

94

OK
BUT FOUND TO BE
INCORRECT IN
JUNE '94

CORRECTED EXHIBIT 1 TO FIFTEENTH
AMENDMENT TO SOUTH COVE MASTER DEED

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

1.	0.49	38.	0.20	114.	0.32
2.	0.49	39.	0.20	115.	0.32
3.	0.71	40.	0.20	116.	0.13
4.	0.41	41.	0.20	117.	0.13
5.	0.41	42.	0.20	118.	0.13
6.	0.60	47.	0.14	119.	0.13
7.	0.60	48.	0.14	120.	0.13
8.	0.49	49.	0.14	121.	0.13
9.	0.49	50.	0.14	122.	0.13
10.	0.71	55.	0.16	123.	0.13
11.	0.60	56.	0.16	124.	0.34
12.	0.60	57.	0.16	125.	0.34
13.	0.49	58.	0.16	126.	0.34
14.	0.49	61.	0.16	127.	0.34
15.	0.71	62.	0.16	128.	0.34
16.	0.60	63.	0.16	129.	0.34
17.	0.60	64.	0.16	130.	0.34
18.	0.49	65.	0.16	131.	0.35
19.	0.49	79.	0.25	132.	0.35
20.	0.71	80.	0.25	133.	0.35
21.	0.41	81.	0.25	134.	0.35
22.	0.41	82.	0.25	135.	0.25
23.	0.59	83.	0.20	136.	0.25
24.	0.59	84.	0.25	137.	0.25
25.	0.41	85.	0.25	138.	0.25
26.	0.41	86.	0.25	139.	0.47
27.	0.41	87.	0.25	140.	0.64
28.	0.41	88.	0.25	141.	0.92
32.	1.34	89.	0.25	142.	0.92
33.	1.31	90.	0.20	143.	0.64
34.	1.31	91.	0.18	144.	0.92
35.	1.31	92.	0.18	145.	0.47
36.	1.31	93.	0.20	146.	0.64
37.	1.34	94.	0.20	147.	0.64
45.	0.12	95.	0.16	148.	0.92
46.	0.12	96.	0.16	149.	0.53
53.	0.13	97.	0.16	150.	0.70
54.	0.13	102.	0.16	151.	0.70
68.	0.30	103.	0.16	152.	0.92
69.	0.25	104.	0.16	153.	0.50
70.	0.25	105.	0.16	154.	0.64
71.	0.25	106.	0.16	155.	0.64
72.	0.25	107.	0.32	156.	0.92
73.	0.25	108.	0.32	157.	0.71
74.	0.25	109.	0.32	158.	0.73
75.	0.25	110.	0.32		
76.	0.25	111.	0.32		
77.	0.25	112.	0.32		
78.	0.25	113.	0.32		

