

RECORDED

JUL 27 2 21 PM '90

Amended
REGISTERED TWELFTH AMENDMENT TO SOUTH COVE MASTER DEED
EXHIBIT "B". CONDOMINIUM SUBDIVISION PLAN

Condominium Subdivision Plans, being Exhibit "B", are hereby amended as follows:

"Add Five (5) units, numbered 185, 186, 187, 188, and 189".

The new units described above are as shown on the attached Amended Condominium Subdivision Plan which is made a part hereof. This Amendment does alter the percentage of value assigned to any unit in Southcove and does change the allocable expenses and/or percentage interest of any value assigned to each unit as computed in accordance with Article V of the Master Deed.

The number of units as referred to in Article V (c) shall be 174 units and each of said units shall be considered to have a percentage of value as indicated on attached Exhibit 1.

This Amendment 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; as directed by a vote of the Board of Directors to amend the Master Deed to accomplish the inclusion of said units in The Southcove Association and by the consent of the developer to said Amendment which is also attached hereto and made a part hereof, in accordance with Article IX of the Master Deed previously filed and approved.

This Amendment is effective immediately upon its filing with

87-611-62-0009-0004-24-3

NBH/SC/11 7/11/90

I, Notary Public, do hereby certify that there are no tax liens or taxes owed by the State or any individual against the within description, and all taxes on same are paid for five years previous to the date of this instrument, as appears by the records in my office. This certificate does not apply on taxes, if any, now in process.

the Register of Deeds Office, Berrien County, Michigan.

DATED: July 25, 1990

In the Presence Of:

Venise M. Wienczek
Venise M. Wienczek

Ellen C. Van Brocklin
Ellen C. Van Brocklin

STATE OF MICHIGAN)
) ss.
COUNTY OF BERRIEN)

NEW BUFFALO HARBOR, INC.

BY James L. Stevens
James L. Stevens
President

BY Roccy M. De Francesco
Roccy M. De Francesco
Secretary

On this 25th day of July, 1990, the foregoing instrument was acknowledged before me by James L. Stevens, President of New Buffalo Harbor, Inc., and Roccy M. De Francesco, Secretary of New Buffalo Harbor, Inc., a Michigan Corporation, on behalf of the corporation.

Ellen C. Van Brocklin
Ellen C. Van Brocklin
Notary Public, Berrien County,
Michigan
My Commission Expires:
October 3, 1993

PREPARED BY:
ROCCY M. DE FRANCESCO
DE FRANCESCO & DE FRANCESCO
903 MAIN STREET
ST. JOSEPH, MICHIGAN 49085

CONSENT BY DEVELOPER TO TWELFTH
AMENDMENT TO SUBDIVISION PLAN
OF EXHIBIT B AND OTHER PROVISIONS

The undersigned, being the Developer of Southcove, a
condominium in Berrien County, Michigan, hereby consents to the
modification to the drawings, pages number X-1433-1, X-1433-2, X-1443-3,
X-1433-4, X-1433-4A, X-1433-5, X-1433-5A, X-1433-11, X-1433-21.

_____, of the Condominium Subdivision Plan,
(Exhibit B to the Master Deed) and to the other provisions
included in that document.

Dated: JULY 25, 1990

MEW BUFFALO HARBOR, INC.

IN THE PRESENCE OF:

