

RECORDED

FIRST AMENDMENT TO MASTER DEED  
SOUTHCOVE CONDOMINIUM  
(ACT 59 PUBLIC ACTS OF 1978 AS AMENDED)

MAY 25 12 41 PM '84

*James J. ...*  
REGISTERED DEEDS  
BERRIEN COUNTY MICHIGAN

This First Amendment to the Master Deed is made and executed on this 25th day of May, 1984, by New Buffalo Harbor, Inc., hereinafter referred to as "Developer", whose office is situated at 903 Main Street, St. Joseph, Michigan. In pursuance of the provisions of the Michigan Condominium Act (being Act 59 of the Public Acts of 1978, as amended), hereinafter referred to as the "Act."

WITNESSETH:

WHEREAS, on March 14, 1983, the Developer executed and caused to be recorded at Liber 15, Page 1-50, Berrien County Records, the Master Deed together with the Condominium Bylaws and Condominium Subdivision Plan attached thereto as Exhibit A and B respectively; and

WHEREAS, sheets X-1433-1 through X-1433-11 of the Condominium Subdivision Plan were submitted and approved by the Michigan Department of Commerce, Corporation and Securities Bureau, Condominium Division, as proposed; and

WHEREAS, the purpose of this Amendment is to amend sheet X-1433-1, X-1433-2, X-1433-4, X-1433-5, X-1433-6, X-1433-7, X-1433-10 and X-1433-11 of the Condominium Subdivision Plan; to Amend Article V, Subparagraph C, of the Master Deed to reflect changes in the percentage of value to modify Article VI of the Master Deed, Article VIII, Section 8 of the Condominium Bylaws.

NOW THEREFORE, the developer does upon the recording hereof amend the Master Deed of Southcove, a condominium as follows:

1. Condominium Subdivision Plan. The Condominium Subdivision Plan sheets X-1433-1, 2, 4, 5, 6, 7, 10 and 11 are amended to reflect modifications to legal description, unit number and size, utilities and site plan.

*Pr. N-62-0340-0050-01-  
Pr. of common ELEMENT-  
11-62-7150-*

I HEREBY CERTIFY that there are no Tax Liens or Title Held  
in this County against the within description,  
and all other liens and encumbrances to the  
benefit of the State of Michigan have been  
discharged and the same are not a part of the  
title of the above described property, and that  
I am a duly qualified and acting Registrar,  
under the Public Acts of 1906, as amended.  
Berrien County  
Registrar

*John C. ...*

Date MAY 25 1984  
No. 4286

2. Amendment to Article V, Subchapter C. Article V, Subchapter C of the Master Deed is hereby revoked and amended to read as follows:

(c) The following is a schedule of units and the percentage of value assigned to each unit:

PERCENTAGE OF VALUE

1.	1.87
2.	1.87
3.	2.83
4.	1.62
5.	1.62
6.	2.04
7.	2.04
8.	1.87
9.	1.87
10.	2.82
11.	2.04
12.	2.04
13.	1.87
14.	1.87
15.	2.82
16.	2.04
17.	2.04
18.	1.87
19.	1.87
20.	2.82
21.	1.62
22.	1.62
23.	2.04
24.	2.04
25.	1.62
26.	1.62
27.	1.62
28.	1.62
29.	4.94
30.	4.94
31.	4.94
32.	4.94
33.	4.94
34.	4.94
35.	4.94
36.	4.94
37.	4.95

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TOTAL 100.00

3. Amendment to Article VI "Expansion of Condominium". In paragraph one, line two, the number 33 is amended to read 37.

4. Amendment to Article VIII, Section 8. Article VIII, Section 8 is amended to add the following: In regard to unbuilt units the

Developer shall pay a proportionate share of only the non-building related expenses.

This amendment does not alter any other provisions of the Master Deed of The Moorings, and is submitted in accordance with the authority given New Buffalo Harbor, Inc., a Michigan corporation, as developer, by Public Act 59 of 1978, as amended, and, in particular, Article VI of the Master Deed previously filed and approved.

This amendment shall be effective upon its recording in the office of the Register of Deeds, Berrien County, Michigan.

Dated: May 25, 1984.

NEW BUFFALO HARBOR, INC.

Julia P. Costello  
Julia P. Costello  
Ellen Van Brocklin  
Ellen Van Brocklin

By: James L. Stevens  
James L. Stevens, President

By: Roccy M. DeFrancesco  
Roccy M. DeFrancesco  
Secretary

STATE OF MICHIGAN )  
                                  ) - ss -  
COUNTY OF BERRIEN )

The foregoing instrument was acknowledged before me by James L. Stevens, President of New Buffalo Harbor, Inc., and Roccy M. DeFrancesco, Secretary of New Buffalo Harbor, Inc., a Michigan corporation, on behalf of the corporation, on this 25th day of May, 1984.

