

SIXTEENTH AMENDMENT TO MASTER DEED  
SOUTH COVE CONDOMINIUM  
(Act 59, Public Acts of 1978)

This Sixteenth Amendment to Master Deed is made and executed on this 8<sup>th</sup> day of AUGUST, 1995, by SOUTH COVE CONDOMINIUM ASSOCIATION, a Michigan Corporation, hereinafter referred to as the "Association", whose address is Post Office Box 192, New Buffalo, Michigan, 49117, in pursuance of the provisions of the Michigan Condominium Act (being Act 59 of Public Acts of 1978), hereinafter referred to as the "Act".

WITNESSETH:

WHEREAS, on March 14, 1983, the New Buffalo Harbor, Inc. (hereinafter referred to as "the Developer"), executed the Master Deed for South Cove, a Condominium; and

WHEREAS, on March 14, 1983, the Developer caused said Master Deed to be recorded at Liber 15, pages 1 through 50, of Berrien County Records, together with the Condominium By-Laws and Condominium Subdivision Plan attached thereto as Exhibits A, and B, respectively; and

WHEREAS, on May 25, 1984, the Developer executed the First Amendment to Master Deed for South Cove Condominium; and

WHEREAS, on May 25, 1984, the Developer caused said First Amendment to Master Deed to be recorded at Liber 15, pages 51 through 61, of Berrien County Records; and

WHEREAS, on October 17, 1984, the Developer executed the Second Amendment to Master Deed for South Cove Condominium; and

WHEREAS, on October 17, 1984, the Developer caused said Second Amendment to Master Deed to be recorded at Liber 15, pages 62 through 71, of Berrien County Records; and

WHEREAS, on July 17, 1986, the Developer executed the Third Amendment to Master Deed for South Cove Condominium; and

WHEREAS, on July 18, 1986, the Developer caused said Third Amendment to Master Deed to be recorded at Liber 15, pages 75 through 84, of Berrien County Records; and

WHEREAS, on December 24, 1986, the Developer executed the Fourth Amendment to Master Deed for South Cove Condominium; and

WHEREAS, on December 24, 1986, the Developer caused said Fourth Amendment to Master Deed to be recorded at Liber 15, pages 85 through 94, Berrien County Records; and

WHEREAS, on June 8, 1987, the Developer executed the Fifth Amendment to Master Deed for South Cove Condominium; and

WHEREAS, on June 10, 1987, the Developer caused said Fifth Amendment to Master Deed to be recorded at Liber 15, pages 95 through 104, Berrien County Records; and

WHEREAS, on December 11, 1987, the Developer executed the Sixth Amendment to Master Deed for South Cove Condominium; and

WHEREAS, on December 15, 1987, the Developer caused said Sixth Amendment to Master Deed to be recorded at Liber 15, pages 105 through 114, Berrien County Records; and

WHEREAS, on April 27, 1988, the Developer executed the Seventh Amendment to Master Deed for South Cove Condominium; and

WHEREAS, on April 27, 1988, the Developer caused said Seventh Amendment to Master Deed to be recorded at Liber 15, pages 115 through 126, Berrien County Records; and

WHEREAS, on September 6, 1988, the Developer executed the Eighth Amendment to Master Deed for South Cove Condominium; and

WHEREAS, on September 7, 1988, the Developer caused said Eighth Amendment to Master Deed to be recorded at Liber 15, pages 127 through 142, Berrien County Records; and

WHEREAS, on May 22, 1989, the Developer executed the Ninth Amendment to Master Deed for South Cove Condominium; and

WHEREAS, on May 28, 1989, the Developer caused said Ninth Amendment to Master Deed to be recorded at Liber 15, pages 143 through 150, Berrien County Records; and

WHEREAS, on August 22, 1989, the Developer executed the Tenth Amendment to Master Deed for South Cove Condominium; and

WHEREAS, on August 29, 1989, the Developer caused said Tenth Amendment to Master Deed to be recorded at Liber 15, pages 151 through 164, Berrien County Records; and

WHEREAS, on April 16, 1990, the Developer executed the Eleventh Amendment to Master Deed for South Cove Condominium; and

