



ADM

FOURTH AMENDMENT TO AMENDED AND RESTATED
MASTER DEED OF UNIVERSITY COMMONS

University Commons Association, a Michigan nonprofit corporation, 817 Asa Gray Drive, Ann Arbor, Michigan 48105, the administrator of University Commons, a condominium project established pursuant to the Michigan Condominium Act, as amended (Act 59 of the Public Acts of 1978, as amended), and pursuant to the Amended and Restated Master Deed of University Commons, as recorded on November 19, 2009, in Liber 4761, Page 68, Washtenaw County Records, and known as Washtenaw County Condominium Subdivision Plan No. 318, hereby amends the Condominium Bylaws attached to the Amended and Restated Master Deed as Exhibit A, pursuant to the authority reserved in Article VIII of the Condominium Bylaws, and with the unanimous approval of the Board of Directors, for the purpose of amending Section 6.4H of Article VI of the Condominium Bylaws which governs smoking on, in, within, and around the Condominium Premises.

Upon the recording of this Fourth Amendment to Amended and Restated Master Deed in the office of the Washtenaw County Register of Deeds, the following Section 6.4H of Article VI of the Condominium Bylaws attached to the Amended and Restated Master Deed as Exhibit A replaces and supersedes the original Section 6.4H and Section 6.4H as originally recorded shall have no further force or effect:

ARTICLE VI

BUILDING AND USE RESTRICTIONS

6.4H. The Condominium Premises of University Commons is a smoke-free property including all Condominium Land, buildings, roads, improvements, grounds, Units, Common Elements, Limited Common Elements, interior spaces, and exterior spaces. A Co-Owner who smoked in his or her Unit prior to October 10, 2019 is permitted to continue smoking within his or her Unit on and after October 10, 2019 provided that the smoke resulting from such permitted smoking cannot be seen and/or smelled outside of the Unit. A Co-Owner of a Villa may smoke on his or her back patio until such time as the Board receives a written objection from a Co-Owner who is a next-door neighbor of such patio. Any person may smoke in a vehicle on the Condominium Premises but only if the vehicle is fully enclosed (no open doors or windows) and the vehicle is not

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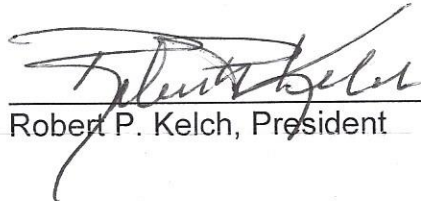
Time Submitted for Recording
Date 6-30-2020 Time 11:00 AM
Lawrence Kestenbaum
Washtenaw County Clerk/Register

in the Woodbridge garage. For the purposes of this Section 6.4H, the term "Co-Owner" includes a Unit lessee in compliance with Section 6.3B of these Condominium Bylaws.

In all respects other than the foregoing replacement of Section 6.4H, the Amended and Restated Master Deed of University Commons is hereby ratified, confirmed, and redeclared.

University Commons Association,
a Michigan nonprofit corporation

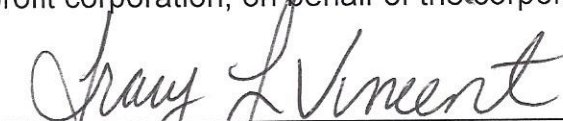
June 18
Dated: ~~April~~ 18, 2020


Robert P. Kelch, President

STATE OF MICHIGAN)
)ss.
COUNTY OF WASHTENAW)

The foregoing document was acknowledged before me in Washtenaw County, Michigan, this 18 day of ~~April~~ June 2020 by Robert P. Kelch, the President of University Commons Association, a Michigan nonprofit corporation, on behalf of the corporation.

JUNE


Tracy L. Vincent, Notary Public
Washtenaw County, Michigan
Acting in Washtenaw County, Michigan
My Commission Expires: April 8, 2026

This instrument drafted by and
when recorded return to:

Dwight D. Ebaugh
827 Asa Gray Drive, Apt. 256 ✓
Ann Arbor, Michigan 48105

Recording fee: \$30.00

Tax Code #s: 09-09-27-100-004 through -095 (Units 1-92)

