

11/3/16

20160115-0004325  
Mary Hollinrake P:1/11  
Kent Only MI Registr 01/15/2016 SEAL 11:42AM

RECD KENT COUNTY, MI RD  
2016 JAN -6 PM 12:53  
6516

or titles held by the State or any individual  
against the within description, and all Taxes on  
same are paid for five years previous to the date on  
of this instrument, as appears by the records in  
my office. This certificate does not apply to  
current taxes, if any now in process of collection.  
DATE 12-15-2016  
Deputy, Kent County Treasurer, Grand Rapids, Michigan

SECOND AMENDMENT TO MASTER DEED  
OF  
TRAIL RIDGE CONDOMINIUM

(Act 59, Public Acts of 1978, as amended.)

Amendment No. 2 to Kent County Subdivision Plan No. 977 containing:

1. Second Amendment to Master Deed of Trail Ridge Condominium, a residential Condominium Project.
2. Amended Exhibit B to Master Deed: The Condominium Subdivision Plan for Trail Ridge Condominium.

RECD KENT COUNTY, MI RD  
2016 JAN 11 AM 9:15  
2016 JAN 15 AM 11:42

No interest in real estate is being conveyed hereby, and no revenue stamps are required.

This instrument drafted by:

Jolly A. Jackson  
DURELL & JACKSON PLC  
644 Lovett St SE, Suite A  
Grand Rapids, MI 49506

RECD KENT COUNTY, MI RD  
2016 JAN 15 AM 11:42  
41-23-33-104-016  
FROM 41-23-33-101-018  
41-23-33-101-017

20160115-0004325  
Mary Hollinrake P.2/11 11:42AM  
Kent Cnty MI Regstr 01/15/2016 SEAL

SECOND AMENDMENT TO MASTER DEED  
OF  
TRAIL RIDGE CONDOMINIUM

(Act 59, Public Acts of 1978, as amended.)

This Second Amendment to the Master Deed of Trail Ridge Condominium (the "Master Deed") is made on December 15, 2015, by MWH Investments, LLC, a Michigan limited liability company, of 15 Ionia Ave SW, Suite 340, Grand Rapids, Michigan 49503 (the "Developer") as set forth below.

RECITALS

A. Trail Ridge Condominium is a residential condominium project known as Kent County Condominium Subdivision Plan No. 977 (the "Project") established by Master Deed recorded in the office of the Kent County Register of Deeds on June 26, 2014 under Instrument Number 2014-0626-0050196.

B. The Developer has reserved, among other rights, the rights, without consent of any Co-Owner or other person, to amend the Master Deed to expand the Project, as provided in Section 9 of the Master Deed.

C. The Developer wishes to eliminate Unit 16 in the Project, in accordance with Section 90(3) of the Michigan Condominium Act.

AMENDMENT

The Developer hereby amends the Master Deed and Exhibit B, pursuant to the rights granted in the Michigan Condominium Act.

1. Condominium Subdivision Plan. The Condominium Subdivision Plan attached as Exhibit B to this Second Amendment to Master Deed is shown as Replat No. 2 to Kent County Subdivision Plan No. 977, which contains \_\_\_\_\_ sheets. The Condominium Subdivision Plan eliminates Unit 16 from the Project.

2. Continuing Effect. In all other respects, the provisions of the Master Deed and Condominium Bylaws, as recorded in the Office of the Register of Deeds for Kent County, Michigan, as Condominium Subdivision Plan No. 977, as amended by the First Amendment, are ratified and confirmed.

The Developer has signed this Second Amendment to Master Deed on this 15th day of December, 2015.



MWH Investments, LLC, a Michigan limited  
Liability company

By:

Mark W. Hamersma, its Manager

The foregoing document was signed before me on this 15 day of December, 2015, by  
MWH Investments, a Michigan limited liability company, by Mark W. Hamersma, its Manager.



