

A Summary of The Amended and Restated Consolidating Master Deed & Bylaws Changes

TO THE MEMBERS OF
THE VILLAGES OF OSCODA OWNERS' ASSOCIATION

Re: Proposed Amendments to The Villages of Oscoda Owners' Association, Consolidating

Master Deed, and Condominium and Association Bylaws

Master Deed:

1. Legal Description. The legal description contained in the Consolidating Master Deed was corrected to include the former 8-Plex Area now known as "Freedom Park".
2. Developer's Right to Amend. The Developer's right to unilaterally amend was removed, along with other rights previously held by the Developer.
3. Inclusion of New Article XIII Conflicting Provisions. Article XIII creates a hierarchy of priority in the event any of the Condominium Documents conflict.

Bylaws:

4. The Consolidating Condominium Bylaws recorded at Liber 852, Page 50, Iosco County Records were combined with the unrecorded Association Bylaws.
5. Article II, Sections 3.B. and 3.C., clarifies the distinction between an additional assessment (which does not require member approval), and a special assessment (which does require member approval). In the current Bylaws, a special assessment requires disapproval of a majority of members to fail. In the proposed Bylaws, a special assessment would require approval of a majority to pass.
6. Article III, Section 4 adds a Mediation provision.
7. Article IV, broadens the insurance requirements for a Fidelity Bond which protects the Association for losses that they incur as a result of fraudulent acts by specified individuals
8. Article IV, maintains the Directors and Officers Liability coverage to protect from specific claims against volunteers. See also new Article XIII which specifically addresses "Indemnification of Officers and Directors; Directors' and Officers' Insurance". The proposed bylaws prohibit compensation of Directors.
9. Article IV, Section 4, includes a provision regarding the expenditures affecting the administration of the project as required by MCL 559.154(4).
10. Article V, Section 1 designates the percentage required to terminate the Condominium in the event of its destruction as 66 2/3% of institutional holders of first mortgage liens.
11. Article V, revises the hierarchy of responsibility for repairs and the items involved in said repairs.
12. Article VI incorporates the Architectural Control provisions from the current Bylaws.
13. Article VII, Section 1(A), specifies the appropriate use(s) of the Units.

14. Article VII, Section 2, revises the bylaws pertaining to leasing restrictions and the procedures for leasing.
15. Article VII, Section 3(a), includes a provision regarding the FCC rule regarding satellite dishes and antenna.
16. Article VII, Section 3(b), revises the provision regarding modifications or improvements for the disabled as required by Michigan law. This includes a revision that requires the ACC to approve or deny a request within 60 days or allow the alteration without approval.
17. In Article VII, Section 5, the restrictions on animals were revised.
18. Article VII, Section 8(E), revises the provision regarding non-operational vehicles consistent with the Michigan Vehicle Code regarding the 'stickering/tagging' and towing of vehicles.
19. Article VII, Section 10, expands the list of dangerous items/weapons.
20. Article VII, Section 17, adds a provision regarding draperies and curtains to maintain consistency throughout the Condominium. Also, Co-owners are precluded from adding bars or other visible security protections on the inside or outside of the windows.
21. Article VII, Section 19, adds a provision regarding internet security including accessing Wi-Fi, internet, cable or other telecommunication signals, lines or transmissions.
22. Article VII, Section 21, adds a provision regarding social media use.
23. Article VII, Section 22, adds a provision regarding solar panel installation and responsibility for same.
24. Article VII, Sections 23 through 33 are largely incorporated from the current Bylaws.
25. Article IX, Section 6, reduces the percentage to obtain a quorum to 20%.
26. Article IX, Section 7, adds alternative methods of voting as options in accordance with the recent amendments to the Michigan Nonprofit Corporation Act which were implemented on January 15, 2015.
27. Article XI, Section 2, adds a provision regarding the term of Directors.
28. Article XI, Section 11, includes the Board's ability to perform an action without meeting.
29. Article XI, Section 12, adds a provision regarding privileged minutes of the Board of Directors in accordance to the 2015 Amendment to the Michigan Nonprofit Corporation Act.
30. Article XI, Section 13, adds a provision regarding remote participation by the Board that is consistent with the 2015 Amendment to the Michigan Nonprofit Corporation Act.
31. Article XIV, Section 5, includes the audit requirement contained in MCL 559.157 of the Condominium Act which went into effect January 14, 2014.
32. Article XV, includes a procedure for amending the Amended and Restated Consolidating Bylaws in the future.