Julia P. Costello  
Julia P. Costello Notary Public  
Berrien County, Michigan  
My commission expires:  
October 19, 1984

PREPARED BY:  
DeFrancesco & Johnson  
903 Main Street  
St. Joseph, Michigan 49085

RMD/NBH-1/5-25-84

REPLAT N<sup>o</sup>1 OF  
BERRIEN COUNTY CONDOMINIUM  
SUBDIVISION PLAN N<sup>o</sup>15

EXHIBIT B TO THE AMENDED MASTER DEED OF  
**SOUTHCOVE**  
CITY OF NEW BUFFALO, BERRIEN COUNTY, MICHIGAN

DEVELOPER  
NEW BUFFALO HARBOR, INC  
903 MAIN STREET  
ST. JOSEPH, MICHIGAN 49085

SURVEYOR & DOCUMENTS  
WRIGHTMAN & ASSOCIATES, INC  
820 BRAD STREET  
ST. JOSEPH, MICHIGAN 49085

PROPERTY... DESCRIPTION

THE PART OF THE RECONSTITUTED CITY OF NEW BUFFALO, MICHIGAN, AS TO THAT PART OF THE ORIGINAL TOWN OF NEW BUFFALO, AND THAT PART OF FRACTIONAL SECTION 8, TOWNSHIP 8 SOUTH, RANGE 21 WEST, CITY OF NEW BUFFALO, BERRIEN COUNTY, MICHIGAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE EASTERN MOST CORNER OF LOT 18, BLOCK 1, OF THE RECORDED PLAT OF "SOUTHCOTE" SUBDIVISION, BEING THE EASTERN MOST CORNER OF THE TRAIL POINT OF RECORDING WHICH IS 68.00 FEET NORTH 10°45'41" WEST OF THE MOST WESTERNLY CORNER OF BLOCK "C" OF THE RECORDED PLAT OF WEST AVENUE TO THE VILLAGE, FROM THE CITY OF NEW BUFFALO, THENCE SOUTH 59°20' WEST ON SAID WESTERNLY LINE 3500 FEET, THENCE NORTH 30°45' WEST 3182 FEET TO THE EASTERNLY LINE OF SAID WESTERNLY LINE, THENCE NORTH 20°15' WEST 4250 FEET, THENCE NORTH 30°45' WEST 1815 FEET, THENCE SOUTH 20°15' WEST 2900 FEET, THENCE SOUTH 47°25'30" WEST 3042 FEET, THENCE SOUTH 13°15'30" WEST 4260 FEET, THENCE NORTH 30°45' WEST 3770 FEET ALL ON SAID EASTERNLY LINE OF THE RECORDED CONDOMINIUM SUBDIVISION, THENCE EAST 19°15' WEST 100 FEET, THENCE SOUTH 3°15' WEST 4825 FEET, THENCE SOUTH 3°15' WEST 100 FEET TO THE EASTERNLY LINE OF SAID STREET, THENCE NORTH 30°45' WEST ON SAID EASTERNLY LINE 1500 FEET TO 11' CONTAINING 2.88 ACRES MORE OR LESS

ALSO SUBJECT TO ANY AND ALL EASEMENTS OF RECORD OR OTHERWISE

SHEET INDEX

- ☆ 1 COVER SHEET X 1433-1
- ☆ 2 SURVEY PLAN X 1433-2
- 3 EXPANSION PLAN X 1433-3
- ☆ 4 SITE PLAN X 1433-4
- ☆ 5 UTILITY & FLOOD PLAN X 1433-5
- ☆ 6 FLOOR PLAN BUILDINGS 1,2,3,4 UNITS 1-5,8,10,15,16,18,22,23,28) X 1433-6
- ☆ 7 FLOOR PLAN BUILDINGS 1,2,3,4 UNITS 6,7,11,12,16,17,23,28) X 1433-7
- 8 SECTIONS A A B B BUILDINGS 1,2,3,4 UNITS 1-28) X 1433-8
- 9 SECTIONS C C D D BUILDINGS 1,2,3,4 UNITS 1-28) X 1433-9
- ☆ 10 FLOOR PLANS UNITS 29 THRU 37 X 1433-10
- ☆ 11 SEC 1433-11 X 1433-11

☆ NOTE  
SOUTHCOTE IS A MULTI-PHASE CONDOMINIUM PROJECT. THE "ARLIT" INDICATED HEREON ON THE SHEETS WHICH ARE REVIEWED ATED A 20-54 ARE TO BE REPLACED BY SUPPLEMENTAL SHEETS TO THOSE PREVIOUSLY RECORDED

