

EXHIBIT A
 BYLAWS I
 CONDOMINIUM BYLAWS
 HIGHLAND LAKES CONDOMINIUM

ARTICLE I

ASSOCIATION OF CO-OWNERS

Section 1. Highland Lakes Condominium, a condominium project located in the Township of Northville, Wayne County, Michigan, shall be administered by an association of co-owners which shall be a non-profit corporation, hereinafter called the "Association", organized under the applicable laws of the State of Michigan, and responsible for the management, maintenance, operation and administration of the common elements, easements and affairs of the condominium project in accordance with the Master Deed, these Bylaws I, the Articles of Incorporation, Bylaws II and duly adopted Rules and Regulations of the Association, the FHA Regulatory Agreement and the laws of the State of Michigan. All co-owners in the condominium project and all persons using or entering upon or acquiring any interest in any apartment therein or the common elements thereof shall be subject to the provisions and terms set forth in the aforesaid Condominium Documents.

Section 2. Membership in the Association and voting by members of the Association shall be in accordance with the following provisions:

- (a) Each co-owner shall be a member of the Association and no other person or entity shall be entitled to membership.
- (b) The share of a co-owner in the funds and assets of the Association cannot be assigned, pledged or transferred in any manner except as an appurtenance to his apartment in the Condominium.
- (c) Except as "limited" in these Bylaws, each co-owner shall be entitled to one vote for each apartment owned when voting by number and one vote, the value of which shall equal the total of the percentages allocated to the apartments owned by such co-owner as set forth in Article V of the Master Deed, when voting by value. Voting shall be by value except in those instances when voting is specifically required to be both in value and in number.
- (d) No co-owner shall be entitled to vote at any meeting of the Association until he has presented evidence of ownership of an apartment in the condominium project to the Association. The vote of each co-owner may only be cast by the individual representative designated by such co-owner in the notice required in subparagraph "e" below or by a proxy given by such individual representative.
- (e) Each co-owner shall file a written notice with the Association designating the individual representative who shall vote at meetings of the Association and receive all notices and other communications from the Association on behalf of such co-owner. Such notice shall state the name and address of the individual representative designated, the number or numbers of the apartment or apartments owned by the co-owner, and the name and address of each person, firm, corporation, partnership, association, trust or other entity who is the co-owner. Such notice shall be signed and dated by the co-owner. The individual representative designated may be changed by the co-owner at any time by filing a new notice in the manner herein provided.
- (f) The presence in person or by proxy of thirty-three (33%) percent in number and in value of the co-owners qualified to vote shall constitute a quorum for holding a meeting of the members of the Association, except for voting on questions specifically required herein to require a greater quorum. The written vote of any person furnished at or prior to



any duly called meeting at which meeting said person is not otherwise present in person or by proxy shall be counted in determining the presence of a quorum with respect to the question upon which the vote is cast.

(g) Votes may be cast in person or by proxy or by a writing duly signed by the designated voting representative not present at a given meeting in person or by proxy. Proxies and any written votes must be filed with the Secretary of the Association at or before the appointed time of each meeting of the members of the Association. Cumulative voting shall not be permitted.

(h) A majority, except where otherwise provided herein, shall consist of more than fifty (50%) percent in value of those qualified to vote and present in person or by proxy (or written vote, if applicable) at a given meeting of the members of the Association. Whenever provided specifically herein, a majority may be required to exceed the simple majority hereinabove set forth and may require such majority to be one of both number and value of designated voting representatives present in person or by proxy, or by written ballot, if applicable, at a given meeting of the members of the Association.

(i) Other provisions as to voting by members, not inconsistent with the provisions herein contained, may be set forth in the Association Bylaws or may be adopted from time to time by the Directors without appearing herein or in the Association Bylaws.

Section 3. The Association shall keep detailed books of account showing all expenditures and receipts of administration 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 books of account shall be audited at least annually by qualified independent auditors; provided, however, that such auditors need not be a certified audit public accountants nor does such audit need to be a certified audit of any institutional holder of a first mortgage lien on any unit in the condominium. Any institution shall be entitled to receive a copy of such annual audited financial statement within 90 days following the end of the Association's fiscal year upon request therefor. The costs of any such audit and any accounting expenses shall be expenses of administration.

Section 4. The affairs of the Association shall be governed by a Board of Directors, all of whom shall serve without compensation and who must be members of the Association. The number, terms of office, manner of election, removal and replacement, meetings, quorum and voting requirements, and other duties or provisions of or relating to directors, not inconsistent with the following, shall be provided by the Association Bylaws.

(a) The Board of Directors shall have all powers and duties necessary for the administration of the affairs of the Association and may do all acts and things as are not prohibited by the Condominium Documents or required thereby to be exercised and done by the co-owners. In addition to the foregoing general duties imposed by these Bylaws, or any further duties which may be imposed by resolution of the members of the Association or which may be set forth in the Association Bylaws, the Board of Directors shall be responsible specifically for the following:

- (1) Management and administration of the affairs of and maintenance of the condominium project and the common elements thereof.
- (2) To collect assessments from the members of the Association and to use the proceeds thereof for the purposes of the Association.
- (3) To carry insurance and collect and allocate the proceeds thereof.

- (4) To rebuild improvements after casualty.
- (5) To contract for and employ persons, firms, corporations or other agents to assist in the management, operation, maintenance and administration of the condominium project.
- (6) To acquire, maintain and improve, and to buy, operate, manage, sell, convey, assign, mortgage or lease any real or personal property (including any apartment in the condominium and easements, rights-of-way and licenses) on behalf of the Association in furtherance of any of the purposes of the Association, including (but without limitation) the lease or purchase of any apartment in the condominium for use by a resident manager.
- (7) To borrow money and issue evidences of indebtedness in furtherance of any and all of the purposes of the business of the Association, and to secure the same by mortgage, pledge, or other lien on property owned by the Association; provided, however, that any such action shall also be approved by affirmative vote of more than sixty (60%) percent of all of the members of the Association in number and in value.
- (8) To make rules and regulations in accordance with Article VI, Section 5 of these Bylaws.
- (9) To establish such committees as it deems necessary, convenient or desirable and to appoint persons thereto for the purpose of implementing the administration of the condominium and to delegate to such committees any functions or responsibilities which are not by law or the Condominium Documents required to be performed by the Board.
- (10) To make rules and regulations and/or to enter into agreements with institutional lenders the purposes of which are to obtain mortgage financing for unit co-owners which is acceptable for purchase by the Federal Home Loan Mortgage Corporation, the Federal National Mortgage Association, the Government National Mortgage Association and/or any other agency of the federal government or the State of Michigan.
- (11) To enforce the provisions of the Condominium documents.
- (12) To do or cause to be done any matter or thing necessary or desirable to facilitate the insurance by the Federal Housing Administration and the Veterans Administration of a mortgage upon any unit in the condominium, including, without limitation, the entry into a Regulatory Agreement with the Federal Housing Administration and the carrying out of the terms and provisions thereof.
- (b) The Board of Directors may employ for the Association a professional management agent (or any person or entity related thereto) at reasonable compensation established by the Board to perform such duties and services as the Board shall authorize, including, but not limited to, the duties listed in Section 4(a) of this Article I, and the Board may delegate to such management agent any other duties or powers which are not by law or by the Condominium Documents required to be performed by or have the approval of the Board of Directors or the members of the Association. In the event the Board does employ a professional management agent for the Association, the Board shall secure the written approval of each institutional holder of a first mortgage lien on any unit in the condominium prior to terminating such professional management agent (or any successor thereto) and assuming self-management. In no event shall the Board be authorized to enter into any contract with a professional management agent, or any other contract providing for services by the developer, sponsor or builder, in which the maximum term is greater than three years or which is not terminable by the Association upon 90 days' written notice thereof to the other party.

(c) All of the actions (including, without limitation, the adoption of these Bylaws and any Rules and Regulations for the Association, and any undertakings or contracts entered into with others on behalf of the Association) of the First Board of Directors of the Association named in its Articles of Incorporation shall be binding upon the Association in the same manner as though such actions had been authorized by a Board of Directors duly elected by the members of the Association at any annual meeting of members so long as such actions are within the scope of the powers and duties which may be exercised by any Board of Directors as provided in the Condominium Documents.

Section 5. The Association Bylaws shall provide the designation, number, terms of office, qualifications, manner of election, duties, removal and replacement of the officers of the Association and may contain any other provisions pertinent to officers of the Association in furtherance of the provisions and purposes of the Condominium Documents and not inconsistent therewith. Officers may be compensated but only upon the affirmative vote of more than sixty (60%) percent of all co-owners in number and in value.

ARTICLE II

ASSESSMENTS

Section 1. The Association shall be assessed as the person or entity in possession of any tangible personal property of the Condominium owned or possessed in common by the co-owners, and personal property taxes based thereon shall be treated as expenses of administration.

Section 2. All costs incurred by the Association in satisfaction of any liability arising within, caused by or in connection with the common elements or the administration of the Condominium shall be expenses of administration within the meaning of Sections 13 and 15 of Public Act 229 of 1963, as amended; and all sums received as proceeds of, or pursuant to, any policy of insurance carried by the Association securing the interests of the co-owners against liabilities or losses arising within, caused by or connected with the common elements or the administration of the Condominium shall be receipts of administration.

Section 3. Assessments shall be determined in accordance with the following provisions:

- (a) The Board of Directors of the Association shall establish an annual budget in advance for each fiscal year and such budget shall project all expenses for the forthcoming year which may be required for the proper operation, management and maintenance of the Condominium Project, including a reasonable allowance for contingencies and reserves. Reserves shall be established and accounting, reporting and other procedures shall be carried out in strict compliance with the FHA Regulatory Agreement so long as the terms of such Agreement are applicable to the Condominium. The reserve fund(s) established in accordance with the foregoing sentence must be funded by regular monthly payments as set forth in Section 4, rather than by special assessments. Upon adoption of an annual budget by the Board of Directors, copies of said budget shall be delivered to each co-owner and the assessment for said year shall be established based upon said budget, although the delivery of a copy of the budget to each co-owner shall not affect the liability of any co-owner for any existing or future assessments. Should the Board of Directors, at any time determine, in the sole discretion of the Board of Directors:
 - (1) that the assessments levied are or may prove to be insufficient to pay the costs of operation and management of the Condominium, (2) to provide replacements of existing common

elements, (3) to provide additions to the common elements not exceeding one-sixth (1/6) of the total annual Association budget for the pertinent fiscal year, or (4) in the event of emergencies, the Board of Directors shall have the authority to increase the general assessment or to levy such additional assessment or assessments as it shall deem to be necessary.

(b) Special assessments, in addition to those required in (a) above may be made by the Board of Directors from time to time and approved by the co-owners as hereinafter provided to meet other needs or requirements of the Association, including but not limited to (1) assessments for capital improvements for additions of a cost exceeding one-sixth (1/6) of the total annual Association budget for the pertinent fiscal year, (2) assessments to purchase an apartment upon foreclosure of the lien for assessments described in Section 6 hereof, (3) assessments to purchase an apartment for use as a resident manager's apartment, or (4) assessments for any other appropriate purpose not elsewhere herein described. Special assessments referred to in this subparagraph (b) (but not including those assessments referred to in subparagraph 3(a) above which shall be levied in the sole discretion of the Board of Directors) shall not be levied without the prior approval of more than sixty (60%) percent of all co-owners in value and in number.

Section 4. All assessments levied against the co-owners to cover expenses of administration shall be apportioned among and paid by the co-owners in accordance with the percentage of value allocated to each apartment in Article V of the Master Deed without increase or decrease for the existence of any rights to the use of limited common elements appurtenant to an apartment. Annual assessments as determined in accordance with Article II, Section 3(a) above shall be payable by co-owners in twelve (12) equal monthly installments, commencing with acceptance of a deed to an apartment by any other means. or with acquisition of fee simple title to an apartment by any other means. The payment of an assessment shall be in default if such assessment, or any part thereof, is not paid to the Association in full on or before the due date for such payment. Assessments in default shall bear interest at the rate of seven (7%) percent per annum until paid in full. In addition to interest charged at the rate specified in the foregoing sentence, the Association shall be empowered to charge the delinquent co-owner a reasonable administrative fee to cover the cost of processing the delinquent account. Each co-owner (whether one or more persons) shall be, and remain, personally liable for the payment of all assessments pertinent to his apartment which may be levied while such co-owner is the owner thereof.

Section 5. No co-owner may exempt himself from liability for his contribution toward the expenses of administration by waiver of the use or enjoyment of any of the common elements or by the abandonment of his apartment.

Section 6. The Association may enforce collection of delinquent assessments by a suit at law for a money judgment or by foreclosure of the statutory lien that secures payment of assessments. Each co-owner, and every other person who from time to time has any interest in the project, shall be deemed to have granted to the Association the unqualified right to elect to foreclose such lien either by judicial action or by advertising the provisions of Michigan law pertaining to foreclosure of mortgages by judicial action and by advertisement, as the same may be amended from time to time, are incorporated herein by reference for the purposes of establishing the alternative procedures to be followed in lien foreclosure actions and the rights and obligations of the parties to such actions. Furthermore, each co-owner and every other person who from time to time has interest in the project, shall be deemed to have authorized and empowered the Association to sell or to cause to be sold the apartment with respect to which the assessment(s) is or are delinquent and to receive, hold and distribute the proceeds of such sale in accordance with the priorities established

by Michigan law. Each co-owner of an apartment in the project acknowledges that at the time of acquiring title to such apartment, he was notified of the provisions of this section and that he voluntarily, intelligently and knowingly waived notice of any proceedings brought by the Association to foreclose by advertisement the lien for nonpayment of assessments and to foreclose by the same prior to the sale of the subject apartment. Notwithstanding the foregoing, neither a judicial foreclosure action nor a suit at law for a money judgment shall be commenced, nor shall any notice of foreclosure by advertisement be published, until the expiration of ten (10) days after mailing, by ordinary mail addressed to the representative designated in the written notice required by Article I 2(e) hereof to be filed with the Association (or, in the absence of such a designation, addressed to the occupant of the subject apartment), of a written notice that one or more installments of the annual assessment levied against the pertinent apartment is or are delinquent and that the Association may invoke any of its remedies hereunder if the default is not cured within ten (10) days after the date of mailing. Such written notice shall be accompanied by a written affidavit of an authorized representative of the Association that sets forth (i) the affiant's capacity to make the affidavit, (ii) the statutory and other authority for the lien, (iii) the amount outstanding and (iv) the legal description of the subject apartment. Such affidavit shall be recorded in the Office of the Register of Deeds in the county in which the project is located prior to the commencement of any foreclosure proceeding, but it need not have been recorded as of the date of mailing as aforesaid. If the delinquency is not cured within the ten (10) day period, the Association may take such remedial action as it elects. In the event the Association elects to foreclose the lien by advertisement, the Association shall so notify the representative designated above (or occupant, if applicable) and shall inform such person that he may request a judicial hearing by bringing suit against the Association. The expenses incurred in collecting unpaid assessments, including interest, costs, actual attorneys' fees (not limited to statutory fees) and advances for taxes or other liens paid by the Association to protect its lien, shall be chargeable to the co-owner in default and shall be secured by the lien on his apartment. In the event of default by any co-owner in the payment of any installment of the annual assessment levied against his apartment, the Association shall have the right to declare all unpaid installments of the annual assessment for the pertinent fiscal year immediately due and payable. The Association also may discontinue the furnishing of any utilities or other services to a co-owner in default upon seven (7) days' written notice to such co-owner of its intention to do so. A co-owner in default shall not be entitled to utilize any of the general common elements of the project and shall not be entitled to vote at any meeting of the Association so long as such default continues. In a judicial foreclosure action, a receiver may be appointed to collect a reasonable rental for the apartment from the co-owner thereof or any persons claiming under him.

Section 7. If the mortgagee of a first mortgage of record or other purchaser of a condominium unit obtains title to the condominium unit as a result of foreclosure of the first mortgage, such person, its successors and assigns, is not liable for the assessments by the administering body chargeable to the unit which become due prior to the acquisition of title to the unit by such person. The unpaid assessments are deemed to be common expenses collectible from all of the condominium unit owners including such persons, its successors and assigns.

ARTICLE III
ARBITRATION

Section 1. Disputes, claims, or grievances arising out of or relating to the interpretation or the application of the Condominium documents, or any disputes, claims or grievances arising among or between co-owners and the Association shall, upon the election and written consent of the parties to any such disputes, claims or grievances and written notice to the Association, be submitted to arbitration and the parties thereto shall accept the arbitrator's decision as final and binding. The Commercial Arbitration Rules of the American Arbitration Association as amended and in effect from time to time hereafter shall be applicable to any such arbitration.

Section 2. No co-owner or the Association shall be precluded from petitioning the courts to resolve any such disputes, claims or grievances.

Section 3. Election by co-owners or the Association to submit any such dispute, claim or grievance to arbitration shall preclude such parties from litigating such dispute, claim or grievance in the courts.

ARTICLE IV
INSURANCE

Section 1. The Association shall carry fire and extended coverage, vandalism and malicious mischief and liability insurance, and workmen's compensation insurance, if applicable, pertinent to the ownership, use and maintenance of the common elements of the Condominium project, and such insurance, other than title insurance, shall be carried and administered in accordance with the following provisions:

- (a) All such insurance shall be purchased by the Association for the benefit of the Association, and the co-owners and their mortgages, as their interests may appear, and provision shall be made for the issuance of certificates of mortgagee endorsements to the mortgagees of co-owners. Each co-owner may obtain insurance coverage at his own expense upon his apartment. It shall be each co-owner's responsibility to obtain insurance coverage for his personal property located within his apartment or elsewhere on the Condominium and for his personal liability for occurrences within his apartment or upon limited common elements appurtenant to his apartment, and also for alternative living expense in the event of fire, and the Association shall have absolutely no responsibility for obtaining such coverages. The Association and all co-owners shall use their best efforts to see that all property and liability insurance carried by the Association or any co-owner shall contain appropriate provisions whereby the insurer waives its right of subrogation as to any claims against any co-owner or the Association.
- (b) All common elements of the Condominium project shall be insured against fire and other perils covered by a standard extended coverage endorsement, in an amount equal to the maximum insurable replacement value, excluding foundation and excavation costs, as determined annually by the Board of Directors of the Association. Such coverage shall also include interior walls within any apartment and the pipes, wires, conduits and ducts contained therein and shall further include all fixtures, equipment and trim within an apartment which were furnished with the unit

as standard items in accord with the plans and specifications thereof as are on file with the Association (or such replacements thereof as do not exceed the cost of such standard items). Any improvements made by a co-owner within his apartment shall be covered by insurance obtained by and at the expense of said co-owner; provided that, if the Association elects to include such improvements under its insurance coverage, any additional premium cost to the Association attributable thereto shall be assessed to and borne solely by said co-owner and collected as part of the assessments against said co-owner under Article II hereof.

(c) All premiums upon insurance purchased by the Association pursuant to these Bylaws shall be expenses of administration.

(d) Proceeds of all insurance policies owned by the Association shall be received by the Association, held in a separate account and distributed to the Association, and the co-owners and their mortgagees as their interests may appear; provided, however, whenever repair or reconstruction of the Condominium shall be required as provided in Article V of these Bylaws, the proceeds of any insurance received by the Association as a result of any loss requiring repair or reconstruction shall be applied for such repair or reconstruction and in no event shall hazard insurance proceeds be used for any purpose other than for repair, replacement or reconstruction of the project unless all of the institutional holders of first mortgages on units in the project have given their prior written approval.

Section 2. Each co-owner, by ownership of an apartment in the Condominium project, shall be deemed to appoint the Association as his true and lawful attorney-in-fact to act in connection with all matters concerning the maintenance of fire and extended coverage, vandalism and malicious mischief, liability insurance and workmen's compensation insurance, if applicable, pertinent to the Condominium project, his apartment and the common elements appurtenant thereto with such insurer as may, from time to time, provide such insurance for the Condominium project. Without limitation on the generality of the foregoing, the Association as said attorney shall have full power and authority to purchase and maintain such insurance, to collect and remit premiums therefor, to collect proceeds and to distribute the same to the Association, the co-owners and respective mortgagees, as their interests may appear (subject always to the Condominium Documents), to execute releases of liability and to execute all documents and to do all things on behalf of such co-owner and the Condominium as shall be necessary to the accomplishment of the foregoing.

APPENDIX E

RECONSTRUCTION OR REPAIR

Section 1. If any part of the Condominium property shall be damaged, the determination of whether or not it shall be reconstructed or repaired shall be made in the following manner:

(a) If the damaged property is a common element or an apartment, the property shall be rebuilt or repaired if any apartment in the condominium is tenantable, unless it is determined by a unanimous vote of all of the co-owners in the condominium that the condominium shall be terminated and each institutional holder of a first mortgage lien on any unit in the condominium has given its prior written approval of such termination.

(b) If the condominium is so damaged that no apartment is tenable, and if each institutional holder of a first mortgage lien on

on any unit in the condominium has given its prior written approval of the termination of the condominium, the damaged property shall not be rebuilt and the condominium shall be terminated, unless seventy-five (75%) percent or more of the co-owners in value and in number agree to reconstruction by vote or in writing within ninety (90) days after the destruction.

Section 2. Any such reconstruction or repair shall be substantially in accordance with the Master Deed and the plans and specifications for the project to a condition as comparable as possible to the condition existing prior to damage unless the co-owners shall unanimously decide otherwise.

Section 3. If the damage is only to a part of any apartment which is the responsibility of a co-owner to maintain and repair, it shall be the responsibility of the co-owner to repair such damage in accordance with Section 4 hereof. In all other cases, the responsibility for reconstruction and repair shall be that of the Association.

Section 4. Except as specified in Article IV C(5) of the Master Deed, each co-owner shall be responsible for the reconstruction, repair and maintenance of the interior of his apartment, including, but not limited to, floor coverings, wall coverings, window shades, draperies, interior walls (but not any common elements therein), interior trim, furniture, light fixtures and all other fixtures and accessories of whatever nature, all appliances, whether free-standing or built-in, and internal installations such as telephone, air conditioners, sanitary installations, sewage disposal, door and door frames, windows and window frames, doorwalls and doorwall frames, lamps and water tanks. Each co-owner shall perform promptly all maintenance and repair work within his own apartment which, if not performed would detrimentally affect the Condominium in whole or in part, and each co-owner shall be liable for all damages that result from failure to comply with the terms hereof. In the event damage to interior walls within a co-owner's unit or to pipes, wires, conduits, ducts or other common elements therein is covered by insurance held by the Association, then the reconstruction or repair shall be the responsibility of the Association in accordance with Section 5. If any other interior portion of a unit is covered by insurance held by the Association for the benefit of the co-owner, the co-owner shall be entitled to receive the proceeds of insurance relative thereto and if there is a mortgagee endorsement, the proceeds shall be payable to the co-owner and mortgagee jointly. In the event of substantial damage to or destruction of any unit or any part of the common elements, the Association promptly shall so notify each institutional holder of a first mortgage lien on any of the apartments in the condominium.

Section 5. The Association shall be responsible for the reconstruction, repair and maintenance of the common elements and any incidental damage to an apartment (but not the contents thereof, including furniture, fixtures, personal property and improvements) caused by such common elements or the reconstruction, repair or maintenance thereof. Immediately after a casualty causing damage to property for which the Association has the responsibility of maintenance, repair and reconstruction, the Association shall obtain reliable and detailed estimates of the cost to replace the damaged property in a condition as good as that existing before the damage. If the proceeds of insurance are not sufficient to defray the estimated costs of reconstruction or repair required to be performed by the Association, or if at any time during such reconstruction or repair, or upon completion of such reconstruction or repair, the funds for the payment of the costs thereof are insufficient, assessments shall be made against all co-owners for the cost of reconstruction or repair of the damaged property in sufficient amounts to provide funds to pay the estimated or actual cost of repair.

Section 6. The following provisions shall control upon any taking by eminent domain:

(a) In the event of any taking of an entire apartment by eminent domain, the award for such taking shall be paid to the Association for the benefit of the owner of such apartment and the mortgagee thereof, as their interests may appear. After acceptance of such award by the owner and his mortgagee, they shall be divested of all interest in the Condominium project. In the event that any condemnation award shall become payable to any co-owner whose apartment is not wholly taken by eminent domain, then such award shall be paid by the condemning authority to the Association on behalf of such co-owner and his mortgagee, as their interests may appear. If only a part of any apartment is taken, the Association shall rebuild the same as is necessary to make it habitable and remit the balance of the condemnation proceeds pertinent to such apartment to the owner and mortgagee thereof, as their interest may appear.

(b) If there is any taking of any portion of the Condominium other than any apartment the condemnation proceeds relative to such taking shall be paid to the Association and the affirmative vote of more than seventy-five (75%) percent of the co-owners in number and in value shall determine whether to rebuild, repair or replace the portion so taken or to take such other action as they deem appropriate. If no such affirmative vote is obtained, such condemnation proceeds shall be remitted to the co-owners and their respective mortgagees, as their interests may appear, in accordance with their respective percentages of value set forth in Article V of the Master Deed.

(c) In the event the Condominium project continues after taking by eminent domain, then the remaining portion of the Condominium project shall be re-surveyed and the Master Deed amended accordingly, and, if any apartment shall have been taken, then Article V of the Master Deed shall also be amended to reflect such taking and to proportionately readjust the percentages of value of the remaining co-owners based upon the continuing value of the condominium of 100%. Such amendment may be effected by an officer of the Association duly authorized by the Board of Directors without the necessity of execution or specific approval thereof by any co-owner, but only with the prior written approval of all holders of first mortgage liens on individual units in the project.

(d) In the event any apartment in the condominium, or any portion thereof, or the common elements or any portion thereof, is made the subject matter of any condemnation or eminent domain proceeding or is otherwise sought to be acquired by a condemning authority, the Association promptly shall so notify each institutional holder of a first mortgage lien on any of the units in the condominium.

Section 7. In the event any mortgage in the condominium is held by the Federal Home Loan Mortgage Corporation ("FHLBC") then the Association shall give FHLBC written notice at such address as it may, from time to time, direct of any loss to or taking of the common elements of the condominium if the loss or taking exceeds \$10,000 in amount.

Section 8. Nothing contained in the Condominium Documents shall be construed to give a condominium unit owner, or any other party, priority over any rights of first mortgagees of condominium units pursuant to their mortgages in the case of a distribution to condominium unit owners of insurance proceeds or condemnation awards for losses to or a taking of condominium units and/or common elements.

ARTICLE VI

RESTRICTIONS

Section 1. No apartment in the condominium shall be used for other than single-family residence purposes (except that persons not of the same immediate family residing together may occupy an apartment with written consent of the Board of Directors, which consent shall not be unreasonably withheld) and the common elements shall be used only for purposes consistent with the use of single-family residences. A family shall mean one person or a group of two or more persons related by bonds of consanguinity, marriage, or legal adoption.

Section 2. A co-owner may lease his apartment for the same purposes set forth in Section 1 of this Article VI. No rooms in an apartment may be rented and no transient tenants accommodated. 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. Any co-owner who leases his apartment shall provide the Association with the following information: (a) the name of the lessee, (b) the term of the lease, (c) the names of the members of lessee's family who are entitled to use the common elements of the project, and (d) the name and address of the person to whom billings for regular and special assessments, if any, and other communications should be sent. No notice given hereunder shall discharge the co-owner's liability to the Association for payment of all regular and special assessments.

Section 3. No co-owner shall make alterations in exterior appearance or make structural modifications to his apartment (including interior walls through or in which there exist easements for support or utilities) or make changes in any of the common elements, limited or general, without the express written approval of the Board of Directors including (but not by way of limitation) exterior painting or the erection of antennas, lights, aerials, awnings, doors, shutters or other exterior attachments or modifications, nor shall any co-owner damage or make modifications or attachments to common element walls between units which in any way impairs soundconditioning provisions. The Board of Directors may approve only such modifications as do not impair the soundness, safety, utility or appearance of the Condominium.

Section 4. No immoral, improper, unlawful or offensive activity shall be carried on in any apartment or upon the common elements, limited or general, nor shall anything be done which may be or become an annoyance or a nuisance to the co-owners of the Condominium, nor shall any unreasonably noisy activity be carried on in any unit or on the common elements. No co-owner shall do or permit anything to be done or keep or permit to be kept in his apartment or on the common elements anything that will increase the rate of insurance on the Condominium without the written approval of the Association and each co-owner shall pay to the Association the increased cost of insurance premiums resulting from any such activity or the maintenance of any such condition.

Section 5. Reasonable regulations consistent with the Act, the Master Deed and these Bylaws, concerning the use of the common elements may be made and amended from time to time by any Board of Directors of the Association, including the First Board of Directors. Any such regulation or amendment may be revoked at any time by the affirmative vote of more than fifty (50%) percent of all co-owners in number and in value.

Section 6. The Association or its duly authorized agents shall have access to each apartment and any limited common elements appurtenant thereto from time to time, during reasonable working hours, upon notice to the co-owner thereof, as may be necessary for the maintenance, repair or replacement of any of the common elements. The Association or its agents shall also have access to each apartment and any limited common elements appurtenant thereto at all times without notice as may be necessary to make emergency repairs to prevent damage to the common elements or to another apartment. It shall be the responsibility of each co-owner to provide the Association means of access to his apartment and any limited common elements appurtenant thereto during all periods of absence and in the event of the failure of such co-owner to provide means of access, the Association may gain access in such manner as may be reasonable under the circumstances and shall not be liable to such co-owner for any necessary damage to his apartment and any limited common elements appurtenant thereto caused thereby or for repair or replacement of any doors or windows damaged in gaining such access.

Section 7. Each co-owner shall maintain his apartment and any limited common elements appurtenant thereto for which he has maintenance responsibility in a safe, clean and sanitary condition. Each co-owner shall also use due care to avoid damaging any of the common elements, including, but not limited to, the telephone, water, gas, plumbing, electrical or other utility conduits and systems and any other other elements in any apartment which are appurtenant to or which may affect any other apartment. Each co-owner shall be responsible for damages or costs to the Association resulting from negligent damage to or misuse of any of the common elements by him, or his family, guests, agents or invitees, unless such damages or costs are covered by insurance carried by the Association in which case there shall be no such responsibility (unless reimbursement to the Association is excluded by virtue of a deductible provision, in which case the responsible co-owner shall bear the expense to the extent of the deductible amount). Any costs or damages to the Association may be assessed to and collected from the responsible co-owner in the manner provided in Article II hereof.

Section 8. Prior to installing any fixture or other installation or device that utilizes natural gas or water within an apartment or limited common element (excluding replacement fixtures for original equipment furnished with the apartment at the time of the purchase thereof, provided that such replacement equipment utilizes no greater amount of natural gas or water than the original equipment being replaced), a co-owner shall notify the Association of the proposed installation, and provide plans and specifications thereof if requested by the Association. The Association shall have the right to prohibit the installation in its sole discretion or to condition approval thereof upon compliance with such conditions as it may impose in its discretion, including without limitation, increasing the monthly assessments attributable to the co-owner's apartment to compensate for the increased cost to the Association of the natural gas and water.

ARTICLE VII

MORTGAGES

Section 1. Any co-owner who mortgages his apartment shall notify the Association of the name and address of the mortgagee, and the Association shall maintain such information in a book entitled "Mortgages of Apartments". The Association may, at the written request of a mortgagee

of any such apartment, report any unpaid assessments due from the co-owner of such apartment. The Association shall give to the holder of any first mortgage covering any unit in the project written notification of any default in the performance of the obligations of the co-owner of such apartment that is not cured within 60 days.

Section 2. The Association shall notify each mortgagee appearing in said book of the name of each company insuring the condominium against fire, perils covered by extended coverage, and vandalism and malicious mischief and the amount of such coverage.

Section 3. Upon request submitted to the Association, any institutional holder of a first mortgage lien on any unit in the condominium shall be entitled to receive written notification of every meeting of the members of the Association and to designate a representative to attend such meeting.

ARTICLE VIII CHARGES FOR CERTAIN UTILITIES

The Association exclusively shall be billed for all water and sewer charges and electricity charges for street lighting and the common areas against the Condominium. Such charges for these services by the Township of Northville, Michigan and by the Detroit Edison Company or its successors or assigns shall constitute a lien against the project until paid. All charges to the Association for these services shall be expenses of administration. No change shall be made in this provision without the written consent of the Township of Northville and the Detroit Edison Company. The Association shall also be exclusively billed for gas for the entire project and the cost of this service shall be expenses of administration.

ARTICLE IX AMENDMENTS

Section 1. Amendments to these Bylaws may be proposed by the Board of Directors of the Association acting upon the vote of the majority of the Directors or by one-third or more in number of the members or by instrument in writing signed by them.

Section 2. Upon any such amendment being proposed, a meeting for consideration of the same shall be duly called in accordance with the provisions of the Association Bylaws.

Section 3. These Bylaws may be amended by the Association at any regular annual meeting or a special meeting called for such purpose, by an affirmative vote of more than fifty (50%) percent of all co-owners in number and in value; provided, however, that the prior written approval of all institutional holders of first mortgage liens on any unit in the condominium shall be required for any amendment to these Bylaws that materially affects the rights of any member of the Association.

Section 4. Any amendment to these Bylaws (but not the Association Bylaws) shall become effective upon approval of the same by the State of Michigan and recording of such amendment in the Office of the Register of Deeds in the county where the condominium is located. Without the prior written approval of all institutional holders of first mortgage liens on any unit in the condominium, no amendment to these Bylaws shall become effective which involves any change, direct or indirect, in Article I, Sections 3 and 4(b), Article II Sections 3(a), 4, and 7, Article IV Section 1(d), Article V Sections 1, 4, 6, 7 and 8, Article VII Section 1, Article IX Sections 3 and 4, or Article XII, Section 1, or to any other provision hereof that increases or decreases the benefits or obligations, or materially affects the rights of any member of the Association.

Section 5. A copy of each amendment to the Bylaws shall be furnished to every member of the Association after adoption; provided, however, that any amendment to these Bylaws that is adopted in accordance with this Article shall be binding upon all persons who have an interest in the project irrespective of whether such persons actually receive a copy of the amendment.

ARTICLE X

COMPLIANCE

The Association of co-owners and all present or future co-owners, tenants, or any other persons acquiring an interest in or using the facilities of the project in any manner are subject to and shall comply with the Act, as amended, and the mere acquisition, occupancy or rental of any unit or an interest therein or the utilization of or entry upon the condominium premises shall signify that the Condominium Documents are accepted and ratified. In the event the Condominium Documents conflict with the provisions of the Statute, the Statute shall govern.

ARTICLE XI

DEFINITIONS

All terms used herein shall have the same meaning as set forth in the Master Deed to which these Bylaws are attached as an Exhibit or as set forth in the Act.

ARTICLE XII

REMEDIES FOR DEFAULT

Section 1. Any default by a co-owner shall entitle the Association or another co-owner or co-owners to the following relief:

(a) Failure to comply with any of the terms or provisions of the Condominium Documents shall be grounds for relief, which may include

without intending to limit the same, an action to recover sums due for damages, injunctive relief, foreclosure of lien (if default in payment of assessment) or any combination thereof, and such relief may be sought by the Association, or, if appropriate, by an aggrieved co-owner or co-owners.

(b) In any proceeding arising because of an alleged default by any co-owner, the Association, if successful, shall be entitled to recover the costs of the proceeding and such reasonable attorney's fees, (not limited to statutory fees) as may be determined by the Court, but in no event shall any co-owner be entitled to recover such attorney's fees.

(c) The violation of any of the provisions of the Condominium Documents shall also give the Association or its duly authorized agents the right, in addition to the rights set forth above, to enter upon the common elements, limited or general, or into any apartment, where reasonably necessary, and summarily remove and abate, at the expense of the co-owner in violation, any structure, thing or condition existing or maintained contrary to the provisions of the Condominium Documents.

Section 2. The failure of the Association or of any co-owner to enforce any right, provision, covenant or condition which may be granted by the Condominium Documents shall not constitute a waiver of the right of the Association or of any such co-owner to enforce such right, provisions, covenant or condition in the future.

Section 3. All rights, remedies and privileges granted to the Association or any co-owner or co-owners pursuant to any terms, provisions, covenants or conditions of the aforesaid Condominium Documents shall be deemed to be cumulative and the exercise of any one or more shall not be deemed to constitute an election of remedies, nor shall it preclude the party thus exercising the same from exercising such other and additional rights, remedies or privileges as may be available to such party at law or in equity.
..

ARTICLE XIII

SEVERABILITY

In the event that any of the terms, provisions, or covenants of these Bylaws or the Condominium Documents are held to be partially or wholly invalid or unenforceable for any reason whatsoever, such holding shall not affect, alter, modify or impair in any manner whatsoever any of the other terms, provisions or covenants of such documents or the remaining portions of any terms, provisions or covenants held to be partially invalid or unenforceable.

BY-LAWS II OF THE
HIGHLAND LAKES CONDOMINIUM

ARTICLE I
ADOPTION OF CONDOMINIUM BYLAWS

The By-Laws I of the Highland Lakes Condominium (hereinafter known as the Condominium By-Laws) as attached to the Superseding Consolidated Master Deed and recorded in Liber N/A, Pages N/A through N/A, Wayne County Records, as hereby incorporated by reference and adopted in their entirety as a part of the By-Laws of this Association (hereinafter known as the "Association By-Laws").

ARTICLE II
MEETINGS

Section 1. Meetings of the Association shall be held at the principal office of the Association or at such other suitable place convenient to the co-owners as may be designated by the Board of Directors.

Section 2. The First Annual Meeting of Members of the Association shall be held on the date specified in By-Laws I. The date, time and place of such meeting shall be set by the Board of Directors; and at least ten (10) days' written notice thereof shall be given to each co-owner. Thereafter, the annual meetings of members of the Association shall be held on the third Monday of May of each succeeding year. At such meetings there shall be elected by ballot of the co-owners a Board of Directors in accordance with the requirements of Section I of Article III of these By-Laws. The co-owners may also transact at annual meetings such other business of the Association as may properly come before them.

Section 3. It shall be the duty of the President to call a special meeting of the co-owners as directed by resolution of the Board of Directors or upon a petition signed by 1/3 of the co-owners presented to the Secretary of the Association or at the request of the Federal Housing Commission or its duly authorized representative. Notice of any special meeting shall state the time and place of such meeting and the purpose thereof. No business shall be transacted at a special meeting except as stated in the notice.

Section 4. It shall be the duty of the Secretary to serve a notice of each annual or special meeting, stating the purpose thereof as well as of the time and place where it is to be held, upon each co-owner of record, at least ten (10) days but not more than twenty (20) days prior to such meeting. The mailing of a notice to the representative of each co-owner at the address shown in the notice required to be filed with the Association by Article I, Section 3(e) of the Condominium By-Laws shall be deemed notice served. Any member may, by written waiver of notice signed by such member, waive such notice, and such waiver, when filed in the records of the Association shall be deemed notice served.

Section 5. If any meeting of co-owners cannot be held because a quorum is not in attendance, the owners who are present may adjourn the meeting to a time not less than 48 hours from the time the original meeting was called.

ARTICLE III
BOARD OF DIRECTORS

Section 1. The affairs of the Association shall be governed by a Board of Directors all of whom shall serve without compensation and who must be members of the Association, except for the first Board of Directors designated in the Articles of Incorporation. Directors shall serve without compensation.

Section 2. The First Board of Directors designated in the Articles of Incorporation shall be composed of 5 persons and such first Board of Directors shall manage the affairs of the Association until a successor Board of Directors is elected at the first meeting of members of the Association. At the first meeting of members of the Association, the Board of Directors shall be increased in size from 5 persons to 7 persons. At such first meeting 4 Directors shall be elected for a term of 2 years and 3 Directors shall be elected for a term of 1 year. At such first meeting all nominees shall stand for election as 1 slate and the 4 persons receiving the highest number of votes shall be elected for a term of 2 years and the 3 persons receiving the next highest number of votes shall be elected for a term of 1 year. At the Annual Meeting of the Association held thereafter, either 3 or 4 Directors shall be elected depending upon the number of Directors whose terms expire. The term of office (except for the original Board of Directors and 3 of the Directors elected at the first annual meeting of members) of each Director shall be 2 years. The directors shall hold office until their successors have been elected and hold their first meeting.

Section 3. The Board of Directors shall have all powers and duties necessary for the administration of the affairs of the Association and may do all such acts and things as are not by law, the Master Deed (including the Exhibits thereto), the Articles of Incorporation, or these By-Laws, prohibited or directed to be exercised and done by the co-owners.

Section 4. In addition to the foregoing duties imposed by these By-Laws or by resolution of the members of the Association, the Board of Directors shall be responsible specifically for the following:

- (a) Care, upkeep and surveillance of the project and the common elements.
- (b) Collection and disbursement of monthly assessments from the co-owners.
- (c) Designation and dismissal of the personnel necessary for the maintenance and operation of the project and the common elements.

Section 5. The Board of Directors shall make and amend reasonable regulations respecting the use and enjoyment of the apartments and common elements in the Condominium and such other regulations as are necessary for the maintenance and control of the Condominium.

Section 6. The Board of Directors may employ for the Association a management agent at compensation established by the Board to perform such duties and services as the Board shall authorize, including, but not limited to, the duties listed in Sections 3 and 4 of this Article.

Section 7. Vacancies in the Board of Directors caused by any reason other than the removal of a director by a vote of the members of the Association shall be filled by vote of the majority of the remaining directors, even though they may constitute less than a quorum. Each person so elected shall be a Director until a successor is elected at the next annual meeting of the Association to act for the unexpired term of his predecessor (or for a full term if the predecessor's term would have expired at the time of such annual meeting).

Section 8. At any regular or special meeting of the Association duly called, any one or more of the Directors may be removed with or without cause by a majority of the co-owners and a successor may then and there be elected to fill any vacancy thus created. Any Director whose removal has been proposed by the co-owners shall be given an opportunity to be heard at the meeting.

Section 9. The first meeting of a newly elected Board of Directors shall be held within 10 days of election at such place as shall be fixed by the Directors at the meeting at which such Directors were elected, and no notice shall be necessary to the newly elected Directors in order legally to constitute such meeting, providing a majority of the whole Board shall be present.

Section 10. Regular meetings of the Board of Directors may be held at such times and places as shall be determined from time to time by a majority of the Directors, but at least two such meetings shall be held during each fiscal year. Notice of regular meetings of the Board of Directors shall be given to each Director, personally, by mail, telephone or telegraph, at least 10 days prior to the date named for such meeting.

Section 11. Special meetings of the Board of Directors may be called by the President on 3 days' notice to each Director, given personally, by mail, telephone or telegraph, which notice shall state the time, place and purpose of the meeting. Special meetings of the Board of Directors shall be called by the President or Secretary in like manner and on like notice on the written request of one Director.

Section 12. Before or at any meeting of the Board of Directors, any Director may, in writing, waive notice of such meeting and such waiver shall be deemed equivalent to the giving of such notice. Attendance by a Director at any meetings of the Board shall be deemed a waiver of notice of the time and place thereof. If all the Directors are present at any meeting of the Board, no notice shall be required and any business may be transacted at such meeting.

Section 13. At all meetings of the Board of Directors, a majority of the Directors shall constitute a quorum for the transaction of business, and the acts of the majority of the Directors present at a meeting at which a quorum is present shall be the acts of the Board of Directors. If, at any meeting of the Board of Directors, there be less than a quorum present, the majority of those present may adjourn the meeting from time to time. At any such adjourned meeting when a quorum has been reached any business which might have been transacted at the meeting originally called may be transacted without further notice.

Section 14. The Board of Directors shall require that all officers and employees of the Association handling or responsible for Association funds shall furnish adequate fidelity bonds. The premiums on such bonds shall be expenses of administration.

ARTICLE IV OFFICERS

Section 1. The principal officers of the Association shall be a President and a Vice-President, who shall be members of the Board of Directors, a Secretary and a Treasurer. The Directors may appoint an Assistant Treasurer and such other officers as in their judgment may be necessary. Any two offices except that of President and Vice-President may be held by one person.

Section 2. The Officers of the Association shall be elected annually by the Board of Directors at the organizational meeting of each new Board and shall hold office at the pleasure of the Board.

Section 3. Upon affirmative vote of a majority of the members of the Board of Directors, any officer may be removed either with or without cause, and his successor elected at any regular meeting of the Board of Directors, or at any special meeting of the Board called for such purpose.

Section 4. The President shall be the chief executive officer of the Association. He shall preside at all meetings of the Association and of the Board of Directors. He shall have all of the general powers and duties which are usually vested in the office of the president of an Association, including, but not limited to, the power to appoint committees from among the members of the Association from time to time as he may in his discretion deem appropriate to assist in the conduct of the affairs of the Association.

Section 5. The Vice-President shall take the place of the President and perform his duties whenever the President shall be absent or unable to act. If neither the President nor the Vice-President is able to act, the Board of Directors shall appoint some other member of the Board to do so on an interim basis. The Vice-President shall also perform such other duties as shall from time to time be imposed upon him by the Board of Directors.

Section 6. The Secretary shall keep the minutes of all meetings of the Board of Directors and the minutes of all meetings of the members of the Association; he shall have charge of such books and papers as the Board of Directors may direct; and he shall, in general, perform all duties incident to the office of the Secretary.

Section 7. The Treasurer shall have responsibility for the Association funds and securities and shall be responsible for keeping full and accurate accounts of all receipts and disbursements in books belonging to the Association. He shall be responsible for the deposit of all monies and other valuable effects in the name and to the credit of the Association, and in such depositaries as may, from time to time, be designated by the Board of Directors.

