



Lindsay Oswald Register Of Deeds
STATE OF MICHIGAN St. Joseph County

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**AMENDMENT TO BYLAWS OF ISLAND HILLS PHASE II
CONDOMINIUM ASSOCIATION**

Island Hills Phase II Condominium Association, a Michigan corporation, P.O. Box 340, Sturgis, Michigan 49091, a condominium project established pursuant to the Master Deed thereof recorded in the records of the Register of Deeds for St. Joseph County, Michigan, on January 5, 2006 in Liber 1350, Page 320, as amended by: the First Amendment to Master Deed for Island Hills Phase II Condominium recorded on December 21, 2006 in Liber 1413, Page 462 in the St. Joseph County Register of Deeds; the Second Amendment to Master Deed for Island Hills Phase II Condominium recorded on March 6, 2007 in Liber 1425, Page 132 in the St. Joseph County Register of Deeds; and the Third Amendment to Master Deed for Island Hills Phase II Condominium recorded on May 22, 2008 in Liber 1486, Page 911 in the St. Joseph County Register of Deeds, hereby further amends the Bylaws as provided in Article IX A of the Master Deed.

On December 16, 2019, the Annual Membership Meeting of Island Hills Phase II Condominium Association was held. Pursuant to Article I, Section 2(g) of the Bylaws a quorum was established. Following the establishment of a quorum and pursuant to Article IX A of the Master Deed by affirmative vote of the Co-owners Section 3 of Article II of the Bylaws was amended as follows:

Section 3. Assessments shall be determined in accordance with the following provisions:

...

(c) Notwithstanding the foregoing, any unusual common expenses benefiting less than all of the Condominium Units, or any unusual expenses incurred as a result of a use being conducted within a Condominium Unit by a Co-owner, licensee, lessee or invitee, must be specially assessed or apportioned against the Condominium Unit or Units involved in a reasonable manner as determined by the Board of

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Directors and in accordance with any provisions of the Act.

With respect to expenses in excess of Two Thousand and 00/100 (\$2,000.00) Dollars per year for maintaining or repairing roads (including Raintree Boulevard) that service the Condominium Project, whether or not a road is deemed to be a common element and whether or not a road is owned by the Association, the cost of same (as reasonably and in good faith determined by the Board of Directors) shall annually be assessed against the Condominium Units that can only be accessed by vehicle by using all or any part of the roads ("User Condominium Units"). The assessment for roads shall be apportioned among the User Condominium Units in a reasonable manner as determined by the Board of Directors.

IN WITNESS WHEREOF Jessica Griffioen, the Secretary of Island Hills Phase II Condominium Association has duly executed this amendment to Bylaws of Island Hills Phase II Condominium Association this 17 day of December, 2019.

ISLAND HILLS PHASE II
CONDOMINIUM ASSOCIATION

By: Jessica A. Griffioen
Jessica Griffioen, its Secretary

Subscribed and sworn to me before me this 17 day of December, 2019.

Carrie Richards
Carrie Richards Notary Public
St. Joseph County, Michigan
My Commission Expires: Dec 10, 2023

Prepared in the offices of:
BIRD, SCHESKE, REED & BEEMER, P.C.
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