

Lot Information & Pricing

<u>LOT #</u>	<u>PRICE</u>	<u>APPROX. ACRES</u>	<u>WATERFRONT</u>
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1	SOLD	0.78	YES
2	SOLD	0.56	YES
3	SOLD	0.60	YES
4	\$114,900	0.56	YES
5	SOLD	0.55	YES
6	SOLD	0.51	YES
7	SOLD	0.48	YES
8	\$114,900	0.52	YES
9	\$89,900	0.61	WATER VIEW
10	\$89,900	0.64	WATER VIEW
11	\$89,900	0.70	WATER VIEW
12	SOLD	0.60	WATER VIEW
13	SOLD	0.49	WATER VIEW
14	SOLD	0.76	YES

<u>LOT #</u>	<u>PRICE</u>	<u>APPROX. ACRES</u>	<u>WATERFRONT</u>
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15	SOLD	0.72	YES
16	\$114,900	1.10	YES
17	\$99,000	1.12	NO
18	\$99,000	1.22	NO
19	\$79,900	0.64	NO
20	\$79,900	0.66	NO
21	\$79,900	0.65	NO
22	\$79,900	0.62	NO
23	\$79,900	0.81	NO
24	\$79,900	0.65	NO
25	\$79,900	0.71	NO
26	\$79,900	0.72	NO

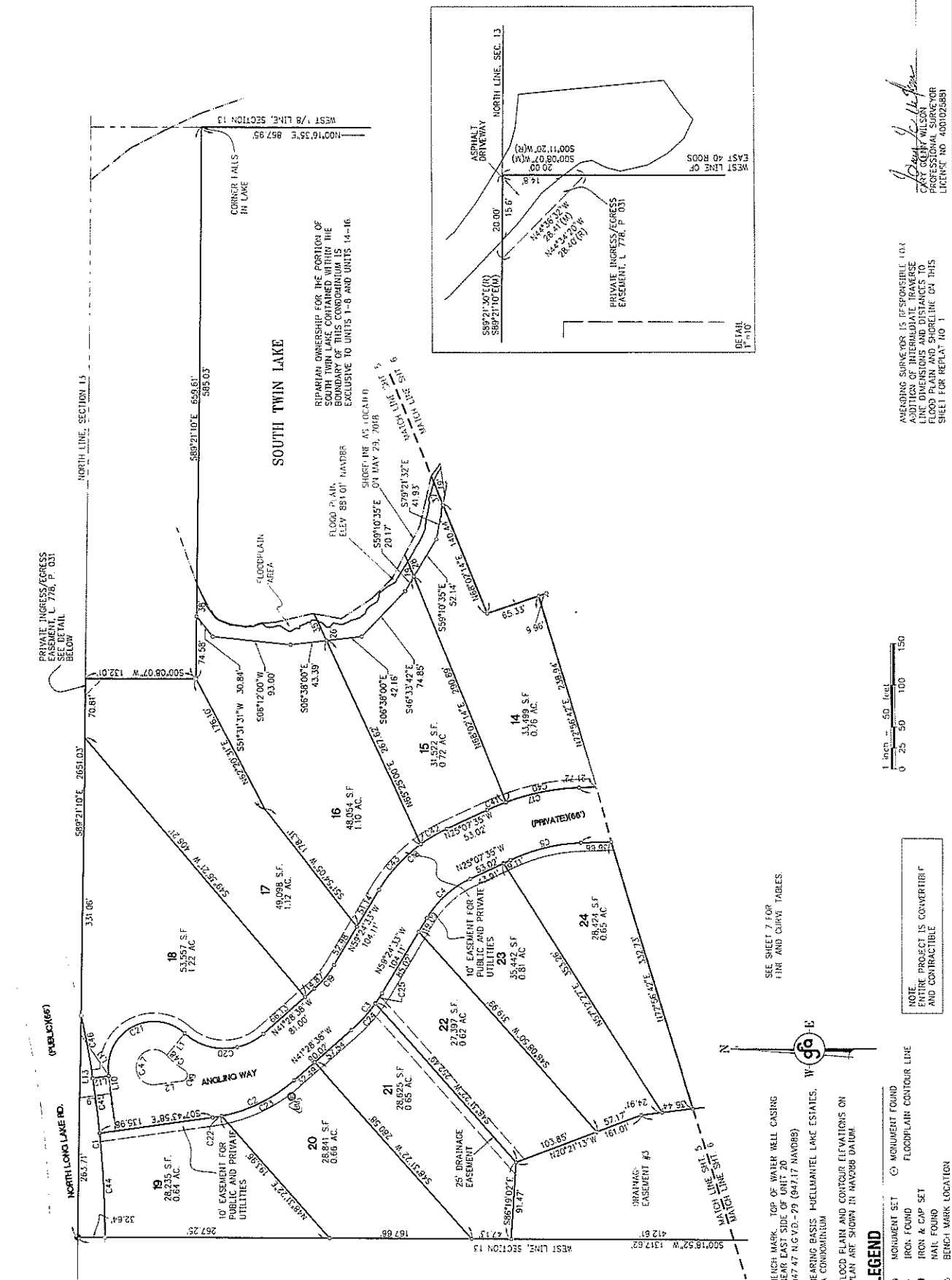
REPLAT NO. 1, GRAND TRAVERSE COUNTY CONDOMINIUM SUBDIVISION PLAN NO. 484
 EXHIBIT "B" TO THE MASTER DEED OF
 HUELLMANTSEL RIDGE, A SITE CONDOMINIUM
 *SURVEY DETAIL UNITS 14-24 (Replat No. 1)
 LONG LAKE TOWNSHIP, GRAND TRAVERSE COUNTY, MICHIGAN

