



RECEIPT #: 195642  
\$30.00 AMENDMENT  
\$0.00 Tax Certificate Fee

LIBER 4767 PAGE 0843

AMENDMENT TO BYLAWS  
OF  
BREWER FARMS CONDOMINIUM ASSOCIATION  
as amended and restated in Liber 3043 at Page 318

Amendment No. 1 to Brewer Farm Condominium Association Bylaws.

**ARTICLE II ASSESSMENT OF COMMON ELEMENTS**

**Section 2. Determination of Assessments. (e) Special Assessments.** Whenever there is a transfer for value of any unit, transfer being defined as the conveyance of title to or a present interest in the property, 3% of the purchase price shall be remitted to the association at the time of the transfer and placed into the Reserve Account. If the transfer qualifies for any exception under MCL 211.27a(7)(d) no remittance is required. Failure to remit the 3% fee within 5 days of the closing date shall result in a lien being placed on the unit and a fine of \$20.00 per day until the assessment is paid.

Other than as amended above, the Brewer Farms Condominium Association Bylaws as Amended and Restated On April 27, 2005 and Recorded in the Calhoun County Register fo Deeds in Liber 3043 Page 318 shall stand in full force and effect as written.

The following described premises situated in the City of Marshall, County of Calhoun, and State of Michigan, to-wit:

Starting at the West ¼ corner of Section 24, T2S, R6W, City of Marshall, Calhoun County, Michigan, thence S 00° 06' 18" W, 217.73 feet; thence N 89° 23' 24" E 298.86 feet along the South right of way line of North Drive, to the point of beginning, thence N 89° 23' 24" E 153.99 feet; thence S 79° 17' 24" E 184.31 feet; thence S 14° 48' 16" E 39.69 feet; thence N 90° 00' 00" E 64.00 feet; thence S 00° 00' 00" W 241.50 feet; thence S 09° 05' 26" W 72.83 feet; thence 34.59 feet along the arc of a circular curve left with a radius of 20.00 feet, delta 99° 05' 26" and a chord bearing S 40° 27' 17" E 30.44 feet; thence S 00° 00' 00" W 60.00 feet; thence S 90° 00' 00" W 20.01 feet; thence 102.73 feet along the arc of a circular curve right with a radius of 53.00 feet, delta 111° 03' 04" and a chord bearing S 90° 00' 00" W 87.38 feet; thence S 90° 00' 00" W 49.16 feet; thence 114.95 along the arc of a circular curve right with a radius of 175.00 feet, delta 37° 38' 12" and a chord bearing N 71° 10' 54" W 112.90 feet; thence N 52° 21' 48" W 88.13 feet;

thence 37.90 feet along the arc of a circular curve left with a radius of 115.00 feet, delta 18° 53' 06" and a chord bearing N 61° 48' 21" W 37.73 feet; thence N 71° 14' 54" W 28.10 feet; thence 34.89 feet along the arc of a circular curve left with a radius of 45.00 feet, delta 44° 24' 53" and a chord bearing S 86° 32' 39" W 34.02 feet; thence 252.84 feet along the arc of a circular curve right with a radius of 60.00 feet, delta 241° 26' 42" and a chord bearing N 05° 03' 34" E 103.16 feet; thence N 00° 06' 26" E 249.76 feet to the point of beginning

Together with and subject to all easements and restrictions of record and all governmental limitations. Further subject to a certain Open Space Agreement for Planned unit Residential Development to be recorded in the Calhoun County Records ("Open Space Agreement").

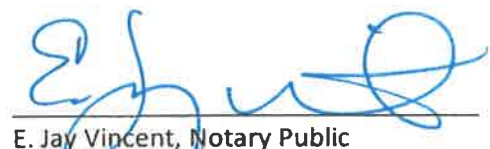
Brewer Farms Condominium Association

By: 

Dwayne McTaggart, President of Board of Directors

STATE OF MICHIGAN )  
 ) SS  
COUNTY OF CALHOUN )

On the 31<sup>st</sup> of July, 2023, before me, a Notary Public, in and for said County, personally appeared ~~Bruce Smith~~ <sup>Dwayne McTaggart</sup>, to me known to be the same persons described in and who executed the within instrument, who acknowledged the same to be his free act and deed.



E. Jay Vincent, Notary Public  
Calhoun County, Michigan  
My Commission Expires: 08/14/2026  
Acting in the County of Calhoun

Drafted By:

Eldon J. Vincent (P65432)  
Eldon J. Vincent, Attorney at Law, PLC  
P.O. Box 469  
Marshall, MI 49068  
(269) 789-0730

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**CERTIFICATION OF AUTHENTICITY  
OF AMENDMENT TO THE BYLAWS  
OF BREWER FARMS CONDOMINIUM**

Dwayne McTaggart, President of Brewer Farms Condominium Association, hereby certifies that:

1. This Amendment to the Bylaws of Brewer Farms Condominium, (Amended and Restated on April 27, 2005 which was recorded in Liber 3013, Page 318, Calhoun Country Records) were approved by the consent of two-thirds (2/3) of all Co-owners following a duly called meeting of the Co-owners held on June 28, 2023 for the purpose of amending the Bylaws.
2. Copies of the proposed Amendment was served upon all Co-owners prior to the June 28, 2023 meeting and, pursuant to the statute, copies of the recorded and Amendment will be served upon all Co-owners of record following the recording of the Amendment and a Proof of Service will be on file in the Association offices.
3. All Co-owners were notified of the proposed Amendment more than ten (10) days prior to the recording of the Amendment.
4. The Amendment does not directly affect the rights of any mortgagee of condominium units and the Mortgagees of units were therefore not notified of the proposed nor the recording thereof.

Dated: July 31, 2023

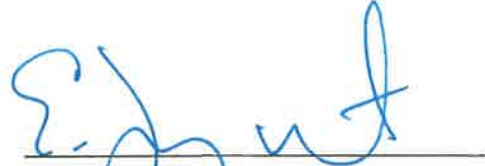
  
Dwayne McTaggart, President Board of Directors

STATE OF MICHIGAN    )  
                                  ) SS  
COUNTY OF CALHOUN )

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On the 31<sup>st</sup> of July, 2023, before me, a Notary Public, in and for said County, personally appeared Dwayne McTaggart, who being first duly sworn, acknowledged that he is the President of the Brewer Farms Condominium Association and that the foregoing Certification of Authenticity is true and correct.



E. Jay Vincent, Notary Public  
Calhoun County, Michigan  
My Commission Expires: 08/14/2026  
Acting in the County of Calhoun

Drafted By:

Eldon J. Vincent (P65432)  
Eldon J. Vincent, Attorney at Law, PLC  
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