

2011 JUL 14 AM 9:00

LIBER 0 9 6 3 PAGE 0 2 1 4

STATE OF MICHIGAN
COUNTY OF CHARLEVOIX
RECEIVED FOR RECORD



963-214

2011 JUL 14 PM 12:03

Chadene M. Doctong
REGISTER OF DEEDS

RECEIVED CHARLEVOIX CO.

2011 JUN 24 AM 11:00

2011 JUL -1 AM 11:45

RECEIVED CHARLEVOIX CO.

FOURTH AMENDMENT TO MASTER DEED

For

FOSTER BOAT WORKS CONDOMINIUM

FOURTH AMENDMENT TO MASTER DEED, made this 23 day of May, 2011 by Foster Boat Works Association, a Michigan non-profit corporation, of 206 Ferry Avenue, Charlevoix, Michigan 49720 (hereinafter referred to as "Association").

WITNESSETH:

WHEREAS, Foster Boat Works, originally known as Marina Shore Condominium, was established pursuant to the Master Deed recorded at Liber 283, Page 516 et seq., Charlevoix County Records and designated as Charlevoix County Condominium Subdivision Plan No. 30, amended by the First Amendment to Master Deed of Marina Shores Condominium recorded at Liber 283, Page 997, et seq., Charlevoix County Records, amended by the Second Amendment to Master Deed of Foster Boat Works Condominium recorded at Liber 292, Page 617 et seq., Charlevoix County Records, and amended by the Third Amended and Restated Master Deed of Foster Boat Works Condominium recorded at Liber 761, Page 686 et seq., Charlevoix County Records ("Master Deed").

WHEREAS, Exhibit "B" of the Third Amended and Restated Master Deed ("Exhibit 'B'") does not accurately reflect the improvements within the project and contains errors.

WHEREAS, the Association wishes to amend Exhibit "B" to accurately reflect the improvements within the project.

NOW THEREFORE, the Association hereby amends the Master Deed as follows:

1. Replace Sheets 1, 2A, 4, 5, 6, 7, 8, and 11 of Exhibit "B" to the Master Deed with the attached Sheets 1, 2A, 4, 5, 6, 7, 8, and 11.
2. In all other respects, the Master Deed, Condominium Bylaws and Condominium Subdivision Plan are hereby reaffirmed and ratified in their entirety except as expressly modified herein.

3. The revisions of this Fourth Amendment to Master Deed shall supersede all provisions of the Master Deed, Condominium Bylaws and Condominium Subdivision Plan for Foster Boat Works Condominium that may be contrary to it and shall govern in the event of any inconsistencies.

IN WITNESS WHEREOF, the President of the Association has caused this Fourth Amendment to Master Deed to be executed the day and year indicated herein.

FOSTER BOAT WORKS ASSOCIATION

Carol Hurst

By: Carol Hurst
Its: President

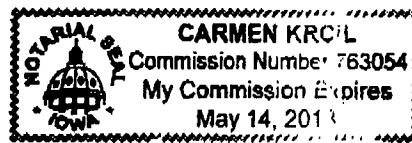
STATE OF Utah)
)SS.
COUNTY OF Dallas)

The foregoing instrument was acknowledged before me, a notary public in and for said county, this 23 day of May, 2011, by Carol Hurst, the President of Foster Boat Works Association.

Carmen Krcil

Notary Public
Dakota County, Dakota
Acting in Dakota County
My Commission Expires: May 14, 2013

Prepared in the Office of:
When Recorded, Return to:
DAVID H. ROWE, ESQ.
Brandt Fisher Alward & Pezzetti, P.C.
1241 E. 8th Street, P.O. Box 5817
Traverse City, MI 49686-5817
(231) 941-9660