WHEREAS, on April 19, 1990, the Developer caused said Eleventh Amendment to Master Deed to be recorded at Liber 15, pages 165 through 184, Berrien County Records; and

WHEREAS, on July 25, 1990, the Developer executed the Twelfth Amendment to Master Deed for South Cove Condominium; and

WHEREAS, on July 27, 1990, the Developer caused said Twelfth Amendment to Master Deed to be recorded at Liber 15, pages 185 through 198, Berrien County Records; and

WHEREAS, on May 9, 1991, the Developer executed the Thirteenth Amendment to Master Deed for South Cove Condominium; and

WHEREAS, on May 17, 1991, the Developer caused said Thirteenth Amendment to Master Deed to be recorded at Liber 15, pages 199 through 216, Berrien County Records; and

WHEREAS, on June 6, 1992, the Developer executed the Fourteenth Amendment to Master Deed for South Cove Condominium; and

WHEREAS, on June 11, 1992, the Developer caused said Fourteenth Amendment to Master Deed to be recorded at Liber 15, pages 217 through 235, Berrien County Records; and

WHEREAS, on January 22, 1993, the Developer executed the Fifteenth Amendment to Master Deed for South Cove Condominium; and

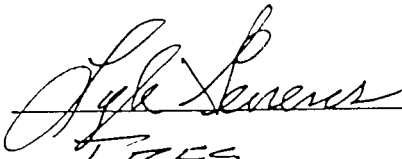
WHEREAS, on January 26, 1993, the Developer caused said Fifteenth Amendment to Master Deed to be recorded at Liber 15, pages 236 through 259, Berrien County Records; and

WHEREAS, the purpose of this Sixteenth Amendment is to correct the percentage of value for all of the units within the condominium project based upon the formula set forth in the Master Deed as set forth on Exhibit A attached hereto and incorporated herein by reference; and


NOW, THEREFORE, the Association does, upon the recording hereof, amend the Master Deed of South Cove Condominium, as follows:

- 1. **Correction of Percentage of Value.** The percentage of value for each unit contained in South Cove Condominium has been corrected as set forth on Exhibit A attached hereto and incorporated herein by reference.
- 2. **Portion Not Effected.** Except as provided in this Sixteenth Amendment to Master Deed of South Cove Condominium, all remaining provisions of the Master Deed, the First Amendment to Master Deed, the Second Amendment to Master Deed, the Third Amendment to Master Deed, Fourth Amendment to Master Deed, Fifth Amendment to Master Deed, Sixth Amendment to Master Deed, Seventh Amendment to Master Deed, Eighth Amendment to Master Deed, Ninth Amendment to Master Deed, Tenth Amendment to Master Deed, Eleventh Amendment to Master Deed, Twelfth Amendment to Master Deed, Thirteenth Amendment to Master Deed, Fourteenth Amendment to Master Deed, Fifteenth Amendment to Master Deed, the Condominium By-Laws, and Condominium Subdivision Plan shall remain in full force and effect.

Dated: AUGUST 9, 1995<sup>96</sup>.

  
TRES.

SOUTH COVE CONDOMINIUM ASSOCIATION, a Michigan Corporation

BY:   
ITS: PRESIDENT

STATE OF MICHIGAN )  
  ) SS:  
COUNTY OF BERRIEN )

On this \_\_\_\_\_ day of \_\_\_\_\_, 1995, before me, a Notary Public, in and for said County, appeared \_\_\_\_\_, to me personally known, who, being by me duly sworn, did for himself say that he is the \_\_\_\_\_ of **SOUTH COVE CONDOMINIUM ASSOCIATION**, the corporation named in and which executed the within instrument, and that said instrument was signed on behalf of said corporation by authority of its Board of Directors; and acknowledged said instrument to be the free act and deed of said corporation.

