

RECORDED  
WASHTENAW COUNTY, MI

SEP 28 9 11 AM '95

PEGGY L. HAINES  
COUNTY CLERK/REGISTER

FIRST AMENDMENT TO MASTER DEED  
OF RIDGEWOOD

RidgeWood Associates, a Michigan co-partnership, of 225 S. Ashley Street, Suite 203, Ann Arbor, Michigan, being the Developer of Ridgewood, a condominium project established in pursuance of the provisions of the Michigan Condominium Act, as amended (being Act 59 of the Public Acts of 1978, as amended), and of the Master Deed thereof, as recorded on February 7, 1992, in Liber 2581, Pages 826 through 892, inclusive, Washtenaw County Records, and known as Washtenaw County Condominium Subdivision Plan No. 154, hereby amends said Master Deed pursuant to the authority reserved in Article XI for the purpose of eliminating Unit 16 from the project and correcting the floor plans for Units 13 and 14. Said Master Deed is amended in the following manner:

1. Upon recording of this First Amendment to Master Deed in the Office of the Washtenaw County Register of Deeds, the following new Article V shall replace and supersede Article V as originally recorded in said Master Deed of Ridgewood, and said Article V as originally recorded shall have no further force or effect:

ARTICLE V

UNIT DESCRIPTION AND PERCENTAGE OF VALUE

(1) Each unit in the project is described in this paragraph with reference to the Condominium Subdivision Plan of Ridgewood as surveyed by Washtenaw Engineering Company, Inc., and attached hereto as Exhibit "B". Each unit shall include: (1) with respect to each unit basement, all that space contained within the unpainted surfaces of the basement floor and walls and the uncovered underside of the first floor joists, and (2) with respect to the upper floors of units, all that space contained within the interior finished unpainted walls and ceilings and from the finished subfloor, all as shown on the floor plans and sections in Exhibit "B" hereto and delineated with heavy outlines. The dimensions shown on basement plans in Exhibit "B" have been physically measured by Washtenaw Engineering Company, Inc. In the event that the dimensions on the measured basement plan of any specific unit differ from the dimensions on the typical basement plan for such unit shown in Exhibit "B", then the typical upper plans for such unit shall be deemed to be automatically changed for such specific unit in the same manner and to the same extent as the measured basement plan. The architectural plans and specifications for the project have been filed with the City of Ann Arbor.

(2) The percentage of value assigned to each unit is set forth in subparagraph (3) below. The percentage of value assigned to each unit shall be determinative of the proportionate share of each respective co-owner in the common elements, proceeds and expenses of administration and the value of such co-owner's vote at meetings of the Association. The percentage of value assigned to each unit is based upon the fraction of the square footage of floor space contained

Liber 03159 Page 0260

Page 1 of 8

Page 2 of 8

in said unit (as is set forth on Exhibit "B"), not inclusive of the basement area, to the total (nonbasement) square footage of floor space in all units in the condominium project. The total value of the project is 100.

(3) Set forth below are:

(a) Each condominium unit number as it appears on the Condominium Subdivision Plan.

(b) The percentage of value assigned to each condominium unit.

<u>Unit Number</u>	<u>Unit Address</u>	<u>Percentage of Value Assigned</u>
1	601 RidgeWood Court	4.166
2	603 RidgeWood Court	4.166
3	609 RidgeWood Court	3.125
4	611 RidgeWood Court	3.125
5	617 RidgeWood Court	4.166
6	619 RidgeWood Court	4.166
7	625 RidgeWood Court	3.125
8	627 RidgeWood Court	3.125
9	633 RidgeWood Court	4.166
10	635 RidgeWood Court	4.166
11	658 RidgeWood Court	4.166
12	656 RidgeWood Court	4.167
13	650 RidgeWood Court	4.167
14	648 RidgeWood Court	4.167
15	642 RidgeWood Court	4.167
17	634 RidgeWood Court	4.167
18	632 RidgeWood Court	4.167
19	626 RidgeWood Court	4.167
20	624 RidgeWood Court	4.167
21	618 RidgeWood Court	4.167
22	616 RidgeWood Court	4.167
23	610 RidgeWood Court	4.167
24	608 RidgeWood Court	4.167
25	602 RidgeWood Court	4.167
26	600 RidgeWood Court	4.167
		<u>100.000</u>