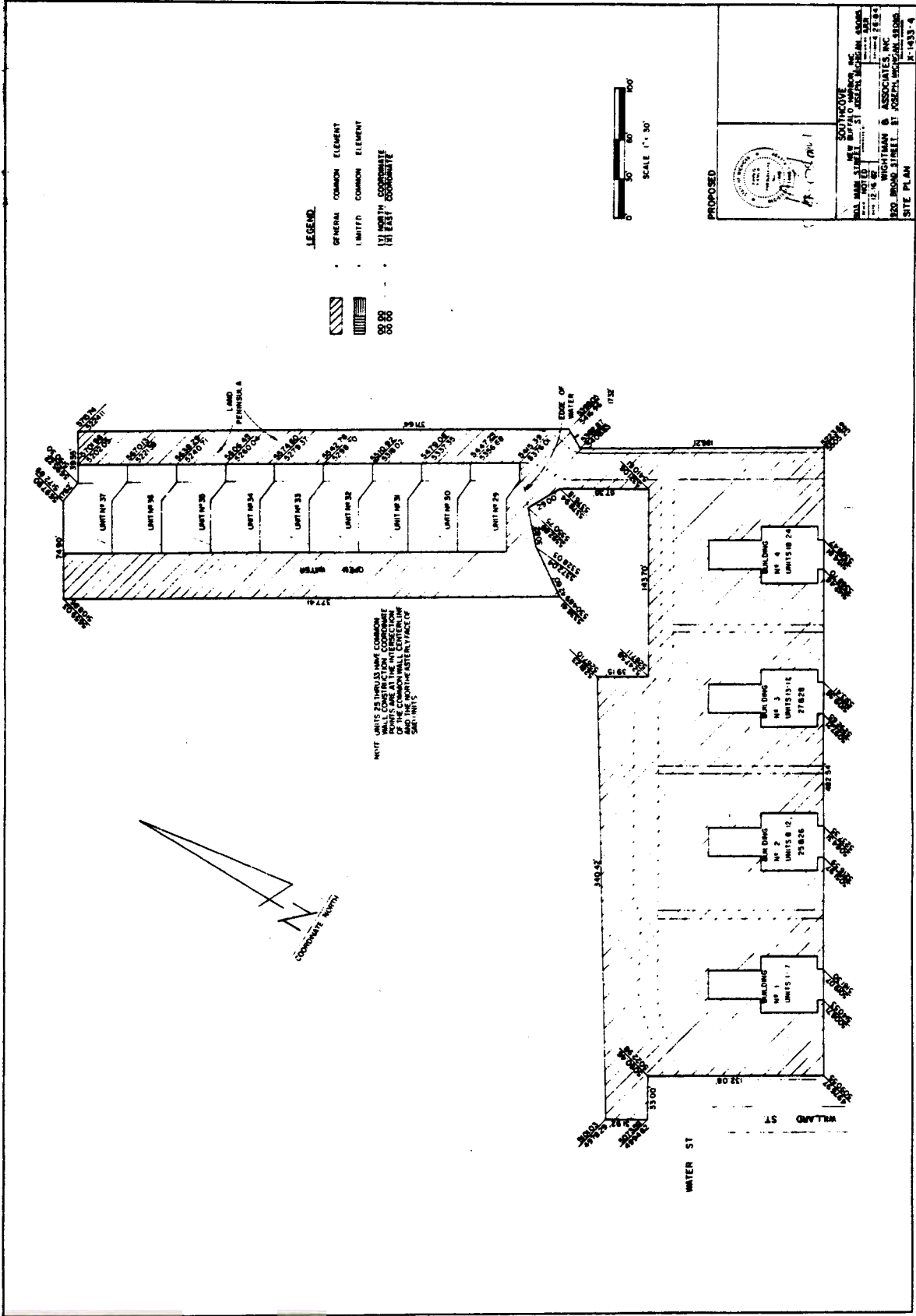
ATTENTION COUNTY REGISTER OF DEEDS  
THE CONDOMINIUM SUBDIVISION PLAN NUMBER MUST BE IDENTIFIED BY THE REGISTER OF DEEDS. THE NUMBER HAS BEEN ASSIGNED TO THIS PROJECT. IT MUST BE PROPERLY SHOWN IN THE TITLE ON THIS SHEET. THE SURVEYOR'S CERTIFICATE ON SHEET 2, AND IN THE MASTER DEED

