



RCPT# 4662. STN 3
\$44.00 D16

STATE OF MICHIGAN
ST. JOSEPH COUNTY
RECORDED
21 APR 2004 4:05:47 PM
CYNTHIA L. JARRATT
REGISTER OF DEEDS

**AMENDMENT TO MASTER DEED FOR
ISLAND HILLS**

This ~~First~~ Amendment to Master Deed is made and executed on this 19 day of March, 2004, by PHEASANT RIDGE DEVELOPMENT COMPANY, INC., an Indiana corporation, of 58573 Glenriver Drive, Goshen, Indiana 46526, (hereinafter referred to as the "Developer") represented herein by its President who represents and warrants he is fully empowered and qualified to act on behalf of said corporation in pursuance of the provisions of the Michigan Condominium Act (being Act 59 of the Public Acts of 1978, as amended).

WITNESSETH

WHEREAS, Island Hills is a condominium, established pursuant to the Master Deed thereof dated October 30, 1998, and recorded December 21, 1998, in Liber 868, Page 357, et seq., as amended in Liber 5, Page 1, et seq. St. Joseph County records, and known as Island Hills, St. Joseph County Subdivision Plan No. 5; and

WHEREAS, Developer desires to amend said Master Deed, together with the Condominium Bylaws attached thereto as Exhibit "A" and the Condominium Subdivision Plan attached thereto as Exhibit "B" (all of which are hereby incorporated by reference and made a part hereof), pursuant to the authority reserved in Article X thereof for the purpose of terminating the condominium project as to Unit 169 and Unit 170 thereof (collectively the "Units") and releasing and forever discharging such lands from the condominium; and

WHEREAS, Developer has determined that such amendment may be made without the consent of any Co-owner since the owner of the Units has requested this amendment and the amendment does not materially alter or change the rights of any other Co-owner in the condominium.

NOW, THEREFORE, the Developer does, upon the recording hereof, terminate, remove and release the Units from the terms and provisions of the Master Deed and the Condominium Documents, and does declare that such lands are no longer part of, or subject to, the Island Hills Condominium Documents. In furtherance of the termination, removal and release of the Units from the Condominium Project, the Master Deed is hereby amended as follows:

1. Legal Description. Article II of the Master Deed of Island Hills shall upon recordation in the office of the St. Joseph County Register of Deeds of this Amendment be replaced by the following:

Master Deed

gw

3-19-04



The land which is submitted to the Condominium Project established by this Master Deed is located in the Township of Nottawa, St. Joseph County, Michigan and is described as follows:

See attached Exhibit "A"

2. Replat. The First Replat of the Condominium Subdivision Plan of Island Hills, attached hereto as Exhibit "B", shall, upon recordation of this Amendment, replace and supersede said original Condominium Subdivision Plan (being the original Exhibit "B" to the Master Deed) and said original thereof shall be of no further force or effect. The First Replat of the Condominium Subdivision Plan is hereby added to the Master Deed upon recordation of this Amendment, which shall include recordation of the said First Replat.

3. Percentage of Value. Pursuant to its authority under Article V.D. of the Master Deed, the Developer, upon recordation of this Amendment, amends Article V.C. of the Master Deed to provide that the percentage of value assigned to each Unit in the Condominium shall be .8401.

4. Definitions. Except as otherwise defined herein, all of the capitalized terms used herein that are defined in the Condominium Documents shall have the definitions given to such terms in such Condominium Documents.

5. Conflicts. In the event of a conflict or inconsistency between the terms of this Amendment and the terms of any of the Condominium Documents, the terms of this Amendment shall govern. In all other respects, other than as hereinabove indicated, the original Master Deed of Island Hills, as recorded, including attachments, is hereby ratified and affirmed.

IN WITNESS WHEREOF, the Developer has executed this First Amendment to Master Deed the 19 day of MARCH, 2004.

SIGNED IN THE PRESENCE OF:

Harry E. Metz

PHEASANT RIDGE DEVELOPMENT COMPANY, INC

By: *Jeffrey A. Chupp*
Its: President



STATE OF MICHIGAN)
COUNTY OF St. Joseph) SS

On this 19 day of March, 2004, before me personally appeared Jeffrey A. Chupp who, being by me duly sworn, did say that he is the President of Pheasant Ridge Development Company, Inc., an Indiana corporation, and that the said instrument was signed on behalf of said corporation with the authority of the corporation.

