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Liber 449

Page 1297

**Amendment No. 11  
To Master Deed of  
Pere Marquette Oaks Condominium RV Park**

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

Amendment No. 11 to Lake County Condominium Subdivision Plan No. 7

1. Amendment No. 11 to Master Deed and Bylaws
2. Exhibit A to Amended Master Deed: Affidavit of Approval of Amendment No. 11.
3. Exhibit B to Amended Master Deed: Affidavit of Mailing of Notice of Proposed Amendment No. 11.

No interest in real estate is being conveyed by this Amendment. No revenue stamps are required.

This Instrument Drafted By: William A. Sikkel, Esq.  
Sikkel & Associates, PLC  
42 East Lakewood Blvd  
Holland, Michigan 49424  
(616) 394-3025



**Amendment No. 11**  
**To Master Deed of**  
**Pere Marquette Oaks Condominium RV Park**  
(Act 59, Public Acts of 1978, as amended)

Pere Marquette Oaks Condominium RV Park Association, a Michigan non-profit corporation, of 6150 W 76<sup>th</sup> Street, Baldwin, Michigan 49304 (“**Association**”), as the governing Association of Co-owners responsible for maintaining, operating, and administering Pere Marquette Oaks Condominium RV park, a condominium project established pursuant to the Master Deed of the Project dated September 25, 2000, and recorded on October 19, 2000 in Liber 246, Page 064, Lake County Records, and designated as Lake County Condominium Subdivision Plan No. 7, as amended by Amendment No. 1 to the Master Deed dated February 4, 2003 and recorded on April 8, 2003 in Liber 272 Page 1008 Lake County Records, and further amended by Amendment No. 2 to the Master Deed dated August 1, 2003 and recorded on August 12, 2003 in Liber 276 Page 1433 Lake County Records, and further amended by Amendment No. 3 to the Master Deed dated September 12, 2003 and recorded on September 15, 2003 in Liber 278 Page 273 Lake County Records, and further amended by Amendment No. 4 to the Master Deed dated June 9, 2005 and recorded on June 9, 2005 in Liber 296 Page 1557 Lake County Records, and further amended by Amendment No. 5 to the Master Deed dated June 27, 2006, and recorded June 27, 2006 in Liber 307 Page 1694 Lake County Records, as further amended by Amendment No. 6 to the Master Deed dated August 28, 2008 and recorded August 28, 2008 in Liber 328 Page 449 Lake County Records, and further amended by Amendment No. 7 to the Master Deed dated January 27, 2011 and recorded March 17, 2011 in Liber 346 Page 490 Lake County Records, as further amended by Amendment No. 8 to the Master Deed dated September 12, 2012 and recorded September 12, 2012 in Liber 357 Page 1017 Lake County Records, as further amended by Amendment No. 9 to the Master Deed dated May 21, 2015 and recorded May 29, 2015 in Liber 377 Page 1163 Lake County Records, as further amended by Amendment No. 10 to the Master Deed dated July 13, 2016 and recorded on October 24, 2016 at Liber 388 page 69, Lake County Records (the “**Project**”), hereby amends the Master Deed, pursuant to the authority reserved to the Association in Article X of the Master Deed, for the purposes stated below.

The Bylaws attached to the Master Deed are hereby amended as follows:

1. Section 2 entitled “Voting Rights” of Article II of the Bylaws to the Master Deed entitled “Membership and Voting” is hereby deleted in its entirety and replaced with the following:

**Section 2. Voting Rights.** Except as limited in the Master Deed and in these Bylaws, the members owning each unit shall collectively be entitled to one vote per unit.

