



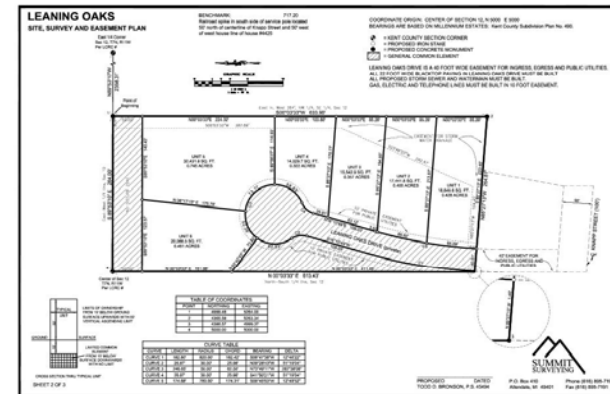
Condominiums

Surveying Engineering
Department
Ferris State University

RCB

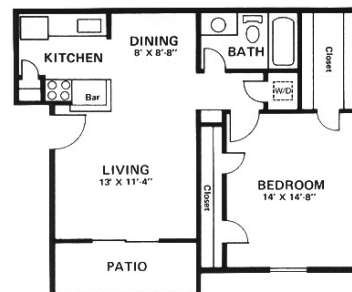
Introduction

- ◆ Legal ownership
- ◆ Collection of home units
- ◆ Ownership rights v shared rights
- ◆ Ownership association



Condominium Act Act 59 of PA 1978

- ◆ Association of co-owners
- ◆ Business condominium unit
- ◆ Common elements
- ◆ Condominium documents
- ◆ Condominium project
- ◆ Condominium unit



UNIT A: 1 bedroom/1 bath

Condominium Act

- ◆ Contractable condominium
- ◆ Conversion condominium
- ◆ Expandable condominium
- ◆ Leasehold condominium
- ◆ Limited common elements
- ◆ Mobile home condominium project

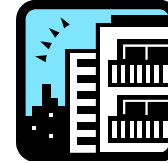


Condominium Act

- ◆ Master Deed – condominium document recording the condominium project
 - Attach exhibits and incorporated by reference to bylaws
 - Master deed shall include:
 - ◆ Accurate legal description
 - ◆ Statement designating the unites served by the limited common and clearly defining rights in the limited commons area
 - ◆ Statement showing total percentage of value and separate percentages of value assigned each unit
 - ◆ Where are detailed architectural plans and specifications filed



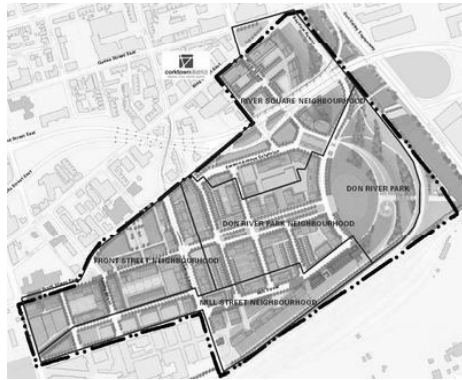
Condominium Act



- ◆ Percentage of value - percentage assigned to each
 - Reasonable comparative characteristics
 - Master deed shall state the method or formula
 - Factors which may be considered
 - ◆ Market value.
 - ◆ Size.
 - ◆ Duration of a time-share estate, if applicable.
 - ◆ Location.
 - ◆ Allocable expenses of maintenance
- ◆ Preliminary reservation agreement

Condominium Act

- ◆ Phase of a condominium project
 - Initial recorded master deed
 - Expandable project
- ◆ Record
- ◆ Size

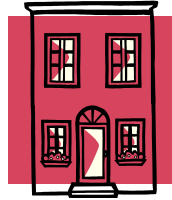


Condominium Act

- ◆ Time-share unit
- ◆ Time-share estate
- ◆ Time-share license
- ◆ Transitional control date



Condominium Act



- ◆ Content of master deed for convertible area
 - Reference
 - Maximum number
 - Type of unit
 - Extent
 - Improvements
 - Developer's reserved right
 - Time limit