PROPOSED



WRIGHTMAN & ASSOCIATES, INC  
820 BRAD STREET, ST. JOSEPH, MICHIGAN 49085  
COVER SHEET X 1433-1



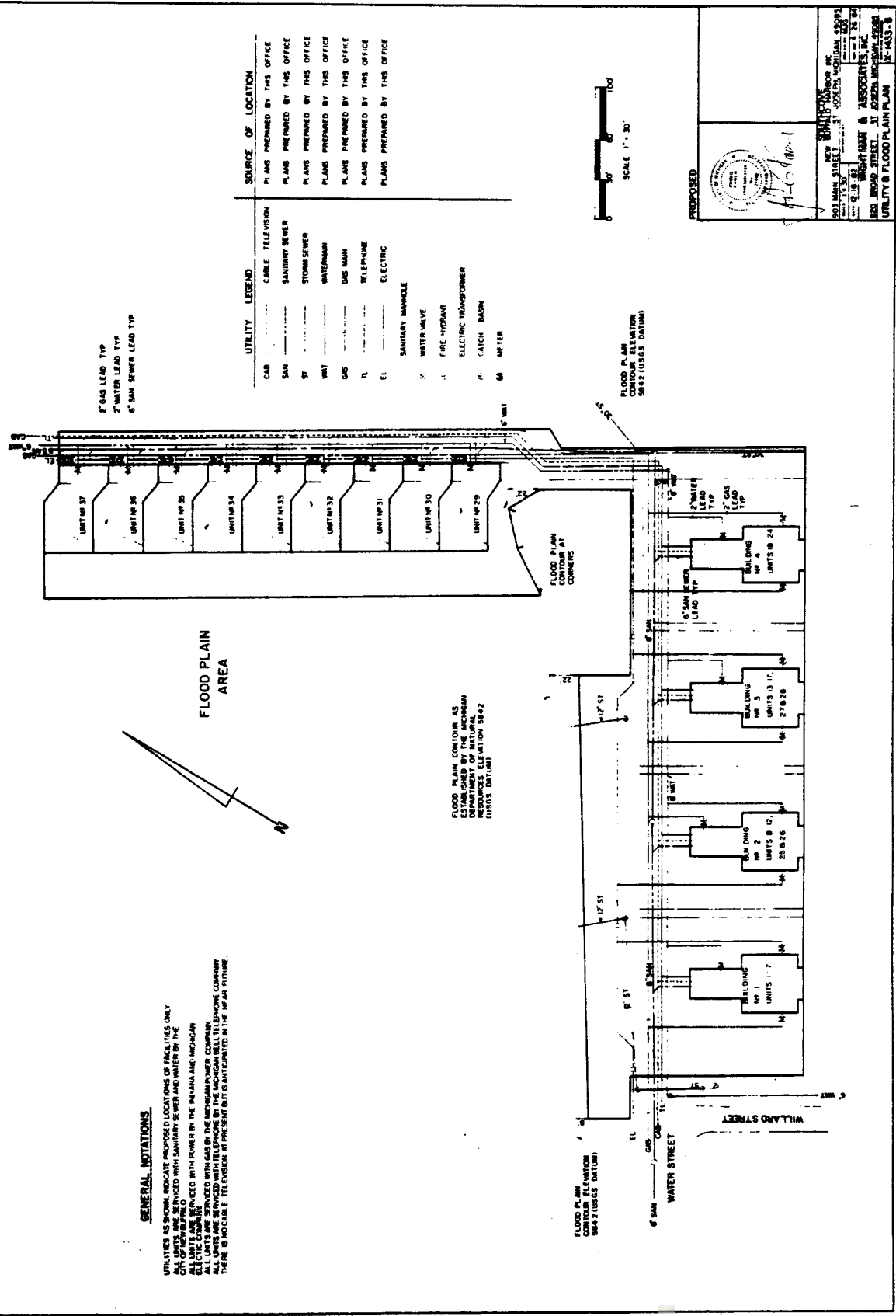


**GENERAL NOTATIONS**

UTILITIES AS SHOWN INDICATE PROPOSED LOCATIONS OF FACILITIES ONLY.  
 ALL UNITS ARE SERVICED WITH SANITARY SEWER AND WATER BY THE  
 INDIANAPOLIS WATER WORKS COMPANY.  
 ALL UNITS ARE SERVICED WITH GAS BY THE INDIANAPOLIS GAS COMPANY.  
 ALL UNITS ARE SERVICED WITH TELEPHONE BY THE INDIANAPOLIS TELEPHONE COMPANY.  
 THERE IS NO CABLE TELEVISION AT PRESENT BUT IS ANTICIPATED IN THE NEAR FUTURE.

FLOOD PLAIN  
 AREA

FLOOD PLAIN CONTOUR AS  
 ESTABLISHED BY THE INDIANAPOLIS  
 DEPARTMENT OF NATURAL  
 RESOURCES AT ELEVATION 5842  
 (USGS DATUM)



UTILITY LEGEND	SOURCE OF LOCATION
CAB	CABLE TELEVISION
SAN	SANITARY SEWER
ST	STORM SEWER
WMT	WATERMAIN
GAS	GAS MAIN
TEL	TELEPHONE
EL	ELECTRIC
W	SANITARY MANHOLE
V	WATER VALVE
F	FIRE HYDRANT
E	ELECTRIC TRANSFORMER
C	CATCH BASIN
M	METER