LIBER 0 9 6 3 PAGE 0 2 1 6

LEGAL DESCRIPTION**FOSTER BOAT WORKS CONDOMINIUM**

IN THE CITY OF CHARLEVOIX, CHARLEVOIX COUNTY, MICHIGAN, BEGINNING AT THE NORTHWEST CORNER OF LOT 1 OF THE PLAT OF J. MILO EATON'S ADDITION TO THE VILLAGE (NOW CITY) OF CHARLEVOIX, AS RECORDED IN LIBER 1 OF PLATS, PAGE 54, CHARLEVOIX COUNTY RECORDS; THENCE SOUTH 89°14'58" EAST 166.80 FEET ALONG THE NORTH LINE OF SAID LOT 1; THENCE SOUTH 06°31'22" WEST 123.86 FEET; THENCE SOUTH 83°53'03" EAST 104.76 FEET ALONG THE SOUTHERLY WALL OF AN EXISTNG BATH HOUSE; THENCE SOUTH 01°02'17" WEST 312.31 FEET TO THE SOUTH LINE OF SAID LOT 1; THENCE NORTH 88°50'12" WEST 260.40 FEET TO THE EASTERLY LINE OF FERRY AVENUE; THENCE NORTH 01°10'47" EAST 443.47 FEET ALONG THE EASTERLY LINE OF SAID FERRY AVENUE TO THE POINT OF BEGINNING, BEING A PART OF LOT 1 OF J. MILO EATON'S ADDITION TO THE VILLAGE (NOW CITY) OF CHARLEVOIX, AND CONTAINING 2.36 ACRES, MORE OR LESS, WITHIN THE PERIMETER OF THE COURSES HEREIN DESCRIBED.

CHARLEVOIX COUNTY CONDOMINIUM
 SUBDIVISION PLAN NO. 30
 REPLAT NO. 2 OF EXHIBIT "B"
 TO THE AMENDED MASTER DEED OF:

FOSTER BOAT WORKS CONDOMINIUM

CITY OF CHARLEVOIX
 CHARLEVOIX COUNTY, MICHIGAN

PROPERTY DESCRIPTION

"FOSTER BOAT WORKS CONDOMINIUM"

IN THE CITY OF CHARLEVOIX, CHARLEVOIX COUNTY, MICHIGAN, BEGINNING AT THE NORTHWEST CORNER OF LOT 1 OF THE PLAT OF J. MILO EATON'S ADDITION TO THE VILLAGE (NOW CITY) OF CHARLEVOIX, AS RECORDED IN LIBER 1 OF PLATS, PAGE 54, CHARLEVOIX COUNTY RECORDS; THENCE SOUTH 89°14'58" EAST 166.80 FEET ALONG THE NORTH LINE OF SAID LOT 1; THENCE SOUTH 08°31'22" WEST 123.66 FEET; THENCE SOUTH 85°53'03" EAST 104.78 FEET ALONG THE SOUTHERLY WALL OF AN EXISTING BATH HOUSE; THENCE SOUTH 01°02'17" WEST 312.31 FEET TO THE SOUTH LINE OF SAID LOT 1; THENCE NORTH 88°50'12" WEST 260.40 FEET TO THE EASTERLY LINE OF SAID LOT 1; THENCE NORTH 01°10'47" EAST 443.47 FEET ALONG THE EASTERLY LINE OF SAID FERRY AVENUE; THENCE NORTH BEGINNING, BEING A PART OF LOT 1 OF J. MILO EATON'S ADDITION TO THE VILLAGE (NOW CITY) OF CHARLEVOIX, AND CONTAINING 2.38 ACRES, MORE OR LESS, WITHIN THE PERIMETER OF THE COURSES HEREIN DESCRIBED.

DEVELOPER

FBW DEVELOPMENT CO.,
 A MICHIGAN CORPORATION
 3500 NORTH MICHIGAN 49770
 PETOSKEY, MICHIGAN

PREPARED BY:

FERGUSON & CHAMBERLAIN ASSOCIATES, INC.
 103 WEST UPRIGHT
 CHARLEVOIX, MICHIGAN 49720
 Phone (231) 547-6882

NOTE:

THE ASTERISKS (*) AS SHOWN IN THE SHEET INDEX INDICATES AMENDED OR NEW SHEETS WHICH ARE REVISED DATED MARCH 3, 2011. THESE SHEETS WITH THIS SUBMISSION ARE TO REPLACE OR BE SUPPLEMENTAL SHEETS TO THOSE PREVIOUSLY RECORDED.

