

HIRZEL LAW
CONDOMINIUM & REAL ESTATE LAW

MEMBERS

KEVIN M. HIRZEL, ESQ.
JOE WLOSZEK, ESQ.
MATTHEW W. HERON, ESQ.

OF COUNSEL

MICHAEL D. MCCULLOCH, ESQ.

ATTORNEYS

WILLIAM Z. KOLOBARIC, ESQ.
BRANDAN A. HALLAQ, ESQ.
JOHN F. CALVIN, ESQ.
KAYLEIGH B. LONG, ESQ.
BREE ANNE STOPERA, ESQ.

37085 GRAND RIVER AVENUE, SUITE 200, FARMINGTON, MICHIGAN 48335 ▪ 1001 BAY ST, STE B, TRAVERSE CITY, MICHIGAN
49684
PHONE: (248) 478-1800 ▪ WEB: HIRZELAW.COM

February 20, 2020

Via Regular United States Mail

Andrew Daily
333 East Cady Street
Northville, MI 48167

Re: New Victorian Condominium Association

Dear Andrew:

Enclosed please find the recorded Second Amendment to Master Deed relating to the above-mentioned subject for your records. Should you have any questions regarding this matter, please feel free to contact me at (248) 478-1800 or at bcami@hirzellaw.com. Thank you.

Sincerely,

HIRZEL LAW, PLC



Blair Cami

Legal Assistant to Matthew Heron, Esq.

Enclosures

HIRZEL LAW, PLC

37085 GRAND RIVER AVENUE, SUITE 200 ▪ FARMINGTON, MICHIGAN 48335 ▪ PHONE: (248) 478-1800 ▪ WEB: HIRZELAW.COM



SECOND AMENDMENT TO MASTER DEED

New Victorian Condominium

New Victorian Condominium Association, a Michigan nonprofit corporation (the "Association"), whose address is c/o Andrew Daily, President of the Association, 333 East Cady Street, Northville, Michigan 48167, hereby amends the Master Deed in accordance with Sections 90 and 90a of the Condominium Act. Upon recordation in the office of the Wayne County Register of Deeds of this Amendment, said Second Amendment to the Master Deed made and executed on this 13th day of February, 2020, shall become effective.

WITNESSETH:

WHEREAS, New Victorian Condominium was established as a condominium project pursuant to the Michigan Condominium Act (being Act 59 of Public Acts of 1978, as amended) (the "Act"), the original Master Deed recorded at Liber 36043, Page 47, Wayne County Records, known as Wayne County Condominium Subdivision Plan No. 658, and the First Amendment to Master Deed was recorded on March 9, 2009, at Liber 47749, Page 798, Wayne County Records (the "First Amendment"), (together the "Master Deed").

WHEREAS, the Association wishes to amend the Master Deed in accordance with Sections 90 and 90a of the Condominium Act.

WHEREAS, the Association held a meeting of the members on January 7, 2019, at which each member of the Association approved this Second Amendment.

WHEREAS, this Amendment neither enlarges the Common Elements of the Condominium nor alters the formula for determining existing percentages of value in the Condominium.

The Master Deed shall be amended upon recording with Wayne County Register of Deeds for, as required by Section 73 of the Condominium Act (MCL § 559.173).

NOW, THEREFORE, the New Victorian Condominium Condominium Master Deed is hereby amended as follows:

1. Section 4.2 of the Master Deed is hereby amended by replacing in its entirety Section 4.2 of the New Victorian Condominium Master Deed with the following Section 4.2:

EXAMINED AND APPROVED

DATE FEB 19 2020

BY MCC EMA NC

AMY L. MILLER-VANDAWAKER

PLAT ENGINEER

June 19, 2019

WAYNE COUNTY TREASURER Clerk
Not Examined
This is to certify that there are no delinquent property taxes owed to our office on this property for five years prior to the date of this instrument. No representation is made as to the status of any tax liens or files owed to the other entities.
2/19/20
Amy L. Miller-Vandawaker

Section 4.2 Limited Common Elements. Limited Common Elements shall be subject to the exclusive use and enjoyment of the Owner of the Unit to which the Limited Common Element is appurtenant. Any future Limited Common Elements shall be shown on the amendments to this Master Deed and the Condominium Subdivision Plan as provided in Article 7 below. The Limited Common Elements are:

A)

Unit No.	Apartment No.	Parking Space No.	Storage Room No.
1	327	PS 8	SR 7
2	303	PS 9	SR 8
3	321	PS 7	SR 6
4	325	PS 11	SR 0
5	337	PS 3	SR 2
6	333	PS 4	SR 3
7	331	PS 6	SR 5
8	335	PS 10	SR 9
9	311	PS 2, PS 5	N/A

B) Unit 9. The restrooms and portions of the hallways located on the first floor are limited in use to the Co-owner of Unit 9. The portion of the Condominium previously designated as limited common element storage rooms 1 and 4 on the original Subdivision Plan are within the boundaries of Unit 9.

C) Units 1 – 8. The common hallways and lobbies on the second and third floors are limited in use to the Co-owners of Units 1-8, and the surface of the balconies adjacent to each of the Units 1 – 8, respectively, are limited in use to the Co-owner of the Unit to which the balcony is appurtenant. The handicapped parking space located on the first floor of the Condominium Building is limited in use to the Co-owners of Units 1-8.

2. The Subdivision Plan attached to the Master Deed as Exhibit B is hereby amended by recording Replat No. 2, attached hereto as Exhibit B, replacing in their entirety Sheets 1, 3, 4, & 5 of the Subdivision Plan.

3. In all other respects, the Master Deed, Condominium Bylaws and Condominium Subdivision Plan, including any and all amendments thereto, remain in full force and effect and are hereby ratified and reconfirmed.

[SIGNATURE ON FOLLOWING PAGE]

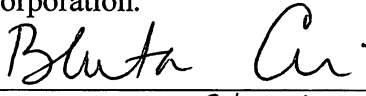
IN WITNESS WHEREOF, the Association has caused this Second Amendment to the Master Deed to be executed the day and year first above written.

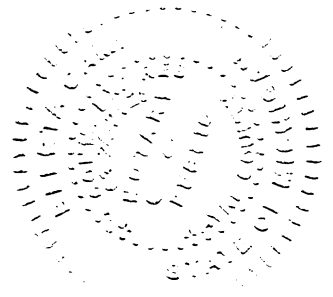
New Victorian Condominium Association, a Michigan nonprofit corporation

By: 
Name: Andrew Daily
Its: President

STATE OF MICHIGAN)
) ss
COUNTY OF WAYNE)

On this 13th day of February, 2020, the foregoing Second Amendment to the Master Deed was acknowledged before me by Andrew Daily, President of the New Victorian Condominium Association, a Michigan nonprofit corporation, on behalf of and by authority of the corporation.


Notary Public, Blerta Cami
Wayne County, Michigan
My Commission Expires: 03/24/2023
Acting in Wayne County, Michigan



Drafted by and when recorded, return to:

Matthew W. Heron, Esq.
HIRZEL LAW, PLC
37085 Grand River Avenue, Suite 200
Farmington, Michigan 48335
(248)478-1800

REPLAT No. 2 OF

WAYNE COUNTY CONDOMINIUM
SUBDIVISION PLAN No. 658

EXHIBIT B TO THE SECOND AMENDMENT TO THE MASTER DEED OF

THIS CONDOMINIUM SUBDIVISION PLAN IS NOT
REQUIRED TO CONTAIN DETAILED PROJECT DESIGN
PLANS PREPARED BY THE APPROPRIATE LICENSED
DESIGN PROFESSIONAL. SUCH PROJECT DESIGN
PLANS ARE FILED, AS PART OF THE CONSTRUCTION
PERMIT APPLICATION WITH THE ENFORCING AGENCY
FOR THE STATE CONSTRUCTION CODE IN THE
RELEVANT GOVERNMENTAL SUBDIVISION. THE
ENFORCING AGENCY MAY BE A LOCAL BUILDING
DEPARTMENT OR THE STATE DEPARTMENT OF
LICENSING AND REGULATORY AFFAIRS