Notary Public, County of \_\_\_\_\_  
Acting in County of Kent, State of Michigan  
My commission expires: \_\_\_\_\_

Drafted by and Return to:

Holly A. Jackson  
Durrell & Jackson PLC  
644 Lovett St SE, Suite A  
Grand Rapids, MI 49506

***TRAIL RIDGE CONDOMINIUM***  
PART OF SECTION 33 T5N, R10W, CALEDONIA TOWNSHIP, KENT COUNTY, MICHIGAN

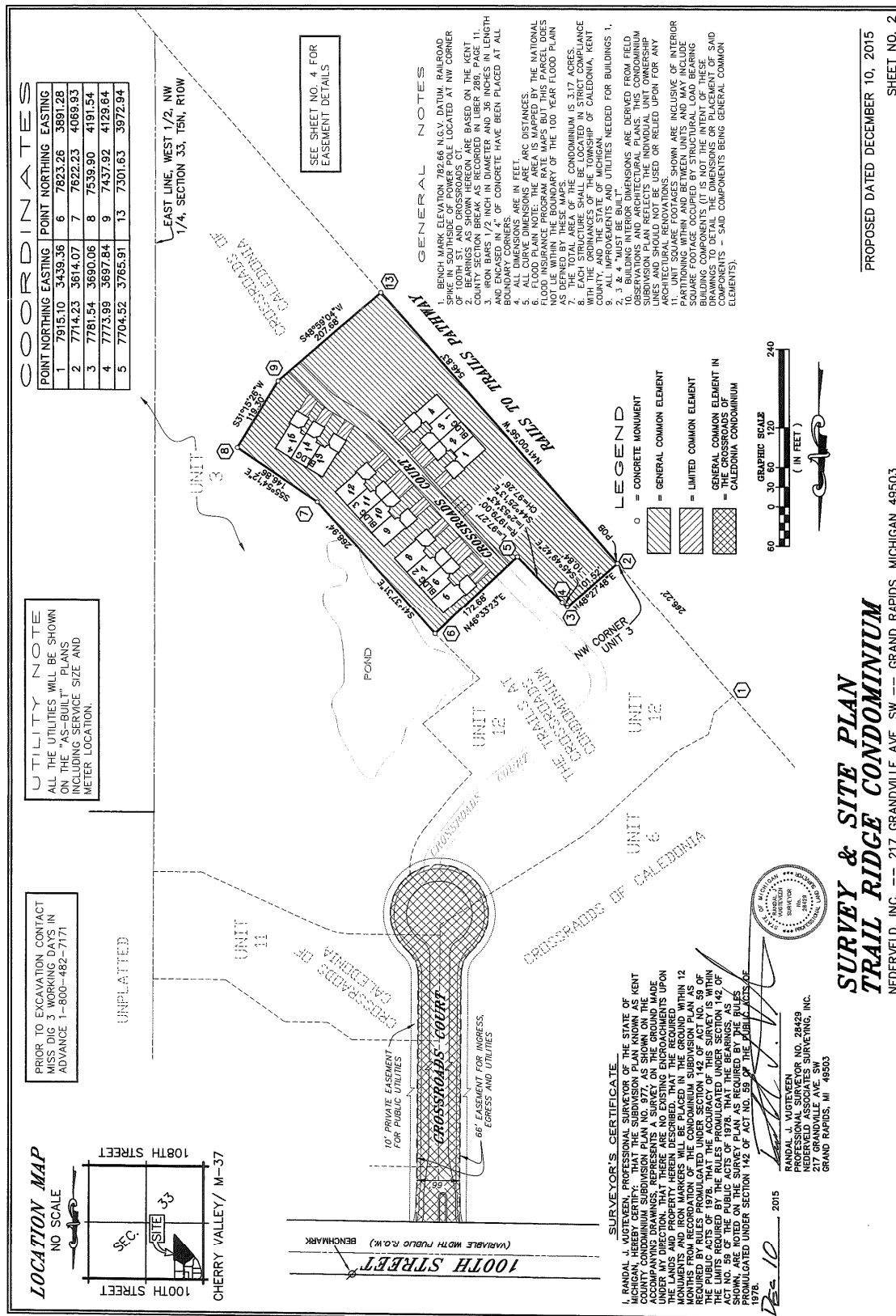
SURVEYOR :  
NEDERVELD, INC.  
217 GRANDVILLE  
GRAND RAPIDS, MI