Venise M. Wiercek
Venise M. Wiercek

Ellen C. Van Brocklin
Ellen C. Van Brocklin

BY James L. Stevens
James L. Stevens
President

BY Rocco M. De Francesco
Rocco M. De Francesco
Secretary

EXHIBIT 1 TO TWELFTH
AMENDMENT TO MASTER DEED

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

1.	0.60	38.	0.25	110.	0.38
2.	0.60	39.	0.25	111.	0.38
3.	0.88	40.	0.25	112.	0.38
4.	0.50	41.	0.25	113.	0.38
5.	0.50	42.	0.28	114.	0.38
6.	0.74	47.	0.16	115.	0.38
7.	0.74	48.	0.16	116.	0.15
8.	0.60	49.	0.16	117.	0.15
9.	0.60	50.	0.16	118.	0.15
10.	0.88	55.	0.18	119.	0.15
11.	0.74	56.	0.18	120.	0.15
12.	0.74	57.	0.18	121.	0.15
13.	0.60	58.	0.18	122.	0.15
14.	0.60	61.	0.18	123.	0.15
15.	0.88	62.	0.18	124.	0.43
16.	0.74	63.	0.18	125.	0.43
17.	0.74	64.	0.18	126.	0.43
18.	0.60	65.	0.18	127.	0.43
19.	0.60	79.	0.30	128.	0.43
20.	0.88	80.	0.30	129.	0.43
21.	0.50	81.	0.30	130.	0.43
22.	0.50	82.	0.30	131.	0.46
23.	0.72	83.	0.26	132.	0.46
24.	0.72	84.	0.30	133.	0.46
25.	0.50	85.	0.30	134.	0.46
26.	0.50	86.	0.30	135.	0.31
27.	0.50	87.	0.30	136.	0.31
28.	0.50	88.	0.30	137.	0.31
32.	1.70	89.	0.30	138.	0.31
33.	1.70	90.	0.26	139.	0.58
34.	1.70	91.	0.21	140.	0.80
35.	1.70	92.	0.21	141.	1.14
36.	1.70	93.	0.26	142.	1.44
37.	1.70	94.	0.26	143.	0.80
45.	0.14	95.	0.18	144.	1.14
46.	0.14	96.	0.18	145.	0.58
53.	0.16	97.	0.18	146.	0.80
54.	0.16	102.	0.18	147.	0.80
68.	0.37	103.	0.18	148.	1.14
69.	0.30	104.	0.18	149.	0.58
70.	0.30	105.	0.18	150.	0.80
71.	0.30	106.	0.18	151.	0.80
72.	0.30	107.	0.39	152.	1.14
73.	0.25	108.	0.39	153.	0.60
74.	0.30	109.	0.30	154.	0.80
75.	0.30			155.	0.80
76.	0.30			156.	1.14
77.	0.30			157.	0.90
78.	0.30			158.	0.93

159.	1.37	168.	0.62	177.	0.83
160.	1.10	169.	0.83	178.	0.83
161.	1.70	170.	0.83	179.	1.19
162.	1.70	171.	1.19	180.	0.69
163.	1.70	172.	0.62	181.	0.92
164.	0.61	173.	0.83	182.	0.95
165.	0.83	174.	0.83	183.	1.30
166.	0.83	175.	1.23	184.	1.58
167.	1.23	176.	0.61	185.	1.58
186.	0.16	187.	0.16	188.	0.16
189.	0.16				

REPLAT No. 12 OF
 BERRIEN COUNTY CONDOMINIUM
 SUBDIVISION PLAN NO. 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

WIGHTMAN & ASSOCIATES, INC.
 920 BROAD STREET
 ST. JOSEPH, MICHIGAN 49085

THAT PART OF THE RECORDED PLAT OF WEST ADDITION TO THE VILLAGE, NOW CITY OF NEW BUFFALO, AND THAT PART OF THE RECORDED PLAT OF THE ORIGINAL TOWN OF NEW BUFFALO, AND THAT PART OF FRACTIONAL SECTION 9, TOWNSHIP 8 SOUTH, RANGE 21 WEST, CITY OF NEW BUFFALO, BERRIEN COUNTY, MICHIGAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE EASTERLY MOST CORNER OF LOT 18, BLOCK 1, OF THE RECORDED PLAT OF SAGEBROOKS NO. 1, THE 400' BY 175' STRIP OF LAND, BEING THE EASTERLY MOST CORNER OF BLOCK 15, 66.00 FEET NORTH 30° 45' WEST OF THE MOST WESTERLY CORNER OF BLOCK 15 OF THE RECORDED PLAT OF WEST ADDITION TO THE VILLAGE, NOW THE CITY OF NEW BUFFALO; THENCE SOUTH 30° 45' WEST ON SAID NORTHERLY LINE 11.00 FEET; THENCE NORTH 30° 45' WEST 31.82 FEET TO THE EASTERLY LINE OF THE MORGAN'S CONDOMINIUMS; THENCE NORTH 58° 44' 30' EAST 340.42 FEET; THENCE SOUTH 37° 45' EAST 52.34 FEET; THENCE NORTH 58° 44' 30' WEST 17.72 FEET; THENCE NORTH 58° 44' 30' EAST 114.45 FEET; THENCE NORTH 18° 44' 30' EAST 17.62 FEET; THENCE NORTH 58° 44' 30' EAST 40.73 FEET; THENCE SOUTH 31° 15' 30' EAST 173.60 FEET; THENCE SOUTH 58° 44' 30' WEST 88.68 FEET; THENCE SOUTH 31° 15' 30' EAST 161.92 FEET; THENCE NORTH 58° 44' 30' EAST 12.45 FEET; THENCE NORTH 18° 44' 30' EAST 17.62 FEET; THENCE NORTH 58° 44' 30' EAST 80.89 FEET TO THE WESTERLY LINE OF THE MORGAN'S CONDOMINIUMS; THENCE SOUTH 31° 15' 30' WEST 17.72 FEET TO THE SOUTHWEST CORNER OF SAID WESTERLY LINE; THENCE NORTH 58° 44' 30' EAST 23.26 FEET ALL ON SAID SOUTHERLY LINE; THENCE SOUTH 31° 15' 30' EAST 67.01 FEET; THENCE NORTH 58° 44' 30' EAST 70.89 FEET; THENCE SOUTH 31° 15' 30' EAST 82.00 FEET; THENCE SOUTH 58° 44' 30' WEST 178.37 FEET; THENCE SOUTH 31° 15' 30' WEST 77.00 FEET; THENCE SOUTH 58° 44' 30' WEST 31.87 FEET; THENCE NORTH 31° 15' 30' EAST 21.87 FEET; THENCE SOUTH 58° 44' 30' WEST 42.54 FEET TO THE EASTERLY LINE OF VILLAGE STREET; THENCE NORTH 58° 44' 30' EAST 14.00 FEET TO THE SOUTHWEST CORNER OF SAID WESTERLY LINE; THENCE SOUTH 31° 15' 30' WEST 11.00 FEET TO THE POINT OF BEGINNING. CONTAINING 6.77 ACRES MORE OR LESS.