NEW VICTORIAN CONDOMINIUM

A PART OF THE SOUTH 1/2 OF SECTION 3, T1S, R8E,
CITY OF NORTHVILLE, WAYNE COUNTY, MICHIGAN

DEVELOPER
CADDY CHURCH DEVELOPMENT CO., INC.
219 WEST MAIN STREET
NORTHVILLE, MICHIGAN 48167

CONDOMINIUM ASSOCIATION
NEW VICTORIAN CONDOMINIUM
ASSOCIATION
333 EAST CADDY STREET
NORTHVILLE, MICHIGAN 48167

SURVEYOR
WASHTENAW ENGINEERING COMPANY
3526 W. LIBERTY ROAD, STE. 400
P.O. BOX 1128
ANN ARBOR, MICHIGAN 48103

DESCRIPTION

BEGINNING at the Southeastern corner of Lot 55, ASSESSOR'S NORTHVILLE PLAT NO. 1, of Volume 9, Yeoman Addition to the Village of Northville and of Block 12 of the Plat of the Village of Northville as recorded in Liber 18, Page 341 and 342 of Deeds and of Plat of the Village of Northville as recorded in Liber 18, Page 341 and 342 of Deeds and of Plat of the South 1/2 of Section 3, T1S, R8E, Village (One City of Northville, Wayne County, Michigan) Assessor's Northville Plat No. 1, thence S89°42'54"W 118.68 feet to the East boundary line of the Eastern line of Lot 55 of said ASSESSOR'S NORTHVILLE PLAT NO. 1, thence S00°41'57"E 61.66 feet along the Eastern line of Lot 55 of said ASSESSOR'S NORTHVILLE PLAT NO. 1, thence S00°41'57"E 61.66 feet along the Eastern line of Lot 21 of said ASSESSOR'S NORTHVILLE PLAT NO. 1, thence S88°42'54"W 118.68 feet along the Eastern line of Lot 21 of said ASSESSOR'S NORTHVILLE PLAT NO. 1, thence S89°42'54"W 118.68 feet to the East boundary line of the Eastern line of Lot 55 of said ASSESSOR'S NORTHVILLE PLAT NO. 1, and containing 0.27 acres of land, more or less. Being subject to easements and restrictions of record. (Amp)

- SHEET INDEX**
- *1. COVER SHEET
 - *2. SURVEY PLAN
 - *3. SITE PLAN
 - *4. UTILITY PLAN
 - *5. FIRST AND MEZZANINE FLOOR PLANS
 - *6. SECOND AND THIRD FLOOR PLANS
 - *7. ROOF PLAN AND SECTIONS
- THE ASTERISK (*) INDICATES AN AMENDED SHEET WHICH IS REVISED, DATED 1-20-2020. THE SHEETS WITH THIS AMENDMENT ARE TO REPLACE THOSE SHEETS PREVIOUSLY RECORDED.

EXAMINED AND APPROVED
DATE FEB 19 2020
BY MLC EMYA NJC
AMY L. MILLER-VANDAWAKER
PLAT ENGINEER



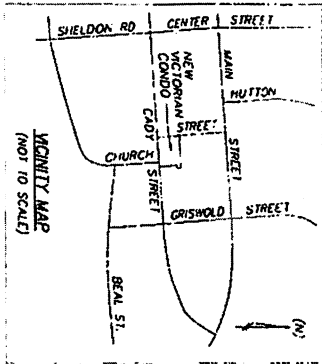
Thomas L. Sutherland
THOMAS L. SUTHERLAND, PROFESSIONAL SURVEYOR
MICHIGAN No. 24650

SUBJECT'S CERTIFICATE
 I, THOMAS L. SUTHERLAND, PROFESSIONAL SURVEYOR OF THE STATE OF MICHIGAN, HEREBY CERTIFY THAT THE SURVEY SHOWN AS WAYNE COUNTY CONDOMINIUM SUBDIVISION PLAN NO. 658, AS SHOWN ON THE ACCOMPANYING DRAWINGS, REPRESENTS A SURVEY ON THE GROUND MADE UNDER MY DIRECTION, THAT THERE IS AN EXISTING STORM SEWER AND BUILDING ENCROACHMENT AS SHOWN UPON THE LAND AND PROPERTY THEREIN DESCRIBED.
 THE STORM MONUMENTS AND IRON MARKERS WILL BE LOCATED IN THE GROUND WITHIN ONE FEET OF THE DATE OF THIS CERTIFICATE AS REQUIRED BY RULES PROMULGATED UNDER SECTION 142 OF ACT NUMBER 59 OF THE PUBLIC ACTS OF 1978. THAT THE ACCURACY OF THIS SURVEY IS WITHIN THE LIMITS REQUIRED BY THE RULES PROMULGATED UNDER SECTION 142 OF ACT NUMBER 59 OF THE PUBLIC ACTS OF 1978. THE SURVEY PLAN AS REQUIRED BY THE RULES PROMULGATED UNDER SECTION 142 OF ACT NUMBER 59 OF THE PUBLIC ACTS OF 1978.