GARY E. METZ
Notary Public, St. Joseph County, MI
My Commission Expires August 10, 2007

Gary E. Metz
, Notary Public
St. Joseph County, Michigan
My commission expires: 8-10-07

Drafted by, and when recorded return to:
Miller, Canfield, Paddock and Stone, P.L.C.
444 West Michigan Avenue
Kalamazoo, Michigan 49007
Attn: J. Patrick Lennon



EXHIBIT "A"

LEGAL DESCRIPTION

ALSO

ALL THAT PART OF THE NORTHEAST FRACTIONAL 1/4 AND THE SOUTHEAST FRACTIONAL 1/4 OF SECTION 32, T 6 S, R 10 W, NOTTAWA TOWNSHIP, ST. JOSEPH COUNTY, MICHIGAN, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 32 AND RUNNING THENCE N89°31'34"W, ALONG THE SECTION LINE, 379.53 FEET; THENCE SOUTHERLY ALONG THE WEST LINE OF RAINTREE BOULEVARD ALONG THE FOLLOWING FOUR COURSES: THENCE SOUTHERLY ALONG A 626.27 FOOT RADIUS CURVE TO THE LEFT HAVING AN ARC DISTANCE OF 545.34 FEET AND A DELTA ANGLE OF 49°53'30" (CHORD = S00°25'20"W 528.27 FEET); THENCE SOUTHERLY ALONG A 433.00 FOOT RADIUS CURVE TO THE RIGHT HAVING AN ARC DISTANCE OF 413.19 FEET AND A DELTA ANGLE OF 54°40'30" (CHORD = S02°56'12"W 397.69 FEET); THENCE S30°17'18"W 769.79 FEET (PLATTED AS S30°W 770.00 FEET); THENCE SOUTHERLY ALONG A 942.00 FOOT RADIUS CURVE TO THE LEFT HAVING AN ARC DISTANCE OF 318.76 FEET AND A DELTA ANGLE OF 19°23'17" (CHORD = S20°35'20"W 317.24 FEET); THENCE S79°06'27"E 34.00 FEET; THENCE S10°53'23"W, ALONG SAID BOULEVARD, 624.82 FEET; THENCE SOUTHWESTERLY ALONG SAID BOULEVARD ALONG A 994 FOOT RADIUS CURVE TO THE RIGHT HAVING AN ARC DISTANCE OF 72.80 FEET AND A DELTA ANGLE OF 04°11'42" (CHORD = S12°59'56"W 72.78 FEET) TO THE POINT OF BEGINNING OF THIS DESCRIPTION; THENCE SOUTHWESTERLY ALONG SAID BOULEVARD ALONG A 994 FOOT RADIUS CURVE TO THE RIGHT HAVING AN ARC DISTANCE OF 636.45 FEET AND A DELTA ANGLE OF 36°41'13" (CHORD = S33°26'20"W 625.69 FEET); THENCE S38°03'27"E, ALONG THE SOUTHERLY BOUNDARY OF "HIDDEN RIVER HILLS NO. 2" (LIBER 5 OF PLATS, PAGE 70), 66 FEET; THENCE SOUTHWESTERLY ALONG THE SOUTHEASTERLY SIDE OF RAINTREE BOULEVARD AS EXTENDED ALONG THE FOLLOWING FOUR COURSES: THENCE SOUTHWESTERLY ALONG A 1060.00 FOOT RADIUS CURVE TO THE RIGHT HAVING AN ARC DISTANCE OF 18.64 FEET AND A DELTA ANGLE OF 01°00'27" (CHORD = S52°26'27"W 18.64 FEET); THENCE S56°08'38"W 128.22 FEET; THENCE SOUTHWESTERLY ALONG A 272.22 FOOT RADIUS CURVE TO THE LEFT HAVING AN ARC DISTANCE OF 136.31 FEET AND A DELTA ANGLE OF 28°41'25" (CHORD = S41°49'19"W 134.89 FEET); THENCE SOUTHWESTERLY ALONG A 374.95 FOOT RADIUS CURVE TO THE RIGHT HAVING AN ARC DISTANCE OF 339.16 FEET AND A DELTA ANGLE OF 51°49'39" (CHORD = S53°23'12"W 327.72 FEET); THENCE S10°41'59"E 88.24 FEET; THENCE S33°21'26"W, ALONG AN INTERMEDIATE TRAVERSE LINE, 384.18 FEET; THENCE N77°37'40"W 262.53 FEET; THENCE N31°13'24"E 85.93 FEET; THENCE NORTHWESTERLY ALONG A 62.50 FOOT RADIUS CURVE TO THE RIGHT HAVING AN ARC DISTANCE OF 40.80 FEET AND A DELTA ANGLE OF 37°23'57" (CHORD = N62°17'54"W 40.08 FEET); THENCE S31°13'24"W 110.12 FEET; THENCE S87°32'41"W 47.77 FEET; THENCE N70°49'23"W 105.11 FEET; THENCE N00°54'07"E 166.52 FEET; THENCE N24°27'47"E 203.79 FEET; THENCE N68°48'20"E 171.46 FEET; THENCE N55°36'19"E 515.60 FEET; THENCE S43°03'34"E 244.54 FEET; THENCE NORTHEASTERLY ALONG A 308.95 FOOT RADIUS CURVE TO THE LEFT ALONG RAINTREE BOULEVARD HAVING AN ARC DISTANCE OF 23.30 FEET AND A DELTA ANGLE OF 04°19'16" (CHORD = N29°37'57"E 23.30 FEET); THENCE NORTHEASTERLY ALONG A 338.22 FOOT RADIUS CURVE TO THE RIGHT ALONG RAINTREE BOULEVARD HAVING AN ARC DISTANCE OF 18.65 FEET AND A DELTA ANGLE OF 03°09'42" (CHORD = N29°03'25"E 18.66 FEET); THENCE N43°03'34"W 225.78 FEET; THENCE N55°36'19"E 80.81 FEET; THENCE N45°13'19"E 549.37 FEET; THENCE N51°52'05"W 21.48 FEET; THENCE N38°07'55"E 87.27 FEET; THENCE N24°18'08"E 116.41 FEET; THENCE SOUTHEASTERLY ALONG A 285 FOOT RADIUS CURVE TO THE LEFT HAVING AN ARC DISTANCE OF 66.64 FEET AND A DELTA ANGLE OF 13°23'46" (CHORD = S72°22'22"E 66.48 FEET); THENCE S79°04'15"E 92.44 FEET; THENCE SOUTHEASTERLY ALONG A 30 FOOT RADIUS CURVE TO THE RIGHT HAVING AN ARC DISTANCE OF 49.30 FEET AND A DELTA ANGLE OF 94°09'54" (CHORD = S31°59'18"E 43.94 FEET) TO THE POINT OF BEGINNING.