2. Section 3 entitled “Persons Entitled to Vote” of Article II of the Bylaws to the Master Deed entitled “Membership and Voting” is hereby deleted in its entirety and replaced with the following:



**Section 3. Persons Entitled to Vote.** If one person owns a unit, he shall establish his membership in the Association and his right to vote by presenting evidence of his ownership. If more than one person owns a unit, all of the record owners of the unit shall sign and file with the Secretary of the Association a certificate designating the person entitled to exercise the unit's membership in the Association, to cast the vote for the unit and to receive all notices and other communications from the Association. Such certificate shall state the name and address of the individual representative designated, the number or numbers of the unit or units owned, the name and address of the person or persons, firm, corporation, partnership, association, trust or other legal entity who is the co-owner thereof, and shall be signed and dated by all co-owners of record. All certificates shall be valid until revoked, until superseded by a subsequent certificate, or until a change occurs in the record ownership of the unit concerned.

3. Section 5 entitled "Majority" of Article II of the Bylaws to the Master Deed entitled "Membership and Voting" is hereby deleted in its entirety and replaced with the following:

**Section 5. Majority.** At any meeting of the members at which a quorum is present, fifty-one percent (51%) in number of the members voting, whether in person, by telecommunications, or by proxy, on any particular matter, shall constitute a majority for the approval of such matter, except as otherwise required herein, by the Master Deed or by law.

4. Section 3 entitled "Annual Meetings of Members" of Article III of the Bylaws entitled "Meetings and Quorum" is deleted in its entirety and replaced with the following:

**Section 3. Annual Meetings of Members.** An annual meeting of the members shall be held in each year at the time and place specified in the Association Bylaws. At least ten (10) days prior to the date of an annual meeting, written notice of the time, place and purpose of such meeting shall be sent to each person entitled to vote at the meeting by either (i) first-class mail, postage prepaid, or (ii), by electronic mail to those members who have provided their email address to the Association and have consented to receiving notifications via electronic mail.

5. Subsection (j) of Section 2 entitled "Powers and Duties" of Article IV of the Bylaws entitled "Administration" is hereby deleted in its entirety.

6. Section 5 entitled "Quorum of Members" of Article III of the Bylaws entitled "Meetings and Quorum" is deleted in its entirety and replaced with the following:

**Section 5. Quorum of Members.** Unless otherwise provided herein, the presence, in person or by proxy, of fifty-one percent (51%) in number of the members entitled to vote shall constitute a quorum of members. If a quorum shall not be present at any meeting, the members present may adjourn the meeting for



not more than thirty (30) days.

7. Subsection (h) of Section 2 entitled "Powers and Duties" of Article IV of the Bylaws to the Master Deed entitled "Administration" is hereby deleted in its entirety and replaced with the following:

(h) 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 Association property; provided, however, that any such action shall first be approved by the affirmative vote of more than two-thirds (2/3) of the Association members in number at a meeting of the members duly called;

8. The last paragraph of Section 2 entitled "Powers and Duties of Article IV of the Bylaws to the Master Deed entitled "Administration" is hereby deleted in its entirety and replaced with the following:

Provided, however, that neither the Board nor the Association shall, by act or omission, abandon, partition, subdivide, encumber, sell or transfer the common elements, or any of them, unless at least two-thirds (2/3) of the mortgagees (based upon one vote for each mortgage owned) and two-thirds (2/3) of the members in number have consented thereto. The granting of easements for public utilities or for other public purposes consistent with the intended use of the common elements by the Condominium, shall not be deemed a transfer for these purposes.

9. Section 4 entitled "Regular Assessments" of Article V of the Bylaws entitled "Operation of the Property" is hereby deleted in its entirety and replaced with the following:

**Section 4. Regular Assessments.** The Board of Directors shall establish an annual budget in advance for each fiscal year for the Condominium, and such budget shall contain the Board's estimate of the funds required to defray the expenses of administration for the forthcoming year, as those items are defined by these Bylaws, and all other common expenses. The budget also shall allocate and assess all such common charges against all members in accordance with the percentage of value allocated to each unit by the Master Deed, without increase or decrease for the existence of any rights to the use of limited common elements appurtenant thereto. The common expenses shall consist, among other things, of such amounts as the Board may deem proper for the operation, management, and maintenance of the Condominium property under the powers and duties delegated to it hereunder, and may include, without limitation, amounts to be set aside for working capital of the Condominium, for a general operating fund, for a reserve fund and for meeting any deficit in the common expense budget for any prior year. The budget shall establish an adequate reserve fund for maintenance, repair, and replacement of the general and limited common elements, which fund shall be financed by regular annual payments rather than by special assessments. The Board shall advise each member in writing of the amount of common charges payable by him and shall furnish copies of each budget on which such common charges are based to all members,