PLANS PREPARED BY THIS OFFICE

PLANS PREPARED BY THIS OFFICE

PLANS PREPARED BY THIS OFFICE

PLANS PREPARED BY THIS OFFICE

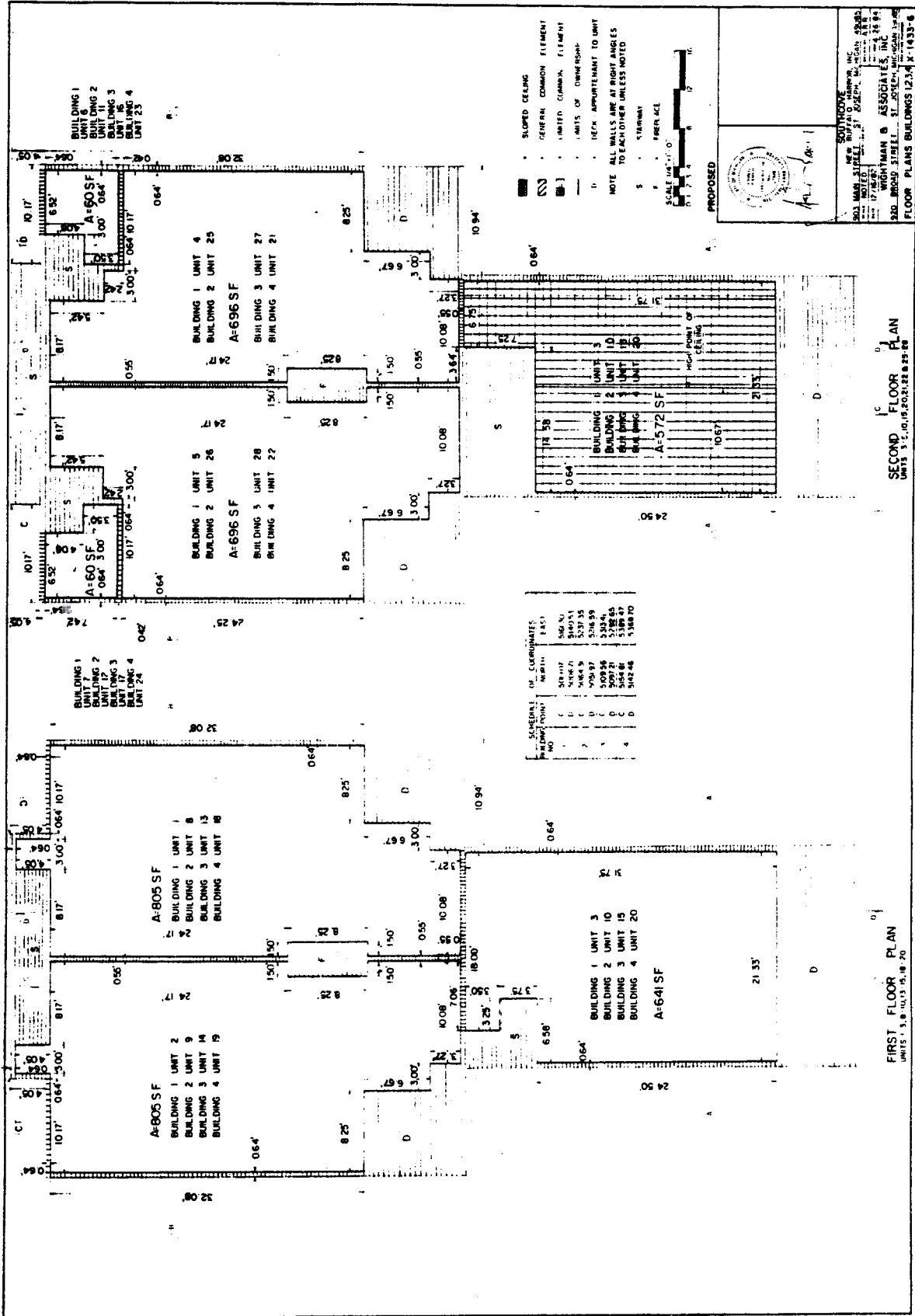
PLANS PREPARED BY THIS OFFICE

PLANS PREPARED BY THIS OFFICE



**PROPOSED**

303 MAIN STREET, INDIANAPOLIS, IN 46202  
 JAMES H. WRIGHT, P.E.  
 JAMES H. WRIGHT & ASSOCIATES, INC.  
 1000 W. MARKET STREET, INDIANAPOLIS, IN 46202  
 UTILITY & FLOOD PLAN PLAN 15-1433-8



SCHEDULE OF COMPONENTS:

NO.	DESCRIPTION	QTY	UNIT	AMOUNT
1	CEILING	1	SQ. FT.	1800
2	WALL	1	SQ. FT.	1800
3	FLOOR	1	SQ. FT.	1800
4	DOOR	1	EA.	1
5	WINDOW	1	EA.	1
6	GLASS	1	SQ. FT.	1800
7	CEILING	1	SQ. FT.	1800
8	WALL	1	SQ. FT.	1800
9	FLOOR	1	SQ. FT.	1800
10	DOOR	1	EA.	1
11	WINDOW	1	EA.	1
12	GLASS	1	SQ. FT.	1800
13	CEILING	1	SQ. FT.	1800
14	WALL	1	SQ. FT.	1800
15	FLOOR	1	SQ. FT.	1800
16	DOOR	1	EA.	1
17	WINDOW	1	EA.	1
18	GLASS	1	SQ. FT.	1800
19	CEILING	1	SQ. FT.	1800
20	WALL	1	SQ. FT.	1800
21	FLOOR	1	SQ. FT.	1800
22	DOOR	1	EA.	1
23	WINDOW	1	EA.	1
24	GLASS	1	SQ. FT.	1800
25	CEILING	1	SQ. FT.	1800
26	WALL	1	SQ. FT.	1800
27	FLOOR	1	SQ. FT.	1800
28	DOOR	1	EA.	1
29	WINDOW	1	EA.	1
30	GLASS	1	SQ. FT.	1800