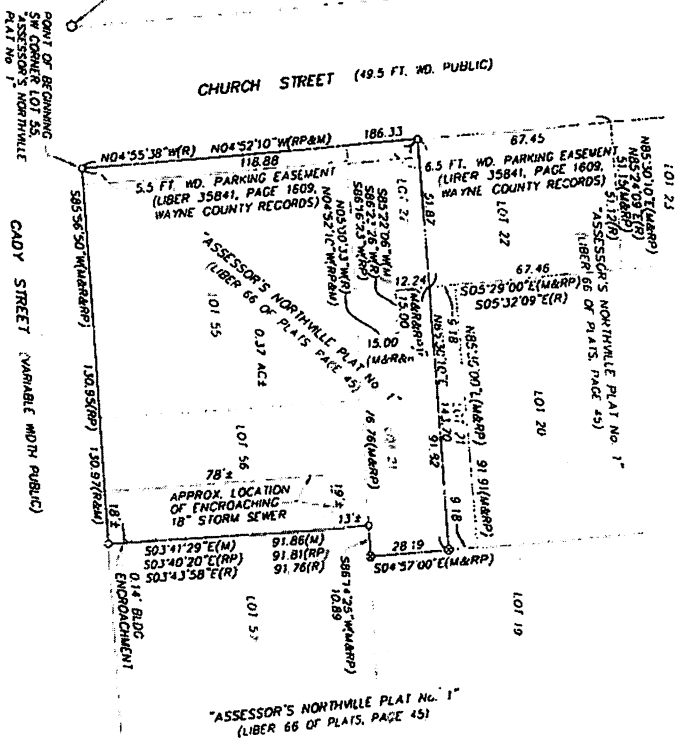


THOMAS L. SUTHERLAND
 LICENSED PROFESSIONAL
 SURVEYOR NO. 24620
 WASHINGTON ENGINEERING COMPANY
 3526 WEST LIBERTY ROAD, STE 400
 ANN ARBOR, MICHIGAN 48106

DATE: JANUARY 27, 2020



BENCHMARK
 TOP OF BLOCK CORNER MONUMENT
 ELEV. = 806.87 (U.S.G.S. DATUM)



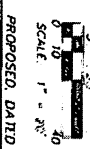
CHURCH STREET
 (42 FT. WD. PUBLIC)

CADY STREET
 (VARIABLE WIDTH PUBLIC)

CHURCH STREET (49.5 FT. WD. PUBLIC)

"ASSESSOR'S NORTHVILLE PLAT NO. 1"
 (LIBER 66 OF PLATS, PAGE 45)

- LEGEND**
- ⊙ CONCRETE MONUMENT SET
 - CONCRETE MONUMENT SET
 - IRON ROD
 - (1/2" DIA. IRON ROD 18" LONG SET IN HAND SURFACE)
 - RECORDED MASTER DEED IN LIBER 3604, PAGE 47
 - RECORDED PLAT IN LIBER 66 OF PLATS, PAGE 45
 - MEASURED
- BEARINGS ARE RELATED TO "ASSESSOR'S NORTHVILLE PLAT NO. 1" AS RECORDED IN LIBER 66 OF PLATS, PAGE 45, WAYNE COUNTY RECORDS.



PROPOSED, DATED 1-20-2020 SHEET 2

SEC. 14 TOWNSHIP SOUTH RANGE 8 EAST
 CITY OF NORTHVILLE
 WAYNE COUNTY, MICHIGAN

DESIGN: S.B.
 DRAWN: S.B.
 CHECK: P.C.
 FILE NO. 9671

OWG. NO. 31166-2
 F.B. 359
 JOB NO. 31166

FOR CADY CHURCH DEVELOPMENT CO., INC.