EXHIBIT "A"

LEGAL DESCRIPTION

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ALL THAT PART OF THE SOUTHWEST 1/4 OF SECTION 32, T 6 S, R 10 W, NOTTAWA TOWNSHIP, ST. JOSEPH COUNTY, MICHIGAN, DESCRIBED AS FOLLOWS:

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EXHIBIT "B"

**FIRST REPLAT OF CONDOMINIUM
SUBDIVISION PLAN OF ISLAND HILLS**

DESCRIPTION:

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MINDS

Unit 169 and 170 of Island Hills, St. Joseph County, Condominium Subdivision #5, according to the master deed as recorded in Liber 868, Page 357 and in Condominium Records In Liber 5, Page 1, according to the record in the office of the Register Of Deeds for St. Joseph County, Michigan.



EXHIBIT "A"

Legal Description

TOWNSHIP OF NOTTAWA, ST. JOSEPH COUNTY, MICHIGAN:

UNIT 169 AND 170 OF ISLAND HILLS, ST. JOSEPH COUNTY, CONDOMINIUM SUBDIVISION #5, ACCORDING TO THE MASTER DEED AS RECORDED IN LIBER 868, PAGE 357 AND IN CONDOMINIUM RECORDS IN LIBER 5, PAGE 1, ACCORDING TO THE RECORD IN THE OFFICE OF THE REGISTER OF DEEDS FOR ST. JOSEPH COUNTY, MICHIGAN.



COVER SHEET & PROPERTY DESCRIPTION

REPLAT NO. 1

ST. JOSEPH COUNTY CONDOMINIUM PLAN NO. 5

EXHIBIT B TO MASTER DEED OF

ISLAND HILLS

SITUATED IN THE SE 1/4 OF SECTION 29, AND IN THE NE 1/4, SE 1/4 AND THE SW 1/4 OF SEC. 32, ALL IN T 6 S, R 10 W, NOTTAWA TWP., ST. JOSEPH COUNTY, MI.

DEVELOPER PHEASANT RIDGE DEVELOPMENT CO., INC. P.O. BOX 535 BRISTOL, IN. 46507

SURVEYOR MOSTROM & ASSOC., INC. 610 N. BURR OAK ST. (N-86) P.O. BOX 85 CENTREVILLE, MI. 49032 PH. (616) 467-6348

ATTENTION COUNTY REGISTER OF DEEDS THE CONDOMINIUM SUBDIVISION PLAN NUMBER MUST BE ASSIGNED IN CONSECUTIVE SEQUENCE WHEN A NUMBER HAS BEEN PROPERLY ASSIGNED TO THIS PROJECT. IT MUST BE PROPERLY SHOWN IN THE TITLE ON THIS SHEET AND IN THE SURVEYOR'S CERTIFICATE ON SHEET 1

SURVEYOR'S CERTIFICATE

I, MAYNE A. MOSTROM, LICENSED LAND SURVEYOR OF THE STATE OF MICHIGAN, HEREBY CERTIFY,

That the subdivision plan known as Island Hills county condominium subdivision plan no. 5 as shown on the accompanying drawings, represents a survey on the ground made under my direction, that there are no existing encroachments upon the lands and the property herein described.

That the required monuments and iron markers have been located 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 as promulgated under section 142 of Act No. 59 of the Public Acts of 1978.