2. Sheets 1, 3, 4, 11, and 12 of Replat No. 1 of Washtenaw County Condominium Subdivision Plan No. 154, marked Exhibit B to the First Amendment to Master Deed of Ridgewood, a condominium, attached hereto, shall, upon recordation in the Office of the Washtenaw County Register of Deeds of this First Amendment to Master Deed, replace, supersede and supplement Sheets 1, 3, 4, 11, and 12 of the Condominium Subdivision Plan of Ridgewood, as previously recorded in Liber 2581, Pages 876, 878, 879, 886, and 887, Washtenaw County Records, and said previously recorded Sheets 1, 3, 4, 11, and 12 shall be of no further force or effect.

In all other respects, other than as hereinbefore indicated, the original Master Deed of Ridgewood, a condominium, as amended, including all Exhibits attached thereto, as amended, recorded as aforesaid, is hereby ratified, confirmed and redeclared.

Dated: September 26, 1995.

WITNESSES:

Karl R. Frankena  
Karl R. Frankena

RidgeWood Associates, Developer  
By: Ketelaar Associates, Inc.,  
Partner

Deborah K. Comini  
Deborah K. Comini

By: Daniel W. Ketelaar  
Daniel W. Ketelaar, President

STATE OF MICHIGAN, COUNTY OF WASHTENAW

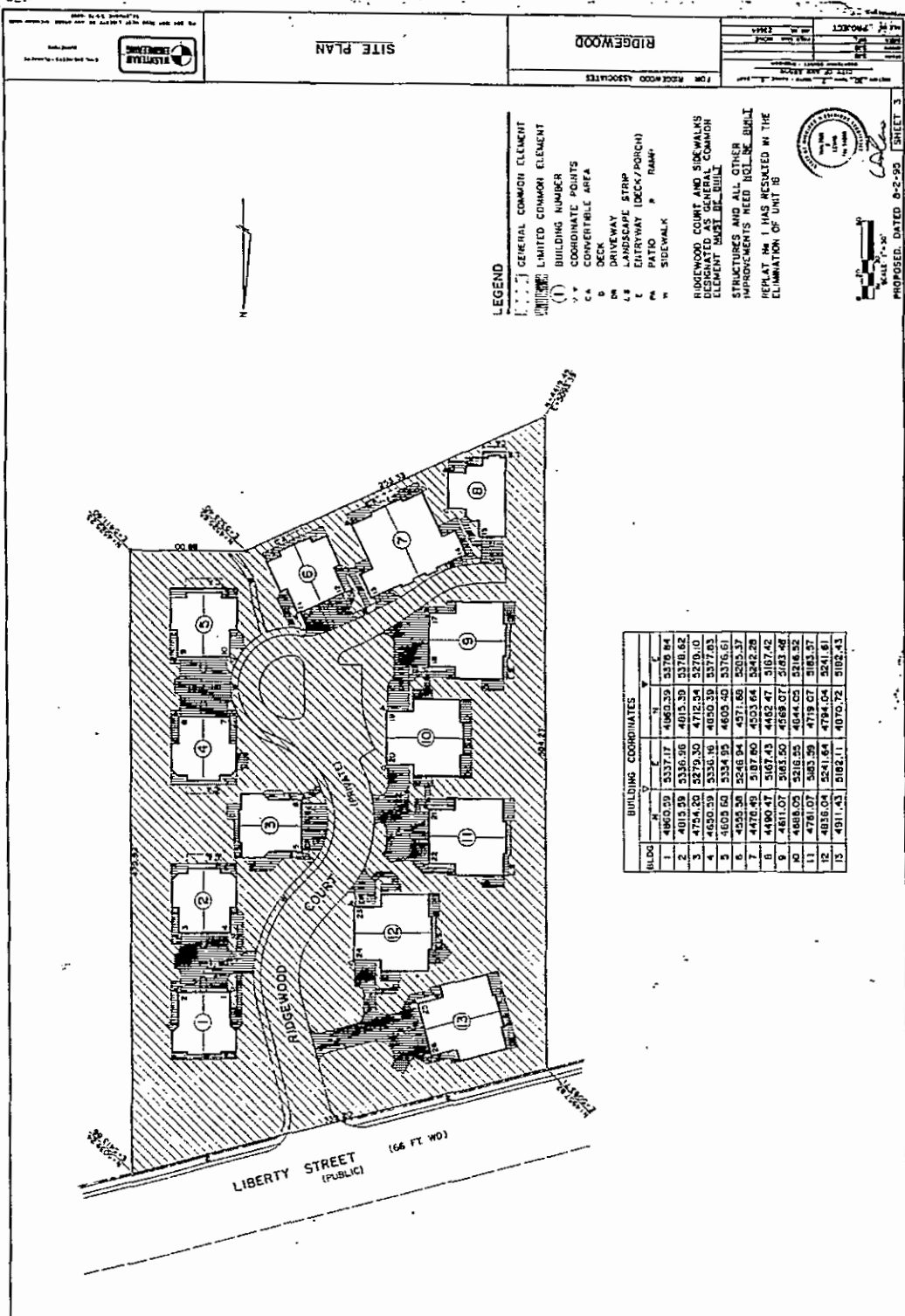
On this 26th day of September, 1995, before me appeared Daniel W. Ketelaar, to me personally known, who, being by me sworn, did say that he is the President of Ketelaar Associates, Inc., the Michigan corporation named in and which executed the within instrument, as a partner in RidgeWood Associates, a Michigan co-partnership, and that said instrument was signed on behalf of said corporation by authority of its Board of Directors, and said Daniel W. Ketelaar acknowledged said instrument to be the free act and deed of said corporation.

