

Woodward Place@ Brush Park

Phase II ● ● ●

January 14, 2019

Shamrock Acquisitions, LLC
Attention: Matthew B. Duffield/Principal
13910 Simone Drive
Shelby Township, MI 48315

Dear Mr. Duffield (Matt):

The Board of Directors understands that you are currently in discussions with the City for approval of building plans. As you know, the Association has an Agreement with Shamrock Acquisitions, LLC for Shamrock to complete construction of Building 13 within the Woodward Place at Brush Park II Condominium. Under that agreement, Shamrock is required to construct Building 13 and install landscaping "in substantial compliance with the Condominium Documents." The Association reiterates here its desire to see Building 13 completed as provided in the recorded Subdivision Plan so that the Condominium as a whole can be finished.

As you are aware, the Master Deed for the Condominium contains specific building plans, previously approved by the relevant government authorities when the Condominium was formed, all as required by law. The Master Deed itself thus controls what exactly can be built within the Condominium. We, of course, understand that building codes may have been updated since the original Subdivision Plans were approved, but otherwise the Association desires and expects that Building 13 will conform aesthetically with the entirety of the existing buildings in this Condominium, and as specifically shown in the recorded Subdivision Plans. To the extent the City demands material changes to the Subdivision Plans (excepting changes to conform to building code updates), they should be advised that those plans cannot be changed without the 66.6% approval of all Co-owners in the Condominium, as any such deviations from the existing building plans would require an amendment to the Association's Master Deed.

The Board is happy to meet with you and the City and, in coordination with the Association's legal counsel, to discuss the Association's legal and aesthetic expectations. We certainly do look forward to completion of development and welcoming new neighbors. Completion of construction has been a long time coming. If I or the Board can be of any assistance in moving the process along, please do not hesitate to ask.

Sincerely,



Gail L. Phillips
President of the Woodward Place at Brush Park II Association

Chris Peresky, Vice President
Paul Wilcox, Treasurer
Harriette Moore, Board Member
Ledian Dibra, Board Member