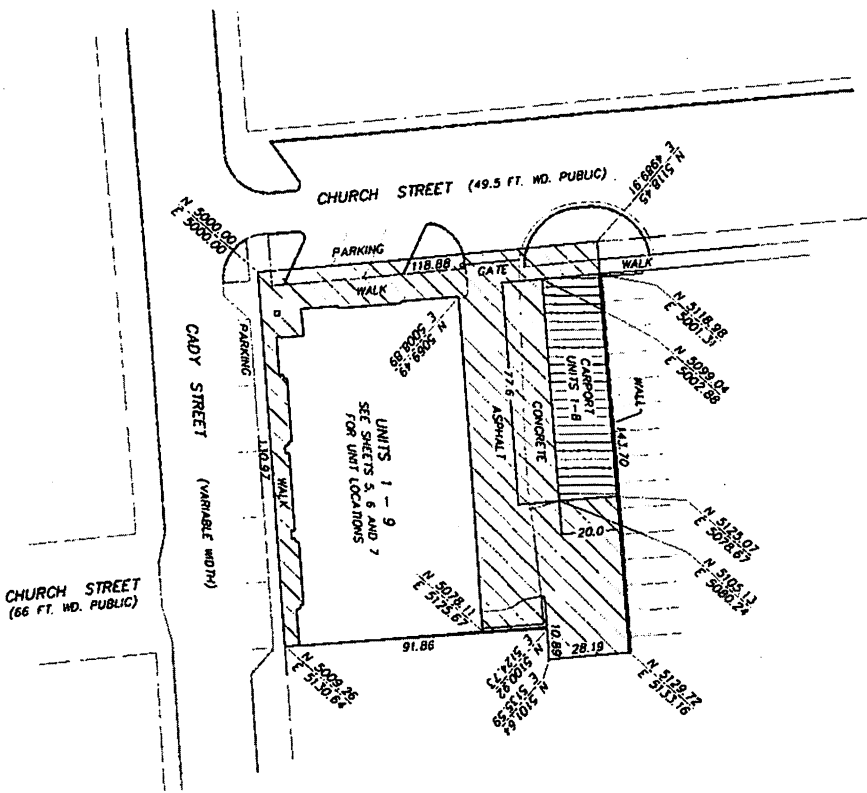
**NEW VICTORIAN
 CONDOMINIUM**

SURVEY PLAN

WASHINGTON ENGINEERING

CIVIL ENGINEERS
 PLANNERS
 SURVEYORS

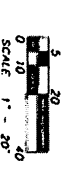
P.O. BOX 1128 3526 W. LIBERTY RD.
 ANN ARBOR, MI 48103 (734)-761-8800



LEGEND

- ▨ LIMITED COMMON ELEMENT
- ▧ GENERAL COMMON ELEMENT
- COORDINATE VALUES
- DUMPSTER PAD

UNITS 1 THROUGH 9 AND THEIR GENERAL COMMON AND LIMITED COMMON ELEMENTS MUST BE BUILT.



Thomas L. Slingerland
 THOMAS L. SLINGERLAND, PROFESSIONAL SURVEYOR
 MICHIGAN No. 24620



PROPOSED, DATED 1-20-2020 SHEET 3

SECTION 1, TOWN 1, SOUTH RANGE 8, EAST		FOR CADY CHURCH DEVELOPMENT CO. INC.	
CITY OF NORTHRVILLE			
WAYNE COUNTY, MICHIGAN			
DESIGN S.B.		DWG. NO. 31166-J	
DRAWN S.B.		J.B. 559	
CHECK P.C.			
FILE NO. 9671		JOB NO. 31166	

