

**FIRST AMENDMENT TO MASTER DEED OF
PRINCETON COURT CONDOMINIUM**

PRINCETON COURT CONDOMINIUM ASSOCIATION, a Michigan non-profit corporation, being the Association responsible for the management, maintenance, operation and administration of the affairs of PRINCETON COURT CONDOMINIUM, a condominium project established pursuant to the Master Deed thereof recorded in Liber 3173, Pages 840 through 871, Macomb County Records, and known as Macomb County Condominium Subdivision Plan No. 131, hereby amends in the following manner the Condominium Bylaws, being Exhibit A to the Master Deed, pursuant to the authority contained therein. Upon recordation in the office of the Macomb County Register of Deeds, this Amendment shall be effective.

This First Amendment to the Master Deed is made this 31 day of May, 2013, by Princeton Court Condominium Association, a Michigan Non-Profit Corporation, hereinafter referred to as "Association," represented by the President of the Association, who is fully empowered and qualified to act on behalf of the Association, and pursuant to the provisions of the Michigan Condominium Act (being Act 59 of Public Acts of 1978, as amended).

The following amended Article VI, Section 2 of the Condominium Bylaws shall replace and supersede said original section, which original section shall be of no further force and effect:

Section 2. A Co-owner may lease his Unit for the same purposes set forth in Section 1 of this Article VI; provided that written disclosure of such lease transaction is submitted to the Board of Directors of the Association in the same manner as specified in Section 13 of this Article VI; provided further that a Co-owner must reside in their Unit during the first two (2) years of ownership, prior to renting or leasing the Unit or having it occupied by only non-co-owners. Further, no more than twenty (20%) percent of the Units in the Condominium may be rented, leased or occupied only by non-co-owners except that the Board of Directors, in its sole discretion, may grant an exception to this restriction in the event of hardship, provided however that all those Units that are being rented, leased or occupied only by non-co-owners and are registered as such with the Association as of the effective date of this amended Section, may continue to be so used so long as they are owned by the same Co-owner as owned the Unit at that effective date. A Co-owner desiring to rent, lease or permit the Unit to be occupied by only non-co-owners, must first obtain a criminal background check on those

2LM

C

potential occupants. In the event any criminal record is discovered, including any outstanding warrants, or in the event the potential tenant has previously been evicted by a landlord, Co-owners shall not permit those individuals to occupy the Unit. Further, every Co-owner shall provide a copy of the criminal background check to the Board of Directors before any lease or occupancy agreement is signed, or before any non-co-owner occupies a Unit in the Condominium. No Co-owner shall lease less than an entire Unit in the Condominium. The terms of all leases, occupancy agreements and occupancy arrangements shall incorporate, or be deemed to incorporate, all of the provisions of the Condominium Documents and the lease or occupancy agreement shall so state.

This Amendment is based upon the consent of more than two-thirds (2/3rds) of all co-owners of units in the Condominium eligible to vote. Copies of the consents of said co-owners are on file with the Association, as required by MCLA 559.190a(8). Except as amended hereby, and as previously amended, said Condominium Bylaws shall remain in full force and effect.

IN WITNESS WHEREOF, the Association has caused this First Amendment to Master Deed to be executed this 31 day of May, 2013.

PRINCETON COURT
CONDOMINIUM ASSOCIATION,
a Michigan Non-Profit corporation

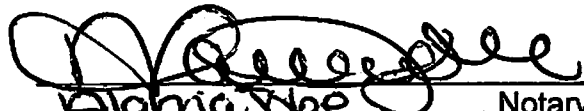


By: Christopher Bower
Its: President

STATE OF MICHIGAN)
) ss
COUNTY OF MACOMB)

On this 31 day of May, 2013, the foregoing First Amendment to Master Deed of Princeton Court Condominium was acknowledged before me by Christopher Bower, President of PRINCETON COURT CONDOMINIUM ASSOCIATION, a Michigan Non-Profit Corporation, on behalf of and by authority of the Corporation.

DRAFTED BY/RETURN TO:
WAYNE G. WEGNER, ESQ.
23201 Jefferson Avenue
St. Clair Shores, MI 48080
(586) 773-1800



Alania Jobe, Notary Public
Wayne County, Michigan
My commission expires: 03-05-2015
Acting in Macomb County

ALANIA JOBE
Notary Public, Wayne County, Michigan
Acting in Macomb County, Michigan
My Commission Expires March 5, 2015