



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

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

Island Hills 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 December 21, 1998 at Liber 868, Pages 357-397 inclusive, as amended by: the First Amendment to Master Deed of Island Hills recorded in Liber 1104, Page 744; the Amendment to Master Deed for Island Hills recorded in Liber 1228, Page 621; the First Amendment to the Bylaws of Island Hills Condominium Association recorded in Liber 1576, Page 393, and the Amendment to Master Deed of Island Hills recorded in Liber 1860, Page 586, hereby further amends the Bylaws as provided in Section 13.1.

On December 16, 2019, the Annual Membership Meeting of Island Hills Condominium Association was held. Pursuant to Section 1.2(g) of the Bylaws a quorum was established. Following the establishment of a quorum and pursuant to Article X, Section B1. of the Master Deed, by affirmative vote of the Co-owners Section 2.3(c) of was added to the Bylaws as follows:

Section 2.3 Amount of Assessments.

...

(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 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

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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 Condominium Association has duly executed this amendment to Bylaws of Island Hills Condominium Association this 17 day of December, 2019.

ISLAND HILLS 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.
By: ROGER A. BIRD (P24800) ✓
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