

STATE OF MICHIGAN
DEPARTMENT OF LICENSING AND REGULATORY AFFAIRS
Corporations, Securities & Commercial Licensing Bureau

FOX RUN VILLAGE, INC.

File No. LC-10020

Issued and entered
this 26th day of November, 2024

ORDER OF REGISTRATION AMENDMENT
FOR
CONTINUING CARE COMMUNITY

Fox Run Village, Inc. is a registered continuing care community ("Registrant") under the Continuing Care Community Disclosure Act, 2014 PA 448, MCL 554.901-993 (the "Act"). On November 21, 2024, Registrant submitted an amendment to its registration in accordance with section 33 of the Act, MCL 554.933, which was deemed complete on November 25, 2024, requesting:

- Entrance fees to be increased between 2.6%-7.8% to a range of:
 - \$50,000 - \$111,000 for a studio
 - \$90,500 - \$546,000 for a 1 bedroom
 - \$123,000 - \$827,000 for a 2 bedroom
 - \$652,000 for a 3 bedroom
- Effective 1/1/25, monthly fees are increasing by 4.9% for Independent Living and 4% for both Assisted Living and Skilled Nursing to the following:
 - Independent Living: \$2,052 - \$5,111.
 - Assisted Living: \$5,564 - \$14,724
 - Skilled Nursing: \$538/day.
- In all the agreements, 'Deposit' changed to "Fee"
- Optional fees were adjusted.

Under section 23 of the Act, MCL 554.923,

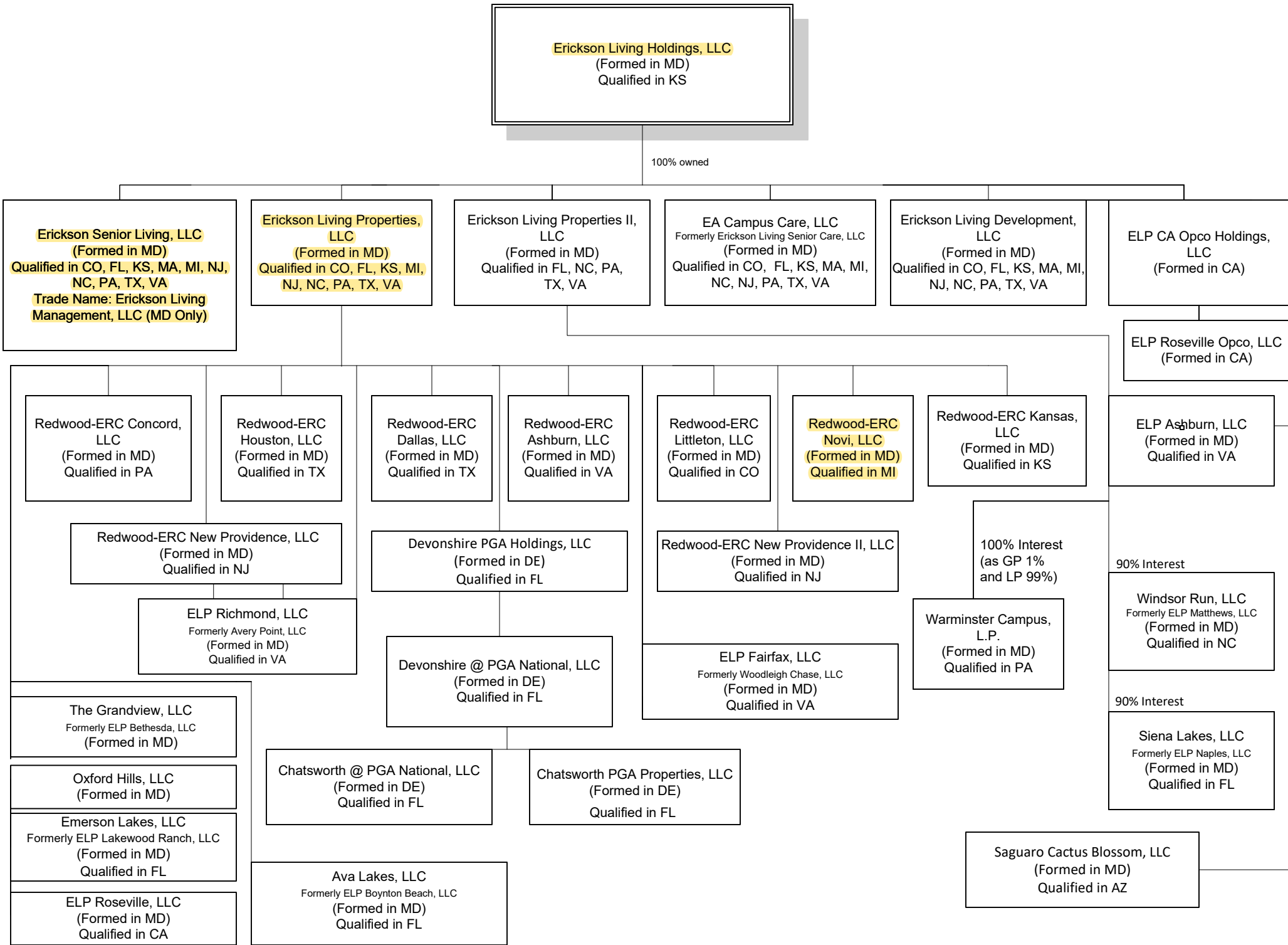
- (1) The fact that an application for registration has been filed or approved does not constitute any of the following:
 - a. Approval of or a finding regarding the accuracy of any information in or accompanying the registration application.
 - b. A recommendation, approval, or other finding by the department concerning the merits or qualifications of a person, life interest, long-term lease, transaction, or continuing care community.