PROPOSED DATED
 05-27-2022

WILSON
 16161
 SHEET 5

ENGINEERING
 SURVEYING
 TESTING & OPERATIONS
 hmv/glatco
 231.946.2974 (p)
 231.946.2703 (f)

Traverse City, MI 49684
 123 West Front Street
 Glatco-Frost, Inc.



[Signature]
 CARY GILBY WILSON
 LICENSE NO. 40002588

AMENDING SURVEY NO. 15 OF SPONSHELL, 10.1
 ADDITION OF INTERMEDIATE TRAVERSE
 LINE OF BOUNDARIES, STRANGES
 FILED IN GRAND TRAVERSE COUNTY
 SHEET FOR REPLAT NO. 1

1 PROJECTS 15161 AND SURVEY CONDOMINIUM HUELLMANTSEL RIDGE, A SITE CONDOMINIUM, REPLAT NO. 1 AND 05-25-22 (21 MAY) TRANS

ARTICLE VI

ARCHITECTURAL CONTROL COMMITTEE/CONSTRUCTION

A. Architectural Control Committee

1. An Architectural Control Committee (the "Committee") shall exist at all times. The Committee shall be vested with the discretionary authority to approve all building plans for any Unit, subject to the criteria, restrictions, and limitations set forth herein.
2. The Committee shall consist solely of the Developer, its assigns, or its representative(s). No Co-owners shall ever be appointed to the Committee, unless the Developer expressly agrees to delegate its duties hereunder.
3. Committee members shall not be compensated as such, but may be reimbursed for their expenses by the Association and not the Developer.
4. No building or structure shall be erected, placed or significantly altered on any Unit without first obtaining approval of the Committee. Detailed construction plans and specifications, together with a site plan showing the proposed location of all improvements, shall be submitted to the Committee, which shall review such plans and specifications within fourteen (14) days of receipt. In the event that a submission is deemed defective, the Committee shall notify the Co-owner in writing of such deficiencies.
5. In making its review, the Committee shall be limited to the record before it, consisting of the plans and specifications, any written statement of deficiencies, amendments submitted to the Committee, and any public documents. The record shall expressly exclude alleged conversations, oral statements, promises, or other verbal acts.
6. The Committee shall be limited to the following actions: approve, disapprove, approve with conditions, or disapprove due to an inadequate record.
7. All action taken by the Committee shall be in writing. If the action is an approval or approval with conditions, each member of the Committee shall sign the submitted plans that are part of the record. The Co-owner or representative shall also countersign the submitted plans, which signature shall be conclusive proof and assent to the plans and specifications.
8. In making any decisions hereunder, the Committee shall be vested with the discretion to assure that all requirements set forth herein shall be complied with.

