

## Condominium Documents Overview

These documents give a picture of the governing documents for the University Commons Association. The complete picture of "Condominium Documents" also includes the articles of incorporation for University Commons Association (a document that is rarely of practical significance) and all of the UCA policies and rules adopted by the UCA board, which are also contained in the Resident Handbook.

The six governing documents are:

(1) The Amended and Restated Master Deed. As a matter of law, the Master Deed establishes University Commons as a condominium project under the provisions of the Michigan Condominium Act. This document includes its attached Exhibits, Exhibit A and Exhibit B. Exhibit A is the Amended and Restated Condominium Bylaws. Exhibit B is the Condominium Subdivision Plan, which is not actually attached because it is large and long. Its location is identified by reference to Sheets, Liber, and Page in the office of the Washtenaw County Register of Deeds.

(2) The Restated Association Bylaws. The Association Bylaws are important but rarely of interest to co-owners because they contain the procedural rules for the nonprofit corporation known as University Commons Association - rules pertaining to meetings, notices, adjournments, board of directors, elections, powers, committees, and the like. The bylaws that more often touch upon the lives of co-owners are the Condominium Bylaws attached as Exhibit A to the Master Deed. The Condominium Bylaws cover things like co-owner membership in the Association, voting, assessments, apportionment of assessments, legal actions, insurance, responsibility for reconstruction and repair, building and use restrictions, qualified owners, leasing, fines, and the like. When people use the term "Bylaws" in everyday conversation, they are usually referring to the Condominium Bylaws.

(3) First Amendment to Amended and Restated Master Deed of University Commons. This is an amendment to the Condominium Bylaws and specifically to Article VI pertaining to leasing. Since the Condominium Bylaws document is an Exhibit to the Master Deed, an Amendment to the Condominium Bylaws documents is described as an Amendment to the Master Deed.

(4) Second Amendment to Amended and Restated Master Deed of University Commons. This is an amendment to the Condominium Bylaws and specifically to Article VI pertaining to building and use restrictions (prohibited activities).

(5) Third Amendment to Amended and Restated Master Deed of University Commons. This is an amendment to the Condominium Bylaws and specifically to Article II pertaining to assessments (budgeting).

(6) Fourth Amendment to Amended and Restated Master Deed of University Commons. This is an amendment to the Condominium Bylaws and specifically to Section 6.4 H. pertaining to smoking policy.

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