

CORRESPONDENT FUNDING FANNIE MAE CONDOMINIUM-PUD MATRIX

PROJECT CLASSIFICATION	WARRANTY AUTHORITY	PROJECT STATUS	PREPAID REQUIREMENTS	INSURANCE REQUIREMENTS	DOCUMENTATION/SPECIAL REQUIREMENTS	ATTY/LENDER LEGAL REVIEW
PUD (V/F/S)	<ul style="list-style-type: none"> • Non-Delegated • Conditional • Delegated • Correspondent (eligible for warranty type on loans eligible for Conditional Authority) • Delegated • Correspondent • GMAC Bank 	<ul style="list-style-type: none"> • Established • Detached • No requirements • Attached • Unit is 100% complete • No single-width manufactured homes • Verify not an ineligible project; See Section D408 A Ineligible PUD/Condominium Projects 	<ul style="list-style-type: none"> • None 	<ul style="list-style-type: none"> • Detached • No requirements • Attached • \$1,000,000 liability coverage minimum per occurrence • Insure on 100% of its replacement cost 	<ul style="list-style-type: none"> • Documentation Requirements • Appraisal • Attached <ul style="list-style-type: none"> • Dec page of Master Insurance • Control of HOA • No requirements 	<ul style="list-style-type: none"> • No
PUD (V/F/S)	<ul style="list-style-type: none"> • Non-Delegated • Conditional • Delegated • Correspondent (eligible for warranty type on loans eligible for Conditional Authority) • Delegated • Correspondent • GMAC Bank 	<ul style="list-style-type: none"> • New or proposed • Detached • No requirements • Attached • Unit is 100% complete • No single-width manufactured homes • Verify not an ineligible project; See Section D408 A Ineligible PUD/Condominium Projects 	<ul style="list-style-type: none"> • None 	<ul style="list-style-type: none"> • Detached • No requirement • Attached • \$1,000,000 liability coverage minimum per occurrence • Insure on 100% of its replacement cost 	<ul style="list-style-type: none"> • Documentation Requirements • Appraisal • Attached <ul style="list-style-type: none"> • Dec page of Master Insurance • Control of HOA • No requirements 	<ul style="list-style-type: none"> • No

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PROJECT CLASSIFICATION	WARRANTY AUTHORITY	PROJECT STATUS	PREREQUISITE REQUIREMENTS	INSURANCE REQUIREMENTS	DOCUMENTATION/SPECIAL REQUIREMENTS	PROPERTY/LENDER LEGAL REVIEW
<p>DETACHED CONDOS</p> <p>UNITED STATES ESTABLISHED TYPE/NEW</p>	<ul style="list-style-type: none"> • Conditional Delegated Correspondent • Eligible for warranty type on loans eligible for Conditional Delegated Authority) • Delegated Correspondent • GMAC Bank 	<ul style="list-style-type: none"> • Established and New • Subject is not a manufactured home • Verify not an ineligible project; See Section 408A Ineligible PUD/Condominium Projects 	<ul style="list-style-type: none"> • None 	<ul style="list-style-type: none"> • Either: <ul style="list-style-type: none"> • Hazard and flood coverage for a single family detached dwelling if the unit consists of the entire structure and site and air space • \$1,000,000 liability coverage minimum per occurrence if the unit consists only of air space for the unit and improvements and site are common areas or limited common areas and insured on 100% of its replacement cost 	<p>Documentation Requirements</p> <ul style="list-style-type: none"> • Appraisal • Master insurance policy doc page • Limited Review Questionnaire <p>Special Requirements</p> <ul style="list-style-type: none"> • Subject unit is detached single family • Primary residence and second home • Investment property eligible; DU underwriting only • Control of HOA • No requirements <p>New projects in Florida are not eligible for Limited Review.</p>	<ul style="list-style-type: none"> • No
<p>LIMITED REVIEW</p> <p>ESTABLISHED ATTACHED PROJECTS TYPE/O</p>	<ul style="list-style-type: none"> • Conditional Delegated Correspondent (eligible for warranty type on loans eligible for Conditional Delegated Authority) • Delegated Correspondent • GMAC Bank 	<ul style="list-style-type: none"> • Established and common elements are 100% complete • No additional phasing or annexation • Project does not include any manufactured homes • Verify not an ineligible project; See Section 408A Ineligible PUD/Condominium Projects <p>NOTE: If the lender has targeted the project with specific marketing efforts or is named as a preferred lender by either the developer or the applicable Homeowner's Association, the project is ineligible for Limited Review and the lender must use one of the other project review processes.</p>	<ul style="list-style-type: none"> • 90% sold and conveyed • If the project has been targeted with specific marketing efforts or is named as a preferred lender by either the developer or the applicable Homeowner's Association, the project is ineligible for Limited Review. 	<ul style="list-style-type: none"> • \$1,000,000 liability coverage minimum per occurrence • Insure on 100% of its replacement cost • Fidelity insurance for all projects over 20 units. Coverage >= no less than the maximum amount of funds in custody of HOA or management company at any one time OR an amount equal to 3 months HOA assessments, if financial controls are in place (separate accounts for reserves and operating budget, depository funds separate statements to HOA, etc.) 	<p>Documentation Requirements</p> <ul style="list-style-type: none"> • Appraisal • Master insurance policy doc page • Delegated Correspondent • Limited - Streamline Project Review Certification • Non-Delegated Correspondent • Correspondent Conventional Homeowners' Association Questionnaire for Limited Review <p>Special Requirements</p> <ul style="list-style-type: none"> • DU Approve/Eligible Recommendation for Limited Review <ul style="list-style-type: none"> • Primary Residence: <=80% LTV/CLTV • Second Home: <=75% LTV/CLTV • All other DU decisions or manually underwritten loans: <ul style="list-style-type: none"> • Primary Residence: <=80% LTV/CLTV 	<ul style="list-style-type: none"> • No