B. Building Restrictions

1. The Developer recognizes that there can be a significant number of concepts and ideas for the development of lots consistent with its plan for the Condominium Project. The Developer wishes to encourage the formulation of new or innovative concepts and ideas. Nevertheless, for the protection of all lot owners, and for the preservation of the Developer's concept for the development of the Project, the developer wishes to make

certain that any development of a lot will be consistent with its plan for the Condominium Project including the following:

- a. No building shall be erected on any lot except a single, private dwelling to be occupied by not more than one (1) family, for residential purposes only, with an attached two (2) (or more) car garage; the garage must be at least 24' x 24'.
- b. Each dwelling constructed on a lot shall have a minimum of 1600 square feet of above grade, finished living area, excluding any garage, basement, porch, breezeway, or entranceway. As to one and one-half (1 ½) or two (2) story dwellings, the ground floor (above grade) of such dwellings must have a minimum of 1200 square feet. Bi-levels and Tri-levels are discouraged by the Developer will only be considered for approval by the Committee under special circumstances.
- c. All buildings shall be limited to thirty (30) feet in height above the mean ground level of the building foundation area.
- d. Trailers, motor homes, and mobile homes (including manufactured and modular type homes) shall not be permitted. Campers, basement homes, tents, shacks, garages, barns, or other outbuildings shall not be used as a temporary or permanent residence. No exterior cinder block or cement block dwellings shall be permitted.
- e. All exteriors shall be neutral in appearance, composed of natural wood (redwood or cedar), brick, stone, and/or cement board or vinyl siding. All wood exteriors will be properly stained or painted. The exterior siding may be of such other textures that may be approved by the Committee. Colors will be natural, earth-tone hues with flat finishes preferred. No aluminum siding will be allowed except for such uses as gutters, trim and soffits.
- f. All roofing will be of high quality roofing materials approved by the Committee. The minimum roof pitch shall be 6/12 pitch.
- g. All garages must be constructed of the same exterior materials permitted for the construction of residences and maintained, i.e. painted, stained, etc. in an attractive manner. Outbuildings are not permitted.
- h. All Dwellings shall be erected on permanent foundations of concrete, cement blocks, brick, or stone.
- i. Each lot must be improved with one (1), but not more than one (1) asphalt or concrete driveway providing access to a Project roadway within thirty (30) days after the date of receipt of a Certificate of Occupancy for the residential dwelling; the Committee may grant extensions of the completion date due to exigencies of weather. Driveway permits are required for all lots serviced by county maintained roads.
- j. All construction and paving materials shall satisfy all applicable building code, local zoning and police power ordinances requirements.

k. To the extent a sidewalk is planned to be installed adjacent to Unit as shown on Exhibit B, each Unit owner must construct at their expense a concrete sidewalk in the General Common Element road right of way adjacent to their Unit to the Association's specifications and in the location required by the Association within thirty (30) days after the date of receipt of the Certificate of Occupancy for the residential dwelling.

ARTICLE VII

RESTRICTIONS

A. Use Restrictions.

1. No immoral, improper, unlawful or offensive activity shall be carried on in any Unit or upon the Common Elements, nor shall anything be done which may be or become an annoyance or a nuisance to the Co-owners of the Condominium, nor shall any unreasonably noisy activity be carried on in or on the Common Elements or within any Unit at any time. No Co-owner shall do or permit anything to be done or keep or permit to be kept in the Co-owner's Unit or on the Common Elements anything that will increase the rate of insurance on the Condominium without the written approval of the Association, and each Co-owner shall pay to the Association the increased cost of insurance premiums resulting from any such activity or the maintenance of any such condition even if approved, which increased cost may be assessed to and collected from the Co-owner in the manner set forth herein.
2. Domestic pets may be kept. No farm animals of any kind may be kept. Any pets kept in the Condominium shall have such care and restraint as not be obnoxious on account of noise, odor or unsanitary conditions. No savage or dangerous animal shall be kept. No animal may be permitted to run loose upon the General Common Elements, and any animal shall at all times be attended by a responsible person while on the Common Elements. Any person who causes or permits an animal to be brought or kept on the Condominium property shall indemnify and hold harmless the Association for any loss, damage or liability which the Association may sustain as a result of the presence of such animal on the property. The Board of Directors may adopt reasonable rules and regulations regarding pets, and shall have the authority to require removal of offensive or dangerous animals from the Condominium. No commercial breeding of domestic pets shall be allowed.
3. Common Elements shall not be used for storage of supplies, materials, personal property or trash or refuse of any kind, except as provided in the Master Deed or in duly adopted rules and regulations of the Association. All rubbish, trash, garbage and other waste shall be regularly removed from each Unit and shall not be allowed to accumulate therein. All recycling containers will be kept in-doors except during days for scheduled pickup and removal of the contents. Unless special areas are designated by the Association, trash receptacles shall not be permitted on the General Common Elements, except for such short periods of times as may be reasonably necessary for construction. In general, no activity shall be carried on nor condition maintained by a Co-owner, either in a Unit or upon the Common Elements, which is detrimental to the appearance of the Condominium.