**NEW VICTORIAN
 CONDOMINIUM**

SITE PLAN

WASHTENAW ENGINEERING

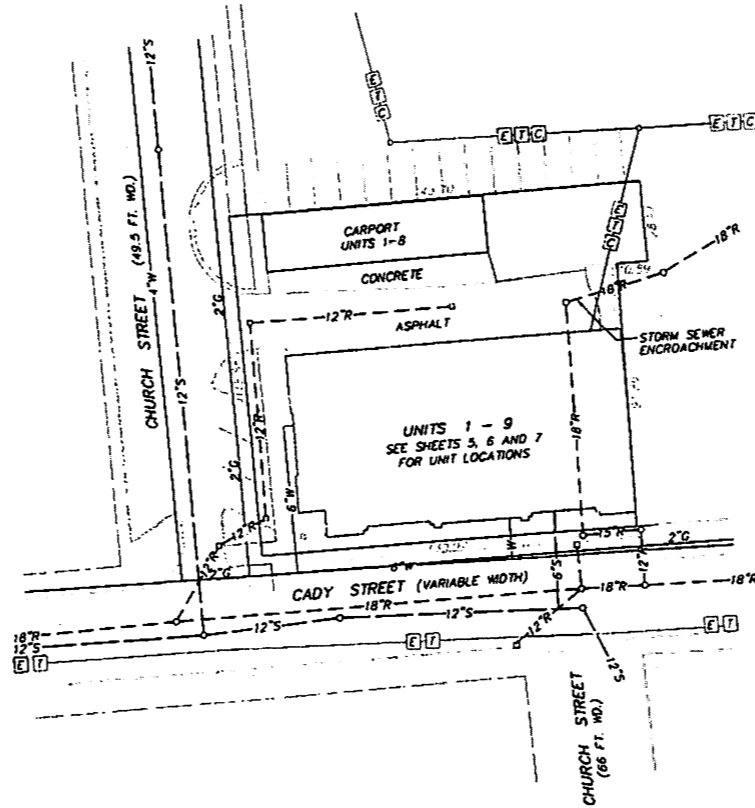
CIVIL ENGINEERS
 PLANNERS
 SURVEYORS

P.O. BOX 1128 3526 W. LIBERTY RD.
 ANN ARBOR, MI 48103 (734)-761-8800

NOTE

ALL UTILITIES ARE EXISTING OR MUST BE BUILT
 EACH UNIT IS SERVED WITH SEWER AND WATER BY CITY OF
 NORTHVILLE PUBLIC SERVICES DEPARTMENT
 EACH UNIT IS SERVED WITH GAS BY CONSUMERS POWER CO.
 EACH UNIT IS SERVED WITH ELECTRIC BY DTE AND WITH
 TELEPHONE BY AT&T

UTILITY LOCATIONS SHOWN ARE FROM FIELD OBSERVATIONS, CITY
 OF NORTHVILLE AND SITE ENGINEERING PLANS BY JOX & ASSOCIATES, INC.
 AND WILL BE SHOWN ON THE FINAL AS-BUILT DRAWINGS
 GAS, ELECTRIC, TELEPHONE AND CABLE TELEVISION LINES WILL
 BE SHOWN ON THE FINAL AS-BUILT DRAWINGS

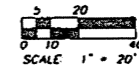


LEGEND

- R — STORM SEWER
- S — SANITARY SEWER
- W — WATER
- G — GAS
- E — ELECTRIC
- T — TELEPHONE
- C — CABLE
- H — HYDRANT
- M — MANHOLE
- CB — CATCH BASIN

SEE SHEET 5 FOR APPROXIMATE UTILITY METER LOCATIONS

(N)



THOMAS L. SUTHERLAND, PROFESSIONAL SURVEYOR
 MICHIGAN No. 24620



WANDERLING ENGINEERING
 CIVIL ENGINEERS
 PLANNERS
 SURVEYORS
 P.O. BOX 1120 4826 W. LIBERTY RD.
 ANN ARBOR, MI 48103 (313)-761-8800

UTILITY PLAN

NEW VICTORIAN CONDOMINIUM

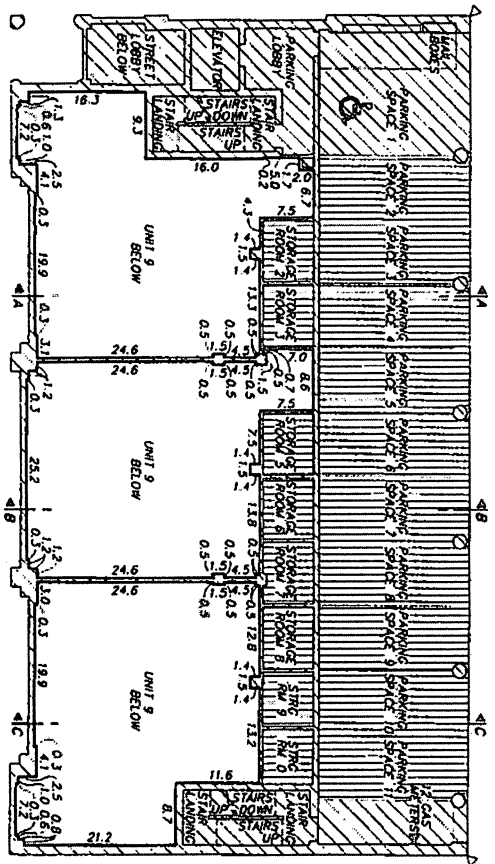
SECTION 1, TOWN J, SOUTH RANGE 2, EAST FOR CADY CHURCH DEVELOPMENT CO. INC.