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<p>OPM EXPEDITED REVIEW OR LENDER FULL REVIEW</p> <p>ESTABLISHED PROJECTS AND ESTABLISHED 2-4 UNIT PROJECTS (TYPES)</p>	<ul style="list-style-type: none"> • Conditional Delegated Correspondent (eligible for warranty type on loans eligible for Conditional Delegated Authority) • Delegated Correspondent • GMAC Bank 	<ul style="list-style-type: none"> • Established • All units and common elements are 100% complete • Not subject to additional phasing or annexation • Conversions: All rehabilitation work must be completed in a professional manner • Project does not include any manufactured homes • Verify not an ineligible project. See Section D106 A Ineligible PUD/Condominium Projects 	<ul style="list-style-type: none"> • 90% sold and conveyed • 51% of project occupied as primary residence or 2nd home if subject is investment property • No single entity (the investor group, partnership or corporation) may own >40% of the total units in the project • <=20% of the total space may be used for non-residential purposes <p>2-4 Unit Project</p> <ul style="list-style-type: none"> • All but one unit is occupied as a primary residence or 2nd home • No single entity (the same individual, investor group, partnership, or corporation) may own more than one unit 	<ul style="list-style-type: none"> • \$1,000,000 liability coverage minimum per occurrence. • Insure on 100% of its replacement cost • Fidelity insurance for attached projects over 20 units. Coverage >= no less than the maximum amount of funds in custody of HOA or management company at any one time OR an amount equal to 3 months HOA assessments, if financial controls are in place (separate accounts for reserves and operating budget, dispository sends separate statements to HOA, etc.) 	<ul style="list-style-type: none"> • Second Home: <=75% LTV/CLTV • The unit must secure a Mortgage originated on a spot loan basis and not part of bulk or multiple originations of mortgages secured by units in the same condominium project. • Control of the HOA • Turned over to the unit owners • Established attached projects in Florida are not eligible <p>Documentation Requirements</p> <ul style="list-style-type: none"> • Appraisal • Condominium HOA • Questionnaire • Master Insurance policy dec page • Current Budget (Not required on 2 - 4 unit projects) • Engineer's Report for conversions created in the last 3 years <p>Control of HOA</p> <ul style="list-style-type: none"> • HOA turned over to unit owners (not required for 2-4 unit project) • No more than 15% of the total units within the project can be delinquent on HOA fees, dues or assessment payments 	<ul style="list-style-type: none"> • No