SHEET INDEX

- * 1 COVER SHEET
- 2 SURVEY PLAN
- * 2A SUPPLEMENTARY SITE AND SURVEY PLAN
- 3 UTILITY AND SITE PLAN
- 3A SUPPLEMENTARY UTILITY PLAN
- * 4 FLOOR AND SECTION PLANS (UNITS 1 - 12, & UNIT 37)
- * 5 FLOOR AND SECTION PLANS (UNITS 13 - 24)
- * 6 FLOOR AND SECTION PLANS (UNITS 25 - 36)
- * 7 FLOOR PLANS (UNITS 36 - 43)
- * 8 FLOOR PLANS (UNITS 44 - 50)
- 9 FLOOR PLANS (UNITS 51 - 57)
- 10 LOFT PLANS (UNITS 51 - 57)
- * 11 SECTIONS (UNITS 38 - 57)



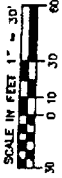
John E. Ferguson
 JOHN E. FERGUSON
 PROFESSIONAL SURVEYOR NO. 24595

4-6-11

DATE

AS BUILT PLANS

FOSTER BOAT WORKS CONDOMINIUM
 REPEAT NO. 2
 CITY OF CHARLEVOIX
 CHARLEVOIX COUNTY, MICHIGAN
**SUPPLEMENTARY SITE &
 SURVEY PLAN**



LEGEND

ALL DIMENSIONS ARE IN FEET AND DECIMALS THEREOF.
 BEARINGS ARE IN RELATIONSHIP TO THE MICHIGAN COORDINATE SYSTEM, CENTRAL ZONE (2112).
 ELEVATIONS BASED ON I.S.L. DATUM OF 1985.

- DESIGNATES CONCRETE MONUMENT.
- ⊙ DENOTES NORTHING & EASTING COORDINATE POINT
- ⊙ S.L.D. ELEVATION IS 582.30, THEREFORE, THE PROPERTY IS NOT LOCATED IN A DESIGNATED FLOOD PLAIN.
- ⊙ GRANT OF EASEMENTS AND REPROVAL GRANT OF EASEMENTS UNDER 204, PHASE 308, CHARLEVOIX COUNTY RECORDS.



L-F DENOTES LIMITED COMMON ELEMENT
 & DESIGNATED UNIT NUMBER

SURVEYOR'S CERTIFICATE

I, JOHN E. FERGUSON, PROFESSIONAL SURVEYOR OF THE STATE OF MICHIGAN, HEREBY CERTIFY:

THAT THE SUBDIVISION PLAT KNOWING AS CHARLEVOIX COUNTY CONDOMINIUM SUBDIVISION PLAN NO. 30, AS SHOWN ON THE ACCOMPANYING DRAWINGS REPRESENTING A SURVEY ENCLOSING LAND UNDER MY DIRECTION, THAT THERE ARE NO EXISTING ENCUMBRANCES AFFECTING THE SURVEYED LAND EXCEPT AS NOTED. THAT THE REQUIRED MONUMENTS AND IRON PIPES ARE LOCATED IN THE GROUND AS REQUIRED BY RULES PROULGATED UNDER SECTION 142 OF THE PUBLIC ACT NO. 59 OF THE PUBLIC ACTS OF 1978, AS AMENDED. THAT THE ACCURACY OF THIS SURVEY IS WITHIN THE LIMITS PRESCRIBED BY RULES PROULGATED UNDER SECTION 142 OF ACT NO. 59 OF THE PUBLIC ACTS OF 1978, AS AMENDED. THAT THE MONUMENTS, AS SHOWN, ARE NOT ON THE SURVEY PLAN, AS REQUIRED BY THE RULES PROULGATED UNDER SECTION 142 OF ACT NO. 59 OF THE PUBLIC ACTS OF 1978, AS AMENDED.



DATE 4-6-11

JOHN E. FERGUSON
 PROFESSIONAL SURVEYOR NO. 24595

PREPARED BY:

FERGUSON & CHAMBERLAIN ASSOCIATES, INC.
 103 WEST L'ORCHY
 CHARLEVOIX, MICHIGAN 49720
 Phone (231) 547-6962

AS BUILT PLANS SHEET 2A

COORDINATE SCHEDULE

CORNER POINT	NORTH	EAST
1	5443.38	5300.13
2	5441.18	5175.82
3	5318.13	5161.85
4	5308.97	5288.01
5	4994.71	5280.35
6	5009.00	5000.00
7	5317.87	5168.85
8	5240.00	5161.87
9	5244.44	5159.22
10	5245.52	5175.51

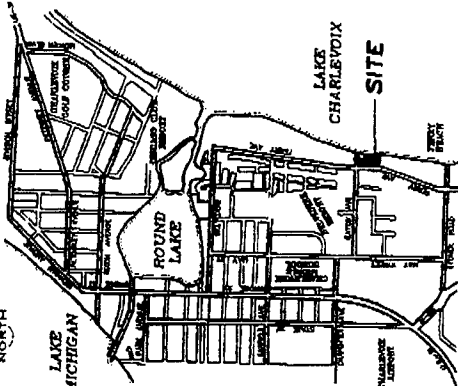
N. LINE OF PARCEL "C" OF NORTHEAST MARINE YACHT BASIN

