



2012C-00028
STATE OF MICHIGAN
GRAND TRAVERSE COUNTY
RECORDED
10/29/2012 3:37 PM PAGE 1 OF 5
PEGGY HAINES REGISTER OF DEEDS

**SECOND AMENDMENT TO MASTER DEED
OF
PORT OF OLD MISSION CONDOMINIUMS NO. III**

This Second Amendment to the Master Deed of Port of Old Mission Condominiums No. III is made as of the 9th day of September, 2011, by P.O.M. Associates, Inc. ("Developer") whose address is 6660 Mission Ridge, Traverse City, Michigan 49686.

RECITALS:

A. Port of Old Mission Condominiums No. III is a condominium originally established by Port of Old Mission Associates, Inc. ("Developer"), a Michigan corporation, pursuant to a Master Deed dated April 13, 1999, recorded in Liber 1317, pages 82-163 inclusive, Grand Traverse County Records, as amended by First Amendment to Master Deed of Port of Old Mission Condominiums No. III, recorded June 4, 2004 as Document No. 2004C-00010, Grand Traverse County Records.

B. Article X of the Master Deed grants Developer the right to amend the Condominium Documents, including the Master Deed, without the consent of co-owners or mortgagees for any purpose if the amendment does not materially alter or change the rights of a co-owner or mortgagee and expressly permits amendments modifying the types and sizes of unsold units and their appurtenant common elements, to show minor architectural variances and modifications to a unit, and for other reasons.

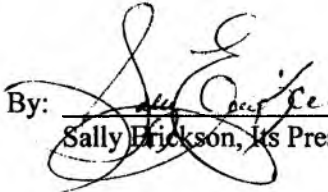
C. The Developer wishes to reallocate limited common element areas for unsold units resulting from the deletion of Unit 151 by the First Amendment to Master Deed.

NOW, THEREFORE, the Developer, upon recording of this Second Amendment to Master Deed of Port of Old Mission Condominiums No. III, hereby amends Subdivision Plan No. 110, Exhibit "B" to the Master Deed, as follows:

1. Perimeter Plans for Buildings 19, 23, and 24, attached hereto as Sheet Numbers 10-A, 10-B, and 10-C, are added to the Condominium Subdivision Plan attached as Exhibit "B" to the Master Deed of Port of Old Mission Condominiums No. III as recorded.

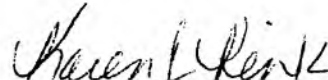
2. All other terms and conditions of the Master Deed, as previously amended by the First Amendment, remain unchanged and are hereby ratified and confirmed.

P.O.M. Associates, Inc.

By: 
Sally Erickson, Its President

STATE OF MICHIGAN)
)ss.
COUNTY OF GRAND TRAVERSE)