FIRST FLOOR PLAN  
UNITS 1, 3, 10, 13, 15, 18, 20

SECOND FLOOR PLAN  
UNITS 1, 10, 15, 20, 21, 22, 25, 28

**PROPOSED**

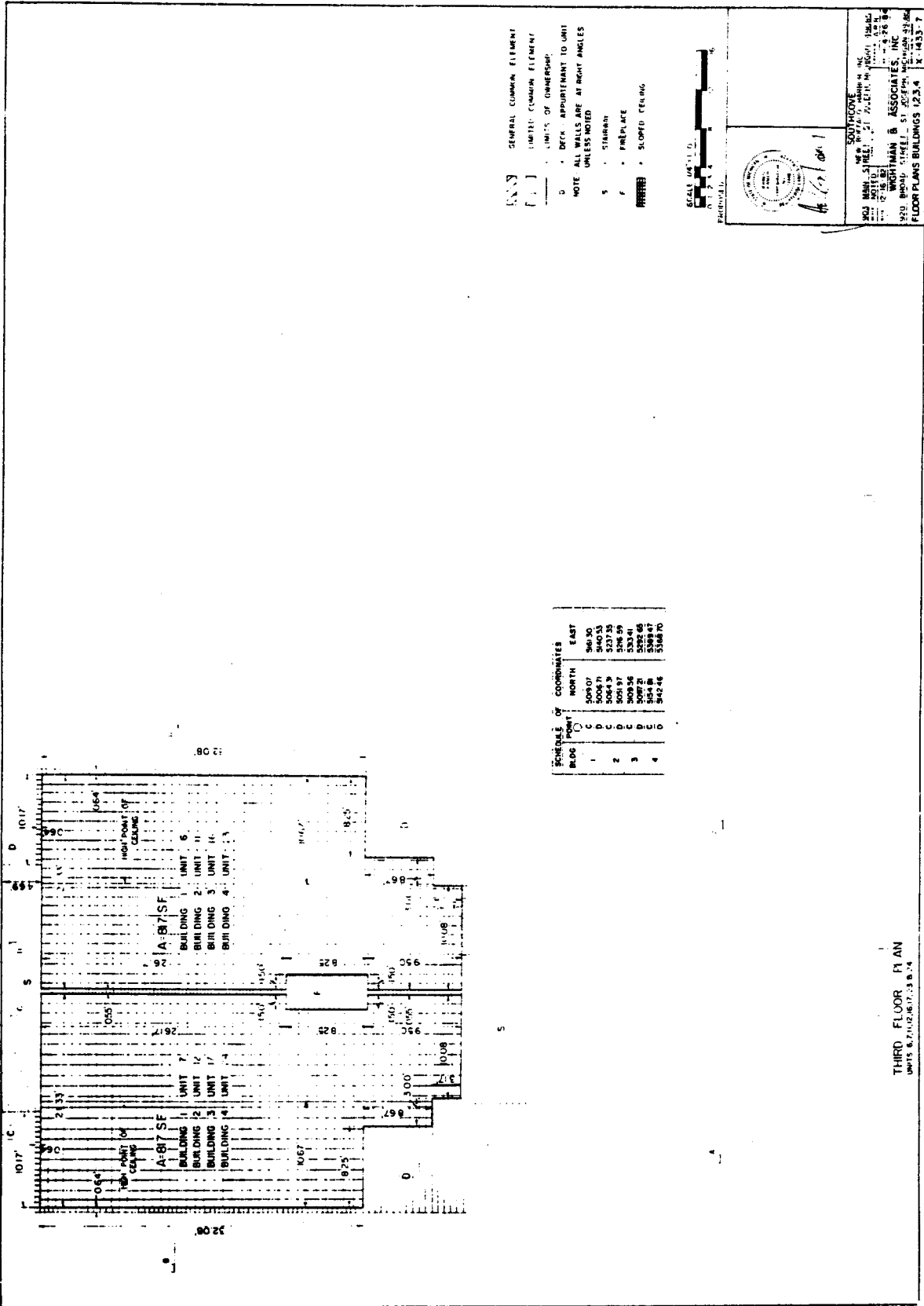
SCALE 1/4" = 1'-0"

LEGEND:

- SLOPED CEILING
- GENERAL COMMON ELEMENT
- LIMITED COMMON ELEMENT
- LIMITS OF OWNERSHIP
- REF. APPURTENANCE TO UNIT
- ALL WALLS ARE AT RIGHT ANGLES TO EACH OTHER UNLESS NOTED
- TERMINAL
- PREFACE

**SOUTHCOVE**  
1320 BROAD STREET, ST. JOSEPH, MO. 64506  
WIGHTMAN & ASSOCIATES, INC. 248 84  
1320 BROAD STREET, ST. JOSEPH, MISSOURI 64506  
FLOOR PLANS BUILDINGS 12, 14, 15, 18, 20, 21, 22, 25, 28





GENERAL COMMON ELEMENT  
 LIMITED COMMON ELEMENT  
 UNIT OF OWNERSHIP  
 DECK APPURTENANT TO UNIT  
 NOTE ALL WALLS ARE AT RIGHT ANGLES UNLESS NOTED  
 STAIRWAY  
 FIREPLACE  
 SLOPED CEILING



SCALE 1/8" = 1'-0"

