



**SEVENTH AMENDMENT TO THE MASTER DEED OF
LAKEPOINTE TOWERS CONDOMINIUM
(ACT 59, PUBLIC ACTS OF 1978, AS AMENDED)
MACOMB COUNTY CONDOMINIUM SUBDIVISION PLAN NO. 271**

This Seventh Amendment to the Master Deed of Lakepointe Towers Condominium is made and executed this 14th day of December, 2022, by Lakepointe Towers Association, a Michigan nonprofit corporation (the "Association"), in accordance with the Michigan Condominium Act (being Act 59 of the Public Acts of 1978, as amended) (the "Condominium Act").

The Association, the nonprofit corporation organized for the administration and management of Lakepointe Towers Condominium (the "Condominium") a condominium project established pursuant to the Master Deed for Lakepointe Towers Condominium, recorded in Liber 4376, Page 628 et seq., the First Amendment recorded in Liber 4515, Page 949 et seq., the Second Amendment recorded in Liber 4952, Page 734 et seq., the Third Amendment recorded in Liber 12816, Page 625 et seq., the Fourth Amendment recorded in Liber 22007, Page 519 et seq., the Fifth Amendment recorded in Liber 23124, Page 827 et seq., and the Sixth Amendment recorded in Liber 24276, Page 734 et seq., Macomb County Records, for the purpose of shifting the maintenance responsibilities for all unit windows, doors and doorwalls to the co-owners and to define inoperable vehicles.

Article IV, Section 3(b) of the Master Deed is amended to read as follows:

(b) Windows, Doors, Doorwalls and Screens. The cost of maintenance, repair and replacement of all windows, doors, doorwalls and screens of each unit shall be borne by each of the Co-owners of the Condominium Units services thereby. The Association shall regulate the appearance of the windows, doors, doorwalls and screens. In the event the Co-owner fails to properly maintain, repair and replace said windows, doors, doorwalls and screens, the Association may, after notice to the co-owner, contract for said maintenance, repair and replacement thereof and assess the costs thereof to the Co-owner, which costs shall be collectible in the same manner as condominium assessments pursuant to Article II of the Condominium Bylaws.

Article IV, Section 7 of the Condominium Bylaws is amended to read as follows:

Section 7. Vehicles. No house trailers, commercial vehicles, boat trailers, boats, camping vehicles, camping trailers, all-terrain vehicles, snowmobiles, snowmobile trailers or vehicles other than automobiles or vehicles used primarily for personal transportation purposes may be parked or stored upon the premises of the Condominium without the prior written approval of the Association which

Document drafted by and when recorded return to:

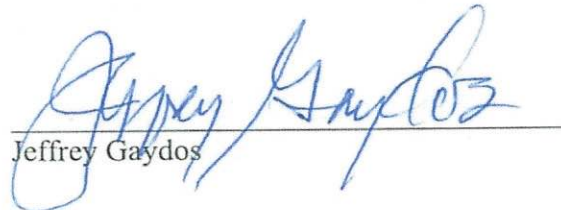
Wayne G. Wegner, Esq.
Makower Abbate Guerra Wegner Vollmer PLLC
23201 Jefferson Ave.
St. Clair Shores, MI48080

CERTIFICATION

STATE OF MICHIGAN)
) SS
COUNTY OF MACOMB)

I, Mike Schall, being first duly sworn, depose and state as follows:

1. I am the President of Lakepointe Towers Association, the corporation named in and which executed the Amendment to the Master Deed of Lakepointe Towers Condominium.
2. The Amendment to the Master Deed of Lakepointe Towers Condominium was submitted to all Co-owners of Units in Lakepointe Towers Condominium for the purpose of voting on such document. The Co-owners approved the document by a vote of more than two-thirds of all Co-owners entitled to vote.


Jeffrey Gaydos

Acknowledged, subscribed and sworn to before me
this 14 day of DEC, 2022.


Notary Public
County, Michigan

Acting in _____ County
My Commission Expires:

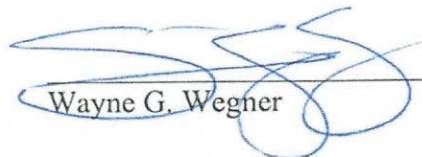
WAYNE G. WEGNER
NOTARY PUBLIC, STATE OF MI
COUNTY OF WAYNE
MY COMMISSION EXPIRES May 8, 2024
ACTING IN COUNTY OF MACOMB

CERTIFICATION

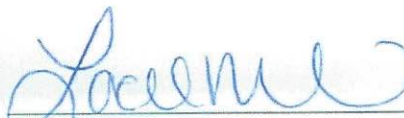
STATE OF MICHIGAN)
) SS
COUNTY OF MACOMB)

I, Wayne G. Wegner, being first duly sworn, depose and state as follows:

1. I am the attorney for Lakepointe Towers Association, the Corporation named in and which executed the attached Amendment to the Master Deed of Lakepointe Towers Condominium.
2. I sent a copy of the attached Amendment to the Master Deed of Lakepointe Towers Condominium and the ballot and notice required under Section 90A of the Michigan Condominium Act to all mortgagees of record of those Units qualified to vote, as listed in the records of the Macomb County Register of Deeds for the purpose of obtaining approval of said mortgagees to the Amendment to the Master Deed of Lakepointe Towers Condominium.
3. Two-thirds (2/3^{rds}) of said mortgagees have consented to the attached Amendment to the Master Deed of Lakepointe Towers Condominium in accordance with the provisions of Section 90A of the Michigan Condominium Act. Said consents will be maintained for a period of two years in Lakepointe Towers Association records located in my office at 30140 Orchard Lake Rd., Farmington Hills, MI 48334.


Wayne G. Wegner

Acknowledged, subscribed and sworn to before me this 14 day of December, 2022.


Lacie Miela
Macomb,
Notary Public
County, Michigan
Acting in Macomb County
My Commission Expires: 9/24/2028

LACIE MIELA
NOTARY PUBLIC, STATE OF MI
COUNTY OF MACOMB
MY COMMISSION EXPIRES Sep 24, 2028
ACTING IN COUNTY OF macomb