IT IS ORDERED that:

1. Registrant's request to amend its registration according to its proposal, as presented to the Department, is APPROVED.
2. The Registration Statement, as amended, shall remain effective, until such time as the Administrator authorizes further changes.

/s/Linda Clegg

Linda Clegg, Bureau Director



**List of Continuing Care Disclosure Act Registrants in
Michigan as of June 1, 2025**

LC-10026 AuSable Valley Continuing Care Retirement Community, Inc. d/b/a AuSable Valley Community 2014 East Miller Road, P.O. Box 9 Fairview, MI 48621 (989) 848-2843	LC-10033 Porter Hills@Home d/b/a Avenues by Porter Hills 4450 Cascade Road – Suite 200 Grand Rapids, MI 49546-8330 (616) 393-6200
LC-10039 Michigan Christian Home d/b/a Beacon Hill at Eastgate 1919 Boston Street, SE Grand Rapids, MI 49506 (616) 245-9179	LC-10030 Evangelical Homes of Michigan d/b/a Brecon Village 101 Brecon Drive Saline, Michigan 48176 (734) 429-1155
LC-10040 Burcham Hills Retirement Center II d/b/a Burcham Hills 2700 Burcham Drive East Lansing, MI 48823 (517) 351-8377	LC-10021 Cedar Creek Commons Retirement Village d/b/a Cedar Creek Retirement Village 326 E. State Street, P.O. Box 686 Traverse City, MI 49685 (231) 946-2700
LC-10035 United Methodist Retirement Communities, Inc. d/b/a Brio Living Services d/b/a Chelsea Retirement Community d/b/a The Cedars of Dexter 805 West Middle Street Chelsea, MI 48118 (734) 433-1000	LC-10041 Clark Retirement Community, Inc. 1551 Franklin Street S.E. Grand Rapids, MI 49506 (616) 452-1568
LC-10009 The Commons Corewell Health Senior Living - Dearborn 16351 Rotunda Drive Dearborn, MI 47001 (313) 253-9653	LC-10011 Scheurer Community Services d/b/a Country Bay Village 161 Country Bay Drive Pigeon, MI 48755 (989) 453-7301
LC-10016 Covenant Retirement Communities of the Great Lakes Conferences Covenant Living of the Great Lakes 2514 Lake Michigan Drive Grand Rapids, MI 49504 (616) 735-6080	LC-10031 Freedom Village Holland 145 Columbia Avenue Holland, MI 49423 (616) 820-7445
LC-10001 Friendship Village 1400 North Drake Road Kalamazoo, MI 49006-1978 (616) 381-0560	LC-10020 Fox Run Village, Inc. d/b/a Fox Run Village 41100 Fox Run Road Novi, MI 48375 (800) 427-4189