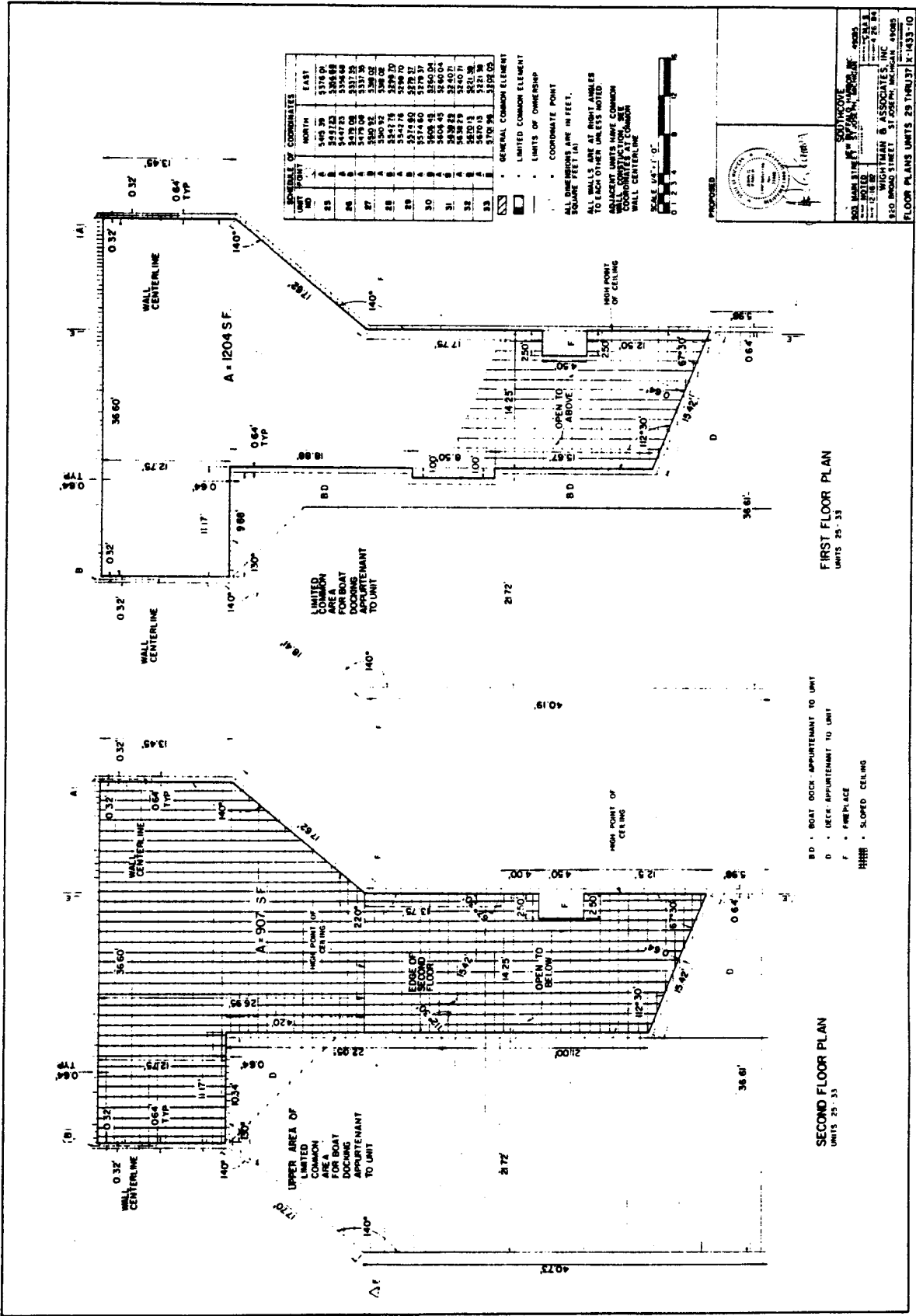
REGISTERED PROFESSIONAL ARCHITECT

SOUTHSHORE ARCHITECTURE, INC.  
 3403 MAIN STREET, SUITE 201, FORT LAUDERDALE, FLORIDA 33309  
 PHONE: (954) 344-1111  
 FAX: (954) 344-1112  
 WWW.SOUTHSHOREARCHITECTURE.COM

WRIGHTMAN & ASSOCIATES, INC.  
 370 BROAD STREET, SUITE 200, FORT LAUDERDALE, FLORIDA 33301  
 FLOOR PLANS BUILDINGS 1, 2, 3, 4 1433-7

SCHEDULE OF COORDINATES		
BUILDING	NORTH POINT	EAST
1	50907	58630
2	50908	58631
3	50909	58632
4	50910	58633
5	50911	58634
6	50912	58635
7	50913	58636
8	50914	58637
9	50915	58638
10	50916	58639
11	50917	58640
12	50918	58641
13	50919	58642
14	50920	58643
15	50921	58644
16	50922	58645
17	50923	58646
18	50924	58647
19	50925	58648
20	50926	58649
21	50927	58650

THIRD FLOOR PLAN  
 SHEET 6.11.12.13.14.15.16



GENERAL COORDINATES		EAST	
1	4403.39	5178.01	
2	5291.23	5284.68	
3	4447.23	5394.68	
4	4475.08	5317.25	
5	4475.08	5317.25	
6	5300.32	5308.02	
7	5300.32	5308.02	
8	5241.78	5299.20	
9	5241.78	5299.20	
10	5274.60	5278.37	
11	5274.60	5278.37	
12	5608.45	5260.04	
13	5608.45	5260.04	
14	5670.13	5240.71	
15	5670.13	5240.71	
16	5670.13	5240.71	
17	5670.13	5240.71	
18	5670.13	5240.71	
19	5670.13	5240.71	
20	5670.13	5240.71	
21	5670.13	5240.71	
22	5670.13	5240.71	
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96	5670.13	5240.71	
97	5670.13	5240.71	
98	5670.13	5240.71	
99	5670.13	5240.71	
100	5670.13	5240.71	