Part of Unit 3, "The Crossroads of Caledonia Condominium," a condominium according to the Master Deed recorded in Instrument No. 2004-09298-0137720, located in the Office of the Kent County Register of Deeds and designated as Kent County Condominium Subdivision Plan No. 685, together with rights in general common elements and limited common elements as set forth in said Master Deed and as described in Act 59 of the Public Acts of 1978, as amended, being described as: Beginning at the Northwest corner of Unit 3 of said "The Crossroads of Caledonia Condominium," also being the Southwest corner of "The Trails At Crossroads Condominium," a condominium according to the Master Deed recorded in Instrument No. 2005-06920-0112525, as amended, in the Office of the Kent County Register of Deeds; thence N46°27'48"E, 101.52 feet; thence S45°49'42"E, 10.84 feet; thence S60°02'37"E, 179.90 feet; thence S70°00'00" foot radius curve to the right, split curve having intersection angle of 295°34' and a chord bearing S40°42'31"E, 97.26 feet; thence N48°23'23"E, 172.68 feet (the previous bearing also along this boundary of "The Trails At Crossroads Condominium"); thence S41°53'13"E, 268.94 feet; thence S55°54'12"E, 146.86 feet; thence S31°51'26"W, 119.30 feet; thence S48°59'04"W, 207.68 feet; thence N41°00'56"W, 546.83 feet along the Southwesterly line of said Unit 3 to the Point of Beginning.

- \* 1. COVER SHEET
- \* 2. SURVEY & SITE PLAN
- \* 3. PRESENT SITE PLAN
- \* 4. EXISTING PLAN
- \* 5. UTILITY PLAN
- \* 6. EXPANDABLE AREA PLAN
- \* 7. BUILDING FLOOR PLANS AND BUILDING SECTIONS FOR BUILDINGS 1, 2 & 3
- \* 8. BUILDING FLOOR PLANS AND BUILDING SECTIONS FOR BUILDING 4