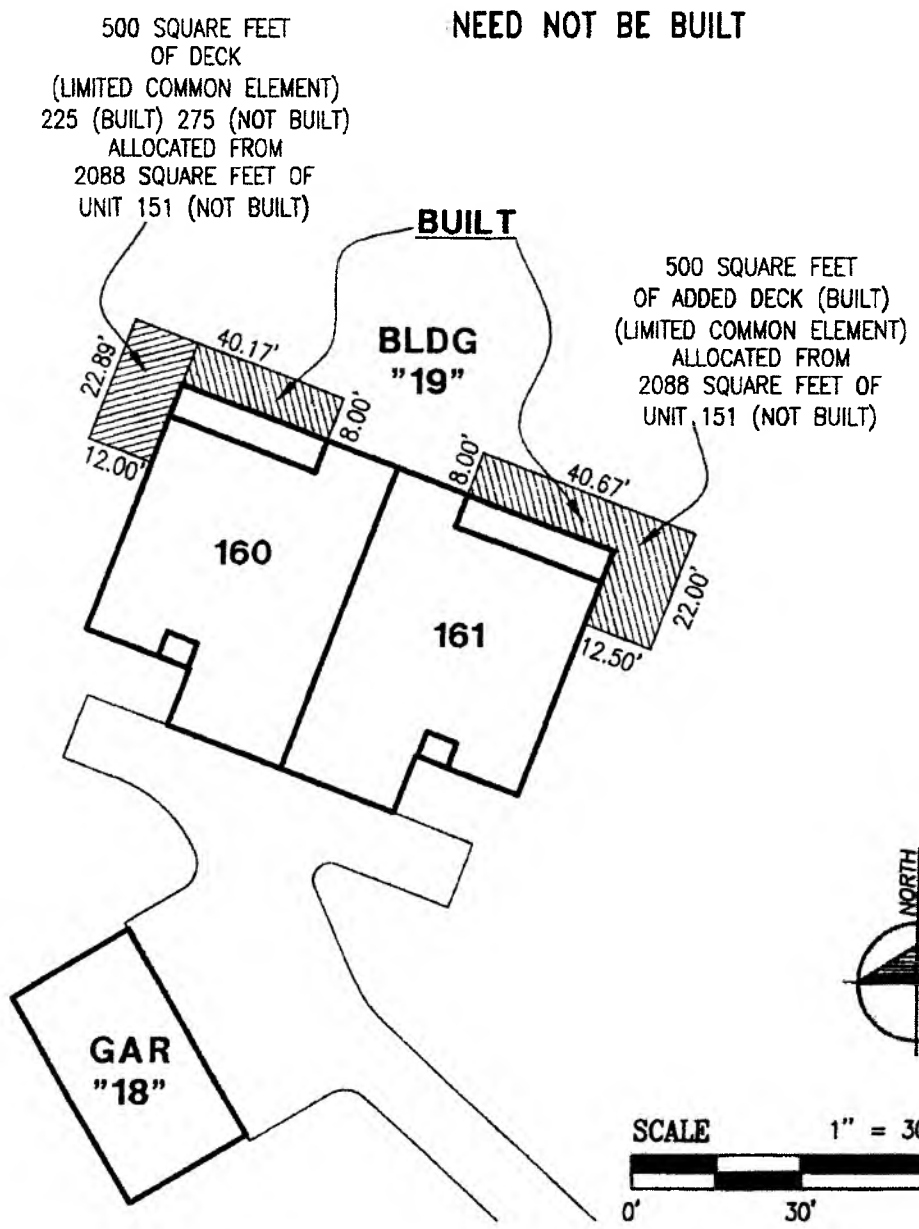
On this 29th day of October, 2012, before me personally appeared Sally Erickson, President of P.O.M. Associates, Inc., to me known to be the person described in and who executed the foregoing instrument, and acknowledged it to be the free act and deed of the corporation.


Karen J. Rink, Notary Public
Leelanau County, Michigan
My commission expires: 10/25/2018
Acting in the County of Grand Traverse

Drafted by:
* H. Wendell Johnson, Esq.
SMITH & JOHNSON, ATTORNEYS, P.C.
603 Bay Street – P.O. Box 705
Traverse City, MI 49685-0705
(231) 946-0700


Building 19 Sketch

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Client: **POM Associates Inc.**
 6660 Mission Ridge, Traverse City, MI 49686
 UNITS 160 & 161, "PORT OF OLD MISSION CONDOMINIUMS NO. III"
 SECTION 31, TOWNSHIP 28 NORTH, RANGE 10 WEST,
 PENINSULA TOWNSHIP, GRAND TRAVERSE COUNTY, MICHIGAN

Job No.: 2011063.01
 Date: 08/31/2011
 Scale: 1" = 30'
 Drawn: W.W.A.
 Chk'd: J.A.J.
 Rev.:

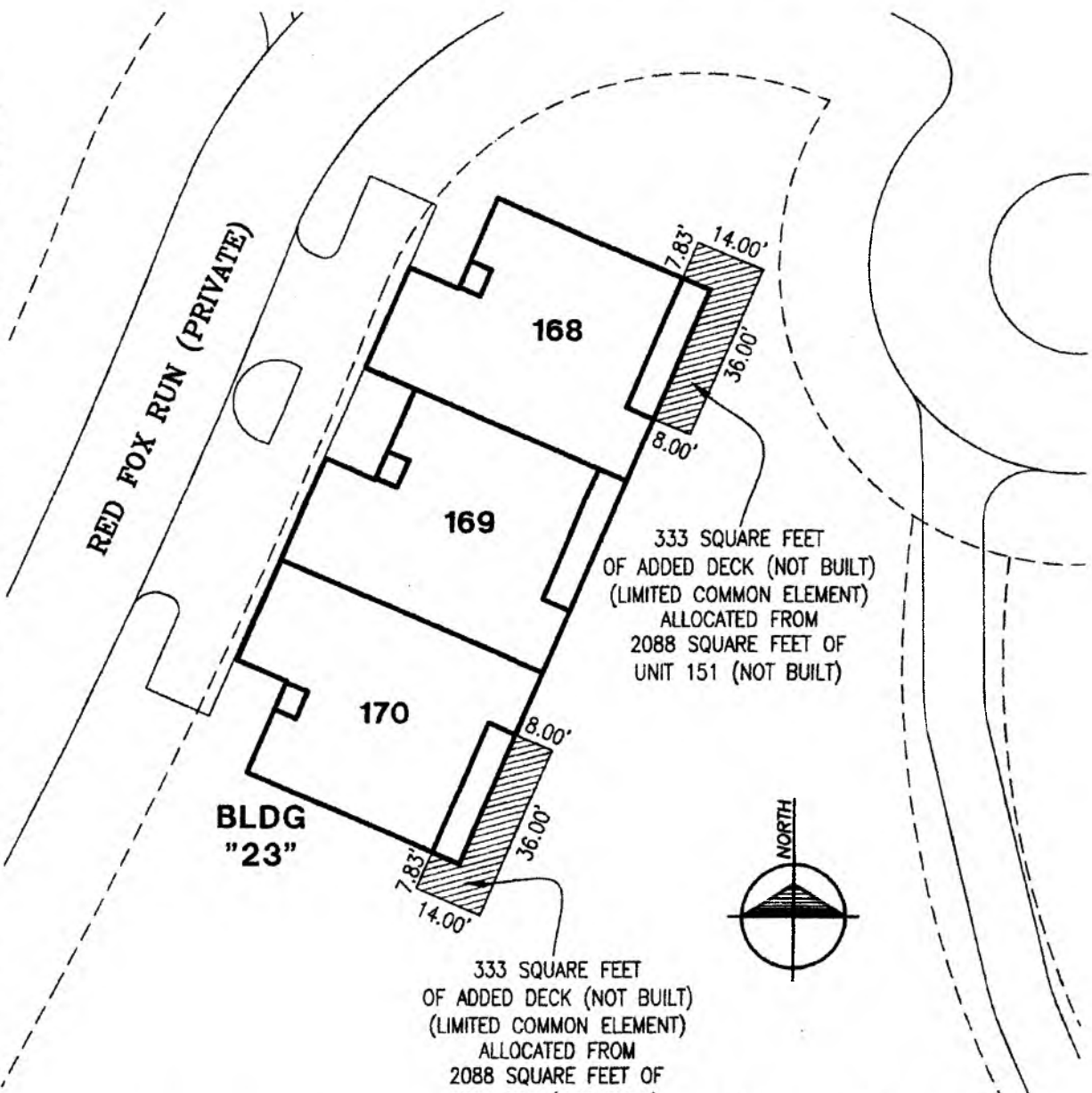


Gosling Czubak
 engineering sciences, inc.
 1280 Business Park Drive
 Traverse City, MI 49686-9807
 231-946-9191 800-968-1082
 Fax: 231-941-4603

- Engineers
- Surveyors
- Environmental Services
- Landscape Architecture

Building 23 Sketch

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NEED NOT BE BUILT

Client: **POM Associates Inc.**
 6660 Mission Ridge, Traverse City, MI 49686
 UNITS 168 & 170, "PORT OF OLD MISSION CONDOMINIUMS NO. III"
 SECTION 31, TOWNSHIP 28 NORTH, RANGE 10 WEST,
 PENINSULA TOWNSHIP, GRAND TRAVERSE COUNTY, MICHIGAN

