

MLC:mtd
06/10/09

**FIFTH AMENDMENT TO
MASTER DEED
THE BLUFFS OF SOUTH HAVEN**

The Bluffs of South Haven Condominium Association, a Michigan non-profit corporation ("Association", herein), whose address is 300 Broadway Street, South Haven, Michigan 49090, being the Association associated with The Bluffs of South Haven, a Condominium Project established pursuant to the Master Deed thereof recorded on May 2, 1995 at Liber 1041, Page 361, the First Amendment to Master Deed recorded at Liber 1208, Page 0318 and re-recorded at Liber 1211, Page 0473, the Second Amendment to Master Deed recorded at Liber 1330, Page 271, the Third Amendment to Master Deed recorded at Liber 1330, Page 982, and the Fourth Amendment to Master Deed recorded at Liber 1382, Page 568, Van Buren County Records, pursuant to the authority granted in the Michigan Condominium Act and the authority reserved in the Master Deed, hereby amends the Master Deed as set forth below, for the purpose of amending certain provisions of the Condominium Bylaws. In accordance with Article X of the Master Deed, this Amendment has been consented to in writing by at least two-thirds (2/3) of the Co-owners of Units within the Project.

Upon recordation of this Amendment in the Office of the Van Buren County Register of Deeds, the Master Deed shall be amended in the following manner:

1. Section 2.11 is added to the Condominium Bylaws of The Bluffs of South Haven, and shall read as follows:

"2.11 Unit Transfer Fee. At the time of any transfer of ownership of any Unit by deed, land contract, or any other method, the purchaser of the unit shall pay a non-refundable fee to the Condominium Association equal to three (3) times the quarterly association dues assessment for such unit. The fee shall be used by the Condominium Association for the purpose of providing funds to its reserve account or to defray its annual expenses, as determined in the sole discretion of the Board of Directors of the Association.

2. In all other respects, other than as herein provided, the original Master Deed of The Bluffs of South Haven is ratified and confirmed.