Section 8. The officers shall have such other duties, powers and responsibilities as shall, from time to time, be authorized by the Board of Directors.

ARTICLE V

Section 1. The Association shall have a seal which shall have inscribed thereon "Highland Lakes Condominium Association", the words "Corporate Seal" and "Michigan".

ARTICLE VI

Section 1. The fiscal year of the Association shall be an annual period commencing on such date as may be initially determined by the Directors. The commencement date of the fiscal year shall be subject to change by the Directors for accounting reasons or other good cause.

ARTICLE VII

Section 1. These By-Laws, except Article VII hereof and the Condominium By-Laws (By-Laws I), may be amended by the Association at a duly constituted meeting for such purpose, by an affirmative vote of a simple majority of the co-owners present in person, by proxy or written vote. A majority for purposes of this Article shall consist of more than Fifty (50%) percent in value of those qualified to vote and present in person, by proxy, or by written vote, if applicable, at a given meeting of the members of the Association at which a quorum is present.

ARTICLE VIII INDEMNIFICATION OF OFFICERS AND DIRECTORS

Section 1. Every director and every officer of the Association shall be indemnified by the Association against all expenses and liabilities, including counsel fees, reasonably incurred by or imposed upon him in connection with any proceeding to which he may be a party, or in which he may become involved by reason of his being or having been a director or officer of the Association, whether or not he is a director or officer at the time such expenses are incurred, except in such cases wherein the director or officer is adjudged guilty of willful misfeasance or malfeasance in the performance of his duties; provided that, in the event of any claim for reimbursement or indemnification hereunder based upon a settlement by the director or officer seeking such reimbursement or indemnification, the indemnification herein shall apply only if the Board of Directors (with the director seeking reimbursement abstaining) approves such settlement and reimbursement as being in the best interest of the Association. The foregoing right of indemnification shall be in addition to and not exclusive of all other rights to which such director or officer may be entitled.

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SUPERSEDING CONSOLIDATED MASTER DEED

HIGHLAND LAKES CONDOMINIUM

(ACT 229, PUBLIC ACTS OF 1963, AS AMENDED)

This Superseding Consolidated Master Deed is made and executed on this 30th day of December, 1983, by the Highland Lakes Condominium Association, 20301 Silver Spring Drive, Northville, Michigan 48167, represented herein by one of its officers who is fully empowered and qualified to act on behalf of such corporation, in pursuance of the provisions of the Michigan Horizontal Real Property Act, as amended (being Section 559.2 of the Compiled Laws of 1948, and Act 229 of the Public Acts of 1963), hereinafter referred to as the "Act".

WITNESSETH:

WHEREAS, Highland Lakes Condominium, Sections 1 through 14, has been established as fourteen separate condominium projects by recording separate Master Deeds for each of such Sections as follows:

HIGHLAND LAKES CONDOMINIUM SECTION NUMBER	LIBER AND PAGE IN WAYNE COUNTY RECORDS	WAYNE COUNTY CONDOMINIUM SUBDIVISION PLAN NUMBER
1	L. 17686, P. 228	26
2	L. 17699, P. 608 and Amendments	27
3	L. 17758, P. 913 and L. 18482, P. 758	28
4	L. 17736, P. 269 and Amendment L. 18482, P. 753	30
5	L. 17744, P. 387 and Amendment L. 18482, P. 763	35
6	L. 17875, P. 903	36
7	L. 17878, P. 1 L. 17986, P. 798 Re-recorded L. 18014, P. 394 and Amendment L. 18442, P. 613	42
8	L. 18118, P. 2	58
9	L. 18118, P. 41 and Amendment L. 18571, P. 333	59
10	L. 18118, P. 82 and Amendment L. 18571, P. 342	60

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JAN 18 1984 H. J. WILSON
RECORDED
FOREST E. YOUNGBLOOD, Register of Deeds
WAYNE COUNTY, MICHIGAN 48226

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11	L. 18118, P. 123 and Amendment L. 18571, P. 347	61
12	L. 18442, P. 655	90
13	L. 18442, P. 692	91
14	L. 19430, P. 684	134

WHEREAS, each of the Master Deeds described above provides that upon completion of the overall development a Superseding Consolidated Master Deed shall be executed, incorporating into one instrument and into one condominium project under the Act the several Sections established as separate condominium projects as hereinbefore described; and

WHEREAS, the Developer has previously conveyed to the Association title to the Highland House community center and to certain open space areas and the Association desires to amend such prior conveyances by deleting entirely a portion of the land included in the prior conveyances, by divesting itself of all of its title and ownership interest in the remainder of the property covered by such prior conveyances and by including all such remaining property in Highland Lakes Condominium, as reflected herein (the "Project"), as general common elements; and

WHEREAS, the Association now desires to effect such consolidation, expansion and amendment, to merge and bring all units within the Project and to adjust the percentages of value, to eliminate inconsistent and unnecessary language, to correct certain errors in the documents heretofore recorded and to finally establish and fix the size of the Project at 691 units, all as permitted by the several Master Deeds heretofore recorded; and

WHEREAS, the Association intends by recording this instrument to replat and reconstitute the units as described in Highland Lakes Condominium, Sections 1 through 14, being Wayne County Condominium Subdivision Plan Numbers 26, 27, 28, 30, 35, 36, 42, 58, 59, 60, 61, 90, 91 and 134 respectively, into one condominium project under this Superseding Consolidated Master Deed, hereinafter to be known as Highland Lakes Condominium, Replat Number 1 of Wayne County Subdivision Plan Number 26.

NOW, THEREFORE, the Association does, by the recording hereof, confirm the establishment of the several Sections of Highland Lakes Condominium as separate condominium projects under the Act, and does hereby amend certain prior conveyances to the Association, as hereinafter more fully set forth, and does declare that all such Sections hereby are merged and consolidated into the single Project known as Highland Lakes Condominium, as herein reflected, and shall be held, conveyed, hypothecated, encumbered, leased, rented, occupied and improved, or in any other manner utilized, subject to the provisions of the Act, and to the covenants, conditions, restrictions, uses, limitations, and affirmative obligations as set forth in this Superseding Consolidated Master Deed, and Exhibits "A" and "B" attached hereto, all of which shall be deemed to run with the land and to benefit and burden the Association, its successors and assigns, and any persons owning or acquiring an interest in such property, their grantees, successors, heirs, executors, administrators and assigns. In furtherance of the establishment and replat of the Project, and in order to effect the Superseding Consolidated Master Deed, it is provided as follows:

ARTICLE I

TITLE AND NATURE

The Project shall be known as Highland Lakes Condominium Replat Number 1 of Wayne County Subdivision Plan Number 26. The architectural plans for the Project were approved by the Township of Northville, County of Wayne, State of Michigan. The Project is established in accordance with the Act. Each residential building in the Project contains individual apartments for residential purposes and each apartment is capable of individual utilization by reason of its having its own exit to and entrance from the common elements of the Project. The buildings and apartments contained in the Project, including the number, boundaries, dimensions, area and volume of each apartment therein, are set forth completely in the Condominium Subdivision Plan attached hereto as Exhibit "B". Each co-owner of an apartment in the Project shall have a particular and exclusive property right to his apartment and an undivided and inseparable interest in the common elements of the Project, as set forth in this Superseding Consolidated Master Deed.

ARTICLE II

LEGAL DESCRIPTION

A. Composite Description of Project After Consolidation

The land that is submitted to the Project as established by this Superseding Consolidated Master Deed is more particularly described as follows (the following description hereinafter shall be referred to as the "composite description"):

Boundary Description

A parcel of land being located in Section 2, Northville Township, T. 1S., R 8E., Wayne County, Michigan, and described as: Commencing at the North corner of said Section 2, thence along the North line of said Section N.87°10'27"E., 794.97 feet; thence S.02°49'33"E. 60.00 feet to the South R.O.W line of Base Line Road 120 feet wide; thence along the westerly line of Highland Lakes Subdivision No. 1, as recorded in Liber 94, Pages 91 and 92, of Wayne County Records, the following 3 courses: along a curve to the right with a radius of 20.00 feet, an arc of 32.34 feet, a central angle of 92°38'08", and a chord bearing S.46°30'29"E. 28.93 feet, and along a curve to the right with a radius of 455.00 feet, an arc of 398.76 feet, a central angle of 50°12'49", and a chord bearing S.24°54'59"W., 386.12 feet, and S.39°58'36"E., 86.00 feet to a point on the easterly R.O.W line of Silver Spring Drive 86 feet wide, and the point of beginning; thence continuing along said westerly line the following 11 courses: S.26°56'35"E., 491.70 feet, and S.09°43'49"E., 139.19 feet, and S.46°11'16"E., 240.27 feet, and S.75°54'48"E., 361.00 feet, and S.47°35'56"E. 104.86 feet, and N.81°38'01"E. 134.58 feet, and along a curve to the right having a radius of 240 feet, an arc of 21.48 feet, a central angle of 05°07'37", and a chord bearing S.05°48'11"E., 21.47 feet, and S.03°14'22"E., 55.58 feet, and S.86°45'38"W., 135.00 feet, and S.03°14'22"E. 320.00 feet, and S.39°37'07"W., 214.45 feet; thence along the northerly line of Highland Lakes Subdivision No. 2 as recorded in Liber 98, Pages 63, 64, and 65 of Wayne County Records the following 15 courses: N.86°33'04"W., 199.85 feet, and S.66°23'47"W., 108.60

feet, and S.24°08'02"E., 125.00 feet, and along a curve to the left having a radius of 400.00 feet, an arc of 50'.03 feet, a central angle of 07°10'00", and a chord bearing S.65°51'58"W., 50.00 feet, and N.24°08'02"W., 125.00 feet, and S.63°07'48"W., 172.15 feet, and S.29°28'58"E., 133.48 feet, and S.63°07'48"W., S.60°31'02"W., 30.00 feet, and N.29°28'58"W., 63.24 feet, and N.88°58'58"W., 394.62 feet, and N.65°13'38"W., 268.00 feet, and S.43°30'00"W., 760.00 feet, and N.46°30', 00"W., 355.00 feet to the easterly R.O.W. line of Silver Spring Drive, 86 feet wide; thence along said R.O.W. line S.43°30'00"W., 60.00 feet; thence along the southerly line of said Highland Lakes Subdivision No. 2 the following 21 courses: S.46°30'00"E., 537.00 feet, and N.43°30'00"E., 60.00 feet, and along a curve to the right having a radius of 460.00 feet, and an arc of 147.55 feet, a central angle of 18°22'42", and a chord bearing S.37°18'39"E., 146.92 feet, and N.74°46'56"E., 210.49 feet, and N.23°46'56"E., 165.00 feet, and N.06°13'04"W., 90.00 feet, and N.68°46'56"E., 199.30 feet, and S.88°58'58"E., 344.31 feet, and S.50°13'04"E., 33.28 feet, and N.20°00'32"E. 61.31 feet, and along a curve to the left having a radius of 270.00 feet, an arc of 67.87 feet, a central angle of 14°24'11", and a chord bearing N.12°48'27"E., 67.69 feet, and along a curve to the left having a radius of 20.00 feet, an arc of 33.02 feet, a central angle of 94°35'19", and a chord bearing N.41°41'18"W., 29.39 feet, and S.88°58'58"E., 82.55, and along a curve to the left having a radius of 430.00 feet, an arc of 16.92 feet, a central angle of 02°15'17", and a chord bearing N.89°53'24"E., 16.92 feet, and along a curve to the left having a radius of 20.00 feet, an arc of 20.00 feet, an arc of 90.84 feet, a central angle of 15°46'22", and a chord bearing S.12°07'21"W., 90.56 feet, and S.20°00'32"W., 18.63 feet, and S.88°58'58"E., 127.04 feet, and N.68°35'08"E., 216.57 feet, and N.29°28'58"W., 130.00 feet, and N.60°31'02"E. 186.58 feet; thence in part along the said southerly line of Highland Lakes Subdivision No. 2, the southerly line of said Highland Lakes Subdivision No. 1, and the westerly line of Highland Lakes Subdivision No. 3 as recorded in Liber 98, Pages 92 and 93 of Wayne County Records, along a curve to the right having a radius of 340.00 feet, an arc of 729.00 feet, a central angle of 122°50'56", and a chord bearing S.58°03'30"E., of 29.51 feet, a central angle of 84°31'36", and a chord bearing S.46°29'58" of 597.17 feet; thence continuing along the westerly line of said Highland Lakes Subdivision No. 3 the following 7 courses: S.03°21'58"W., 391.05 feet, and N.86°38'02"W., 140.00 feet, and S.73°59'01"W., 281.35 feet, and S.58°36'46"W., 111.34 feet, and S.78°46'21"W., 264.13 feet to a point hereinafter called point CL in the shoreline traverse, and S.78°46'21"W., 19 feet, to the shoreline of Swan Harbor Lake, and southerly along said shoreline to a point, said point being S.02°55'17"W., 247.46 feet, and S.86°35'21"W., 32.00 feet from said point CL; thence S.86°35'21"W., 111.99 feet; thence S.48°02'05"W., 431.93 feet; thence S.45°12'28"W., 912.56 feet to a point, said point being located N.24°11'27"W., 1107.93 feet from the south $\frac{1}{4}$ corner of said Section 2; thence S.88°30'32"W., 763.73 feet; thence N.03°55'06"E., 516.95 feet; thence S.86°04'54"W., 646.00 feet, to a point on the westerly R.O.W. line the following 2 courses: S.03°55'06"E., 125.00 said westerly R.O.W. line to a point, said point being S.05°01'06" of 48.01 feet, a central angle of 02°12'01", and a chord bearing S.05°01'06"E., 48.01 feet; thence S.86°04'54"W., 250.92 feet; thence N.03°55'06"W., 1094.00 feet to the southerly R.O.W. line of Wallace Street 60 feet wide; thence along said southerly line the following 4 courses: N.86°04'54"E., 71.39 feet, and along a curve to the left with a radius of 530.00 feet, an arc of 131.18 feet, a central angle of 14°10'54", and a chord bearing N.78°59'27"E., 130.85 feet, and N.71°54'00"W., 45.50 feet, and along a curve to the right with a radius of 120.00 feet, an arc of 97.74 feet, a central angle of 46°40'03", and a chord bearing S.84°46'03"E., 95.06 feet, to the westerly R.O.W. line of said Silver Spring Drive 86 feet wide; thence along said westerly line the following 3 courses: along a curve to the right

with a radius of 543.00 feet, an arc of 451.98 feet, a central angle of $47^{\circ}41'31''$, and a chord bearing N. $53^{\circ}14'09''E.$, 439.05 feet, and N. $77^{\circ}04'54''E.$, 267.54 feet, and along a curve to the left with a radius of 457.00 feet, an arc of 121.23 feet, a central angle of $15^{\circ}11'58''$, and a chord bearing N. $69^{\circ}28'55''E.$, 120.88 feet; thence due north 594.79 feet; thence due west 19.36 feet; thence due north 54.66 feet; thence due west 162.00 feet; thence due north 146.95 feet; thence N. $32^{\circ}17'44''W.$, 35.01 feet; thence S. $57^{\circ}42'16''W.$, 50.00 feet; thence along a curve to the right with a radius of 280.00 feet, an arc of 144.00 feet, a central angle of $29^{\circ}27'56''$, and a chord bearing S. $72^{\circ}26'14''W.$, 142.41 feet; thence S. $87^{\circ}10'12''W.$, 254.26 feet; thence N. $02^{\circ}49'48''W.$, 49.48 feet; thence N. $87^{\circ}10'12''E.$, 223.00 feet; thence N. $02^{\circ}49'48''W.$, 520.00 feet; thence N. $87^{\circ}10'12''E.$, 364.09 feet; thence S. $76^{\circ}27'45''E.$, 283.31 feet; thence N. $47^{\circ}12'15''E.$, 193.81 feet; thence S. $64^{\circ}48'13''E.$, 226.52 feet to a point on the westerly R.O.W. line of said Silver Spring Drive; thence along a curve to the right with a radius of 457.00 feet, an arc of 225.18 feet, a central angle of $28^{\circ}13'54''$, and a chord bearing N. $34^{\circ}18'45''E.$, 222.91 feet, and N. $48^{\circ}25'43''E.$, 465.58 feet, and along a curve to the right with a radius of 457.00 feet, an arc of 209.34 feet, a central angle of $26^{\circ}14'45''$, and a chord bearing N. $61^{\circ}33'05''E.$, 207.51 feet, and N. $74^{\circ}40'28''E.$, 175.00 feet, and along a curve to the left with a radius of 541.00 feet, an arc of 232.76 feet, a central angle of $24^{\circ}39'04''$, and a chord bearing N. $62^{\circ}20'56''E.$, 230.97 to the point of beginning. Total area of Highland Lakes Cardinum = 167.341 acres more or less.

together with and subject to certain easements more particularly described in Article VI hereof.

B. Description of Parcel Deleted from Prior Conveyance

The Association hereby further amends the legal description attached as Exhibit "A" to the Warranty Deed recorded in Liber 18965, Page 369, Wayne County Records, as first amended by Amendment to Warranty Deed recorded in Liber 18992, Page 822, Wayne County Records, by deleting therefrom the parcel of land described below. The land described below hereafter shall not be subject to the terms hereof, or to the terms affecting any of the previously included parcels, except to the extent such land is benefitted or burdened by easements more particularly described in Article VI hereof or elsewhere. The legal description contained in Article II A reflects the deletion made hereby. The land hereby deleted is described as follows:

SILVER SPRING DRIVE EXCEPTION

A parcel of land being located in Section 2, Northville Township, T.1 S., R. 8 E., Wayne County, Michigan, and described as: commencing at the north $\frac{1}{4}$ corner of said Section 2; thence along the north line of said Section N. $87^{\circ}10'27''E.$ 794.97 feet; thence S. $02^{\circ}49'33''E.$, 60.00 feet to the south R.O.W. line of Base Line Road 120 feet wide; thence along the westerly line of Highland Lakes Subdivision No. 1 as recorded in Liber 94, Pages 91 and 92, of Wayne County Records, the following 3 courses: along a curve to the right with a radius of 20.00 feet, an arc of 32.34 feet, a central angle of $92^{\circ}38'08''$, and a chord bearing S. $46^{\circ}30'29''E.$, 28.93 feet, and along a curve to the right with a radius of 455.00 feet, an arc of 398.76 feet, a central angle of $50^{\circ}12'49''$, and a chord bearing S. $24^{\circ}54'59''W.$, 386.12 feet, and S. $39^{\circ}58'36''E.$, 86.00 feet; thence along the easterly R.O.W. line of Silver Spring Drive 86.00 feet wide the following 5 courses: along a curve to the right with a radius of 541.00 feet, an arc of 232.76 feet, a central angle of $24^{\circ}39'04''$, and a chord bearing S. $62^{\circ}20'56''W.$, 230.97 feet, and S. $74^{\circ}40'28''W.$, 175.00 feet, and along a curve to the left with

a radius of 457.00 feet, an arc of 209.34 feet, a central angle of $26^{\circ}14'45''$, and a chord bearing S.61°33'05"W., 207.51 feet, and S.48°25'43"W., 465.58 feet, and along a curve to the left with a radius of 457.00 feet, an arc of 225.18 feet, a central angle of $28^{\circ}13'54''$, and a chord bearing S.34°18'45"W., 222.91 feet to the point of beginning; thence continuing along said easterly R.O.W. line the following 3 courses: along a curve to the left with a radius of 457.00 feet, an arc of 161.09 feet, a central angle of $20^{\circ}11'49''$, and a chord bearing S.10°05'55"W., 160.26 feet, and due south 418.00 feet, and along a curve to the right with a radius of 543.00 feet, an arc of 412.26 feet, a central angle of $43^{\circ}30'00''$, and a chord bearing S.21°45'00"W., 402.43 feet; thence continuing along said easterly R.O.W. line and in part along the westerly R.O.W. line of Crystal Lake Drive S.43°30'00"W., 370.47 feet; thence continuing along said easterly R.O.W. line the following 4 courses: along a curve to the right with a radius of 543.00 feet, an arc of 318.26 feet, a central angle of $33^{\circ}34'54''$, and a chord bearing S.60°17'27"W., 313.72 feet and S.77°04'54"W., 267.54 feet, and along a curve to the left with a radius of 457.00 feet, an arc of 646.07 feet, a central angle of $81^{\circ}00'00''$, and a chord bearing S.36°34'54"W., 593.60 feet, and S.03°55'06"E. 635.00 feet; thence S.86°04'54"W., 86.00 feet; thence along the westerly R.O.W. line of Silver Spring Drive 86.00 feet wide the following 8 courses: N.03°55'06"W., 635.00 feet, and along a curve to the right with a radius of 543.00 feet, an arc of 767.65 feet, a central angle of $81^{\circ}00'00''$ and a chord bearing N.36°34'54"E., 705.30 feet, and N.77°04'54"E. 267.54 feet, and along a curve to the left with a radius of 457.00 feet, an arc of 267.85 feet, a central angle of $33^{\circ}34'54''$, and a chord bearing N.60°17'27"E., 264.03 feet, and N.43°30'00"E., 370.47 feet, and along a curve to the left with a radius of 457.00 feet, an arc of 346.96 feet, a central angle of $43^{\circ}30'00''$, and a chord bearing N.21°45'00"E., 338.69 feet, and due north 418.00 feet, and along a curve to the right with a radius of 543.00 feet, an arc of 238.79 feet, a central angle of $25^{\circ}11'46''$, and a chord bearing N.12°35'53"E., 236.87 feet; thence S.40°23'36"E., 96.36 feet to the point of beginning.

C. Description of Parcels Added to Project

- (1) The area described in the composite description is intended to be the total of (a) the parcels covered by the Master Deeds for the fourteen separate Sections described above, (b) the parcels previously conveyed by the Developer to the Association by (i) Warranty Deed recorded in Liber 18965, Page 379, W.C.R., (ii) Warranty Deed recorded in Liber 18965, Page 369, W.C.R., as amended by Amendment to Warranty Deed recorded in Liber 18992, Page 822, W.C.R., and as further amended by Article IIB hereof, (iii) Warranty Deed recorded in Liber 18965, Page 364, W.C.R., (iv) Quit Claim Deed recorded in Liber 18992, Page 840, W.C.R., and (c) the parcel known as the Highland Lakes Recreational Vehicle Lot conveyed to the Association by the 437 Land Company by Warranty Deed recorded in Liber 18965, W.C.R. The several parcels described in Paragraphs (a) and (b) shall be referred to collectively as the "previously included parcels".

D. Corrections to Previously Included Parcels

Due to survey errors or to other errors, there may be certain discrepancies between the land included in the composite description contained in Article II A and the total of the land included in the previously included parcels. Further, the composite description treats the land covered by the conveyances described in Article II C1(b) and (c) as general common elements of the Project rather than as parcels that are owned by the Association. Therefore, in order to provide certainty as to the precise description of the land included in the Project after consolidation, and uniformity of treatment of all land so included, for the benefit of all

persons now or hereafter having any interest in, or otherwise dealing with the Project or any part thereof, the land included in the composite description, and only such land, hereafter shall be included in the Project as a general common element. Any land heretofore subjected to, or otherwise referred to in, any of the several Master Deeds for the separate Sections hereafter shall not be included in the Project unless such land is also included in the composite description. Any land included in the conveyances described in Article IIC1(b) and (c), as such conveyances have been amended, hereafter shall be included in the Project as a general common element and the Association shall have no ownership interest in any of such land. Any land that may be withdrawn from the Project by this Article IID hereafter shall not be subject to the terms hereof or to the terms of any of the Master Deeds for the several Sections, or to any of the terms affecting any of the previously included parcels, except to the extent such land is benefited or burdened by easements more particularly described in Article VI hereof or elsewhere. The Association, for itself and each existing and future member thereof, ratifies and confirms the foregoing, including the deletion of the land described in Article IIB. The Association also acts herein as grantor in including the land described in Article IIC1(b) and (c) in the Project as a general common element. The purpose of this Article IMD is to amend the conveyances described in Article IIC1(b) and (c) by making the conveyance described in the foregoing sentence, to correct any survey and other errors that may result in the discrepancies described above, and to expressly confirm the legal description of the land included in the Project after consolidation. Any conveyance resulting from the terms hereof shall be deemed to have been made without consideration whatever.

ARTICLE III
DEFINITIONS

Certain terms are utilized not only in this Superseding Consolidated Master Deed and Exhibits "A" and "B" attached hereto, but are or may be used in various other instruments, such as, by way of example and not limitation, the Articles of Incorporation, Bylaws, and Rules and Regulations of Highland Lakes Condominium Association, a Michigan non-profit corporation, and deeds, mortgages, liens, land contracts, easements and other instruments affecting the establishment of or transfer of interests in Highland Lakes Condominium, as a condominium. Whenever used in such documents or in any other pertinent instruments, the terms as set forth below shall be defined as follows:

- (a) The "Act" means the Michigan Horizontal Real Property Act, being Act 229 of the Public Acts of 1963, as amended.
- (b) "Association" means Highland Lakes Condominium Association, the Michigan non-profit corporation of which all co-owners shall be members, which corporation shall administer, operate, manage and maintain the condominium, and its successors and assigns. Any action required of or permitted to the Association shall be exercisable by its Board of Directors unless specifically reserved to its members by the Condominium Documents or the laws of the State of Michigan.
- (c) "Condominium Bylaws" or "Bylaws I" means Exhibit "A" hereto, being the Bylaws setting forth the substantive rights and obligations of the co-owners and required by Section 2(k)(7) of the Act to be recorded as part of the Master Deed.
- (d) "Association Bylaws" or "Bylaws II" means the corporate Bylaws of the Association.
- (e) "Superseding Consolidated Master Deed" means this final amended master deed which describes Highland Lakes Condominium as a completed condominium project. The term "Master Deed" wherever used in the Condominium Documents shall be deemed to include this Superseding Consolidated Master Deed.
- (f) "Apartment" or "unit" each mean the enclosed space constituting a single complete residential unit in Highland Lakes Condominium as such space may be described on Exhibit "B" hereto, and shall have the same meaning as to the term "apartment" as defined in the Act.
- (g) "Condominium Documents" wherever used means and includes this Superseding Consolidated Master Deed and Exhibits "A" and "B" hereto, the Articles of Incorporation, Bylaws and Rules and Regulations, if any, of the Association and the FHA Regulatory Agreement.
- (h) "Condominium Project", "Condominium" or "Project" each mean Highland Lakes Condominium, as consolidated hereby, and as approved and established in conformity with the provisions of the Act.
- (i) "Condominium Subdivision Plan" means Exhibit "B" hereto.

(j) "Co-owner" means a person, firm, corporation, partnership, association, trust or other legal entity or any combination thereof who or which owns one or more units in the Project. The term "owner", whenever used, shall be synonymous with the term "co-owner".

(k) "Condominium Premises" means and includes the land and the buildings, all improvements and structures thereon, and all easements, rights and appurtenances belonging to Highland Lakes Condominium.

(l) "Common Elements", where used without modification, shall mean both the general and limited common elements described in Article IV hereof.

(m) "Developer" shall mean LSI Residential Communities, Inc., a Delaware corporation, and its predecessors, which established the separate sections of Highland Lakes as separate condominiums.

(n) "FHA" shall mean the Federal Housing Administration.

(o) "Regulatory Agreement" shall mean the Regulatory Agreement required to be entered into between the Association and the FHA as a condition of insurance of any individual apartment mortgage by the FHA. Such Agreement is dated the 19 day of October, 1971, and is recorded in Liber 17862, Page 21, Wayne County Records.

(p) Whenever any reference herein is made to one gender, the same shall include a reference to any and all genders where the same would be appropriate; similarly, whenever a reference is made herein to the singular, a reference shall also be included to the plural where the same would be appropriate.

ARTICLE IV

COMMON ELEMENTS

The common elements of the Project described in Exhibit "B" hereto, and the respective responsibilities for maintenance, decoration, repair and replacement thereof, are as follows:

A. The general common elements are:

(1) The land described in Article IIA hereof, including driveways, sidewalks, streets, roadways and all unassigned parking spaces, together with and subject to certain easements, some of which are described generally in Article VI hereof.

(2) The electrical wiring and gas line networks throughout the general common elements of the Project, up to and including the pertinent utility meter for each apartment, but excluding any portion of such networks that is located within an apartment.

(3) The telephone wiring network throughout the general common elements of the Project, but excluding any portion of such network that is located within an apartment.

(4) The water distribution system, sanitary sewer system and storm sewer system throughout the general common elements of the Project, up to the point of connection with the service leads to each individual apartment, but excluding any portion of any of such networks that is located within an apartment.

(5) Foundations, supporting columns, unit perimeter walls (including windows, window-doors, and doors therein), roofs, ceilings, floor construction between unit levels and chimneys.

(6) The community building situated upon the land described in Article II A hereof.

(7) Such other elements of the Project not herein designated as general or limited common elements which are not enclosed within the boundaries of an apartment, and which are intended for common use or necessary to the existence, upkeep and safety on the Project.

Some or all of the utility lines (including mains and service leads) and equipment described in Article IVA (2), (3) and (4) may be owned by the local municipal authority or by the company that is providing the pertinent utility service. Accordingly, such utility lines and equipment, shall be general common elements only to the extent of the co-owners' interest therein, and Developer makes no warranty whatever with respect to the nature or extent of such interest, if any.

B. The limited common elements are:

(1) The interior surfaces of apartment and garage perimeter walls (including the surfaces of windows, window-doors and doors therein), ceilings and floors contained within an apartment shall be subject to the exclusive use and enjoyment of the co-owner of such apartment.

(2) Each individual air conditioner and compressor (including the air conditioner pad and grade beneath the pads), furnace and hot water heater shall be limited in use to the co-owner of the apartment which is served by such equipment.

(3) The interior of each garage shall be limited in use to the co-owner of the apartment to which such garage is appurtenant.

(4) Each fenced rear yard, rear patio or rear porch, and each entrance stoop shall be limited in use to the co-owner of the unit which is served by such yard, patio, porch or stoop.

(5) Electrical wiring, water distribution system, sanitary sewer system, storm sewer system, telephone lines, gas lines, and heating and air-conditioning ducts located within an apartment or within interior apartment walls, or in limited common elements or which pass through apartments which they do not service shall be limited common wherever so located and shall be appurtenant and limited in use to those apartments which they do service. Where any of the foregoing service more than one apartment, they shall be limited common elements appurtenant to the apartments which they service.

(6) Certain parking spaces are appurtenant to certain apartments as designated on Exhibit "B" hereto with numbers which correspond to the apartment to which such parking spaces respectively appertain.

C. The respective responsibilities for maintenance, decoration, repair and replacement of the common elements referred to above are as follows:

(1) The cost of maintenance, repair and replacement of the windows, window-doors and doors referred to in Article IVA (5) shall be borne by the owner of the apartment in which such general common elements are located.

(2) The cost of maintenance, repair and replacement of each fenced rear yard, rear patio area, rear porch, or stoop described in Article IVB(4) above shall be borne by the owner of the apartment to which such limited common elements respectively appertain, except as set forth in Article IVC(5).

(3) Any fences between patio areas installed by the Developer or by the Association shall be maintained, repaired and replaced by the Association. All gates and/or improvements (such as, without limitation, natural plantings) made to any rear patio area shall be maintained at the cost of the co-owner of the unit to which such gates or improvements are appurtenant.

(4) The cost of maintenance, repair and replacement of each limited common element described in Article IVB(2) above shall be borne by the owner of the apartment that is served by such limited common elements.

(5) The cost of maintenance, repair and replacement of the limited common elements described in Article IVB(5) (including the cost of opening any wall or excavation to gain access thereto) shall be borne entirely by the owner of the apartment or apartments to which such limited common elements are appurtenant; except that the cost of replacing any wall covering removed to gain such access or the cost of re-landscaping after excavation shall be borne solely by the owner of the unit in which such wall covering is located or to which the damaged limited common element is appurtenant.

(6) The costs of decoration and maintenance of all surfaces referred to in Article IVB(1) shall be borne by the co-owner of each apartment to which such limited common elements are appurtenant.

(7) The costs of maintenance, repair and replacement of all other general and limited common elements described above shall be borne by the Association, unless the maintenance, repair or replacement is necessitated by co-owner fault, in which case the co-owner at fault shall bear all such costs.

No co-owner shall use his apartment or the common elements in any manner inconsistent with the purposes of the Project or in any manner which will interfere with or impair the rights of any other co-owner in the use and enjoyment of his apartment or the common elements.

ARTICLE V

APARTMENT DESCRIPTION AND PERCENTAGE OF VALUE

A. Each apartment in the Project is described in this paragraph with reference to the Condominium Subdivision Plan of Highland Lakes Condominium as surveyed by Clarence W. Hubbell, Registered Engineer, and attached hereto as Exhibit "B". Each apartment shall include all that space contained within the interior finished, unpainted surfaces of the main walls and ceiling and from the interior surface of the finished subfloor of each unit, or from the interior surface of the concrete basement floor in those units that contain basements, all as shown on Exhibit "B" hereto and delineated by heavy outlines. The dimensions shown on basement and foundation plans in Exhibit "B" have been physically measured by Clarence W. Hubbell. In the event that the dimensions on the measured foundation plan of any specific unit differ from the dimensions on the typical foundation plan for such unit, such unit shall be deemed to be automatically changed for such specific unit in the same manner and to the same extent as the measured foundation plan. Building foundations are shown in detail in architectural plans on 35 millimeter microfilm aperture cards on file with the Michigan Department of Commerce.

B. The percentage of value assigned to each apartment is set forth in paragraph C below. The percentage of value assigned to each apartment shall be determinative of the proportionate share of each respective co-owner in the proceeds and expenses of the administration and the value of such co-owner's vote at meetings of the Association of co-owners. The total value of the Project is 100. The percentage of value allocated to each apartment may be changed only with the prior written approval of each institutional holder of a first mortgage lien on any unit in the Project and with the unanimous consent of all of the co-owners expressed in an amendment to this Master Deed, duly approved and recorded, except as provided in Article IX hereof.

C. Set forth below are: (i) each apartment number as it appears on the Condominium Subdivision Plan, and (ii) the percentage of value assigned to each apartment:

HIGHLAND LAKES CONDOMINIUM
PERCENTAGE OF VALUE

Apartment Number	Percentage Of Value	Apartment Number	Percentage Of Value
1	.1555	60	.1403
2	.1454	61	.1505
3	.1403	62	.1454
4	.1326	63	.1454
5	.1505	64	.1555
6	.1454	65	.1555
7	.1454	66	.1454
8	.1250	67	.1454
9	.1309	68	.1505
10	.1505	69	.1403
11	.1326	70	.1505
12	.1454	71	.1454
13	.1454	72	.1250
14	.1505	73	.1555
15	.1403	74	.1403
16	.1250	75	.1505
17	.1250	76	.1454
18	.1454	77	.1505
19	.1454	78	.1403
20	.1505	79	.1454
21	.1326	80	.1250
22	.1403	81	.1555
23	.1454	82	.1505
24	.1555	83	.1454
25	.1250	84	.1454
26	.1403	85	.1505
27	.1326	86	.1403
28	.1454	87	.1250
29	.1505	88	.1250
30	.1326	89	.1454
31	.1454	90	.1505
32	.1250	91	.1403
33	.1555	92	.1505
34	.1403	93	.1505
35	.1505	94	.1454
36	.1454	95	.1555
37	.1403	96	.1505
38	.1326	97	.1454
39	.1454	98	.1454
40	.1250	99	.1505
41	.1250	100	.1403
42	.1454	101	.1505
43	.1454	102	.1454
44	.1505	103	.1250
45	.1326	104	.1555
46	.1403	105	.1505
47	.1454	106	.1505
48	.1555	107	.1403
49	.1250	108	.1555
50	.1403	109	.1250
51	.1454	110	.1505
52	.1505	111	.1454
53	.1454	112	.1403
54	.1454	113	.1505
55	.1326	114	.1505
56	.1555	115	.1454
57	.1555	116	.1555
58	.1505	117	.1250
59	.1454	118	.1454

Apartment Number	Percentage Of Value	Apartment Number	Percentage Of Value
119	1505	181	1454
120	1403	182	1505
121	1505	183	1326
122	1505	184	1403
123	1454	185	1454
124	1555	186	1454
125	1250	187	1250
126	1454	188	1250
127	1505	189	1454
128	1403	190	1505
129	1505	191	1403
130	1454	192	1505
131	1505	193	1454
132	1555	194	1454
133	1250	195	1555
134	1403	196	1250
135	1326	197	1505
136	1454	198	1505
137	1505	199	1505
138	1326	200	1454
139	1454	201	1454
140	1250	202	1555
141	1403	203	1505
142	1454	204	1505
143	1454	205	1454
144	1326	206	1454
145	1454	207	1403
146	1454	208	1505
147	1403	209	1454
148	1555	210	1555
149	1287	211	1555
150	1505	212	1403
151	1644	213	1505
152	1454	214	1505
153	1326	215	1454
154	1287	216	1403
155	1505	217	1505
156	1644	218	1250
157	1644	219	1250
158	1644	220	1505
159	1326	221	1403
160	1505	222	1505
161	1287	223	1454
162	Intentionally Omitted		
163	Intentionally Omitted		
164	Intentionally Omitted		
165	-1555	227	1555
166	1454	228	1403
167	1454	229	1454
168	1326	230	1505
169	1505	231	1454
170	1403	232	1505
171	1555	233	1454
172	1250	234	1555
173	1454	235	1555
174	1454	236	1403
175	1326	237	1505
176	1403	238	1454
177	1505	239	1505
178	1403	240	1454
179	1555	241	1505
180	1555	242	1555

Apartment Number	Percentage Of Value	Apartment Number	Percentage Of Value
243	.1555	306	.1454
244	.1505	307	.1505
245	.1454	308	.1403
246	.1505	309	.1505
247	.1403	310	.1454
248	.1505	311	.1454
249	.1454	312	.1555
250	.1250	313	.1250
251	.1250	314	.1454
252	.1505	315	.1454
253	.1403	316	.1505
254	.1505	317	.1250
255	.1454	318	.1250
256	.1505	319	.1454
257	.1403	320	.1505
258	.1555	321	.1403
259	.1555	322	.1505
260	.1403	323	.1454
261	.1454	324	.1454
262	.1454	325	.1555
263	.1505	326	.1555
264	.1454	327	.1454
265	.1403	328	.1505
266	.1250	329	.1505
267	.1555	330	.1403
268	.1403	331	.1505
269	.1505	332	.1555
270	.1403	333	.1505
271	.1505	334	.1454
272	.1454	335	.1505
273	.1505	336	.1454
274	.1555	337	.1454
275	.1555	338	.1505
276	.1403	339	.1403
277	.1505	340	.1555
278	.1454	341	.1403
279	.1505	342	.1505
280	.1403	343	.1454
281	.1454	344	.1505
282	.1250	345	.1403
283	.1250	346	.1505
284	.1454	347	.1403
285	.1403	348	.1555
286	.1505	349	.1555
287	.1454	350	.1454
288	.1505	351	.1505
289	.1403	352	.1403
290	.1555	353	.1505
291	.1555	354	.1454
292	.1454	355	.1454
293	.1505	356	.1505
294	.1454	357	.1555
295	.1505	358	.1403
296	.1454	359	.1505
297	.1403	360	.1250
298	.1555	361	.1454
299	.1555	362	.1555
300	.1403	363	.1403
301	.1505	364	.1505
302	.1505	365	.1403
303	.1454	366	.1505
304	.1555	367	.1454
305	.1250	368	.1454

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<u>Apartment Number</u>	<u>Percentage Of Value</u>	<u>Apartment Number</u>	<u>Percentage Of Value</u>
369	.1403	431	.1505
370	.1505	432	.1454
371	.1454	433	.1403
372	.1555	434	.1555
373	.1555	435	.1555
374	.1505	436	.1454
375	.1454	437	.1505
376	.1505	438	.1454
377	.1454	439	.1505
378	.1505	440	.1403
379	.1403	441	.1505
380	.1555	442	.1555
381	.1250	443	.1555
382	.1454	444	.1403
383	.1403	445	.1505
384	.1505	446	.1454
385	.1454	447	.1555
386	.1454	448	.1454
387	.1403	449	.1454
388	.1555	450	.1250
389	.1555	451	.1250
390	.1505	452	.1403
391	.1403	453	.1250
392	.1505	454	.1454
393	.1454	455	.1505
394	.1505	456	.1403
395	.1454	457	.1454
396	.1555	458	.1250
397	.1555	459	.1555
398	.1454	460	.1454
399	.1505	461	.1505
400	.1454	462	.1454
401	.1505	463	.1505
402	.1403	464	.1403
403	.1505	465	.1505
404	.1555	466	.1555
405	.1250	467	.1250
406	.1454	468	.1454
407	.1403	469	.1454
408	.1505	470	.1326
409	.1454	471	.1403
410	.1505	472	.1505
411	.1403	473	.1454
412	.1555	474	.1250
413	.1250	475	.1555
414	.1454	476	.1505
415	.1505	477	.1403
416	.1454	478	.1505
417	.1403	479	.1454
418	.1555	480	.1505
419	.1555	481	.1454
420	.1454	482	.1555
421	.1403	483	.1555
422	.1505	484	.1454
423	.1403	485	.1505
424	.1454	486	.1454
425	.1454	487	.1505
426	.1250	488	.1403
427	.1250	489	.1505
428	.1454	490	.1555
429	.1454	491	.1555
430	.1403	492	.1555

Apartment Number	Percentage Of Value	Apartment Number	Percentage Of Value
493	.1403	558	.1454
494	.1505	559	.1555
495	.1454	560	.1250
496	.1505	561	.1326
497	.1454	562	.1454
498	.1555	563	.1505
499	.1555	564	.1403
500	.1454	565	.1326
501	.1505	566	.1250
502	.1454	567	.1250
503	.1505	568	.1403
504	.1403	569	.1326
505	.1505	570	.1505
506	.1555	571	.1454
507	.1250	572	.1403
511	.1403	573	.1326
512	.1454	574	.1250
513	.1555	575	.1403
514	.1250	576	.1326
515	.1403	577	.1454
516	.1505	578	.1505
517	.1454	579	.1250
518	.1454	580	.1250
519	.1403	581	.1250
520	.1250	582	.1555
521	.1454	583	.1505
522	.1250	584	.1403
523	.1326	585	.1505
524	.1505	586	.1454
525	.1454	587	.1505
526	.1326	588	.1454
527	.1403	589	.1555
528	.1250	590	.1250
529	.1250	591	.1326
530	.1326	592	.1454
531	.1403	593	.1326
532	.1326	594	.1403
533	.1454	595	.1287
534	.1505	596	.1505
535	.1403	597	.1250
536	.1250	598	.1326
537	.1555	599	.1491
538	.1403	600	.1454
539	.1326	601	.1491
540	.1454	602	.1454
541	.1326	603	.1326
542	.1454	604	.1287
543	.1403	605	.1644
544	.1250	606	.1607
545	.1555	607	.1454
546	.1454	608	.1454
547	.1454	609	.1326
548	.1326	610	.1505
549	.1403	611	.1326
550	.1505	612	.1644
551	.1454	613	.1644
552	.1250	614	.1361
553	.1250	615	.1326
554	.1454	616	.1287
555	.1326	617	.1542
556	.1505	618	.1454
557	.1326	619	.1454

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Apartment Number	Percentage Of Value	Apartment Number	Percentage Of Value
623	.1326	689	.1326
624	.1505	690	.1287
625	.1326	691	.1644
626	.1454	692	.1644
627	.1454	693	.1644
628	.1644	694	.1644
629	.1644		
630	.1250		
631	.1505		
632	.1644		
633	.1607		
634	.1505		
635	.1287		
636	.1287		
637	.1505		
638	.1250		
639	.1607		
640	.1607		
641	.1505		
642	.1287		
643	.1607		
644	.1644		
645	.1644		
646	.1644		
647	.1326		
648	.1326		
649	.1505		
650	.1326		
651	.1454		
652	.1454		
653	.1644		
654	.1607		
655	.1607		
656	.1644		
657	.1326		
658	.1326		
659	.1326		
660	.1607		
661	.1607		
662	.1287		
663	.1505		
664	.1644		
665	.1644		
666	.1505		
667	.1287		
668	.1250		
669	.1363		
670	.1644		
671	.1644		
672	.1505		
673	.1287		
674	.1593		
675	.1644		
676	.1326		
677	.1326		
678	.1326		
679	.1644		
680	.1644		
681	.1326		
682	.1326		
683	.1287		
684	.1644		
685	.1644		
686	.1644		
687	.1644		
688	.1326		

ARTICLE VI

EASEMENT AND LICENSE

A. Maintenance and Repairs

In the event any portion of an apartment or common element encroaches upon another apartment or common element due to shifting, settling or moving of a building, or due to survey errors, construction deviations, reconstruction or repair, reciprocal easements shall exist for the maintenance of such encroachment for so long as such encroachment exists, and for maintenance thereof after rebuilding in the event of any destruction. There shall be easements to, through and over those portions of the land, structures, buildings, improvements and walls (including interior unit walls) contained therein for the continuing maintenance and repair of all utilities in the Project. There shall exist easements of support with respect to any unit interior wall which supports a common element.