4. The Common Elements shall not be obstructed in any way nor shall they be used for purposes other than for which they are reasonably and obviously intended. No Co-owner may leave personal property of any description unattended on or about the Common Elements. Use of all General Common Elements may be limited to such times and in such manner as the Board of Directors shall determine by duly adopted regulations.
5. No abandoned, unlicensed, or junk vehicles of any kind, and no unlicensed house trailers, commercial vehicles, boat trailers, boats, camping vehicles, snowmobiles, snowmobile trailers, recreational vehicles, automobiles, motorcycles or ATVs may be kept outdoors on any Unit or any Common Elements. During the immediate season for which its use is intended, a Co-owner may park one at a time at his/her Unit any of the following: boat with trailer, camper or camping trailer, motorcycle or ATV trailer combination, recreational vehicle or snowmobile trailer combination. One additional automobile will be permitted to be parked outside the garage in a Unit, provided it is legally licensed to the Unit Co-owner or invitee. In all cases involving the preceding items, the "vehicle" must be parked no closer to the front (or street-side) of a Unit than the leading plane (front side) of the garage. All motorcycles, snowmobiles, ATVs, and similar recreational vehicles shall be kept on a trailer or in the garage when not in use. During the off-season, all of the previously listed vehicles (except for the permitted additional automobile) will be removed and stored off of a Unit. At all times, the previously listed vehicles shall be kept in operational and orderly appearance.
6. No Co-owner shall use, or permit the use by an occupant, agent, employee, invitee, guest or member of his or her family of any firearms, air rifles, pellet guns, B-B guns, bows and arrows, sling shots, or other similar weapons, projectiles or devices anywhere on or about the Condominium, except as permitted by State hunting laws.
7. Motorcycles, ATVs, off-road vehicles, snowmobiles, and other similar powered vehicles are not allowed on any of the Limited or General Common Elements and may not be operated on any Unit in a manner that is loud, offensive, or dangerous to the neighbors. Mountain bicycles (unpowered) may be operated in the open spaces in a safe and responsible manner.

B. Signs and Advertising. No signs or other advertising devices shall be permitted on the Units or on the Common Elements, other than one sign not greater than four (4) square feet on each building face indicating the Co-owner's name and address. Not more than one "For Sale" sign is permitted per Unit, provided it does not exceed eight (8) square feet in size. Provided that Developer may place signs in such locations and of such types as it in its sole discretion deems necessary for marketing Units, during such period as Developer owns any Unit. Temporary signs placed by a Co-owner on Co-owner's property for a garage sale shall be permitted. All signs placed on any part of this development by a Co-owner or developer or any other person must comply with all the requirements of Long Lake Township's Zoning and police power ordinances.

C. Oil and Gas Development. All oil, gas, and mineral rights that have not been previously severed from the Condominium Project are reserved to the Developer.

D. Construction Phase. During the period of construction occurring within a Unit, the following regulations shall be followed:

1. Garages, basements, and unfinished homes (i.e., where no occupancy permit has been issued) shall not be used as living quarters.
2. Large vehicles, necessary for construction, shall be permitted on a Unit and its appurtenant Limited Common Elements during the construction phase. Otherwise, dump trucks, tractors, commercial trucks, tractors and trailers, flatbed trailers, construction equipment, and other machinery shall not be permitted on any Unit and its appurtenant Common Elements.
3. All construction must be completed within one year (12 months) from the date that the Committee signs the plans, as set forth herein, unless for good cause shown the Committee extends that period. All construction materials shall be removed and the Unit shall be in a clean and neat condition within 30 days, weather permitting, after the structure is ready for occupancy.
4. Any and all basic landscaping necessary to restore the lot to its pre-construction status must be completed within thirty (30) days after the date of receipt of a Certificate of Occupancy for a dwelling unless a written extension is obtained from the Committee prior to the expiration of the said thirty (30) days.
5. All principal buildings and/or accessory structures within a Condominium subdivision shall comply, to the extent applicable, with the regulations of the Long Lake Township Zoning Ordinance and the Long Lake Township Subdivision Control Ordinance.
6. All stumps, trees and brush, cut or cleared to provide for dwelling and/or driveway construction must be removed from the Project premises within one month from the date of cutting, except timber cut, neatly piled and saved for firewood. No stumps, trees or brush may be cut on any Common Element without written consent of the Committee.
7. All land cuts caused by driveway installation or home construction must be stabilized. The location, manner and material used for stabilization must be approved in advance by the Architectural Control Committee.
8. Any debris resulting from the construction or improvement or alteration of a Unit shall be removed with all reasonable dispatch from the Project in order to prevent an unsightly or unsafe condition.
9. Except with the approval of the Committee or as may be necessary in connection with the construction of an approved improvement, no excavation or tree removal shall be made on any Unit nor shall any dirt be removed therefrom. Tree removal in order to enhance site views will generally be approved.
10. Grading or removal of vegetation outside what is necessary for the construction of any building or structure on any Unit; what is necessary for storm water control or is otherwise outside of any approved utility plan, is strictly prohibited.
11. As a condition of issuing a land use permit, Long Lake Township may require that individual storm water plans for Units be reviewed by Long Lake Township's engineer. The Owner will be responsible for all costs related to the same.