LC-10003 Glacier Hills, Inc. d/b/a Glacier Hills The Manor & The Meadows 1200 Earhart Road Ann Arbor, MI 48105 (734) 769-6410	LC-10037 Heritage Community of Kalamazoo d/b/a Ridge Creek at Heritage d/b/a The Artisan at Heritage d/b/a Meiland Square 2400 Portage Street Kalamazoo, MI 49001 (269) 276-4043
LC-10000 Holland Home 2105 Raybrook Avenue SE Grand Rapids, MI 49546 (616) 235-5050	LC-10042 IHM Senior Living Community, Inc. d/b/a IMH Senior Living Community 610 West Elm Avenue Monroe, Michigan 49546
LC-10032 Evangelical Homes of Michigan LifeChoices, Inc. 1601 Briarwood Circle – Suite 400 Ann Arbor, MI 48108 (734) 295-9292	LC-10048 Dominican Health Care Corporation d/b/a Lourdes Senior Community , Fox Manor Independent Living Units 2300 Watkins Lake Road Waterford, MI 48328 (248) 886-5600
LC-10027 Maple Creek Senior Living, LLC d/b/a The Cottages at Maple Creek and The Terraces at Maple Creek 200 32 nd Street SE Grand Rapids, MI 49508 (616) 452-5900	LC-10006 Michigan Masonic Home d/b/a Masonic Pathways 1200 Wright Avenue Alma, MI 48801 (517) 463-3258
LC-10005 Porter Hills Presbyterian Village, Inc. d/b/a Brio Living Services d/b/a Porter Hills Retirement Communities & Services Porter Hills Village Cook Valley Estates 4450 Cascade Road – Suite 200 Grand Rapids, MI 49546-8330 (616) 393-6200	LC-10044 Resthaven d/b/a The Farmstead by Resthaven d/b/a The River Place by Resthaven d/b/a The Warm Friend 948 Washington Avenue Holland, MI 49423
LC-10012 Silver Maples of Chelsea 100 Silver Maples Drive Chelsea, MI 48118-1399 (734) 475-4111	LC-10043 1700 Bronson Way Tenant, LLC d/b/a StoryPoint Kalamazoo 1700 Bronson Way Kalamazoo, MI 49009 (616) 567-5900

LC-10019 Sunset Manor, Inc. 725 Baldwin Street Jenison, MI 49428 (616) 457-2770	LC-10018 Thurston Woods Village, Inc. 307 North Franks Avenue Sturgis, MI 49091 (269) 651-7841
LC-10028 Presbyterian Village East d/b/a The Village of East Harbor, a Senior Living Community 33875 Kiely Drive Chesterfield, MI 48047 (586) 725-6030	LC-10002 Vista Grande Villa 2251 Springport Road Jackson, MI 49202-1496 (517) 787-0222
LC-10038 Woodhaven of Livonia d/b/a Woodhaven Retirement Community, Woodhaven at Bay City and Woodpointe 2667 Wentworth Avenue Livonia, MI 48154 (313) 261-9000	