LAKE CHARLEVOIX

NORTHWEST MARINE YACHT BASIN (A CONDOMINIUM RECORDED IN LT. 268, PG. 1)

LOCATION MAP

(NOT TO SCALE)



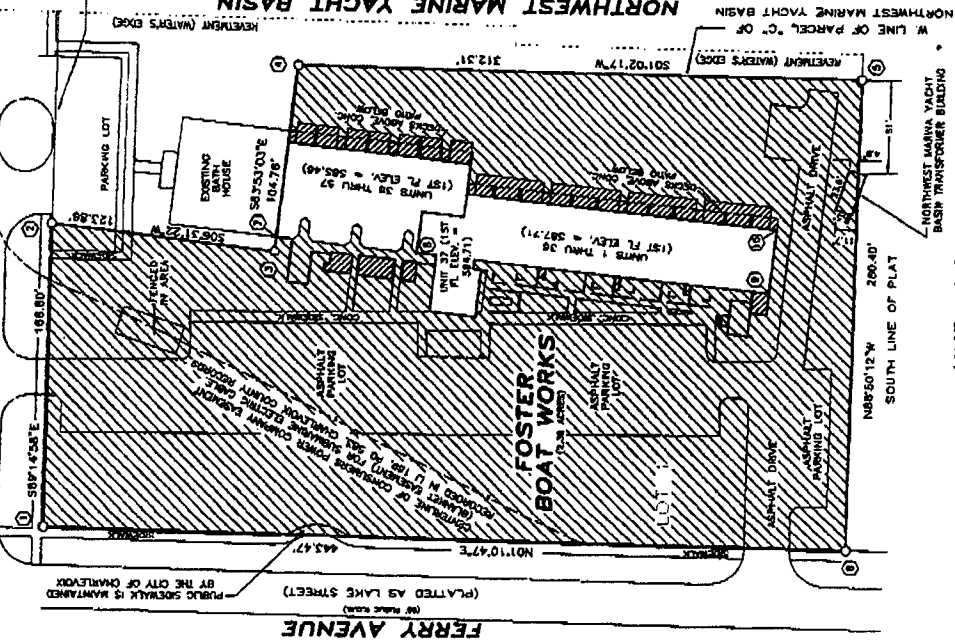
CITY OF CHARLEVOIX

LOT 2

PROPOSED BRUSH MARK: SPRIKE IN UTILITY POLE. ELEVATION = 578.00 I.C.L. DATUM

EATON AVENUE

(BY PUBLIC ROAD)
 168.80'
 123.88'