E. Rules and Regulations. Reasonable regulations consistent with all laws and the Condominium Documents concerning the rights and responsibilities of the Co-owners and the Association with respect to the Condominium may be made and amended from time to time by any Board of Directors of the Association, including the first Board of Directors or its successors prior to the Transitional Control Date. Copies of all such rules, regulations and amendments thereto shall be furnished to all Co-owners. Any such regulation or amendment may be revoked at any time by the affirmative vote of two-thirds (2/3) of the Co-owners.

F. Association's Rights of Access. The Association or its duly authorized agents shall have access to each Unit and any Limited Common Elements appurtenant thereto from time to time, during reasonable working hours, upon notice to the Co-owner thereof, as may be necessary for the maintenance, repair or replacement of any of the Common Elements. The Association or its agent shall also have access to each Unit and any Limited Common Elements appurtenant thereto at all times without notice as may be necessary to make emergency repairs to prevent damage to the Common Elements or to another Unit. Subject to the foregoing and other provisions in the Master Deed and these Bylaws, each Co-owner shall be entitled to exclusive occupancy and control over the Co-owner's Unit and all Limited Common Elements appurtenant thereto.

G. Co-owner Maintenance. Each Co-owner shall maintain the Unit owned and any Limited Common Elements appurtenant thereto for which the Co-owner has maintenance responsibility in a safe, clean and sanitary condition. Each Co-owner shall also use due care to avoid damaging any of the Common Elements including but not limited to the telephone, water, gas, plumbing, electrical or other utility conduits and systems and any other elements in any Unit which are appurtenant to or which may affect any other Unit. Each Co-owner shall be responsible for damages or costs to the Association resulting from negligent damage to or misuse of any of the Common Elements by the Co-owner or the Co-owner's family, guests, agents or invitees, unless such damages or costs are covered by insurance carried by the Association. Any costs or damages to the Association may be assessed to and collected from the responsible Co-owner in the manner as set forth herein.

H. Prohibited Acts.

1. No change of any kind shall be made by a Co-owner to any Common Element without the express approval of the Board of Directors.
2. No garbage (for example, but without limitation, paper, wood, tires) shall be burned or buried, nor allowed to accumulate, on any Unit or Common Element. Provided that brush, grass, and leaves may be burned out of doors so long as all local and state ordinances and laws are complied with. Burn barrels or other similar outdoor incinerators are prohibited.
3. The common open space as depicted on Exhibit B shall be maintained and preserved permanently in an undeveloped state.

I. Reserved Rights of Developer.

1. Developer's Rights in Furtherance of Development and Sales. None of the restrictions contained herein shall apply to the commercial activities or signs or billboards of the Developer with respect to unsold Units owned by the Developer. Notwithstanding

anything to the contrary elsewhere herein contained, until all Units in the entire planned Condominium are sold by Developer, Developer shall have the right to maintain storage areas and reasonable parking incident to the foregoing and such access to, from and over the Condominium as may be reasonable to enable development and sale of the entire Condominium by Developer.

2. Enforcement of Bylaws. The Condominium shall at all times be maintained in a manner consistent with the highest standards of a beautiful, serene, private residential community for the benefit of the Co-owners and all persons having interests in the Condominium. If at any time the Association fails or refuses to carry out its obligation to maintain, repair, replace and landscape in a manner consistent with the maintenance of such high standards, then the Developer, or any entity to which it may assign this right, at its option, may elect to maintain, repair and/or replace any Common Elements, and to charge the cost thereof to the Association as an expense of administration. The Developer shall have the right to enforce these Bylaws so long as Developer owns any Unit which Developer offers for sale, which right to enforcement shall include without limitation an action to restrain the Association or any Co-owner from any activity prohibited by these Bylaws.