ALSO THAT PART OF SECTION 9, TOWNSHIP 8 SOUTH, RANGE 21 WEST, CITY OF NEW BUFFALO, BERRIEN COUNTY, MICHIGAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE INTERSECTION OF THE NORTHERLY LINE OF WATER STREET AND THE WESTERLY LINE OF WHITTAKER AVENUE IN SAID CITY OF NEW BUFFALO; THENCE SOUTH 58° 15' WEST ON THE NORTHERLY LINE OF WATER STREET 100.00 FEET TO THE WESTERLY LINE OF THE NORTHERLY LINE OF THE EASTERLY MOST CORNER OF LOT 15, BLOCK 1, SAGEBROOKS NO. 1 IN SAID CITY OF NEW BUFFALO; THENCE NORTH 30° 45' WEST 478.63 FEET TO THE TRUE PLACE OF BEGINNING OF THE LAND HEREIN DESCRIBED; THENCE CONTINUING NORTH 30° 45' WEST 181.90 FEET TO A MEASURER POINT ON THE SOUTHERLY BANK OF THE NEW BUFFALO MANTRA CHANNEL AS NOW ESTABLISHED; THENCE NORTH 48° 31' 30" EAST ON A MEASURER LINE ALONG SAID SOUTHERLY BANK 88.03 FEET TO A MEASURER POINT; THENCE NORTH 58° 44' 30' WEST 107.21 FEET TO THE EAST; THENCE SOUTH 58° 44' 30' WEST 25.00 FEET; THENCE SOUTH 30° 45' 00" EAST 234.50 FEET; THENCE NORTH 58° 44' 30' EAST 279.00 FEET TO THE PLACE OF BEGINNING, EXCEPTING THEREFROM THAT PART LYING BETWEEN THE MEASURER LINE AND THE SOUTHERLY BANK OF THE NEW BUFFALO MANTRA CHANNEL, CONTAINING 1.64 ACRES MORE OR LESS.

SUBJECT TO ANY AND ALL EASEMENTS OF RECORD.

NOTE

SOUTHCOVE IS A MULTI-PHASE CONDOMINIUM PROJECT. THE ASTERISK (*) INDICATES UNIFORMED ON ONE NEW SHEETS WHICH ARE REVISED DATED 7/23/80 THESE SHEETS WITH THIS SUBMISSION ARE TO REPLACE ON BE SUPPLEMENTAL SHEETS TO THOSE PREVIOUSLY RECORDED.

ATTENTION: COUNTY REGISTER OF DEEDS
 THE CONDOMINIUM SUBDIVISION PLAN NUMBER MUST
 BE ASSIGNED IN CONSECUTIVE SEQUENCE WHEN A
 SURVEYOR HAS BEEN ASSIGNED TO THIS PROJECT. IT
 MUST BE PLACED IN THE TITLE OF THE TITLE ON THIS
 SHEET. THE SURVEYOR'S CERTIFICATE ON SHEET 2,
 AND IN THE MASTER DEED.

