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RECEIPT# 2738, STATION 2  
\$30.00 OTHER DOCUMENT



Liber 424

Page 1317

**THIRD AMENDMENT TO THE  
MASTER DEED  
OF  
SUMMER HAVEN SITE CONDOMINIUM  
(Pursuant to the Condominium Act, MCL 559.101 et seq.)**

Lake County Condominium Subdivision Plan No. 12

1. Third Amendment to the Master Deed of Summer Haven
2. Exhibit B to Master Deed: Replat No. 3 of the Condominium Subdivision Plan;
3. Affidavit of Mailing for Notices required by MCL 559.171.

This document is exempt from transfer tax under MCL 207.505(a) and MCL 207.526(t).

This instrument drafted by  
and after recording return to:

Steven A. Cook  
2951 Thornhills Ave. SE  
Grand Rapids, MI 495





**THIRD AMENDMENT TO THE MASTER DEED  
of  
SUMMER HAVEN SITE CONDOMINIUM**

THIS THIRD AMENDMENT TO MASTER DEED OF Summer Haven Site Condominium is made this 27<sup>th</sup> day of January, 2020 by RKM Development, Inc., a Michigan corporation, of 3744 Division Ave. SE, Wyoming, MI 49548 (Developer) (the "Developer"), as represented herein by Robert K. Meringa, president of RKM Development, Inc .

WHEREAS, Summer Haven Site Condominium is a condominium project (the "Project") established by Master Deed dated November 14, 2018, and recorded November 14, 2018 in Liber 405 Pages 426 through 475, Lake County Records, and designated as Lake County Condominium Subdivision Plan No. 12 (the "Master Deed") as amended; and

WHEREAS, Article 5.4 of the Master Deed of Summer Haven authorizes the Developer to amend the Master Deed to modify the number, size and boundary of Units without the consent of any Owner other than the Owner of the modified Units, and to readjust Percentages of Value in a manner giving reasonable recognition to the changes; and

WHEREAS; The Developer and Owner of Unit Nos. 7 & 8 wish to modify the Units by combining them into a single Unit No. 7 as reflected in the attached Amended Sheets 1, 2, 3, & 4 of Replat No. 3 of the Condominium Subdivision Plan, Exhibit B of the Master Deed and readjust the Percentages of Value reflecting the combination of Units.

NOW THEREFORE, the Developer, with the consent of the affected Owner, does hereby amend the Master Deed as follows:

1. Article 5.3 of the Master Deed is amended and restated in its entirety as follows:

**5.3 Percentages of Value.** The total percentage value of the Project is 100. The Percentage of Value assigned to the non-lakefront Units in the Project, being Unit Nos. 11 through 19 inclusive is zero, and the Percentage of Value assigned to each of the lakefront Units in the Project, being Unit Nos. 1 through 10 inclusive, shall be equal as reflected in the following table:

<u>Unit Number</u>	<u>Percentage of Value</u>	<u>Unit Number</u>	<u>Percentage of Value</u>
1	10%	6	10%
2	10%	7	20%
3	10%	8 (deleted)	
4	10%	9	10%
5	10%	10	10%

Unit Nos. 11 through 19 - 0% (Unit 13 deleted)













REPLAT NO. 3 OF:  
LAKE COUNTY CONDOMINIUM SUBDIVISION PLAN NO. 12  
EXHIBIT "B" TO THE AMENDED MASTER DEED OF:

# SUMMER HAVEN CONDOMINIUM

LAKE TOWNSHIP, LAKE COUNTY, MICHIGAN

**SURVEYOR:**  
EXXEL ENGINEERING INC.  
5252 CLYDE PARK, S.W.  
GRAND RAPIDS, MI 49509

**DEVELOPER:**  
RKM DEVELOPMENT, INC.  
3744 DIVISION AVE. SE  
WYOMING, MI 49548

**Description of Summer Haven Condominium:**

Part of Government Lot 1, Section 24 and part of Government Lot 1, Section 25, T17N, R14W, Lake Township, Lake County, Michigan, described as: BEGINNING at the South 1/4 corner of said Section 24; thence N89°06'41"W 347.92 feet along the South line of said Government Lot 1 and the North line of Walter Hancock Plat (as recorded in drawer 8 of Plats, page 5); thence N00°53'19"E 32.77 feet; thence N78°16'06"W 20.82 feet; thence Westerly 92.66 feet along a 386.00 foot radius curve to the right, the chord of which bears N71°23'28"W 92.44 feet; thence S00°53'19"W 64.82 feet to said South and North lines; thence N89°06'41"W 66.72 feet along said South and North lines to a found concrete monument; thence N89°10'47"W 165.78 feet along said North and South lines; thence S34°09'01"W 30.00 feet to Reference Point "A"; thence S34°09'01"W 23 feet, more or less, to the water's edge of Big Star Lake; thence meandering Northwesterly along said water's edge to its intersection with the West line of said Government Lot 1; thence N00°45'33"W 33 feet, more or less, along said West line to Reference Point "B" (Reference Point "B" is located N37°05'47"W 63.34 feet, N63°12'08"W 319.81 feet and N75°55'04"W 301.71 feet along an intermediate traverse line from aforementioned Reference Point "A"); thence N00°45'33"W 689.94 feet along said West line of Government Lot 1; thence Easterly 892.05 feet along a 2140.00 foot radius curve to the right, the chord of which bears S71°59'13"E 885.61 feet; thence N89°11'38"E 479.46 feet to the East line of said Government Lot 1; thence S00°48'22"E 676.60 feet along said East line to the place of beginning. Contains approximately 21.8 acres.

THE ASTERISK (\*) INDICATES AMENDED OR NEW SHEETS WHICH ARE DATED DEC. 21, 2020. THESE SHEETS, TOGETHER WITH THIS SUBMITTAL, REPLACE OR SUPPLEMENT THOSE PREVIOUSLY ISSUED.

Note: This condominium subdivision plan is not required to contain detailed project design plans prepared by the appropriate licensed design professional. Such project design plans are filed, as part of the construction permit application, with the enforcing agency for the state construction code in the relevant governmental subdivision. The enforcing agency may be a local building department of the state department of licensing and regulatory affairs.

- SHEET INDEX**
- \* 1 COVER SHEET
  - \* 2 SURVEY PLAN
  - \* 3 SITE PLAN
  - \* 4 UTILITY AND FLOODPLAIN PLAN
  - \* 5 FUTURE DEVELOPMENT AREA