Condominium Act

- ◆ Content of master deed for expandable condominium
 - Reservation of election
 - Restrictions on election
 - Time limit
 - Description of land
 - Statement on additional lands
 - Restrictions of improvements
 - Number of units
 - Max percentage of aggregate land
 - Extent of structures
 - Description of improvements
 - Restrictions on type of units
 - Developer's rights
 - Amendments to master deed
 - Reserved rights to create easements

Condominium Act



- ◆ Contractable project – contents of master deed
 - Explicit reservation of election
 - Restrictions of election
 - Time limit
 - Description of land
 - Can land be withdrawn



Condominium Act

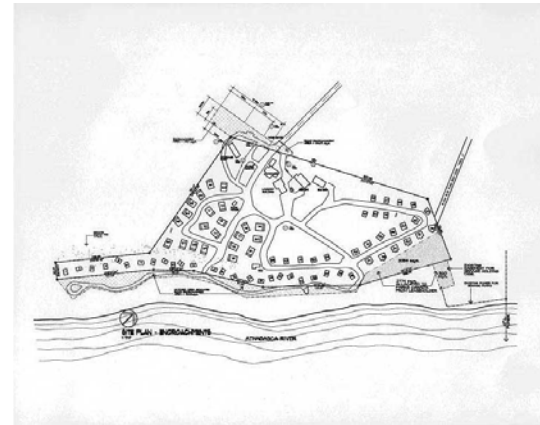
- ◆ Leasehold condominium project - master deed
 - Date
 - Ownership in fee simple
 - ◆ Description
 - ◆ Rights of co-owners to remove
 - ◆ Rights of co-owners for reversions
- ◆ Easements
 - Description
 - Relevant restrictions
 - Rights of others

Condominium Act

- ◆ Adding undivided interests
 - Master deed to include
 - ◆ Legal description
 - ◆ Nature of estate
- ◆ Allocation to condominium unit of undivided interest in common elements
 - Proportionate to percentage of value
 - If equal percentage – state in master deed
 - Proportionate – given in table in master deed

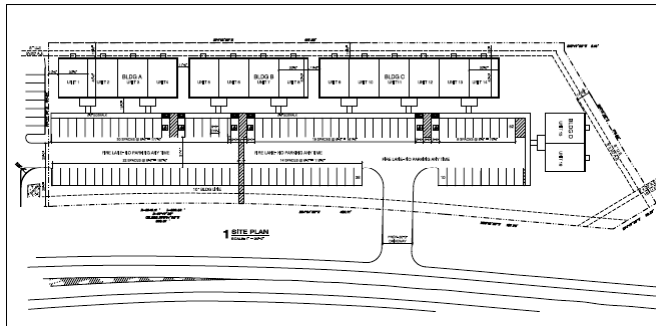
Condominium Act

- ◆ Easement for encroachment
- ◆ Restrictions and covenants



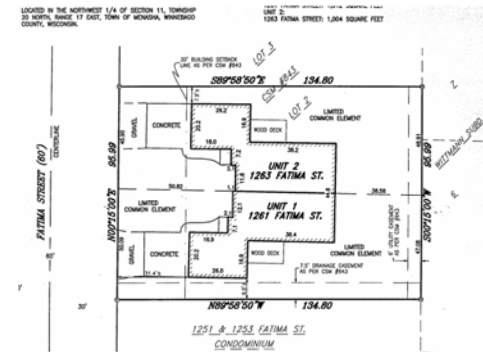
Condominium Act

- ◆ Relocation of boundaries
 - Approval of affected mortgagee
 - Principal officer prepares/ executes amendment to master deed
 - Identify units involved



Condominium Act

- ◆ Subdivision of condominium unit
 - Must be permitted
 - Principal officer prepares amendment to master deed
 - Identify numbers to new units
 - Amendment shall allocate votes in association



Condominium Act

- ◆ Condominium subdivision plan
 - Prepared by architect, land surveyor or engineer
 - Plan to include
 - ◆ Cover sheet
 - ◆ Survey plan
 - ◆ Floodplain plan
 - ◆ Site plan
 - ◆ Utility plan
 - ◆ Floor plans
 - ◆ Boundaries of each unit
 - ◆ Number assigned each unit
 - ◆ Vertical boundaries
 - ◆ Common elements
 - ◆ Other items
 - Plans numbered consecutively