PROPOSED DATED DECEMBER 10, 2015

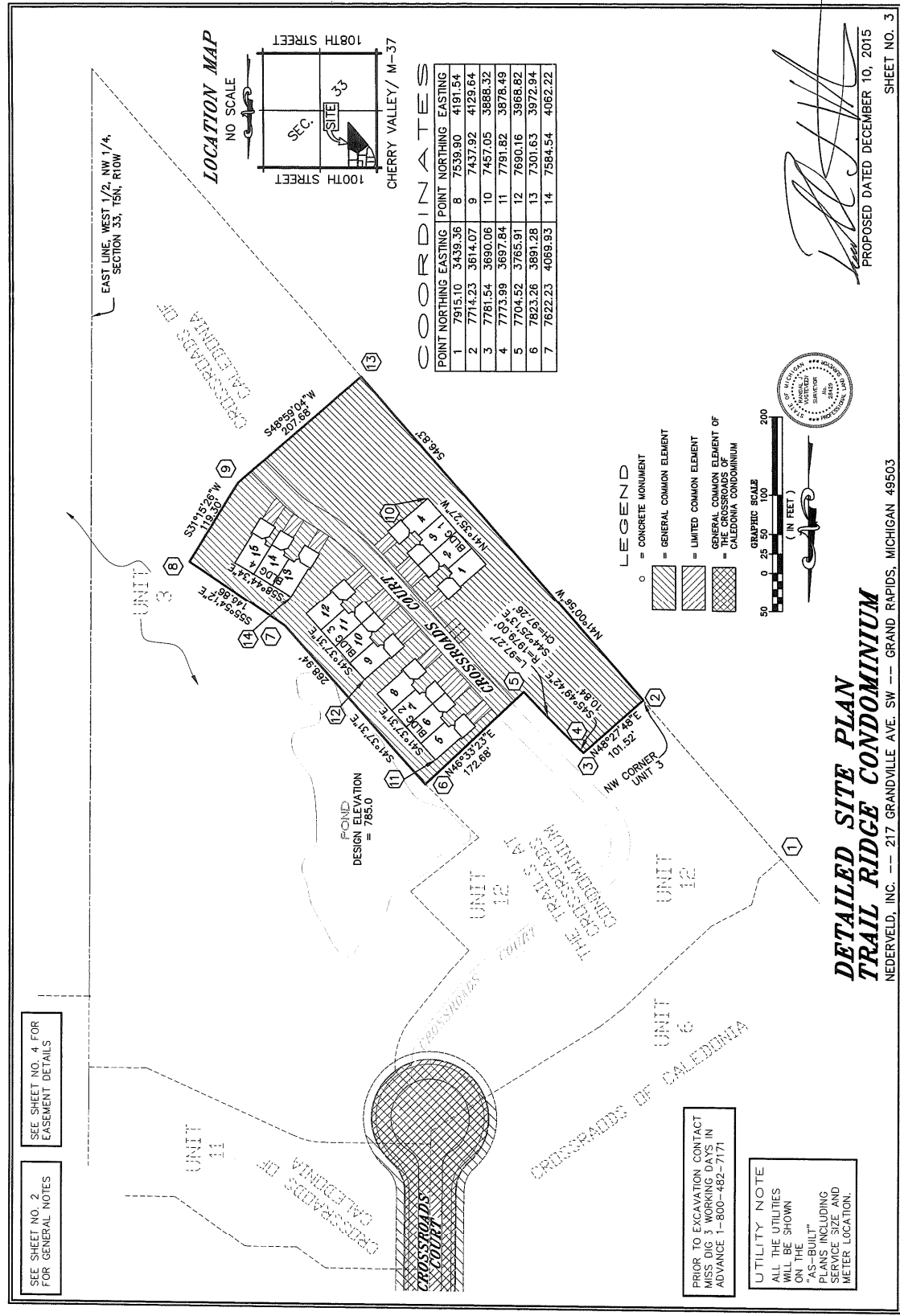
COVER SHEET  
SHEET NO. 1



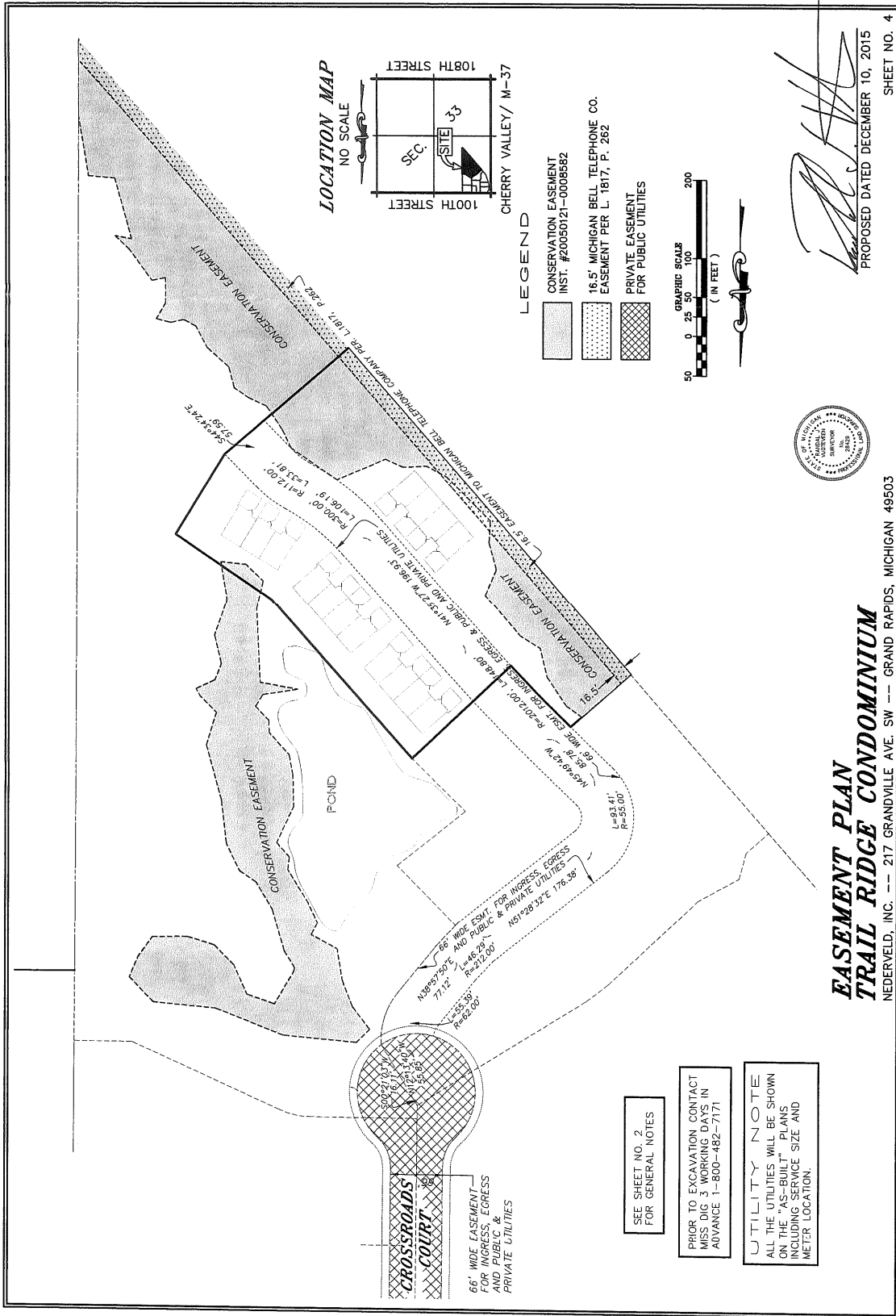
20160115-0004325  
 Mary Hollinrake P:6/11 11:42AM  
 Kent Only MI Rgstr 01/15/2016 SEAL