3/24/04 DATE

MAYNE A. MOSTROM

MAYNE A. MOSTROM PROFESSIONAL LAND SURVEYOR NO. 14100 MOSTROM & ASSOC., INC. 610 N. BURR OAK ST. CENTREVILLE, MI. 49032



SHEET INDEX

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3. SURVEY PLAN (SOUTH PORTION)
4. SITE PLAN, UTILITY PLAN & FLOODPLAIN PLAN
5. SITE PLAN, UTILITY PLAN & FLOODPLAIN PLAN
6. DETAILS OF STORM DRAINAGE EASEMENTS

MARCH 24, 2004

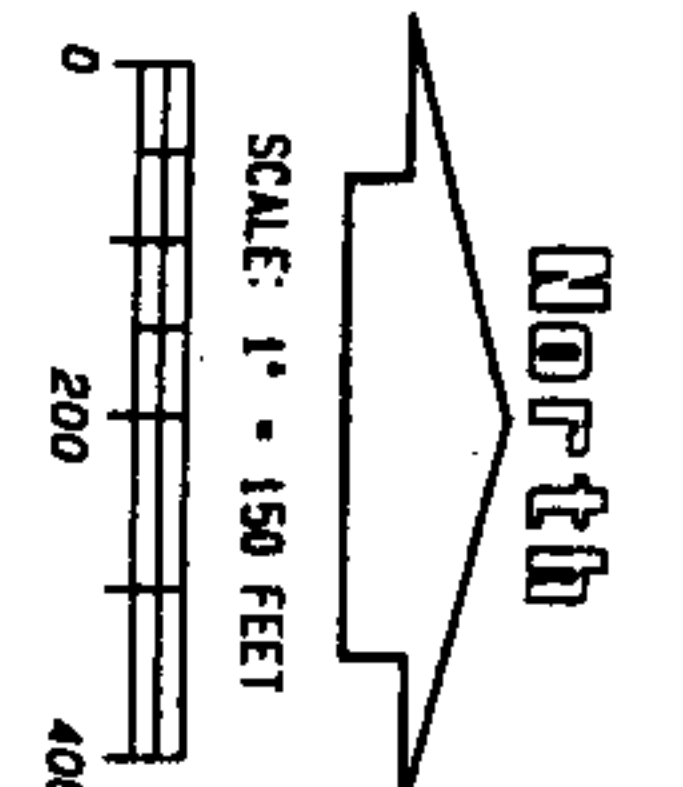
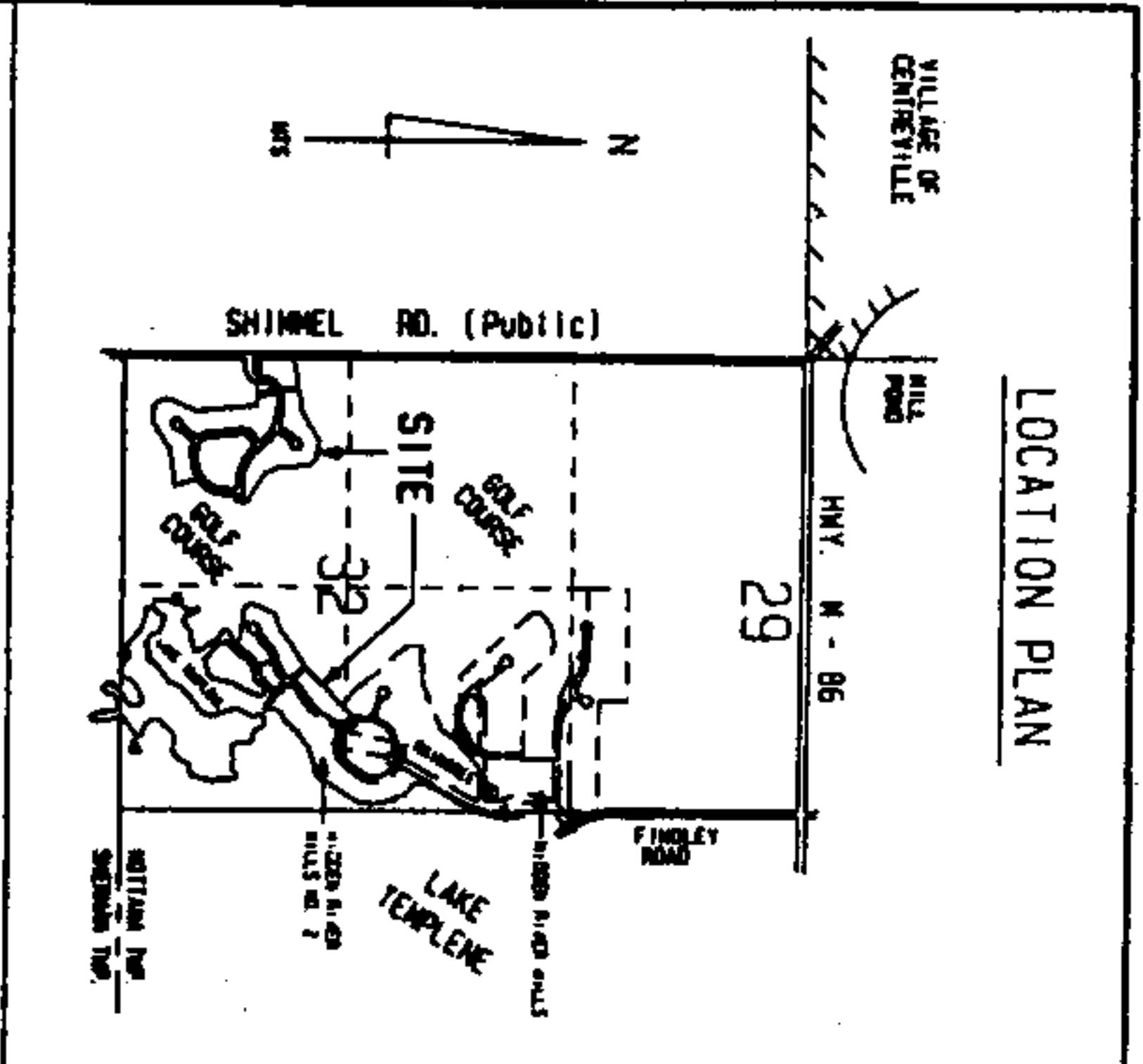
SHEET 1 OF 6