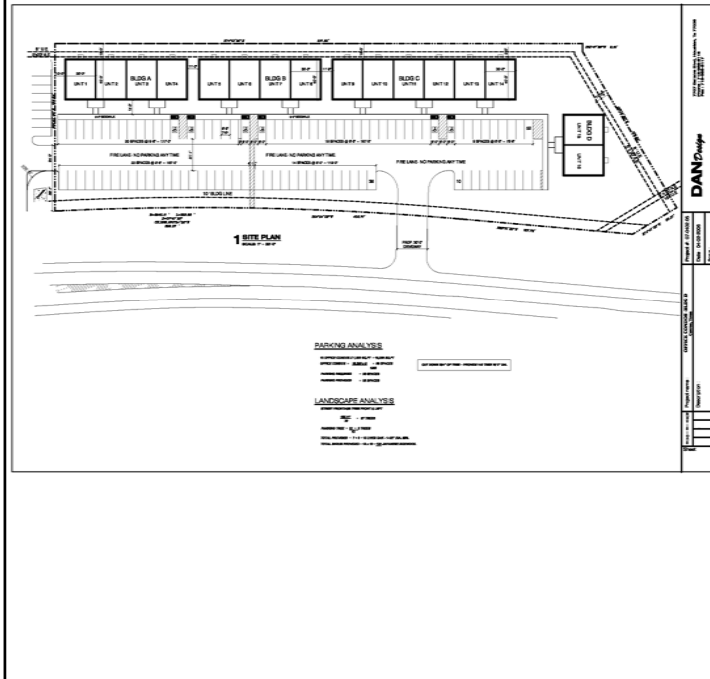
Example Declaration of Condominium Units

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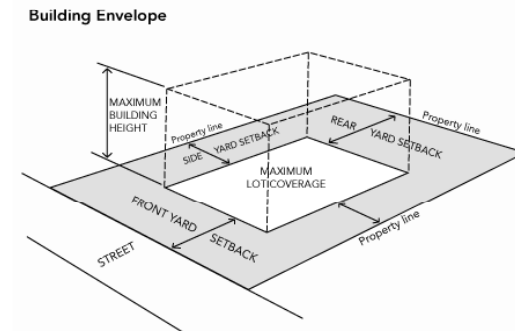
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River Park Office Condominium



Site Condominium

- ◆ One parcel
- ◆ Single master deed
- ◆ General common area
- ◆ Limited common area
- ◆ Building envelope



Site Condominium

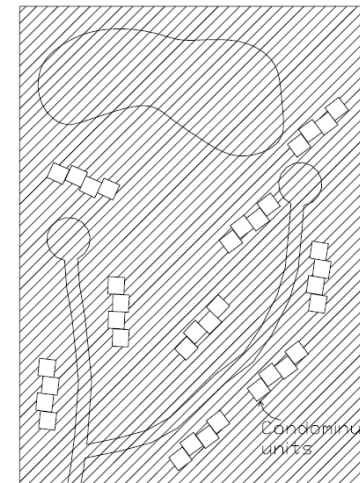


◆ Advantages

- Faster and more efficient development process
- More stringent condominium disclosure laws
- Association control of common area maintenance
- Overall appearance and maintenance of community



Conventional Condominium

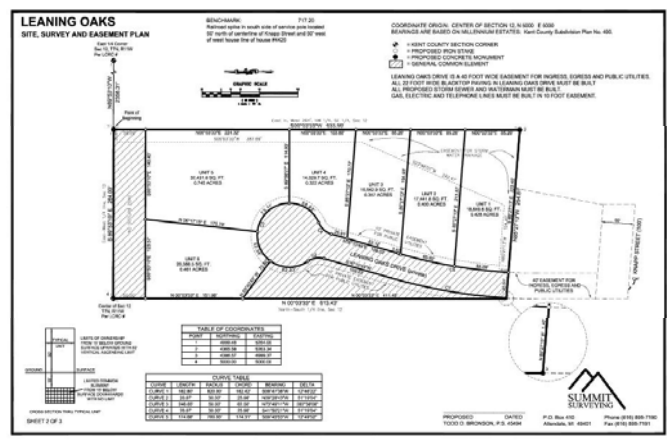


CONVENTIONAL
CONDOMINIUM

GENERAL
COMMON
AREAS

Condominium
units

Leaning Oaks



Leaning Oaks