Michigan Department of Treasury
Principal Residence Exemption Guidelines

Issued August 2022

CHAPTER 2: OWNERSHIP REQUIREMENT

In order to qualify for a principal residence exemption, [MCL 211.7cc](#) requires that the property be owned by an owner as defined by [MCL 211.7dd\(a\)](#). In accordance with [MCL 211.7cc](#) and [MCL 211.7dd](#), only those owners listed in [MCL 211.7dd\(a\)](#) qualify as an owner eligible to receive the exemption. An “owner” as the term relates to the principal residence exemption is defined in [MCL 211.7dd\(a\)](#) as follows:

- i. A person who owns property or who is purchasing property under a land contract.
- ii. A person who is a partial owner of property.
- iii. A person who owns property as a result of being a beneficiary of a will or trust or as a result of intestate succession.
- iv. A person who owns or is purchasing a dwelling on leased land.
- v. A person holding a life lease in property previously sold or transferred to another.
- vi. A grantor who has placed the property in a revocable trust or a qualified personal residence trust.
- vii. The sole present beneficiary of a trust if the trust purchased or acquired the property as a principal residence for the sole present beneficiary of the trust, and the sole present beneficiary of the trust is totally and permanently disabled. As used in this subparagraph, "totally and permanently disabled" means disability as defined in section 216 of title II of the Social Security act, 42 USC 416, without regard as to whether the sole present beneficiary of the trust has reached the age of retirement.
- viii. A cooperative housing corporation.
- ix. A facility as defined by former Public Act 440 of 1976 and registered under the continuing care community disclosure act, PA 448 of 2014, MCL 554.901 to 554.993.

Additionally, [MCL 211.7dd\(b\)](#) defines a “person” to mean an “individual.” Although [MCL 211.7dd](#) did not define the term “individual,” the Michigan Court of Appeals in *Vanderwerp v Plainfield Twp*, 278 Mich App 624; 752 N.W.2d 479 (2008), held “[a] ‘person’ means only an ‘individual,’ as opposed to a business organization, when considering that term in relation to [MCL 211.7cc](#).”

(b) A statement of the total number of units owned by the cooperative housing corporation and occupied as the principal residence of a tenant stockholder as of the date of the filing under this subsection.

(c) list that includes the name and address of each tenant stockholder of the cooperative housing corporation occupying a unit in the cooperative housing corporation as his or her principal residence as of the date of the filing under this subsection.

(d) A statement of the total number of units of the cooperative housing corporation on which an exemption under this section was claimed and that were transferred in the tax year immediately preceding the tax year in which the filing under this section was made.

22. Blue Acre is owned by a facility registered under the Continuing Care Community Disclosure Act. Does the facility qualify as an owner that is eligible for the principal residence exemption?

Yes. Even though a facility registered under the Continuing Care Community Disclosure Act is a legal entity, [MCL 211.7dd\(a\)](#) specifically lists a registered facility as an owner that is eligible for a principal residence exemption. A facility registered under the Continuing Care Community Disclosure Act is entitled to a 100% principal residence exemption. It is encouraged that Assessors request documents to substantiate that the facility is in fact registered under the Continuing Care Community Disclosure Act.

23. Chris deeds Blue Acre to the Chris Living Trust. Chris occupies the property as his principal residence. Does the Chris Living Trust qualify as an owner that is eligible for the principal residence exemption?

No. Because a person is limited only to an individual, the Trust cannot be an owner that is eligible for the principal residence exemption. Further, the Trust is not a cooperative housing corporation or a facility as defined by Public Act 448 of 2014 (formerly known as a registered living care facility). As a result, the Trust does not qualify as an “owner” as defined by [MCL 211.7dd](#) and is not eligible to receive a principal residence exemption.

GRANTOR OF TRUST

24. In what circumstances is a grantor of a trust an owner that is eligible for the principal residence exemption?

MICHIGAN LEGISLATURE

Michigan Compiled Laws Complete Through PA 4 of 2025

Senate adjourned until Thursday, May 29, 2025 10:00 AM

House adjourned until Tuesday, June 3, 2025 1:30 PM

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MCL - Section 211.7dd

[Download Section](#)[Chapter 211](#)[Act 206 of 1893](#)[206-1893-REAL-ESTATE-EXEMPTIONS.](#)[◀ Previous Section](#) [Next Section ▶](#)**THE GENERAL PROPERTY TAX ACT (EXCERPT)****Act 206 of 1893****211.7dd Definitions.**

Sec. 7dd.