SHEET INDEX

- 1. COVER SHEET
- 2. SURVEY PLAN
- 3. SURVEY PLAN
- 4. SITE PLAN
- 5. UTILITY & FLOOD PLAN
- 6. FLOOR PLAN-BUILDINGS 1-2, 3, 4
- 7. FLOOR PLAN-BUILDINGS 1, 2, 3, 4
- 8. UNITS 1-58-101-15, 16-22 & 25-28
- 9. SECTIONS C-C & D-D BUILDINGS 1, 2, 3, 4 (UNITS 1-28)
- 10. FLOOR PLANS UNITS 32-37, 160, 181
- 11. SECTIONS E-E & F-F UNITS 32-37, 160-181, 184, 185
- 12. PENINSULA UNITS 38-67 AND UNITS 68-101
- 13. WATER LEVEL FLOOR PLAN BUILDING 5 (UNITS 139, 142, 143, 149, 153)
- 14. FIRST FLOOR PLAN BUILDING 5
- 15. SECTION J-J (UNITS 139-159)
- 16. THIRD FLOOR PLAN BUILDING 5 (UNITS 140, 143, 147, 151, 155, 158)
- 17. MEZZANINE FLOOR PLAN BUILDING 5 (UNITS 141, 144, 148, 152, 156, 159)
- 18. SECTIONS G-G (UNITS 139-141) N-H (UNITS 142-156) I-I (UNITS 157-159)
- 19. SECTION J-J (UNITS 139-159)
- 20. FLOOR PLANS UNIT 162, 184, 185
- 21. FLOOR PLANS UNIT 163, 184, 185
- 22. UNITS 164, 165, 171, 175, 178, 183
- 23. FIRST FLOOR PLAN, BUILDING 6 (UNITS 164, 165, 171, 177, 181)
- 24. SECOND FLOOR PLAN, BUILDING 6 (UNITS 166, 170, 174, 178, 182)
- 25. THIRD FLOOR PLAN, BUILDING 6 (UNITS 167, 170, 174, 178, 182)
- 26. UNITS 167, 171, 175, 178, 183
- 27. SECTIONS K-K (UNITS 164-187)
- 28. SECTION M-M (UNITS 164-183)

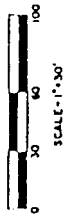
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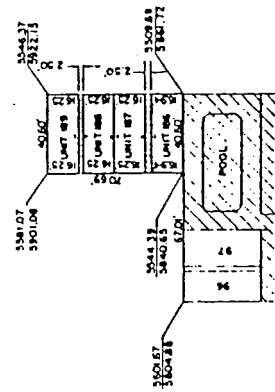
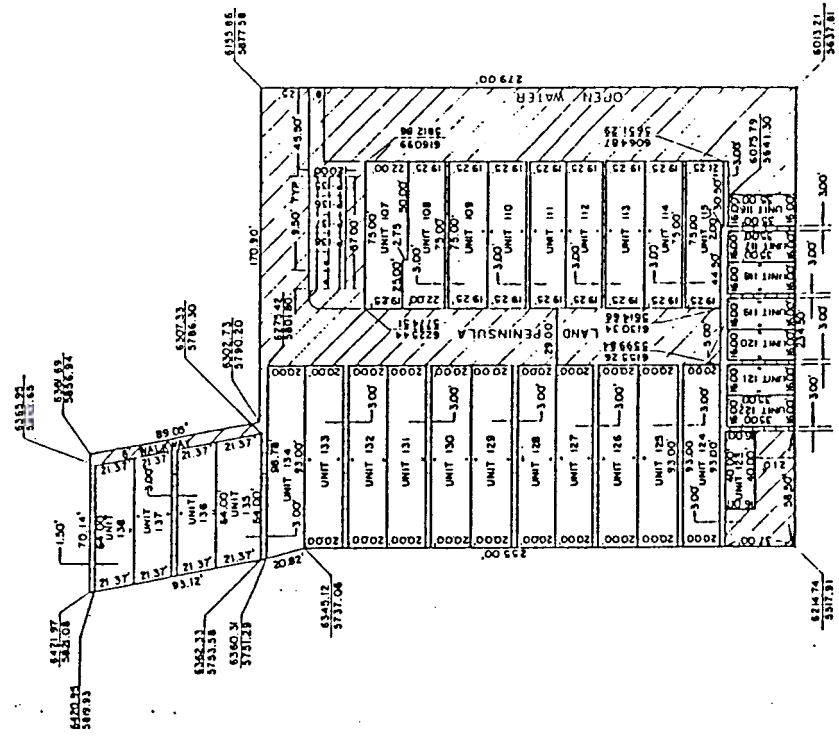
SOUTHCOVE
 NEW BUFFALO HARBOR, INC.
 903 MAIN STREET, ST. JOSEPH, MICH.
 DATE: 7/23/80
 WIGHTMAN & ASSOCIATES,
 920 BROAD STREET, ST. JOSEPH, MICH.
 COVER SHEET