26.04

~~26.04~~
10.18

20.63

EXHIBIT 1 TO FIFTEENTH
AMENDMENT TO MASTER DEED

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

1.	0.49	38.	0.20	114.	0.32
2.	0.49	39.	0.20	115.	0.32
3.	0.71	40.	0.20	116.	0.13
4.	0.41	41.	0.20	117.	0.13
5.	0.41	42.	0.20	118.	0.13
6.	0.60	47.	0.14	119.	0.13
7.	0.60	48.	0.14	120.	0.13
8.	0.49	49.	0.14	121.	0.13
9.	0.49	50.	0.14	122.	0.13
10.	0.71	55.	0.16	123.	0.13
11.	0.60	56.	0.16	124.	0.34
12.	0.60	57.	0.16	125.	0.34
13.	0.49	58.	0.16	126.	0.34
14.	0.49	61.	0.16	127.	0.34
15.	0.71	62.	0.16	128.	0.34
16.	0.60	63.	0.16	129.	0.34
17.	0.60	64.	0.16	130.	0.34
18.	0.49	65.	0.16	131.	0.35
19.	0.49	79.	0.25	132.	0.35
20.	0.71	80.	0.25	133.	0.35
21.	0.41	81.	0.25	134.	0.35
22.	0.41	82.	0.25	135.	0.25
23.	0.59	83.	0.20	136.	0.25
24.	0.59	84.	0.25	137.	0.25
25.	0.41	85.	0.25	138.	0.25
26.	0.41	86.	0.25	139.	0.47
27.	0.41	87.	0.25	140.	0.64
28.	0.41	88.	0.25	141.	0.92
32.	1.37	89.	0.25	142.	0.92
33.	1.37	90.	0.20	143.	0.64
34.	1.37	91.	0.18	144.	0.92
35.	1.37	92.	0.18	145.	0.47
36.	1.37	93.	0.20	146.	0.64
37.	1.37	94.	0.20	147.	0.64
45.	0.12	95.	0.16	148.	0.92
46.	0.12	96.	0.16	149.	0.53
53.	0.13	97.	0.16	150.	0.70
54.	0.13	102.	0.16	151.	0.70
68.	0.30	103.	0.16	152.	0.92
69.	0.25	104.	0.16	153.	0.50
70.	0.25	105.	0.16	154.	0.64
71.	0.25	106.	0.16	155.	0.64
72.	0.25	107.	0.32	156.	0.92
73.	0.25	108.	0.32	157.	0.71
74.	0.25	109.	0.32	158.	0.73
75.	0.25	110.	0.32		
76.	0.25	111.	0.32		
77.	0.25	112.	0.32		
78.	0.25	113.	0.32		

159.	1.09	168.	0.45	177.	0.70
160.	1.37	169.	0.70	178.	0.70
161.	1.37	170.	0.70	179.	0.93
162.	1.37	171.	0.93	180.	0.54
163.	1.37	172.	0.45	181.	0.71
164.	0.49	173.	0.70	182.	0.76
165.	0.64	174.	0.70	183.	1.02
166.	0.64	175.	1.00	184.	1.37
167.	1.00	176.	0.45	185.	1.37
186.	0.11	187.	0.13	188.	0.11
189.	0.11	190.	0.70	191.	0.70
192.	0.70	193.	0.70	194.	0.70
195.	0.70	196.	0.70	197.	0.70
198.	1.37	199.	0.70	200.	0.70
201.	0.70	202.	0.70	203.	0.70
204.	0.70	205.	0.70	206.	0.70
207.	0.70	208.	0.70	209.	0.70
210.	0.70	211.	0.70	212.	0.70
213.	0.70	214.	0.70	215.	0.70

Amend-15.SC/01-21-93
RMD:mto

MINUTES
OF
FOURTH ANNUAL SOUTH COVE ASSOCIATION MEETING

August 26, 1989

The meeting was called to order at 8:15 A.M. Central Daylight Savings Time, at the Lighthouse Restaurant in New Buffalo, MI.

Board Members Present: Mr. D.R. Zaccone, Mr. Jack Manley,
Mr. Aaron Michaelson, Mr. Ron Krzysztofiak.

Mr. Manley, President, opened the meeting by stating, that the primary purpose of the meeting was for the election of new board members. Mr. Manley asked the Secretary of the Association Mr. Michaelson if proper notice had been given for the meeting. Mr. Michaelson responded that it had and that the notice had been posted and that a quorum was present.

Mr. Manley requested approval of the minutes from the 1988 annual meeting.

Mr. Pope moved that the minutes be approved
Mrs. Green seconded the motion
Vote Carried

Mr. Manley stated that there were two positions open on the Board of Directors all for two year terms. Mr. Manley mentioned that Mr. Zaccone and Mr. Sansone were the board members leaving the and he wished to thank both board members for their contributions to the association during their time in office. Mr. Manley then asked if there were any nomination from the floor. No nominations were put forth.

Mr. Giesen moved that the nomination be closed.
Mr. Weston seconded the motion
Vote Carried

Mr. Manley mentioned that the nominees would be elected by a percentage vote and that not everyone had an equal vote, as stated in the By-Laws. Mr. Manley added that if anyone voting was not current with their association dues, their vote could not be counted in accordance with the By-Laws.

The vote's were than cast and the ballots collected for counting.