SEE SHEET NO. 2  
 FOR GENERAL NOTES

SEE SHEET NO. 4 FOR  
 EASEMENT DETAILS



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# **EASEMENT PLAN** **TRAIL RIDGE CONDOMINIUM**

NEDERVELD, INC. --- 217 GRANDVILLE AVE. SW --- GRAND RAPIDS, MICHIGAN 49503

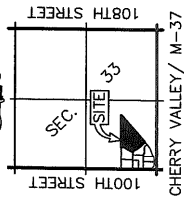
PROPOSED DATED DECEMBER 10, 2015

SHEET NO. 4

20160115-0004325  
 Mary Hollinsake P-B/11  
 11:42AM  
 Kent City MI Regstr 01/15/2016 SEAL

**LOCATION MAP**

NO SCALE

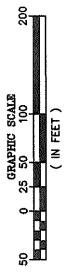


CROSSROADS COURT

POND

CROSSROADS COURT

- LEGEND**
- ☼ = FIRE HYDRANT
  - = CATCH BASIN
  - ⊙ = STORM MANHOLE
  - ⊙ = SANITARY SEWER MANHOLE



ALL UNDERGROUND UTILITY INFORMATION AS SHOWN HEREON IS PER AVAILABLE RECORDS OR ACTUAL MEASUREMENTS ON THE GROUND AND SHOULD NOT BE MISTAKEN TO BE A GUARANTEE OF COMPLETENESS OR ACCURACY. LOCATION OF UTILITIES AS SHOWN HEREON WAS DERIVED FROM THE FOLLOWING:

- = WATERMAIN
- = SANITARY SEWER
- = STORM SEWER
- = STORM SEWER (UNDERDRAIN)
- = GAS
- = TELEPHONE
- = ELECTRIC
- = CABLE TV
- = CALEDONIA TOWNSHIP
- = KENT CO. DRAIN COMMISSIONER
- = KENT CO. DRAIN COMMISSIONER
- = CONSUMERS ENERGY
- = AMERITECH
- = CONSUMERS ENERGY
- = CHARTER COMMUNICATIONS

SEE SHEET NO. 2  
 FOR GENERAL NOTES

PRIOR TO EXCAVATION CONTACT  
 MISS DIG 3 WORKING DAYS IN  
 ADVANCE 1-800-482-7171

**UTILITY NOTE**  
 ALL THE UTILITIES WILL BE SHOWN  
 ON THE "AS-BUILT" PLANS  
 INCLUDING SERVICE SIZE AND  
 METER LOCATION.



**UTILITY PLAN  
 TRAIL RIDGE CONDOMINIUM**

NEDERVELD, INC. --- 217 GRANDVILLE AVE. SW --- GRAND RAPIDS, MICHIGAN 49503

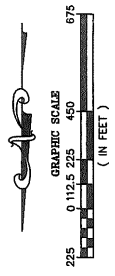
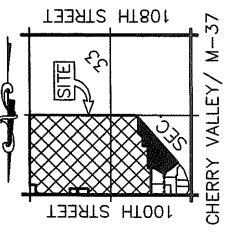
PROPOSED DATED DECEMBER 10, 2015