THIS AMENDMENT HAS BEEN PREPARED TO COMBINE UNITS 7 & 8 INTO NEW UNIT 7 AND UNITS 12 & 13 INTO NEW UNIT 12

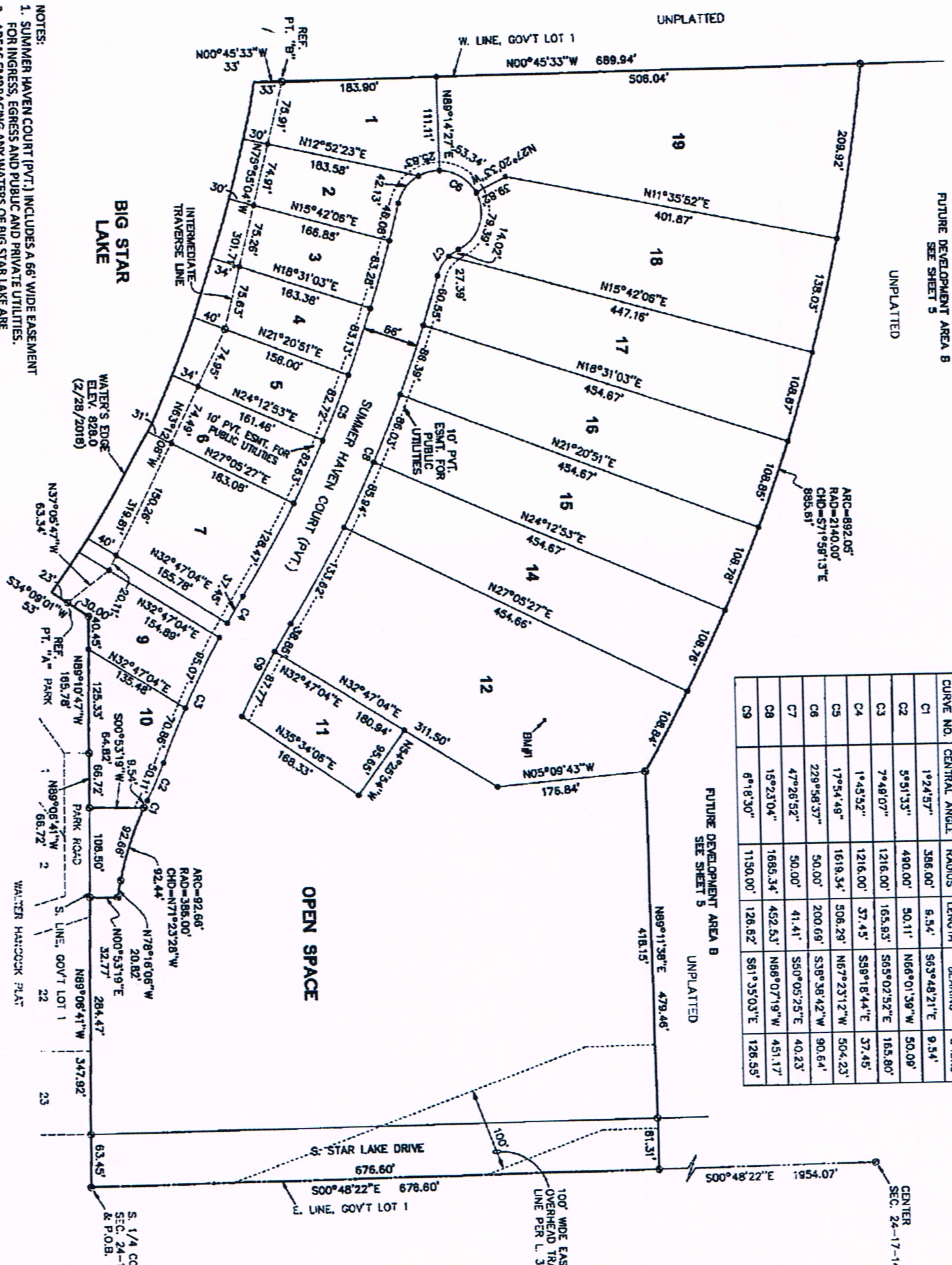


*Robert W. W.*  
PROPOSED NOV. 13, 2018  
AMENDED MAY 29, 2019  
AMENDED FEB. 11, 2020  
AMENDED DEC. 21, 2020





- NOTES:
1. SUMMER HAVEN COURT (PVT.) INCLUDES A 66' WIDE EASEMENT FOR INGRESS, EGRESS AND PUBLIC UTILITIES.
  2. AREAS EMBRACING ANY WATERS OF BIG STAR LAKE ARE SUBJECT TO THE CORRELATIVE RIGHTS OF OTHER RIPARIAN OWNERS AND THE PUBLIC TRUST IN THESE WATERS.
  3. THE WATERS EDGE OF BIG STAR LAKE IS SUBJECT TO CHANGE DUE TO NATURAL CAUSES AND MAY OR MAY NOT REPRESENT THE ACTUAL LOCATION OF THE LIMIT OF TITLE.
  4. THIS PROPERTY IS SUBJECT TO A BLANKET EASEMENT TO THE WESTERN MICHIGAN ELECTRIC COOPERATIVE AS RECORDED IN L. 174, PG. 1159.



CURVE NO.	CENTRAL ANGLE	RADIUS	LENGTH	BEARING	C-CHORD
C1	1°24'57"	386.00'	8.34'	S03°48'21"E	9.54'
C2	5°51'33"	480.00'	50.11'	N66°01'39"W	50.09'
C3	7°48'07"	1216.00'	165.93'	S55°02'52"E	165.80'
C4	1°43'32"	1216.00'	37.45'	S58°18'44"E	37.45'
C5	17°54'49"	1619.34'	506.29'	N67°23'12"W	504.23'
C6	22°58'37"	50.00'	200.69'	S38°38'42"W	90.64'
C7	47°26'52"	50.00'	41.41'	S50°05'25"E	40.23'
C8	15°23'04"	1685.34'	452.53'	N66°07'19"W	451.17'
C9	8°18'30"	1150.00'	126.62'	S61°35'03"E	126.55'