DESCRIPTION

ALL THAT PART OF THE SOUTHWEST 1/4 OF SECTION 32, T 6 S, R 10 W, NOTTAWA TOWNSHIP, ST. JOSEPH COUNTY, MICHIGAN, DESCRIBED AS FOLLOWS:
COMMENCING AT THE WEST 1/4 CORNER OF SAID SECTION 32, AS MONUMENTED, AND...

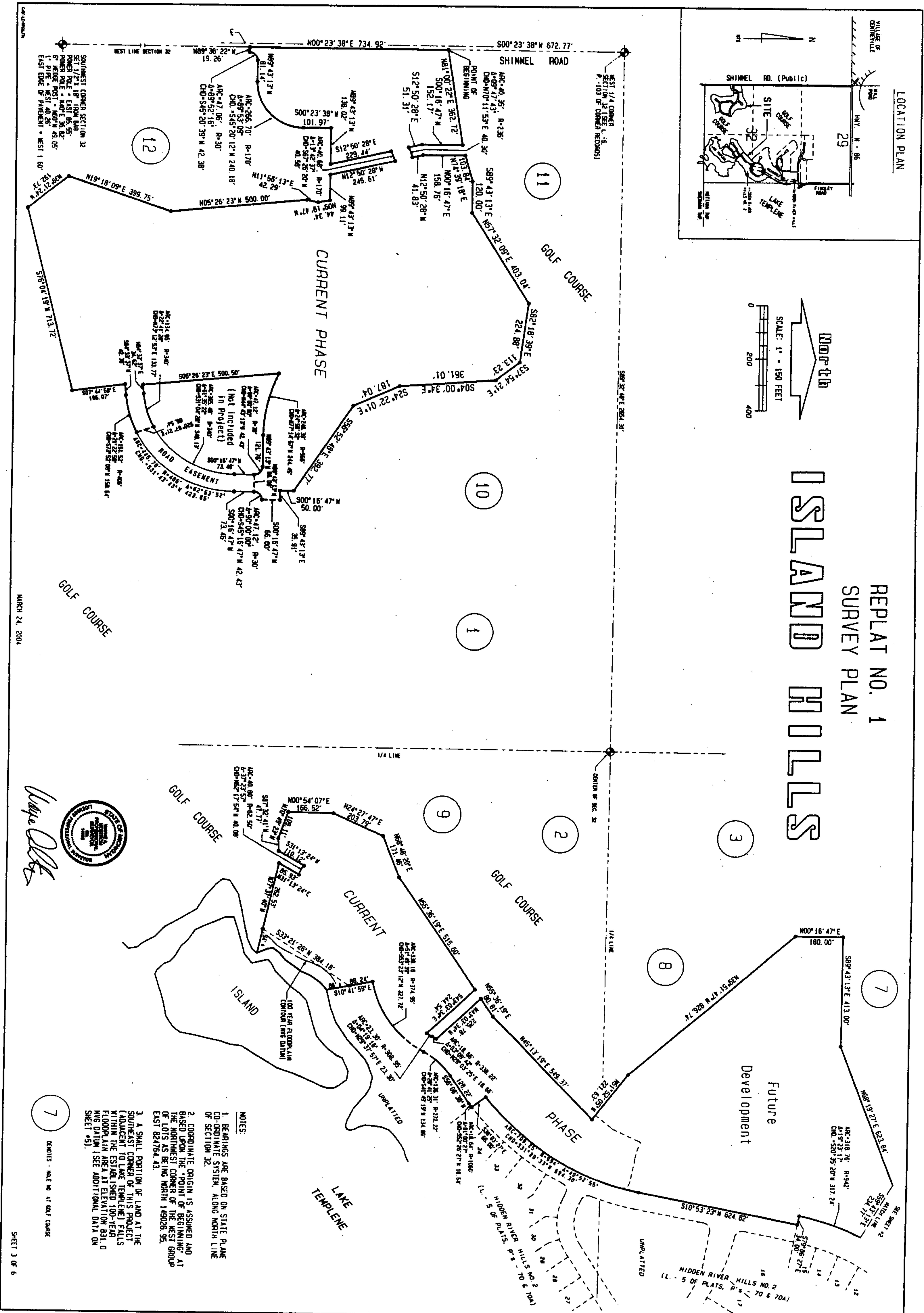
ALSO

ALL THAT PART OF THE NORTHEAST QUARTER 1/4 AND THE SOUTHWEST QUARTER 1/4 OF SECTION 32, T 6 S, R 10 W, NOTTAWA TOWNSHIP, ST. JOSEPH COUNTY, MICHIGAN, DESCRIBED AS FOLLOWS:
COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 32 AND RUNNING...



