

FIRST AMENDMENT TO MASTER DEED

This First Amendment to Master Deed is made on April 25, 1995, by Guenther Building Co., a Michigan corporation, 2864 Carpenter Road, Ann Arbor, Michigan 48108 ("Developer").

RECITALS

The Master Deed of Arbor Hills was recorded in Liber 3089, Page 502-571, Washtenaw County Records and known as Washtenaw County Condominium Subdivision Plan No. 206 ("Master Deed").

Developer wishes to amend the Master Deed pursuant to Section 9.3 of the Master Deed.

AMENDMENT

1. The Master Deed is amended to incorporate as Exhibit C to the Master Deed, the attached list of maintenance tasks and schedule referred to in Section 7.9 of the Master Deed.
2. Except as amended by this Amendment, the Master Deed continues in full force and effect.

WITNESSES:

Todd W. Griffin
 Todd Griffin ~~AKA~~ Todd W. Griffin

Bonny H. Cecchini
 Bonny H. Cecchini

GUENTHER BUILDING CO., a Michigan corporation

By: Robert F. Guenther
 Robert F. Guenther, President

RECORDED
 WASHTENAW COUNTY, MI

STATE OF MICHIGAN)
)ss.
 COUNTY OF WASHTENAW)

TIME RECORDED 12:33 PM
 DATE APR 27 1995
 PEGGY M. HAINES
 WASHTENAW COUNTY CLERK-REGISTRAR

APR 27 12 33 PM '95

RECORDED
 WASHTENAW COUNTY, MI

On this 25th day of April, 1995, before me personally appeared Robert F. Guenther, President of Guenther Building Co., who executed the within instrument on behalf of said company, and who acknowledged the same to be his free act and deed.

Bonny H. Cecchini
 Notary Public

Washtenaw County, Michigan

My Commission Expires: GARY A. Cecchini

Notary Public, Washtenaw County, MI
My Commission Expires Apr. 24, 1998

PREPARE BY AND WHEN RECORDED RETURN TO: *

Sandra L. Sorini (P36305)
 BODMAN, LONGLEY & DAHLING LLP
 110 Miller, Suite 300
 Ann Arbor, Michigan 48104-1339
 (313) 761-3780

MAINTENANCE TASKS AND SCHEDULE AHCA

TASKS:	COMPONENTS:	SCHEDULE:
Inspect for sediment accumulation	Emergency Overflow	Annually
Removal of sediment accumulation	Wetlands	Every 5-10 yrs as needed
Inspect for floatables and debris	Storm Detention Areas	Annually
Cleaning of floatables and debris	Filtration Basins	Annually
Inspection for erosion	Rip-Rap	Annually
Reestablish permanent vegetation on eroded slopes	Outflow Control Structures	As needed
Replacement of gravel jackets	Channels	Every 3-5 yrs as needed
Clean Streets	Catch Basin Inlet Casings	Semi-Annually
Mowing	Catch Basin Sumps	0 to 2 times per Yr
Inspect structural elements during wet weather and compare to as-built plans (by a professional engineer reporting to the AHCA)	Storm Sewer System	Annually
Make adjustments or replacements as determined by annual wet weather inspection	Streets	As needed
Keep records of all inspections and maintenance activities and report to AHCA		Annually
Keep records of all costs for inspections, maintenance and repairs. Report to AHCA		Annually
AHCA reviews cost effectiveness of the preventative maintenance program and makes adjustments as needed		Annually
AHCA to have a professional engineer carry out emergency inspections upon identification of severe problems		As needed

AHCA - Arbor Hills Condominium Association