**SURVEY PLAN**  
**SUMMER HAVEN CONDOMINIUM**  
 EXCEL ENGINEERING INC. 5252 CLYDE PARK S.W. GRAND RAPIDS, MI 49509 SHEET 2



PROPOSED NOV. 13, 2018  
 AMENDED MAY 29, 2019  
 AMENDED FEB 11, 2020  
 AMENDED DEC. 21, 2020

BRENT M. FEYEN, P.E., MSOR04  
 EXCEL ENGINEERING INC.  
 5252 CLYDE PARK S.W. GRAND  
 RAPIDS MI, 49509

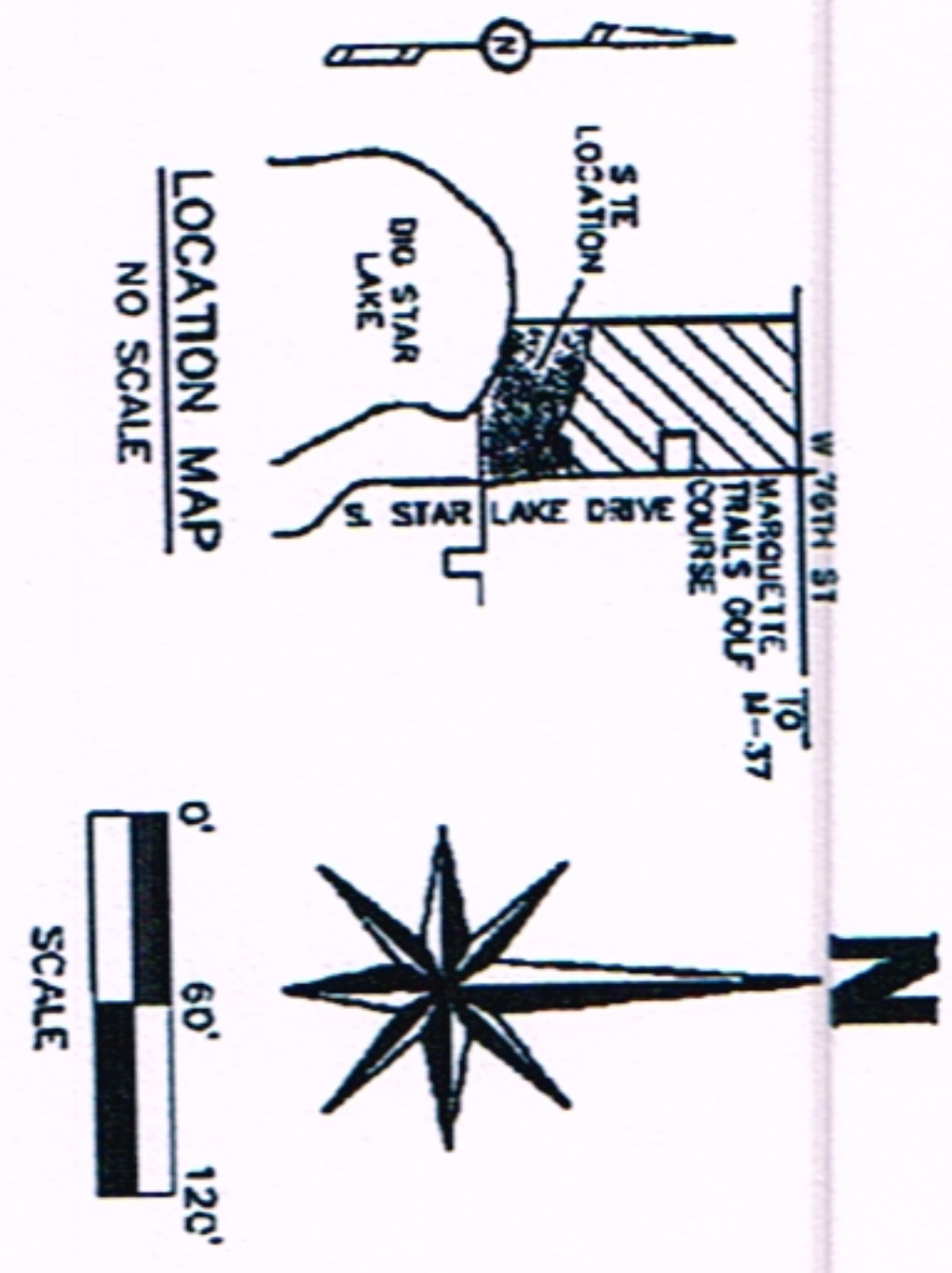
**SURVEYOR'S CERTIFICATE:**

I, BRENT M. FEYEN, PROFESSIONAL SURVEYOR OF THE STATE OF MICHIGAN HEREBY CERTIFY THAT THE SUBDIVISION PLAN KNOWN AS MICHIGAN HERITAGE CERTIFIED THAT THE SUBDIVISION PLAN NO. 148804 ON THE ACCOMPANYING SURVEY PLAN REPRESENTS A SUBDIVISION OF THE GROUND MADE UNDER MY DIRECTION, THAT THERE ARE NO