Karl R. Frankena  
Karl R. Frankena, Notary Public  
Washtenaw County, Michigan  
My commission expires: 6/9/99

This document was prepared by  
and when recorded return to:  
Karl R. Frankena  
Conlin, McKenney & Philbrick, P.C.  
700 City Center Building  
Ann Arbor, Michigan 48104

13:wp60:condos:ridgelam.dox





**LEGEND**

[Symbol] GENERAL COMMON ELEMENT  
 [Symbol] LIMITED COMMON ELEMENT  
 [Symbol] BUILDING NUMBER  
 [Symbol] COORDINATE POINTS  
 [Symbol] DECK  
 [Symbol] CONVERTIBLE AREA  
 [Symbol] DRIVEWAY  
 [Symbol] DRIVEWAY STRIP  
 [Symbol] ENTRYWAY (DECK/PORCH)  
 [Symbol] PATIO  
 [Symbol] RAMP  
 [Symbol] SIDEWALK

RIDGEWOOD COURT AND SIDEWALKS DESIGNATED AS GENERAL COMMON ELEMENT SHALL BE BUILT  
 STRUCTURES AND ALL OTHER IMPROVEMENTS NEED NOT BE BUILT HEREIN AS I WAS RESERVED IN THE ELIMINATION OF UNIT 18

BLDG #	BUILDING COORDINATES	
	X	Y
1	4860.20	5337.17
2	4015.35	5356.56
3	4794.20	5279.30
4	4626.15	5326.15
5	4603.60	5354.25
6	4553.38	5246.84
7	4476.45	5177.60
8	4490.47	5167.43
9	4588.05	5216.25
10	4781.07	5083.59
11	4781.07	5083.59
12	4856.04	5241.64
13	4911.43	5102.11
14	4911.43	5102.11
15	4911.43	5102.11

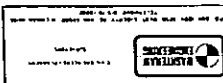
**SITE PLAN**

**RIDGEWOOD**

PROJECT	NO. 18
DATE	02-2-99
SCALE	1" = 10'
DESIGNED BY	WALTON & WATSON
CHECKED BY	WALTON & WATSON
APPROVED BY	WALTON & WATSON