CITY OF NORTHVILLE
 WAYNE COUNTY, MICHIGAN
 DESIGN: T.S.
 CHECKER: T.S.
 DATE: 11/16/20
 P.L. NO. 24620
 JOB NO. 31166
 FILE NO. 9671

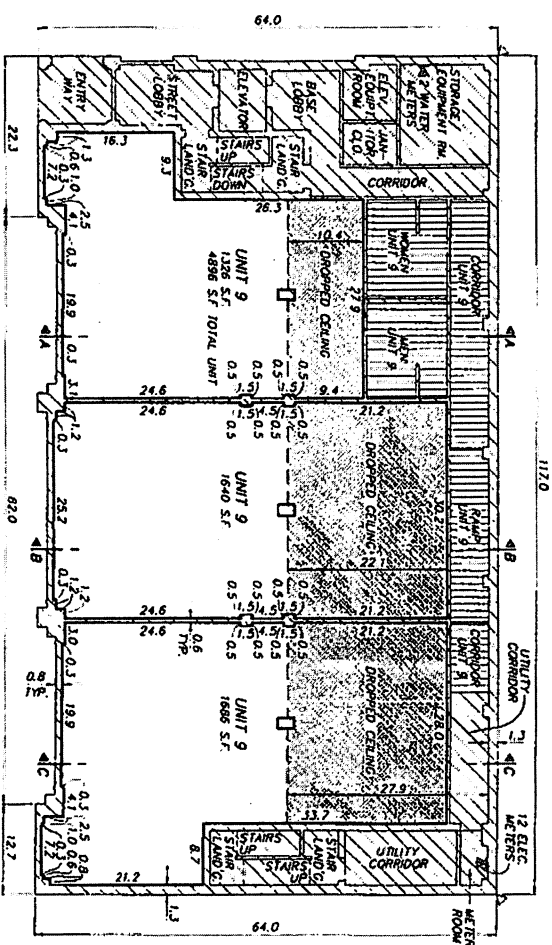
LEGEND

- GENERAL COMMON ELEMENT
- LIMITED COMMON ELEMENT
- LIMITS OF OWNERSHIP
- UTILITY METERS
- COORDINATE POINTS (GENERAL COMMON)
- DROPPED CEILING
- STNG STORAGE ROOM

ALL ANGLES BETWEEN WALLS, FLOORS AND CEILINGS ARE 90° EXCEPT WHERE OTHERWISE LABELED
 AREAS ARE CALCULATED FROM INTERIOR DIMENSIONS.
 UNITS 1 - 9 AND THEIR GENERAL COMMON AND LIMITED COMMON ELEMENTS MUST BE BUILT
 FINAL METER LOCATIONS WILL BE SHOWN ON THE FINAL AS-BUILT DRAWINGS



MEZZANINE FLOOR PLAN



FIRST FLOOR PLAN

THOMAS L. SUTHERLAND, PROFESSIONAL SURVEYOR
 MICHIGAN NO. 24820

PROPOSED, DATED 1-20-2020 SHEET 5

DESIGN	SUB	DWG. NO.	31166-5
DRAWN	SS	T.A.	352
CHECK	SS	JOB NO.	31166
FILE NO.	9671		

SECTION 1, 10th J. SOUTH RANGE B. EAST
 CITY OF NORTHVILLE
 WAYNE COUNTY, MICHIGAN

CLIENT CADY CHURCH DEVELOPMENT CO. INC.

**NEW VICTORIAN
 CONDOMINIUM**

**FIRST AND MEZZANINE
 FLOOR PLANS**

WASHTENAW ENGINEERS

CIVIL ENGINEERS
 PLANNERS
 SURVEYORS

P.O. BOX 1128 3526 W. LIBERTY RD.
 ANN ARBOR, MI 48103 (734)-761-8800