LEGEND

- LIMITS OF OWNERSHIP
- PARKING
- PARKING (PARKING NUMBER REPRESENT UNIT NUMBER)
- GENERAL COMMON ELEMENT
- LIMITED COMMON ELEMENT
- (N) NORTH COORDINATE
(E) EAST COORDINATE

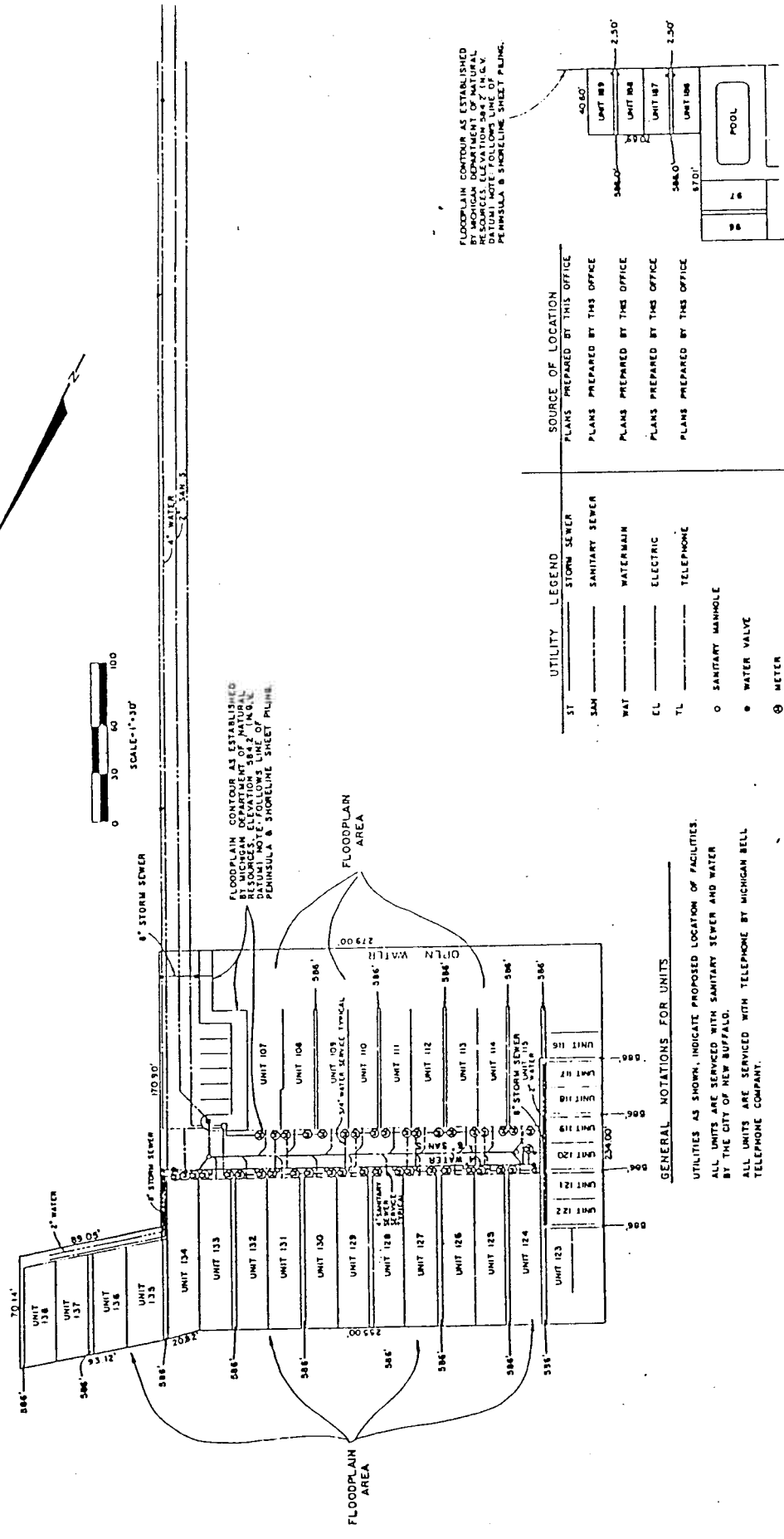
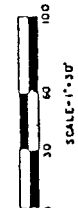