EXISTING ENCROACHMENTS UPON THE LAND AND PROPERTY HEREIN DESCRIBED THAT THE REQUIRED MONUMENTS AND IRON MONOPILING WILL BE PLACED IN THE GROUND WITHIN ONE YEAR OF THE RECORDING OF THE CONSOLIDATED CONDOMINIUM SUBDIVISION OF ACT NO. 89 OF THE PUBLIC ACTS OF 1978, THAT THE ACCURACY OF THIS SURVEY IS WITHIN THE LIMITS REQUIRED BY THE PUBLIC ACTS OF 1978, THAT THE BEARINGS AND DISTANCES SHOWN ARE NOTED ON THE SURVEY PLAN AS REQUIRED BY THE RULES PROMULGATED UNDER SECTION 142 OF ACT 99 OF THE PUBLIC ACTS OF 1978.

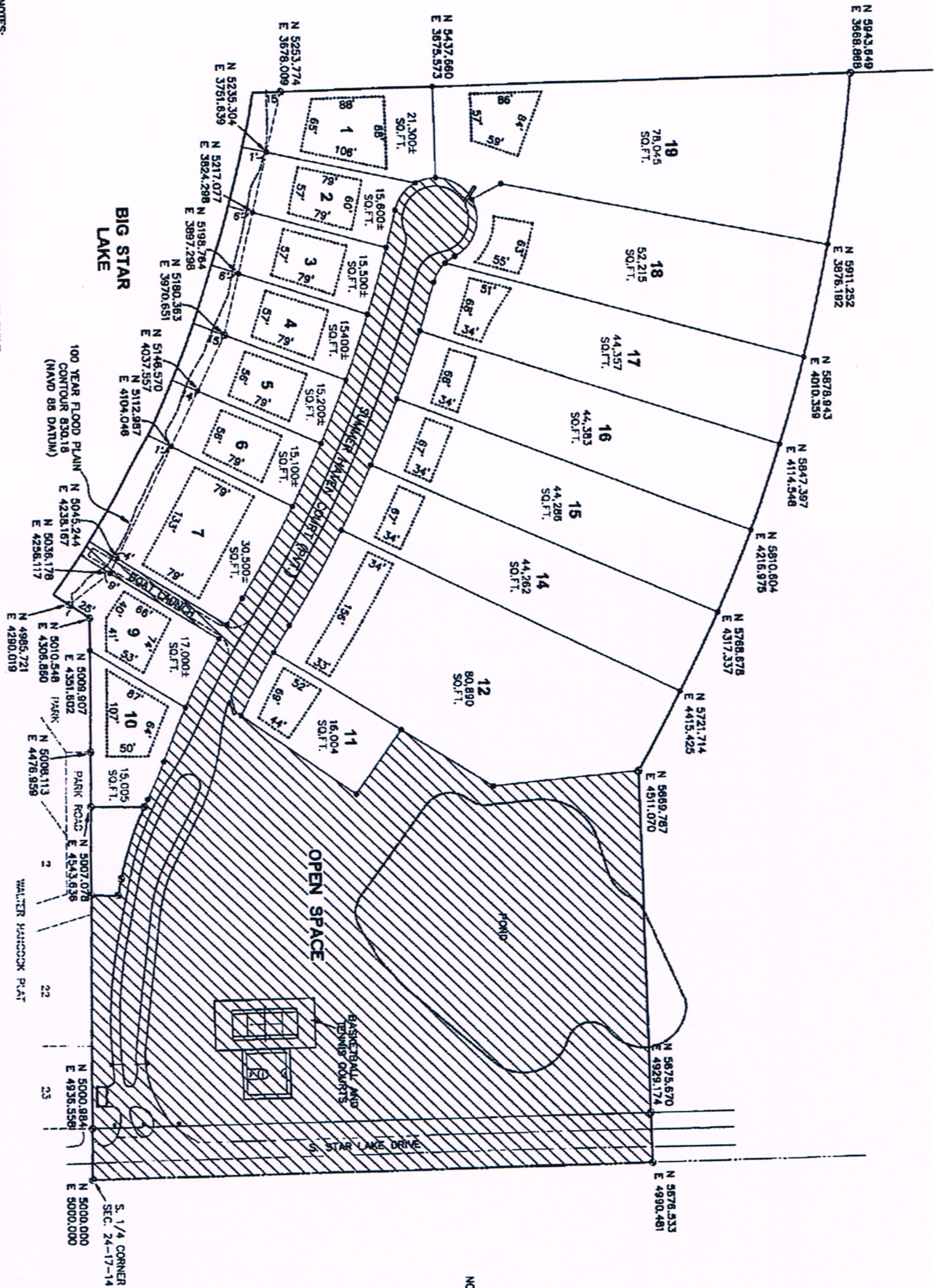
- SECTION CORNER MONUMENT
- PROPOSED IRON STAKE
- PROPOSED CONCRETE MONUMENT
- PROPOSED CONCRETE MONUMENT
- MINIMUM BUILDING OPENING ELEVATION