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<p>FORM EXCEEDED REVIEW/REVIEWER'S REVIEW</p> <p>NEW OR RECENTLY COMPLETED PROJECTS WITH 2-4 UNIT OVER</p>	<ul style="list-style-type: none"> Conditional Delegated Correspondent (eligible for warranty type on loans eligible for Conditional Delegated Authority) Delegated Correspondent GMAC Bank 	<ul style="list-style-type: none"> New or recent conversions All units and common elements within the project or subject legal phase are substantially complete; A Certificate of Occupancy or equivalent has been issued by the applicable governmental agency for the project or subject phase and all units in the subject unit building are complete Project does not include any phasing or annexation Project does not include any manufactured homes Verify not an ineligible project; See Section C-10.0 A, Ineligible PUD/Condominium Projects 	<ul style="list-style-type: none"> 70% of total units in project sold or are under contract to purchasers (other than the developer) as a primary residence or second home OR 70% of the total units in subject legal phase + total # of units in all prior legal phases must have been conveyed or under contract as primary residence or 2nd home No single entity (the same individual, investor group, partnership or corporation) may own >10% of the total units in the project <=20% of the total square footage of the project may be used for non-residential purposes <p>2-4 Unit Project</p> <ul style="list-style-type: none"> All but one unit is sold or under contract as a primary residence or second home No single entity (the same individual, investor group, partnership, or corporation) may own more than one unit within the project 	<ul style="list-style-type: none"> \$1,000,000 liability coverage minimum per occurrence Insure on 100% of its replacement cost Fidelity insurances for all projects over 20 units. Coverage >= no less than the maximum amount of funds in custody of HOA or management company at any one time OR an amount equal to 3 months HOA assessments, if financial controls are in place (separate accounts for reserves and operating budget, depository funds separate statements to HOA, etc.) 	<ul style="list-style-type: none"> Documentation Requirements Appraisal Condominium HOA Questionnaire Master Insurance policy dec page Projected Project Budget (including of Incorporation, Master Deed/Declarations, By-laws) (not required for 2-4 unit projects) Engineer's Report for conversions created in the last 3 years <p>Control of HOA</p> <ul style="list-style-type: none"> No requirements No more than 15% of the total units within the project can be more than one-month delinquent on HOA fees, dues or assessment payments <p>New and recently converted projects in Florida are not eligible for Type R Warranty</p>	<ul style="list-style-type: none"> Lender legal review verifying project complies with Fannie Mae Legal Requirements
<p>NEW PROJECTS WITH UNWEIGHTED FINAL OR CONDITIONAL</p>	<ul style="list-style-type: none"> Fannie Mae 	<ul style="list-style-type: none"> New or Recent Conversion 	<ul style="list-style-type: none"> NA 	<ul style="list-style-type: none"> \$1,000,000 liability coverage minimum per occurrence Insure on 100% of its replacement cost 	<ul style="list-style-type: none"> See GMAC Bank Client Guide PERS approval is required for new or recently converted projects in Florida Correspondent must submit 	<ul style="list-style-type: none"> PERS Acceptable Attorney Review verifying project complies with