ALL UNIT BOUNDARIES, EXCEPT UNITS 104 THRU 108, ARE AT RIGHT ANGLES TO EACH OTHER UNLESS NOTED.



PROPOSED - MUST BE BUILT

SOUTHCOVE
NEW BUFFALO HARBOR, MI
303 MAIN STREET ST. JOSEPH, MICHIGAN
598-2378
WIGHTMAN & ASSOCIATES, INC.
320 BROAD STREET ST. JOSEPH, MICHIGAN
SITE PLAN ALSO SEE P-1433-4 11-11



FLOODPLAIN CONTOUR AS ESTABLISHED BY THE STATE OF MICHIGAN, DEPARTMENT OF NATURAL RESOURCES, ELEVATION 584.2 (A.G.L. DATUM). NOTE: FOLLOWS LINE OF PENINSULA & SHORELINE SHEET PLUMB.

FLOODPLAIN CONTOUR AS ESTABLISHED BY THE STATE OF MICHIGAN, DEPARTMENT OF NATURAL RESOURCES, ELEVATION 584.2 (A.G.L. DATUM). NOTE: FOLLOWS LINE OF PENINSULA & SHORELINE SHEET PLUMB.

SOURCE OF LOCATION
 PLANS PREPARED BY THIS OFFICE
 PLANS PREPARED BY THIS OFFICE
 PLANS PREPARED BY THIS OFFICE
 PLANS PREPARED BY THIS OFFICE

UTILITY LEGEND
 ST STORM SEWER
 SAN SANITARY SEWER
 WAT WATER MAIN
 EL ELECTRIC
 TL TELEPHONE
 O SANITARY MANHOLE
 W WATER VALVE
 M METER
 P P.WE HYDRANT
 C CATCH BASIN
 L LOCAL WATER CONNECTION
 H HONNAN BELL CO. TELEPHONE
 T THERM IS NO GAS SERVICE TO DOOR UNITS
 M MICHIGAN CO. ELECTRICAL RIBER & METER
 L LIGHT POLE

GENERAL NOTATIONS FOR UNITS
 UTILITIES AS SHOWN, INDICATE PROPOSED LOCATION OF FACILITIES.
 ALL UNITS ARE SERVICED WITH SANITARY SEWER AND WATER BY THE CITY OF NEW BUFFALO.
 ALL UNITS ARE SERVICED WITH TELEPHONE BY MICHIGAN BELL TELEPHONE COMPANY.

GENERAL NOTATIONS FOR ALL UNITS
 UTILITIES AS SHOWN, INDICATE PROPOSED LOCATION OF FACILITIES.
 ALL UNITS ARE SERVICED WITH WATER BY THE CITY OF NEW BUFFALO
 ALL UNITS ARE SERVICED WITH POWER BY THE INDIANA AND MICHIGAN ELECTRIC COMPANY.