B. Existing Easements and Agreements to Which Condominium Premises are Subject

The easements listed below may not include all of the existing recorded and unrecorded easements to which the Condominium Premises are subject. Further, the descriptions are intended only to generally identify the nature of the easement. Accordingly, it will be necessary to refer to the easement document as recorded to determine all of the terms and conditions thereof.

1. Crystal Lake. Crystal Lake is limited in use to the members of the Association. Use restrictions and certain other easements affecting the Lake are set forth in the Warranty Deed recorded in Liber 18965, Page 364, Wayne County Records.
2. Swan Harbor Lake, Silver Spring Lake and Certain Contiguous Open Space. Swan Harbor Lake, Silver Spring Lake and certain contiguous open space are subject to the joint use of the members of the Association and the owners of the single-family lots in Highland Lakes Subdivision Number 1. The owners of the lots in the Subdivision are each obligated to pay the Association an annual fee of \$50.00.
Such use is subject to restrictions and other easements affecting the Lake and the open space as set forth in the Warranty Deed recorded in Liber 18965, Page 369, Wayne County Records, as amended by the Amendment to Warranty Deed, recorded in Liber 18992, Page 822, Wayne County Records.
3. Highland House. Highland House is subject to the exclusive use of the members of the Association, subject to certain restrictions and easements set forth in the Warranty Deed recorded in Liber 18965, Page 379, Wayne County Records.
4. Scenic Lane. Scenic Lane is a private road located in Highland Lakes Subdivision Number 1 and is subject to certain easements set forth in the Quit Claim Deed recorded in Liber 18992, Page 840, Wayne County Records.
5. Storm Drain Maintenance Agreement. The Condominium Premises and other adjoining land are subject to a certain Storm Drainage Maintenance Agreement recorded in Liber 17889, Page 811, Wayne

County Records, as amended by Agreement of Amendment recorded in Liber 19269, Page 407, Wayne County Records. The Agreement essentially provides that the Township of Northville shall be responsible for maintaining all storm drains installed within the property covered by the Agreement, with the Association being responsible for reimbursing the Township for all costs incurred by it in maintaining the storm drains located within the Condominium Premises and the Developer and its successors as owners of the remaining land subject to the Agreement having a similar responsibility with respect to the remaining land. The Township has a lien against all of the land covered by the Agreement to enforce the payment obligations.

6. Street Lighting Agreement. The Condominium Premises and other adjoining land are subject to a certain Street Lighting Agreement recorded in Liber 17889, Page 822, Wayne County Records, as amended by Agreement of Amendment on file in the Association Records. The Agreement essentially provides that the Township of Northville shall pay all expenses charged by Detroit Edison Company for street lighting purposes, and that the Association shall reimburse the Township for all such expenditures. The Township has a lien against all of the land covered by the Agreement to enforce the payment obligations.

7. Charges for Certain Utilities. Article VIII of the Condominium Bylaws (Bylaws I) attached hereto as Exhibit "A" provides that the Association exclusively shall be billed for gas for the entire Project. Article VIII of the Condominium Bylaws also contains certain provisions that relate to the operation of the Agreement described in Article VIB (5) and (6) above.

8. Utility Easements. The Condominium Premises are subject to various easements granted to Northville Township and to certain public utilities for a variety of purposes.

ARTICLE VII

AMENDMENTS

Except as provided hereinafter in Article IX, the Project shall not be terminated, abandoned, vacated or revoked, or any of the provisions herein amended (except that the Condominium Bylaws may be amended as therein provided) unless all of the co-owners and each institutional holder of a first mortgage covering an apartment in the Project unanimously agree to such termination, abandonment, vacation, revocation or amendment by duly approved and recorded instruments.

ARTICLE VIII

GENERAL

This Superseding Consolidated Master Deed is executed and recorded for the purposes, among others, of merging into one condominium project under the Act the several Sections of Highland Lakes Condominium, each of

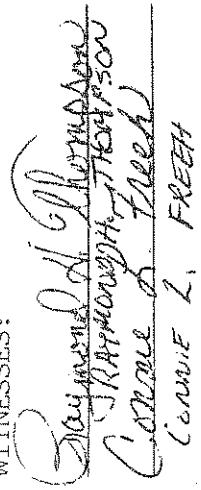
which was originally constituted as a separate condominium and recorded in the Wayne County Records as set forth in the preamble hereto and deleting certain land from the previously included parcels, all as described in Article II hereof. From and after the date of recording this Superseding Consolidated Master Deed, each of the previously recorded Master Deeds shall be deemed superseded, extinguished and terminated by virtue of the merger into and consolidation with one another effected by this Superseding Consolidated Master Deed. Except as set forth herein, this Superseding Consolidated Master Deed is not intended nor shall it impair or affect title to any apartment heretofore conveyed, mortgaged, hypothesized, encumbered or otherwise dealt with as real property. However, subsequent to the recording of this Superseding Consolidated Master Deed, each unit in the Highland Lakes Condominium shall be sold, mortgaged, hypothesized, leased and otherwise dealt with solely by reference to this Superseding Consolidated Master Deed and the replat effected hereby, without reference to any other instrument.

ARTICLE IX ASSOCIATION AUTHORITY

Association Authority. Highland Lakes Condominium Association, as agent for the co-owners and mortgagees of the Highland Lakes Condominium, does hereby retain the power and shall hereafter be empowered: (a) to grant and release easements to public utilities and others over, under or through the Condominium Premises; (b) to dedicate roads, street and ways to local units of government in furtherance of the purposes and interests of the Association; (c) to amend this Superseding Consolidated Master Deed or any Exhibit hereto without the consent of the co-owners or any other person, but subject to the approval of the Michigan Department of Commerce, to correct survey or other errors made in such documents, or to make such other amendments thereto as do not materially affect any rights of any co-owner, mortgagee, or other person interested in the Project, including, but not limited to, amendments for the purpose of facilitating conventional mortgage loan financing for existing or prospective co-owners and to enable to purchase of such mortgage loans by the Federal National Mortgage Association, the Government National Mortgage Association, the Federal Home Loan Mortgage Corporation and/or any other agency or, the entity sponsored by, the federal government or the State of Michigan. Each present and future co-owner, by acceptance of an interest in an apartment, irrevocably constitutes and appoints the Association as their agent and attorney-in-fact for the foregoing purposes.

IN WITNESS WHEREOF, the undersigned has duly executed this Superseding Consolidated Master Deed the day and year first written above.

WITNESSES:


Raymond H. Thompson
Conrad L. Freeth

STATE OF MICHIGAN)
COUNTY OF OAKLAND)\$

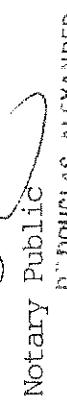
HIGHLAND LAKES CONDOMINIUM ASSOCIATION,
a Michigan non-profit corporation

By: 
John K. Van Dorn, Vice
President

On this 20 day of December, 1983, the foregoing Superseding Consolidated Master Deed was acknowledged before me by John K. Van Dorn, President, of Highland Lakes Condominium Association, a Michigan non-profit corporation, on behalf of the corporation.

Drafted by and when recorded return to:

D. Douglas Alexander, Esq.
30200 Telegraph Road - Suite 456
Birmingham, MI 48010


D. DOUGLAS ALEXANDER
Notary Public
State of Michigan
#N-111111111111111111

HIGHLAND LAKES CONDOMINIUM

MASTER DEED

EXHIBIT "B"

LOCATED IN SEC. 2, NORTHLVILLE TOWNSHIP,
WAYNE COUNTY, MICHIGAN

SURVEYORS CERTIFICATE

I, CLARENCE W. HURRELL, HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR OF THE STATE OF MICHIGAN, AND THAT THE SUB-DIVISION PLAN KNOWN AS WAYNE COUNTY CONDOMINIUM SUBDIVISION PLAN NO. , AS SHOWN ON THE ACCOMPANYING DRAWINGS REPRESENTS A SURVEY ON THE GROUND MADE UNDER MY DIRECTION, AND THAT THE SAID SURVEY IS TRUE AND COMPLETE AS SHOWN, THAT THE IRONS WILL BE OF THE CHARACTER AND OCCUPY THE POSITIONS AS INDICATED, ALL AS SHOWN ON SAID MAP, AND WILL BE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED.

I FURTHER CERTIFY THAT THE SURVEY PLAN, SHOWN HEREWITHE IS A CORRECT ONE, AND THAT PERMANENT IRON MONUMENTS CONSISTING OF BARS NOT LESS THAN ONE-HALF INCH IN DIAMETER AND EIGHTEEN INCHES IN LENGTH, HAVE BEEN SET AT POINTS MARKED THUS (X) AS THEREON SHOWN AT ALL ANGLES IN THE BOUNDARIES OF THE SAID SURVEY AS INCLUDED HEREWITHE EXCEPT AS OTHERWISE NOTED.

DEC. 20, 1983
DATE

Clarence W. Hubbell
CLARENCE W. HUBBELL
REGISTERED LAND SURVEYOR
REGISTRATION NO 12022
2323 FRANKLIN ROAD
BLOOMFIELD HILLS, MICH 48013

PLAN CERTIFICATION

I, CLARENCE W. HUBBELL, HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR OF THE STATE OF MICHIGAN, AND THAT THE SUB-DIVISION PLAN KNOWN AS WAYNE COUNTY CONDOMINIUM SUBDIVISION PLAN NO. , AS SHOWN ON THE ACCOMPANYING DRAWINGS (SHEETS 1-50) WAS PREPARED UNDER MY DIRECTION, AND THAT THE ATTACHED DRAWINGS OF BUILDINGS AND IMPROVEMENTS ARE AS BUILT.

DEC. 20, 1983
DATE

Clarence W. Hubbell
CLARENCE W. HUBBELL
REGISTERED LAND SURVEYOR
REGISTRATION NO 12022
2323 FRANKLIN ROAD
BLOOMFIELD HILLS, MICH 48013

SHEET INDEX

1. COVER SHEET
2. COVER SHEET
3. OVERALL SURVEY MAP W/ PROPERTY CORNER COORDINATES
4. OVERALL LOCATION MAP
5. SURVEY PLAN
6. SURVEY PLAN
7. SURVEY PLAN
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CERTIFICATE OF APPROVAL

OF THE SUPERSIDING CONSOLIDATED MASTER DEED
THIS IS TO CERTIFY THAT A CERTIFICATE OF APPROVAL OF THE SUPERSIDING
CONSOLIDATED MASTER DEED OF HIGHLAND LAKES CONDOMINIUM SECTION
NO. 1, WAS ISSUED TODAY PURSUANT TO ACT 229, PUBLIC ACTS OF 1963,
AS AMENDED.

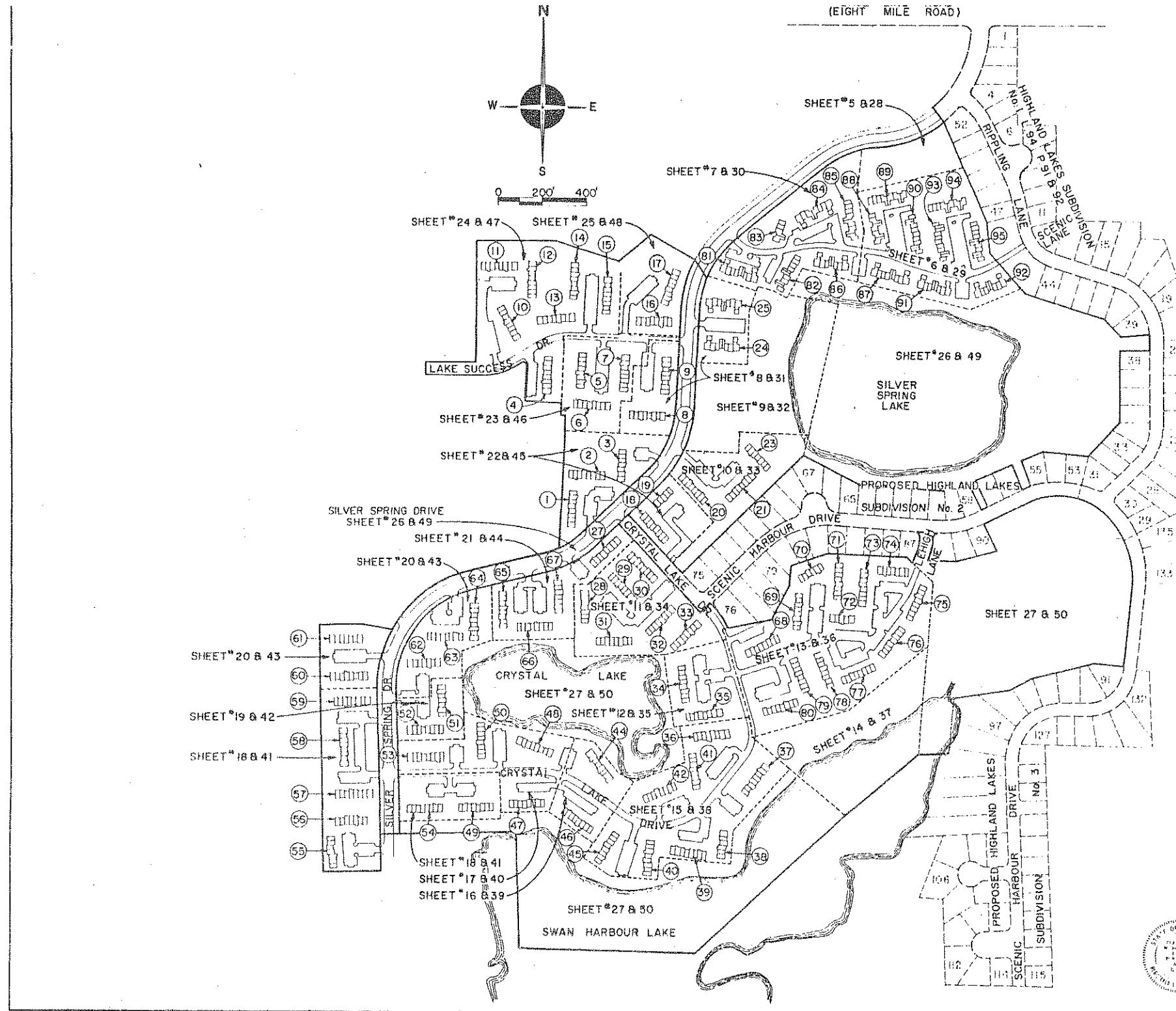
DATED:

BY

HUGH H. MAKENS, DIRECTOR
CORPORATION AND SECURITIES BUREAU
DEPARTMENT OF COMMERCE

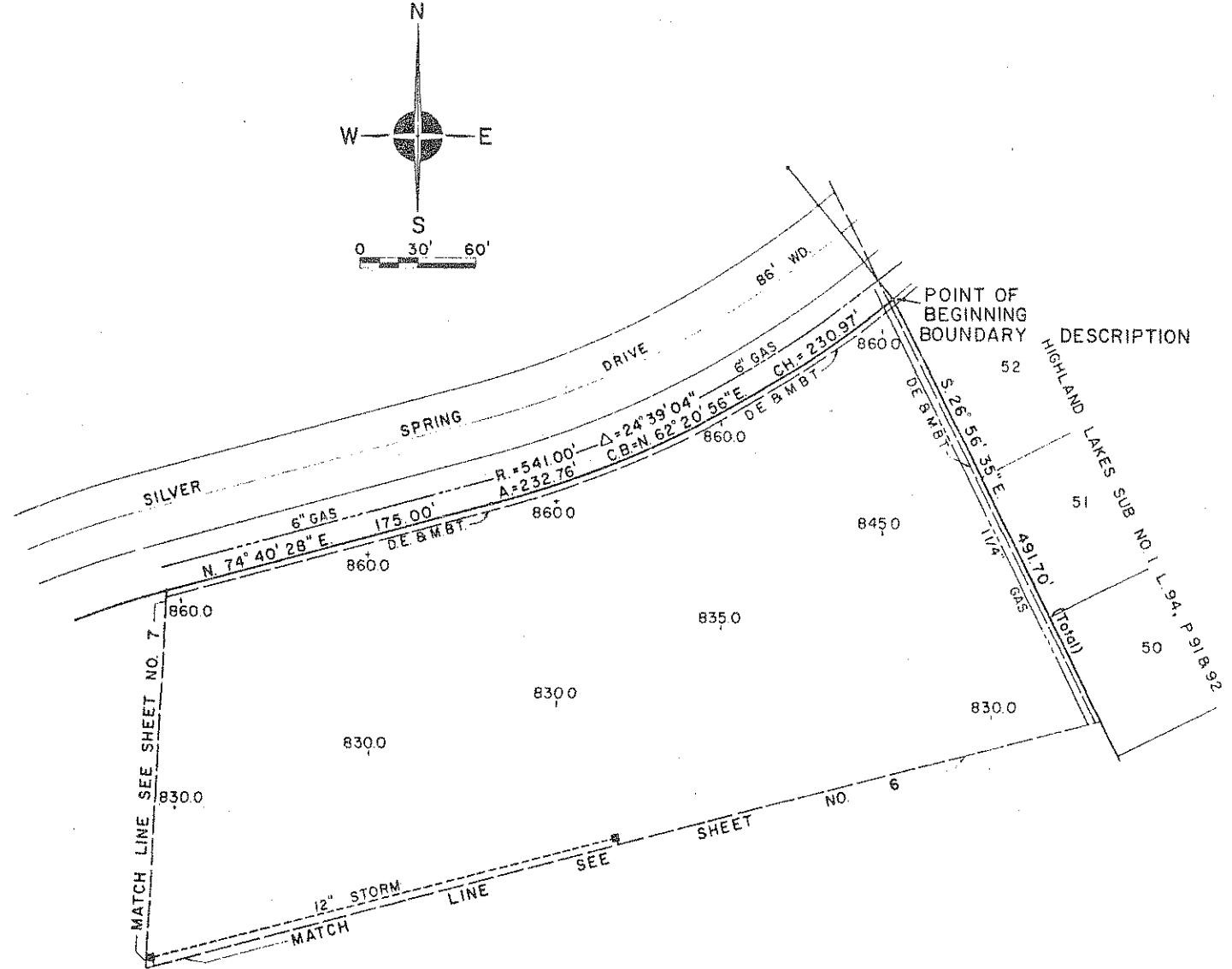
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BENCH MARKS U.S.G.S. SYSTEM BM.		
ELEV.	NO.	DESCRIPTION
806.86	*24	R.R. SPIKE S.E. FACE 22" POPLAR 100' N.W. OF THE N.W. CORNER OF SILVER SPRING LAKE.
819.93	*58	SQUARE CUT TOP S.E. CORNER CONCRETE TRANSFORMER PAD E. SIDE OF SILVER SPRING DRIVE 100' N. OF LONGWOOD COURT.

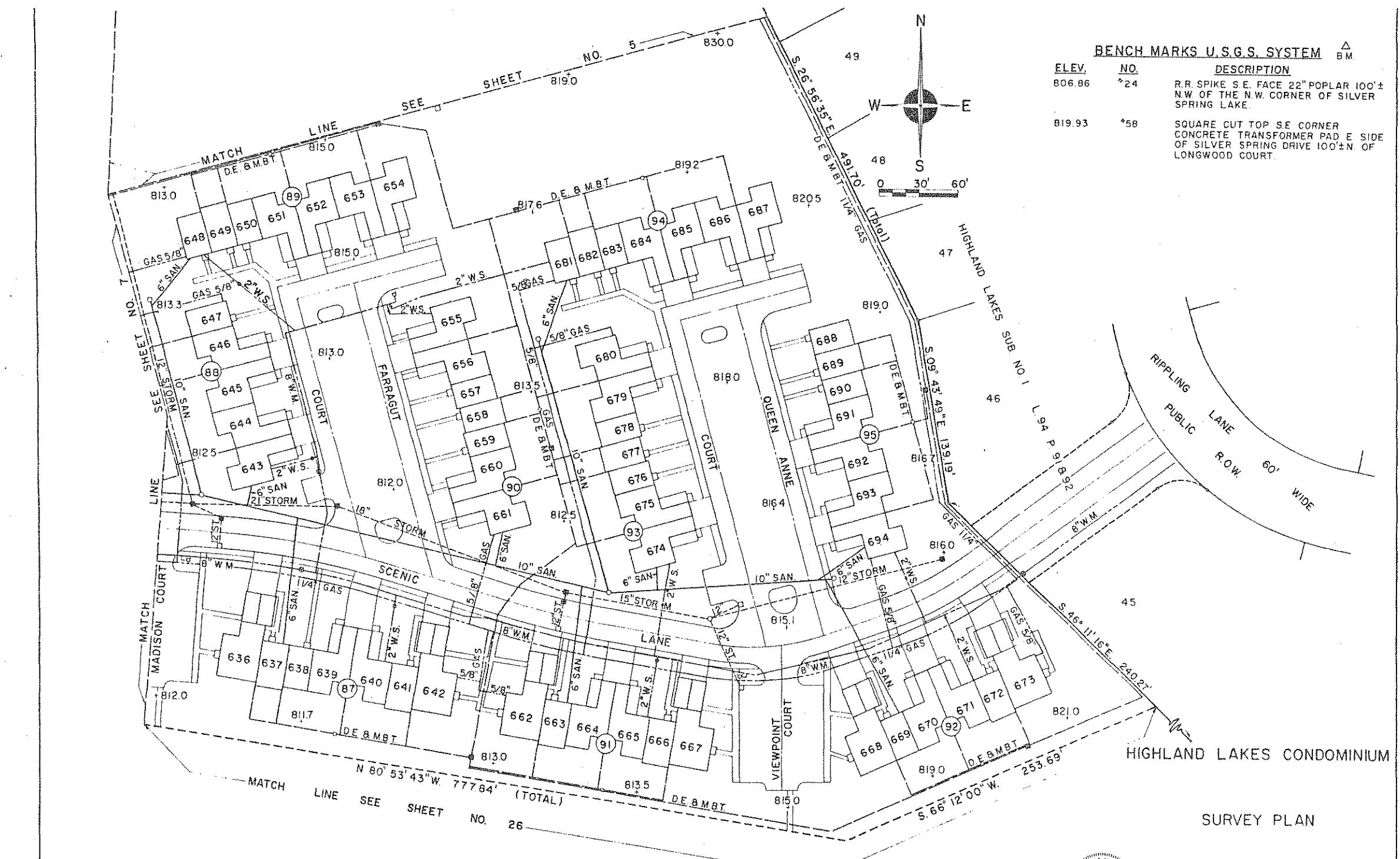


HIGHLAND LAKES CONDOMINIUM

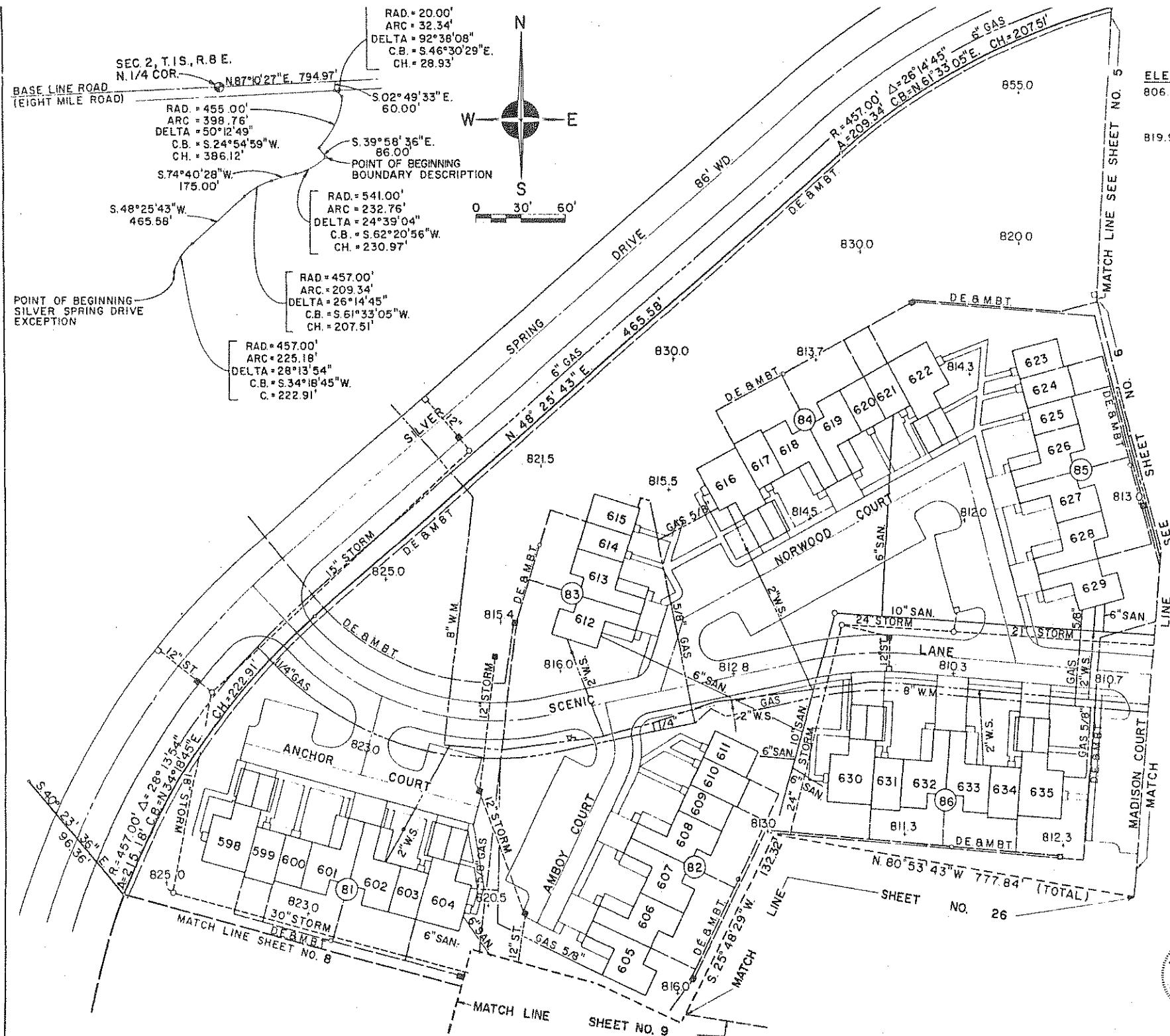
SURVEY PLAN



HUBBELL, ROTH & CLARK, INC.
CONSULTING ENGINEERS
2323 FRANKLIN ROAD
BLOOMFIELD HILLS, MICH. 48013



1218.9104733



BENCH MARKS U.S.G.S. SYSTEM BM

ELEV.	NO.	DESCRIPTION
806.86	*24	R.R. SPIKE S.E. FACE 22" POPLAR 100' N.W. OF THE N.W. CORNER OF SILVER SPRING LAKE.
819.93	*58	SQUARE CUT TOP S.E. CORNER CONCRETE TRANSFORMER PAD E. SIDE OF SILVER SPRING DRIVE 100'N OF LONGWOOD COURT

SOURCES OF UTILITY INFORMATION

ELECTRICITY PROVIDED BY DETROIT EDISON CO.
GAS PROVIDED BY CONSUMERS POWER CO.
TELEPHONE PROVIDED BY MICHIGAN BELL TELEPHONE
STORM SEWERS, SANITARY SEWERS AND WATER MAINS
PROVIDED BY HUBBELL, ROTH & CLARK, INC.
CONSULTING ENGINEERS

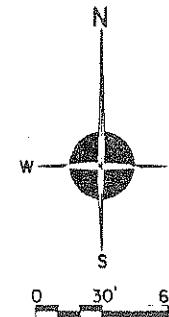
HIGHLAND LAKES CONDOMINIUM

SURVEY PLAN

HUBBELL, ROTH & CLARK, INC.
CONSULTING ENGINEERS
2323 FRANKLIN ROAD
BLOOMFIELD HILLS, MICH. 48013



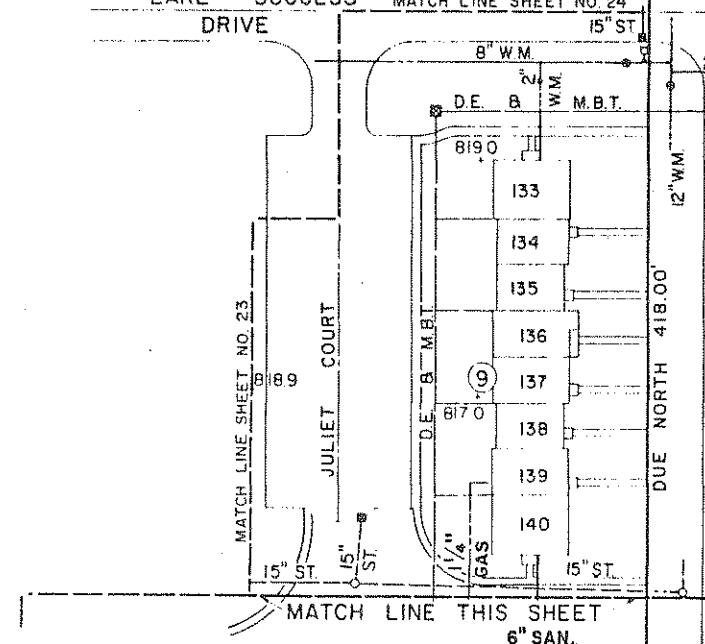
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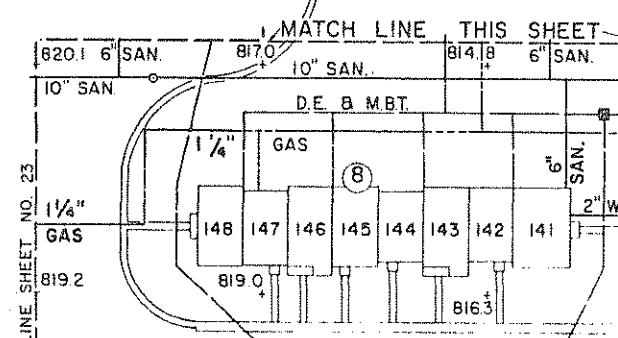
BENCH MARKS, U.S.G.S. SYSTEM

ELEV	NO	DESCRIPTION
819.93	58	SQUARE CUT TOP SE COR CONC PAD UNDER D.E. SWITCH CABINET E SIDE SILVER SPRING DRIVE 100' N OF LONGWOOD CT
815.42	59	SQUARE CUT TOP S.W. COR. CONC PAD UNDER D.E. SWITCH CABINET E SIDE SILVER SPRING DRIVE S.W. COR. BLDG. No. 24.

LAKE SUCCESS MATCH LINE SHEET NO. 24



MATCH LINE SHEET NO. 9



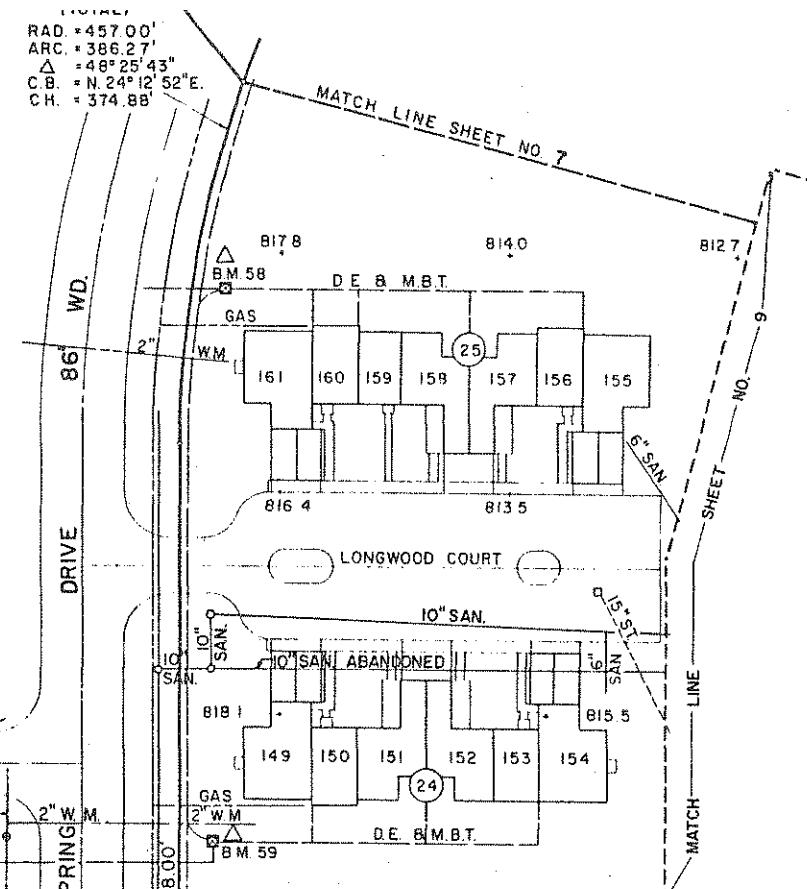
RAD. = 457.00'
ARC. = 346.96'
△ = 43° 30' 00"
C.B. = N 21° 45.00' E.
CH. = 338.69'

SOURCES OF UTILITY INFORMATION:
ELECTRICITY PROVIDED BY DETROIT EDISON CO.
GAS PROVIDED BY CONSUMERS POWER CO.
TELEPHONE PROVIDED BY MICHIGAN BELL TELEPHONE
STORM SEWERS, SANITARY SEWERS AND WATER MAINS
PROVIDED BY HUBBELL, ROTH & CLARK, INC.,
CONSULTING ENGINEERS.

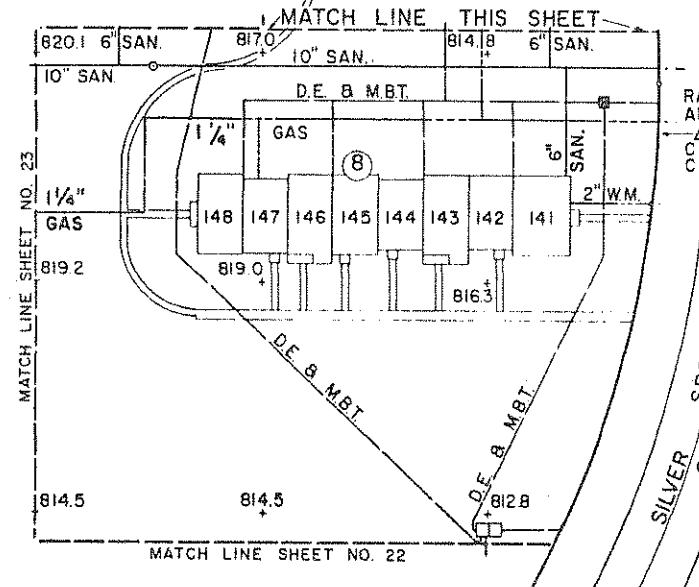
HIGHLAND LAKES CONDOMINIUM

SURVEY PLAN

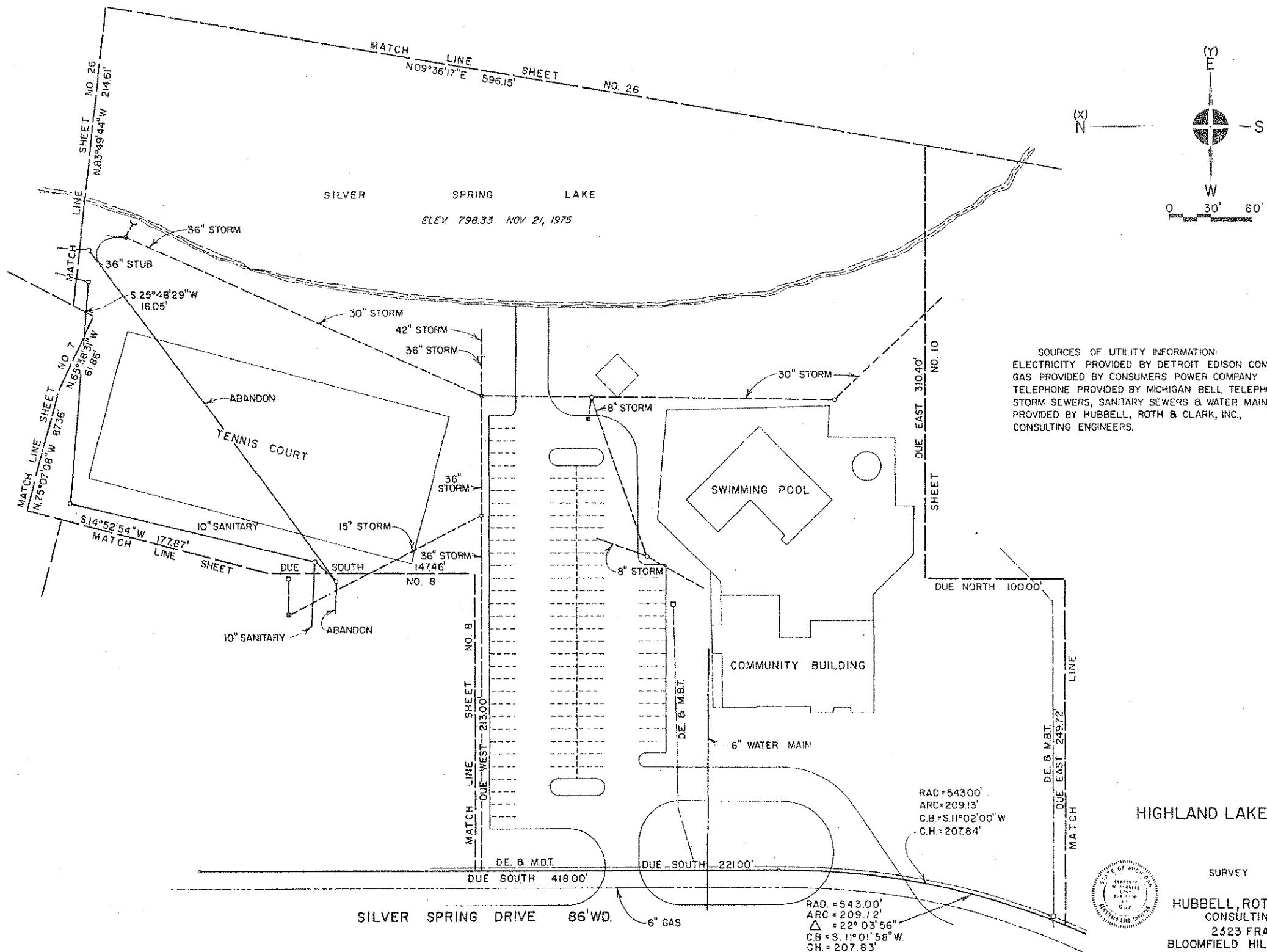
HUBBELL, ROTH & CLARK, INC.
CONSULTING ENGINEERS
2323 FRANKLIN ROAD
BLOOMFIELD HILLS, MICHIGAN 48013



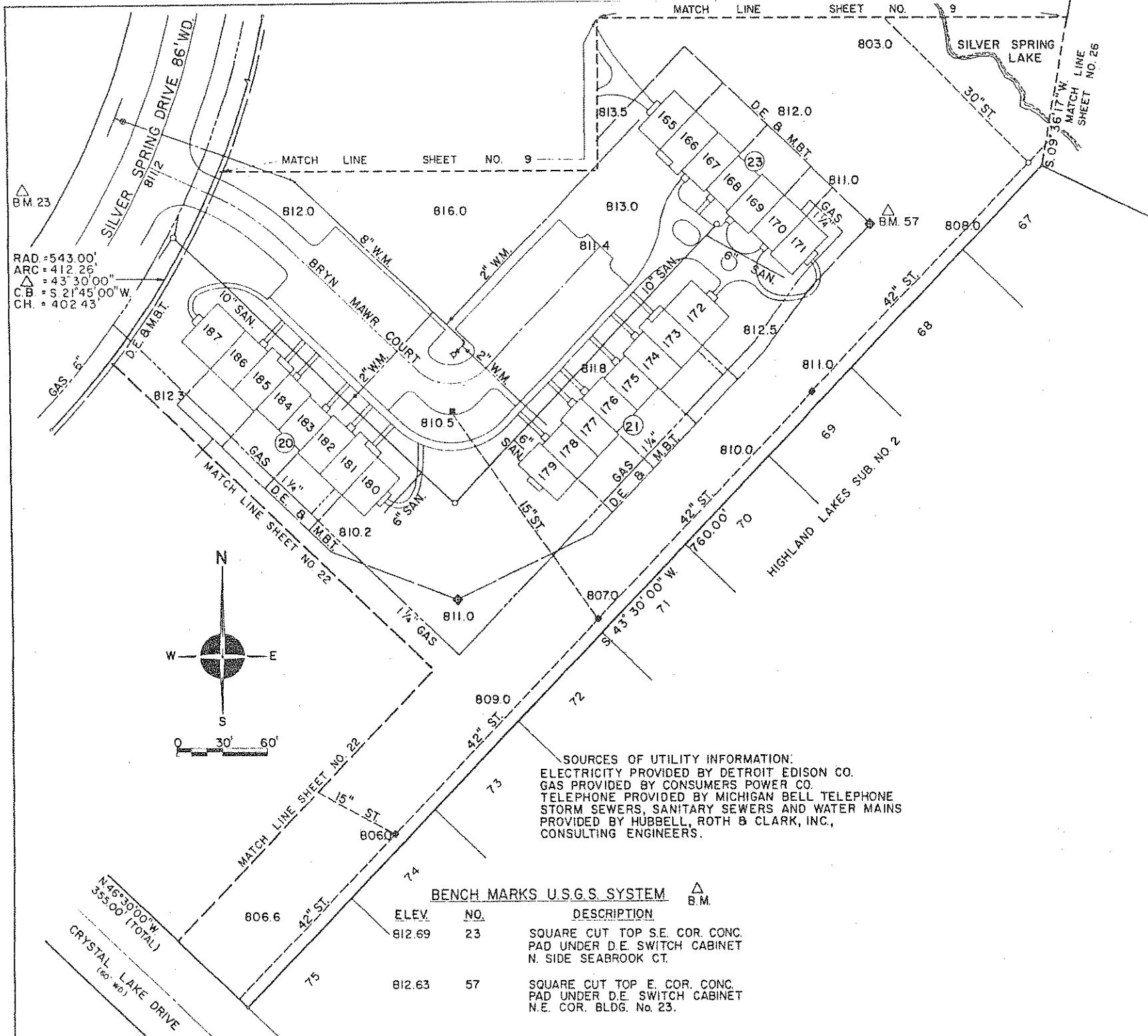
MATCH LINE SHEET NO. 22



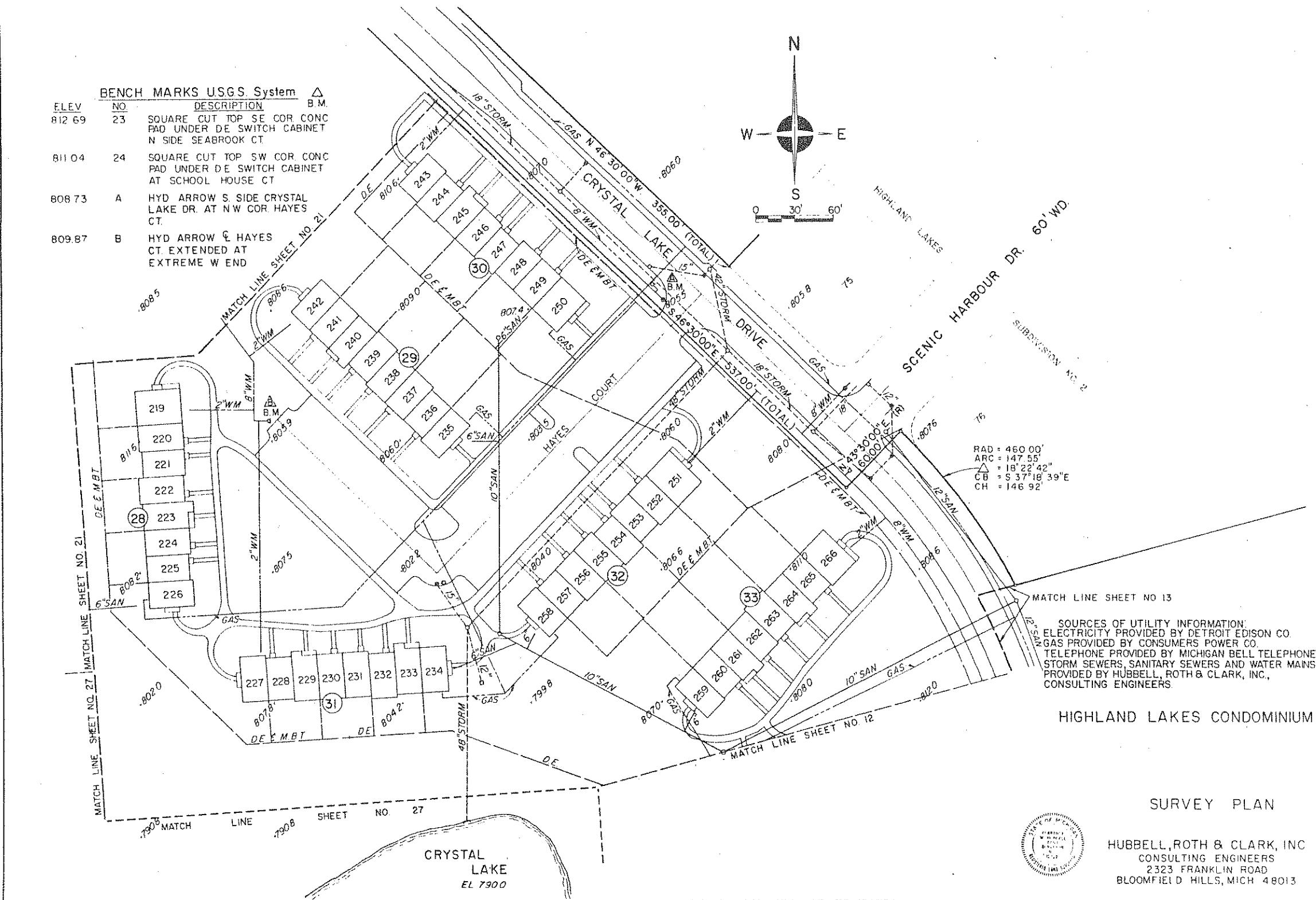
121640 735



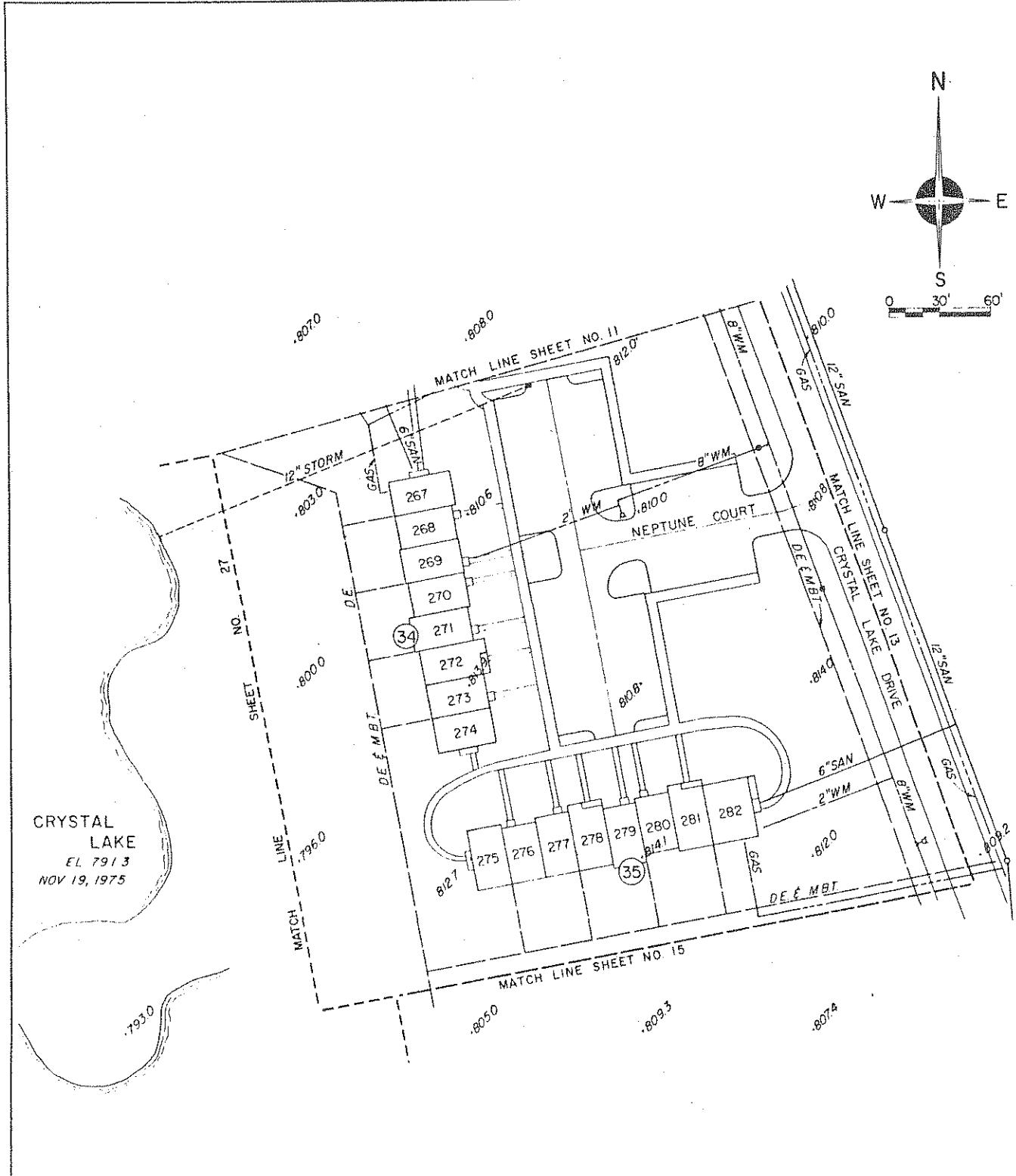
121690 N 736



1218400 4787



11218941A 1/36



BENCH MARKS U.S.G.S. System

ELEV.	NO.	DESCRIPTION
.812.69	23	SQUARE CUT TOP SE COR CONC PAD UNDER DE SWITCH CABINET N SIDE SEABROOK CT
.811.04	24	SQUARE CUT TOP SW COR CONC PAD UNDER DE SWITCH CABINET AT SCHOOL HOUSE CT
.808.73	A	HYD. ARROW S. SIDE CRYSTAL LAKE DR. AT N.W. COR. HAYES CT
.809.87	B	HYD. ARROW E HAYES CT. EXTENDED AT EXTREME W. END