\_\_\_\_\_, Notary Public  
Berrien County, Michigan  
Commission expires: \_\_\_\_\_

PREPARED BY:  
HOWARD H. KAHNE, of  
TAGLIA, FETTE, DUMKE, PASSARO & KAHNE, P.C.  
720 State Street, P.O. Box 890  
St. Joseph, Michigan 49085  
Telephone: (616) 983-0755

## EXHIBIT A

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

Building/Area	M.D. No.	Unit No.	New %
1	1	112	0.4046
1	2	113	0.4046
1	3	111	0.6097
1	4	212	0.3498
1	5	213	0.3498
1	6	312	0.4408
1	7	313	0.4408
2	8	122	0.4046
2	9	123	0.4046
2	10	121	0.6097
2	11	322	0.4408
2	12	323	0.4408
3	13	132	0.4046
3	14	133	0.4046
3	15	131	0.6097
3	16	333	0.4408
3	17	332	0.4408
4	18	142	0.4046
4	19	143	0.4046
4	20	141	0.6097
4	21	242	0.3498
4	22	243	0.3498
4	23	342	0.4408
4	24	343	0.4408

Building/Area	M.D. No.	Unit No.	New %
2	25	222	0.3498
2	26	223	0.3498
3	27	232	0.3498
3	28	233	0.3498
Boathouse	32	14(1)	1.3763
Boathouse	33	16(2)	1.3763
Boathouse	34	18(3)	1.3763
Boathouse	35	20(4)	1.3763
Boathouse	36	22(5)	1.3763
Boathouse	37	24(6)	1.3763
H. I. D. Dock	38	9	0.1845
H. I. D. Dock	39	7	0.1845
H. I. D. Dock	40	5	0.1845
H. I. D. Dock	41	3	0.1845
H. I. D. Dock	42	1	0.1845
Penn "D" Dock	45	25	0.0995
Penn "D" Dock	46	24	0.0995
Penn "D" Dock	47	23	0.0995
Penn "D" Dock	48	22	0.0995
Penn "D" Dock	49	21	0.0995
Penn "D" Dock	50	20	0.0995
Penn "D" Dock	53	26	0.1136
Penn "D" Dock	54	27	0.1136
Penn "D" Dock	55	28	0.1136

Building/Area	M.D. No.	Unit No.	New %
Penn "D" Dock	56	29	0.1136
Penn "D" Dock	57	30	0.1136
Penn "D" Dock	58	31	0.1136
Penn "E" Dock	61	36	0.1136
Penn "E" Dock	62	35	0.1136
Penn "E" Dock	63	34	0.1136
Penn "E" Dock	64	33	0.1136
Penn "E" Dock	65	32	0.1136
H. I. D. Garage	68	2(1)	0.376
H. I. D. Garage	69	4(2)	0.376
H. I. D. Garage	70	6(3)	0.376
H. I. D. Garage	71	8(4)	0.376
H. I. D. Garage	72	10(5)	0.376
H. I. D. Dock	73	12	0.1659
H. I. D. Garage	74	26(6)	0.376
H. I. D. Garage	75	28(7)	0.376
H. I. D. Garage	76	30(8)	0.376
H. I. D. Garage	77	32(9)	0.376
H. I. D. Garage	78	34(10)	0.376
H. I. D. Garage	79	36(11)	0.376
H. I. D. Garage	80	38(12)	0.376
H. I. D. Garage	81	40(13)	0.376
H. I. D. Garage	82	42(14)	0.376
H. I. D. Dock	83	44	0.1659
H. I. D. Garage	84	63(15)	0.376

Building/Area	M.D. No.	Unit No.	New %
H. I. D. Garage	85	61(16)	0.376
H. I. D. Garage	86	59(17)	0.376
H. I. D. Garage	87	57(18)	0.376
H. I. D. Garage	88	55(19)	0.376
H. I. D. Garage	89	53(20)	0.376
H. I. D. Dock	90	19	0.1674
H. I. D. Dock	91	17	0.1674
H. I. D. Dock	92	15	0.1674
H. I. D. Dock	93	13	0.1674
H. I. D. Dock	94	11	0.1845
Penn "E" Dock	95	37	0.1136
Penn "E" Dock	96	38	0.1136
Penn "E" Dock	97	39	0.1136
H. I. D. Dock	102	41	0.1357
H. I. D. Garage	103	39(21)	0.376
H. I. D. Garage	104	37(22)	0.376
H. I. D. Garage	105	35(23)	0.376
H. I. D. Garage	106	33(24)	0.376
LHP	107	20	0.4107
LHP	108	19	0.4107
LHP	109	18	0.4107
LHP	110	17	0.4107
LHP	111	16	0.4107
LHP	112	15	0.4107