UNPLATTED

NORTHWEST MARINA YACHT BASIN TRANSFORMER BUILDING
 260.40'
 SOUTH LINE OF PLAT

FERRY AVENUE

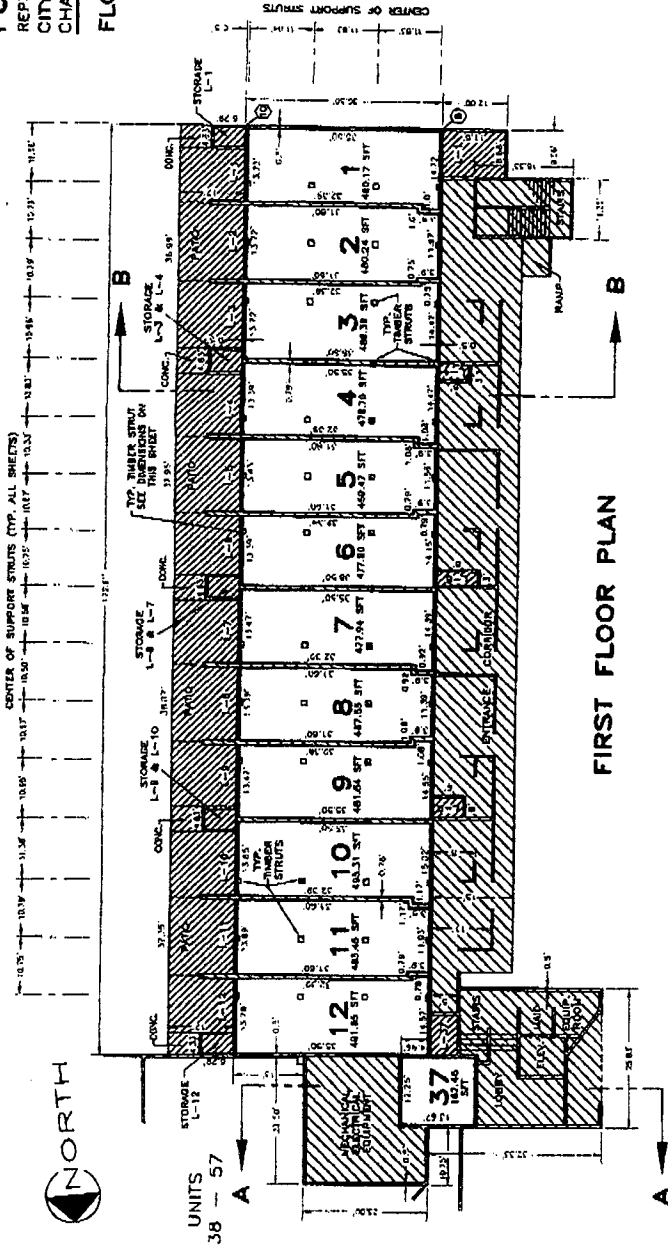
(PLATTED AS LAKE STREET)
 (BY PUBLIC ROAD)
 443.47'

LIBER 983 PAGE 0218

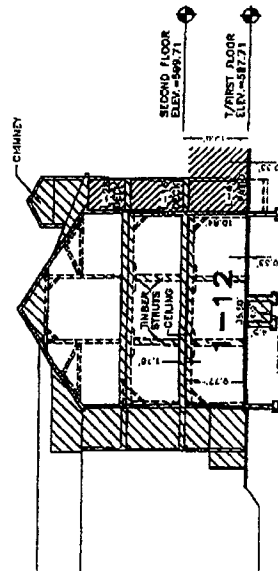
FOSTER BOAT WORKS CONDOMINIUM

REPLAT NO. 2
CITY OF CHARLEVOIX
CHARLEVOIX COUNTY, MICHIGAN

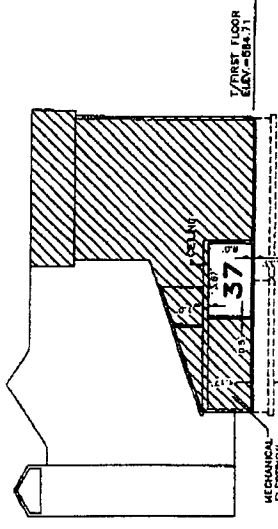
FLOOR & SECTION PLANS



FIRST FLOOR PLAN



SECTION B-B
(FOR REFERENCE FOR TYPING 1 THRU 12)



SECTION A-A

LEGEND

ALL DIMENSIONS ARE IN FEET AND DECIMALS THEREOF. BEARINGS ARE IN RELATIONSHIP TO THE MICHIGAN COORDINATE SYSTEM, CENTRAL ZONE (2112). ELEVATIONS BASED ON I.O.L. DATUM OF 1985.

(C) DENOTES NORTHING & EASTING COORDINATE POINT SITE BOIS NOT FALL WITHIN A FLOOD PLAIN AREA. (S92.3 I.G.L.D.) UTILITIES CONNECTIONS AND METERS ARE LOCATED IN THE MECHANICAL ELECTRICAL EQUIPMENT ROOM.

ALL LIMITS OF OWNERSHIP LINES ARE AT 90° ANGLES UNLESS NOTED. ALL STRUCTURAL SUPPORT STRUTS & FRAMING WITHIN UNIT PERIMETER AS DEPICTED & DIMENSIONED ABOVE, IS GENERAL COMMON ELEMENT.

— LIMITS OF OWNERSHIP



L-# DENOTES LIMITED COMMON ELEMENT & DESIGNATED UNIT NUMBER.