although failure to deliver a copy of the budget to each member shall not affect any member's liability for any existing or future assessments. Should the Board of Directors at any time determine, in its sole discretion, that the assessments levied are or may prove to be insufficient: (a) to pay the operation and management costs of the Condominium, (b) to provide for maintenance, repair or replacement of existing common elements, (c) to provide additions to the common elements not exceeding \$5,000 annually, or (d) to provide for emergencies, the Board may increase the general assessments or levy such additional assessment or assessments, and apportion them, as it deems necessary. Members shall pay all assessments levied in accordance with this Section 4 in annual installments commencing with acquisition of title to a unit by any means.

10. Section 5 entitled "Special Assessments" of Article V of the Bylaws entitled "Operation of the Property" is hereby deleted in its entirety and replaced with the following:

**Section 5. Special Assessments.** Special assessments, in addition to those provided for in Section 4 above, may be levied by the Board of Directors from time to time, following approval by the members as hereinafter provided, to meet other needs, requirements or desires of the Association, including, but not limited to: (a) assessments for capital improvements or additions to the common elements at a cost exceeding \$5,000 per year; (b) assessments for the purchase or lease of a unit in the Condominium pursuant to Article VIII, Section 3; (c) assessments to purchase a unit upon foreclosure of a lien for assessments, as described in Section 6 hereof; or (d) assessments for any other appropriate purpose not elsewhere herein described. Special assessments referred to in this Section 5 (but not including those assessments referred to in Section 4 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 two-thirds (2/3) of all members in number, which approval shall be granted only by a vote of the members taken at a meeting of the members called in accordance with the provisions of Article III hereof.

11. Section 6 entitled "Collection of Assessments" of Article V of the Bylaws entitled "Operation of the Property" is hereby deleted in its entirety and replaced with the following:

**Section 6. Collection of Assessments.** Each member, whether one or more persons, shall be and shall remain personally obligated for the payment of all assessments levied with regard to his unit during the time that he is the owner thereof, and no member 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 unit. If any member defaults in paying the assessed common charges, interest at the maximum legal rate may be charged on such assessment from the due date thereof and further penalties or proceedings may be instituted by the Board of Directors at its discretion. If such assessment, or any part thereof, is not paid on or before the due date established by the Board of Directors for such payment, then such payment shall be in default. The Board of Directors may, but need not, report such a default to any



mortgagee of record. Any mortgagee of a Condominium unit may consider a default in the payment of any assessment a default in the payment of its mortgage. Unpaid assessments shall constitute a lien upon the unit prior to all other liens except tax liens and sums unpaid on a first mortgage of record. The Association may enforce collection of delinquent assessments by a suit at law for a money judgment or by foreclosure of a lien that secures payment of assessments. Each member, and every other person, except a first mortgagee, who from time to time has any interest in the Condominium, shall be deemed to have granted to the Association the unqualified right to elect to foreclose such lien either by judicial action or by advertisement (in accordance with the provisions of Chapter 32 of the Michigan Revised Judicature Act, as amended). 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 lieu foreclosure actions and the rights and obligations of the parties to such actions. The Association is hereby granted what is commonly known as a "power of sale". Each member and every other person, except a first mortgagee, who from time to time has any interest in the Condominium shall be deemed to have authorized and empowered the Association to sell or to cause to be sold at public auction the unit with respect to which the assessment is delinquent and to receive, hold and distribute the proceeds of such sale in accordance with the priorities established by applicable law. Each member acknowledges that when he acquired title to his unit 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 a hearing on the same prior to the sale of the subject unit. 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 ten (10) days have expired after the mailing, by certified mail, return receipt requested and postage prepaid, addressed to the delinquent member at his last known address, of a written notice that an assessment, or any part thereof, levied against his unit is 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. A written affidavit of an authorized representative of the Association that sets forth (a) the affiant's capacity to make the affidavit, (b) the statutory and other authority for the lieu, (c) the amount outstanding (exclusive of interest, costs, attorney fees and future assessments), (d) the legal description of the subject unit and (e) the name of the member of record shall accompany such written notice. Such affidavit shall be recorded in the Office of the Lake County Register of Deeds prior to the commencement of any foreclosure proceeding, but it need not have been recorded as of the date of the mailing notice. If the delinquency is not cured within the (10) day period, the Association may take such remedial action as may be available to it hereunder or under Michigan law. In the event the Association elects to foreclose the lien by advertisement, the Association shall so notify the representative of the delinquent member designated in Article II, Section 3, above, and shall inform such