SHEET NO. 5

*[Signature]*

20160115-0004325  
 Mary Hollinrake P.9/11  
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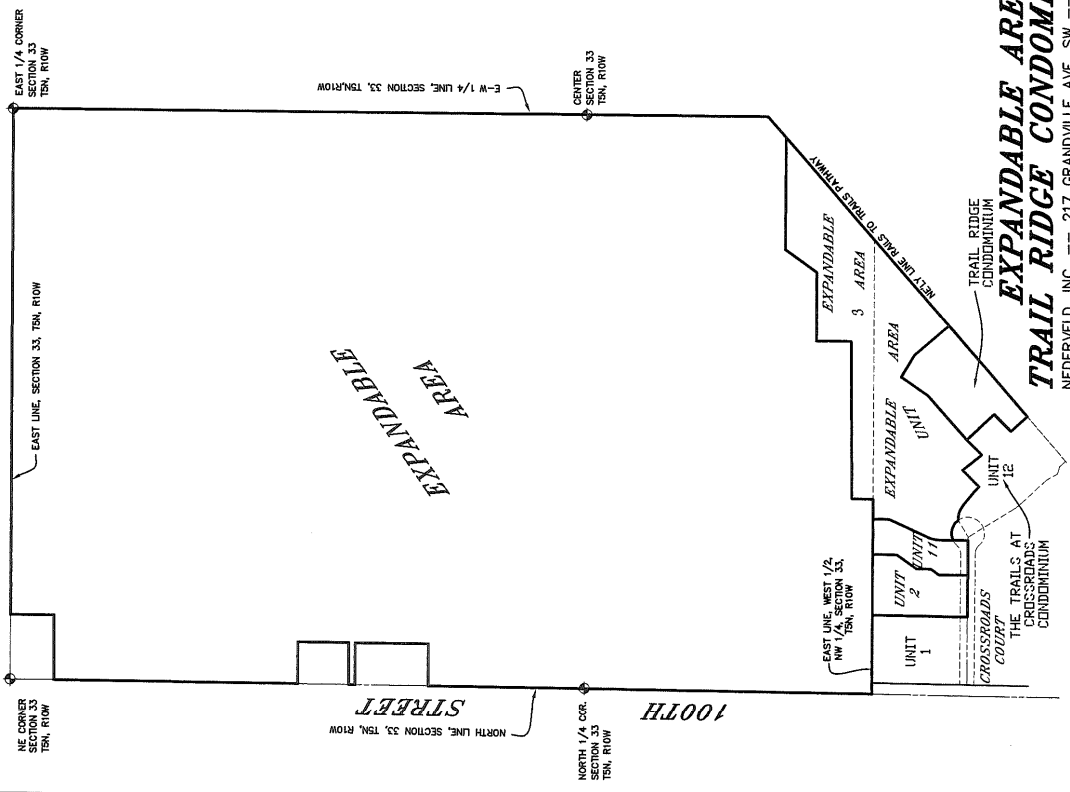
**LOCATION MAP**  
 NO SCALE



EXPANDABLE AREA DESCRIPTION:  
 THE NE 1/4 OF SECTION 33, T8N, R10W, CALEDONIA TOWNSHIP, KENT COUNTY, MICHIGAN, AND THE EAST 1/2 OF THE NW 1/4 OF SAID SECTION LYING NORTH OF THE RAILROAD R.O.W.

ALSO, UNITS 2, 3 & 11, THE CROSSROADS OF CALEDONIA CONDOMINIUM A SITE CONDOMINIUM ACCORDING TO THE MASTER DEED RECORDED IN INSTRUMENT NO. 20040928-0130720, AS AMENDED, IN THE OFFICE OF THE KENT COUNTY REGISTER OF DEEDS, AND DESIGNATED AS KENT COUNTY CONDOMINIUM SUBDIVISION PLAN NO. 685.

EXCEPTING THEREFROM THAT PART OF UNIT THREE DESCRIBED AS "TRAIL RIDGE CONDOMINIUM".