J. Docks. Units that directly abut South Twin Lake may install a dock not greater than twenty feet (20') in length. The location of the dock is subject to the Board of Directors approval.

ARTICLE VIII

LEASING

A. Before the Transitional Control Date, during the development and sales period the rights of a Co-owner, including the Developer, to rent any number of Condominium Units shall be controlled by the provisions of the Condominium Documents as recorded by the Developer and shall not be changed without Developer approval. After the Transitional Control Date, the Association may amend the Condominium Documents as to the rental of Condominium Units or terms of occupancy. The amendment shall not affect the rights of any lessors or lessees under a written lease otherwise in compliance with this section and executed before the effective date of the amendment, or Condominium Units that are owned or leased by the Developer.

B. A Co-owner, including the Developer, desiring to rent or lease a Condominium Unit shall disclose that fact in writing to the Association at least ten (10) days before presenting a lease or otherwise agreeing to grant possession of a Condominium Unit to potential lessees or occupants and, at the same time, shall supply the Association with a copy of the exact lease for its review for its compliance with the Condominium Documents. The Co-owner or Developer shall also provide the Association with a copy of the executed lease. If no lease is to be used, then the Co-owner or Developer shall supply the Association with the name and address of the lessees or occupants, along with the rental amount and due dates of any rental or compensation payable to a Co-owner or Developer, the due dates of that rental and compensation and the term of the proposed arrangement.

C. Tenants or non-Co-owner occupants shall comply with all of the conditions of the Condominium Documents of the Condominium Project and all leases and rental agreements shall so state.

D. If the Association determines that the tenant or non-Co-owner occupant failed to comply with the conditions of the Condominium Documents, the Association shall take the following action:

Condominium Bylaws

1. The Association shall notify the Co-owner by certified mail, advising of the alleged violation by the tenant. The Co-owner shall have fifteen (15) days after receipt of the notice to investigate and correct the alleged breach by the tenant or advise the Association that a violation has not occurred.
2. If after fifteen (15) days the Association believes that the alleged breach is not cured or may be repeated, it may institute on its behalf or derivatively by the Co-owners on behalf of the Association, if it is under the control of the Developer, an action for both eviction against the tenant or non-Co-owner occupant and, simultaneously, for money damages against the Co-owner and tenant or non-Co-owner occupant for breach of the conditions of the Condominium Documents. The relief provided for in this section may be by summary proceeding. The Association may hold both the tenant and the Co-owner liable for any damages to the General Common Elements caused by the Co-owner or tenant in connection with the Condominium Unit or Condominium Project.

E. When a Co-owner is in arrearage to the Association for assessments, the Association may give written notice of the arrearage to a tenant occupying a Co-owner's Condominium Unit under a lease or rental agreement, and the tenant, after receiving the notice, shall deduct from rental payments due the Co-owner the arrearage and future assessments as they fall due and pay them to the Association. The deduction does not constitute a breach of the rental agreement or lease by the tenant. If the tenant, after being notified, fails or refuses to remit rent otherwise due the Co-owner to the Association, then the Association may do the following:

1. Issue a statutory notice to quit for non-payment of rent to the tenant and shall have the right to enforce that notice by summary proceeding.
2. Initiate proceedings pursuant to Paragraph D(2).

ARTICLE IX

MORTGAGES

A. Any Co-owner who mortgages his Unit shall notify the Association of the name and address of the mortgagee, and the Association shall maintain such information in a book entitled "Mortgages of Units". The Association may, at the written request of a mortgagee of any such Unit, report any unpaid assessments due from the Co-owner of such Unit. The Association shall give to the holder of any first mortgage covering any Unit in the Project written notification of any default in the performance of the obligations of the Co-owner of such Unit that is not cured within sixty (60) days.

B. The Association shall notify each mortgagee appearing in said book of the name of each company insuring the Condominium against fire, perils covered by extended coverage and vandalism and malicious mischief and the amounts of such coverage.

C. Upon request submitted to the Association, any institutional holder of a first mortgage lien on any Unit on the Condominium shall be entitled to receive written notification of every meeting of the members of the Association and to designate a representative to attend such meeting.