

**NOTICE OF PRIVATE ROAD**

ISLAND HILLS PHASE II CONDOMINIUM ASSOCIATION, a Michigan nonprofit corporation, P.O. Box 340, Sturgis, MI 49091 (the "Association") hereby states that the property described on Exhibit A (the "Property") abuts a private road (Hidden River Drive) and the owner of the Property must utilize at least two other private roads (Brookstone Drive and Raintree Boulevard) in order to use and enjoy the Property. All such private roads are located within the Island Hills Phase II Condominium.

The private roads are not required to be maintained by the St. Joseph County Road Commission and are subject to the right of others to use said private roads.

The private roads are currently maintained by the Association. The Association hereby asserts its intention to charge the owner of the Property for a proportion of the costs incurred to maintain the private roads, in accordance with Michigan law (to wit, *Bowen v. Buck and Fur Hunting Club*, 217 Mich. App. 191 (1996) and *Bayberry Group, Inc. v. Crystal Beach Condominium Association*, 2020 WL 6219556 (2020), regardless of whether the Property is situated within the condominium development.

ISLAND HILLS PHASE II CONDOMINIUM ASSOCIATION,  
a Michigan nonprofit corporation

Dated: 5-18-2021

By: Robert H. Griffioen  
Robert H. Griffioen

COUNTY OF MICHIGAN            )  
  )SS  
COUNTY OF ST. JOSEPH        )

Acknowledged in the presence of the notary public referenced below by Robert H. Griffioen. Said person has affirmatively vouched for the truthfulness of the above signed record, is either known to me or presented satisfactory evidence of his or her identity, and acknowledged that he or she signed the record on behalf of the person identified in the record (Island Hills Phase II Condominium Association, a Michigan nonprofit corporation), with the proper authority and signed it as the act of the person identified in the record.

Dated: 5-18-2021

/s/ Carrie Richards  
Carrie Richards  
Notary public, State of Michigan, County of St. Joseph  
My commission expires: Dec 10, 2021

**EXHIBIT A**

**Parcel I: All that part of the Northeast fractional  $\frac{1}{4}$  of Section 32, Town 6 South, Range 10 West, Nottawa Township, St. Joseph County, Michigan, described as follows:**

Commencing at the North  $\frac{1}{4}$  corner of said Section 32 and running thence South  $00^{\circ}19'27''$  West along the  $\frac{1}{4}$  line, 330.80 feet; thence South  $89^{\circ}40'33''$  East at right angles to said  $\frac{1}{4}$  line, 322.35 feet; thence South  $00^{\circ}16'47''$  West 112.27 feet; thence South  $27^{\circ}35'04''$  East 154.30 feet; thence South  $40^{\circ}57'58''$  East 666.79 feet to the point of beginning of this description; thence South  $40^{\circ}57'58''$  East 90.00 feet; thence North  $49^{\circ}02'02''$  East 202.70 feet; thence Northwesterly along a 346 foot radius curve to the right along Hidden River Drive an arc distance of 43.26 feet (Chord=North  $44^{\circ}32'52''$  West 43.23 feet); thence North  $40^{\circ}57'58''$  West, along said drive, 46.85 feet; thence South  $49^{\circ}02'02''$  West 200.00 feet to the point of beginning.

**Parcel II: Rights and benefits of ingress and egress easement over and across proposed Hidden River Drive, proposed Brookstone Drive and Raintree Boulevard.**