*[Signature]*

**EXPANDABLE AREA PLAN  
 TRAIL RIDGE CONDOMINIUM**

PROPOSED DATED DECEMBER 10, 2015  
 SHEET NO. 6

NEDERVELD, INC. --- 217 GRANDVILLE AVE. SW --- GRAND RAPIDS, MICHIGAN 49503

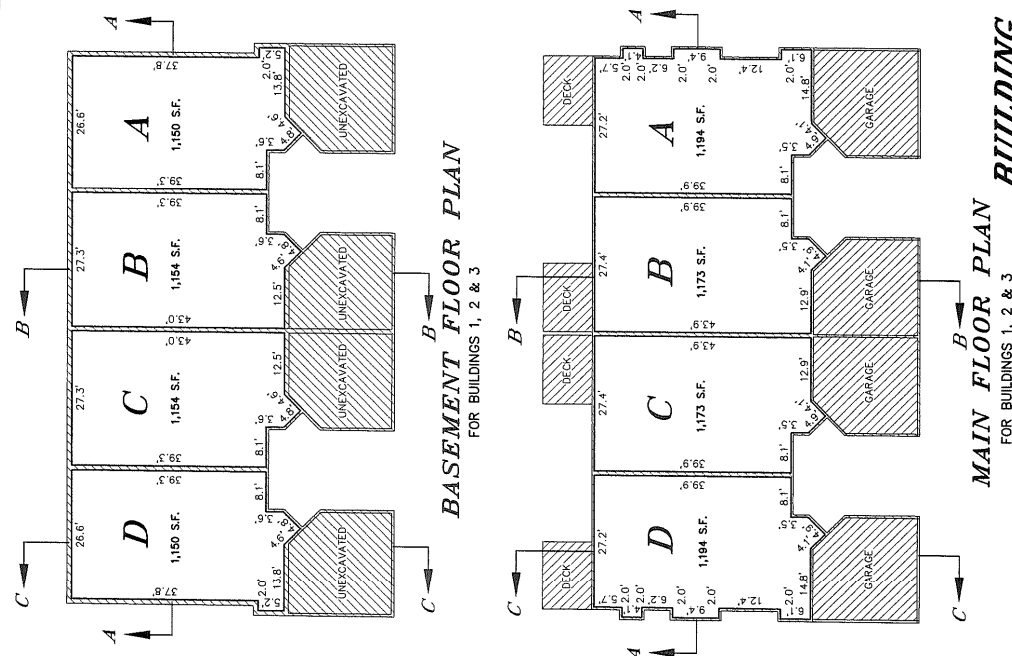
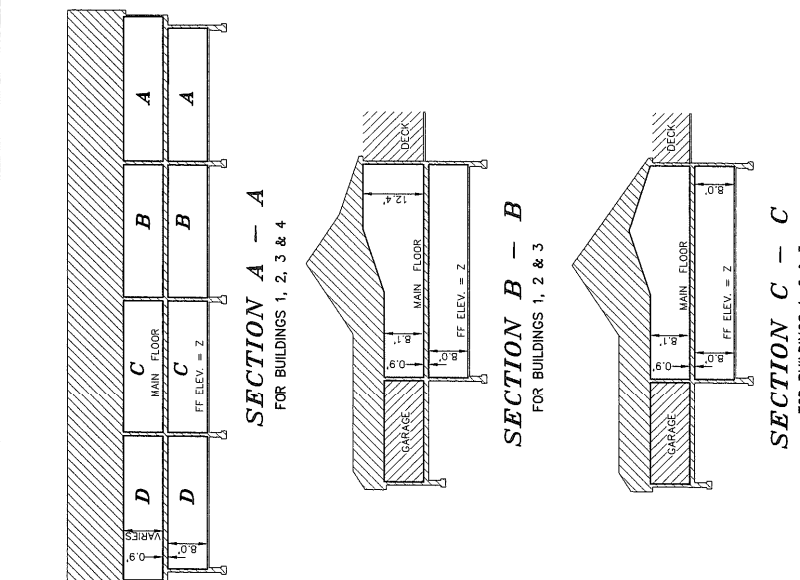
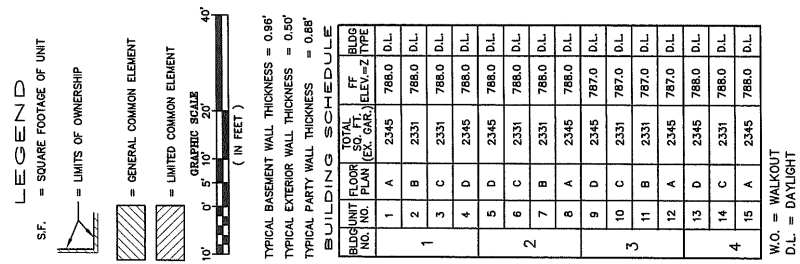
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SEE SHEET NO. 2  
FOR GENERAL NOTES