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PROJECT ACCEPTANCE (VENDOR)				<ul style="list-style-type: none"> Fidelity Insurance for all projects over 20 units. Coverage >= no less than the maximum amount of funds in custody of HOA or management company at any one time OR an amount equal to 3 months HOA assessments, if financial controls are in place (separate accounts for reserves and operating budget, depository funds separate statements to HOA, etc.) 	Directly to Fannie Mae and include approval in loan package. <ul style="list-style-type: none"> Documentation Requirements Copy of Fannie Mae Project Approval. Evidence of any required conditions. Master insurance policy doc page 	Fannie Mae Legal Requirements
ELIGIBLE PROJECTS (VENDOR)	<ul style="list-style-type: none"> Not Eligible 					
INELIGIBLE PROJECTS	<ul style="list-style-type: none"> Projects where the Homeowners' Association is named as a party in a current litigation or any project that has not been turned over to the Homeowners' Association for which the project sponsor or developer is named as a party to current litigation that relates to the project. Projects where the Homeowners' Association is named as a plaintiff in a foreclosure action or as a plaintiff in an action for past due Homeowners' Association dues are not considered ineligible projects. Timeshare or segmented ownership projects Houseboat projects Multi-family projects that permit an owner to hold title to more than one unit, with ownership of all the other units evidenced by a single deed and mortgage. Projects that permit lockout units are considered multi-family PUD/Condominium projects that represent a legal but Non-Conforming use of the land; if zoning regulations prohibit rebuilding the improvements to current density in the event of its full or partial destruction. New projects where the seller is offering sale/financing contributions / concessions in excess of established limitations for individual loans Projects where more than 20% of the total space is used for non-residential purposes Projects where a single entity owns more than 10% of the total units in the project Manufactured Home projects Projects with Recreational Leases Common Interest Apartments AKA community apartment project or own your own. A project in which individuals have an undivided interest in a residential apartment building and land and have the right of exclusive occupancy of a specific unit in the building. The project or building is often owned by several owners as tenants in common or by a Homeowners' Association. Projects with non-incidental business operations owned or operated by the Homeowners' Association such as, but not limited to, a restaurant, spa, health club, etc. Investment Securities project that have documents on file with the Securities and Exchange Commission or projects where unit ownership is characterized or prompted as an investment opportunity. Any project or building that is owned by several owners as tenants in common or by a Homeowners' Association in which individuals have an undivided interest in a residential apartment building and land, and have the right of exclusive occupancy of a specific apartment in the building. New or proposed PUD projects created by conversion Condo-Hotel projects that are managed and operated as a hotel or motel, even though the units are owned individually. Fannie Mae considers projects with any of the following characteristics to be nonresidential, hotel-type projects and "second homes" residential projects in resort locations and therefore are ineligible as follows: 					

* Note worthy

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			<ul style="list-style-type: none"> • Projects that include registration services and offer rentals of units on a daily basis • Projects that restrict the owner's ability to occupy the unit • Projects with names that include the words "hotel" or "motel" • Projects with mandatory rental pooling agreements that require the unit owner to either rent their unit or give a management firm control over the occupancy of the unit. These formal agreements between the developer, Homeowners Association and/or the individual unit owners, obligate the unit owner to rent the property on a seasonal, monthly, weekly, or daily basis. In many cases, the agreements include blackout dates, continuous occupancy limitation, and other such use restrictions. In return, the unit owner receives a share of the revenues generated from the rental of the unit 			

