

Assignment of Developers Rights of Approval

Category: Other Documents

Original source pages: 2

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Original Page 1 - Transcription

**ASSIGNMENT OF DEVELOPER'S
RIGHTS OF APPROVAL
HARTLAND ESTATES**

Whereas Hartland Estates is a residential Condominium Project established by the Master Deed recorded in Liber 2295 Page 788 et seq., as amended by First Amendment to Master Deed recorded in Liber 2735 Page 373 et seq., and Second Amendment to Master Deed recorded in Liber 3044 Page 573 et seq. and Third Amendment to Master Deed recorded in Liber 3622 Page 471 et seq., Livingston County Records, and is designated as Livingston County Condominium Subdivision Plan No. 136; and,

Whereas, Hartland Estates Development, L.L.C., is the Developer of the Condominium Project and is a Michigan limited liability company whose address is 20793 Farmington Road, Suite 5, Farmington, MI 48336; and,

Whereas, Hartland Estates Association (hereinafter "Association") is the Michigan nonprofit corporation designated to administer the affairs of the Project as per the Master Deed and its address is P.O. Box 174, Hartland, MI 48353; and,

Whereas, the Project is a Planned Unit Development as per the Hartland Estates Site Condominium Planned Unit Development Declaration of Restrictions (hereinafter "Declaration") as recorded by Developer, acting in the capacity as Declarant, in Liber 2295 Page 834 et seq., as amended by First Amendment recorded in Liber 2735 Page 394 et seq., Second Amendment recorded in Liber 3658 Page 578 et seq., Third Amendment recorded in Liber 3622 Page 493 et seq., Fourth Amendment recorded in Liber 3797 Page 236 et seq., and Fifth

Amendment recorded in Liber 3976Page 102 et seq., Livingston County Records;

Whereas, the Developer reserved certain rights and authorities to approve or disapprove various acts in the Master Deed as amended and the Declaration as amended and said instruments provide for the assignment of such rights to the Association; and,

Whereas, in September 2005 Developer had completed conveyance of legal or equitable title to more than seventy-five (75%) percent of the units to non-Developer co-owners and accordingly, Co-owners were duly elected to fill all seats on the Board of Directors of the Association at the First Annual Meeting of the Association in November 2005; and,

Whereas, the Developer desires to assign the aforementioned rights to the Association which desires to accept such assignment;

Now Therefore, Developer, in its capacity as Developer of the Condominium Project and as Declarant under the terms of the Declaration, in accordance with its reserved rights of assignment and transfer of authority as set forth in Master Deed Article VIII, Condominium Bylaws Article VI Section 3 and Article XX and Declaration at paragraph 23, does hereby irrevocably assign and transfer all rights and powers to approve or disapprove any act, use, or proposed action reserved to the Developer as Developer and as Declarant.

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This ASSIGNMENT OF DEVELOPER'S RIGHTS OF APPROVAL in no way relieves any of the parties of the duties and obligations that are required under the Master Deed as amended or the Declaration as amended

Dated: 6-25-07

Hartland Estates Development, L.L.C.,

A Michigan limited liability company

J. Rotondo Construction, Inc., Member

STATE OF MICHIGAN)

) SS.

COUNTY OF LIVINGSTON)

The foregoing Assignment of Developer's Rights of Approval was acknowledged before me, a notary public, on the day of June, 2007, by Joseph Rotondo, who acknowledged and certified that the foregoing Assignment of Developer's Rights of Approval was signed by him as is own free act and deed.

Eleabeth D. Christmas

ELIZABETH D. CHRISTMAS

, Notary Public Notary Public, State of Michigan Oakland State of Michigan, County of County of Oakland ly commission Expires Ape. 2B, 201 My commission expires: 4-28 -2011 cong in the County of oak lan Acting in the County of Oakland Dated: 4-25-01

Hartland Estates Association

A Michigan nonprofit corporation

STATE OF MICHIGAN)

) SS.

COUNTY OF LIVINGSTON)

The foregoing Assignment of Developer's Rights of Approval was acknowledged before me, a notary public, on the 25 day of June, 2007, by Dennis Moryc, who acknowledged and certified that the foregoing Assignment of Developer's Rights of Approval was signed by him as is own free act and deed.

Elsaben D. Christmas , Notary Public State of Michigan, County of oa Klan d My commission expires: 4-28-2011 oakland Acting in the County of Drafted by and when recorded return to:

ELIZABETH D. CHRISTMAS D. Douglas Alexander, Esq. (P29010)

Notary Public, State of Michigan ALEXANDER, ZELMANSKI & LEE, PLLC County of Oakland y commission Expires apr. 2u, 20 44670 Ann Arbor Road, Suite 170

công in the County of Oakland Plymouth, MI 48170 734-459-0062