



2009R-022741

RECORDED ON
08/07/2009 11:30:19AM

SALLY REYNOLDS
REGISTER OF DEEDS
LIVINGSTON COUNTY, MI 48843

RECORDING: 19.00
REMO: 4.00

PAGES: 3

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AMENDMENT TO THE MASTER DEED
WHISPERING PINES CONDOMINIUM ASSOCIATION
NINTH AMENDMENT
PERTAINING TO EXHIBIT C OF MASTER DEED

RECORDED IN LIBER 1308 PAGE 0816

This document replaces 2009R-017041 recorded 6/15/2009 M02

Pursuant to a majority vote of the Board of Directors at the Association's monthly meeting on May 21, 2009, the following Amendment to the Protective Covenants shall be added to Exhibit C of the Master Deed recorded October 14, 1988 by the Register of Deeds for Livingston County in Liber 1308, Page 0816.

The purpose of the Protective Covenants is to ensure all of the co-owners of the condominium full benefit and enjoyment of an attractive and nuisance-free development and to establish standards for the physical appearance of the Whispering Pines Community, thus enhancing the safety and value of the community.

Notwithstanding the specific covenants in Sections 1 through 9 of Exhibit C, a general provision for the purpose of any issue that may affect a property in a negative manner is hereby established as follows.

Any voting member of Whispering Pines Condominium Association (i.e. homeowner with no outstanding dues owed) shall have the right of redress of any grievance presented herein before the Board of Directors of WPCA. A negative manner may be defined as but not limited to and shall be the criteria, all or in part as the basis for grievance as follows:

- a) any safety/hazard issue with regard to property
- b) the aesthetic appearance of the property
- c) any issue that may be in violation of local, state or federal law

Any grievance to be considered by the Board shall:

- a) address a single issue to a single property.
- b) be submitted in writing from a single or collective property(s) with affixed signature(s) and date.
- c) state the nature of the complaint clearly and succinctly.
- d) be mailed to or presented in person by the accuser to a member of the Board.

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NINTH AMENDMENT - PERTAINING TO EXHIBIT C OF MASTER DEED

WHISPERING PINES CONDOMINIUM

RECORDED IN LIBER 1308 PAGE 0816

(CONTINUED)

Following receipt of the grievance, the President shall:

- a) call a special meeting of the WPCA Board for the sole purpose of addressing the issue presented with a minimum of three board members present.
- b) contact all parties to arrange a timely hearing date.
- c) hear arguments of both parties at the special meeting.
- d) render a decision in writing to all parties concerned within thirty days. The decision must be unanimous by the Board members present.

When a sitting Board member(s) is named in the grievance, the following shall apply.

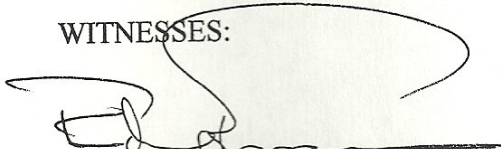
- a) Board member(s) named in the grievance are excluded from the decision process.
- b) The remaining Board members shall select replacement(s) from Whispering Pines Condominium Association members in good standing.
- c) Member(s) selected will have the same authority as the sitting Board for the purpose of rendering a decision.

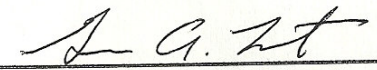
The judgment rendered, any warning given, or any fine levied by the Board shall be final and binding, with full force and effect of this document proper. No appeal with regard to this issue shall ensue for less than one year from the date of the grievance. The decision of the Board with regard to a specific grievance shall not be used collectively but not limited to unless otherwise provided for in this document.

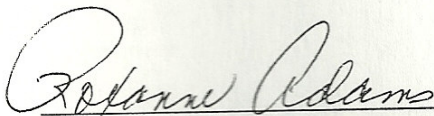
NINTH AMENDMENT - PERTAINING TO EXHIBIT C OF MASTER DEED
WHISPERING PINES CONDOMINIUM
RECORDED IN LIBER 1308 PAGE 0816
(CONTINUED)

In witness whereof, WHISPERING PINES CONDOMINIUM ASSOCIATION, by its authorized representative, has signed this Amendment to the Protective Covenants on this 7th day of August 2009.

WITNESSES:

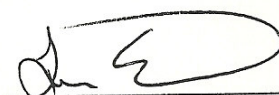

Edward Freeman


* George A. Lutz, President
Whispering Pines Condominium
Association


Roxanne Adams

STATE OF MICHIGAN)
)ss.
COUNTY OF LIVINGSTON)

On this 7th day of August, 2009, before me personally appeared* the above person, to me known, who, being first duly sworn, deposes and says that he has read the foregoing document by him subscribed, knows the contents thereof, and states that the same are true of his knowledge, except as to those matters that are stated to be on the information and belief, and as to those matters, believes them to be true.


Notary Public
County of Livingston, Michigan
My Commission expires: 08-04-2012

Drafted by and return to:
✓ George A. Lutz
9705 Rolling Greens Drive
Pinckney, MI 48169
517-294-7787

TIM EVANS
Notary Public - Michigan
Shiawassee County
My Commission Expires Aug 4, 2012
Acting in the County of LIVINGSTON