representative that he may request a judicial hearing by bringing suit against the Association. The expenses incurred in collecting unpaid assessments, including interest, costs, reasonable attorney's 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 members in default and shall be secured by the lien on his unit. If any member defaults in the payment of any installment of the annual assessment levied against his unit, the Association shall have the right to declare all unpaid installments of the annual assessment for the pertinent fiscal year immediately due and payable. In a judicial foreclosure action, the court may appoint a receiver to collect a reasonable rental for the unit from the member owning it or any persons claiming under him, and each member hereby covenants to the appointment of such a receiver. The Association may also stop furnishing any services to a member in default upon seven (7) days' written notice to such member of its intent to do so. A member in default on the payment of any assessment shall not be entitled to vote at any meeting of the Association so long as such default continues.

If the holder of a first mortgage on a Condominium unit obtains title to the unit by foreclosing the mortgage, accepting a deed in lieu of foreclosure or similar remedy, or any other remedy provided in the mortgage, such person, and its successors and assigns, or other purchaser at a foreclosure sale shall not be liable for unpaid assessments chargeable to the unit which became due prior to the acquisition of title to the unit by such person; provided, however, that such unpaid assessments shall be deemed to be common expenses collectible from all of the members, including such person, its successors, and assigns, and that all assessments chargeable to the unit subsequent to the acquisition of title shall be the responsibility of such person as hereinbefore provided with respect to all members. When a member is in arrearage to the Association for assessments, the Association may give written notice of arrearage to any person occupying his unit under a lease or rental agreement, and such person, after receiving the notice, shall deduct from rental payments due the member the arrearage and future assessments as they fall due and pay them to the Association. The deductions shall not be a breach of the rental agreement or lease by the occupant.

The Association may purchase a unit at any foreclosure sale hereunder.

12. Subsection 1(e) of Section 1 entitled "Insurance" of Article VI of the Condominium Bylaws entitled "Insurance, Repair or Replacement; Condemnation; Construction Liens" is deleted in its entirety and replaced with the following:

(e) Proceeds of all insurance policies owned by the Association shall be received by the Association and distributed to the Association, the members and their mortgagees as their interests may appear; provided, however, whenever Section 3 of this Article requires the repair or reconstruction of the Condominium, any insurance proceeds received by the Association as a result of any loss requiring repair or reconstruction shall



be applied for such purpose. Hazard insurance proceeds shall never be used for any purpose other than for repair, replacement or reconstruction of the project unless all of the holders of mortgages on units, and all members, in the Condominium have given their prior written approval.

13. Subsection (a) of Section 4 entitled “Eminent Doman” of Article VI of the Bylaws entitled “Insurance, Repair or Replacement; Condemnation; Construction Liens” is hereby deleted in its entirety and replaced with the following:

(a) The Association, acting through its Board of Directors, may negotiate on behalf of all members for any taking of common elements. Any negotiated settlement shall be subject to the approval of more than two thirds (2/3) of the members in number and shall thereupon be binding on all members.