CONC. - DENOTES CONCRETE WALL



PREPARED BY: *[Signature]*
JOHN E. FERGUSON
PROFESSIONAL SURVEYOR NO. 24595
DATE: 4-6-11

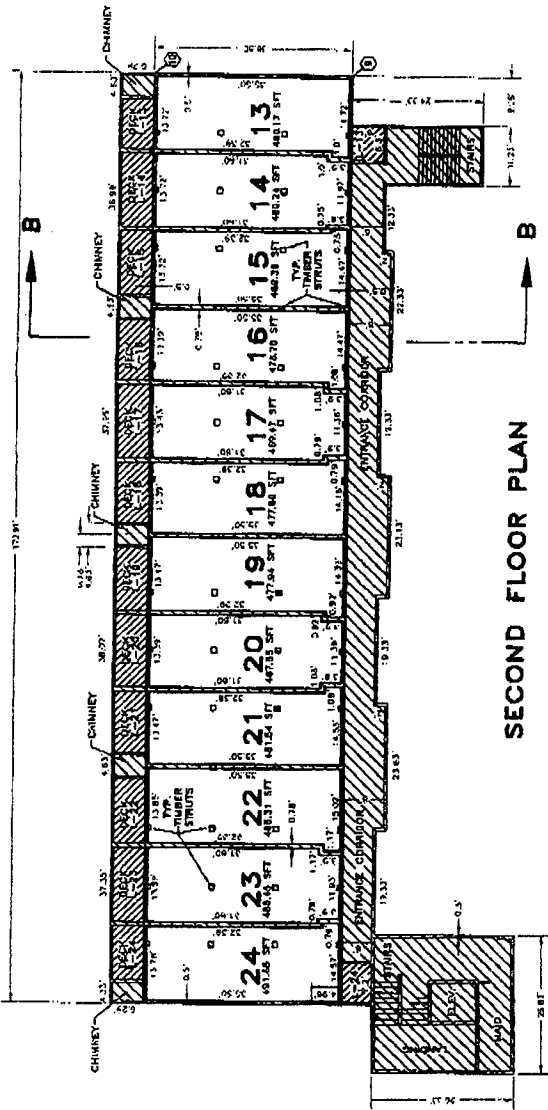
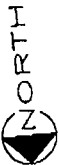
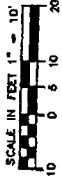
FERGUSON & CHAMBERLAIN ASSOCIATES, INC.
103 WEST UPRIGHT
CHARLEVOIX, MICHIGAN 49720
Phone (231) 547-6652

AS BUILT PLANS

SHEET 4

FOSTER BOAT WORKS CONDOMINIUM
REPLAT NO. 2
CITY OF CHARLEVOIX
CHARLEVOIX COUNTY, MICHIGAN

FLOOR & SECTION PLANS



SECOND FLOOR PLAN

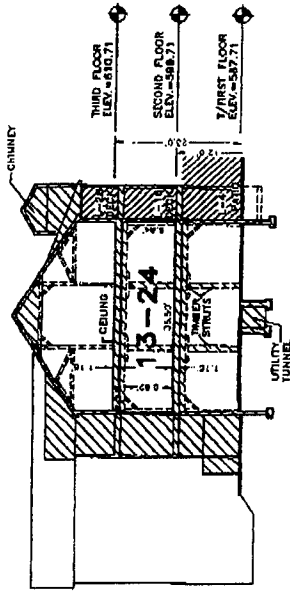
LEGEND

SEE SHEET 4

LIMITS OF OWNERSHIP



L-# DENOTES LIMITED COMMON ELEMENT & DESIGNATED UNIT NUMBER.



SECTION B-B
(FOR MAINTENANCE FOR UNITS 13 THRU 24)



[Signature]
JOHN E. PERGUSON
PROFESSIONAL SURVEYOR NO. 24595
DATE: 7-6-11

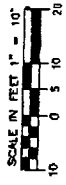
PREPARED BY:

PERGUSON & CHAMBERLAIN ASSOCIATES, INC.
103 WEST JPBRIGHT
CHARLEVOIX, MICHIGAN 49720
Phone (231) 547-6652

AS BUILT PLANS

SHEET 5

FOSTER BOAT WORKS CONDOMINIUM
 REPEAT NO. 2
 CITY OF CHARLEVOIX
 CHARLEVOIX COUNTY, MICHIGAN



FLOOR & SECTION PLANS

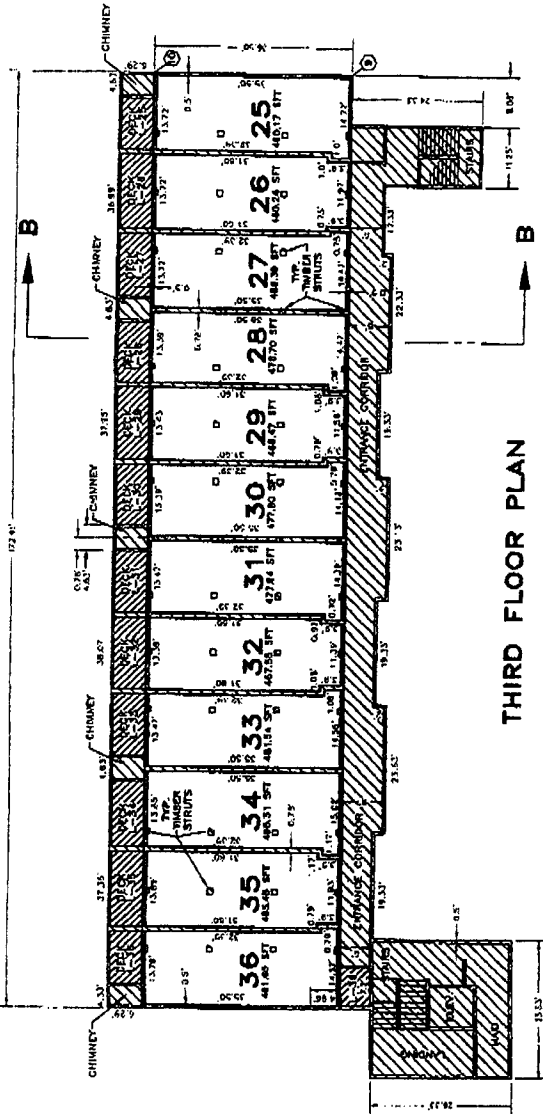
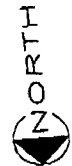
LEGEND

SEE SHEET 4

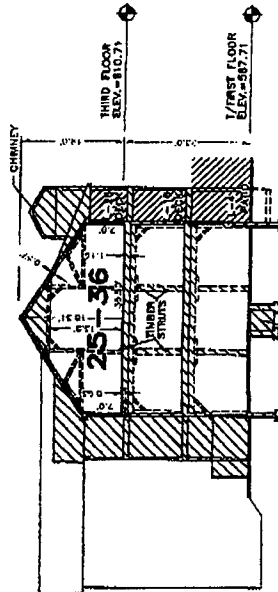
LIMITS OF OWNERSHIP



L-# DENOTES LIMITED COMMON ELEMENT & DESIGNATED UNIT NUMBER.



THIRD FLOOR PLAN



SECTION B-B
 (APPLICABLE FOR UNITS 25 THRU 31)



(Signature)
 JOHN E. FERGUSON
 PROFESSIONAL SURVEYOR NO. 24896
 DATE 4-6-11

PREPARED BY:

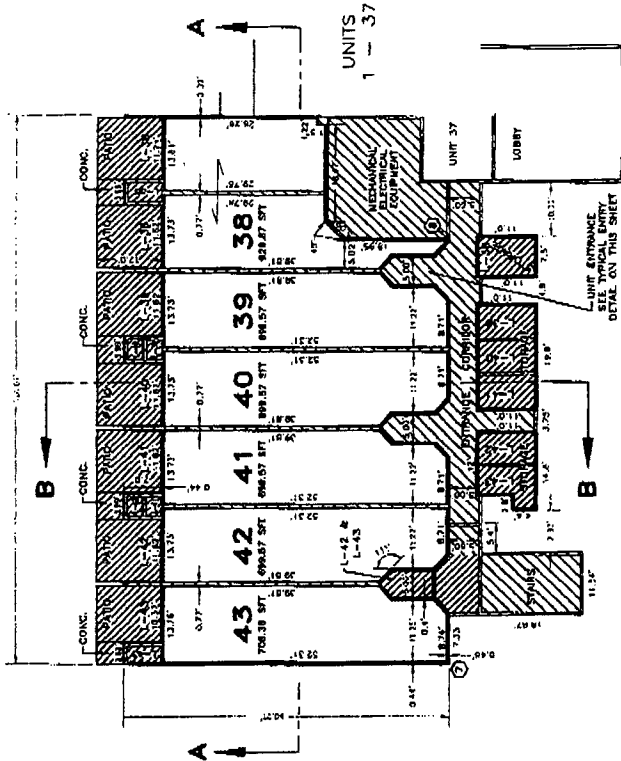
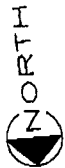
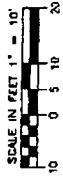
FERGUSON & CHAMBERLAIN ASSOCIATES, INC.
 103 WEST UPRIGHT
 CHARLEVOIX, MICHIGAN 49720
 PHONE (231) 547-6502