Mr. Michaelson presented a quick over view of the financial status of the South Cove Association at this time. (Appendix A)

Mr. Manley along with the rest of the board members present provided a review of issue's facing South Cove in the future and

accomplishment of the past year. Some of the items discussed were:

- * Harbor Dredging and water depth
- * Communication with the membership
- * Relationship with City of New Buffalo
- * Organization of Committee's to assist the Board

The South Cove Board recommended to the Association of owners that South Cove Association receive all of the balance of the developable property of New Buffalo Harbor, Inc. including if the developer's will consider it, the South Cove Hotel site and the association of owners accepted the recommendation of the board. The board will make this request formally of New Buffalo Harbor, Inc. and obtain a written commitment for such expansion to be within the South Cove Association.

An issue was brought to the board's attention concerning the garage units on Lighthouse Pt. and what could be done about the problem. The board was aware of the problem but was also aware of the developer's efforts to try and resolve the problem with each unit owner. The Board did say they would get more involved in the meetings with the developers concerning lighthouse point.

There was then a short discussion concerning the parking around South Cove. No parking in front of the garage unit was again stated. Parking behind Bldg. 1,2,3,4 was clarified that each unit owner in these four buildings had one reserved unit and the rest were guest parking for South Cove owners on a first come basis. and that parking behind building five was of concern to the building five owners and they wished to have a clarification as to designation of parking and why they did not have a reserved parking space. After lengthy discussion concerning this problem the board would have to look into the situation and provide the owners with a solution as soon as possible.
Mr. Manley announced the results of the election:

Mr. Trantor, Mr. Walk had been elected for two year terms.

Mrs. Strycker wished to express the owners appreciation for the board's diligence and for the work that has been done on the owners behalf.

Mr. Martin moved that the meeting be adjourned
Mr. Lewis seconded the motion
Vote Carried

The meeting was adjourned at 11:15 A.M. Central Daylight Savings Time.

CONSENT BY DEVELOPER TO FIFTEENTH
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-1433-2A, X-1433-3, X-1433-4, X-1433-4A, X-1433-5, X-1433-5A, X-1433-11, X-1433-21, X-1433-29, X-1433-30, X-1433-31, X-1433-32, X-1433-33, X-1433-34, X-1433-35, of the Condominium Subdivision Plan, (Exhibit B to the Master Deed) and to the other provisions included in that document.

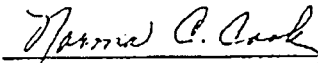
Dated: January 22, 1993.

In the Presence Of:

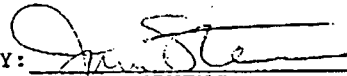
NEW BUFFALO HARBOR, INC.



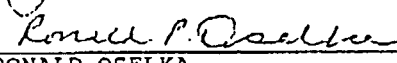
Karen C. Oselka



Norma C. Cook

BY: 

JAMES STEVENS
ITS VICE PRESIDENT

BY: 

RONALD OSELKA
ITS TREASURER

SURVEYOR'S CERTIFICATE

I, **James W. Baker**, Registered Land Surveyor of the State of Michigan, hereby certify that the subdivision plan known as **BERNIE** shown on the accompanying drawings, represents a survey on the ground made under my direction, that there are no existing encroachments upon the lands and property herein described, that the required monuments and iron markers have been located in the ground according to the rules promulgated under Section 142 of Act No. 239 of the Public Acts of 1909, that the accuracy of the survey within the limits hereon shown is warranted by my selection of the points of beginning and by the application of the bearings and distances as shown in the plan as required by the rules promulgated under Section 142 of Act No. 239 of the Public Acts of 1909.

1-19-93
DATE
John S. Baker, Treasurer
11127449 ASSOCIATES INC.
222 BRADDOCK ST. SEASIDE, MI 48063



EASEMENT TO MICHIGAN B. MICHIGAN ELECTRIC COMPANY FOR OVERHEAD & UNDERGROUND 100% POWER LINE RIGHTS LIBER 1024 PAGES 102-102