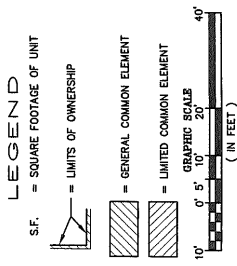
***BUILDING FLOOR PLANS AND BUILDING  
SECTIONS FOR BUILDINGS 1, 2 & 3  
TRAIL RIDGE CONDOMINIUM***

**THE TIDE CONDOMINIUM**  
**WEDERVELD, INC. -- 217 GRANDVILLE AVE. SW -- GRAND RAPIDS, MICHIGAN 49503**

**SHEET NO. 7**



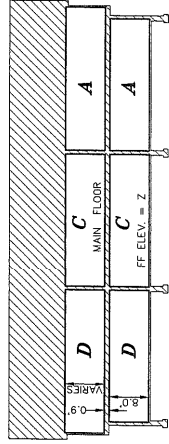
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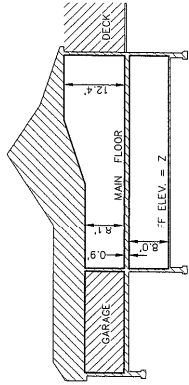
TYPICAL BASEMENT WALL THICKNESS = 0.98'

TYPICAL EXTERIOR WALL THICKNESS = 0.50'

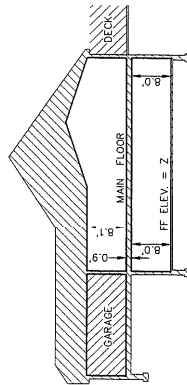
TYPICAL PARTY WALL THICKNESS = 0.88'



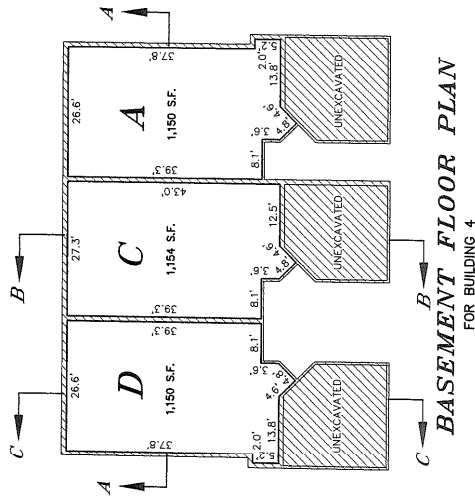
**SECTION A - A**  
FOR BUILDING 4



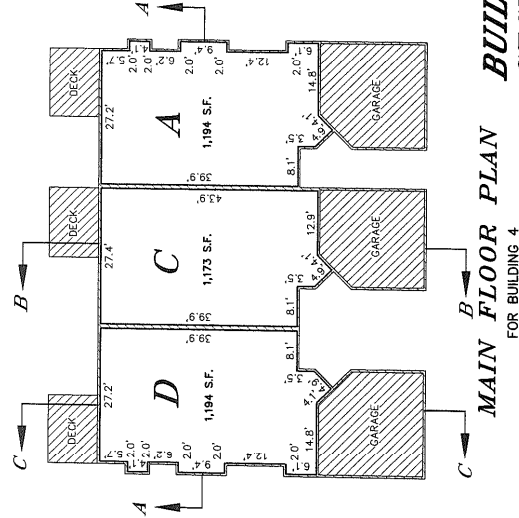
**SECTION B - B**  
FOR BUILDING 4



**SECTION C - C**  
FOR BUILDING 4



**BASEMENT FLOOR PLAN**  
FOR BUILDING 4



**MAIN FLOOR PLAN**  
FOR BUILDING 4

SEE SHEET NO. 2  
FOR GENERAL NOTES

**BUILDING FLOOR PLANS AND BUILDING  
 SECTIONS FOR BUILDING 4  
 TRAIL RIDGE CONDOMINIUM**

NEDERVELD, INC. -- 217 GRANDVILLE AVE. SW -- GRAND RAPIDS, MICHIGAN 49503



PROPOSED DATED DECEMBER 10, 2015