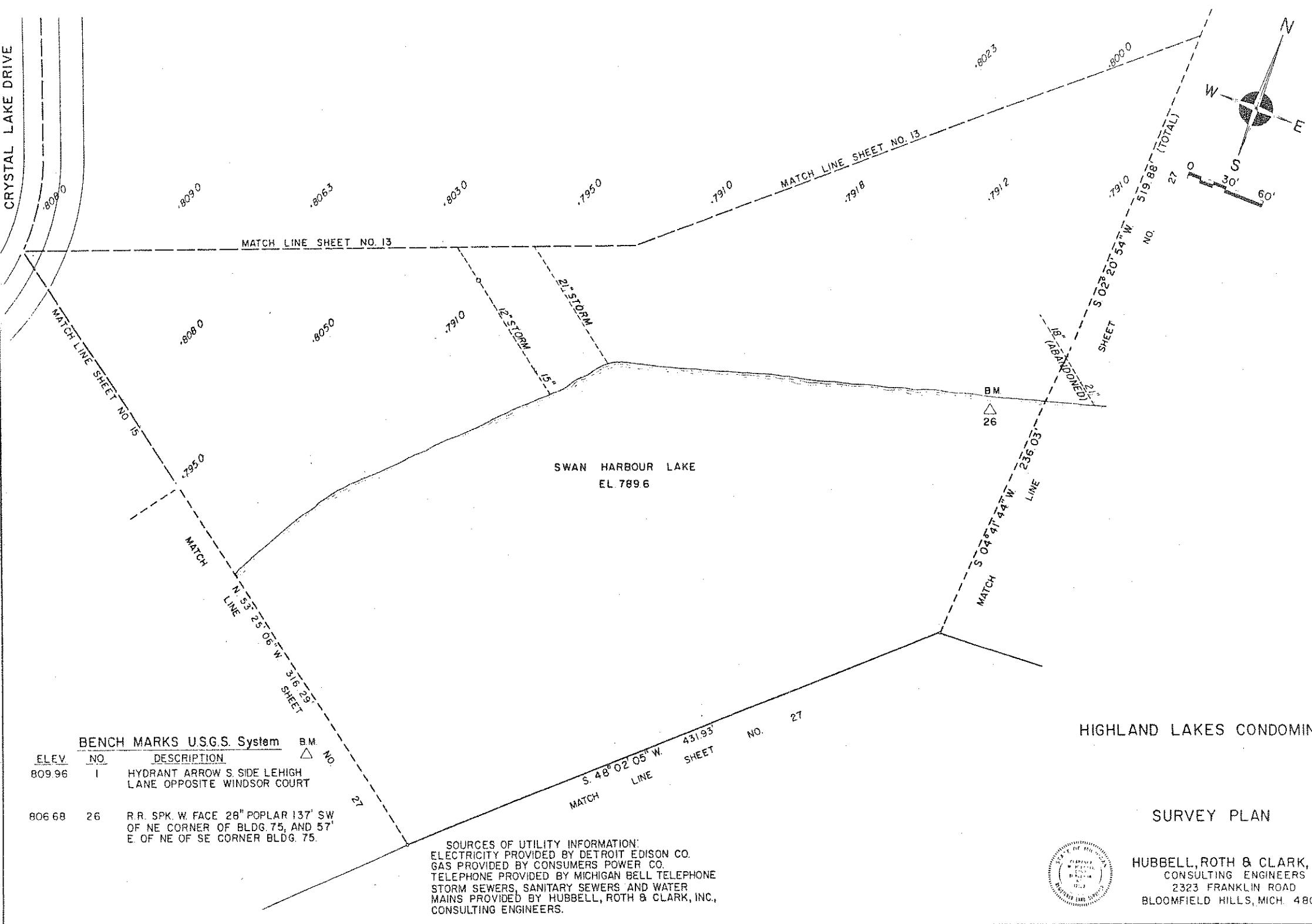
HIGHLAND LAKES CONDOMINIUM

SURVEY PLAN



HUBBELL, ROTH & CLARK, INC.
CONSULTING ENGINEERS
2323 FRANKLIN ROAD
BLOOMFIELD HILLS, MICH 48013

121530 1440



BENCH MARKS USGS System

ELEV.	NO.	DESCRIPTION	B.M.
804.91	27	HYD. ARROW N. SIDE CRYSTAL LAKE DR. IN FRONT OF MARINER COURT	
804.02	28	HYD. ARROW N. SIDE CRYSTAL LAKE DR. 100' E. N.W. OF INLET COURT	

N

E

S

0 30' 60'

7918

CRYSTAL
LAKE

MATCH LINE SHEET NO. 27

D.E. & M.B.T.

D.E. & M.B.T.

8020

1 SHEET NO. 16

GAS

805.3

402

401

400

399

398

397

42

WHITMAN
COURT

80260

D.E. & M.B.T.

MATCH
LINE

8025

6 SAN

2 WM

80330

6 SAN

2 WM

80455

6 SAN

2 WM

8020

6 SAN

2 WM

80160

COURT

80120

INLET

8029

6 SAN

2 WM

8013

6 SAN

2 WM

8010

12 STORM

8000

NO

27

MATCH LINE SHEET NO. 12

MATCH LINE SHEET NO. 27

D.E. & M.B.T.

804.0

36

GAS

6 SAN

2 WM

805.69

DE & M.B.T.

DRIVE

804.66

2 WM

806.5

DE & M.B.T.

8000

27

SWAN
HARBOUR
LAKE

LINE

7920

MATCH

804.9

12 SAN

2 WM

804.60

MANN
COURT

803.60

12 SAN

2 WM

805.4

12 SAN

2 WM

805.1

NO

E7

HIGHLAND LAKES CONDOMINIUM

SURVEY PLAN

HUBBELL, ROTH & CLARK, INC.

CONSULTING ENGINEERS

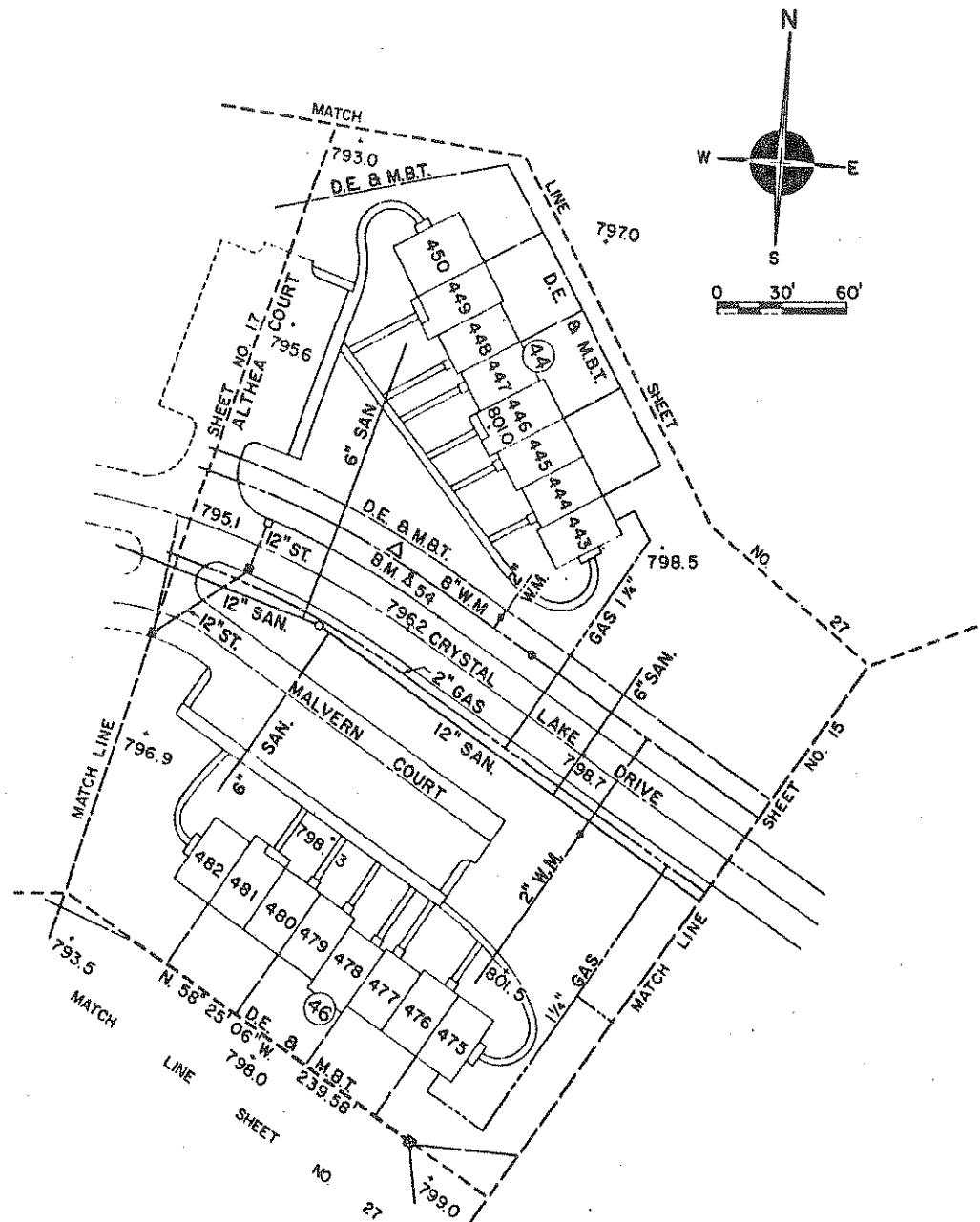
2323 FRANKLIN ROAD

BLOOMFIELD HILLS, MICH 48013



SOURCES OF UTILITY
INFORMATION:
ELECTRICITY PROVIDED BY
DETROIT EDISON CO.
GAS PROVIDED BY
CONSUMERS POWER CO.
TELEPHONE PROVIDED BY
MICHIGAN BELL TELEPHONE
STORM SEWERS, SANITARY
SEWERS & WATER MAINS
PROVIDED BY HUBBELL,
ROTH & CLARK, INC.,
CONSULTING ENGINEERS.

12168001742

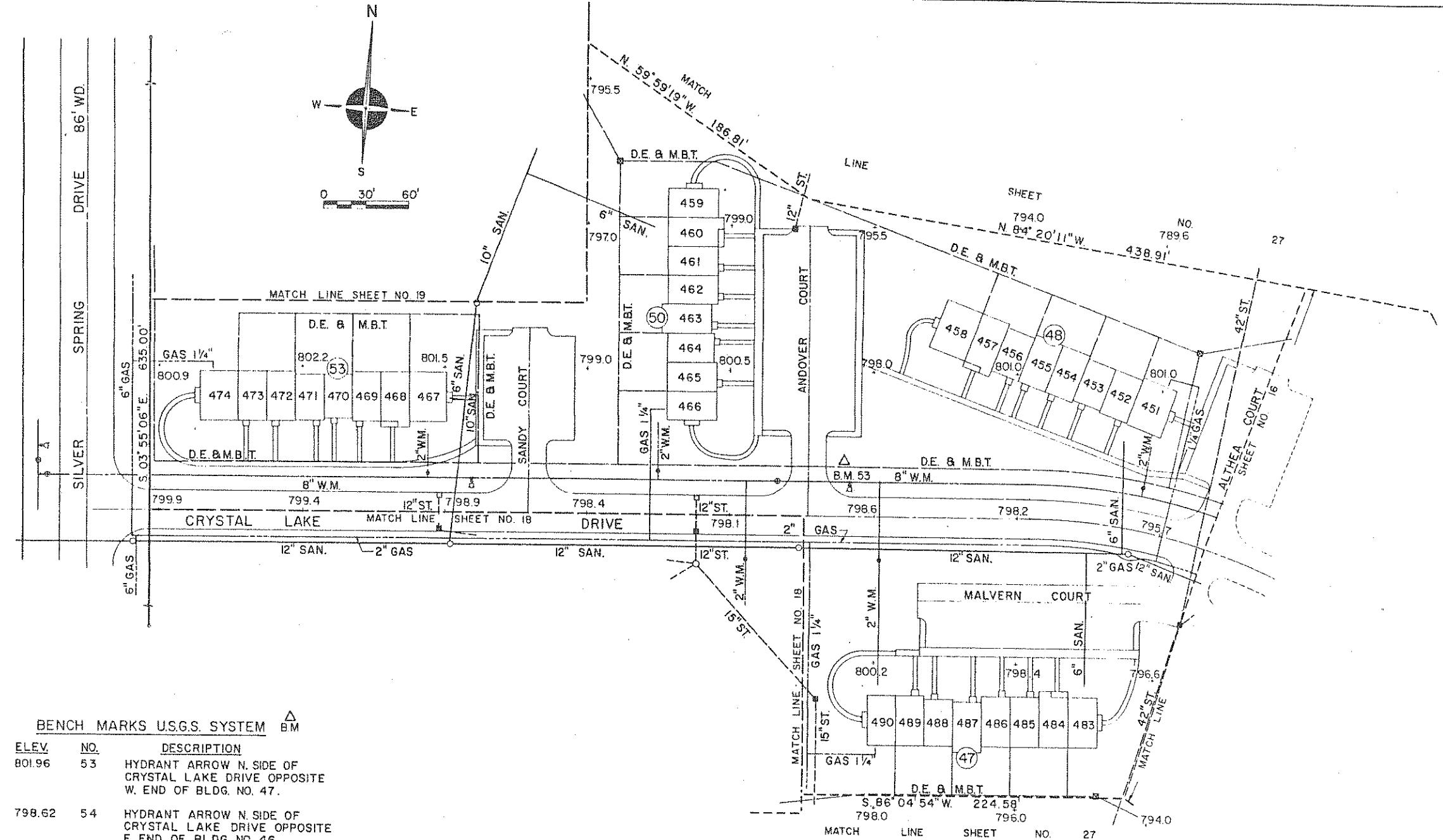
BENCH MARKS U.S.G.S. SYSTEM B.M.

ELEV.	NO.	DESCRIPTION
801.96	53	HYDRANT ARROW N. SIDE OF CRYSTAL LAKE DRIVE OPPOSITE W. END OF BLDG. NO. 47.
798.62	54	HYDRANT ARROW N. SIDE OF CRYSTAL LAKE DRIVE OPPOSITE E. END OF BLDG. NO. 46.

HIGHLAND LAKES CONDOMINIUM**SURVEY PLAN**

HUBBELL, ROTH & CLARK, INC.
CONSULTING ENGINEERS
2323 FRANKLIN ROAD
BLOOMFIELD HILLS, MICHIGAN 48013

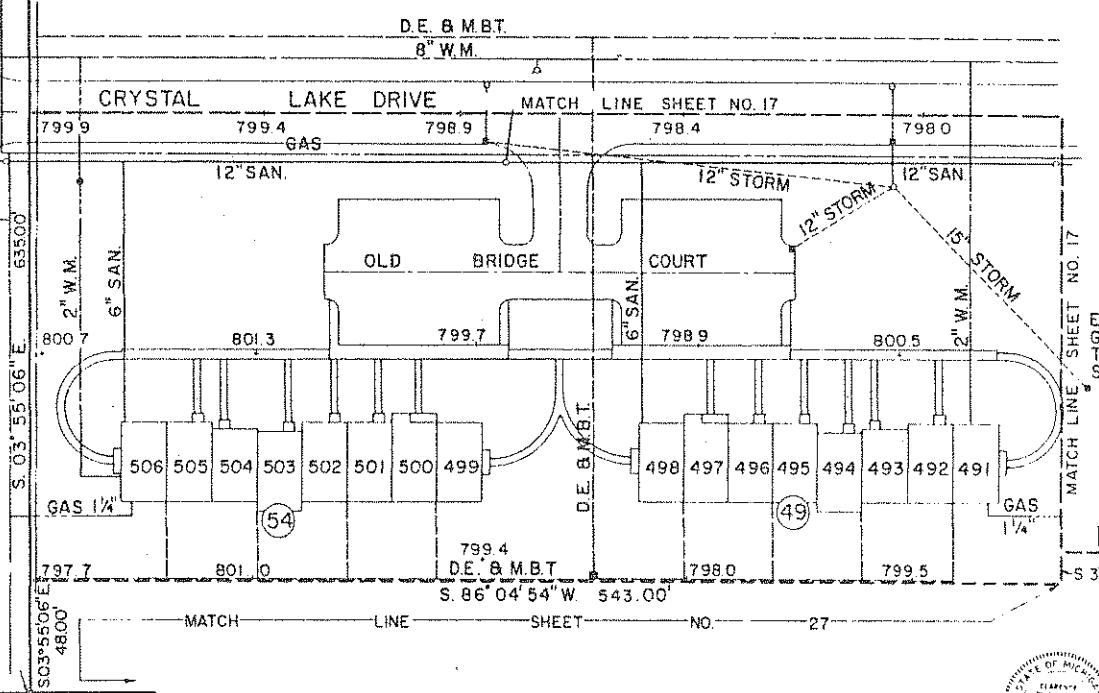
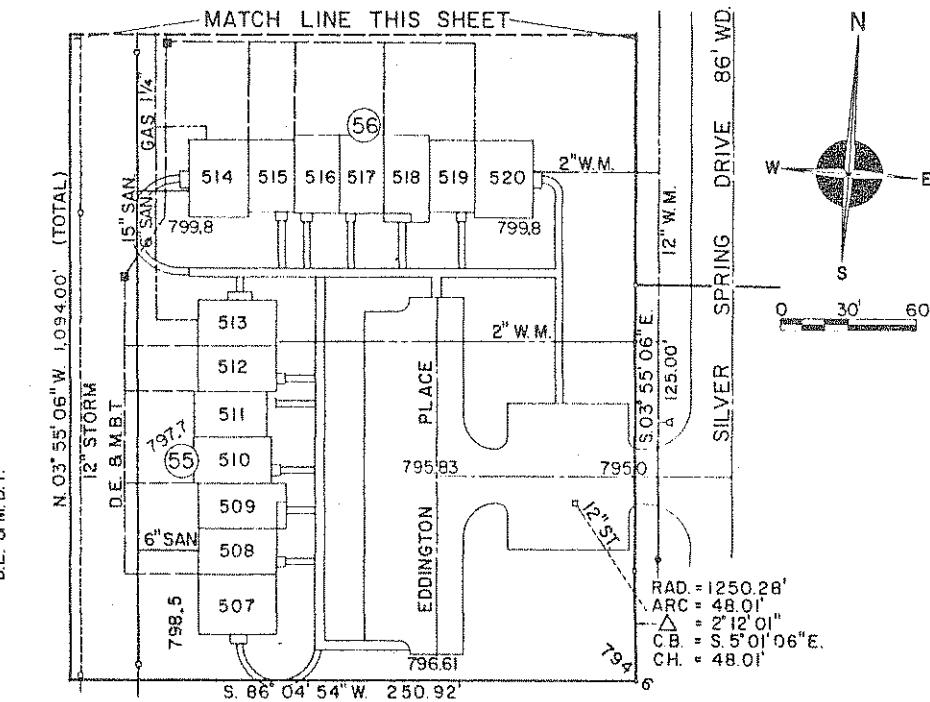
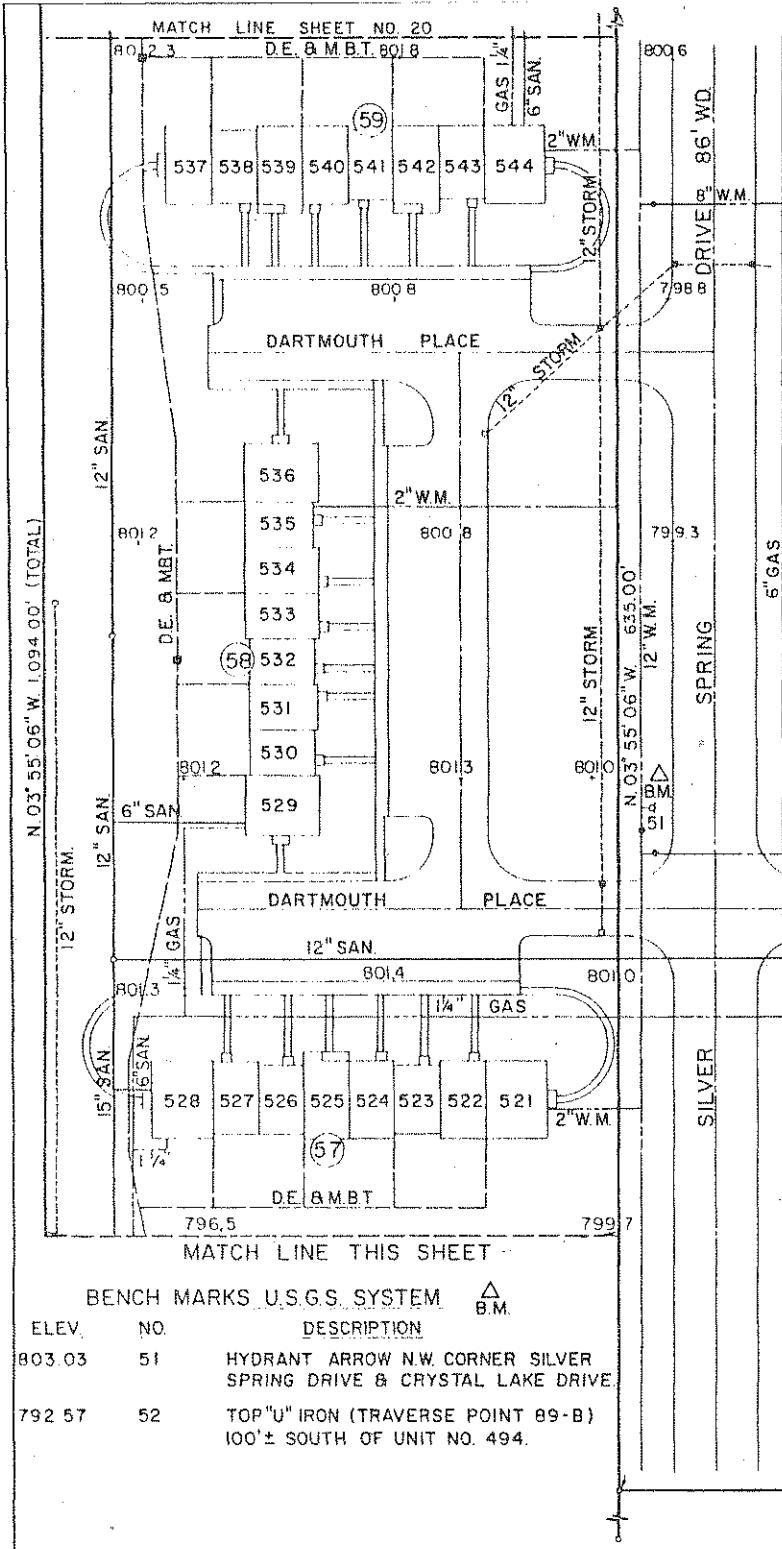
1181690 PA 743

**SURVEY PLAN**

HUBBELL, ROTH & CLARK, INC.
CONSULTING ENGINEERS
2323 FRANKLIN ROAD
BLOOMFIELD HILLS, MICHIGAN 48013



1121540-1754



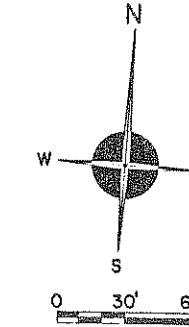
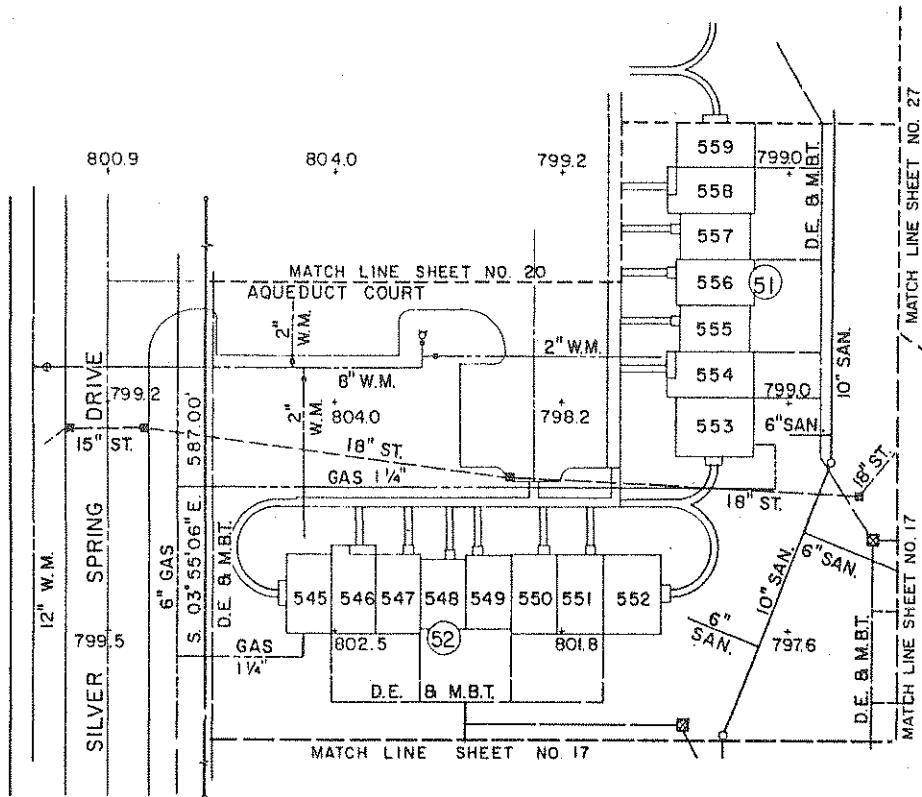
SOURCES OF UTILITY INFORMATION:
ELECTRICITY PROVIDED BY DETROIT EDISON CO.
GAS PROVIDED BY CONSUMERS POWER CO.
TELEPHONE PROVIDED BY MICHIGAN BELL TELEPHON
STORM SEWERS, SANITARY SEWERS AND WATER
MAINS PROVIDED BY HUBBELL, ROTH & CLARK,
INC., CONSULTING ENGINEERS.

SURVEY PLAN

HUBBELL, ROTH & CLARK, INC.
CONSULTING ENGINEERS
2323 FRANKLIN ROAD
BLOOMFIELD HILLS, MICHIGAN 48013



121890 P 745



BENCH MARKS U.S.G.S. SYSTEM Δ

ELEV.	NO.	DESCRIPTION	B.M.
805.26	55	R.R. SPIKE S.E. FACE 15" MAPLE S.W. COR. SILVER SPRING DRIVE & LAKE SUCCESS DR.	
802.07	56	NORTH RIM SAN MANHOLE 30' ± E. OF S.W. COR. OF BLDG. 60.	

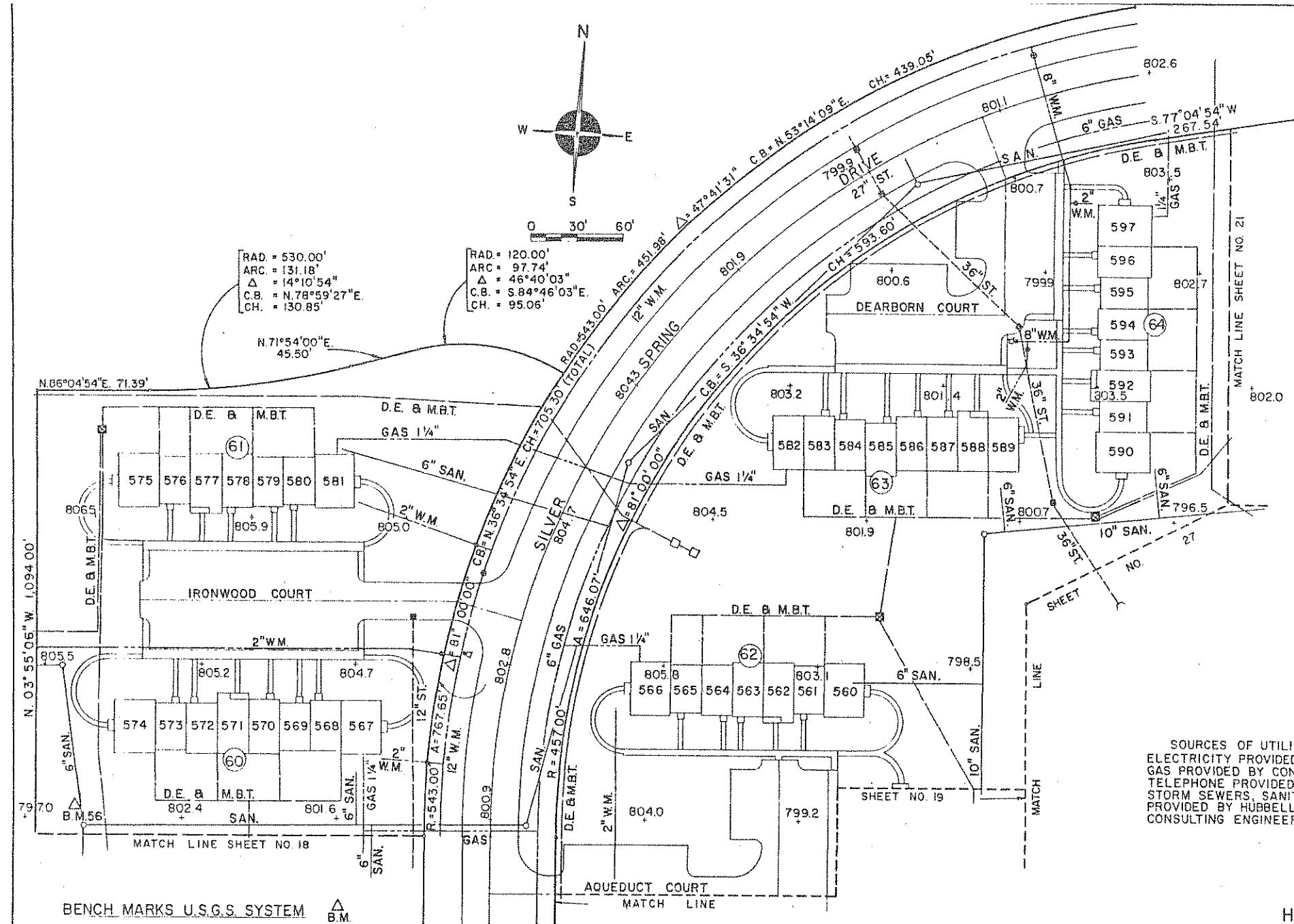
HIGHLAND LAKES CONDOMINIUM

SURVEY PLAN



HUBBELL, ROTH & CLARK, INC.
CONSULTING ENGINEERS
2323 FRANKLIN ROAD
BLOOMFIELD HILLS, MICHIGAN 48013

121690 PA 746



SOURCES OF UTILITY INFORMATION:
 ELECTRICITY PROVIDED BY DETROIT EDISON CO.
 GAS PROVIDED BY CONSUMERS POWER CO.
 TELEPHONE PROVIDED BY MICHIGAN BELL TELEPHONE
 STORM SEWERS, SANITARY SEWERS AND WATER MAINS
 PROVIDED BY HUBBELL, ROTH & CLARK, INC.,
 CONSULTING ENGINEERS.

ELEV.	NO.	DESCRIPTION
805.26	55	R.R. SPIKE S.E. FACE 15" MAPLE S.W. COR. SILVER SPRING DRIVE & LAKE SUCCESS DR.
802.07	56	NORTH RIM SAN. MANHOLE 30' E. OF S.W. COR. OF LOT 60.

HIGHLAND LAKES CONDOMINIUM

SURVEY PLAN



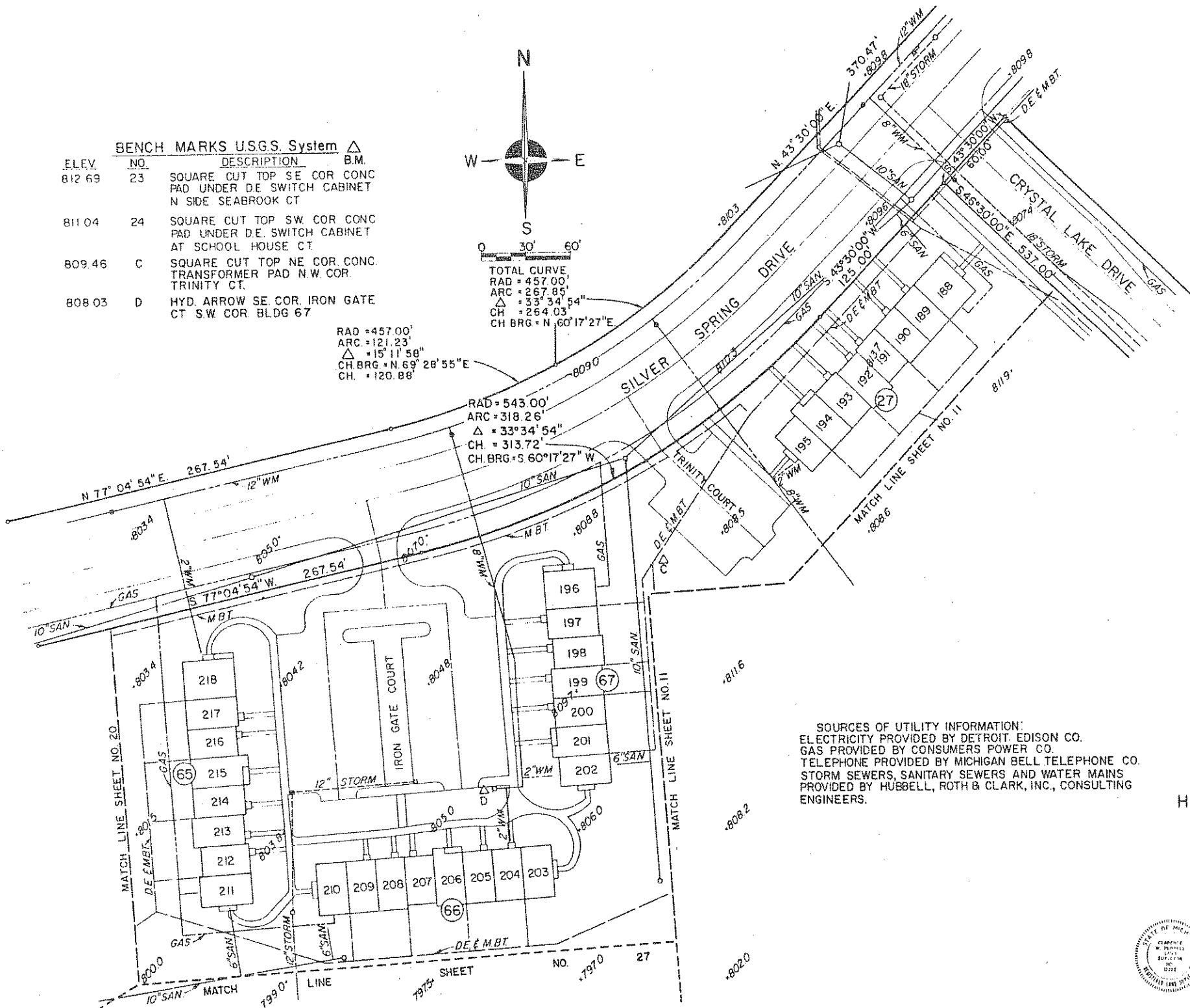
HUBBELL, ROTH & CLARK, INC.
 CONSULTING ENGINEERS
 2323 FRANKLIN ROAD
 BLOOMFIELD HILLS, MICHIGAN 48013

121641A797

SENCH MARKS USGS System △

ELEV.	NO.	DESCRIPTION	B.M.
812.69	23	SQUARE CUT TOP SW COR CONC PAD UNDER DE SWITCH CABINET N SIDE SEABROOK CT	
811.04	24	SQUARE CUT TOP SW COR CONC PAD UNDER DE SWITCH CABINET AT SCHOOL HOUSE CT	
809.46	C	SQUARE CUT TOP NE COR. CONC. TRANSFORMER PAD N.W. COR. TRINITY CT.	
808.03	D	HYD. ARROW SE COR. IRON GATE CT S.W. COR. BLDG 67	

N
W E
S
0 30' 60'
TOTAL CURVE:
RAD = 457.00'
ARC = 267.85'
△ = 33° 34' 54"
CH = 264.03'
CH BRG = N 60° 17' 27"E
RAD = 457.00'
ARC = 121.23'
△ = 15° 11' 58"
CH BRG = N 69° 28' 55"E
CH = 120.86'



SOURCES OF UTILITY INFORMATION:
ELECTRICITY PROVIDED BY DETROIT EDISON CO.
GAS PROVIDED BY CONSUMERS POWER CO.
TELEPHONE PROVIDED BY MICHIGAN BELL TELEPHONE CO.
STORM SEWERS, SANITARY SEWERS AND WATER MAINS
PROVIDED BY HUBBELL, ROTH & CLARK, INC., CONSULTING
ENGINEERS.