\* GENERAL COMMON ELEMENT  
 \* LIMITED COMMON ELEMENT  
 \* LIMITS OF OWNERSHIP  
 \* COORDINATE POINT  
 ALL DIMENSIONS ARE IN FEET.  
 ALL WALLS ARE AT RIGHT ANGLES TO EACH OTHER UNLESS NOTED.  
 ALL UNIT LIMITS HAVE COMMON COORDINATE POINTS AT COMMON WALL CENTERLINE.  
 SCALE 1/4" = 1'-0"  
 PROPOSED

SOUTH COVE  
 1003 MARLBOROUGH BLVD., SUITE 100  
 BOSTON, MASSACHUSETTS 02116  
 TEL: 617-552-1111  
 FAX: 617-552-1112  
 WWW: WWW.SOUTHCOVE.COM  
 SOUTH COVE ARCHITECTURE, INC.  
 850 BROND STREET, SUITE 200  
 BOSTON, MASSACHUSETTS 02116  
 TEL: 617-552-1111  
 FAX: 617-552-1112  
 FLOOR PLANS UNITS 29 THRU 37 K 1433-10

FIRST FLOOR PLAN  
UNITS 29-33

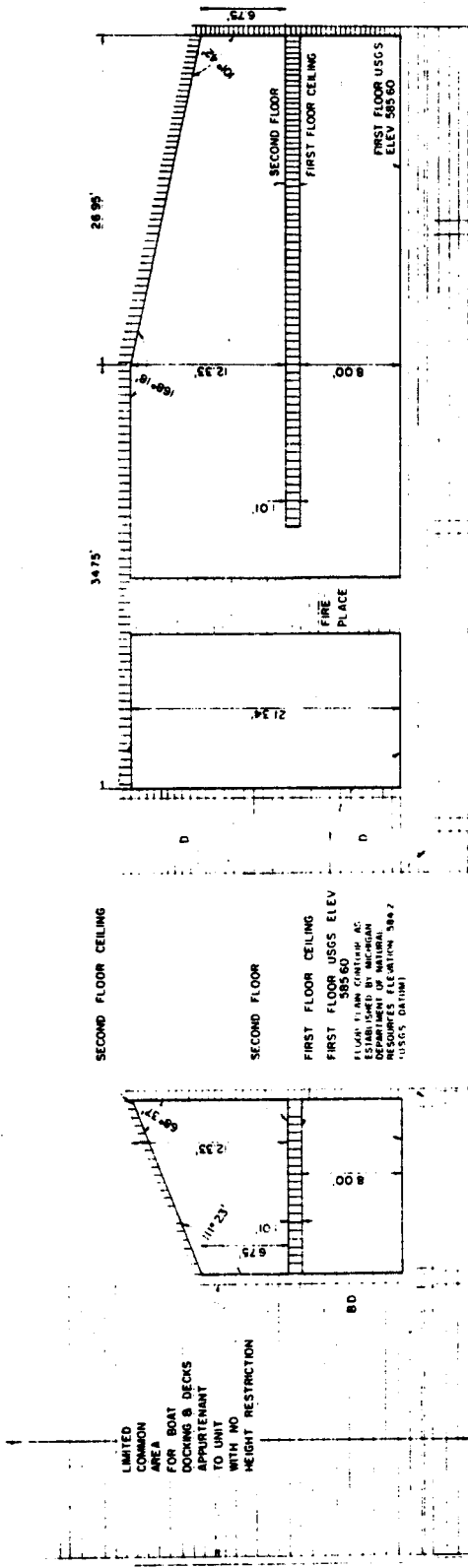
SECOND FLOOR PLAN  
UNITS 25-31

BD • BOAT DOCK APARTMENT TO UNIT  
 D • DECK APARTMENT TO UNIT  
 F • FIREPLACE  
 HHHH • SLOPED CEILING

LEGEND

- GENERAL COMMON ELEMENT
- LIMITED COMMON ELEMENT
- LIMITS OF OWNERSHIP
- DECK AREA - APPURTENANT TO UNIT
- D
- NOTE
- BD

ALL DIMENSIONS ARE IN FEET  
ALL WALLS ARE AT 90° ANGLES  
TO EACH OTHER UNLESS NOTED  
BOAT DOCK - APPURTENANT TO UNIT



SECTION E-E

SECTION FF

PROPOSED

**SOUTHGROVE ENGINEERING INC.**  
SOUTHGROVE ENGINEERING INC.  
303 MAIN STREET, SUITE 200  
BUFFALO, NEW YORK 14203  
REGISTERED PROFESSIONAL ENGINEER  
NO. 13156  
EXPIRES 12/31/2014  
**WIGHTMAN & ASSOCIATES, INC.**  
303 MAIN STREET, SUITE 200  
BUFFALO, NEW YORK 14203  
REGISTERED PROFESSIONAL ENGINEER  
NO. 14933-11  
EXPIRES 12/31/2014