Sheet 2 of 3

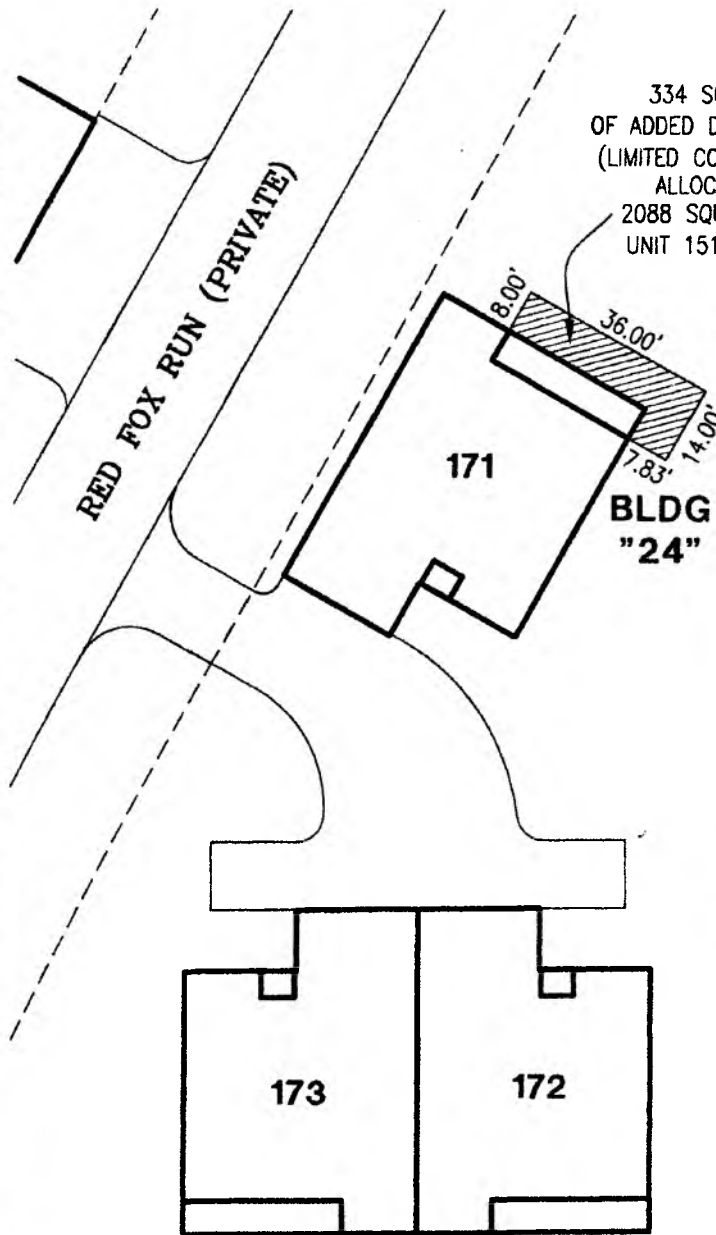
Job No.: 2011063.01
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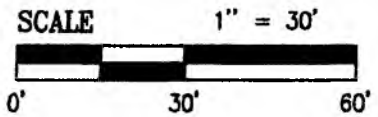
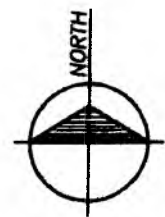
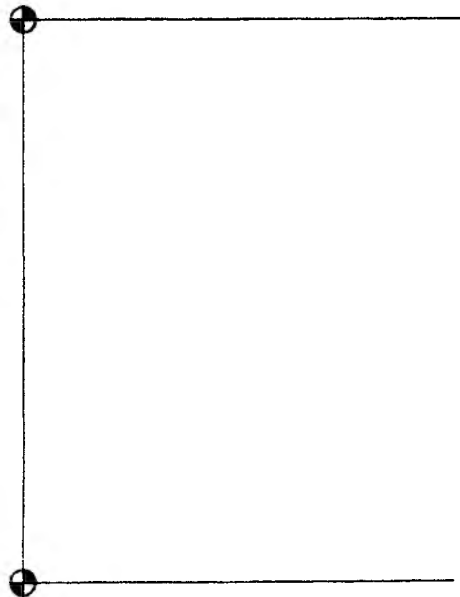
- Engineers
- Surveyors
- Environmental Services
- Landscape Architecture

Building 24 Sketch

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334 SQUARE FEET
 OF ADDED DECK (NOT BUILT)
 (LIMITED COMMON ELEMENT)
 ALLOCATED FROM
 2088 SQUARE FEET OF
 UNIT 151 (NOT BUILT)



Client: **POM Associates Inc.** Sheet 3 of 3
 6660 Mission Ridge, Traverse City, MI 49686
 UNIT 171, "PORT OF OLD MISSION CONDOMINIUMS NO. III"
 SECTION 31, TOWNSHIP 28 NORTH, RANGE 10 WEST,
 PENINSULA TOWNSHIP, GRAND TRAVERSE COUNTY, MICHIGAN

Job No.: 2011063.01
 Date: 08/31/2011
 Scale: 1" = 30'
 Drawn: W.W.A.
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- Landscape Architecture