BENCHMARK #1 - ELEVATION 829.90  
 TOP OF BOLT SPINE IN SW SIDE OF  
 16" OAK ON UNIT 12 (NAVD83)

BEARINGS ARE BASED ON GPS OBSERVATION (NAD83) AS DEFINED AND MAINTAINED BY THE UNITED STATES NATIONAL GEOSPATIAL-INTELLIGENCE AGENCY



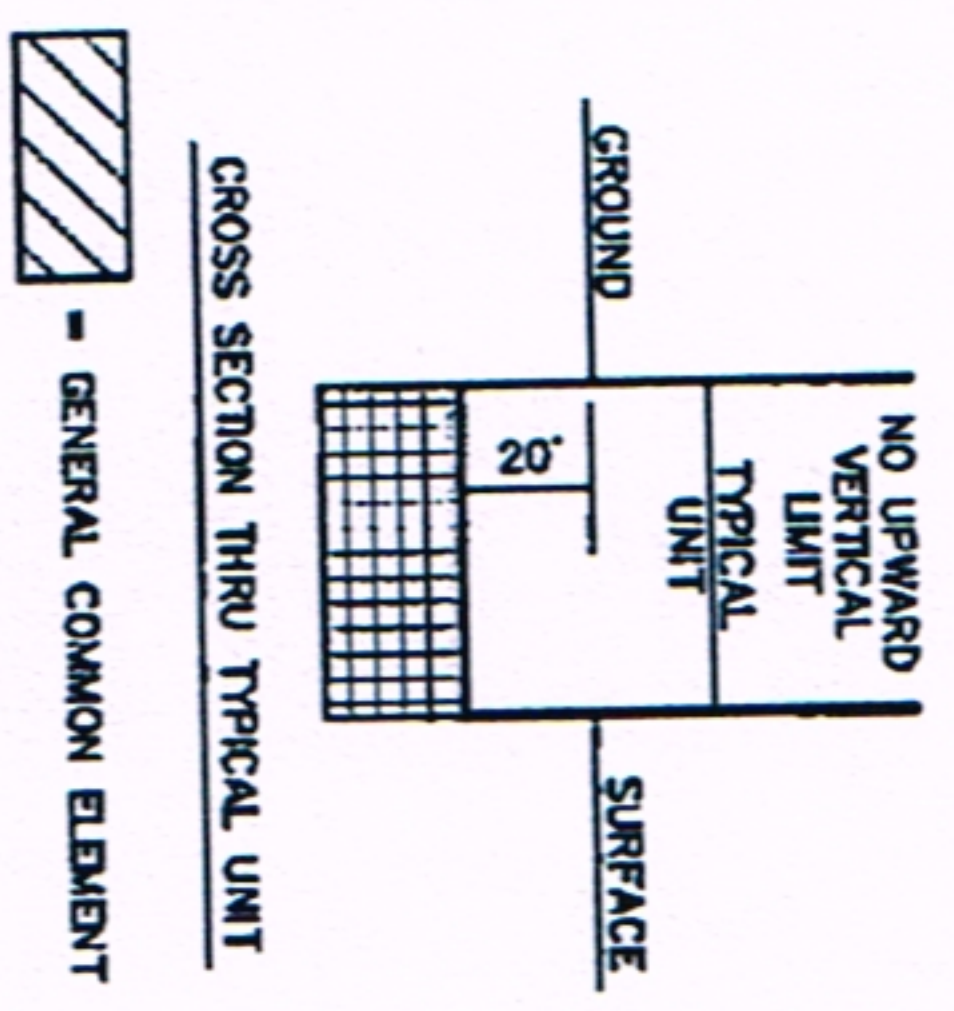




- NOTES:
1. SUMMER HAVEN COURT PAVEMENT AS SHOWN MUST BE BUILT
  2. TENNIS AND BASKETBALL COURTS NEED NOT BE BUILT.
  3. BOAT LAUNCH NEED NOT BE BUILT.
  4. AREAS SHOWN HEREON ARE THE TOTAL AREAS FOR EACH UNIT.
  5. AREAS EMBRACING ANY WATERS OF BIG STAR LAKE ARE SUBJECT TO THE CORRELATIVE RIGHTS OF OTHER RIPARIAN OWNERS AND THE PUBLIC TRUST IN THESE WATERS.
  6. MINIMUM LOWEST FLOOR ELEVATION FOR EACH UNIT SHALL BE 833.0

**SITE PLAN**  
**SUMMER HAVEN CONDOMINIUM**  
 EXCEL ENGINEERING INC. 5252 CLYDE PARK S.W. GRAND RAPIDS, MI 49509 SHEET 3