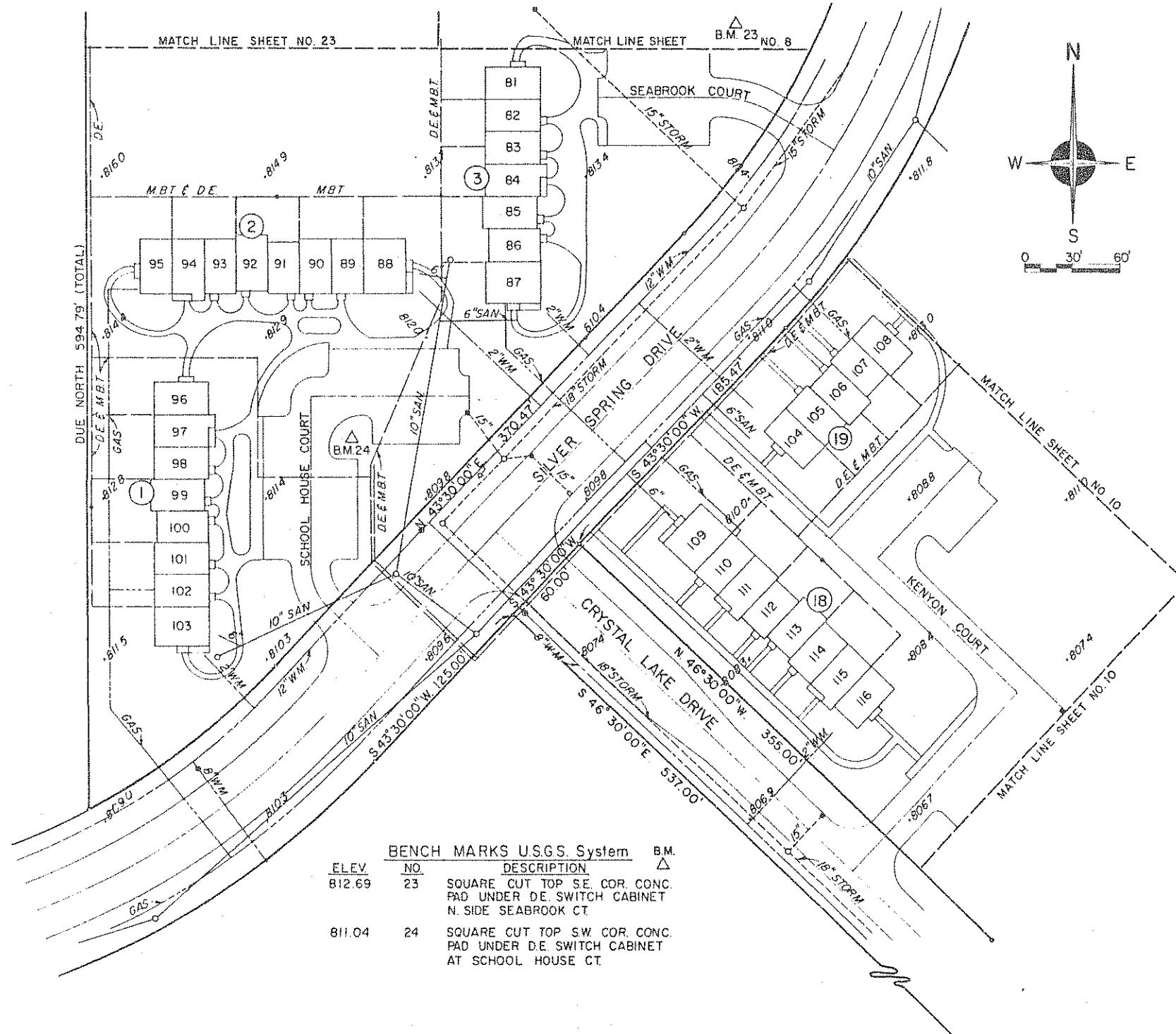
HIGHLAND LAKES CONDOMINIUM

SURVEY PLAN

HUBBELL, ROTH & CLARK, INC.
CONSULTING ENGINEERS
2323 FRANKLIN ROAD
BLOOMFIELD HILLS, MICH. 48013



11216344248



HIGHLAND LAKES CONDOMINIUM

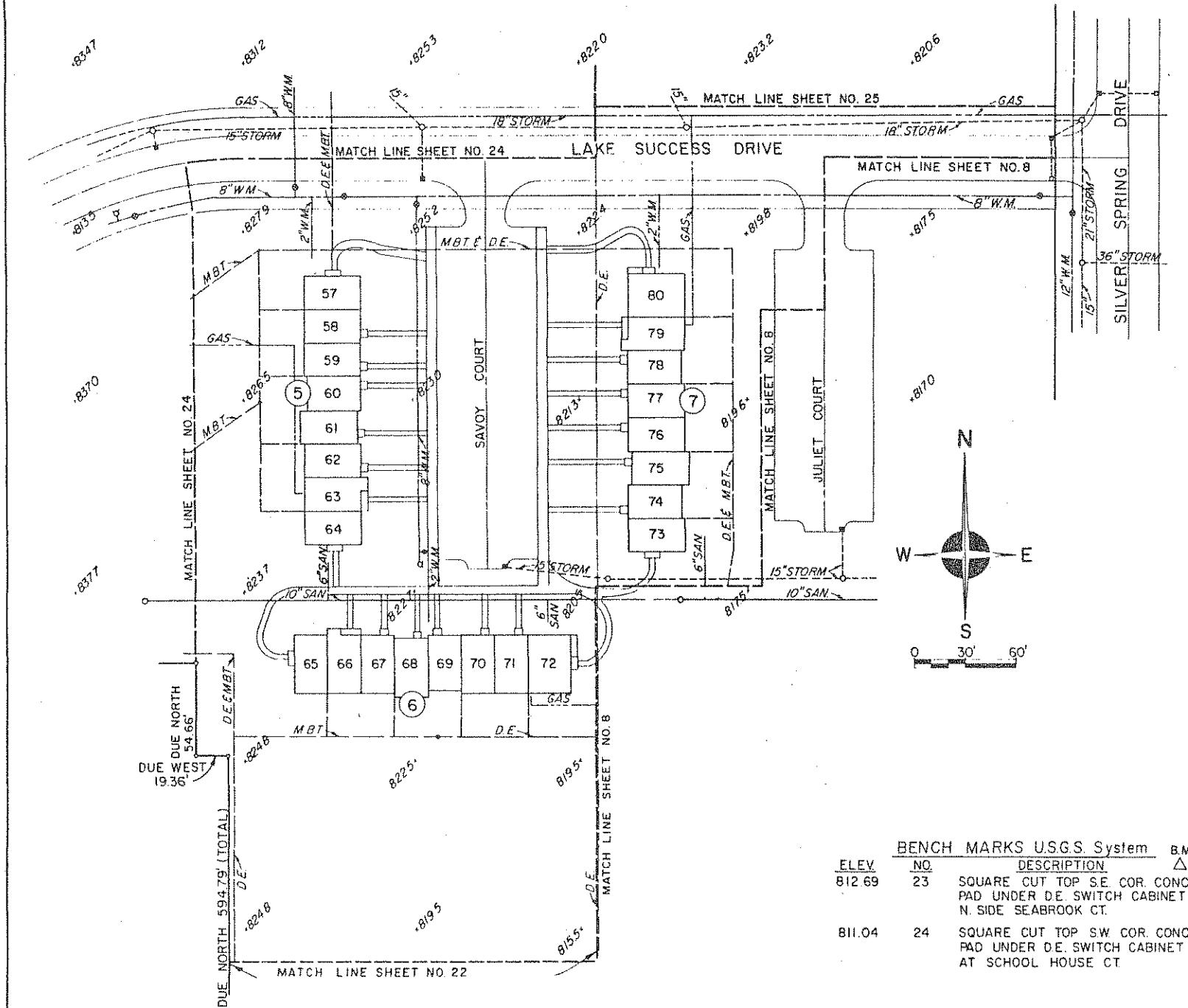
SURVEY PLAN



HUBBELL, ROTH & CLARK, INC.
CONSULTING ENGINEERS
2323 FRANKLIN ROAD
BLOOMFIELD HILLS, MICH 48013

Sheet no. 00

L121690 PA 749



SOURCES OF UTILITY INFORMATION:
ELECTRICITY PROVIDED BY DETROIT EDISON CO.
GAS PROVIDED BY CONSUMERS POWER CO.
TELEPHONE PROVIDED BY MICHIGAN BELL TELEPHONE
STORM SEWERS, SANITARY SEWERS AND WATER
MAINS PROVIDED BY HUBBELL, ROTH & CLARK, INC.
CONSULTING ENGINEERS.

ELEV.	NO.	DESCRIPTION	B.M.
812.69	23	SQUARE CUT TOP S.E. COR. CONC. PAD UNDER D.E. SWITCH CABINET N. SIDE SEABROOK CT.	△
811.04	24	SQUARE CUT TOP SW COR. CONC. PAD UNDER D.E. SWITCH CABINET AT SCHOOL HOUSE CT.	

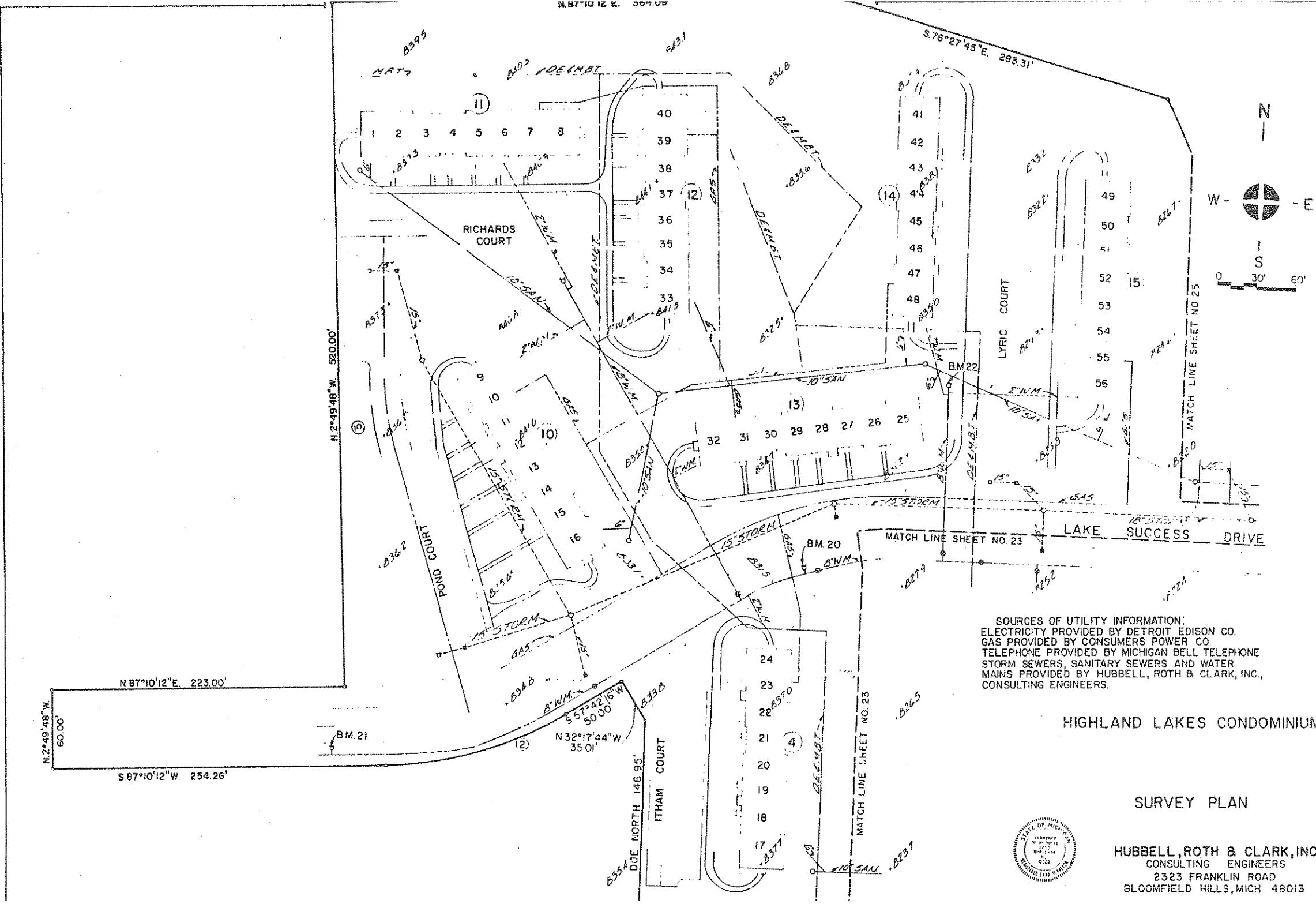
HIGHLAND LAKES CONDOMINIUM

SURVEY PLAN

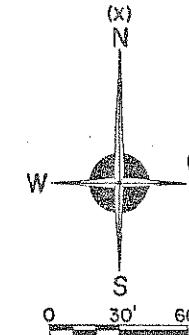
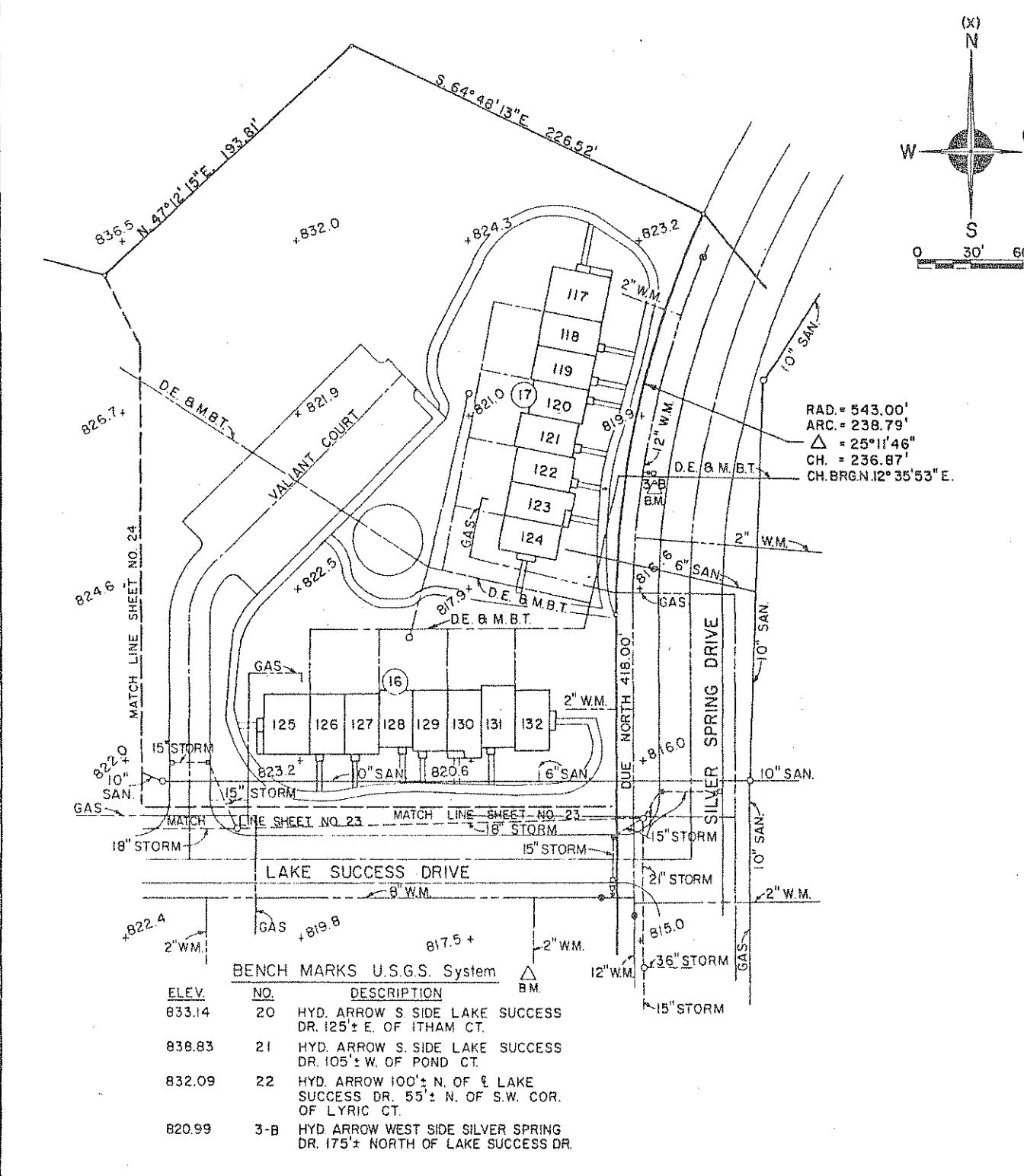


HUBBELL, ROTH & CLARK, INC.
CONSULTING ENGINEERS
2323 FRANKLIN ROAD
BLOOMFIELD HILLS, MICH. 48013

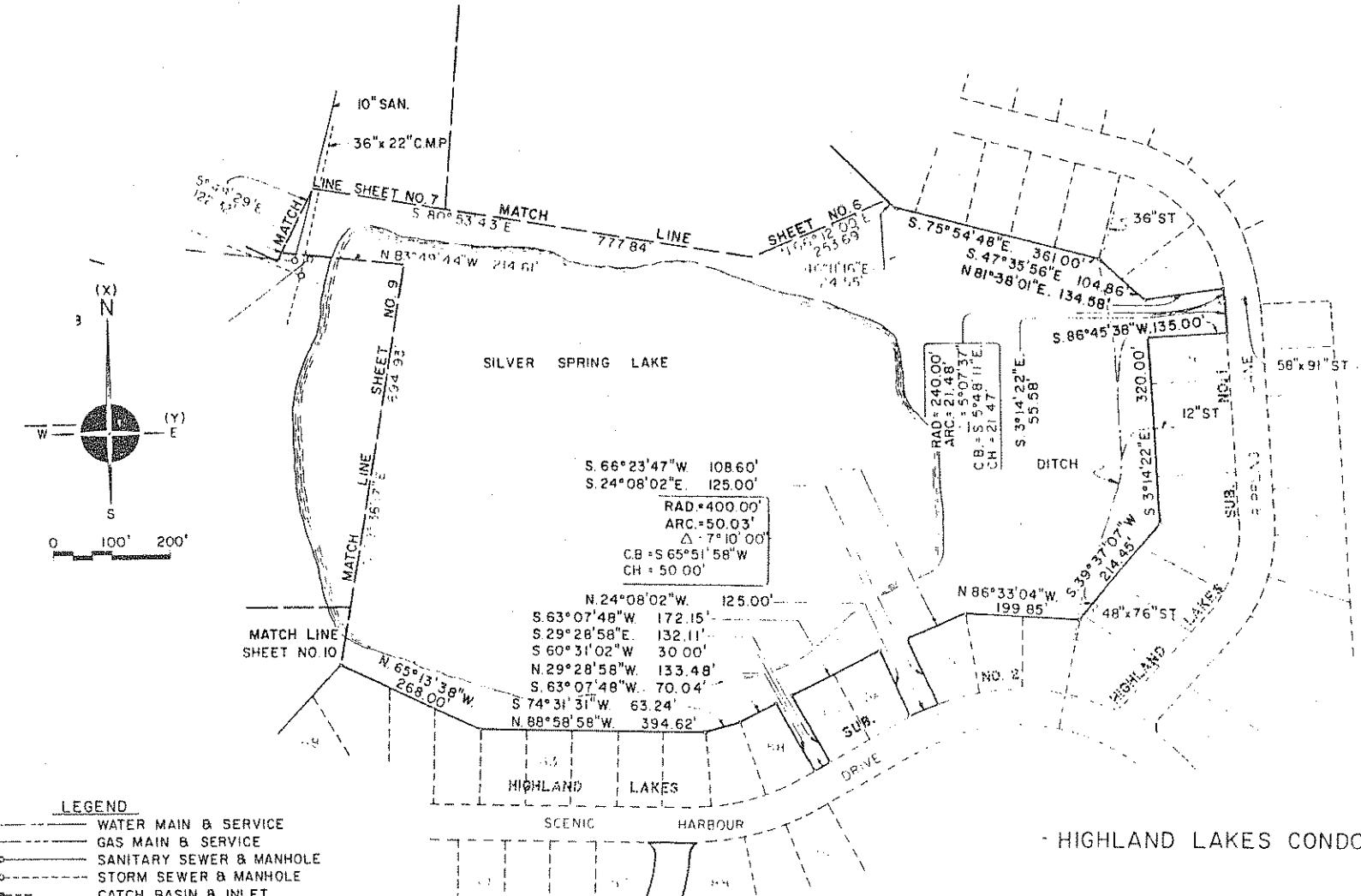
1121890 JPA 750



11216901M 751



11216891 Pk 752



HIGHLAND LAKES CONDOMINIUM

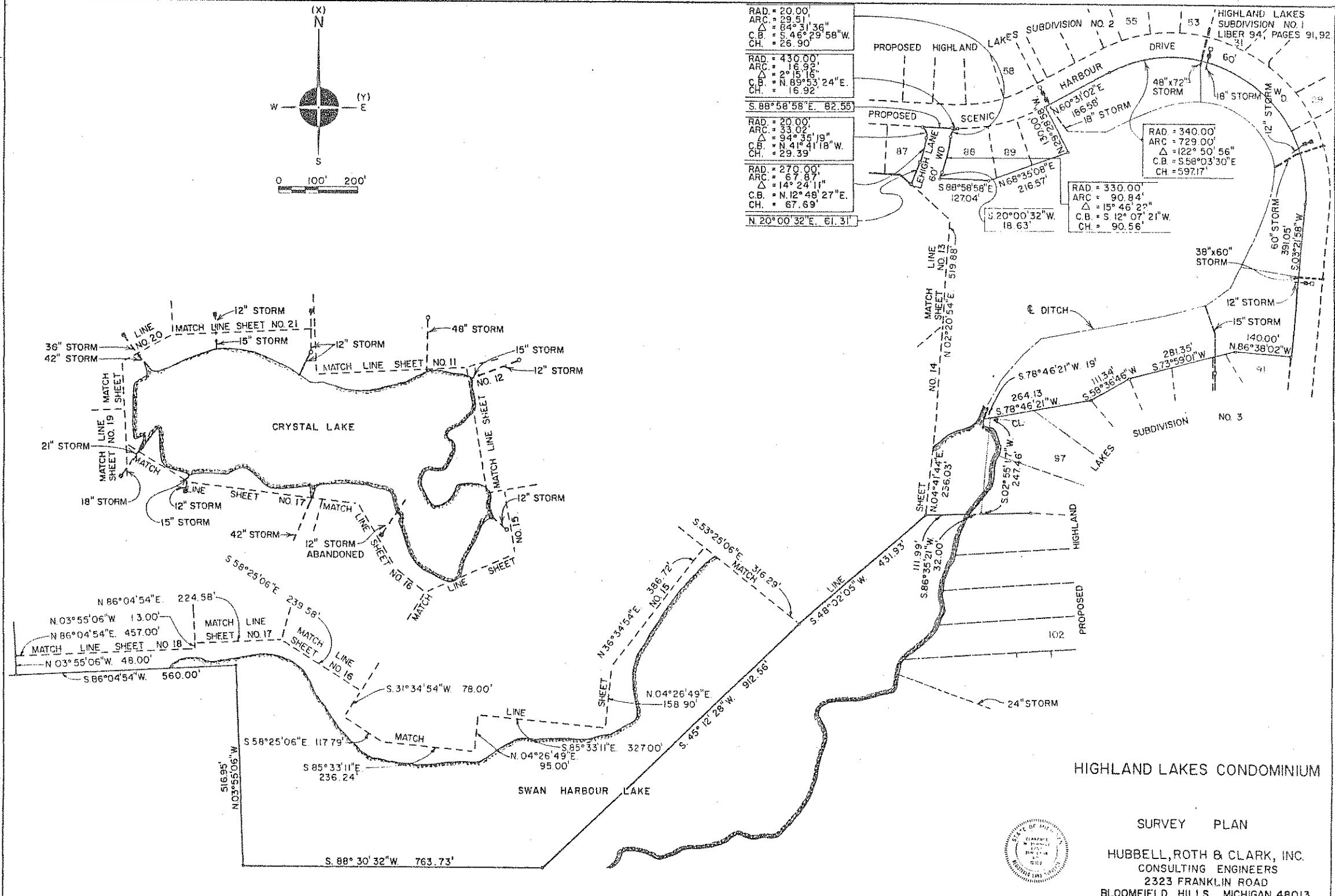
SURVEY PLAN

HUBBELL, ROTH & CLARK, INC.
CONSULTING ENGINEERS
2323 FRANKLIN ROAD
BLOOMFIELD HILLS, MICH 48013

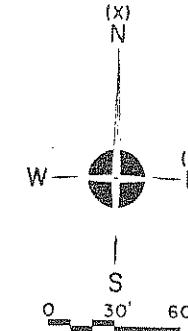
SOURCES OF UTILITY INFORMATION:
ELECTRICITY PROVIDED BY DETROIT EDISON CO.
GAS PROVIDED BY CONSUMERS POWER CO.
TELEPHONE PROVIDED BY MICHIGAN BELL TELEPHONE CO.
STORM SEWERS, SANITARY SEWERS AND WATER MAINS
PROVIDED BY HUBBELL, ROTH & CLARK, INC.,
CONSULTING ENGINEERS



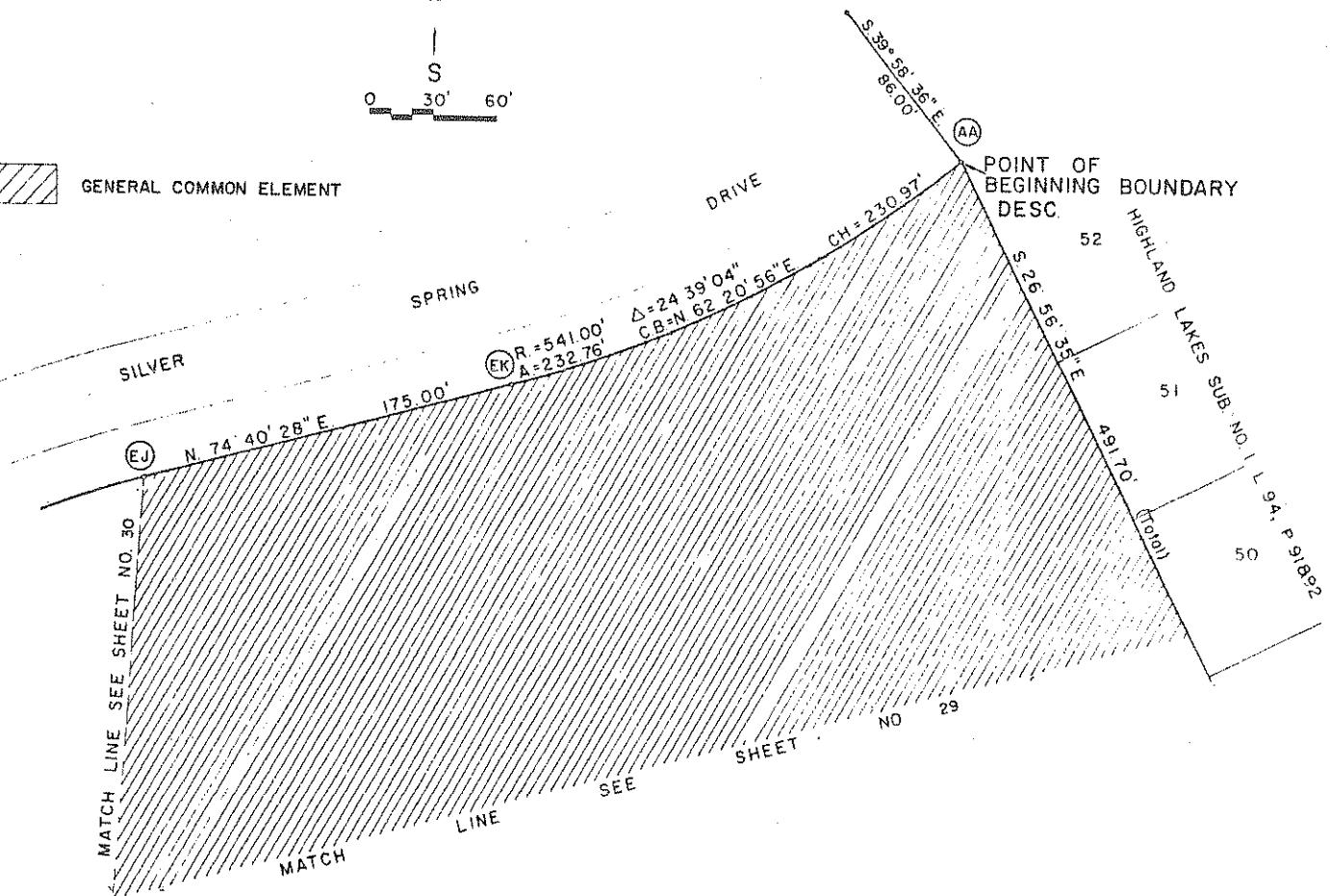
1121840 PA 753



L1218900PA754



GENERAL COMMON ELEMENT



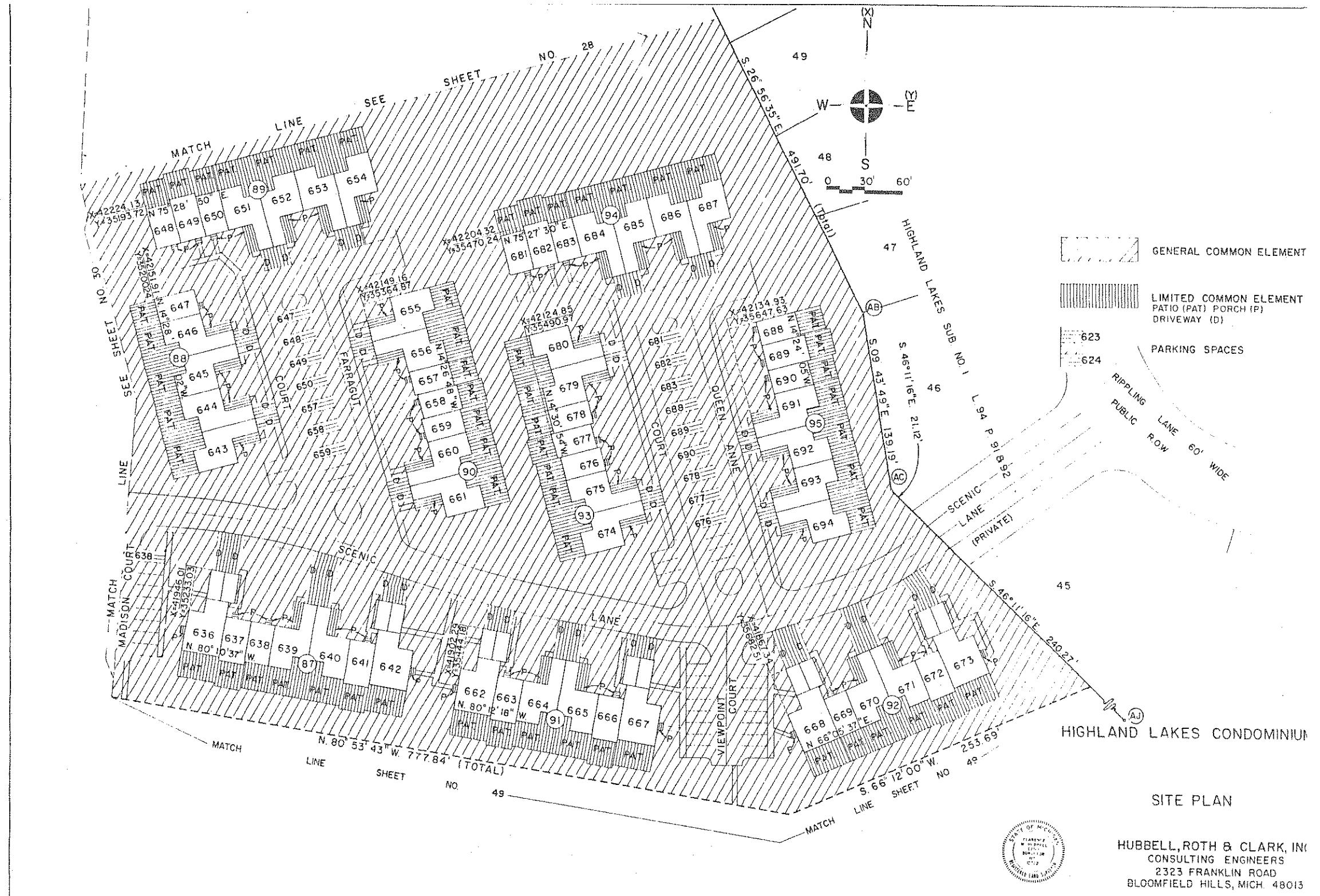
HIGHLAND LAKES CONDOMINIUM

SITE PLAN

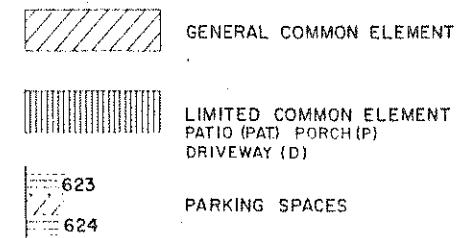
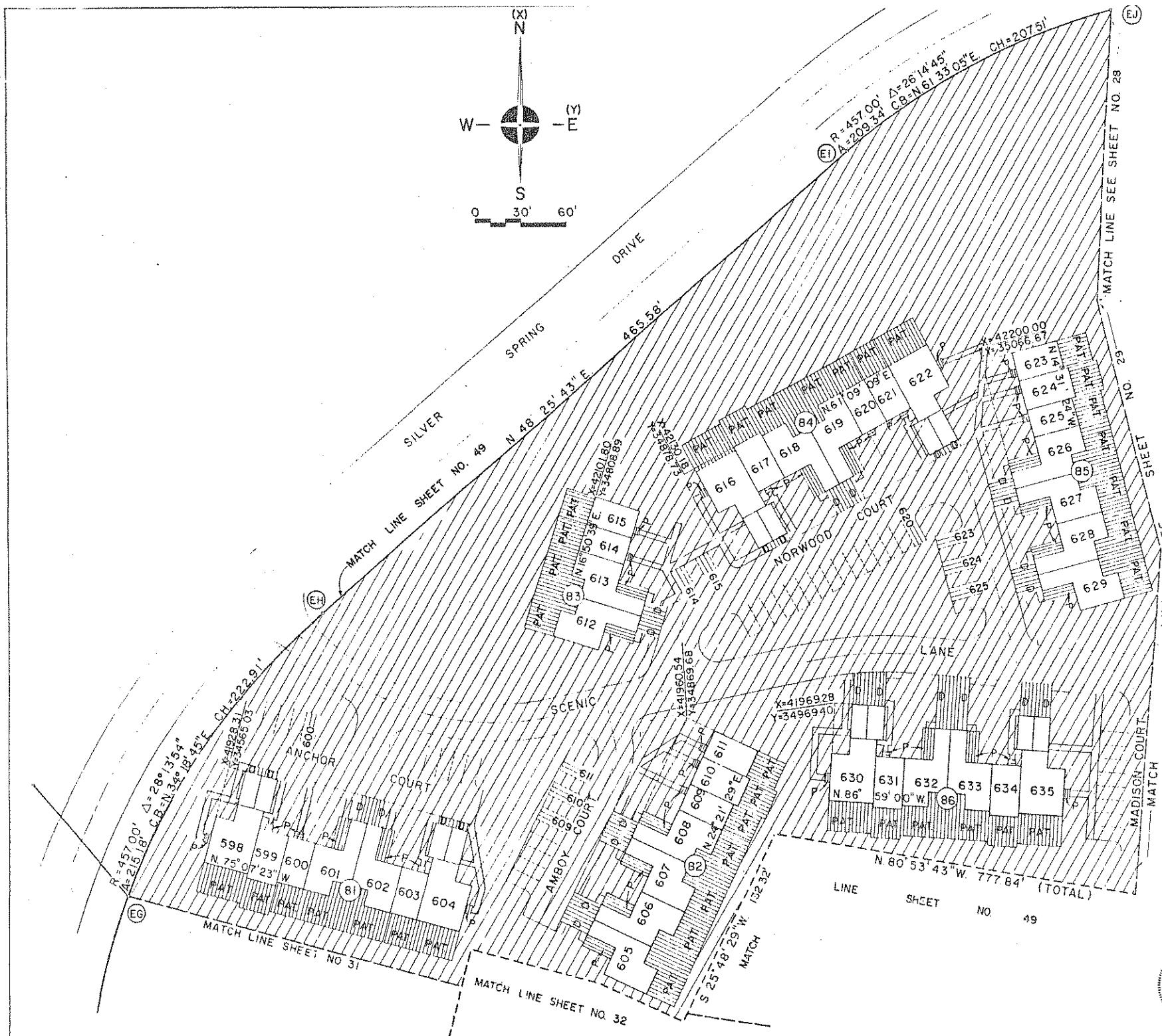


HUBBELL, ROTH & CLARK, INC.
CONSULTING ENGINEERS
2323 FRANKLIN ROAD
BLOOMFIELD HILLS, MICH 48013

112184414 755



121690-A 756



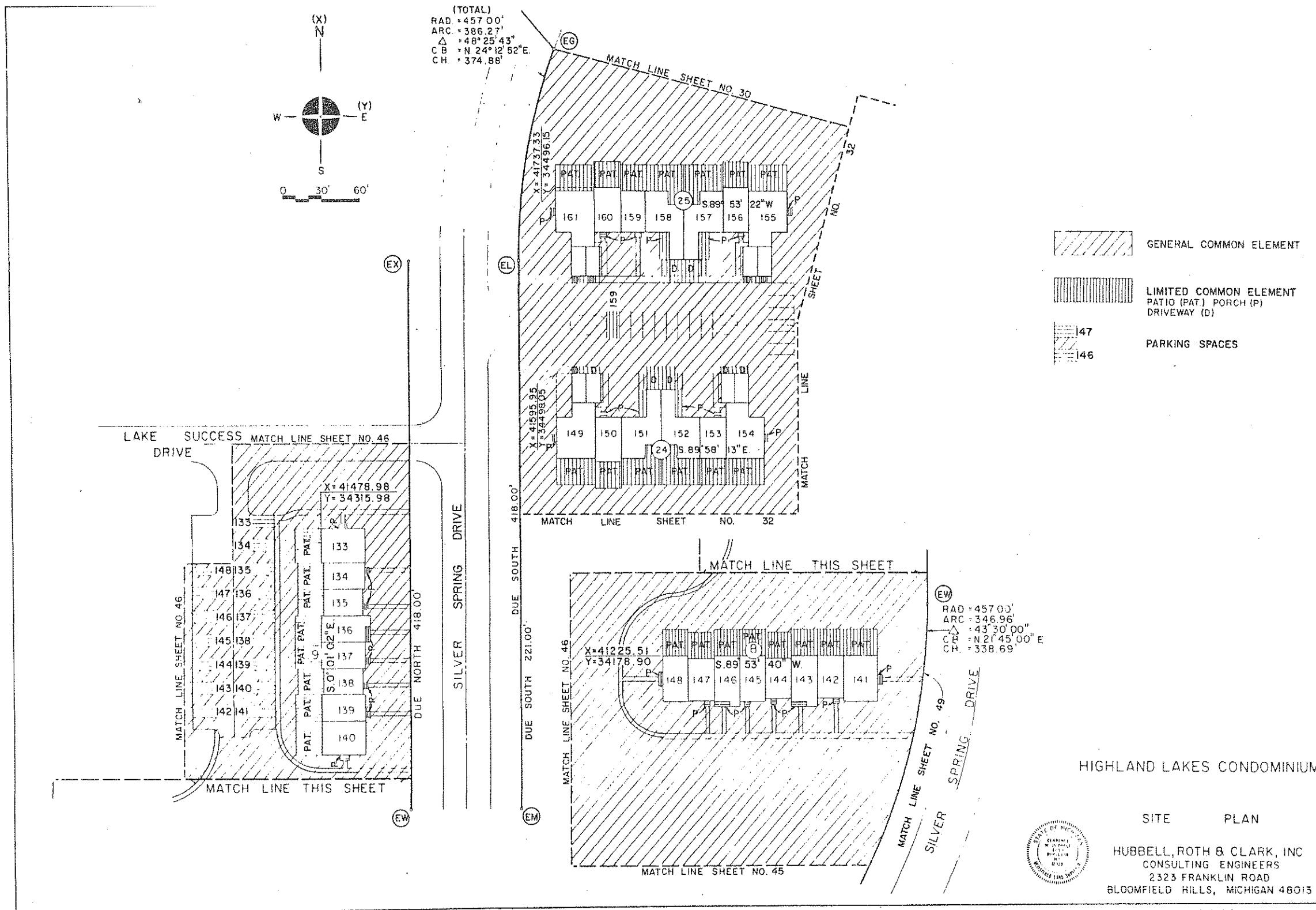
HIGHLAND LAKES CONDOMINIUM

SITE PLAN

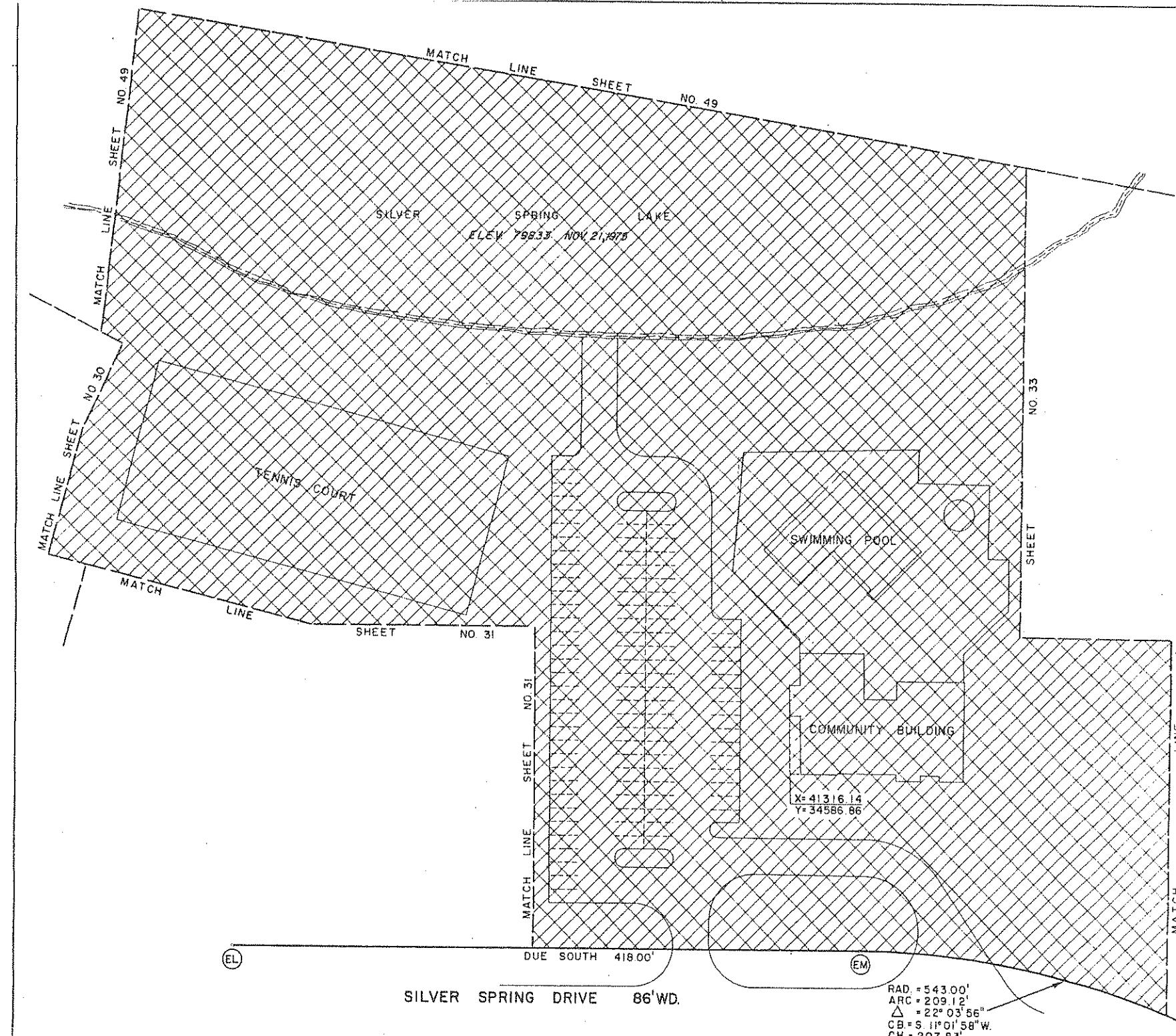
HUBBELL, ROTH & CLARK, INC.
CONSULTING ENGINEERS
2323 FRANKLIN ROAD
BLOOMFIELD HILLS, MICH. 48013



121691 PA 157



121890PA738



HIGHLAND LAKES CONDOMINIUM

SITE PLAN



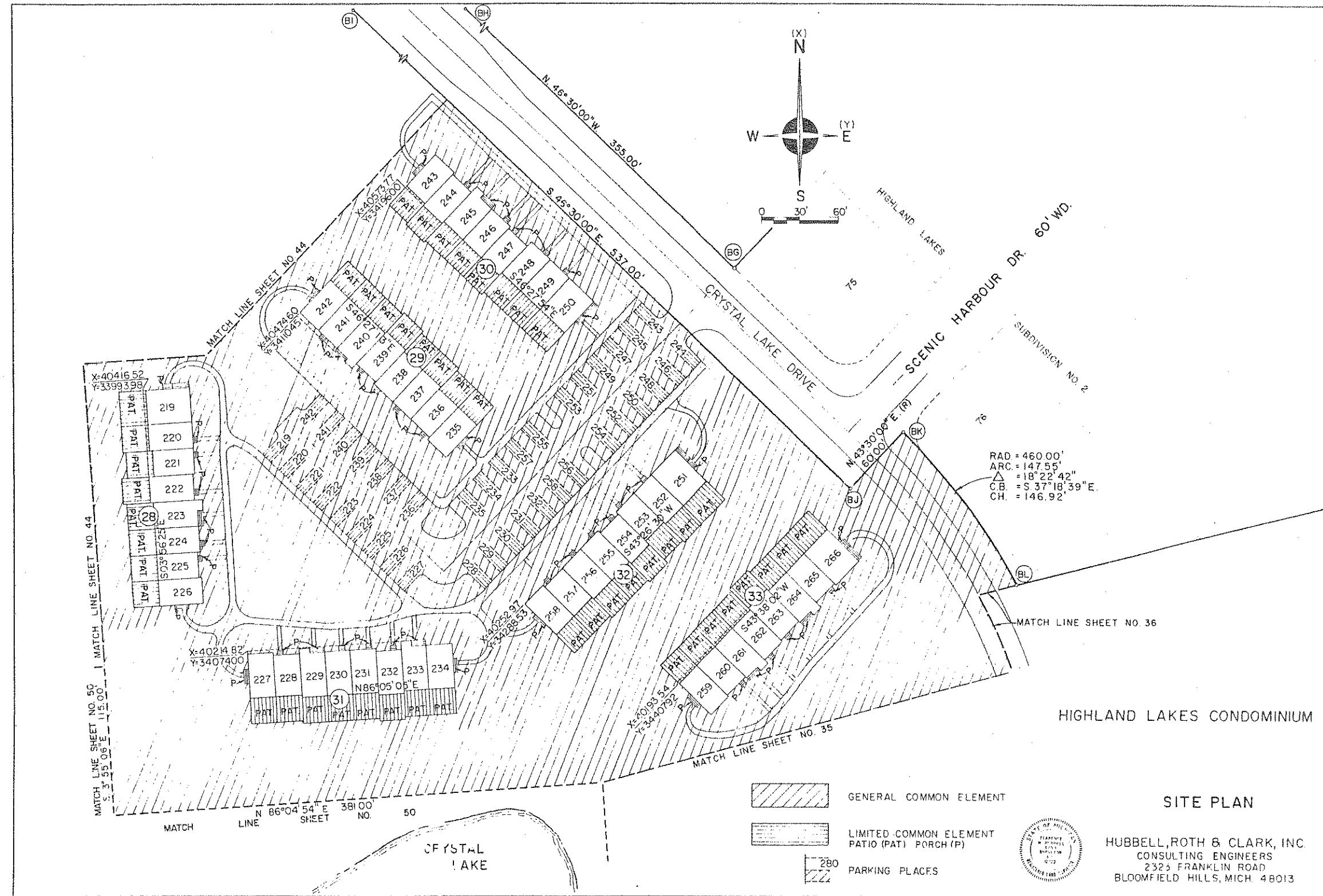
RAD. = 543.00'
ARC = 209.12'
△ = 22° 03' 56"
CB = S 11° 01' 58" W.
CH = 207.83'