PROPOSED

WILLIAM J. MCHUGH
 ENGINEER
 STATE OF MICHIGAN
 LICENSE NO. 10000

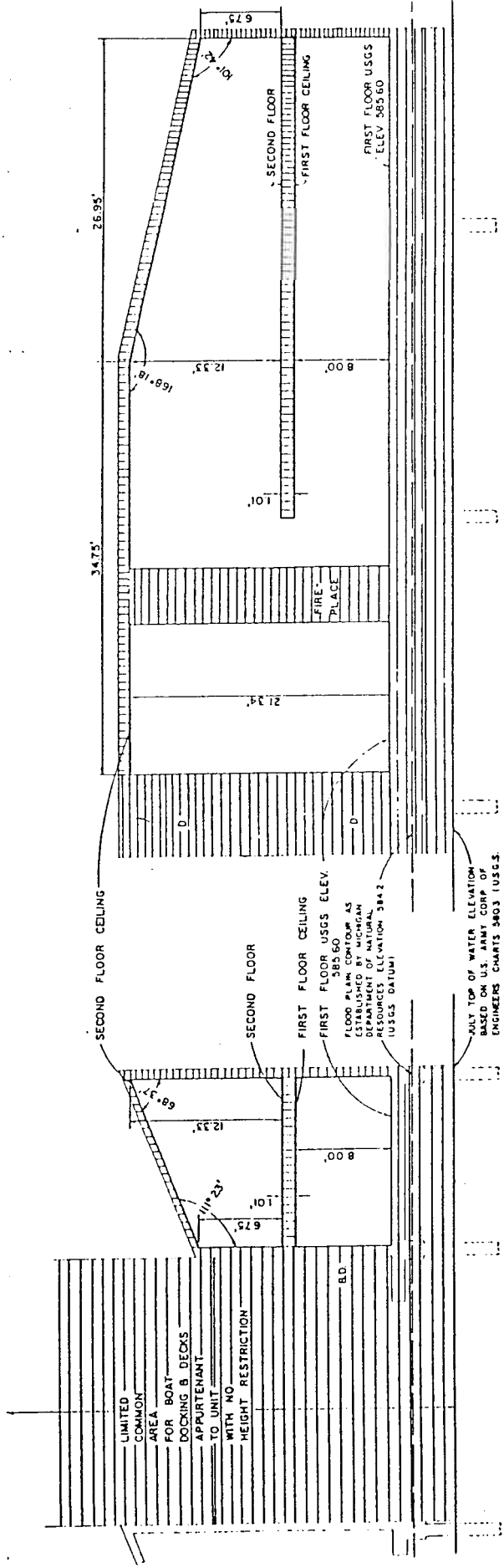
SEAN MCHUGHMAN & ASSOCIATES, INC.
 320. ROAD STREET ST. JOSEPH, MICHIGAN
 ALSO SEE 2-15133-3

SOUTHCOVE
 NEW BUFFALO HARBOR, INC.
 903 MAIN STREET ST. JOSEPH, MICHIGAN
 49781-1230

UNIT 123
 UNIT 124
 UNIT 125
 UNIT 126
 UNIT 127
 UNIT 128
 UNIT 129
 UNIT 130
 UNIT 131
 UNIT 132
 UNIT 133
 UNIT 134
 UNIT 135
 UNIT 136
 UNIT 137
 UNIT 138

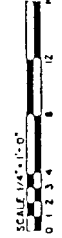
LEGEND

- GENERAL COMMON ELEMENT
 - LIMITED COMMON ELEMENT
 - LIMITS OF OWNERSHIP
 - DECK AREA - APPURTENANT TO UNIT
- D
NOTE:
ALL DIMENSIONS ARE IN FEET
ALL WALLS ARE AT RIGHT ANGLES
TO EACH OTHER UNLESS NOTED.
- B.O.
• BOAT DOCK - APPURTENANT TO UNIT



SECTION F-F

SECTION E-E



NOTE: UNITS 32-37, 100-163, 804 & 805 MUST BE BUILT

PROPOSED



[Signature]

SOUTHMOVE
NEW BUFFALO HARBOR, INC.
304 WALKER STREET, ST. JOSEPH, MICHIGAN
49785
248-264-82
WRIGHTMAN & ASSOCIATES, INC.
370 BROAD STREET, ST. JOSEPH, MICHIGAN
49785
SECTION 32-37, UNITS 32-37, 100-163, 804 & 805
AND UNITS 100-164, 804 & 805