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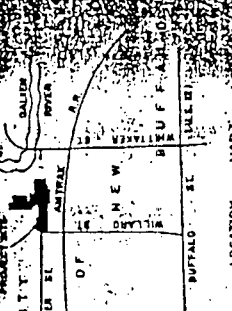
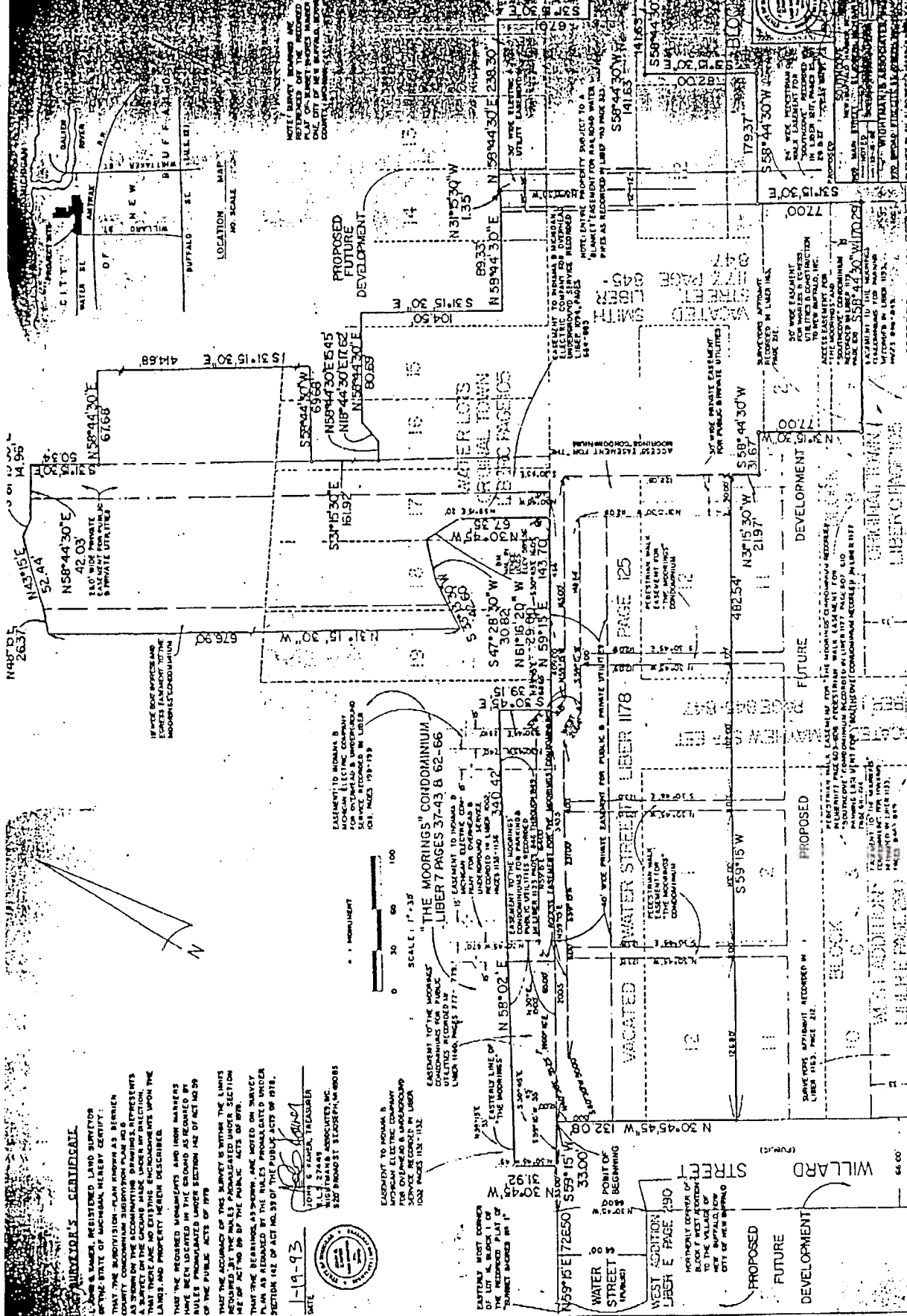
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NOTICE: BERRY MARKERS ARE REFERENCED ON THE RECORDED PLAT OF SAID BERRY MARKERS, COUNTY OF BUFFALO, STATE OF NEW YORK.

