



20140130-0007159

Mary Hollinrake P:2/4 12:17PM
Kent Cnty MI Rgstr 01/30/2014 SEAL

TWELFTH AMENDMENT TO MASTER DEED OF ADA MOORINGS

(Act 59, Public Acts of 1978, as amended)

THIS TWELFTH AMENDMENT TO MASTER DEED OF ADA MOORINGS is made this 28th day of JANUARY, 2014, by Ada Moorings Condominium Association Board of Directors, of PO Box 408, Ada MI 49301.

Recitals

- A. Ada Moorings is a residential site condominium project (the "Project") established by Master Deed dated January 8, 1998, and recorded January 9, 1998, in Liber 4240, Pages 826-893, inclusive, Kent County Records (the "Master Deed"), by Ada Moorings Development, L.L.C.
- B. The Master Deed has been amended 11 times for the purposes of, among others, adding land and Units to the Project, adjusting boundary lines between the Units, and changing Bylaws.
- C. Ada Moorings Condominium Association Board of Directors (the "Board") is the group of homeowners serving as Board Members for the Ada Moorings Condominium Association (the "Association) pursuant to Exhibit A of Master Deed, Article IV Section 1.
- D. The Board desires to provide public notice of the amendment to the Condominium Bylaws, pursuant to Exhibit A of Master Deed, Article XI, Section A.

Provisions

1. Antennae. Article VII, Section B (xii) is amended as it contradicts OTARD rule promulgated in 47 C.F.R. Section 1.4000 and has been in effect since 1996. The paragraph is replaced with the following:

"No owner may install a satellite "dish" antenna greater than 1 meter (39.37 inches) in diameter including direct-to-home satellite dishes, TV Antennas, wireless cable antennas and customer-end antennas that receive and transmit fixed wireless signals."

2. Continuing Effect. In all other respects, the provisions of the Master Deed, as previously amended, are ratified and confirmed.

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**TWELFTH AMENDMENT TO MASTER DEED OF
ADA MOORINGS**

(Act 59, Public Acts of 1978)
as amended

Amendment No. 12 to Kent County Condominium Subdivision Plan No. 408.

- (1) Twelfth Amendment to Master Deed of Ada Moorings.
- (2) Exhibit A to Amended Master Deed: Affidavit of Mailing as to Notices required by Section 90(5).

No interest in real estate is conveyed by this document, so no revenue stamps are required.

This Instrument

Drafted By:

James Sprich

Ada Moorings Condominium Association – Director

PO Box 408

Ada MI 49301



Ada Moorings Condo Association
PO Box 408
Ada, MI 49301

January 2, 2014

Ada Moorings Condo Association Homeowner,

We are officially providing notice of a new Amendment to our bylaws, the Twelfth Amendment to the Master Deed of Ada Moorings and will be providing a copy of said amendment after it has been recorded in the Office of the Register of Deeds in Kent County.

The Twelfth Amendment is necessary to align our bylaws with the OTARD rule promulgated in the Code of Federal Regulations (C.F.R. 47 Section 1.4000). As directed by Congress in Section 207 of the Telecommunications Act of 1996, the Federal Communications Commission adopted the Over-the-Air Reception Devices ("OTARD") rule concerning governmental and nongovernmental restrictions on viewers' ability to receive video programming signals from direct broadcast satellites ("DBS"), broadband radio service providers (formerly multichannel multipoint distribution service or MMDS), and television broadcast stations ("TVBS"). The amendment is executed under Article X, Section 4 of the bylaws, which states:

"The Developer or Board of Directors may enact amendments to the Bylaws without the approval of any member or mortgagee, provided that such amendments shall not materially alter or change the rights of a member or mortgagee."

Previous to the amendment our bylaws stated that permission was required by the developer or Board of Directors to install satellite dishes and such dishes must not exceed 18 inches in diameter. This statement contradicts the OTARD rule, in that, the Board may not make such restrictions on installation nor require permission if satellite dishes are one meter or less in diameter. More details on the exact wording of the OTARD rule can be found at the FCC's website, www.fcc.gov.

When you receive the Amendment please keep it and file it with your current bylaws and set of previous revisions. If you have any questions, please get in touch with any board member. The current Board of Directors are:

Dale Bowman – President
Jeff Yost – Secretary
Kraig Schmottlach – Treasurer
Judy Eaton – Director
Chris Appie – Director
Chris Beckering – Director
Jim Sprich – Director

The Ada Moorings Condo Association