14. Subsection (d) of Section 4 entitled “Eminent Doman” of Article VI of the Bylaws entitled “Insurance, Repair or Replacement; Condemnation; Construction Liens” is hereby deleted in its entirety and replaced with the following:

(d) If any portion of the Condominium other than any unit is taken, the condemnation proceeds relative to such taking shall be paid to the Association and the affirmative vote of more than fifty percent (50%) of the members in number at a meeting duly called 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 members and their respective mortgagees, as their interests may appear, in accordance with their respective percentages of value set forth in Article VI of the Master Deed.

15. Subsection (a) entitled “Uses” of Section 1 entitled “Establishment of Restrictions” of Article VII of the Bylaws to the Master Deed entitled “Use and Occupancy Restrictions; Enforcement” is hereby deleted in its entirety and replaced with the following:

(a) **Uses.** No condominium unit shall be used for other than single-family recreational vehicle purposes and the common elements shall be used only for purposes consistent with the use of single-family recreational vehicles. No unit (except any unit as may be reserved for the use of a manager) may be occupied, nor may the water supply system be operated to serve any other unit, during the period from the first day in February through the first day in March of each year. No commercial activity of any kind whatsoever shall be conducted on or from any unit, except that work from home type of activities that do not involve any customers or commercial deliveries coming to the Unit shall be permitted.

16. Subsection (c) entitled “Exterior Storage and Condition” of Section 1 entitled “Establishment of Restrictions” of Article VII of the Bylaws to the Master Deed entitled “Use





and Occupancy Restrictions; Enforcement” is hereby deleted in its entirety and replaced with the following:

(c) **Exterior Storage and Condition.** The exterior use and/or storage of refrigerators, freezers, large tool chests, boat equipment, or vehicle parts and anything else not deemed compatible to the unit and surroundings is prohibited. No unsightly condition shall be maintained upon any porches, decks or yards or under the RV and only furniture and equipment consistent with ordinary porch, deck or yard use shall be permitted to remain there during seasons when such areas are reasonably in use. Boats, boat trailers and utility trailers shall be permitted if parked entirely on the Unit owner’s paved driveway.

17. Subsection (h) entitled “Common Elements” of Section 1 entitled “Establishment of Restrictions” of Article VII of the Bylaws to the Master Deed entitled “Use and Occupancy Restrictions; Enforcement” is hereby deleted in its entirety and replaced with the following:

(h) **Common Elements.** The common elements shall not be used to store supplies, materials, personal property, trash nor refuse of any kind, except as provided in duly adopted Association rules and regulations. Trash receptacles shall be maintained in areas designated therefore at all times and shall not be permitted elsewhere on the common elements except for such short periods of time as may be reasonably necessary to permit the periodic collection of trash in accordance with any contract for trash collection maintained by the Association. The common elements shall not be used in any way for the drying, shaking or airing of clothing or other fabrics. In general, no activity shall be carried on nor condition maintained by a member, either in his unit or upon the common elements, which spoils the appearance of the Condominium.

Any improvements constructed or maintained on the Common Elements shall be repaired, maintained, and replaced by the Unit Owner who constructed such improvements, and not the Association. This provision is not a waiver by the Association of any objection to improvements constructed without authorization.

18. Subsection (l) entitled “Pets” of Section 1 entitled “Establishment of Restrictions” of Article VII of the Bylaws to the Master Deed entitled “Use and Occupancy Restrictions; Enforcement” is hereby deleted in its entirety and replaced with the following:

(l) **Pets.** No animal shall be kept except common indoor household pets. No "exotic" pet shall be allowed. Such pets may not be kept or bred for any commercial purpose and shall have such care and restraint so as not to be obnoxious or offensive on account of noise, odor or unsanitary conditions. No savage nor dangerous animal shall be kept. No such pets may be permitted to be off leash, except on the owners Unit. The Association may charge all co-owners



maintaining animals a reasonable additional assessment to be collected in the manner provided in Article V, Section 4, of these Bylaws if the Association determines such assessment necessary to defray the maintenance cost to the Association of accommodating animals within the Condominium. The Association may, without liability to the owner thereof, remove or cause to be removed, any animal from the Condominium which it determines to be in violation of the restrictions imposed by this Section. The Association shall have the right to require that any pets be registered with it and may adopt such additional reasonable rules and regulations with respect to animals as it may deem proper. Any person who causes an animal to be brought or kept in the Condominium shall indemnify and hold harmless the Association for any damage, loss or liability which might accrue to the Association as a result of the presence of such animal in the Condominium, regardless of whether the animal's presence is permitted. All pets must be properly licensed and kept up to date on all vaccinations.

19. Subsection (m) entitled "Vehicles" of Section 1 entitled "Establishment of Restrictions" of Article VII of the Bylaws to the Master Deed entitled "Use and Occupancy Restrictions; Enforcement" is hereby deleted in its entirety and replaced with the following:

**(m) Vehicles.** No RVs (other than the occupied unit) nor vehicles, other than automobiles or light trucks, may be parked nor stored upon the premises of the Condominium, unless parked in an area specifically designated therefor by the Association (if any). Co-owners shall park their automobiles or light trucks in their driveways. Boats, snowmobiles, off-road vehicles, motorcycles and similar vehicles, together with their trailers may be parked on the unit while it is occupied, subject to any rules and regulations of the Association. Except for golf-carts, no off-road vehicles, dirt bikes, go-carts or similar unlicensed vehicles shall be operated on the premises of the Condominium, other than for ingress and egress directly to and from the Condominium. Commercial vehicles and trucks shall not be parked in or about the Condominium unless while making deliveries or pickups in the normal course of business. Co-owners shall, if the Association shall require, register all vehicles maintained in the Condominium with the Association. Any parking on the streets shall be permitted only on one side as designated by the Association.

20. Subsection (n) entitled "Regulations" of Section 1 entitled "Establishment of Restrictions" of Article VII of the Bylaws to the Master Deed entitled "Use and Occupancy Restrictions; Enforcement" is hereby deleted in its entirety and replaced with the following:

**(n) Regulations.** Reasonable regulations consistent with the Act, the Master Deed and these Bylaws, concerning the use and management of the units and common elements may be made and amended from time to time by any Board of Directors of the Association, including the Board of Directors



established in the Articles of Incorporation (and its successors). Copies of all such regulations and amendments thereto shall be furnished to all members and shall become effective ten (10) days after mailing, or sending through electronic mail (e-mail), or personal delivery thereof to the designated voting representative of each member. Any such regulation or amendment may be revoked at any time by the affirmative vote of fifty one percent (51%) or more of all members in number at any duly convened meeting of the Association, except that the members may not revoke any regulation or amendment prior to the first meeting of the Association.

21. Subsection (e) entitled "Outbuildings" of Section 2 entitled "Construction Standards" of Article VII of the Bylaws to the Master Deed entitled "Use and Occupancy Restrictions; Enforcement" is hereby deleted in its entirety and replaced with the following:

**(e) Outbuildings.** All new or remodeled outbuildings shall have vinyl siding. The dimensions of such outbuildings shall not exceed 10' x 12' with 8' high side walls, and shall have a peaked roof not exceeding 12' in height.

22. Section 1 entitled "Approval Required" of Article VIII of the Bylaws entitled "Approval of Transfer or Lease" is hereby deleted in its entirety and replaced with the following:

**Section 1. Approval Required.** No member owning any unit may lease his or her Unit except as provided in this Article VIII.