ISLAND HILLS

REPLAT NO. 1
SURVEY PLAN



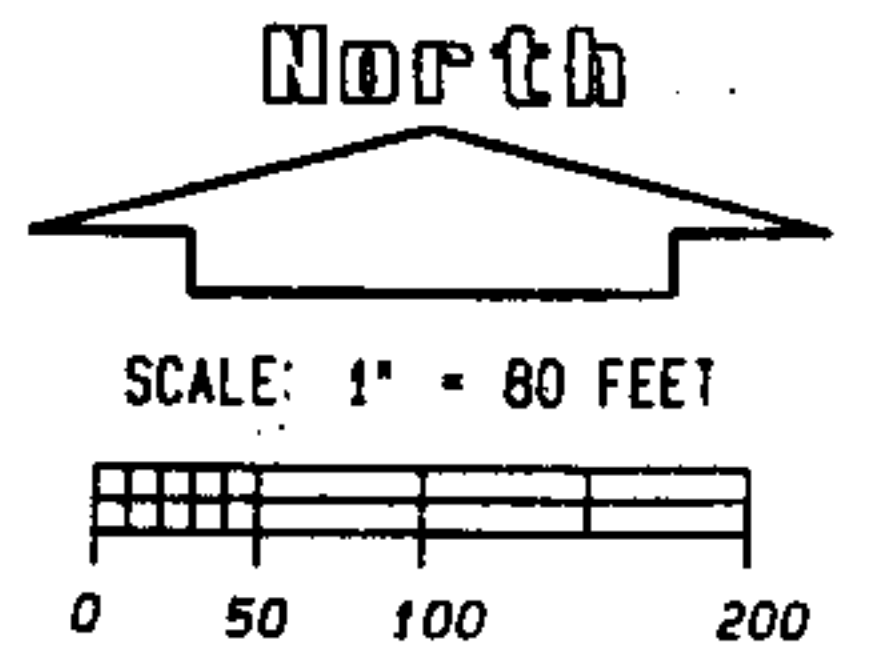
- NOTES:
1. BEARINGS ARE BASED ON STATE PLANE CO-ORDINATE SYSTEM, ALONG NORTH LINE OF SECTION 32.
 2. COORDINATE ORIGIN IS ASSUMED AND BASED UPON THE POINT OF BEGINNING AT THE NORTHWEST CORNER OF THE WEST GROUP EAST 824764.43.
 3. A SMALL PORTION OF LAND AT THE SOUTHEAST CORNER OF THIS PROJECTS (ADJACENT TO LAKE TEMPLE) FIELDS WITHIN THE ESTABLISHED 100-YEAR FLOODPLAIN AREA AT ELEVATION 931.0 MGS DATUM (SEE ADDITIONAL DATA ON SHEET #5).



MARCH 24, 2004



REPLAT NO. 1 SITE, UTILITY & FLOODPLAIN PLAN ISLAND HILLS



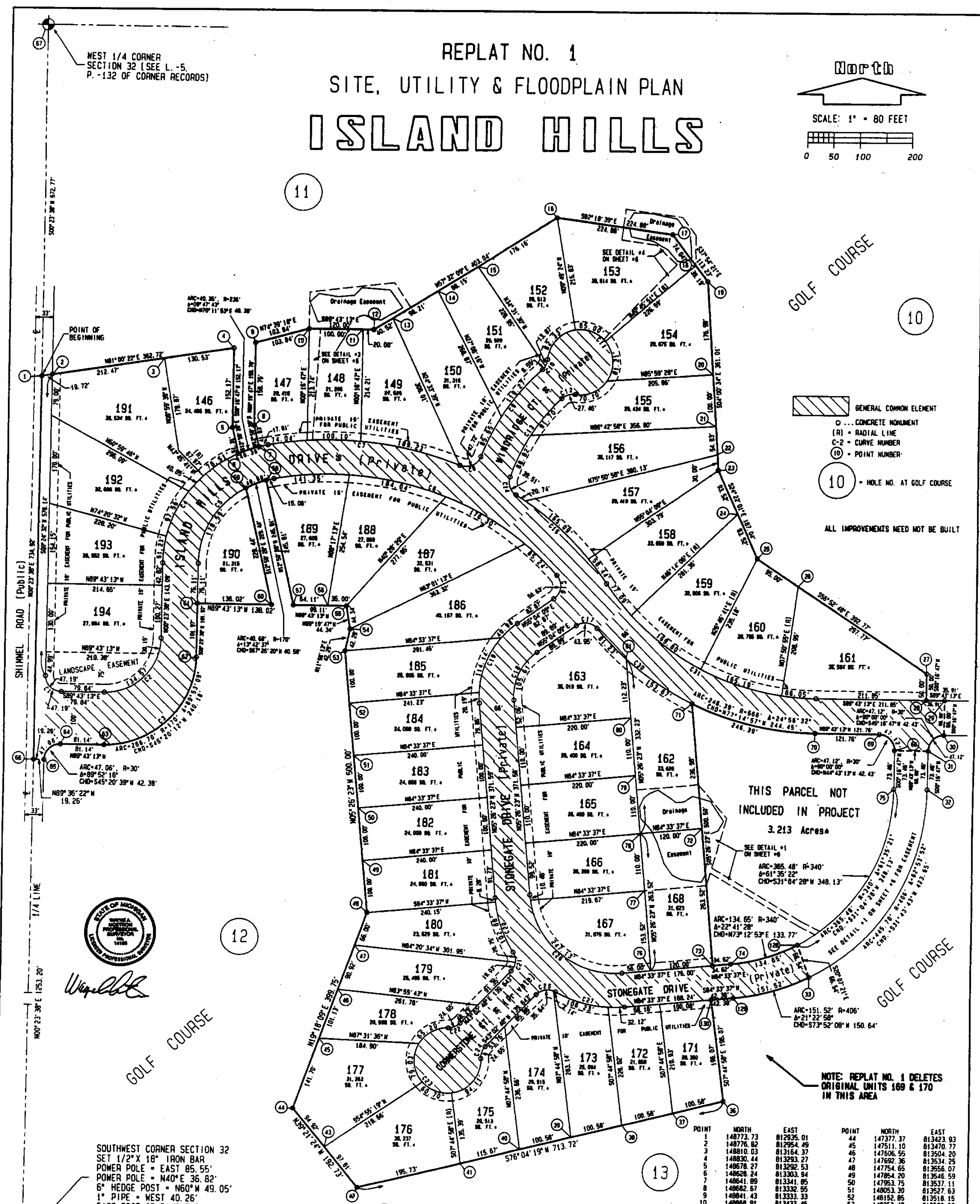
WEST 1/4 CORNER
SECTION 32 (SEE L. -5,
P. -132 OF CORNER RECORDS)

