



3033343
 Page: 1 of 20
 10/20/2001 10:00A
 PD
 47.00

Kalkaska County Jean Hall, Register

**FIRST AMENDMENT TO MASTER DEED
 For
 BLUE HERON RESORT**

FIRST AMENDMENT TO MASTER DEED, made this 24 day of October, 2001, by RANDALL W. MANN d/b/a GREAT LAKES LAND CO., a single man, whose address is 8995 Alden Meadows Drive, Alden, Michigan 49612 (hereinafter referred to as the "Developer");

WITNESSETH:

WHEREAS, the Developer caused the Master Deed for Blue Heron Resort, dated August 16, 2000, to be recorded on the 17th day of August, 2000, in Document No. 3023440 (page 1 of 37), Kalkaska County Register of Deeds; and

WHEREAS, the Developer currently owns more than 66-2/3rds of the units in this Project, and wishes to amend the Master Deed as hereinafter provided;

NOW, THEREFORE, in consideration of the premises, the authority reserved the Developer, the authority granted the Developer by owning a majority of the existing units, and other consideration, the Master Deed for Blue Heron Resort is hereby amended as follows:

1. Article II, Section 8 of the Condominium Bylaws, is modified in its entirety to read as follows:

Section 8. Until the regular monthly assessments paid by co-owners other than the Developer are sufficient to support the total costs of administration (excluding reserves), the Developer shall pay the balance of such administration costs on account of the units owned by it.

Once the regular monthly assessments paid by co-owners other than the Developer are sufficient to support the total costs of administration (excluding reserves), the Developer shall be assessed by the association for actual costs, if any, incurred by the association that are directly attributable to the units owned by the Developer, together with a reasonable share of the costs of administration that indirectly benefit the Developer.

2. Article VII, Section 5, of the Condominium Bylaws is amended in its entirety to read as follows:

Articles of Incorporation for Association Bylaws

Section 5. No signs or other advertising devices shall be displayed which are visible from the exterior of a unit or on the common elements, including standard "For Sale" signs, without written permission from the Association and the Developer.

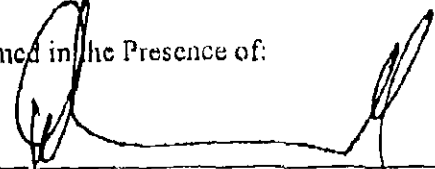
3. There is added a new Section 12 to Article VII of the Condominium Bylaws as follows:

Section 12. There shall be no hunting nor discharge or use of firearms allowed on the Condominium Premises.

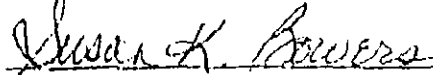
4. That attached hereto are Sheets 1 through 9 of Exhibit B to the Master Deed which shall replace in their entirety Sheets 1 through 9 of the original Master Deed.

5. In all other respects, the Master Deed and Exhibits thereto are reaffirmed and ratified, except as expressly modified herein.

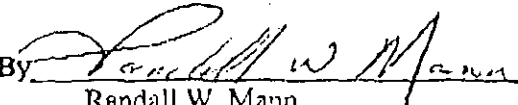
IN WITNESS WHEREOF, the Developer has caused this Master Deed to be executed the day and year first above written.

Signed in the Presence of:


Donald A. Brandt

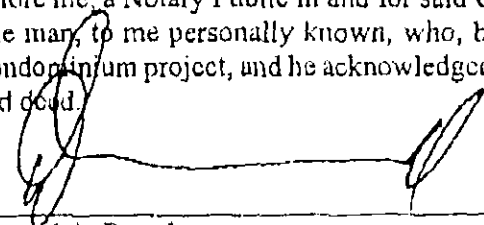

Susan K. Bowers

DEVELOPER:

By 
Randall W. Mann
d/b/a Great Lakes Land Co.

STATE OF MICHIGAN)
) ss
County of Grand Traverse)

On this 24 day of October, 2001, before me, a Notary Public in and for said County and State, personally appeared Randall W. Mann, a single man, to me personally known, who, being by me duly sworn, did say that he is the Developer of said condominium project, and he acknowledged that he executed said instrument as his free and voluntary act and deed.



Donald A. Brandt
Notary Public, Grand Traverse County, MI
My Commission Expires: 9/7/04

Prepared in the Law Office of:
When Recorded, Return to:

DONALD A. BRANDT, ESQ.
BRANDT, FISHER, ALWARD & ROY, P.C.
1241 E. Eighth Street, P.O. Box 5817
Traverse City, Michigan 49696-5817
(231) 941-9660



3033343
Page 2 of 20
10/30/2001 10:00A
RD
Kalkaska County Jean Hall, Registrar 47.00