As used in sections 7cc and 7ee:

(a) "Owner" means any of the following:

- (i) A person who owns property or who is purchasing property under a land contract.
- (ii) A person who is a partial owner of property.
- (iii) A person who owns property as a result of being a beneficiary of a will or trust or as a result of intestate succession.
- (iv) A person who owns or is purchasing a dwelling on leased land.
- (v) A person holding a life lease in property previously sold or transferred to another.
- (vi) A grantor who has placed the property in a revocable trust or a qualified personal residence trust.
- (vii) The sole present beneficiary of a trust if the trust purchased or acquired the property as a principal residence for the sole present beneficiary of the trust, and the sole present beneficiary of the trust is totally and permanently disabled. As used in this subparagraph, "totally and permanently disabled" means disability as defined in section 216 of title II of the social security act, 42 USC 416, without regard as to whether the sole present beneficiary of the trust has reached the age of retirement.
- (viii) A cooperative housing corporation.
- (ix) A facility as defined by former 1976 PA 440 and registered under the continuing care community disclosure act, 2014 PA 448, MCL 554.901 to 554.993.

(b) "Person", for purposes of defining owner as used in section 7cc, means an individual and for purposes of defining owner as used in section 7ee means an individual, partnership, corporation, limited liability company, association, or other legal entity.

(c) "Principal residence" means the 1 place where an owner of the property has his or her true, fixed, and permanent home to which, whenever absent, he or she intends to return and that shall continue as a principal residence until another principal residence is established. Except as otherwise provided in this subdivision, principal residence includes only that portion of a dwelling or unit in a multiple-unit dwelling that is subject to ad valorem taxes and that is owned and occupied by an owner of the dwelling or unit. Principal residence also includes all of an owner's unoccupied property classified as residential that is adjoining or contiguous to the dwelling subject to ad valorem taxes and that is owned and occupied by the owner. Beginning December 31, 2007, principal residence also includes all of an owner's unoccupied property classified as timber-cutover real property under section 34c that is adjoining or contiguous to the dwelling subject to ad valorem taxes and that is owned and occupied by the owner. Contiguity is not broken by boundary between local tax collecting units, a road, a right-of-way, or property purchased or taken under condemnation proceedings by a public utility for power transmission lines if the 2 parcels separated by the purchased or condemned property were a single parcel prior to the sale or condemnation. Except as otherwise provided in this subdivision, principal residence also includes any portion of a dwelling or unit of an owner that is rented or leased to another person as a residence as long as that portion of the dwelling or unit that is rented or leased is less than 50% of the total square footage of living space in that dwelling or unit. Principal residence also includes a life care facility for purposes of former 1976 PA 440 that is registered under the continuing care community disclosure act, 2014 PA 448, MCL 554.901 to 554.993. Principal residence also includes property owned by a cooperative housing corporation and occupied by tenant stockholders. Property that qualified as a principal residence shall continue to qualify as a principal residence for 3 years after all or any portion of the dwelling or unit included in or constituting the principal residence is rented or leased to another person as a residence if all of the following conditions are satisfied:

(i) The owner of the dwelling or unit is absent while on active duty in the armed forces of the United States.

(ii) The dwelling or unit would otherwise qualify as the owner's principal residence.

(iii) Except as otherwise provided in this subparagraph, the owner files an affidavit with the assessor of the local tax collecting unit on or before May 1 attesting that it is his or her intent to occupy the dwelling or unit as a principal residence upon completion of active duty in the armed forces of the United States. A copy of an affidavit filed under this subparagraph shall be forwarded to the department of treasury pursuant to a schedule prescribed by the department of treasury.