Condominiums Results Condominiums (HRAP/DELRAP Approval Method) as of 01/27/2010 21 records were selected		City	Zip Code	Composition of Project	FHA Co Status	Approval Date	Expiration Date
ABERDEEN RIDGE CONDOMINIUM	GRAND RAPIDS	49505	Ph 1 (units 1, 10-16, 33-35, 42-44, 48-50) approved.	NO UNITS WILL BE ENDORSED.	0.00% Approved	10/30/2009	9/29/2011
BOARDWALK CONDOMINIUMS	GRAND RAPIDS	49503	PH 1 (277 UNITS)	CERTIFICATION FROM ASSO	2.80% Approved	10/23/2008	10/23/2010
CELADON NEW TOWN CONDOMINIUM	GRAND RAPIDS	49504	BLDGS M, N, O, P, J (B) (UNITS 1-32) APPROVED	CERTIFY 51% C	26.90% Approved	7/2/2009	7/2/2011
CHATWICK HILLS	GRAND RAPIDS	49506			n/a	1/15/1980	12/7/2010
COUNTRY CLUB GREEN	GRAND RAPIDS	49504			n/a	2/3/1983	12/7/2010
EAST PARIS VILLAS	GRAND RAPIDS	49546	27 Buildings - 156 Residential Units		0.00% Approved	1/26/2010	1/26/2012
FAIRMOUNT SQUARE CONDOMINIUMS	GRAND RAPIDS	49506	14 UNITS APPROVED		24.00% Approved	12/3/2008	12/3/2010
FAIRMOUNT SQUARE CONDOMINIUMS	GRAND RAPIDS	49506	11 UNITS		24.00% Approved	1/27/2010	12/3/2010
FOREST HILLS CONDOMINIUM	GRAND RAPIDS	49506			n/a	10/15/1982	12/7/2010
FULTON STREET FLATS CONDO	GRAND RAPIDS	49503	15 units (existing)		6.60% Approved	10/27/2009	10/13/2011
GEORGETOWN	GRAND RAPIDS	49506	CERTIFY: 51% OWNER/OCCUPANCY		n/a	1/1/1982	12/7/2010
HAWKRIIDGE ESTATES	GRAND RAPIDS	49503			n/a	9/22/1989	12/7/2010
HILLMOUNT CONDOMINIUM	GRAND RAPIDS	49503	APPROVAL (102 UNITS)		12.70% Approved	10/6/2008	10/6/2010
INDIAN VILLAGE CONDOMINIUM	GRAND RAPIDS	49506			n/a	5/9/1983	12/7/2010
LEDGESTONE CONDOMINIUM	GRAND RAPIDS	49525	15 UNITS/PHASE I (UNDER CONSTRUCTION)		n/a	10/27/2009	10/9/2011
SAXONY VILLAGE	GRAND RAPIDS	49508			3.10% Approved	5/9/1983	12/7/2010
SOUTHBRIDGE CONDOMINIUM	GRAND RAPIDS	49508	29 buildings ranch style condos-certify 51% o/a (pre-sale; 10yr hud approved warranty)		n/a	5/9/1983	12/7/2010
THE WOODS OF EVERGREEN LAKE	GRAND RAPIDS	49525	60 UNITS; APPENDIX C TO BE SUBMITTED UPON COMPLETION		0.00% Approved	10/29/2009	10/29/2011
UNION SQUARE CONDOMINIUM	GRAND RAPIDS	49504	PH 1 188 UNITS APPROVED CONDO CONVERSION		0.00% Approved	9/2/2009	9/2/2011
WATER TOWER	GRAND RAPIDS	49503			CERTIFIC 2.60%	8/5/2009	8/5/2011
WINDCREST MANOR HOMES CONDO	GRAND RAPIDS	49505	ONLY 64 UNITS OF PHASE I ARE APPROVED.		n/a	3/14/1983	12/7/2010
					4.60%	3/13/1991	12/7/2010
Search Criteria:							
Sorted by: Condo Name							
State: MI							
Condo ID:							
Condo Name:							
City: grand rapids							
Zip Code:							
Status: Approved							

Condominiums Results		Condominiums (HRAP/DELRAP Approval Method) as of 01/27/2010		5 records were selected		
Condo Name	City	Zip Code	Composition of Project	FHA Conc Status	Approval Date	Expiration Date
COMMONS AT SIERRAFIELD	BYRON CENTER	49315	BLDGS 1-47	Approved	3/25/2002	12/7/2010
CONDO HOMES@STEVENS POINTE	BYRON CENTER	49315	88 units approved	0.00% Approved	11/23/2009	11/23/2011
COOK'S CROSSING RANCH	BYRON CENTER	49315	Total Units 37.	0.00% Approved	10/29/2009	9/17/2011
THE GREENS OF SIERRAFIELD	BYRON CENTER	49315	13 UNITS APPROVED. CERTIFY 51% OWNER/OCCUPANCY/PRESALE; 10 YR HOW	0.00% Approved	7/20/2009	7/20/2011
THE TRAILS OF SIERRAFIELD	BYRON CENTER	49315	BUILDINGS 1-5 (UNITS 1-21) APPROVED	17.60% Approved	12/5/2008	12/5/2010
Search Criteria:						
Sorted by: Condo Name						
State: MI						
Condo ID:						
Condo Name:						
City: byron center						
Zip Code:						
Status: Approved						