PROPOSED NOV 23, 2018  
 AMENDED MAY 29, 2019  
 AMENDED FEB. 11, 2020  
 AMENDED DEC. 21, 2020

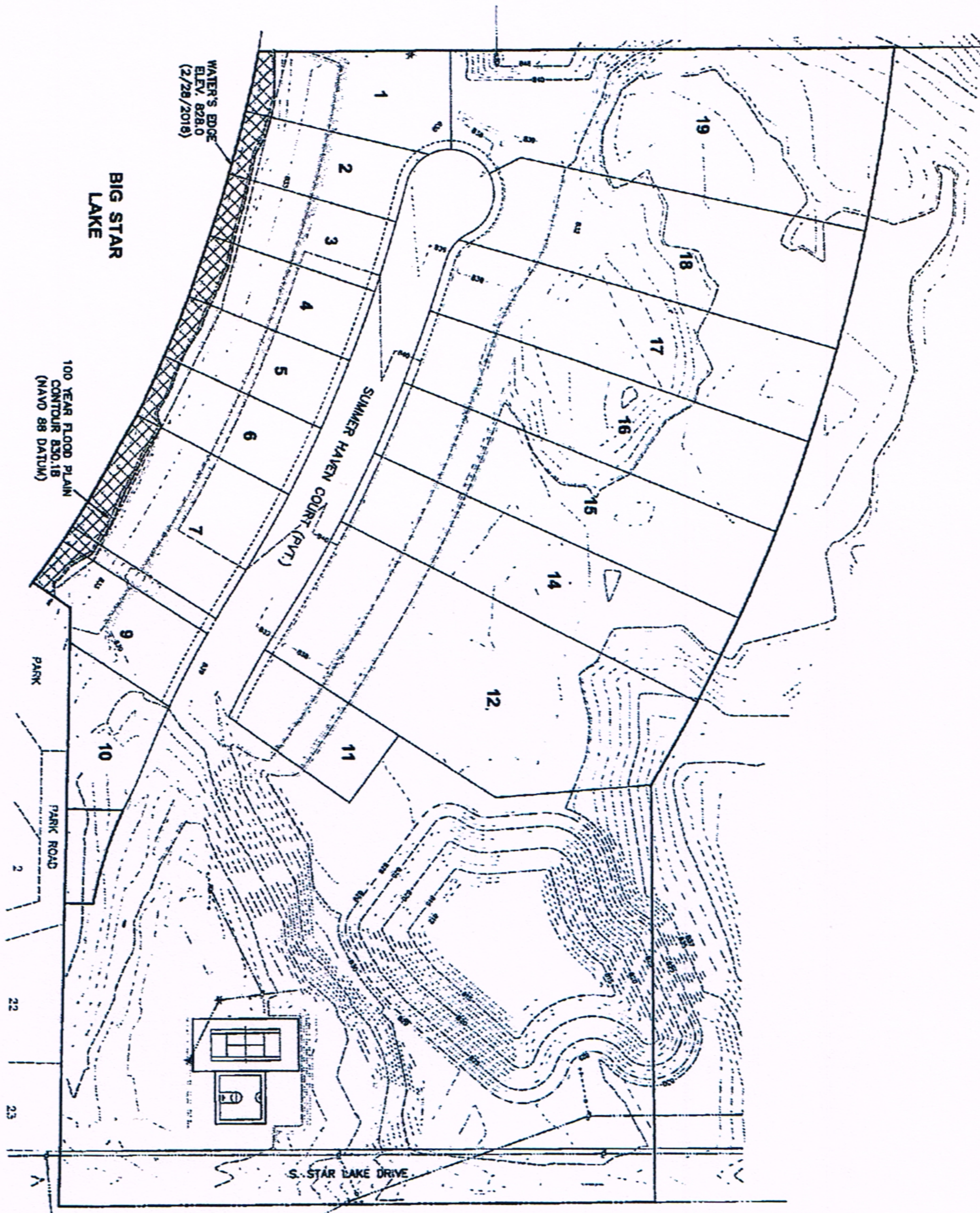



NOTE: SETBACK LINES AS SHOWN HEREON ARE BASED ON EXCEL ENGINEERING INC. SITE LAYOUT PLAN AND MAY BE MODIFIED WITH DEVELOPER APPROVAL FROM THE MET. THAT LAKE TOWNSHIP ZONING REQUIREMENTS ARE MET.

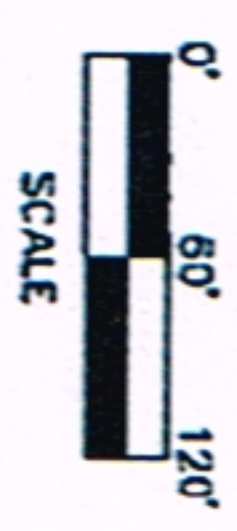
- AND AS SHOWN ON THIS PLAN
- SECTION CORNER MONUMENT
  - PROPOSED IRON STAKE
  - PROPOSED CONCRETE MONUMENT
- COORDINATE ORIGIN IS ARBITRARY
- BUILDING SETBACK REQUIREMENTS:  
 FRONT YARD 20' MIN. (30' FROM FLOOD PLAN)  
 SIDE YARD 10' MIN.  
 REAR YARD 20' MIN.  
 BUILDING SETBACK LINE









 FLOOD PLAN AREA



- NOTES:
1. UTILITY INFORMATION SHOWN HEREON IS PER AVAILABLE RECORD AND FIELD OBSERVATION AND SHOULD NOT BE MISCONSTRUED TO BE A GUARANTEE OF COMPLETENESS OR ACCURACY.
  2. ALL PROPOSED UTILITIES MUST BE BUILT.
  3. PRIVATE UTILITIES (GAS, TELEPHONE, ELECTRIC) WILL BE SHOWN AT A UTILITY OR AN AS-BUILT BASIS.
  4. ALL UNITS WILL BE SERVED BY INDIVIDUAL ON SITE SEPTIC SYSTEMS AND WELLS.

UTILITY	SOURCE OF INFORMATION
	OVERHEAD ELECTRIC
	FIELD OBSERVATION



**UTILITY AND FLOODPLAIN PLAN**  
**SUMMER HAVEN CONDOMINIUM**  
 EXCEL ENGINEERING INC. 5252 CLYDE PARK S.W. GRAND RAPIDS, MI 49509 SHEET 4

PROPOSED NOV 13, 2018  
 AMENDED MAY 28, 2019  
 AMENDED FEB. 11, 2020  
 AMENDED DEC. 21, 2020