PROPOSED FUTURE DEVELOPMENT

WATER LOTS

CRIMINAL TOWN

LIBERTY PAGES 105

WEST ADDITION LIBER E PAGE 290

PROPOSED FUTURE DEVELOPMENT

PROPOSED FUTURE DEVELOPMENT

PROPOSED FUTURE DEVELOPMENT

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PROPOSED FUTURE DEVELOPMENT

PROPOSED FUTURE DEVELOPMENT

WEST ADDITION LIBER E PAGE 290

PROPOSED FUTURE DEVELOPMENT

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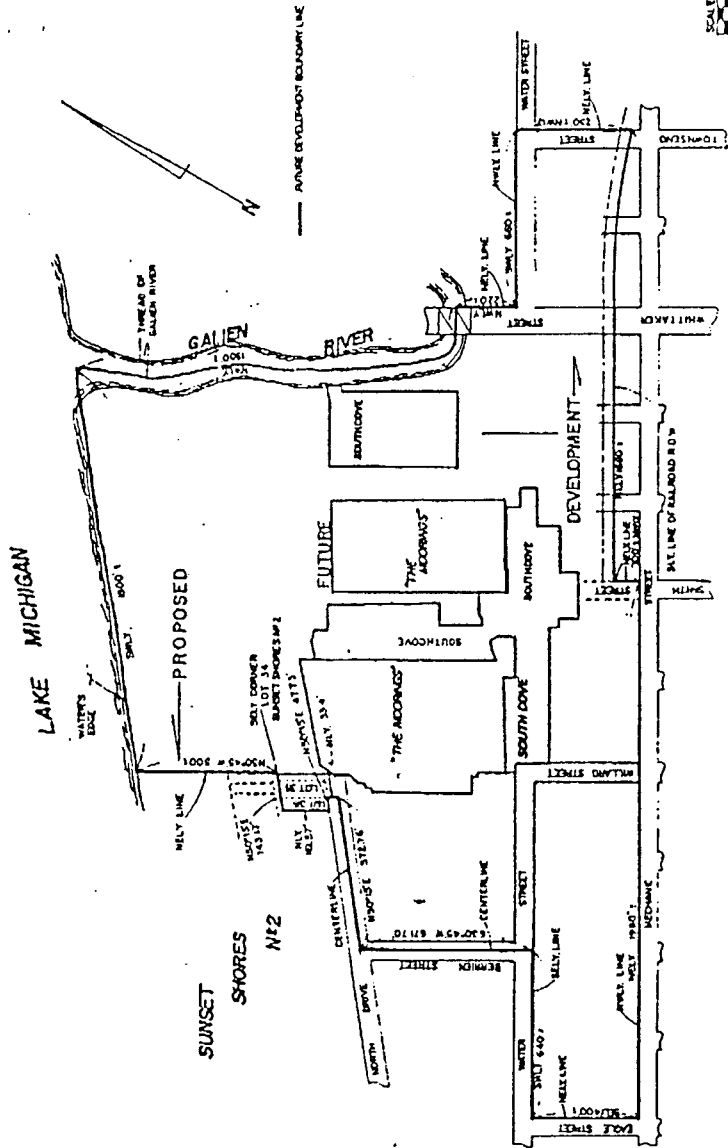
PROPOSED FUTURE DEVELOPMENT

PROPOSED FUTURE DEVELOPMENT

PROPOSED FUTURE DEVELOPMENT

PROPOSED FUTURE DEVELOPMENT

PROPOSED FUTURE DEVELOPMENT



PROPOSED - MUST BE PAID FOR BY THE DEVELOPER

DATE: 10/15/2010

SCALE: 1" = 50'

PROJECT: SUNSET SHORES N#2

OWNER: WICHAMAR & ASSOCIATES, INC.