23. Section 1 entitled "Mortgage of Units" of Article IX of the Bylaws entitled "Mortgages" is deleted in its entirety.

24. Section 3 entitled "Vote Required" of Article X of the Bylaws entitled "Amendments" is hereby deleted in its entirety and replaced with the following:

**Section 3. Vote Required.** These Condominium Bylaws may be amended by an affirmative vote of two-thirds (2/3) of all members in number and two-thirds (2/3) of all mortgagees at any regular meeting, or at a special meeting called for such purpose. For purposes of such voting, each mortgagee shall have one (1) vote for each mortgage held.

In all other respects, the Master Deed of Pere Marquette Oaks Condominium RV Park, including the Bylaws and Condominium Subdivision Plan, respectively attached to it and recorded as stated above, is by this document ratified, confirmed and redeclared.



Dated: September 22, 2023

**Association:**

Pere Marquette Oaks Condominium RV Park Association

By: Alan R. Radunzel  
Alan R. Radunzel  
Its President

Acknowledged before me in <sup>hALE</sup> ~~Ottawa~~ County, Michigan on September 22, 2023 by Alan R. Radunzel, as President of Pere Marquette Oaks Condominium RV Park Association, a Michigan non-profit corporation, for the corporation.

Debra Lynn Smith  
Notary Public, State of Michigan, County of Ottawa  
Acting in the County of Oshtemo  
My Commission expires 01-02-2028

Drafted by and after recording return to:  
William A. Sikkel, Esq.  
Sikkel & Associates, PLC  
42 East Lakewood Blvd  
Holland, MI 49424  
(616) 394-3025





**AFFIDAVIT OF CO-OWNER AND MORTGAGEE APPROVAL  
OF AMENDMENT NO. 11 TO MASTER DEED OF  
PERE MARQUETTE OAKS CONDOMINIUM RV PARK**

Alan R. Radunzel, being duly sworn, deposes and states that:

- 1. I am the President of Pere Marquette Oaks Condominium RV Park, a Michigan non-profit corporation.
- 2. Amendment No. 11 to Master Deed of Pere Marquette Oaks Condominium RV Park was approved by the vote of more than two-thirds of the Co-Owners in Pere Marquette Oaks Condominium RV Park at its Annual Meeting held on August 12, 2023.
- 3. Amendment No. 11 to Master Deed of Pere Marquette Oaks Condominium RV Park was approved by the vote of more than two-thirds of the Mortgagees holding mortgages secured by units within Pere Marquette Oaks Condominium RV Park.

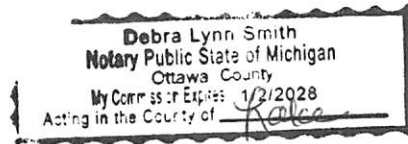
Further deponent saith not.

*Alan R. Radunzel*  
\_\_\_\_\_  
Alan R. Radunzel

Acknowledged before me in Lake Ottawa County Michigan on September 22, 2023, by Alan R. Radunzel, President of Pere Marquette Oaks Condominium RV Park, a Michigan nonprofit corporation, on behalf of the corporation.

*Debra Lynn Smith*  
\_\_\_\_\_

Notary Public, State of Michigan, County of Ottawa  
Acting in the County of Lake  
My Commission expires 01-02-2028





**Exhibit B  
Amendment No. 11 To Master Deed of  
Pere Marquette Oaks Condominium RV Park**

**AFFIDAVIT OF MAILING**

William VanDeVusse deposes and says:

1. I am a Member of the Pere Marquette Oaks Condominium RV Park Association.

2. I mailed on September 18, 2023, by first class mail, postage prepaid, a copy of Amendment No. 11 to Master Deed of Pere Marquette Oaks Condominium RV Park to all Co-owners of record as required by Section 90(5) of the Michigan Condominium Act, pursuant to the Co-Owners roster maintained by the Pere Marquette Oaks Condominium RV Park Association.

William VanDeVusse  
William VanDeVusse

Signed and sworn to before me in Oshtemo County, Michigan on September 22 2023 by William VanDeVusse.

Debra Lynn Smith  
Notary Public, Ottawa County, State of Michigan  
Acting in Oshtemo County, Michigan  
My Commission expires: 01-02-2028