11

10

12

13



- GENERAL COMMON ELEMENT
- CONCRETE MONUMENT
- RADIAL LINE
- CURVE NUMBER
- POINT NUMBER
- HOLE NO. AT GOLF COURSE

ALL IMPROVEMENTS NEED NOT BE BUILT

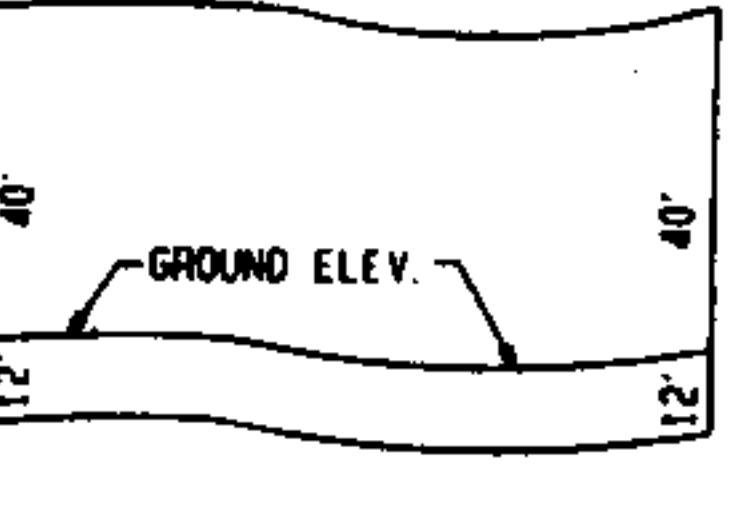
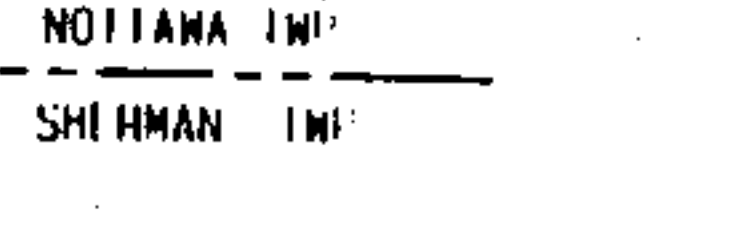
THIS PARCEL NOT
INCLUDED IN PROJECT
3.213 Acres

NOTE: REPLAT NO. 1 DELETES
ORIGINAL UNITS 169 & 170
IN THIS AREA



Weyl

SOUTHWEST CORNER SECTION 32
SET 1/2" X 18" IRON BAR
POWER POLE = EAST 85.55'
POWER POLE = N40°E 36.82'
6" HEDGE POST = N60°W 49.05'
1" PIPE = WEST 40.26'
EAST EDGE OF PAVEMENT = WEST 1.60'



NOTE: EACH UNIT SHALL HAVE ITS OWN UNIQUE
PROFILE WITH LIMITS OF OWNERSHIP 12'-0"
BELOW AND 40'-0" ABOVE GROUND ELEVATION