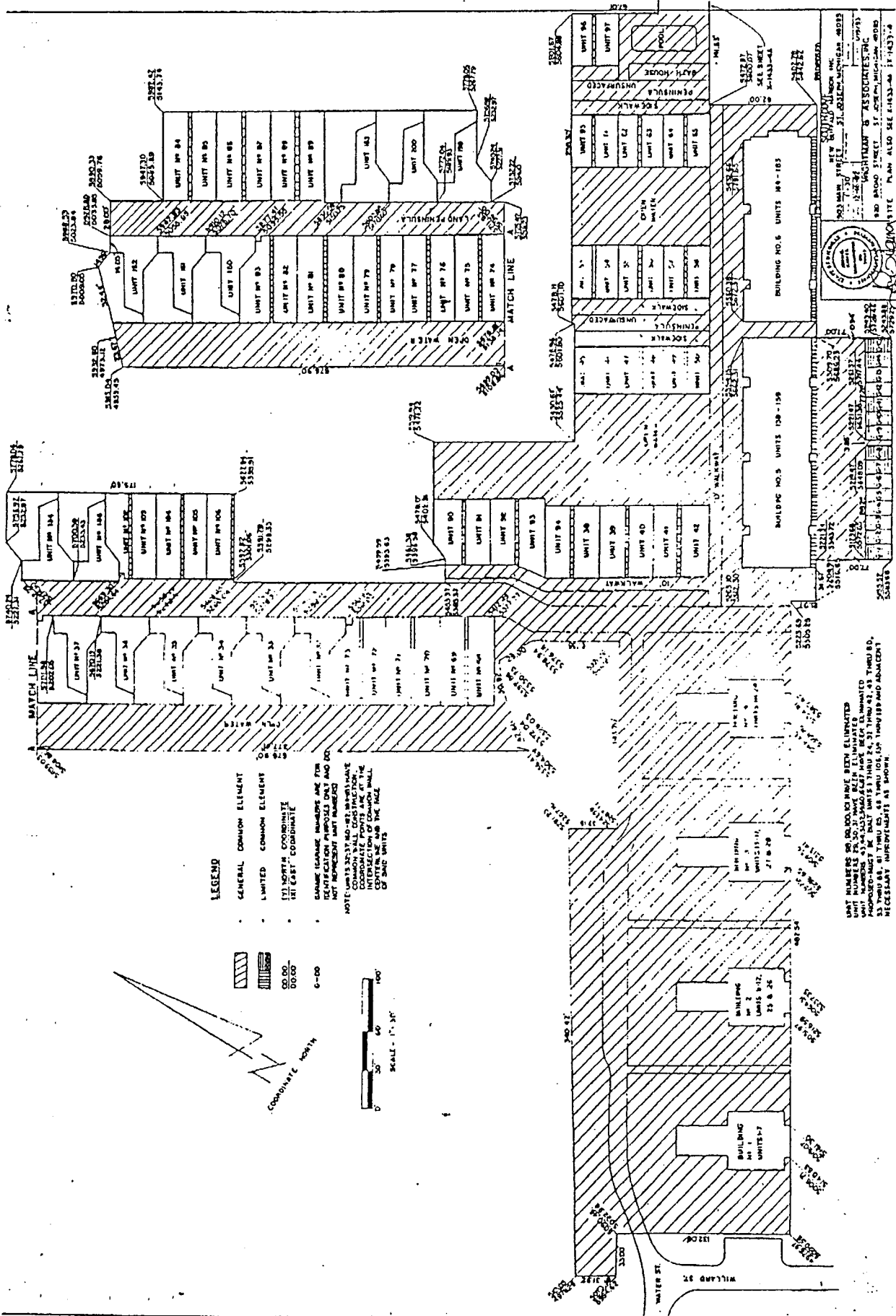
PREPARED BY: WICHAMAR & ASSOCIATES, INC.

DATE: 10/15/2010

PROJECT: SUNSET SHORES N#2

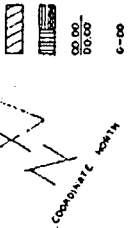
EXPANSION PLAN

NOTE: PROPOSED FUTURE DEVELOPMENT AREA INCLUDES ALL PUBLIC AND PRIVATE RIGHT OF WAYS AND EASEMENTS WITHIN THE DEVELOPMENT BOUNDARY.