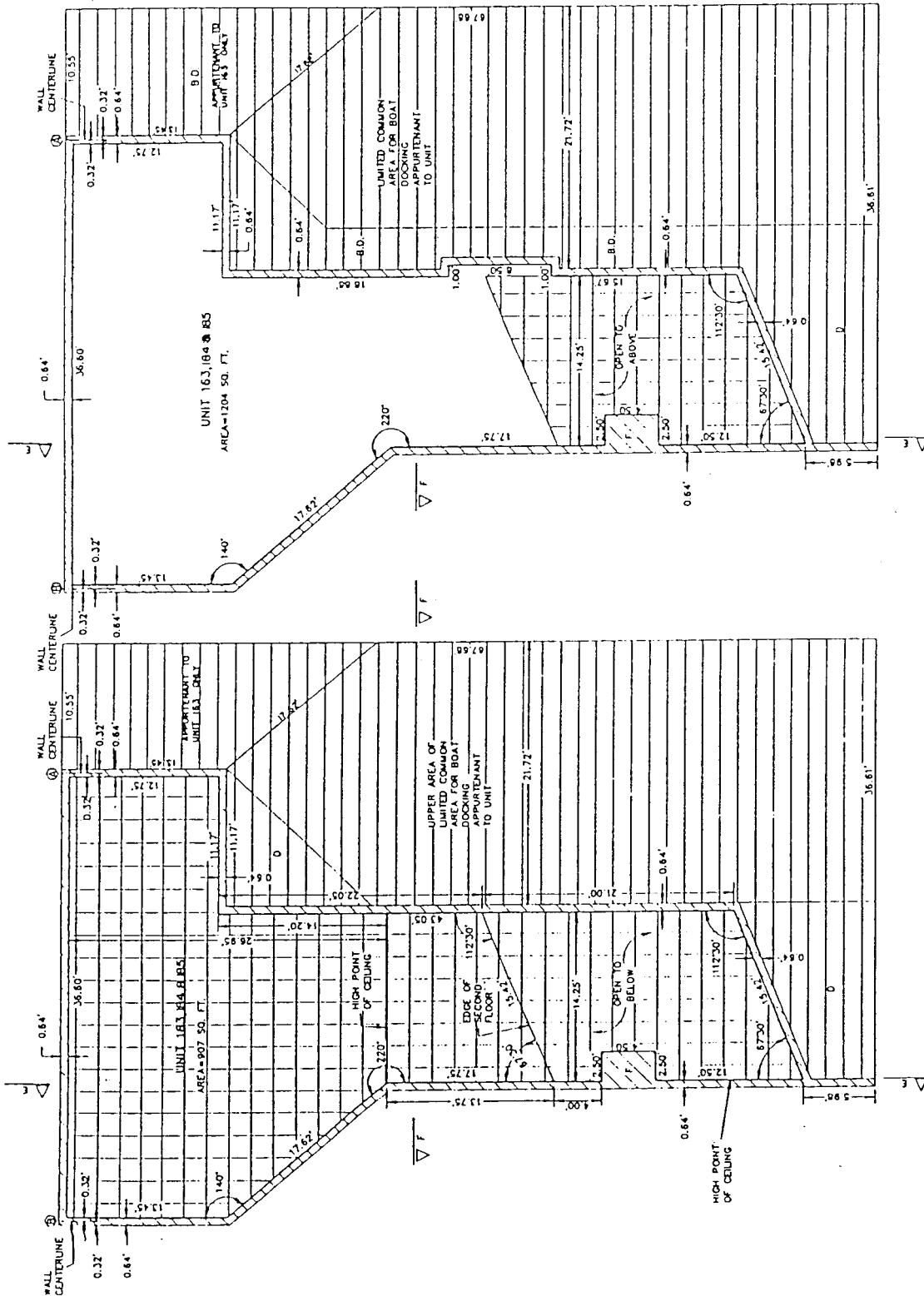
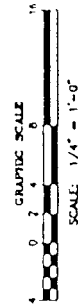
LEGEND

- = LIMITS OF OWNERSHIP
- N 0000 00 = NORTH COORDINATE
- E 0000 00 = EAST COORDINATE
- [Hatched Box] = GENERAL COMMON ELEMENT
- [Horizontal Lines Box] = UNITED COMMON ELEMENT
- [Vertical Lines Box] = SLOPE CEILING
- B.D. = BOAT DOCK (APPURTENANT TO UNIT)
- D = DECK (APPURTENANT TO UNIT)
- F = FIREPLACE

UNIT NO.	POINT	NORTH	EAST
163	A	583763	515244
	B	580492	517231
184	A	573222	521411
	B	570038	523344
185	A	570038	523344
	B	566930	525411

NOTES

- ALL DIMENSIONS ARE IN FEET
- ALL WALLS ARE AT RIGHT ANGLES UNLESS NOTED OTHERWISE
- ADJACENT UNITS HAVE COMMON WALLS
- COORDINATES AT COMMON WALL CENTERLINE
- UNITS 163, 184 & 185 MUST BE BUILT



FIRST FLOOR PLAN

SECOND FLOOR PLAN

PROPOSED



FLOOR PLANS UNIT 163, 184 & 185