UNIT CROSS SECTION
NO SCALE
MARCH 24, 2004

Curve	Radius	Delta	Length	Tangent	Chord/Bis
C1	30.00'	90°07'45"	47.18'	30.07'	42.47'
C2	105.00'	89°53'09"	164.72'	104.79'	148.34'
C3	170.00'	89°53'09"	266.70'	169.88'	240.18'
C4	235.00'	89°53'09"	368.68'	234.97'	322.02'
C5	300.00'	89°53'09"	470.66'	300.06'	403.86'
C6	365.00'	89°53'09"	572.64'	365.15'	485.70'
C7	430.00'	89°53'09"	674.62'	430.24'	567.54'
C8	495.00'	89°53'09"	776.60'	495.33'	649.38'
C9	560.00'	89°53'09"	878.58'	560.42'	731.22'
C10	625.00'	89°53'09"	980.56'	625.51'	813.06'
C11	690.00'	89°53'09"	1082.54'	690.60'	894.90'
C12	755.00'	89°53'09"	1184.52'	755.69'	976.74'
C13	820.00'	89°53'09"	1286.50'	820.78'	1058.58'
C14	885.00'	89°53'09"	1388.48'	885.87'	1140.42'
C15	950.00'	89°53'09"	1490.46'	950.96'	1222.26'
C16	1015.00'	89°53'09"	1592.44'	1016.05'	1304.10'
C17	1080.00'	89°53'09"	1694.42'	1081.14'	1385.94'
C18	1145.00'	89°53'09"	1796.40'	1146.23'	1467.78'
C19	1210.00'	89°53'09"	1898.38'	1211.32'	1549.62'
C20	1275.00'	89°53'09"	2000.36'	1276.41'	1631.46'
C21	1340.00'	89°53'09"	2102.34'	1341.50'	1713.30'
C22	1405.00'	89°53'09"	2204.32'	1406.59'	1795.14'
C23	1470.00'	89°53'09"	2306.30'	1471.68'	1876.98'
C24	1535.00'	89°53'09"	2408.28'	1536.77'	1958.82'
C25	1600.00'	89°53'09"	2510.26'	1601.86'	2040.66'
C26	1665.00'	89°53'09"	2612.24'	1666.95'	2122.50'
C27	1730.00'	89°53'09"	2714.22'	1732.04'	2204.34'
C28	1795.00'	89°53'09"	2816.20'	1797.13'	2286.18'
C29	1860.00'	89°53'09"	2918.18'	1862.22'	2368.02'
C30	1925.00'	89°53'09"	3020.16'	1927.31'	2449.86'
C31	1990.00'	89°53'09"	3122.14'	1992.40'	2531.70'

POINT	NORTH	EAST	POINT	NORTH	EAST
1	148773.73	812825.01	44	147377.37	813423.93
2	148776.82	812954.49	45	147511.10	813470.77
3	148810.03	813164.37	46	147606.55	813504.20
4	148830.27	813293.27	47	147692.36	813534.25
5	148878.44	813292.53	48	147754.65	813556.07
6	148928.24	813303.84	49	147804.20	813546.59
7	148941.89	813341.95	50	147953.75	813537.11
8	148982.67	813332.55	51	148053.30	813527.63
9	149041.43	813333.33	52	148192.85	813518.15
10	149088.91	813433.46	53	148252.40	813508.67
11	149088.42	813533.46	54	148293.77	813517.42
12	149088.07	813633.46	55	148337.53	813510.23
13	149088.07	813733.46	56	148337.70	813475.23
14	14942.79	813670.52	57	148338.01	813411.12
15	149990.11	813744.90	58	148377.48	813356.53
16	149984.66	813893.52	59	148561.91	813319.06
17	149984.66	814116.38	60	148338.21	813370.05
18	149996.16	814181.87	61	148338.89	813322.03
19	149956.24	814185.84	62	148236.91	813251.33
20	149788.68	814198.32	63	148068.08	813060.50
21	149686.93	814205.31	64	148068.48	812979.37
22	149686.93	814209.09	65	148038.70	812949.22
23	149686.11	814211.19	66	148038.83	812929.95
24	149519.92	814245.77	67	148038.83	812893.54
25	148434.73	814288.35	68	148074.42	812836.84
26	148382.82	814367.92	69	148104.56	812797.37
27	148250.12	814617.31	70	148105.16	812749.22
28	148110.12	814617.07	71	148158.11	812716.84
29	148169.95	814652.98	72	147923.20	812681.94
30	148183.95	814652.95	73	147660.86	812613.82
31	148074.09	814622.51	74	147664.15	812448.39
32	148000.83	814622.15	75	148000.95	814556.15
33	147640.30	814399.35	76	147649.49	814094.46
34	147400.15	814238.90	77	147802.32	814078.91
35	147375.94	814141.27	78	147511.82	814069.46
36	147351.73	814043.64	79	148021.33	814059.05
37	147327.52	813946.01	80	148130.83	814048.63
38	147303.31	813848.39	81	148242.55	814037.99
39	147279.10	813750.76	82	147956.00	813925.88
40	147254.89	813653.14	83	147851.66	813804.05
41	147230.68	813555.51	84	147847.64	813604.87
42	147206.47	813457.88			
43	147303.98	813484.12			

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