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20131112-0113528

Mary Hollinrake P:1/5 12:27PM  
Kent Cnty MI Rgstr 11/12/2013 SEAL

**FOURTH AMENDMENT TO MASTER DEED OF**

***Ledgestone***

(Act 59, Public Acts of 1978)  
as amended

Kent County Condominium Subdivision Plan No. 691.

- (1) Fourth Amendment to Master Deed of  
Ledgestone
- (2) Exhibit A to Amended Master Deed: Affidavit of  
Mailing as to Notices required by Section 90(5).

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

This Instrument  
Drafted by and Return to:

David W. Charron  
CH Law, P.C.  
4949 Plainfield Avenue, NE  
Grand Rapids, MI 49525  
(616) 363-0300



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**FOURTH AMENDMENT TO MASTER DEED**

***Ledgestone***

(Act 59, Public Acts of 1978)  
as amended

THIS FOURTH AMENDMENT TO MASTER DEED is made this 12<sup>th</sup> day of November, 2013, by Ledgestone Place Development Company, LLC, a Michigan limited liability company of 2562 Breton Creek Drive, SE, Kentwood, MI 49512 ("Developer"), as represented herein by BRW, LLC, a Michigan limited liability company of 2562 Breton Creek Drive, SE, Kentwood, MI 49512, its Member, as represented herein by Rampart Properties, LLC, a Michigan limited liability company of 2562 Breton Creek Drive, SE, Kentwood, MI 49512, its Member, who is fully empowered and qualified to act on behalf of the company.

WHEREAS, Ledgestone is a residential condominium project (the "Project") established by Master Deed dated October 27, 2004, and recorded October 28, 2004 with the Kent County Register of Deeds as Document No. 20041028-0142891, as amended by First Amendment to Master Deed dated September 29, 2006, and recorded October 3, 2006, with the Kent County Register of Deeds as Document No. 20061003-0109530; as amended by Second Amendment to Master Deed dated October 11, 2007, and recorded with the Kent County Register of Deeds October 15, 2007, as Document No. 20071015-0100075; as amended by Third Amendment to Master Deed dated and recorded October 27, 2010, with the Kent County Register of Deeds as Document No. 20101027-0090049 (together, "Master Deed");

WHEREAS, Developer has reserved the right without the consent of any Co-owner, mortgagee or other person to amend the Master Deed (and its exhibits) to relinquish rights it possesses, as provided in Articles VII and IX of the Master Deed; and

WHEREAS, Developer desires to exercise its reserved rights for the purposes of reducing the number of units which may be created by the Developer in future phases of the Project.

NOW THEREFORE, the Developer does hereby amend the Master Deed as follows:

1. Article I, Section 1.1 of the Master Deed is amended to read:

**"1.1 Project Description.** The Project consists of thirty two (32) residential condominium units ("Units"). The numbers, boundaries, dimensions, and areas of the Units are set forth completely in the Condominium Subdivision Plan. Each Unit is capable



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of individual utilization by reason of having its own entrance from and exit to a Common Element of the Project. This project may not be further expanded."

2. Article II, Section 2.2 of the Master Deed, captioned "Future Development Area", is deleted.

3. Article I, Section 1.01 of the Condominium Bylaws is amended to read:

"1.01. Organization. Ledgestone, a residential condominium project located in Grand Rapids Township, Kent County, Michigan (the "Project") is being constructed in multiple phases so as to comprise a maximum of thirty two (32) condominium units. Upon the recording of the Master Deed, the management, maintenance, operation and administration of the Project shall be vested in an association of co-owners organized as a non-profit corporation (the "Association") under the laws of the State of Michigan."

4. Continuing Effect. Except as amended herein, the provisions of the Master Deed of Ledgestone, as amended by First, Second and Third Amendments to Master Deed recorded in the Office of the Register of Deeds for Kent County, Michigan, as Condominium Subdivision Plan No. 691, are hereby ratified and confirmed.

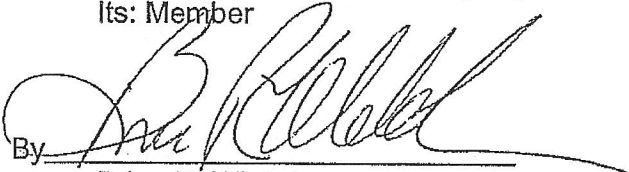
IN WITNESS WHEREOF, the Developer has duly executed this Fourth Amendment to Master Deed on the day and year above described.

**LEDGESTONE PLACE DEVELOPMENT COMPANY, LLC**, a Michigan limited liability company

By: BRW, LLC, a Michigan limited liability company  
Its: Member

and

By: Rampart Properties, LLC, a Michigan limited liability company  
Its: Member

By: 

Brian R. Winkelmann  
Its: Member



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STATE OF MICHIGAN )  
 ) ss.  
COUNTY OF KENT )

The foregoing instrument was acknowledged before me this 12<sup>th</sup> day of November, 2013, by Brian R. Winkelmann, Member, Rampart Properties, LLC, a Michigan limited liability company and member of BRW, LLC, a Michigan limited liability company, member, Ledgestone Place Development Company, LLC, a Michigan liability company, on behalf of the company.

Notary Public, Kent County, MI  
My Commission Expires:

KATHLEEN L. RODEWALD  
Notary Public, State of Michigan  
County of Kent  
My Commission Expires: ~~03/30/2013~~ 2019  
Acting in the County of Kent

  
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EXHIBIT A TO AMENDED MASTER DEED  
AFFIDAVIT OF MAILING

STATE OF MICHIGAN     )  
                                      ) ss.  
COUNTY OF KENT         )

Angela S. VanderWerff, being duly sworn, deposes and says that:

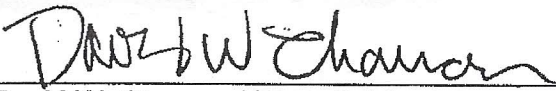
1.     She is employed by the law firm of CH Law, P.C., and acts as secretary to David W. Charron, attorney for Ledgestone Place Development Company, LLC, the developer of the condominium project known as Ledgestone.

2.     On October 24, 2013, a notice regarding the intent to record an amendment to the Master Deed of Ledgestone was sent to all co-owners of record in the condominium project as required by Section 90(5) of the Michigan Condominium Act. Such notices were sent by first class mail, postage fully prepaid.

Further deponent saith not.

  
\_\_\_\_\_  
Angela S. VanderWerff

Subscribed and sworn to before me this 24<sup>th</sup> day of October, 2013.

  
\_\_\_\_\_  
David W. Charron, Notary Public  
Acting in and for Kent County, Michigan  
My commission expires: 5/17/18

**CHLAW, P.C.**  
ATTORNEYS AT LAW

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4949 Plainfield, N.E.  
Grand Rapids, Michigan 49525  
Telephone: (616) 363-0300  
Fax: (616) 363-0339

November 13, 2013

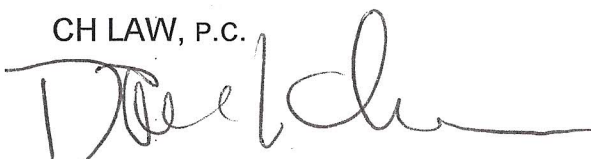
Dear Co-owner of Ledgestone:

Pursuant to Section 91 of the Michigan Condominium Act, we are enclosing for your records a copy of the Fourth Amendment to Master Deed of Ledgestone which has been recorded with the Kent County Register of Deeds.

Best regards.

Sincerely,

CH LAW, P.C.



David W. Charron

DWC/asv

cc: Ledgestone Condominium Association  
Ledgestone Place Development Company, LLC