LEGEND

- GENERAL COMMON ELEMENT
- LIMITED COMMON ELEMENT
- (N) NORTH COORDINATE
- (E) EAST COORDINATE
- NAME PLATE NUMBERS ARE FOR IDENTIFICATION PURPOSES ONLY AND DO NOT REPRESENT UNIT NUMBERS
- NOTE: UNITS 129-158 AND 161-185 HAVE COORDINATE POINTS AS AT THE INTERSECTION OF THE WALL CENTERLINE AND THE WALL OF SAID UNITS

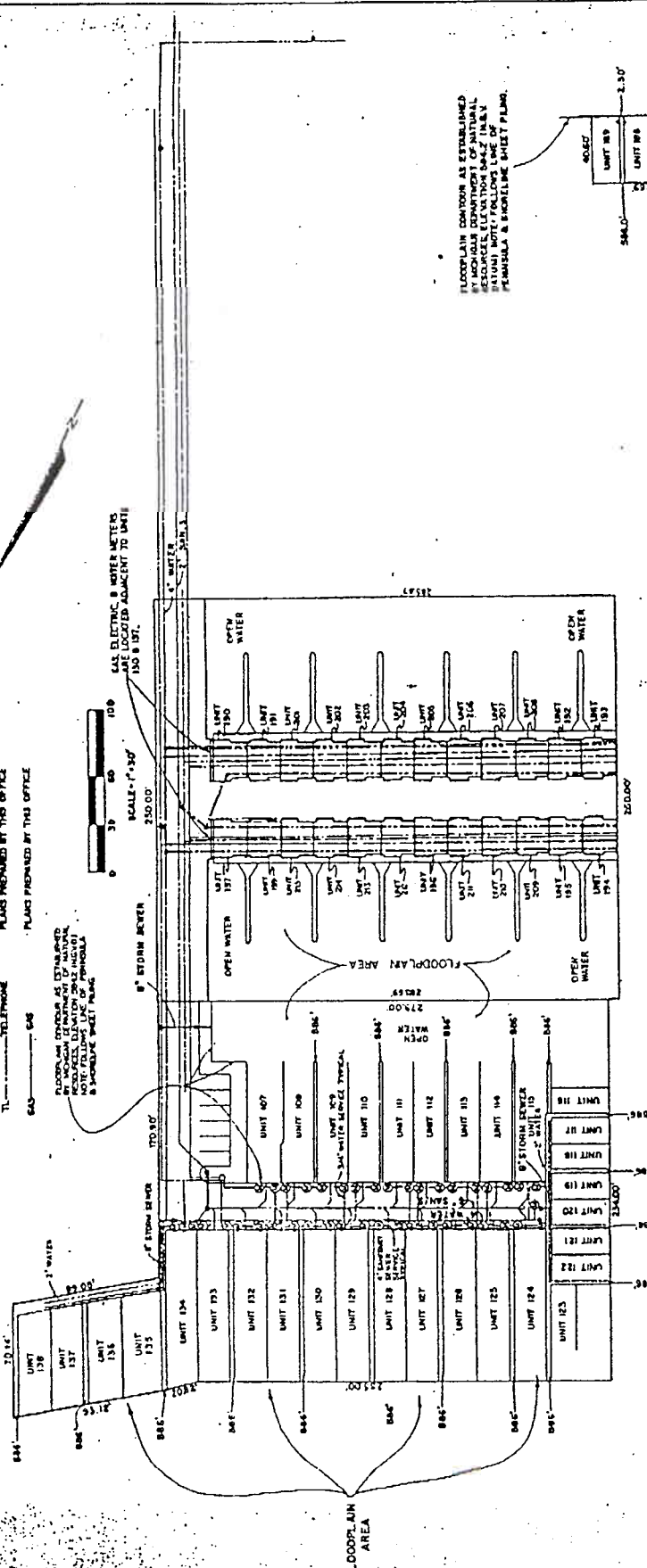


UNIT NUMBERS 129-158 AND 161-185 CITY ELIMINATED
 UNIT NUMBERS 129-158 AND 161-185 HAVE BEEN ELIMINATED
 PROPOSED UNIT NUMBERS 129 THRU 158 AND 161 THRU 185
 AT CELESTIAL INTERSECTIONS AT SOUTH