(d) "Qualified agricultural property" means unoccupied property and related buildings classified as agricultural, or other unoccupied property and related buildings located on that property devoted primarily to agricultural use as defined in section 36101 of the natural resources and environmental protection act, 1994 PA 451, MCL 324.36101. Related buildings include a residence occupied by a person

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MCL - Section 554.993

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CONTINUING CARE COMMUNITY DISCLOSURE ACT (EXCERPT)

Act 448 of 2014

554.993 Facility or person registered or exempt under former act.

Sec. 93.

A facility or person that was registered or exempt from registration under the former living care disclosure act, 1976 PA 440, immediately before the effective date of this act shall be considered to be registered or exempt from registration, respectively, under this act until the registration or exemption would have expired under the former living care disclosure act, 1976 PA 440, or 30 days after the effective date of this act, whichever is later.

History: [2014](#), [Act 448](#), Eff. Apr. 2, 2015[Acceptable Use Policy](#) [Privacy Policy](#) [DMCA Policy](#) [Comment Form](#)
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CONTINUING CARE COMMUNITY DISCLOSURE ACT
Act 448 of 2014

AN ACT to regulate the offer and sale of life interests and long-term leases in retirement communities that provide certain services and are independent living units, nursing homes, homes for the aged, adult foster care facilities, home care service agencies, hospices, or places that provide care for certain periods; to prohibit fraudulent practices in relation to the offer and sale of those life interests and long-term leases; to provide for the powers and duties of certain state governmental agencies; to provide for penalties and remedies; to prescribe penalties and civil sanctions; and to repeal acts and parts of acts.

History: 2014, Act 448, Eff. Apr. 2, 2015.

The People of the State of Michigan enact:

554.901 Short title.

Sec. 1. This act shall be known and may be cited as the "continuing care community disclosure act".

History: 2014, Act 448, Eff. Apr. 2, 2015.

554.903 Definitions; A to C.

Sec. 3. As used in this act:

(a) "Administrator" means a person that performs administrative or operational functions within or in connection with the continuing care community.

(b) "Advertisement or marketing communication" means any disclosure statement, prospectus, pamphlet, circular, form letter, written or electronic advertisement, social media or other sales literature or advertising communication, including a written, printed, or pictorial communication, or a communication by means of a recorded telephone message or message spoken on the radio, television, or similar communications media, intended for distribution or transmission to prospective members in connection with an offer or sale of a continuing care agreement.

(c) "Amortized component of an entrance fee" means the portion of an entrance fee that is amortizable to reflect the cost of continuing care, multiplied by 1.5% for each month from the time of occupancy to the termination of membership by death or other cause.

(d) "Applicant" means a continuing care community applying for initial registration under section 19, applying for renewal registration under section 25, or applying to amend a registration under section 33.

(e) "Change in fees" means a change in either the amount or type of fees for continuing care, including entrance fees and monthly service fees, except for any change in fees mandated by a state or federal referral assistance program.

(f) "Complete", with reference to an application, means complete on its face and submitted with any registration fee and any other information, record, approval, or similar item required by law or rule.

(g) "Continuing care" means some or all of the following services:

(i) A living unit.

(ii) Meals.

(iii) Personal care services.

(iv) Skilled nursing.

(v) Rehabilitative services.

(vi) Medical care.

(vii) Social activities.

(viii) Supervision.

(ix) Program of all-inclusive care for the elderly.

(x) Continuing care at home.

(h) "Continuing care agreement" means a written agreement, including a long-term lease or an agreement conferring a life interest, between a member and a continuing care community for continuing care upon payment of an entrance fee.

(i) "Continuing care at home" means, upon payment of an entrance fee, providing or arranging for the provision of all of the following at the member's home:

(i) Continuing care.

(ii) Access to comprehensive services, including, but not limited to, care coordination, home assessments, and assistance with activities of daily living.

(iii) Services with a higher level of care when required by the health condition of the member, as determined by the continuing care community in consultation with the member or the member's