AS BUILT PLANS

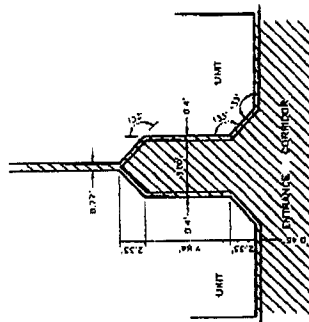
SHEET 6

FOSTER BOAT WORKS CONDOMINIUM
REPLAT NO. 2
CITY OF CHARLEVOIX
CHARLEVOIX COUNTY, MICHIGAN

FLOOR PLANS (UNITS 36 - 43)



FIRST FLOOR PLAN



TYPICAL ENTRY DETAIL
SCALE IN FEET 1\"/>

LEGEND

ALL DIMENSIONS ARE IN FEET AND DECIMALS THEREOF. BEARINGS ARE IN RELATIONSHIP TO THE MICHIGAN COORDINATE SYSTEM, CENTRAL ZONE (2112). ELEVATIONS BASED ON I.G.L. DATUM OF 1985.
⊙ DENOTES NORTHING & EASTING COORDINATE POINT
SITE DOES NOT FALL WITHIN A FLOOD PLAIN AREA. (882.3 I.C.L.D.) UTILITIES CONNECTIONS AND METERS ARE LOCATED IN THE MECHANICAL ELECTRICAL EQUIPMENT ROOM.
ALL LIMITS OF OWNERSHIP LINES ARE AT 90° ANGLES UNLESS NOTED. ALL STRUCTURAL SUPPORT STRUTS & FRAMING WITHIN UNIT PERIMETER, AS DETICED & DIMENSIONED ABOVE, IS GENERAL COMMON ELEMENT.



L-# DENOTES LIMITED COMMON ELEMENT & DESIGNATED UNIT NUMBER.



IOWA E. FERGUSON
PROFESSIONAL SURVEYOR NO. 24595
DATE 4-16-11
PREPARED BY:
FERGUSON & CHAMBERLAIN ASSOCIATES, INC.

103 WEST JEFFERSON
CHARLEVOIX, MICHIGAN 49723
Phone (231) 547-6832

FOSTER BOAT WORKS CONDOMINIUM
 REFLAT NO. 2
 CITY OF CHARLEVOIX
 CHARLEVOIX COUNTY, MICHIGAN

SECTIONS (UNITS 38 - 57)



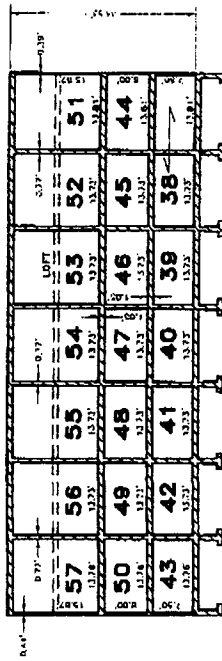
LEGEND

SEE SHEET 4

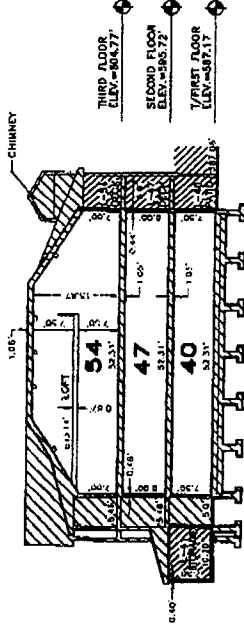
LIMITS OF OWNERSHIP



L-# DENOTES LIMITED COMMON ELEMENT & DESIGNATED UNIT NUMBER.



SECTION A-A



SECTION B-B



John C. Ferguson
 JOHN C. FERGUSON
 PROFESSIONAL SURVEYOR NO. 24595
 DATE 4-6-11

PREPARED BY:

FERGUSON & CHAMBERLAIN ASSOCIATES, INC.
 103 WEST LUPR 64T
 CHARLEVOIX, MICHIGAN 49720
 Phone (231) 567-5884

AS BUILT PLANS