HUBBELL, ROTH & CLARK, INC.
CONSULTING ENGINEERS
2323 FRANKLIN ROAD
BLOOMFIELD HILLS, MICHIGAN 48306

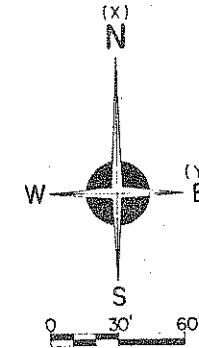
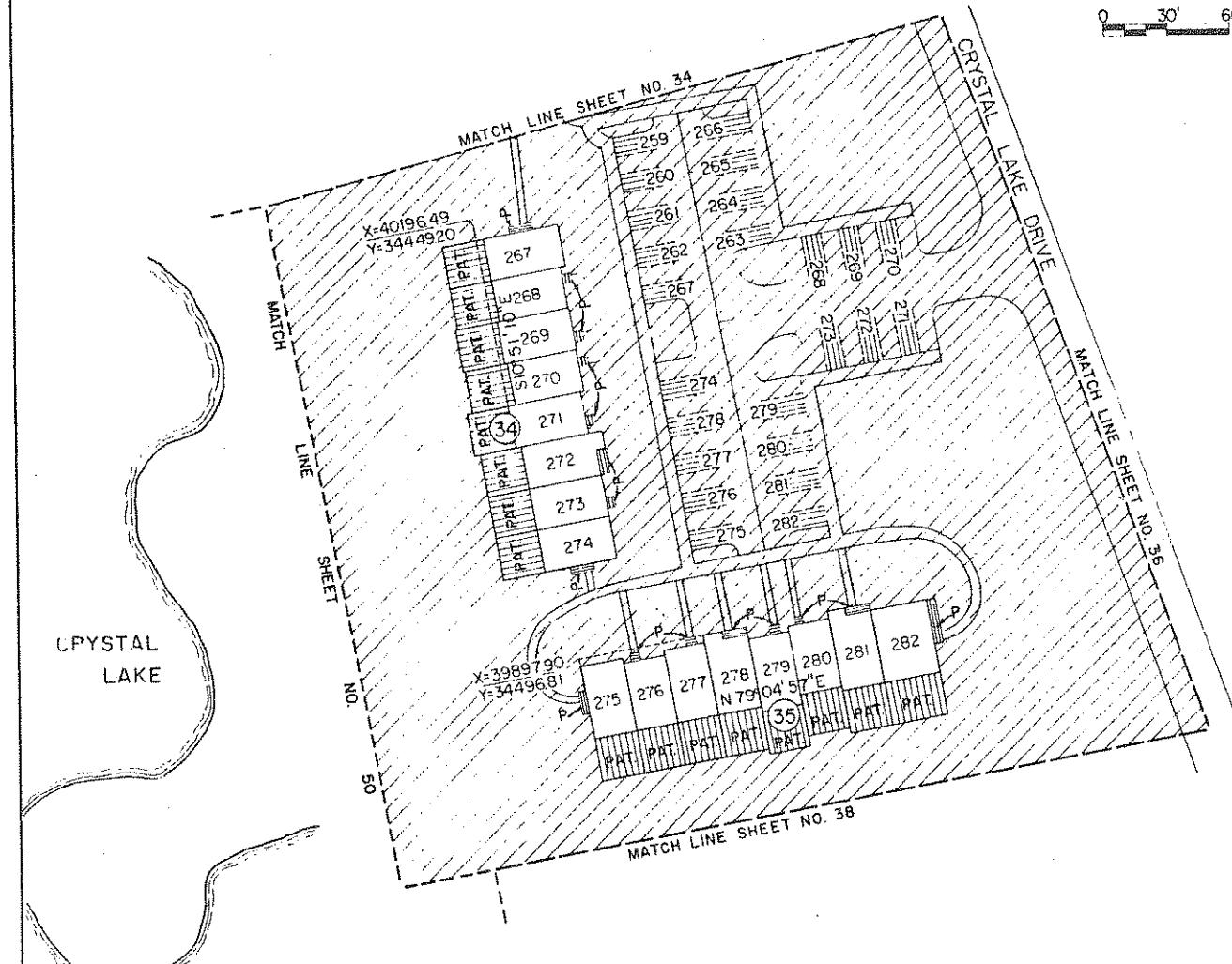
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121840 PA 760



121890-A761



HIGHLAND LAKES CONDOMINIUM

SITE PLAN

GENERAL COMMON ELEMENT

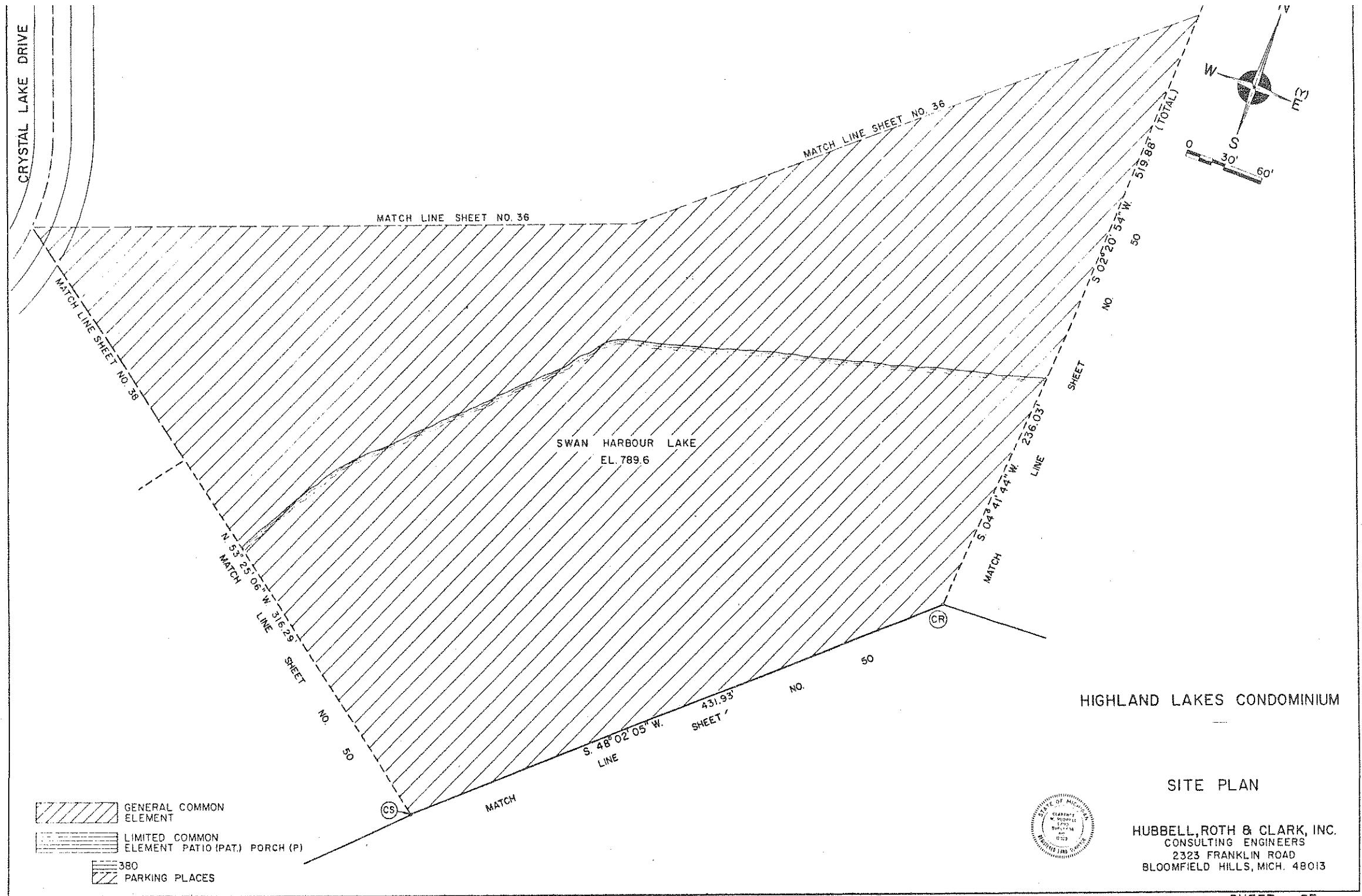
LIMITED COMMON ELEMENT
PATIO (PAT.) PORCH (P)

280 PARKING PLACES

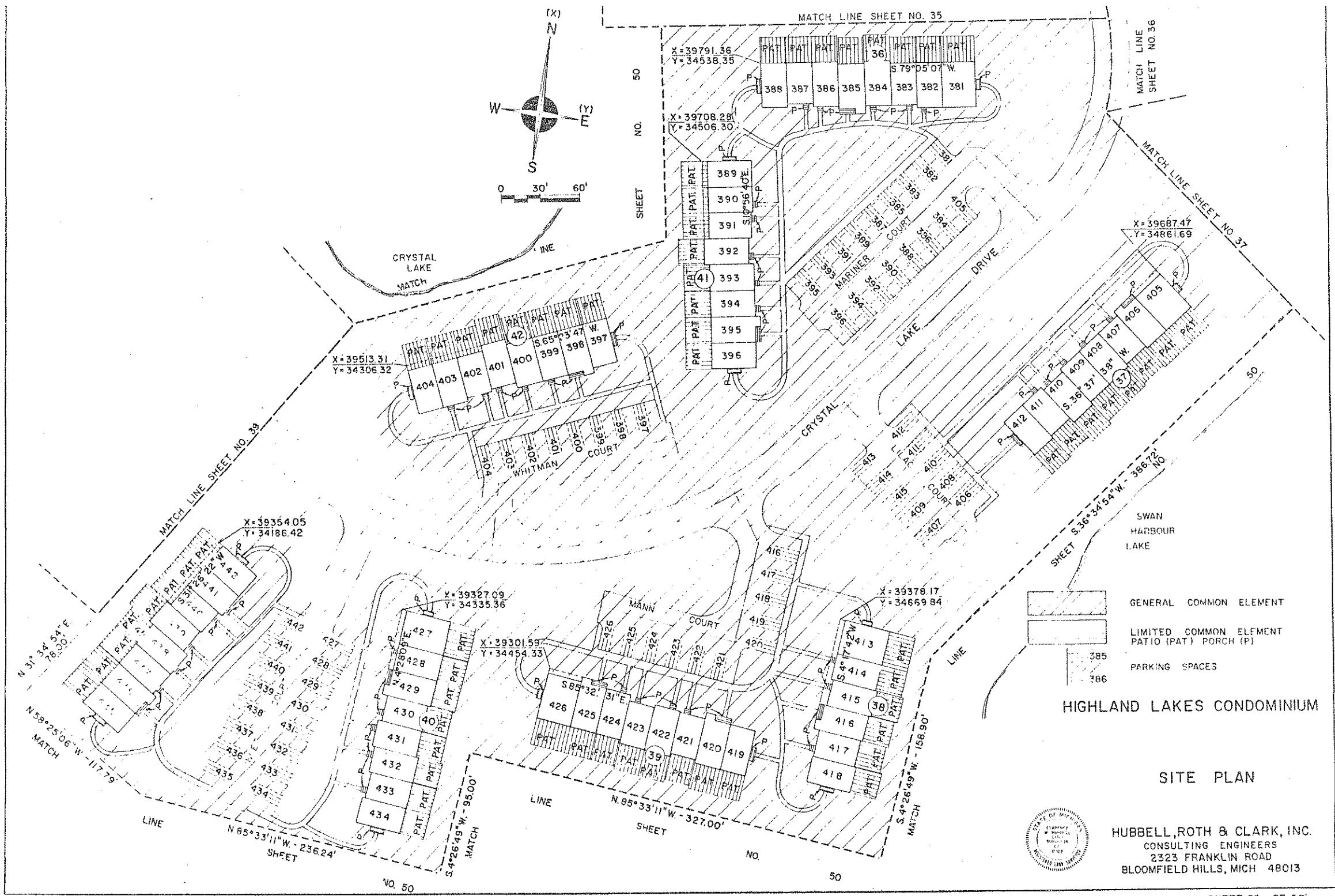


HUBBELL, ROTH & CLARK, INC.
CONSULTING ENGINEERS
2323 FRANKLIN ROAD
BLOOMFIELD HILLS, MICH 48013

216901783



1216(H)PA 764

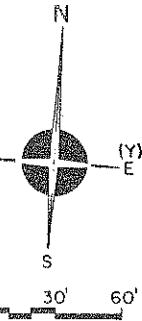
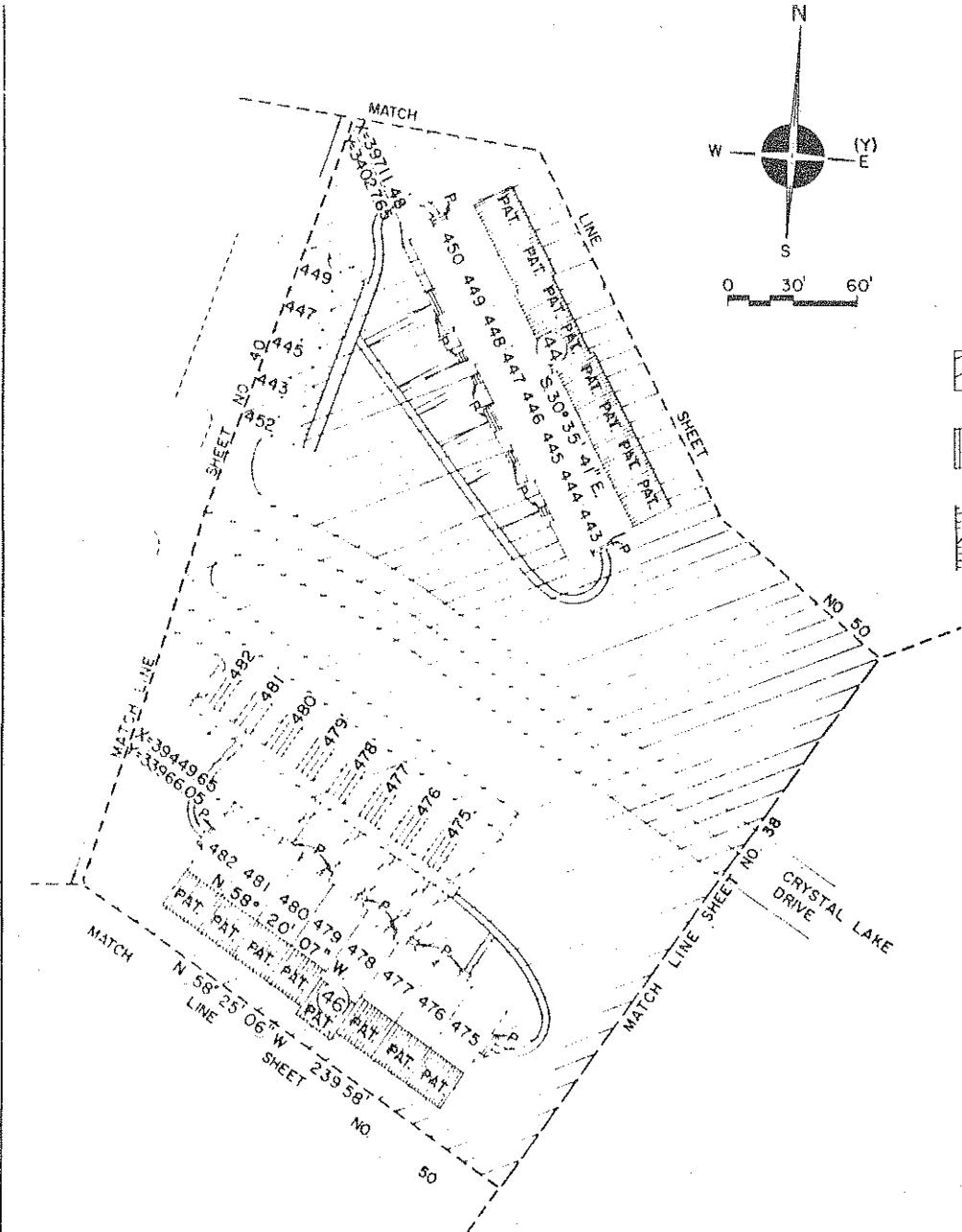


HUBBELL, ROTH & CLARK, INC.
CONSULTING ENGINEERS
2323 FRANKLIN ROAD
BLOOMFIELD HILLS, MICH 48013



SHEET 38 OF 50

1215441-4785



GENERAL COMMON ELEMENT

LIMITED COMMON ELEMENT
PATIO (PAT.) PORCH (P)

PARKING SPACES

HIGHLAND LAKES CONDOMINIUM

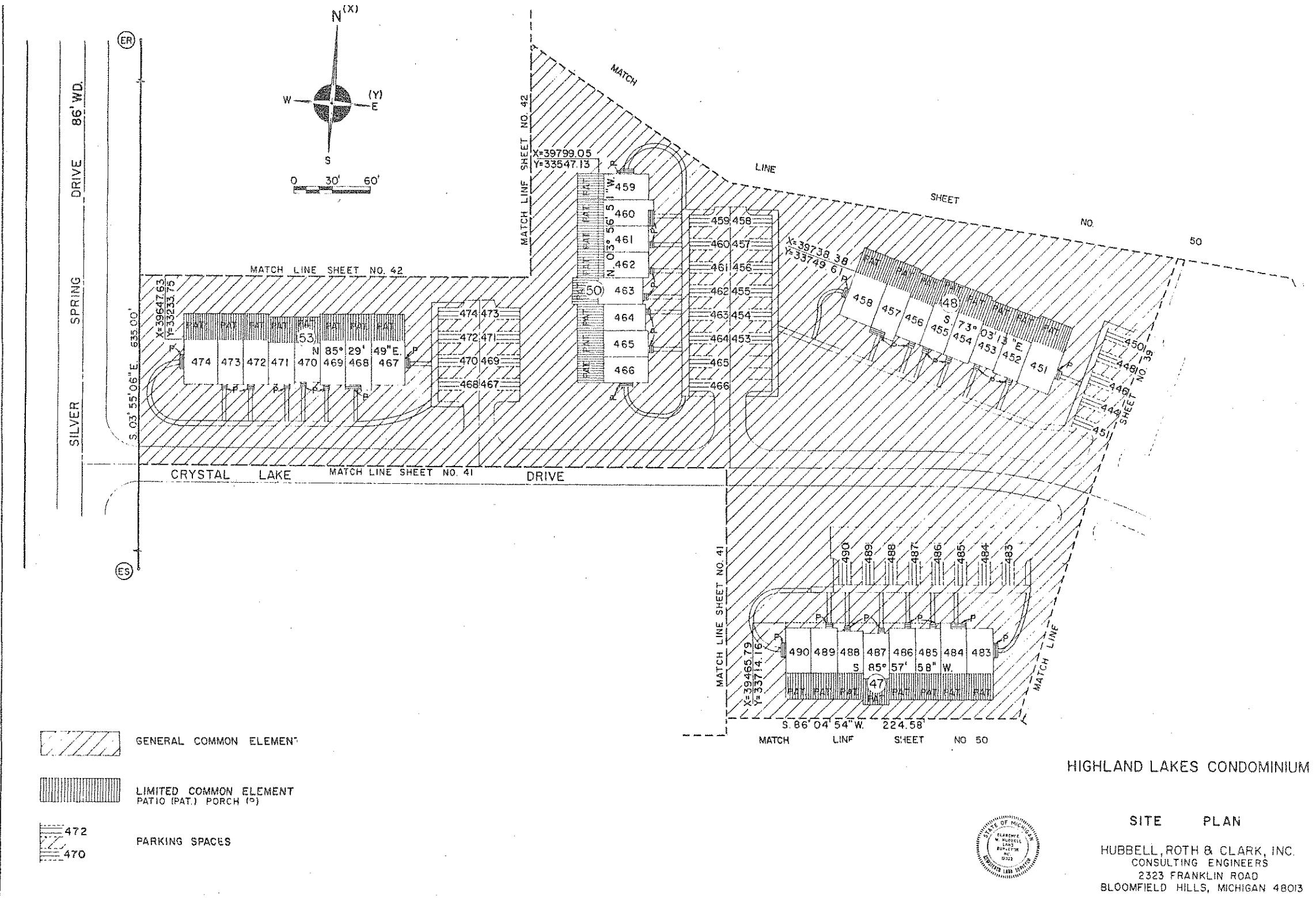
SITE PLAN



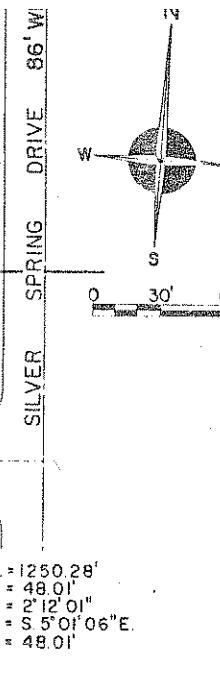
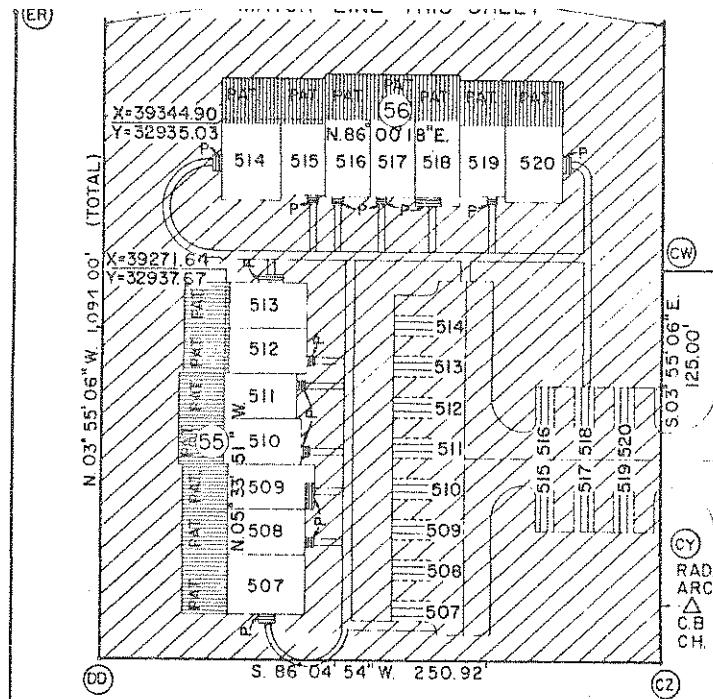
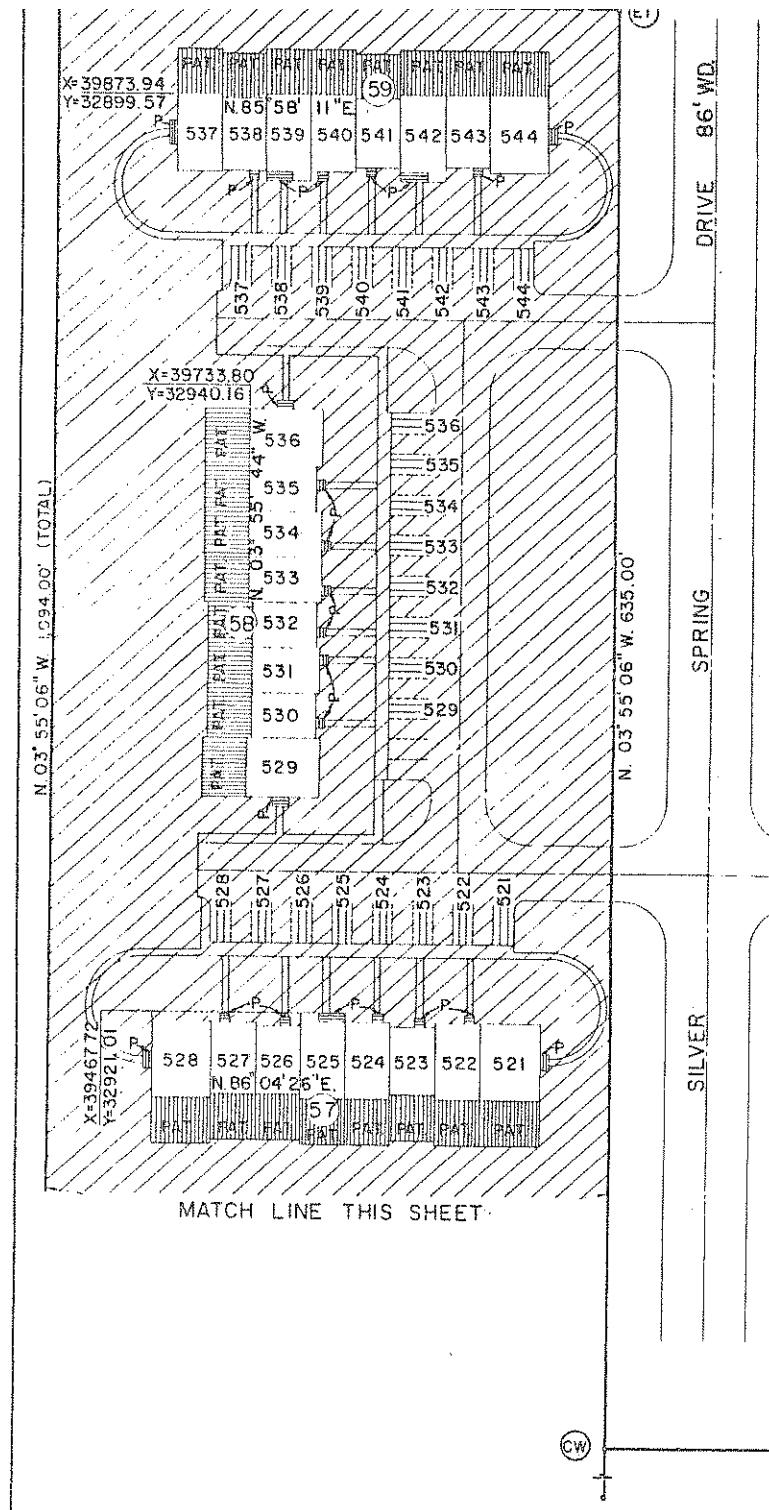
HUBBELL, ROTH & CLARK, INC.
CONSULTING ENGINEERS
2323 FRANKLIN ROAD
BLOOMFIELD HILLS, MICHIGAN 48013

SHEET 39 OF 50

121630PA4766

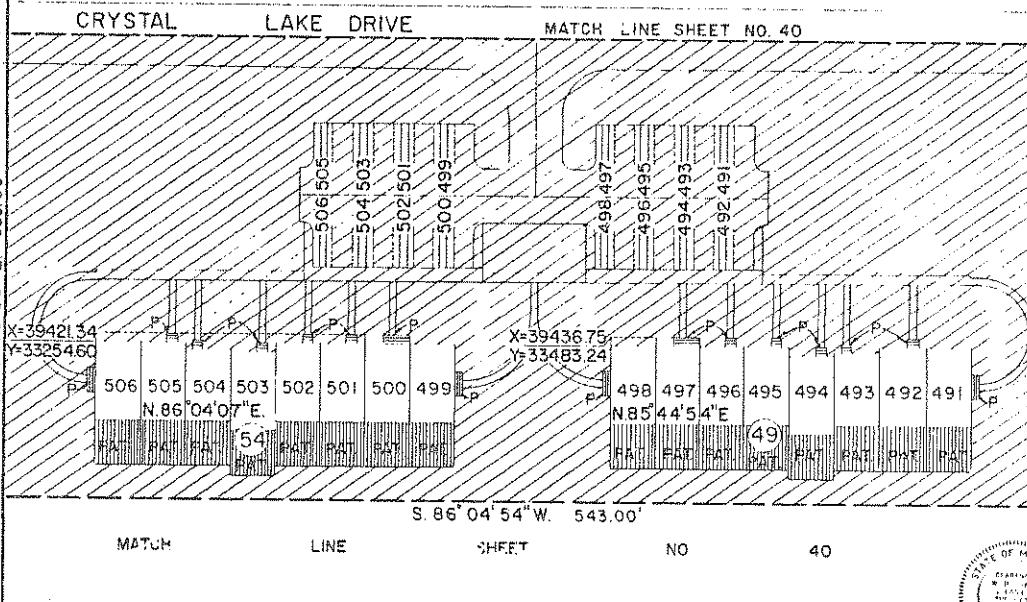


121694 DPA 7807



GENERAL COMMON ELEMENT
LIMITED COMMON ELEMENT
PATIO (PAT) PORCH (P)
PARKING SPACES

585
586



HIGHLAND LAKES CONDOMINIUM
S. 3° 55' 06"E.
13.00'

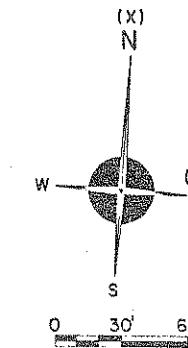
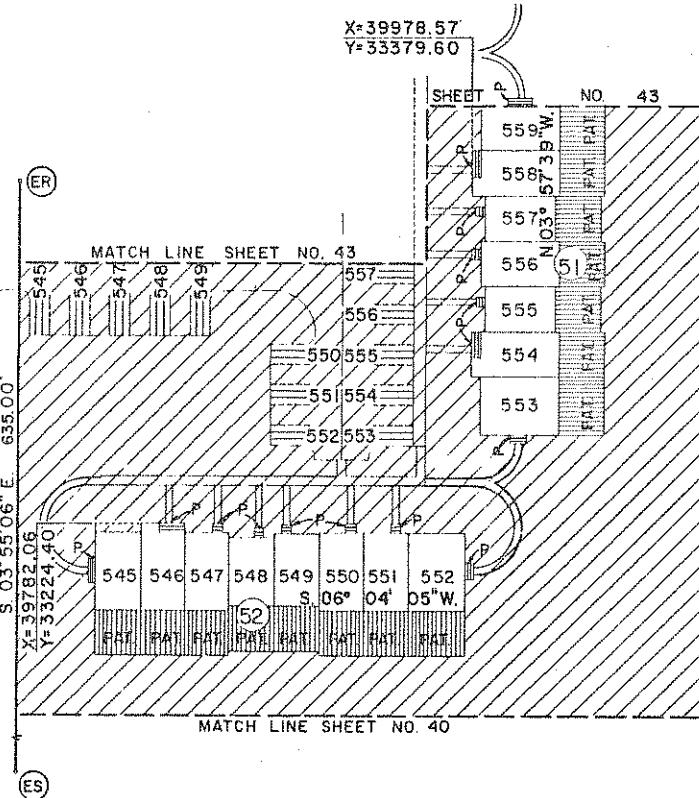
SITE PLAN

HUBBELL, ROTH & CLARK, INC.
CONSULTING ENGINEERS
2323 FRANKLIN ROAD
BLOOMFIELD HILLS, MICHIGAN 48013



121630PA768

SILVER SPRING DRIVE



GENERAL COMMON ELEMENT



LIMITED COMMON ELEMENT
PATIO (PAT.) PORCH (P.)



PARKING SPACES

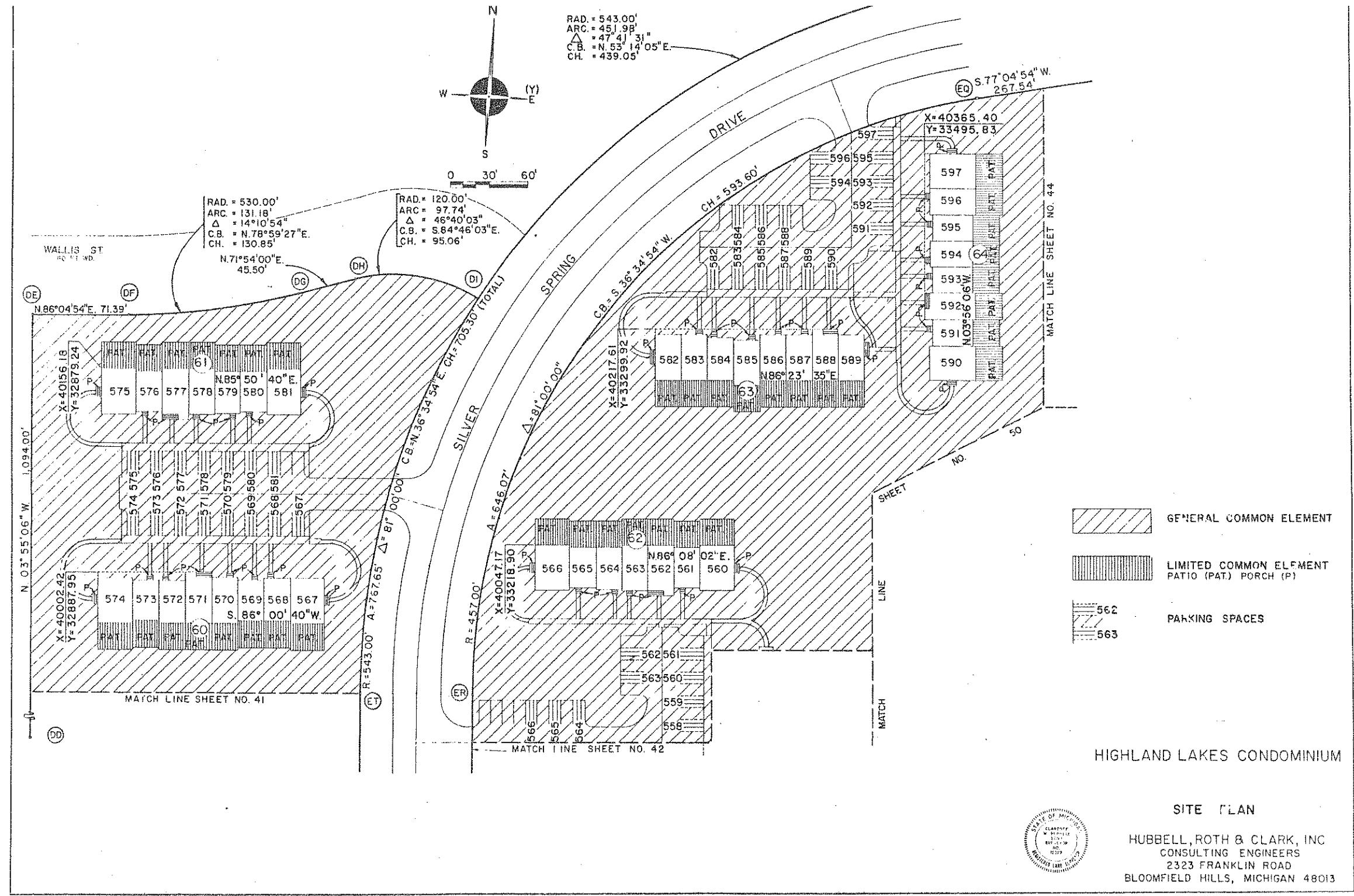
HIGHLAND LAKES CONDOMINIUM

SITE PLAN

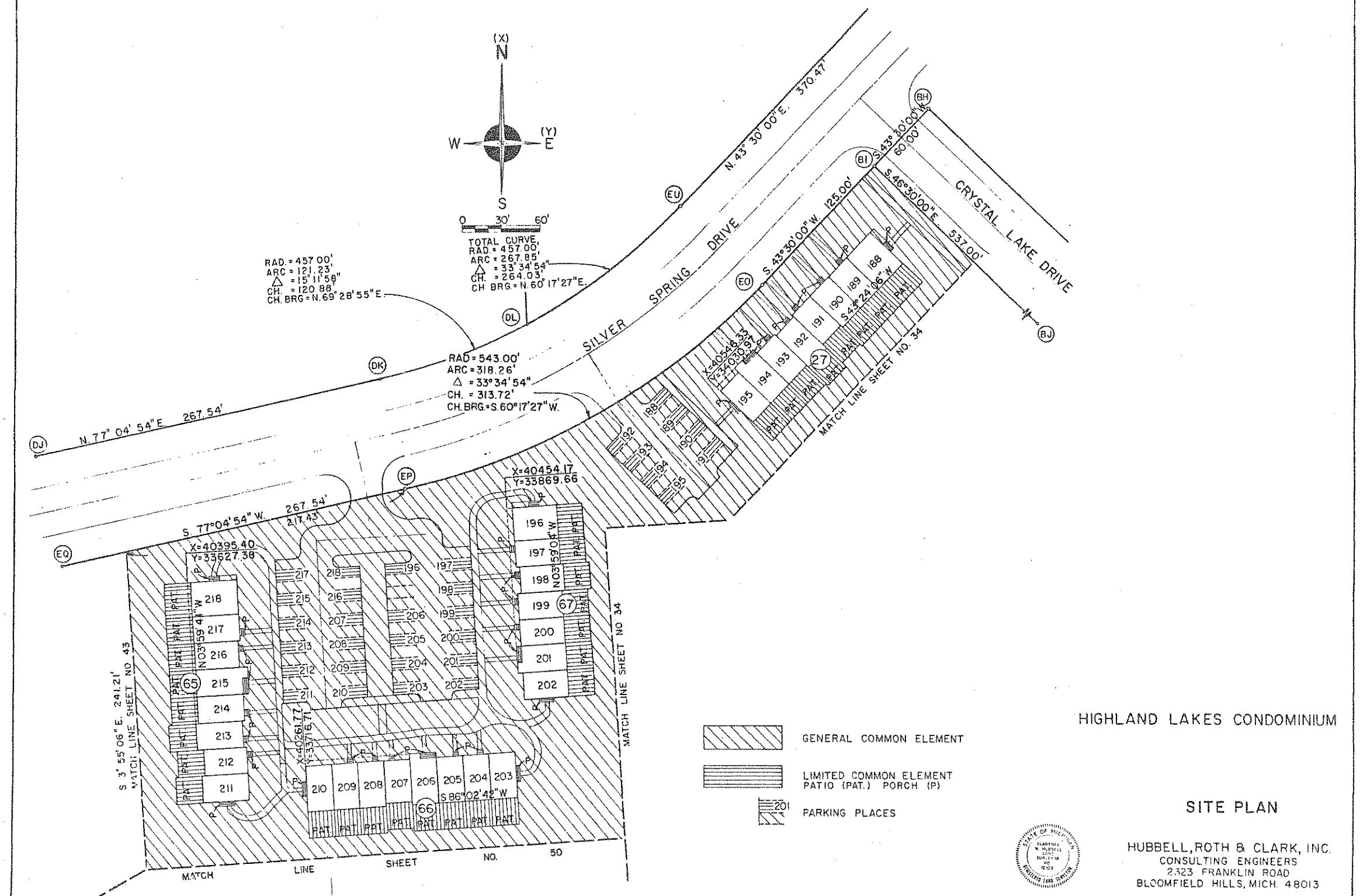


HUBBELL, ROTH & CLARK, INC.
CONSULTING ENGINEERS
2323 FRANKLIN ROAD
BLOOMFIELD HILLS, MICHIGAN 48013

11218990 PA 709

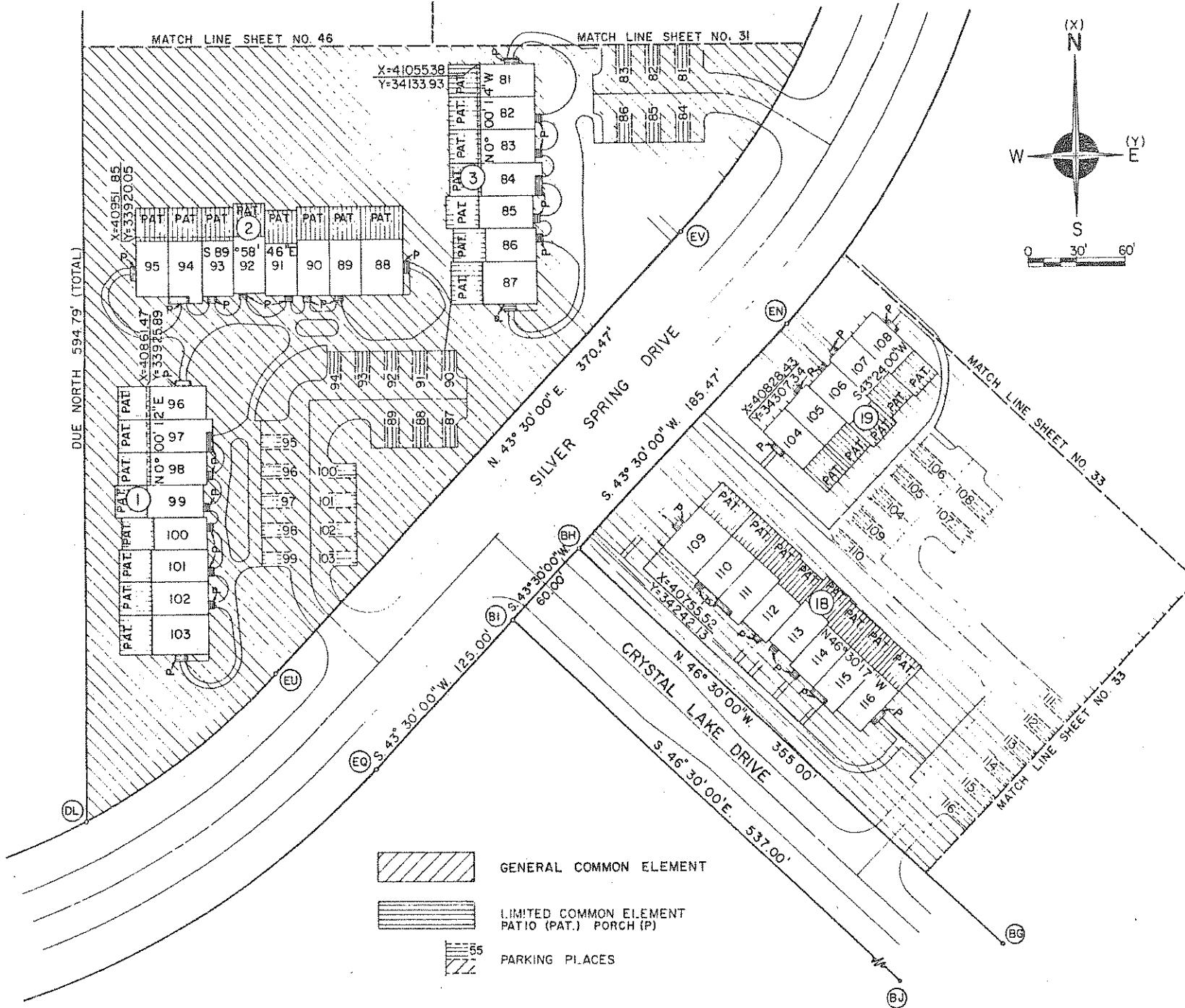


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BLOOMFIELD HILLS, MICH. 48013

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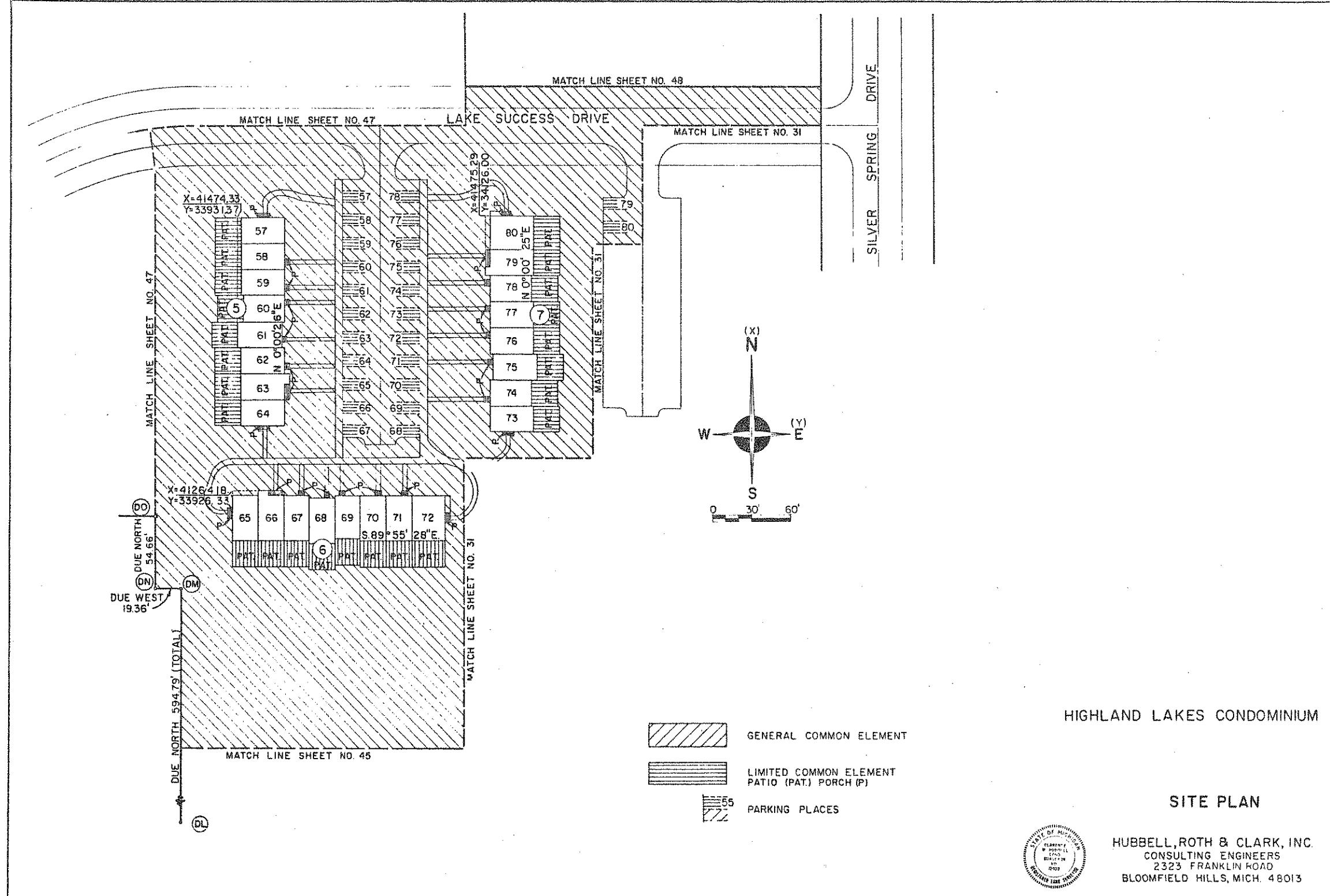
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SITE PLAN