Building/Area	M.D. No.	Unit No.	New %
LHP	113	14	0.4170
LHP	114	13	0.4107
LHP	115	12	0.4107
LHP Dock	116	SCL	0.094
LHP Dock	117	SCK	0.094
LHP Dock	118	SCJ	0.094
LHP Dock	119	SCI	0.094
LHP Dock	120	SCH	0.094
LHP Dock	121	SCG	0.094
LHP Dock	122	SCF	0.094
LHP Dock	123	SCE	0.094
LHP	124	11	0.5127
LHP	125	10	0.5127
LHP	126	9	0.5127
LHP	127	8	0.5127
LHP	128	7	0.5127
LHP	129	6	0.5127
LHP	130	5	0.5127
LHP	131	4	0.5127
LHP	132	3	0.5127
LHP	133	2	0.5127
LHP	134	1	0.5127
LHP Dock	135	SCD	0.289
LHP Dock	136	SCC	0.289



Building/Area	M.D. No.	Unit No.	New %
LHP Dock	137	SCB	0.289
LHP Dock	138	SCA	0.289
5	139	151	1.0787
5	140	351	0.5841
5	141	451	0.9611
5	142	152	1.0852
5	143	352	0.7002
5	144	452	0.9219
5	145	153	0.386
5	146	253	0.7002
5	147	353	0.7002
5	148	453	0.9445
5	149	154	0.386
5	150	254	0.7002
5	151	354	0.7002
5	152	454	0.9219
5	153	155	0.386
5	154	255	0.5841
5	155	355	0.7002
5	156	455	0.9219
5	157	256	0.6856
5	158	356	0.7706
5	159	456	1.0712
Boathouse	160	46(7)	1.3763

Building/Area	M.D. No.	Unit No.	New %
Boathouse	161	48(8)	1.3763
Boathouse	162	50(9)	1.3763
Boathouse	163	51(10)	1.3763
6	164	161	0.3911
6	165	261	0.5765
6	166	361	0.5765
6	167	461	0.86
6	168	162	0.3911
6	169	262	0.5765
6	170	362	0.5765
6	171	462	0.8208
6	172	163	0.3931
6	173	263	0.5765
6	174	363	0.5765
6	175	463	0.8434
6	176	164	0.3931
6	177	264	0.5765
6	178	364	0.5765
6	179	464	0.8208
6	180	165	0.4343
6	181	265	0.6313
6	182	365	0.6404
6	183	465	0.8721
Boathouse	184	45(13)	1.3763

Building/Area	M.D. No.	Unit No.	New %
Boathouse	185	43(14)	1.3763
Penn "D" Dock	186	40	0.1071
Penn "D" Dock	187	41	0.1071
Penn "D" Dock	188	42	0.1071
Penn "D" Dock	189	43	0.1071
LHL	190	44	0.6504
LHL	191	43	0.6504
LHL	192	34	0.6504
LHL	193	33	0.6504
LHL	194	32	0.6504
LHL	195	31	0.6504
LHL	196	27	0.6504
LHL	197	21	0.6504
Boathouse	198	47(12)	1.3763
LHL	199	22	0.6504
Boathouse	200	49(11)	1.3763
LHL	201	42	0.6504
LHL	202	41	0.6504
LHL	203	40	0.6504
LHL	204	39	0.6504
LHL	205	38	0.6504
LHL	206	37	0.6504
LHL	207	36	0.6504
LHL	208	35	0.6504

Building/Area	M.D. No.	Unit No.	New %
LHL	209	30	0.6504
LHL	210	29	0.6504
LHL	211	28	0.6504
LHL	212	26	0.6504
LHL	213	25	0.6504
LHL	214	24	0.6504
LHL	215	23	0.6504

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