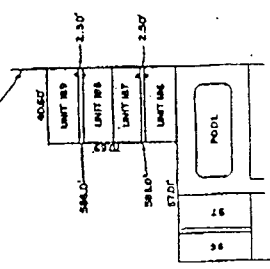
UTILITY LEGEND SOURCE OF LOCATION

- ST - STORM SEWER PLANS PREPARED BY THIS OFFICE
- SAW - SANITARY SEWER PLANS PREPARED BY THIS OFFICE
- MB - MICHIGAN BELL PLANS PREPARED BY THIS OFFICE
- EL - ELECTRIC PLANS PREPARED BY THIS OFFICE
- TL - TELEPHONE PLANS PREPARED BY THIS OFFICE
- SA - SANITARY SEWER PLANS PREPARED BY THIS OFFICE

FLOODPLAIN AREA AS ESTABLISHED BY MICHIGAN DEPARTMENT OF NATURAL RESOURCES, DIVISION OF GREAT LAKES AND SHORELINE, 1500 EAST WASHINGTON STREET, ANN ARBOR, MICHIGAN 48106



FLOODPLAIN CONTAIN AS ESTABLISHED BY MICHIGAN DEPARTMENT OF NATURAL RESOURCES, DIVISION OF GREAT LAKES AND SHORELINE, 1500 EAST WASHINGTON STREET, ANN ARBOR, MICHIGAN 48106



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 INHABER AND MICHIGAN ELECTRIC COMPANY.

LEGEND

- SANITARY MANHOLE
- WATER VALVE
- ⊕ METER
- ⊖ FIRE HYDRANT
- ⊔ CATCH BASIN
- LOCAL WATER CONNECTION
- MICHIGAN BELL TELEPHONE RINGS
- THERE IS NO GAS SERVICE TO THIS UNIT
- MICHIGAN BELL TELEPHONE RINGS
- LIGHT POLE

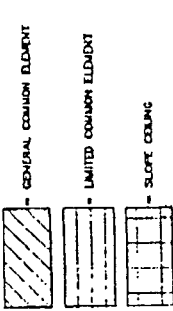
PROPOSED - MUST BE BUILT

SOUTHCOVE
 NEW BUFFALO MARINER INC.
 803 WARD STREET ST. JOSEPH, MICHIGAN 49785
 516-230-1200

WIGHTMAN B ASSOCIATES, INC.
 820 BROAD STREET ST. JOSEPH, MICHIGAN 49785
 516-232-1333

LEGEND

--- LIMITS OF OWNERSHIP
 N 0000.00 NORTH COORDINATE
 E 0000.00 EAST COORDINATE



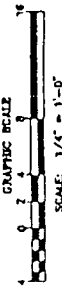
B.D. = BOAT DOCK (APPROXIMATE TO UNIT)
 D = DOCK (APPROXIMATE TO UNIT)
 F = REPLACE

UNIT	POINT	NORTH	EAST
200	A	5803.88	5470.60
	B	5772.04	5189.93
163	A	5836.59	5180.75
	B	5803.88	5470.60
184	A	5732.22	5244.00
	B	5700.35	5233.43
185	A	5700.38	5233.43
	B	5669.30	5246.64
199	A	5772.04	5189.93
	B	5732.22	5244.00

ALL DIMENSIONS ARE IN FEET
 ALL WALLS ARE AT RIGHT ANGLES TO EACH OTHER UNLESS NOTED.

ADJACENT UNITS HAVE COMMON WALL CONSTRUCTION. SEE COORDINATES AT COMMON WALL CENTERLINE

LIMITS 163, 184, 185, 199, 200 MUST BE SHOWN



FIRST FLOOR PLAN

SECOND FLOOR PLAN



PROPOSED
 SOUTHCOVE
 NEW BUFFALO HARBOR, INC.
 903 MARK ST., ST. JOSEPH, MICHIGAN 49785
 ARCHITECT
 ASSOCIATES
 200 W. WASHINGTON ST., ST. JOSEPH, MICHIGAN 49785
 FLOOR PLANS UNITS 163, 184, 185, 199, 200 1-11-71