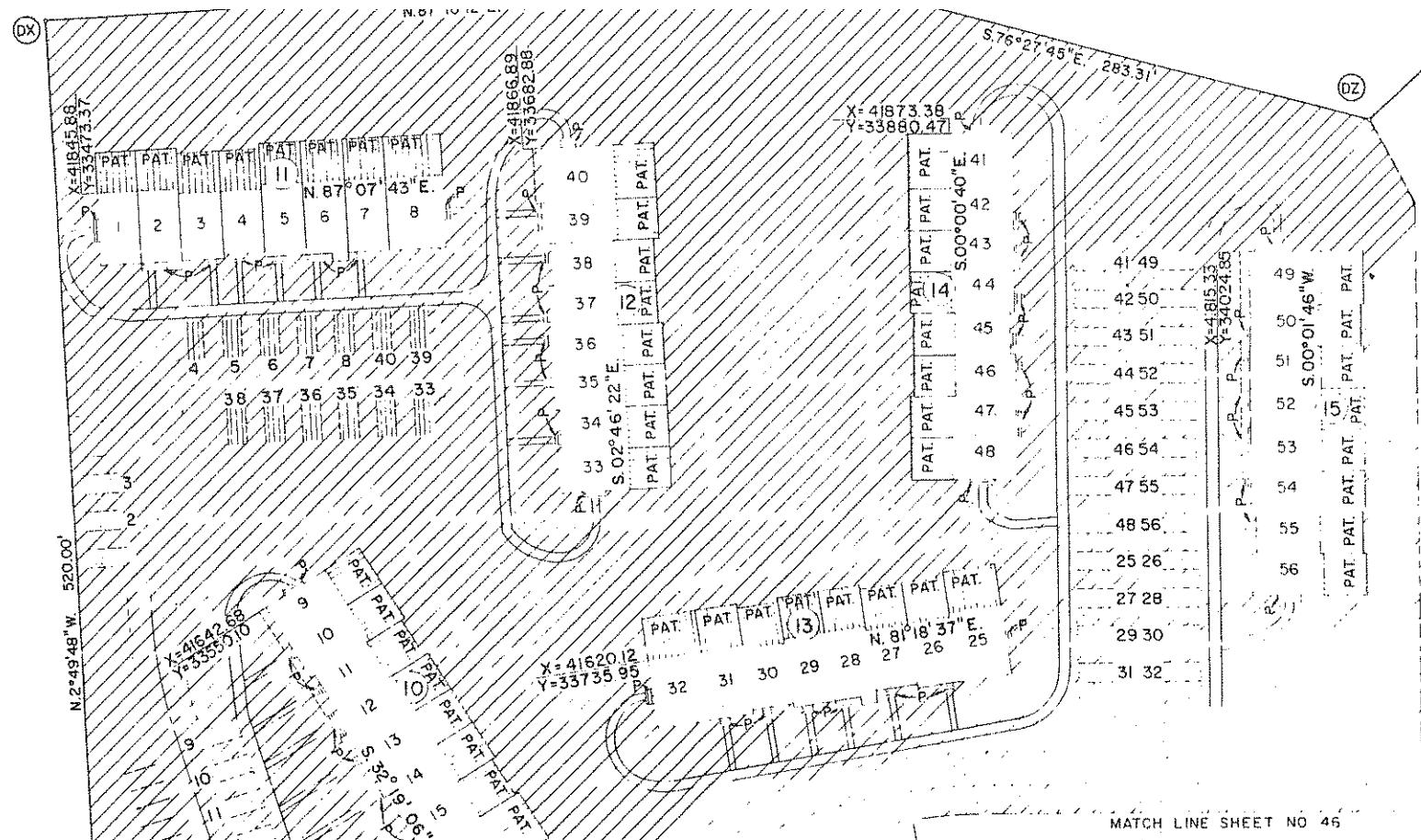


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BLOOMFIELD HILLS, MICH. 48013

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MATCH LINE SHEET NO. 46

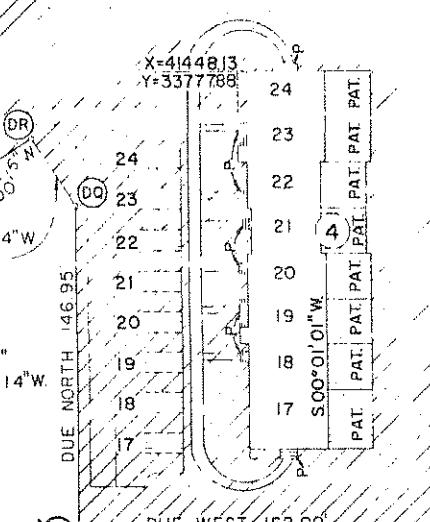
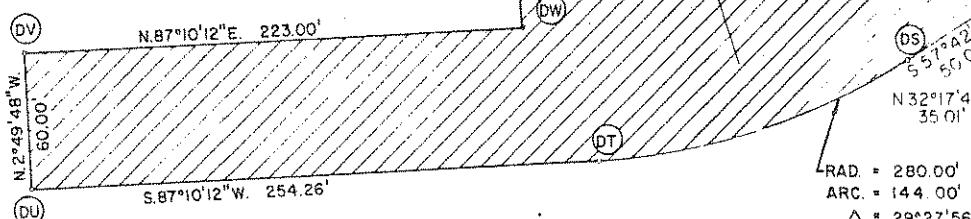
HIGHLAND LAKES CONDOMINIUM

GENERAL COMMON ELEMENT

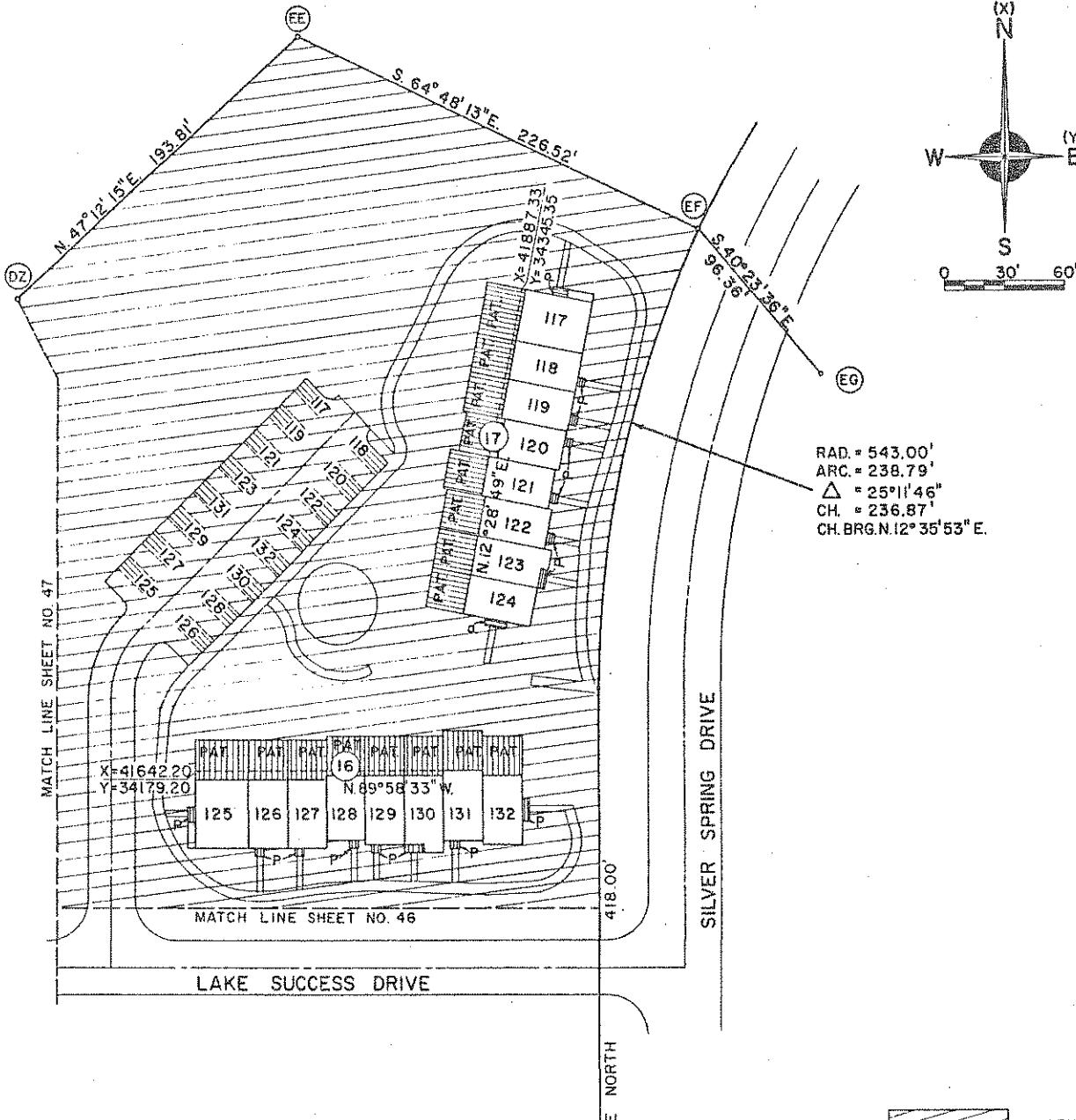
LIMITED COMMON ELEMENT
PATIO (PAT) PORCH (P)

3 PARKING PLACES

HUBBELL, ROTH & CLARK, INC.
CONSULTING ENGINEERS
2323 FRANKLIN ROAD
BLOOMFIELD HILLS, MICH. 48013



1121890 PA 774

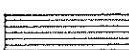


HIGHLAND LAKES CONDOMINIUM

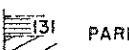
SITE PLAN



GENERAL COMMON ELEMENT



LIMITED COMMON ELEMENT
PATIO (PAT.) PORCH (P)

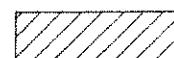
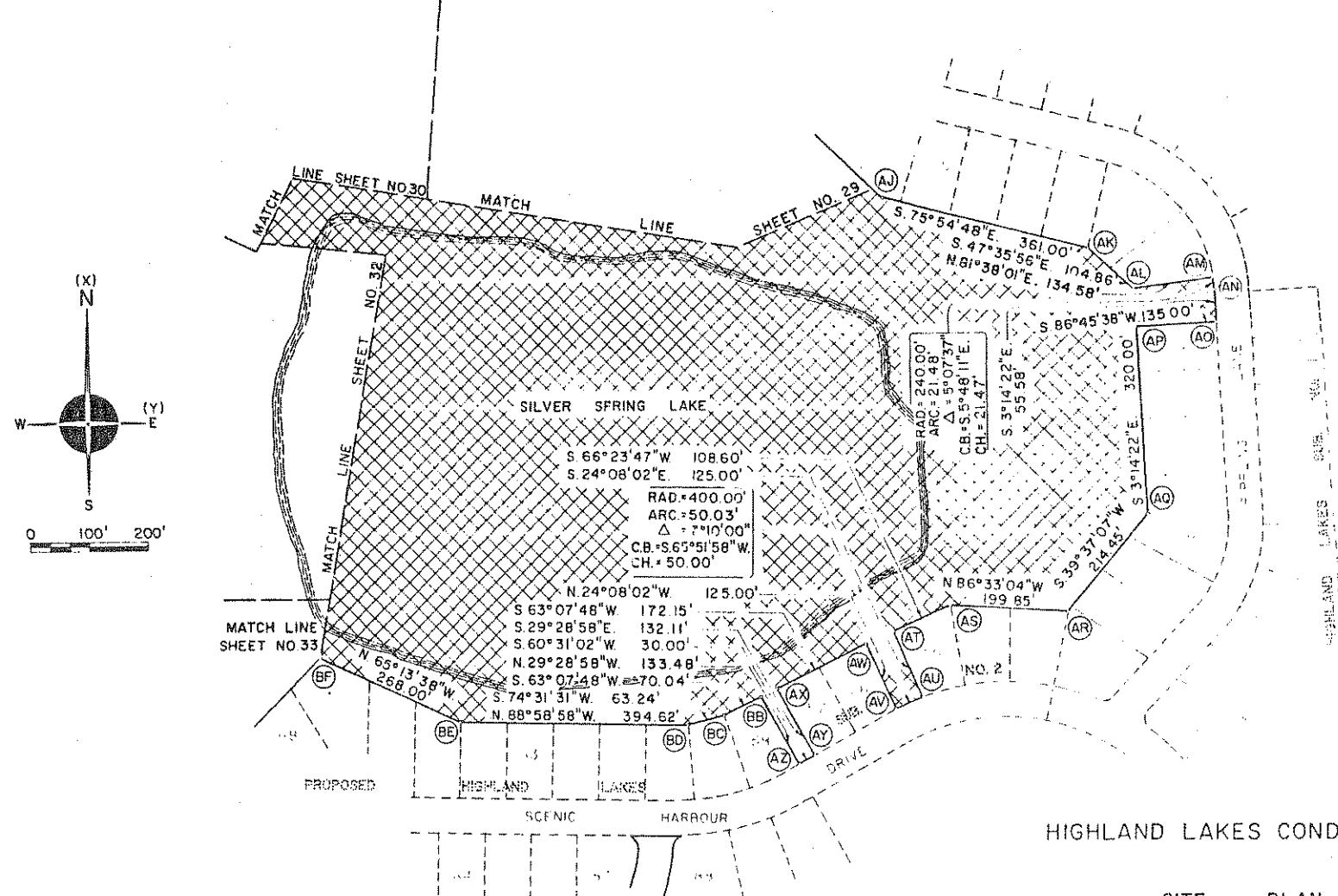


(13) PARKING PLACES



HUBBELL, ROTH & CLARK, INC.
CONSULTING ENGINEERS
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BLOOMFIELD HILLS, MICH. 48013

1121690 PA 775



GENERAL COMMON ELEMENT

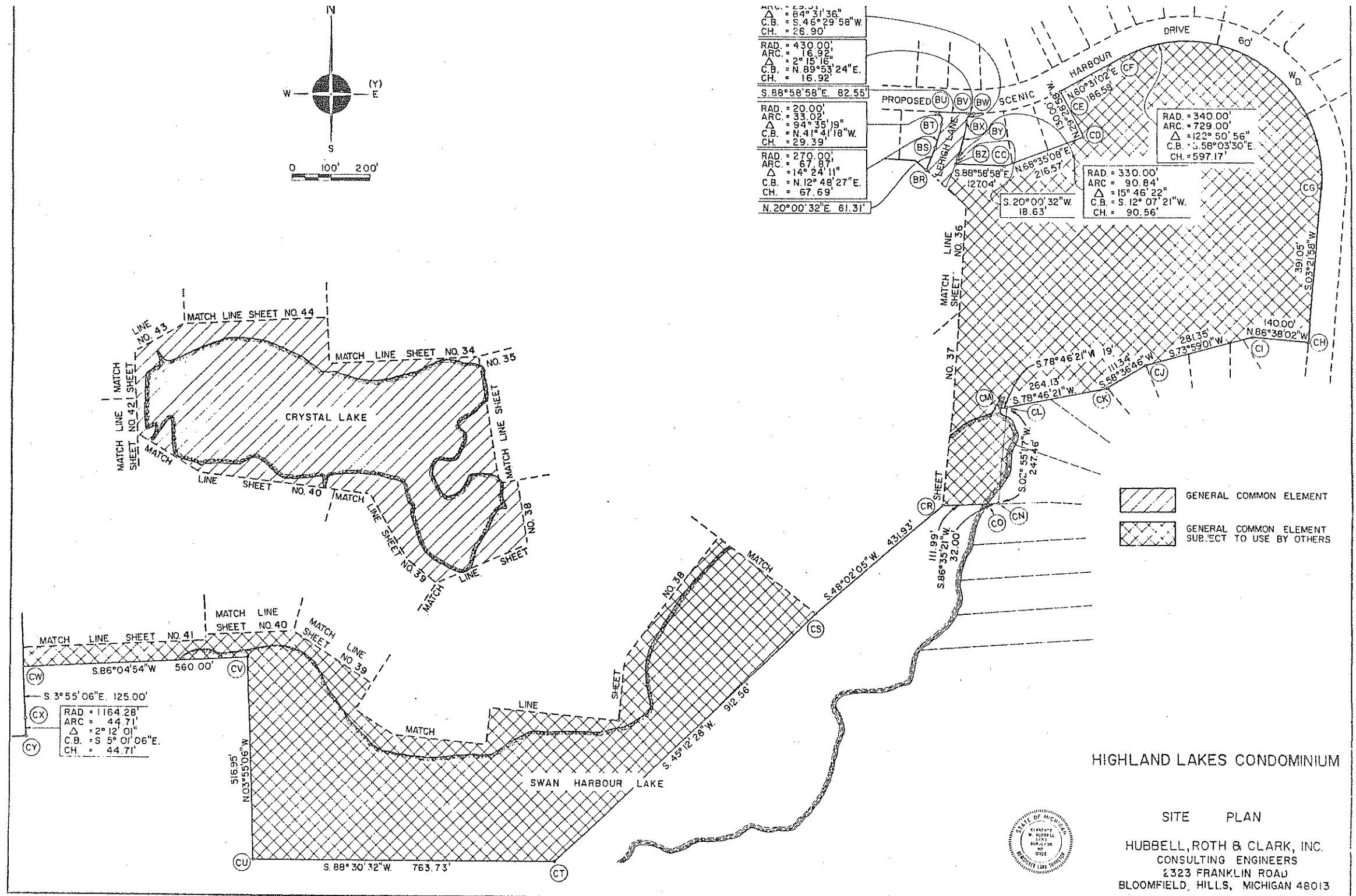


GENERAL COMMON ELEMENT
SUBJECT TO USE BY OTHERS



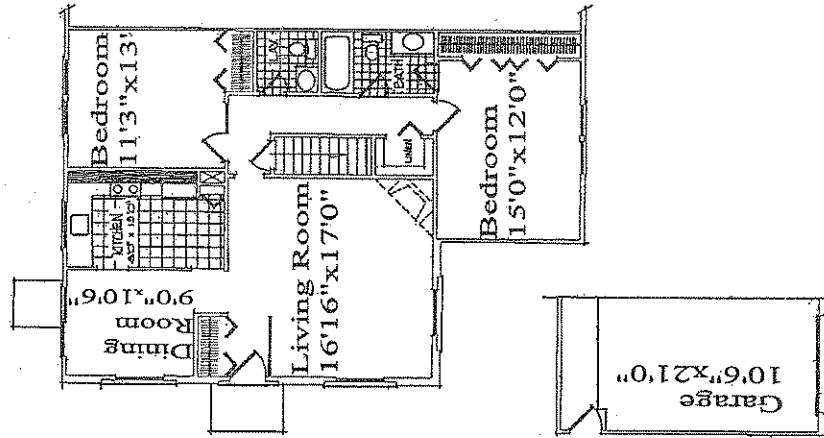
HUBBELL, ROTH & CLARK, INC.
CONSULTING ENGINEERS
2323 FRANKLIN ROAD
BLOOMFIELD HILLS, MICH 48013

1121690 775

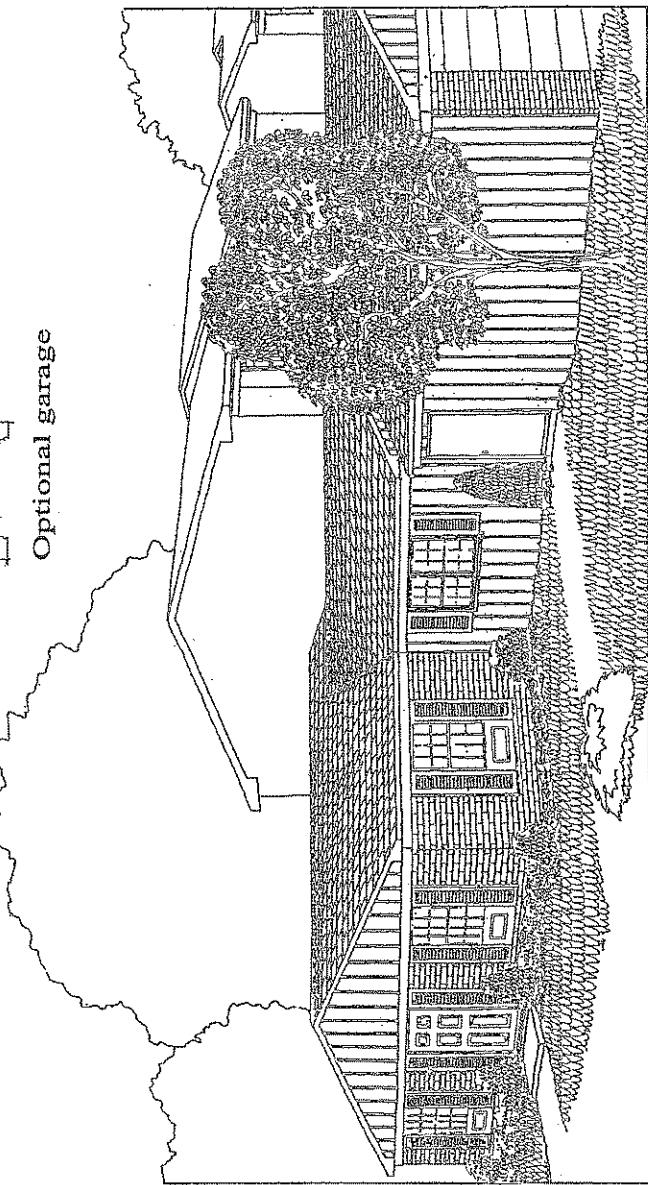


2 Bedroom 1½ bath ranch This charming ranch home has a warm brick exterior and colonial shutter trim. Enter a center foyer. The large living room affords many attractive furniture arrangements. A handsome corner fireplace may be had as an option. To the left of the foyer you'll find your separate dining room with sliding glass doors opening to the outdoors in the summertime. The kitchen boasts color coordinated refrigerator-freezer, oven and range with hood, decorator wood cabinets and a separate pantry. A window over the stainless steel sink provides natural light. Handsome double doors lead to one of the two bedrooms. The master bedroom has a full wall-wide closet. A full bath with ceramic tile tub area or floor has double entry, one directly from the master bedroom. A powder room will serve your guests. Your Brigadoon has shag carpeting included in all living areas. A full basement with laundry tub provides additional space for a workshop, recreation area or whatever your imagination chooses. You'll control the climate with central air conditioning and heating. And insulated windows are more luxury features. The Brigadoon may be had with an optional garage.

Brigadoon



Optional garage



3 Bedroom - 1½ Bath Here is a true Colonial! The brick and aluminum exterior are accented with shuttered windows and a colonial styled door. Step into a large foyer with guest closet . . . a welcome feature. The spacious kitchen faces your front yard. It has every convenience to delight your homemaker: fine wood cabinets, stainless steel sink, combination oven and range with hood, waste disposer, refrigerator-freezer and plenty of family eating space.

But the real drama of this home is the romantic balcony dining room that extends the entire width of the home. More drama is provided as it overlooks the sunken living room that extends the eye further to your rear privacy area. An insulated window door wall extends the eye further to your rear privacy area.

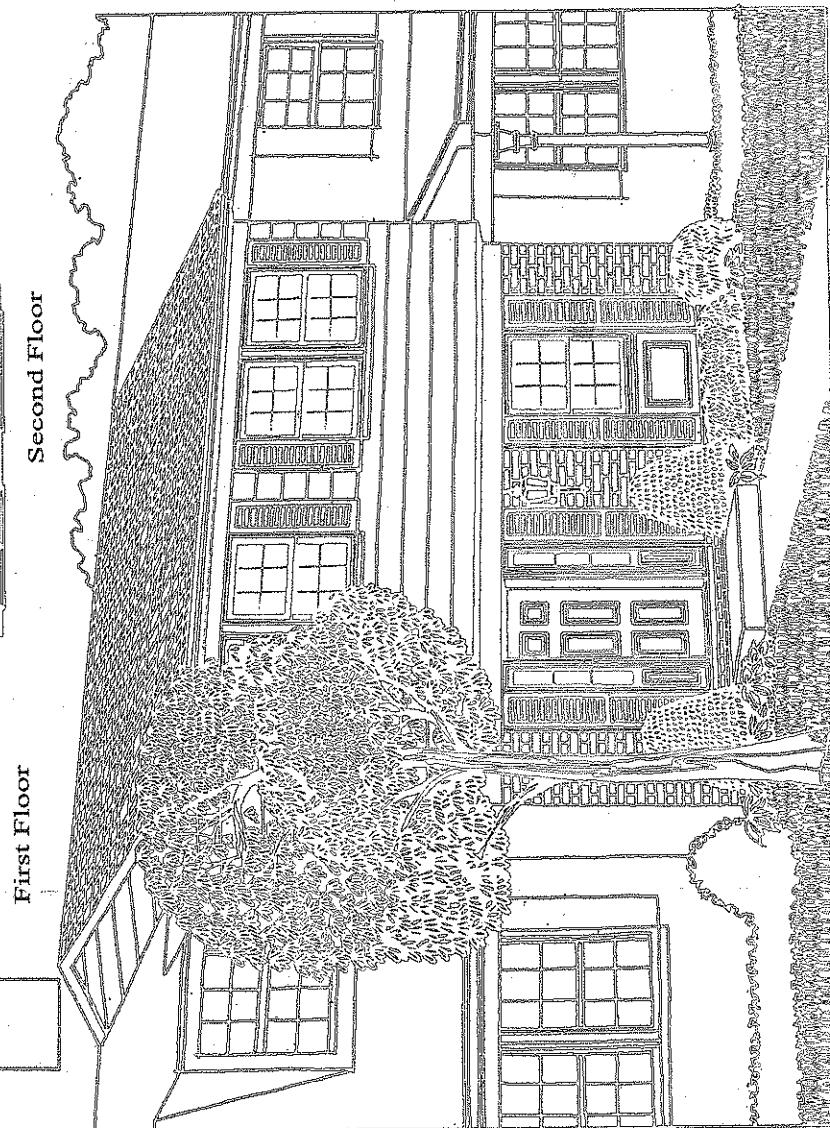
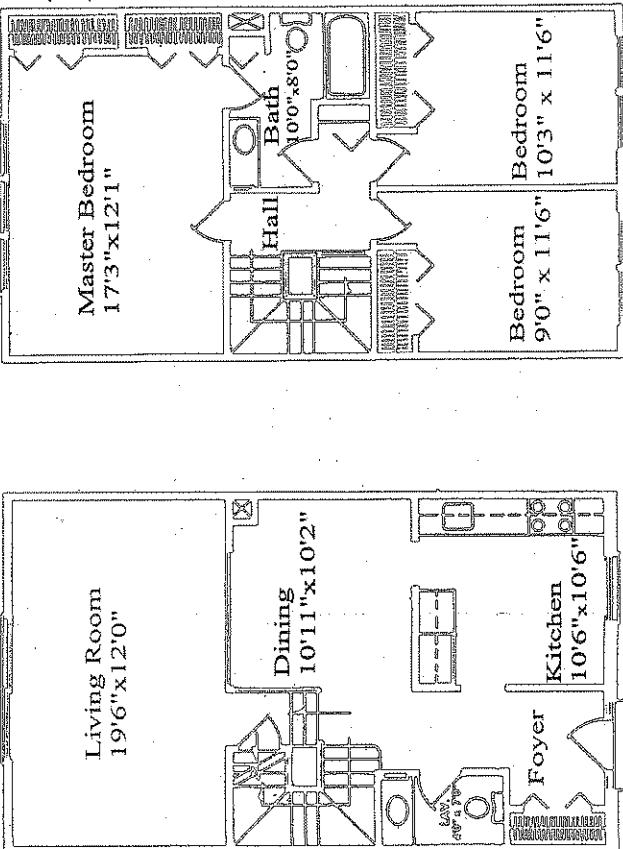
A powder room on the first floor is another touch of luxury with vanity and large illuminated mirror.

As you walk up the winding staircase to the second floor, there are three large bedrooms. The exceptionally large master bedroom gives husband and wife equal space in a full wall of closets.

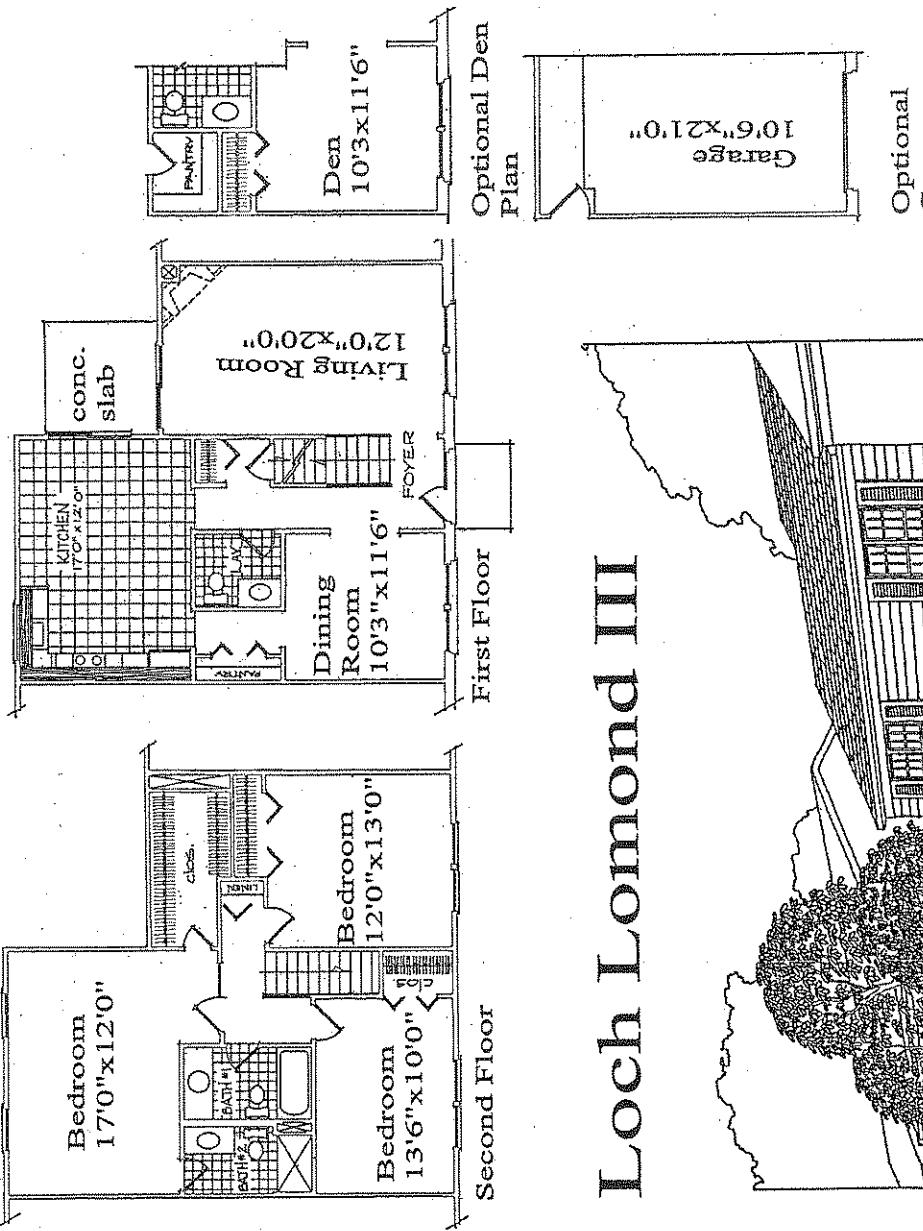
The cleverly designed bath has two erornates; one directly from the master bedroom, the other from the hall. It includes easy-to-care-for ceramic tile floor and tub area, large vanity with full wall mirror and a linen closet. Another linen closet in the hall gives more storage.

The Highland is carpeted in all major living areas. Your comfort is assured with your own central air conditioning. Insulated windows and doortwall. The basement with laundry tub makes the home complete as well as totally original in concept.

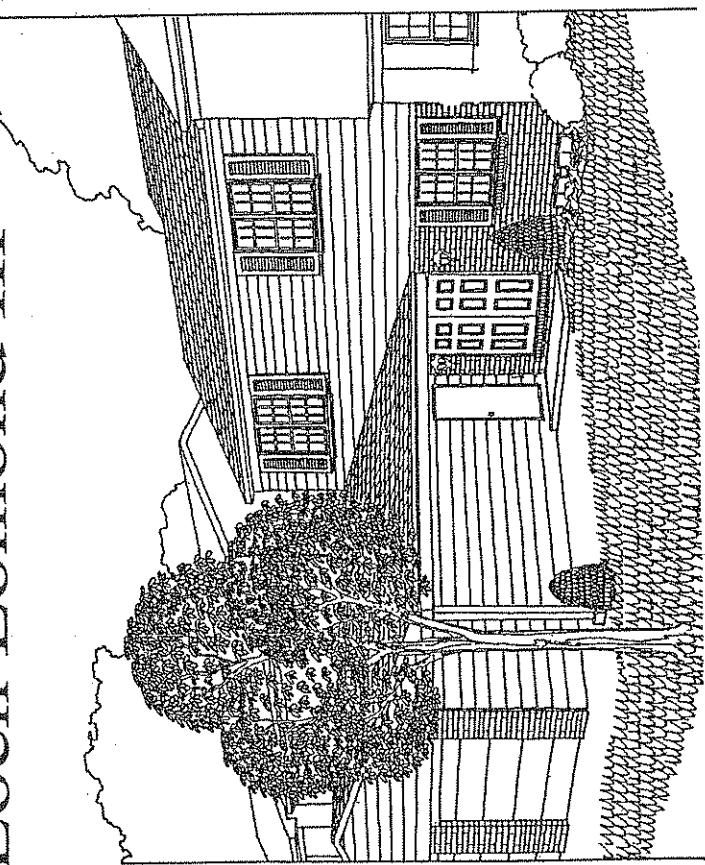
Highland



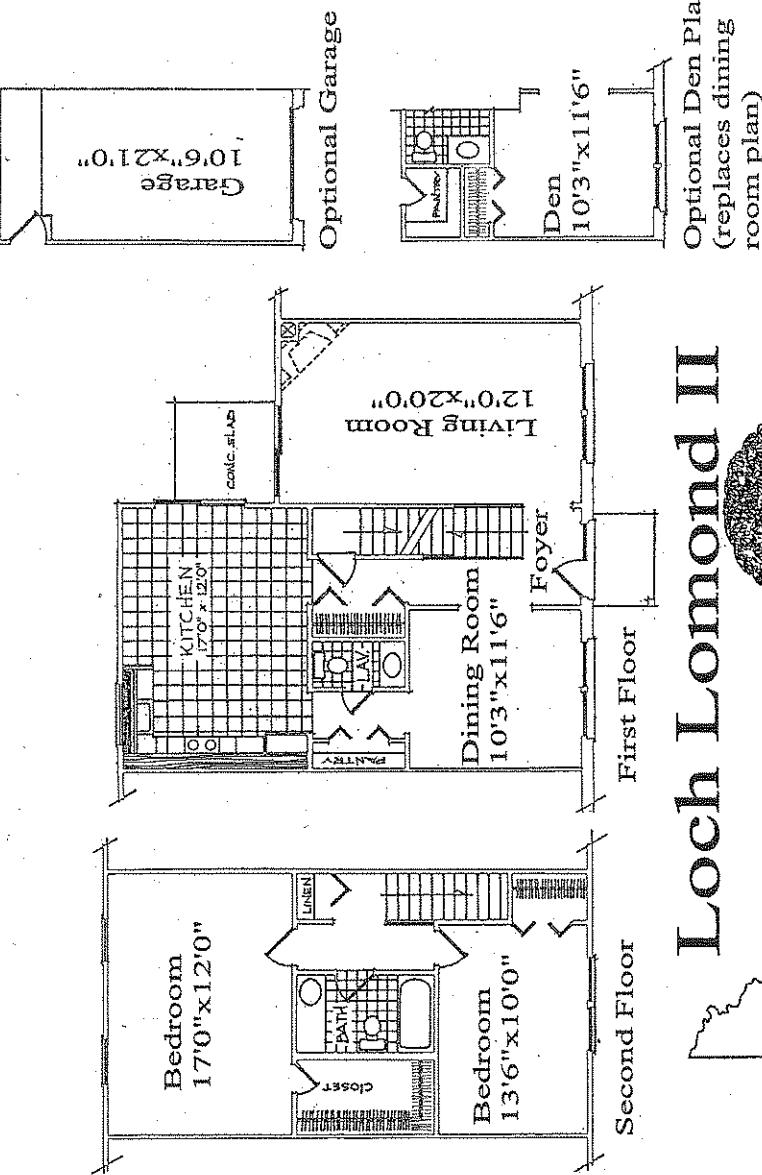
3 Bedroom $2\frac{1}{2}$ bath There's a lot of living for the large family in the Loch Lomond III. A separate living room has marvelous uninterrupted wall space for imaginative furniture placement. A door-wall leading to the private patio area extends living outdoors. And a corner fireplace can be yours, if you wish. There's a versatile room that can be used as a dining room, or there's a plan with a den so you can have a choice. A first floor powder room with vanity and mirror is a convenient feature. The country kitchen has multiple use and also opens to your future patio for outdoor living. Counters have decorator wood cabinets above and below. Color coordinated refrigerator-freezer, oven and range with hood, and a stainless steel sink make kitchen chores a breeze! Upstairs, three large bedrooms. Two with tremendous walk-in wardrobe closets. The master bedroom has dramatic double door entry and its own private bath with stall shower. Another full bath with tub has ceramic tiled floor and tiled tub area. The Loch Lomond III has a full basement with laundry tub and optional garage which includes a covered front entry to your home. Isn't this a great house for your family?



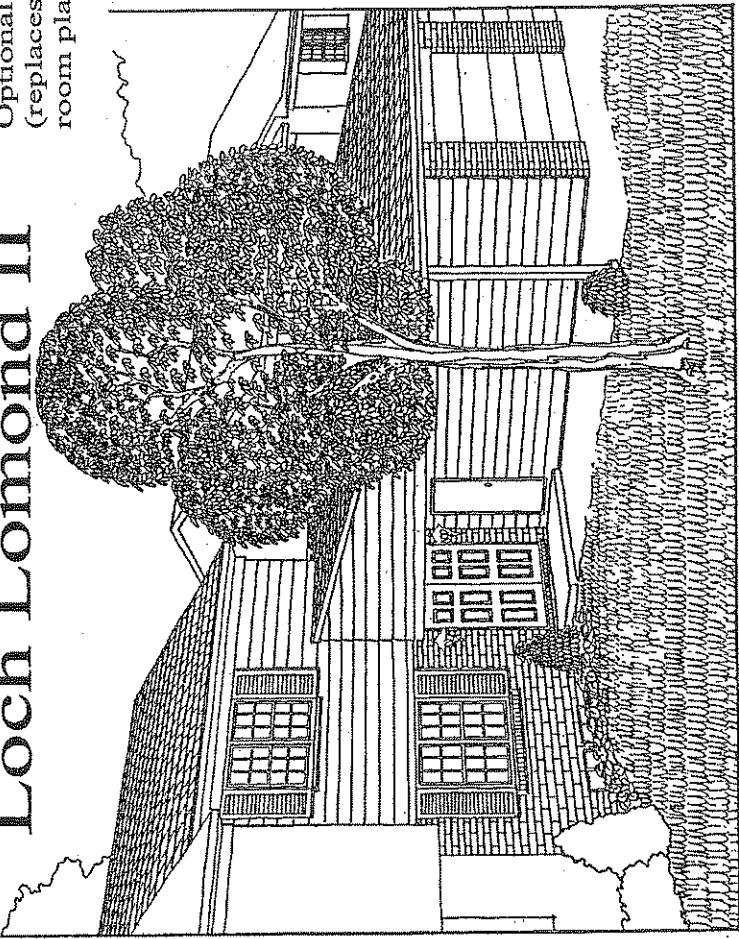
Loch Lomond III



2 Bedroom 1½ bath
 A covered entry leads to the Loch Lomond II if you choose the optional garage. A real plus feature in inclement weather! The Loch Lomond II is a very versatile plan. You may choose a plan with a separate dining room, or a plan with a den. Your family needs will determine your choice. A huge living room can be used for more formal entertaining. An insulated sliding glass door lets the sunshine in and leads to a private patio area. Across the complete rear of the home is a country kitchen-family room. Here is the gathering place for the whole family. Here, too, a sliding insulated glass coor-wall opens to the private patio area. The kitchen is complete with color coordinated refrigerator-freezer, oven and range with hood and stainless steel sink with natural light from a large window. There's a pantry for additional storage. A powder room with vanity and mirror is a first floor feature, as well. Upstairs, there are two large bedrooms. The master bedroom has a deep walk-in closet. A full bath has ceramic tiled floor and tub area and a large vanity with mirror. The Loch Lomond II has a full basement with laundry tub, plan a recreation room or work shop for future use. Shag carpeting is included in all major living areas. Air conditioning is a luxury touch and insulated windows add comfort. The Loch Lomond II is a great choice for the small family.



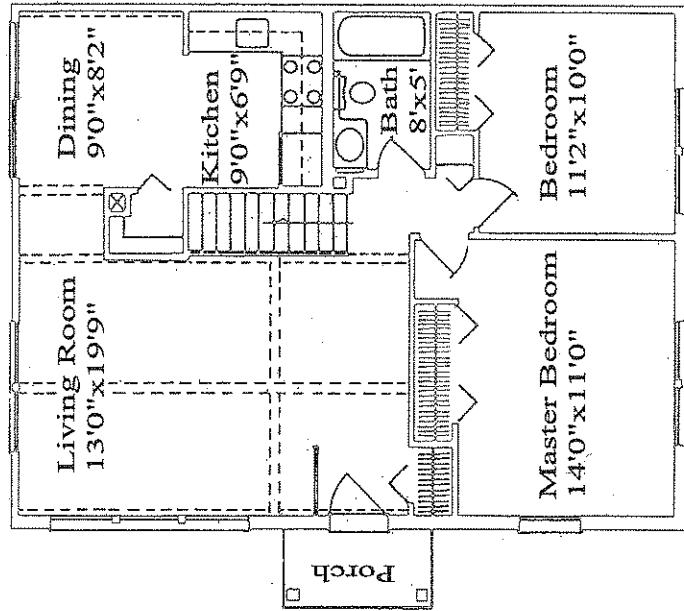
Loch Lomond II



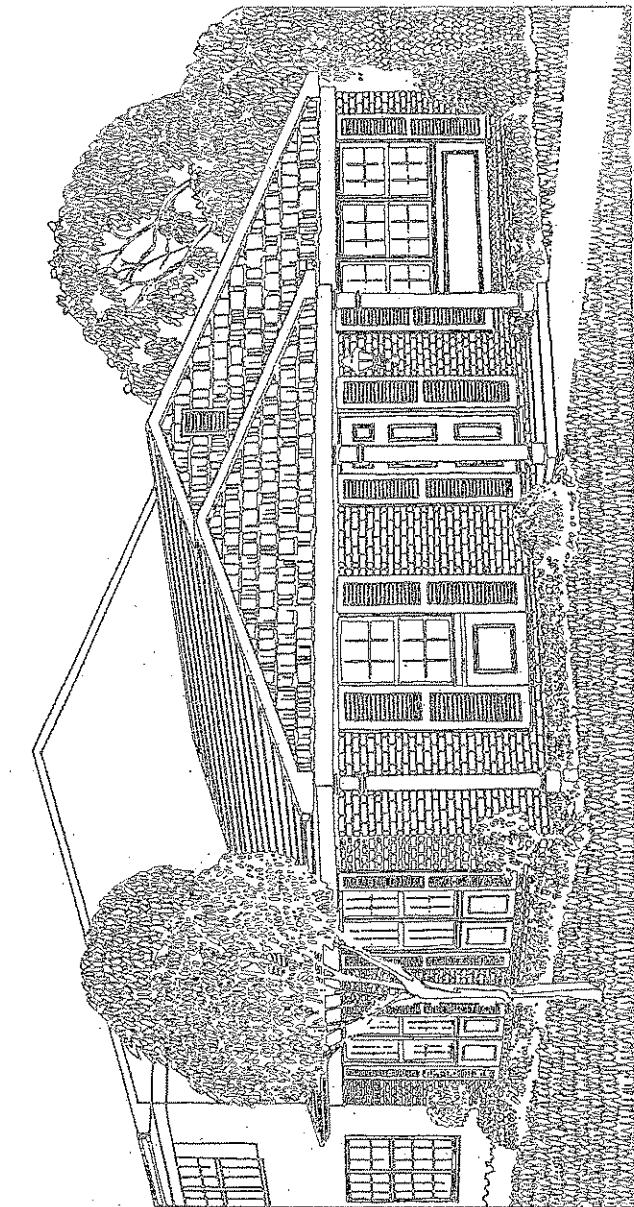
2 Bedroom 1 Bath

This charming two bedroom ranch has a handsome combination of exterior materials. Rustic cedar shakes and brick front with covered porch are an invitation to enter. You'll be greeted by an eye-opening expanse of living space. A cathedral ceiling sweeps through the living and dining rooms and antiqued beams grace the living room. There's a generous pantry that serves the dining area and kitchen. An insulated window wall glides open from the dining area to your rear privacy area where you can plan a patio, or garden or cook out. The luminous kitchen ceiling provides constant soft light. Decorator design wood cabinets are conveniently arranged over the generous L-shaped work counters. Color coordinated refrigerator-freezer, oven and range with hood, stainless steel sink and waste disposal are all part of this step-saving kitchen. The large bath, with ceramic floor and tub area boasts a vanity with illuminated mirror. There is great closet space in both bedrooms. The master bedroom has a glamorous cathedral ceiling and cross ventilation with two large windows. Your Belfast has rich carpeting in all major living areas. A full basement with laundry tub, has plenty of room for storage and you can plan a workshop or recreation room as your needs grow. Your own centrally controlled air conditioning and our sound suppressing construction are included luxury features. More comfort is provided with insulated windows and screens.

