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**2011C-00032**  
**STATE OF MICHIGAN**  
**GRAND TRAVERSE COUNTY**  
**RECORDED**  
**09/13/2011 3:53 PM PAGE 1 OF 15**  
**PEGGY HAINES REGISTER OF DEEDS**

**THIRD AMENDMENT TO THE MASTER DEED**  
**FOR HIDDEN RIDGE CONDOMINIUM**

**(Subdivision Plan No. 173)**

The undersigned, Secretary of the Hidden Ridge Condominium Co-Owners Association, hereby certifies that **Appendix "A"** hereto is the written consent of the owners designated to vote for 66-2/3%, or more, of the units in Hidden Ridge, a site condominium in Peninsula Township, Grand Traverse County, State of Michigan, established by Master Deed recorded in Liber 1652, Page 943, on March 8, 2002, whereby the owners consented to amending Article XIV, Section 1 of the Condominium Bylaws (Exhibit "A" to the Master Deed), so as to read, in its entirety, as follows:

Section 1. Records. The Association shall keep detailed books of account showing all expenditures and receipts of administration, and which shall specify the maintenance and repair expenses of the common elements and any other expenses incurred by or on behalf of the Association and the co-owners. Such accounts and all other Association records shall be open for inspection by the co-owners and their mortgagees during reasonable working hours. The Association shall prepare and distribute to each co-owner at least once a year a financial statement, the contents of which shall be defined by the Association. The books of account shall be reviewed at least annually by independent accountants as required by MCL 559.157. Any institutional holder of a first mortgage lien on any unit in the condominium shall be entitled to receive a copy of such annual financial statement within ninety (90) days following the end of the Association's fiscal year upon request therefore. The costs of any such review and any accounting expenses shall be expenses of administration.

This Amendment, which does not materially alter or change the rights of a co-owner or mortgagee, is made pursuant to Art. XVI of the Bylaws, MCL 559.190, MCL 450.2407(1), and Art. X of Exhibit "A" to the Association Articles of Incorporation.

Dated: 8-26-2011  
**CONNIE LEE NUNEMAKER**  
NOTARY PUBLIC - STATE OF MICHIGAN  
COUNTY OF BENZIE  
My Commission Expires Nov. 16, 2016  
Acting in the County of Grand Traverse

Hidden Ridge Condominium  
Co-Owners Association

By: [Signature]  
Richard Lipscomb  
Its: Secretary

Subscribed and sworn to before me, 2011  
This 26<sup>th</sup> day of August, 2009:

[Signature]  
Connie Lee Nunemaker

Notary Public  
Grand Traverse County, Michigan  
My commission expires: Nov 16, 2016  
Acting in Grand Traverse County.

The foregoing instrument was acknowledged before me this date 26<sup>th</sup> of August, 2011, by Richard Lipscomb, secretary of Hidden Ridge condominium co-owners Association on behalf of Hidden Ridge condominium Association

[Signature]  
Richard Lipscomb  
state of Michigan  
county of Grand Traverse

This document prepared by, and after recording, return to:  
William M. Davison (P12570)  
Running, Wise & Ford, PLC  
326 E. State Street - P.O. Box 686  
Traverse City, MI 49685-0686

**Appendix "A"**

The undersigned, Co-Owners of Hidden Ridge Condominium Co-Owners Association, hereby consent to the foregoing Amendment to Exhibit "A" to the Master Deed for Hidden Ridge.

Unit 1: \_\_\_\_\_  
Megan Madion

Unit 2: \_\_\_\_\_  
Karl Heinz

Unit 3: [Signature]  
Richard and Charmaine Lipscomb

Unit 4: Michael Conlon  
Michael and Marcia Conlon

Unit 5: ATTACHED  
Neno and Denise Nepoff

Unit 6: Mike Chereskin  
Mike and Nancy Chereskin

7, 8, 9 ATTACHED  
Unit 10: Mark + Jenny Galen  
Brian and Lynn Frain

Unit 12: ATTACHED  
Randy & Mindy Ogden

Unit 13: ATTACHED  
Gerry and Lisa Kenney

Unit 14: Warren and Suzanne Creamer  
Warren and Suzanne Creamer

15 ATTACHED  
Unit 18: Debra Socks  
John and Debra Socks

Unit 19 & Phase II lot: Frank and Jan Johnston  
Frank and Jan Johnston

Unit 20: John and Cindi DeSpelder  
John and Cindi DeSpelder

Unit 21: Warren and Suzanne Creamer  
Warren and Suzanne Creamer

Unit 25: Kyle and Eva Crawford  
Kyle and Eva Crawford

Unit 26: Dennis and Barbara Fedorinchik  
Dennis and Barbara Fedorinchik

Unit 30: John and Joyce Battle  
John and Joyce Battle

Unit 31: Paul and Carol LaPorte  
Paul and Carol LaPorte

Unit 7: ATTACHED  
Chris and Jennifer Gerling

Unit 8: ATTACHED  
Tom and Dana Broderick

Unit 9: ATTACHED  
H. Douglas and Mary Ann Shepherd

Unit 11: \_\_\_\_\_  
Capfinancial Properties CVI, LLC  
Its:

Unit 15: ATTACHED  
Bryan and Ashley Taggart

Unit 16: ATTACHED  
Sandra Erickson

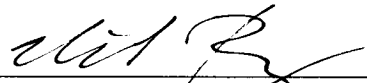
Unit 17: \_\_\_\_\_  
Capfinancial Properties CVI, LLC  
Its:

Unit 22: \_\_\_\_\_  
Brian and Katherine Hall

Unit 23: \_\_\_\_\_  
Jon and Susan Elliott

Unit 24: ATTACHED  
Chris and Allison Sullivan

Unit 27: \_\_\_\_\_  
William and Patrician Beckenhauer

Unit 28:   
~~William and Abby Ringer~~  
NAN + NICK PEREZ

Unit 29: \_\_\_\_\_  
Jeff and Michelle Joubran

Unit 28: \_\_\_\_\_

William and Amy Ranger

Unit 29: \_\_\_\_\_

Jeff and Michelle Joubran

Unit 30: ATTACHED \_\_\_\_\_

John and Joyce Battle

Unit 31: ATTACHED \_\_\_\_\_

Paul and Carol LaPorte

*Richard Lipscomb*

Unit 3: *Charma Lipscomb*  
Richard and Charmaine Lipscomb

Unit 4: \_\_\_\_\_  
Michael and Marcia Conlon

Unit 5: \_\_\_\_\_  
Neno and Denise Nenoff

Unit 6: \_\_\_\_\_  
Mark and Jenny Galan

Unit 7: \_\_\_\_\_  
Chris and Jennifer Gerling

Unit 8: \_\_\_\_\_  
Tom and Dana Broderick

Unit 9: \_\_\_\_\_  
Doug and Mary Ann Shepherd

Unit 10: \_\_\_\_\_  
Brian and Lynn Frain

Units 11 & 17: \_\_\_\_\_  
Capfinancial Properties CVI LLC  
Joe Ulferts

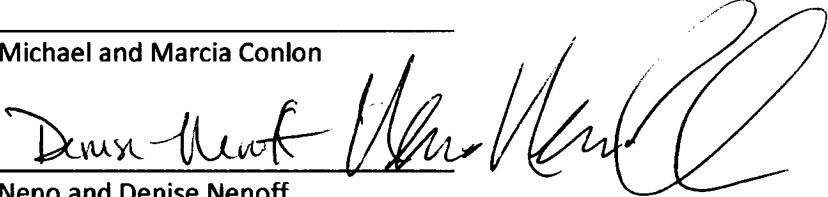
Unit 12: \_\_\_\_\_  
Randy and Mindy Ogden

Unit 13: \_\_\_\_\_  
Lisa and Gerry Kenney

Units 14 & 21: \_\_\_\_\_  
Warren and Suzanne Creamer

Unit 3: \_\_\_\_\_  
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Michael and Marcia Conlon

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Michael and Marcia Conlon

Unit 5: \_\_\_\_\_  
Neno and Denise Nenoff

Unit 6: \_\_\_\_\_  
Mark and Jenny Galan

Unit 7: *Chris & Jennifer Gerling / Chris Gerling*  
Chris and Jennifer Gerling

Unit 8: \_\_\_\_\_  
Tom and Dana Broderick

Unit 9: \_\_\_\_\_  
Doug and Mary Ann Shepherd

Unit 10: \_\_\_\_\_  
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Unit 6: Mike and Nancy Chereskin  
Unit 10: Brian and Lynn Frain  
Unit 12: *Randy & Mandy Ogden*  
Unit 13: Gerry and Lisa Kenney  
Unit 14: Warren and Suzanne Creamer  
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Unit 7: \_\_\_\_\_  
Chris and Jennifer Gerling

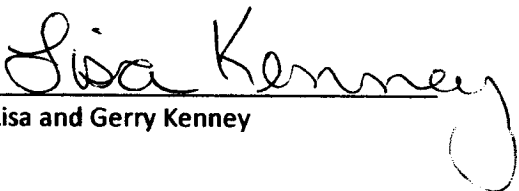
Unit 8: \_\_\_\_\_  
Tom and Dana Broderick

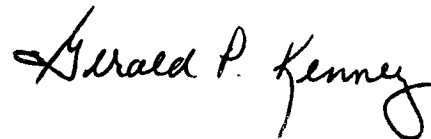
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Doug and Mary Ann Shepherd

Unit 10: \_\_\_\_\_  
Brian and Lynn Frain

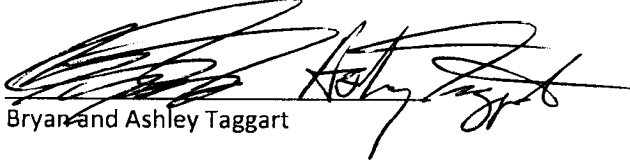
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Sandra Erickson

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Brian and Katherine Hall

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Jon and Susan Elliott

Unit 24: \_\_\_\_\_  
Chris and Allison Sullivan

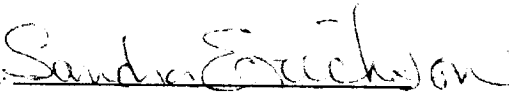
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