Condominiums Results		Condominiums (HRAP/DELRAP Approval Method) as of 01/27/2010		3 records were selected		
Condo Name	City	Zip Code	Composition of Project	FHA Conc Status	Approval Date	Expiration Date
GRANDVILLE EAST CONDOMINIUM	GRANDVILLE	49418		n/a	4/23/1996	12/7/2010
INDIAN SPRINGS	GRANDVILLE	49418		n/a	1/1/1981	12/7/2010
RIVERTOWN PLACE CONDOMINIUMS	GRANDVILLE	49418	88 UNITS APPROVED	0.00% Approved	9/16/2008	12/7/2010
Search Criteria:						
Sorted by: Condo Name						
State: MI						
Condo ID:						
Condo Name:						
City: grandville						
Zip Code:						
Status: Approved						

Condominiums Results						
Condominiums (HRAP/DELRAP Approval Method) as of 01/27/2010						
9 records were selected						
Condo Name	City	Zip Code	Composition of Project	FHA Con	Status	Approval Date
BRETON MEADOWS	KENTWOOD	49508		n/a	Approved	12/14/1984
CASCADE PLACE CONDO ASSOC.	KENTWOOD	49546	36 UNITS APPROVED	5.50%	Approved	11/29/2008
CROSS CREEK CONDOMINIUM	KENTWOOD	49508	PHASE I INCLUDES UNITS #1-48, BLDGS A-L	14.50%	Approved	7/29/1983
CROSS CREEK CONDOMINIUM	KENTWOOD	49508	PHASE II INCLUDES UNITS 49-101, BLDGS M-Z	1.80%	Approved	7/29/1983
KENTWOOD VILLAGE	KENTWOOD	49546		n/a	Approved	12/6/1990
NORMAN PLACE	KENTWOOD	49508		n/a	Approved	12/4/1990
WOODLAND CREEK CONDOMINIUM	KENTWOOD	49512	PHASE I CONTAINS UNITS 1-18 ADDRESS' 3360, 3362 & 3364 PINE	16.60%	Approved	5/10/1996
WOODLAND CREEK CONDOMINIUM	KENTWOOD	49512	PHASE II CONTAINS UNITS 19-30 ADDRESS' 3380 & 3382 PINE MEADOW DR.	0.00%	Approved	5/10/1996
WOODLAND CREEK CONDOMINIUM	KENTWOOD	49512	PHASE III CONTAINS UNITS 31-48 ADDRESS' 3374, 3372 & 3370 PINE	5.50%	Approved	5/10/1996
Search Criteria: Sorted by: Condo Name State: All States Condo ID: Condo Name: City: kentwood Zip Code: Status: Approved						

Condominiums Results		Condominiums (HRAP/DELRAP Approval Method) as of 01/27/2010					
4 records were selected							
Condo Name	City	Zip Code	Composition of Project	FHA Con Status	Approval Date	Expiration Date	
ARBOR LAKE CONDOMINIUM	WYOMING	48609	PHASE I INCLUDES BUILDINGS 9 AND 10 UNITS 1-22	40.90% Approved	1/29/1992	12/7/2010	
ARBOR LAKE CONDOMINIUM	WYOMING	48609	ALL UNITS ARE ACCEPTABLE FOR HIGH RATIO LOANS EXCEPT THOSE IN BLDG #7, UNITS	8.30% Approved	1/29/1992	12/7/2010	
MALLARDS COVE CONDOMINIUM	WYOMING	49509	UNITS 5 AND 6 ARE ON SLABS - BALANCE HAVE BASEMENTS	n/a	3/8/1991	12/7/2010	
STONEGATE CONDOMINIUM	WYOMING	48619		n/a	4/19/1991	12/7/2010	
Search Criteria:							
Sorted by: Condo Name							
State: MI							
Condo ID:							
Condo Name:							
City: Wyoming							
Zip Code:							
Status: Approved							

No Ada / Belmont / Caladonia / Lowell / Allandale

Jonison - Parkside exp 12/7/10 - No Restrictions
 Rockford - Rockford Hills exp 12/7/10 - Only 10 Units in Master Deed
 Constock Park - Westgate / Yorkview Estates exp 12/7/10 No Restrictions
 Hudsonville - Summer Green 12/7/10 No Restrictions