The Belfast . . . a two bedroom beauty.



Belfast



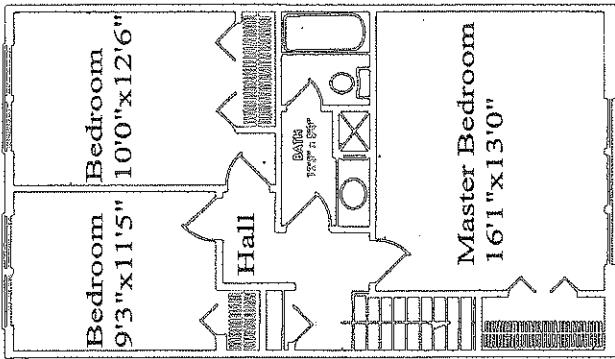
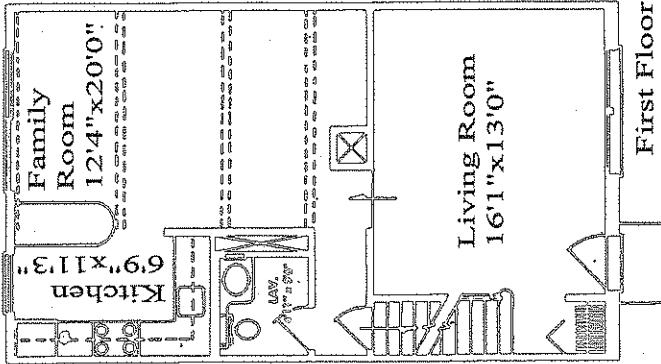
3 Bedroom 1½ Baths

This all brick front Colonial is designed with the true Williamsburg heritage. The large living room is served by a front entry guest closet, and features unbroken wall space for exciting furniture arrangements. There are many luxury touches. Individual centrally controlled air conditioning, insulated windows with screens and insulated doorwall leading to a private rear yard area. There is quality carpeting in all major living areas and charming architectural details throughout.

You step into a sunken family room large enough for many family activities. Antiqued beams stretch across the ceiling for an interesting decorative touch. A breakfast bar divides the dining area from the kitchen. The kitchen has exceptional counter space, in an L-shaped plan and lovely wood decorator cabinets for storage. Color coordinated appliances include a refrigerator-freezer and over-range with hood. A waste disposal and stainless steel sink are also yours.

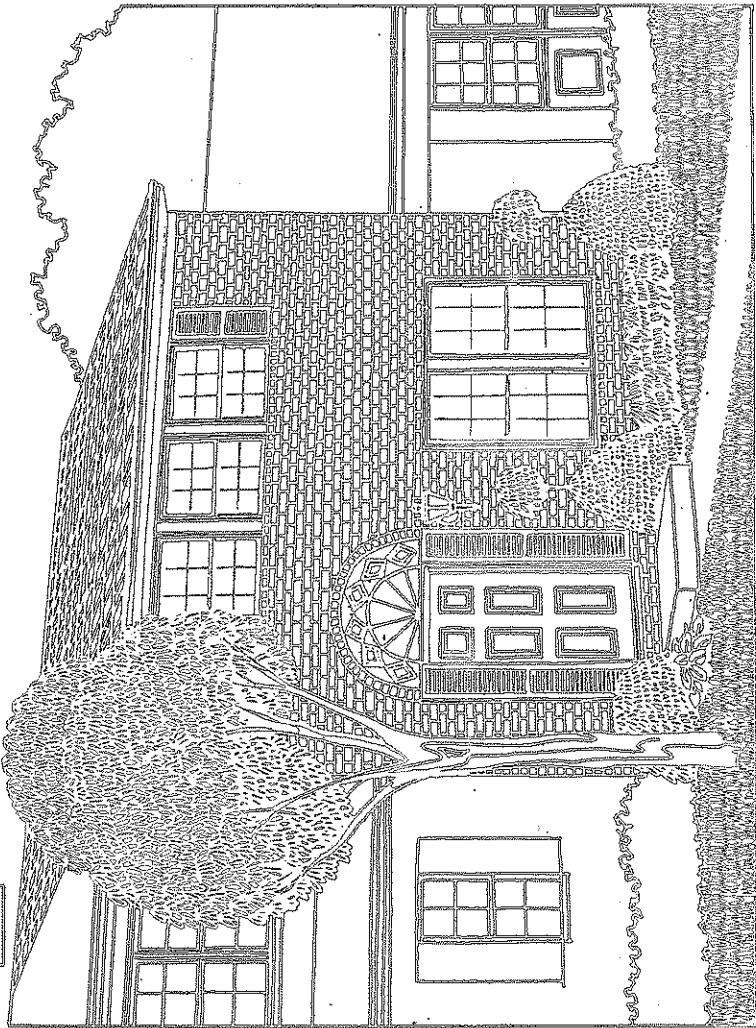
A first floor powder room with vanity and large illuminated mirror is conveniently placed for guest and family use.

On the second floor are three large bedrooms. The master bedroom is living room size and has a great oversized closet. The bath has an unusual compartment divider so that the tub area may be closed off from the vanity sink area giving dual use. Ceramic floor and tub area and illuminated wall-wide mirror are glamour touches. A full basement for storage and laundry has plenty of room to plan a fun room in the future. The Edinburgh is spacious and beautifully fits the needs of the large family.



Edinburgh

First Floor Second Floor



3 Bathrooms 1 1/2 Baths

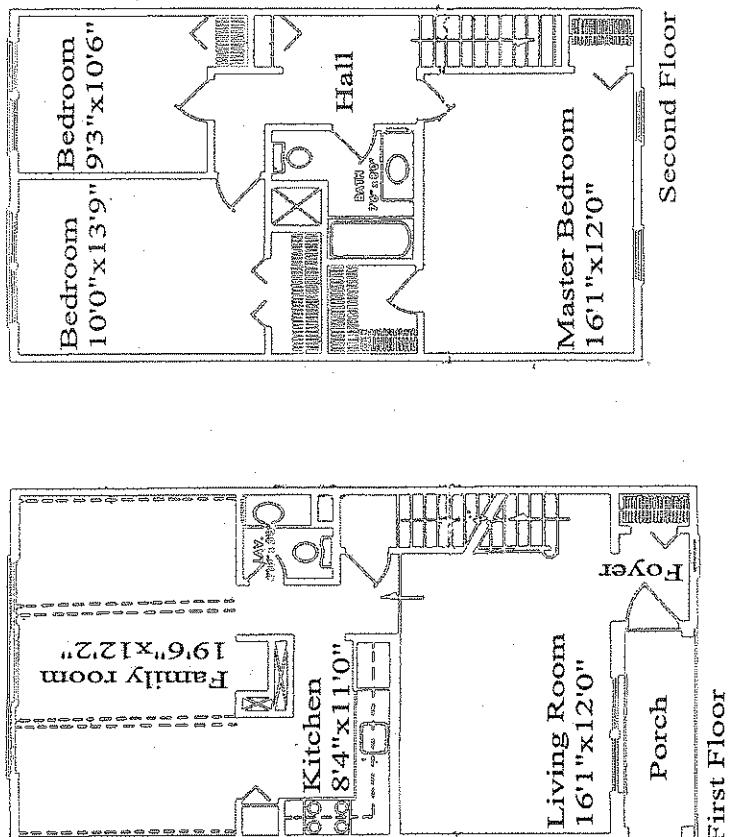
A covered front porch is an unusual and delightful architectural feature of The Falstaff. Step into a separate foyer with a large guest closet. Then, into your large front living room with wonderful well space for furniture arrangements. Step down to view a tremendous expanse of living containing family room, kitchen and powder room. The huge family room will have multiple use with plenty of space for dining. A large 10 foot insulated door wall makes this room bright and cheery and extends living to the outdoors where you can plan your own patio or garden. The enclosed rear yard area is yours to plan imaginatively. Warm antique beams stretch across the dining-fun room.

The L-shaped kitchen has extravagant counter and cupboard space and boasts a separate pantry. Warm wood cabinets in lovely design, refrigerator-freezer and oven and range, color coordinated, wash disposal and stainless steel sink are all part of the convenient plan. A luminous

ceiling provides soft constant light.

A first floor powder room with vanity is an added touch of luxury. Lovely carpeting is provided in all major living areas. Your comfort is controlled by you — with central air conditioning and heat, and insulated windows throughout. Up a lovely staircase to three bedrooms and large bath with vanity and easy to care for ceramic floor and tub area. The master bedroom has a tremendous walk-in closet plus an additional closet for so many uses. In the hall you'll find a linen closet for more storage space. A full basement with laundry tray offers you additional storage and there's plenty of space to add-a-room if needed. You'll live in pride and comfort in the lovely Falstaff.

Falstaff



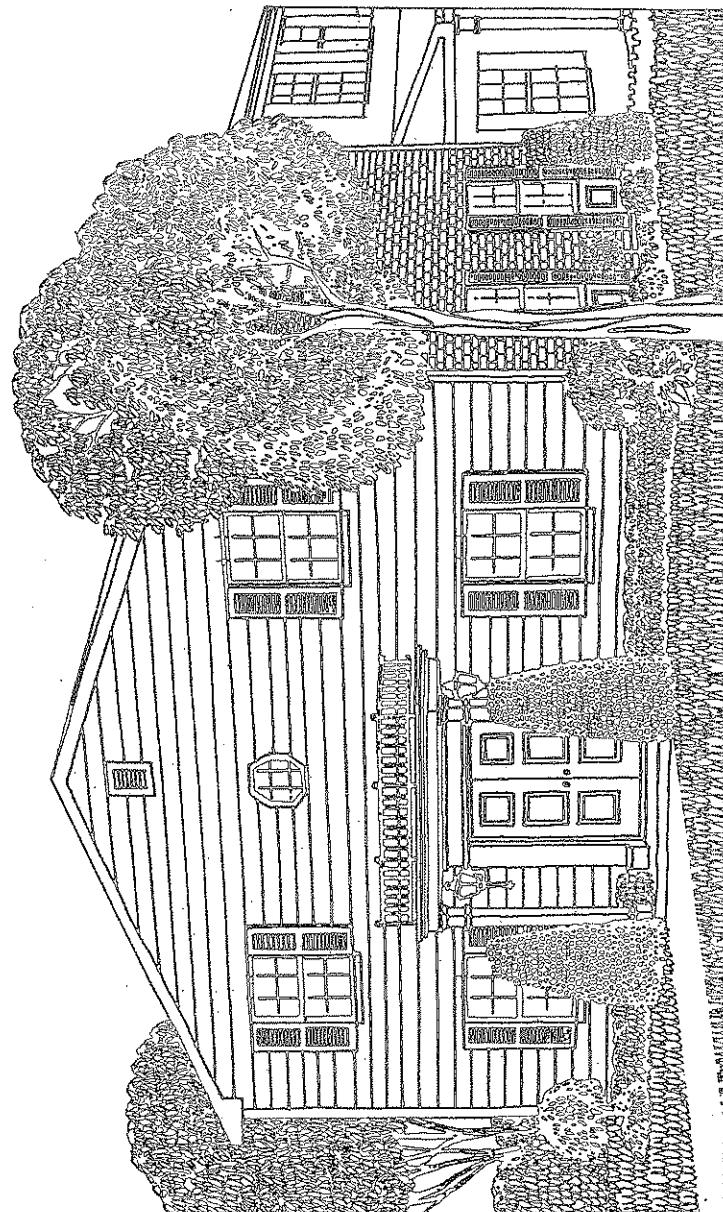
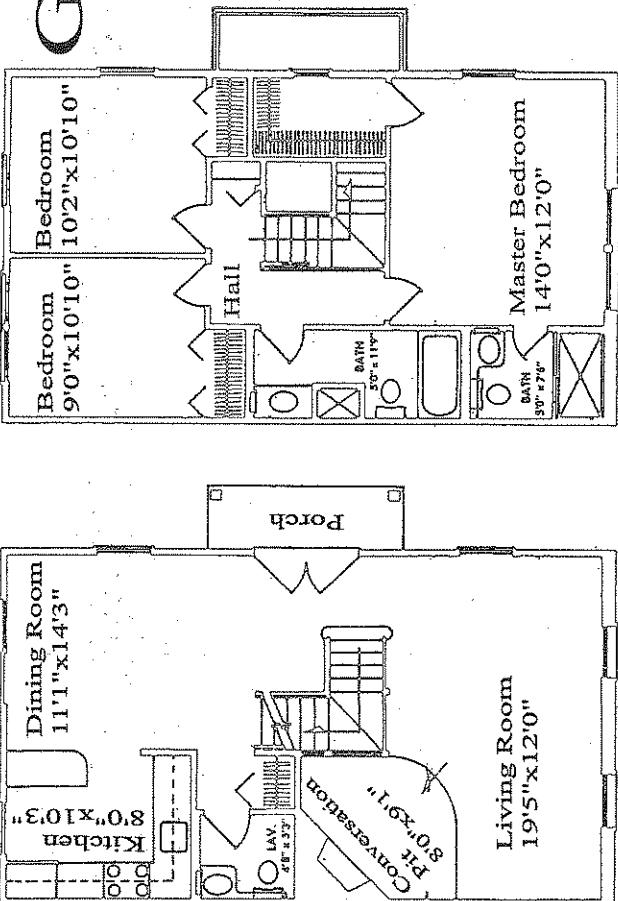
3 Bedroom 2½ Bath

A glamorous home for an exciting new life style. A covered porch leads to a dramatic double door entry. Eye-opening enchantment greets you. A spectacular open stairway is the focal point. Through the airy design you'll have a sweeping view of a magnificent living room with a recessed conversation lounge and stunning wood burning fireplace. This unique recessed area provides an intimate spot for some woldly conversation, a tall cool drink or meditating in front of a cozy fire. It's a stunning room-within-a-room, without walls. A large expanse of living room affords more imaginative room arrangements.

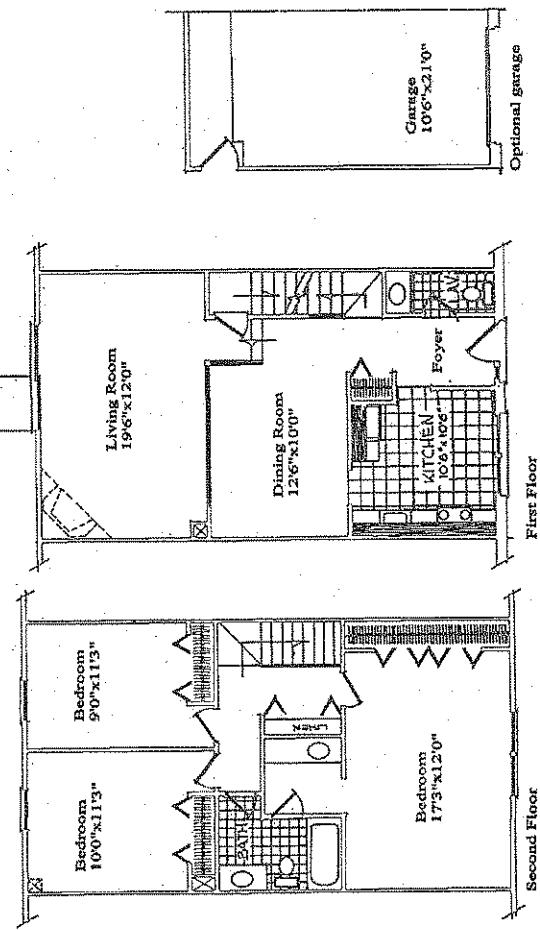
The formal dining room has sliding insulated glass door walls leading to your enclosed rear yard area. Plan a patio or a garden spot and extend the living outdoors! A breakfast or serving bar divides the dining room from the excellently planned kitchen with L-shaped work counters. Quality wood cabinets, color coordinated refrigerator-freezer, oven and range with hood, waste disposal and stainless steel sink make cooking chores effortless.

A powder room with vanity and wall-wide illuminated mirror serves guests and family. Upstairs . . . three great sized bedrooms and two full baths. The master bedroom has a huge walk-in closet and its own bath with ceramic tile floor and enclosed stall shower. A second bath with easy to care for ceramic floor and tub area and vanity serves the other two large bedrooms. The Glasgow has carpeting in all major living areas, your own centrally controlled air conditioning, insulated windows and a full basement with laundry tub. If you enjoy exciting contemporary design . . . you'll love The Glasgow.

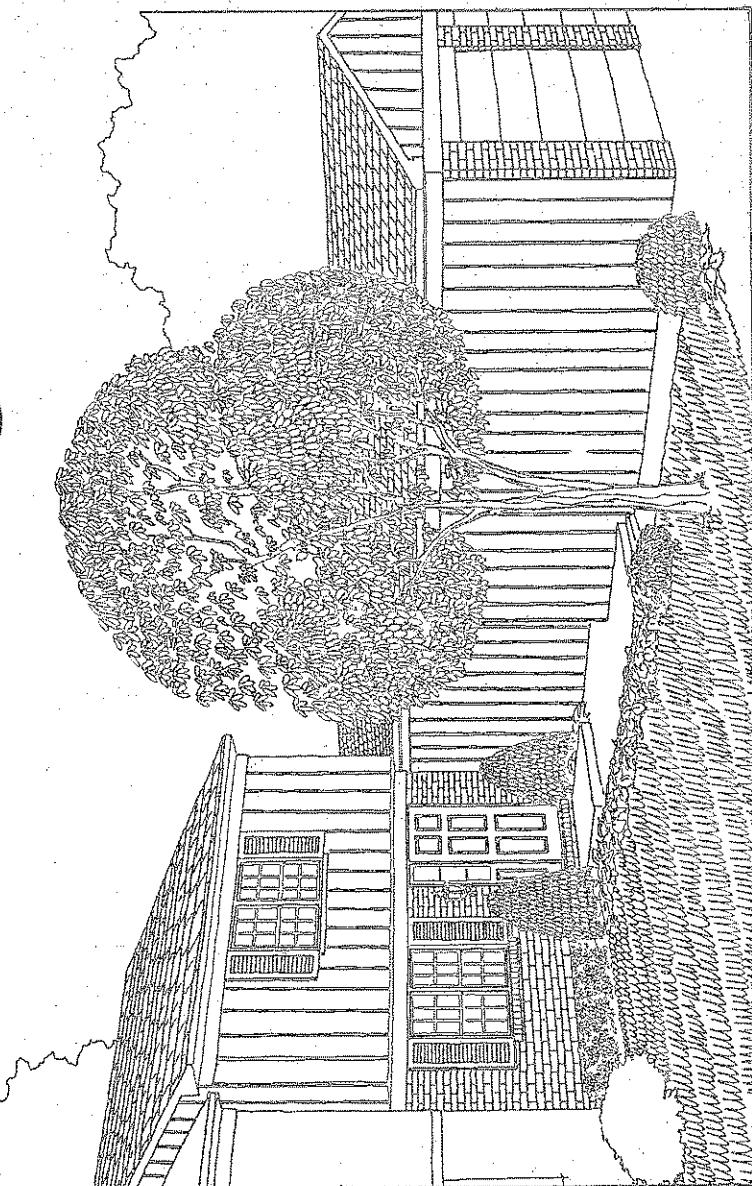
Glasgow



Drama in the dining room! Your balconyined dining room with wood railing overlooks the sunken living room. What lovely dinner parties you can have in this setting. The living room stretches the width of the home. A tremendous expanse of space for multiple family activities. Add a corner fireplace as an option and you'll gather here all winter long. A large insulated sliding glass door wall opens to your private patio area. The kitchen is a dream work area. Color coordinated refrigerator-freezer, oven and range with hood and lots of decorator wood cabinets for storage make meal planning an easy chore. There's family breakfast space, too. A first floor powder room has a vanity with mirror. On the second floor, three bedrooms and a compartmented bath with entry from the hallway or master bedroom. An additional vanity with basin adds a touch of luxury. A large linen closet is convenient in the hall. The Highland III includes shag carpeting in all major living areas. Individually controlled air conditioning and heat are added comforts. Insulated windows provide more climate control. The full basement has a laundry tub and lots of space you'll want to convert into a recreation room or workshop. You can have a garage as an option. You'll find the Highland III a perfect choice.



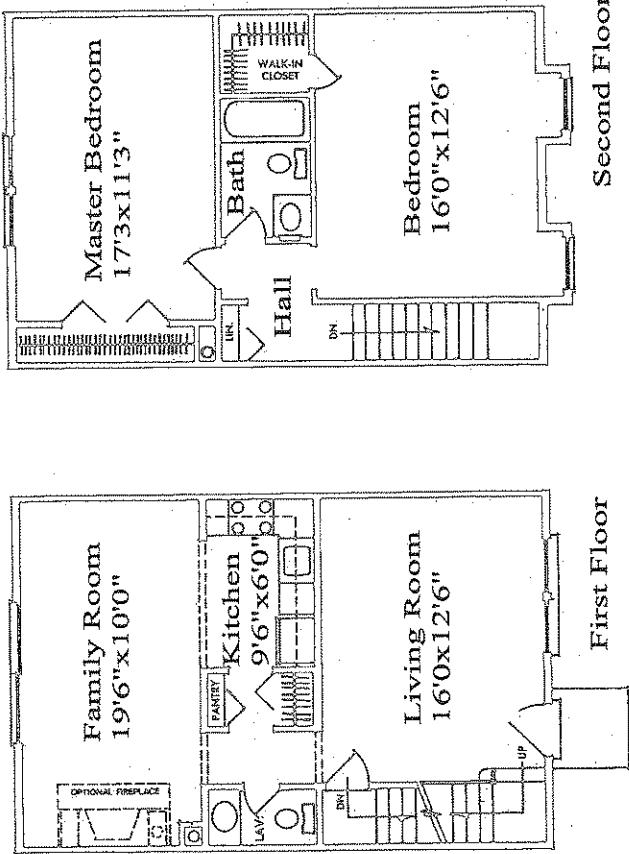
Highland III



2 bedrooms 1 1/2 baths

A gambrel roof reaches down to meet the all brick front of this outstanding two story Village Home. Every room is generous in size and filled with fresh young ideas. Enter a large living room designed with many feet of uninterrupted wall space for a variety of furniture arrangements. There's a powder room on the first floor. The combination family room and dining room stretches over the rear of the entire home. And through your insulated sliding glass door-wall, you view your patio area. What delights you'll find in the kitchen - full of today's ideas. Decorator wood cabinets and a pantry allow plenty of storage. Color coordinated refrigerator-freezer, oven and range with hood, waste disposal and sleek stainless steel sink are more bright ideas. Upstairs, two extravagantly large bedrooms contain large, large closets. A bath with vanity and ceramic tile floor and tub area serve both bedrooms. There's a separate linen closet, too. You'll live in air conditioned comfort in the summer and cozy warmth in the winter with insulated windows. Your individually controlled air conditioning and heat let you choose the climate!

The Canterbury comes carpeted with lush shag carpeting in all major living areas. A full basement with laundry tub has great storage space and lots of room for planning a future recreation room. The Canterbury is the answer to the young family and the young in heart.



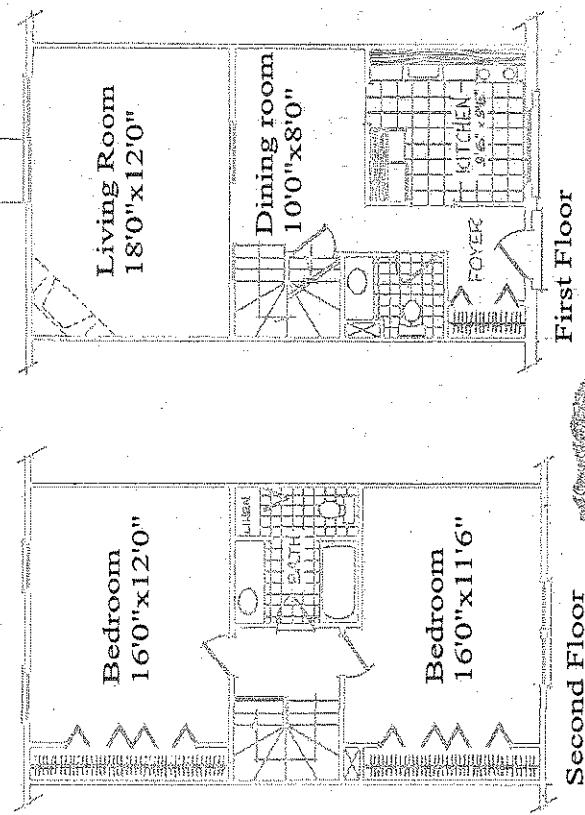
Canterbury



2 bedroom 1 1/2 bath

Space is the keynote! Every room of this handsome home is generous in size. Enter a large foyer with guest closet. A powder room with its graceful vanity is conveniently placed. The kitchen is bright and cheerful with a large window providing natural light. It has color coordinated refrigerator-freezer, oven and range with hood and a great abundance of handsome wood cabinets. Space for family dining, too. A separate dining room overlooks the sunken living room, which stretches the whole width of the home.

A handsome corner fireplace is optional. It can be a cozy gathering place all winter long. A sliding insulated glass door-wall opens to your patio area. Upstairs, you'll find two huge living room sized bedrooms, each with wall wide closets. A ceramic tile bath serves both. The Canterbury II has lovely shag carpeting throughout the major living areas. A full basement has a laundry tub and plenty of space for future living area or recreation room. You'll find air conditioned comfort, individually controlled and insulated windows for more weather control. You'll love the spacious Canterbury II with its dramatic touches. A garage is a desirable option.

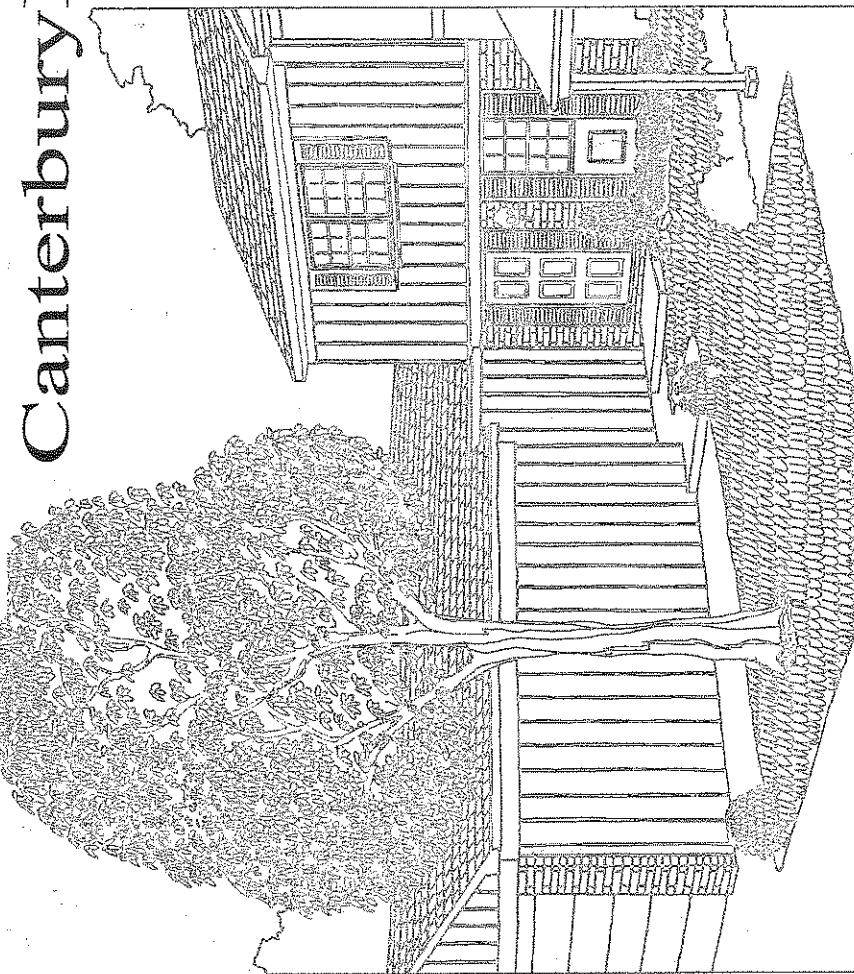


Optional garage

First Floor

Second Floor

Canterbury II

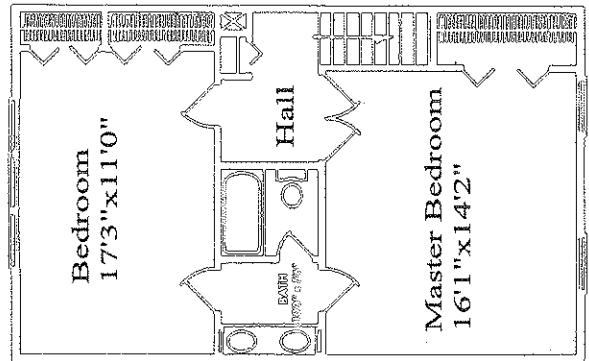
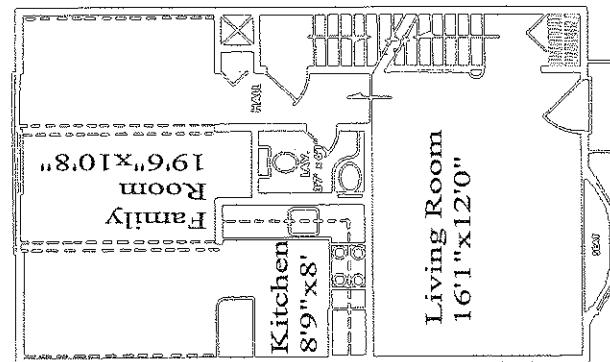


2 Bedroom, 1½ Bath
A true New England Colonial. Affordable bay window and maintenance free aluminum siding make The Dundee a real charmer. Planned with the most efficient use of space, you'll find exceptionally large rooms. The living room expands across the front of the house with unbroken wall space and a cozy window seat tucked into the bay window. A guest closet at the door is a convenience. One step down to the dramatic family dining area with built-in ceiling and an insulated glass sliding window wall separating the living to the fresh outdoors with rear yard spaces for your future patio or garden spot.

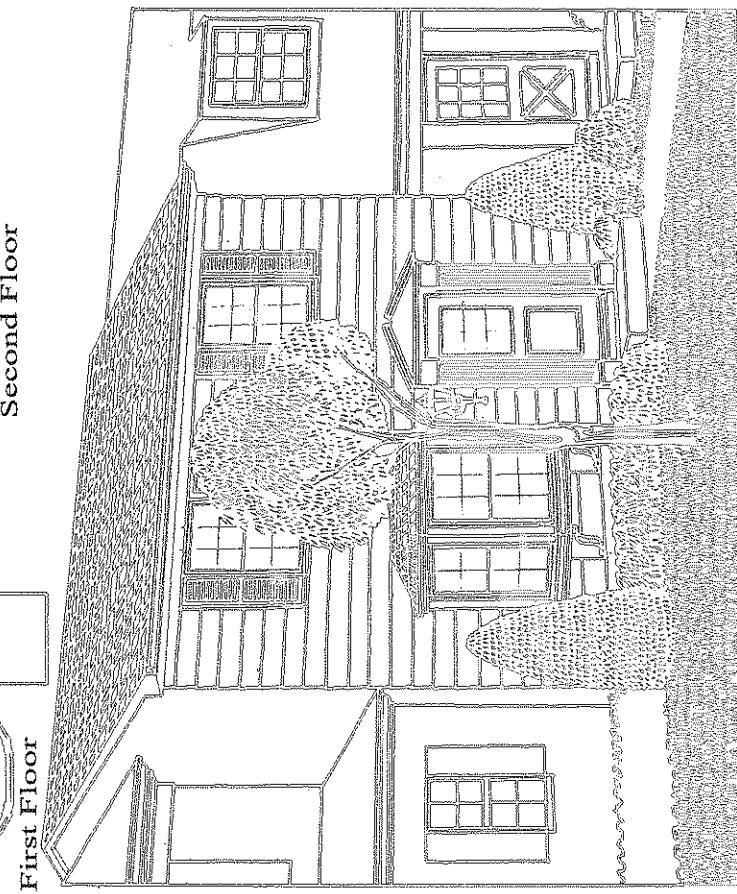
Between the two living areas is a powder room with oval sink and free formed vanity top with a large illuminated mirror.

There is marvelous work space in this beautifully planned kitchen. Wood cabinets in decorator design with extravagant cupboard space form an L over the counter. An illuminated ceiling provides soft, warm light. Color coordinated refrigerator-freezer, oven and range with hood, waste disposal and stainless steel sink — beautiful to look at and a joy to use. A dramatic touch greets you upstairs with a spacious double door entry into the master bedroom. There is a large closet and direct access into the bath it shares with the other bedroom.

The bath is cleverly compartmentalized with a twin sink vanity, full wall illuminated mirror and easy to care for ceramic tile around tub area and floor. It is worth noting that the second bedroom is very nearly as large as the master bedroom with double closets and its own door directly to the bath. The Dundee has carpeting included in major living areas. There is complete air conditioning comfort and insulated glass windows and screens throughout. A full basement has many uses . . . laundry area, storage and lots of room for future finishing. Spacious, gracious living for any family.



Dundee





20301 Silver Spring Dr.
Northville, MI 48167

Phone: 248-349-4006
Fax: 248-349-8821

April 8, 2005

Highland Lakes Condominium Association is not a re-sale or rental office. As a service to our co-owners, they can request to put their unit on the Real Estate Listing. You may obtain information with the phone number that is provided with each listing.

FOR SALE

42080 Queen Anne Ct.	\$139,999	Canterbury, very clean 1200 sq ft with 2 Bedroom, 1 1/2 baths with basement. Great location within community. Wallside replacement windows with warranty. Newer cabinets, counter tops & sinks In kitchen & baths, all appliances Included. Deck with privacy fence. Private entry with convenient parking. Assoc. fee includes heat & water. Call owner, Dave Wattroba at 248-348-1173, or 248-7900	Highland, attractive, affordable & spacious 1400 sq ft 3 bedrooms, 1.5 baths, basement. New Pergo floor in dining room, foyer, bath & kitchen. New carpet & paint throughout. Updated vinyl windows, larger door-wall. Less than 1 minute walk to school. Appliances included. Association fee includes paid gas, heat, water, new extra large pool with diving board. Lifeguards on duty, Sandy each, 3 lakes nature trails, beautiful Clubhouse, sauna, exercise gym, pool tables, library, fireplace. Tennis courts & more. Last minutes appointments welcome. Must see ! Call 248-474-6033	Dundee, 2 bedroom, 1.5 baths, Well located neutral unit with many updates: windows and doorwall, all appliances, ceramic and Pergo flooring, entry doors, etc.. Call Vince Santoni, C-21 Hartford South 734-464-6400 or Home office 248-348-1762	Glasgow, end unit with lake view. Spacious 3 bedrooms, 2.5 bath, newer kitchen New windows,
19769 Hayes Ct.	\$156,900				
19607 Neptune Ct.	\$143,900				
42500 Lake Success	\$154,900				

partially finished and wired for cable. Live on the lake and close to the school. Available July 1, 5002. Call Lynn & Carol 248-348-8406.

42665 Savoy Ct. \$182,000 Glasgow, end, unit on commons, next to Playground of elementary school. Excellent location with beautiful landscaping. Open floor plan with fireplace updated kitchen, master bedroom with walk in closet, finished basement with wet bar and poss. 4th bedroom? Never appliances and windows. Beautiful neutral décor with new carpeting and freshly painted. Clubhouse, pool tennis courts, three Lakes/beach. Highly acclaimed Northville schools. Call Jeff Anderson at Help-U-Sell 248-348-6009

19714 Dearborn Ct. \$172,500 Highland, 3 bedroom., 1.5 baths, sunken living room with fireplace, over-sized Andersen doorwall and large wood deck overlooking Crystal Lake. Newer appliances, furnace, AC, 2 hot water heaters, windows, paint, carpet, ceiling fans, plantings in front. Finished basement room. Condo fees incl. gas and water. Call Marcia Terry (Century 21) 248-855-2000 or 248-538-2814

42134 Farragut Ct. \$199,000 Loch Lomand III, 1650 sq. ft. Garage, Largest condo, 3 bedrooms, 2 ½ baths, (17 x 12) master bedroom. w/walk-in closet Dining room. Walk-in pantry, built in micro wave, fireplace, new A/C and main bath w/deep Jacuzzi tub, covered porch, full patio backyard, newer windows and water heater. Assoc. fee includes heat and water. Call 248-305-5132 for appointment

20018 Bryn Mawr Ct. \$159,900 Canterbury, 1200 sq. ft., 2 bedrooms, 1.5 bath, fireplace, new finished basement with drywall walls, drop ceiling, plush carpet, recessed lights, hardwood floors first floor, recently remodeled baths, remodeled kitchen, new hanson windows, freshly painted throughout, no wallpaper, private quiet court, nicely landscaped back yard, easy walk to school, pool, tennis and lake. Newer appliances. Assoc fee includes water and gas. Call Jesse Roe 248-444-9723

Call Jamie Chobot, Broker at Re/Max 100. Office:
248-348-3000.

42704 Lyric Court \$160,000
Two bedroom updated from top to bottom is a must see. Basement has 3rd bedroom with daylight window. Association fee includes gas and water. Walk to clubhouse with new pool, tennis courts, lakes for your recreation. Quiet location-Northville Public Schools. Call Kathy Marshall at Keller Williams Realty 248-380-8800

19409 Althea Ct \$179,900
Spectacular lakefront condo, absolutely prime location with unparalleled view from all rooms. You can fish, swim, and sail from your deck. Enjoy a clubhouse, pool, tennis, recreation room and be close to downtown Northville. The most popular floor plan in the complex. Three bedroom unit, totally remodeled to perfection. Elegance in it's best. Don't miss this one, it is priceless. Lease option is also available. Easy terms. Owner lic. Will help about financing. Call Ljupka Mitrakeska at 248-982-1774 or 248-735-5471 at Keller Williams Realty.

20018 Bryn Mawr Ct \$159,900
Charming and elegant, totally updated 2 bedroom condo. Customized kitchen with new maple cabinets, combination family and dining room with doorwall to peaceful bricked patio. Living room with gas fireplace. Hardwood floor on first floor. Neutral carpet on the second floor and basement. Two large bedrooms with many closets. Updated bath with Jacuzzi. Gorgeous finished basement, recess lights, new windows, 8 panel doors. Must see. Call Ljupka Mitrakeska at 248-982-1774 or 248-735-5471 at Keller Williams Realty.

41328 Windsor Ct #157,000
Three bedroom 1-1/2 bath condo, central air, large master bedroom, gas fireplace, partially finished basement, patio, new dishwasher. Entire condo freshly painted and carpet cleaned. Updated kitchen and bathrooms in oak. Kitchen has built in space saver GE microwave. This condo is in an excellent location, situated away from high traffic in a quiet cul-de-sac.

offered at \$139,900. Call Vince Santoni, C-21
Hartford South 734-464-6400 or Home office 248-
348-1762

41325 Lagoon Ct	\$179,900	Dundee- 2 bedroom, 2 $\frac{1}{2}$ baths. Everything updated. Call 517-304-3669	
19458 Inlet Court	\$170,000	3 bedroom, 1 $\frac{1}{2}$ bathrooms, 1400 sq. ft. Lake views and many updates; windows, bathrooms, kitchen and ceiling fans. Partially finished basement with lots of storage. All appliances included. Deck with privacy fence. Association fee includes gas, water, pool facilities, tennis courts, clubhouse amenities and outside maintenance. For further details call 248-249-8144.	
19495 Eddington Place	\$162,500	Dundee, 1300 sq. ft.. You won't find a nicer Northville home at this price! Charming, ready to move in, updated 2 bedroom condo. Living room with natural fireplace. Two large bedrooms with a lot of closet space. New windows, appliances and fixtures. Newer kitchen including custom ceramic work and quality cabinetry. Neutral color berber carpet thru-out. Large master bedroom suite and updated bathrooms. A fully fenced-in treated wood patio. One of the best units in Highland Lakes. Great neighborhood location with access to clubhouse, pool, tennis courts, 3 lakes nature trails and elementary school! This is a great lifestyle. Please contact Robert @ 248-345-9339. Thanks.	
42060 Queen Anne Ct	144,000.	Immediate occupancy and fresh paint for a quick move. Wallside windows, finished basement and all appliances in this end unit. Two large bedrooms and no neighbors in the back. Call Paul Schwartz at Prudential Cranbrook Realtors 248-539-7283.	
42322Norwood Ct	214,500.	Loch Lomand III, immaculate move-in condition. 1650 sq. ft., 3 bedroom, 2 $\frac{1}{2}$ baths, one-car garage with built-in adjustable shelves and garage door opener. All new wall and light fixtures, solid oak banister with oak trim in living room, sitting room and hallway. Fireplace with glass safety doors, security system, 3 ceiling fans. Cal closets, newer	7

FOR RENT BY OWNER

NOTE - Highland Lakes Condominium Association, Inc. is an ownership community. The Association, it's Board of Directors and Management do not participate in the rental activities of individual owners. All Federal and State Fair Housing regulations and requirements are the responsibility of the actual owner of the unit, not the Association.

All occupants of a condominium unit whether owner or lessee acknowledge understanding and agree to abide by the Deed, Bylaws, Rules and Regulations of the Association, regardless of actual knowledge. Please read and understand the governing documents of the Association prior to entering a lease or purchase agreement. The Association reserves the right under the Michigan Condominium Act to evict a non-owner occupant for non-compliance of the Bylaws, Rules, or Regulations of the Association.

42170 Farragut Ct	\$1250.00	Loch Lomond, 1384 sq ft, 2 bedroom, 1 ½ baths, full finished basement (approximately 800 sq ft more), newer appliances, Garage, fenced yard central air, heat, water and Association fees included. Prefer non-smoker, pets negotiable. Call Dan, Monday -Friday 10:00 am to 2:30 pm. Saturday anytime @248-305-5132	Canterbury, 1300 sq ft includes water and heat, 2 spacious bedroom 1-1/2 baths, living room , family room, full basement w/washer & dryer. Access to clubhouse with renovated swimming pool 3-lakes tennis courts. Walking distance to downtown Northville Silver Spring Elementary School, part of the Award-winning Northville Public School. Available in June 2004 Call 734-341-8991	Falstaff, 1500 sq ft 3 bedroom , 1/1-2 baths, full tiled basement, updated kitchen, open area dining/ family room separate living room, wood burning fireplace, private fenced in back yard. Clubhouse, swimming pool 3 lakes, lawn and snow removal service. Heat and water Call 810 231-1116 for further details
19728 Dearborn Ct.	\$1,200.00			
19611 Neptune Ct.	\$1,400.00			

water, outside maintenance, clubhouse, pool, and tennis court access). Please call Roman at 313-737-9400 for further details.

41323 Lagoon Ct	\$1350.00	Glasgow, 1360 sq ft. totally updated, 3 bedroom master suite condo-end unit facing Swan Harbor Lake. Includes all major appliances, silhouette window treatments on all windows. Open floor plan with fireplace, soft décor throughout. Finished, beautiful basement with deep Jacuzzi tub. Association fee includes heat and water, clubhouse, pool, tennis courts, three lakes and beach. Highly acclaimed Northville Schools. This spectacular unit is in move-in condition with and unparalleled view. Call Christine Hinson at 248-593-1457 (home) or 313-402-0091 (cell).
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ESTIMATED SQUARE FOOTAGE

Belfast (ranch)	884 sq. ft.	Falstaff	1415 sq. ft.
Edinburgh	1360 sq. ft.	Canterbury	1200 sq. ft.
Highland	1400 sq. ft.	Dundee	1280 sq. ft.
Brigadoon (ranch)	1146 sq. ft.	Highland III	1500 sq. ft.
Glasgow	1360 sq. ft.		
Loch Lomand II	1384 sq. ft.		
Loch Lomand III	1650 sq. ft.		

The office does have the detail sheets for each condominium model, as provided by the builder. This information is believed to be accurate, however, all square footages are estimates based on available information. The Association does not guarantee this information.