202	817561.280
40	151523.202	817561.280
41	151523.202	817561.280
42	151523.202	817561.280
43	151523.202	817561.280
44	151523.202	817561.280
45	151523.202	817561.280
46	151523.202	817561.280
47	151523.202	817561.280
48	151523.202	817561.280
49	151523.202	817561.280
50	151523.202	817561.280
51	151523.202	817561.280
52	151523.202	817561.280
53	151523.202	817561.280
54	151523.202	817561.280
55	151523.202	817561.280
56	151523.202	817561.280
57	151523.202	817561.280



NOTE: EACH UNIT SHALL HAVE ITS OWN UNIQUE PROFILE WITH LIMITS OF OWNERSHIP 16'-0" BELOW AND 40'-0" ABOVE GROUND ELEVATION.

- GENERAL COMMON ELEMENT
- CONCRETE MONUMENT
- (R) - RADIAL LINE
- C-2 - CURVE NUMBER
- (P) - POINT NUMBER

ALL IMPROVEMENTS NEED NOT BE BUILT

Curve	Radius	Delta	Length	Tangent	Chords
C1	635.27'	8° 38' 21"	94.43'	47.30'	520' 12' 14"
C2	433.00'	43° 30' 33"	413.13'	223.85'	397.63'
C3	150.00'	109° 03' 33"	57.10'	42.10'	502' 56' 12"
C4	386.00'	43° 30' 05"	277.88'	166.08'	384.54'
C5	373.00'	14° 20' 18"	290.04'	189.06'	351.54'
C6	30.00'	45° 01' 21"	23.57'	12.43'	22.37'
C7	62.00'	27° 40' 05"	298.96'	85.20'	302' 43' 02"
C8	30.00'	49° 20' 55"	25.84'	13.78'	25.05'
C9	867.00'	11° 19' 39"	171.41'	95.98'	171.13'
C10	230.00'	40° 30' 35"	170.56'	88.27'	187.30'
C11	230.00'	89° 12' 15"	146.71'	42.13'	145' 52' 21"
C12	300.00'	136° 29' 55"	227.77'	119.69'	222.34'
C13	280.00'	43° 30' 05"	237.31'	126.31'	230.21'
C14	30.00'	90° 00' 00"	122.96'	41.28' 26"	120.39'