PROPOSED, DATED 02-2-99 [SHEET 3]  
 WALTON & WATSON  
 ARCHITECTS  
 1000 WEST 10TH AVENUE, SUITE 100  
 DENVER, COLORADO 80202

Liber 03159 Page 0264  
 page 5 of 8



UTILITY PLAN

RIDGEWOOD

PROJECT	NO. 100
DATE	1958
SCALE	1" = 40'
DRAWN BY	J. W. HARTMAN
CHECKED BY	J. W. HARTMAN
DATE OF PLAN	1958
DATE OF REVISION	
DATE OF REVISION	
DATE OF REVISION	

FOR RIDGEWOOD ASSOCIATES

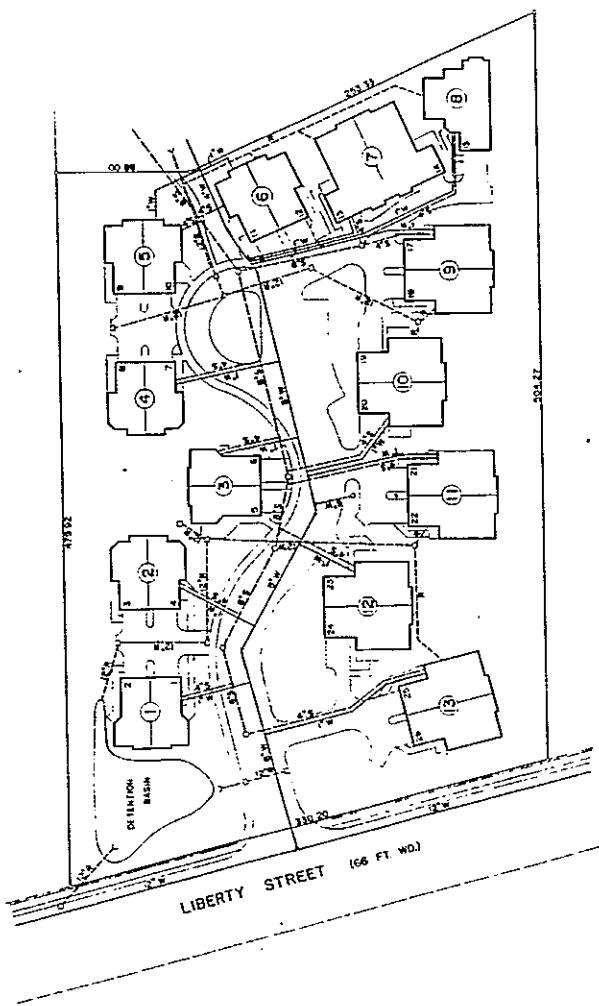


J. W. HARTMAN  
Professional Engineer  
No. 100



PROPOSED, DATED 8-2-58, SHEET 4

Libert 03159 Page 0265  
page 6 of 8



- LEGEND
- STORM SEWER
  - SANITARY SEWER
  - WATER
  - GAS
  - TELEPHONE
  - TELEVISION

SOURCE  
 ALL UTILITIES ARE EXISTING OR MUST BE LOCATED.  
 ALL LINES ARE SERVICED WITH SEWER, WATER, GAS,  
 ELECTRIC, TELEPHONE AND CABLE. ALL UTILITIES  
 ARE TO BE LOCATED AND DEPTH RECORDS OBTAINED  
 FROM FIELD OBSERVATION AND BEST AVAILABLE RECORDS.  
 SEWER AND WATER LOCATIONS WERE TAKEN FROM BIT  
 RECORDS OBTAINED BY ATWELL-THOMAS, INC. OF ANN  
 ARBOR, MICHIGAN.  
 ALL TELEPHONE AND CABLE TELEVISION LOCATIONS  
 WILL BE SHOWN ON SUBSEQUENT REVISIONS.

6



