

RECORDED

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

MAY 25 12 41 PM '84

James J. [Signature]
REGISTER OF 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."

W I T N E S S E T H:

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.

Pl. of Common Element - 11-62-7150-

BERRIEN COUNTY, that there are no Tax Liens or Title Liens
on the property described in the within description,
and that the same are not subject to any other liens or
claims of any kind, and that the same are not subject to
any other claims of any kind, and that the same are not
subject to any other claims of any kind, and that the same
are not subject to any other claims of any kind, and that
the same are not subject to any other claims of any kind,
except for the Public Acts of 1907, as amended.

Date MAY 25 1984

No. 4/25/84

John C. [Signature]

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

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:

Rocco M. DeFrancesco
Rocco 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 Rocco 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

RECORDED

Oct 17 4 12 PM '84

SECOND AMENDMENT TO SOUTHCOVE MASTER DEED
EXHIBIT "B", CONDOMINIUM SUBDIVISION PLAN

Bernice F. Johnson
REGISTER OF DEEDS
BERRIEN COUNTY MICHIGAN

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

"Add 4 units numbered 45, 46; 53 and 54."

All of the 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 41 units and each of said units shall be considered to have a percentage of value as indicated on attached Exhibit I.

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 shall be, effective immediately upon its filing with the Register of Deeds Office, Berrien County, Michigan.

Dated: October 17, 1984.

In the Presence of:

NEW BUFFALO HARBOR, INC.

Ellen Van Brocklin
Ellen Van Brocklin

Margaret O'Neill
Margaret O'Neill

By: *James L. Stevens*
James L. Stevens
President

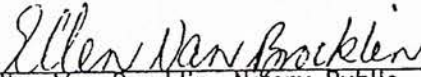
By: *Rocco M. DeFrancesco*
Rocco M. DeFrancesco
Secretary

HEREBY CERTIFY: That there are no Tax Liens or Taxes held 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.

11-63-0-149-11-47

STATE OF MICHIGAN)
) ss.
COUNTY OF BERRIEN)

On this 17th day of October, the foregoing Instrument was acknowledged before me by James L. Stevens, President of New Buffalo Harbor, Inc., and Rocco M. DeFrancesco, Secretary of New Buffalo Harbor, Inc., a Michigan corporation, on behalf of the corporation.


Ellen Van Brocklin, Notary Public
Berrien County, Michigan
My commission expires: 9/29/85

PREPARED BY:

Rocco M. DeFrancesco
903 Main Street
St. Joseph, MI 49085

EXHIBIT I TO
SECOND AMENDMENT TO MASTER DEED

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

PERCENTAGE OF VALUE

1.	1.84
2.	1.84
3.	2.77
4.	1.59
5.	1.59
6.	2.00
7.	2.00
8.	1.84
9.	1.84
10.	2.77
11.	2.00
12.	2.00
13.	1.84
14.	1.84
15.	2.77
16.	2.00
17.	2.00
18.	1.84
19.	1.84
20.	2.77
21.	1.59
22.	1.59
23.	2.00
24.	2.00
25.	1.59
26.	1.59
27.	1.59
28.	1.59
29.	4.84
30.	4.84
31.	4.84
32.	4.84
33.	4.84
34.	4.84
35.	4.84
36.	4.84
37.	4.84
45.	0.45
46.	0.45
53.	0.51
54.	0.51
<hr/>	
TOTAL	100.00

NBH-1/10-17-84

CONSENT BY DEVELOPER TO SECOND
AMENDMENT TO SUBDIVISION PLAN
PAGES NUMBER X-1433, 1, 2, 3,4, 5 AND 12
OF EXHIBIT B

The undersigned, being the developer of Southcove Condominium,
hereby consents to the modification to the drawings, pages number
W-1433, 1, 2, 3, 4, 5 and 12.

Dated: October 17, 1984

In the Presence Of:

Ellen Van Brocklin
Ellen Van Brocklin

Margaret O'Neill
Margaret O'Neill

NEW BUFFALO HARBOR, INC.

BY

James L. Stevens
James L. Stevens, President

BY

Rocco M. De Francesco
Rocco M. De Francesco, Secretary

THIRD AMENDMENT TO SOUTHCOTE MASTER DEED
EXHIBIT "B", CONDOMINIUM SUBDIVISION PLAN

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

"Add six (6) units numbered 68, 69, 70, 71, 72 and 73, which replace Units 29, 30 and 31 on previous subdivision plans."

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 44 units and each of said units shall be considered to have a percentage of value as indicated on attached Exhibit I.

Article VI (b) is amended to add following language at the end of same paragraph: "...or a garage/storage building provided by the Developer, maintenance of which is on the same basis as the residential units".

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 shall be effective immediately upon its filing with the Register of Deeds Office, Berrien County, Michigan.

Dated: July 17, 1986.

In the Presence of:

NEW BUFFALO HARBOR, INC.

Ellen Van Brocklin
Ellen Van Brocklin

By: James L. Stevens
James L. Stevens
President

Margaret O'Neill
Margaret O'Neill

By: Rocco M. DeFrancesco
Rocco M. DeFrancesco
Secretary

STATE OF MICHIGAN)
) ss.
COUNTY OF BERRIEN)

On this 17th day of July, 1986, the foregoing instrument was acknowledged before me by James L. Stevens, President of New Buffalo Harbor, Inc., and Rocco M. DeFrancesco, Secretary of New Buffalo Harbor, Inc., a Michigan corporation, on behalf of the corporation.

Ellen Van Brocklin
Ellen Van Brocklin, Notary Public
Berrien County, Michigan
My commission expires: 9/16/89

PREPARED BY:

Rocco M. DeFrancesco
903 Main Street
St. Joseph, MI 49085

RECORDED

Jul 18 445 PM '86

Erica J. Johnson
REGISTRAR OF DEEDS
BERRIEN COUNTY, MICHIGAN

CONSENT BY DEVELOPER TO THIRD
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-1433-3, X-1433-4, X-1433-5 and X-1433-12, of the Condominium Subdivision Plan (Exhibit B to the Master Deed) and to the other provisions included in the amendment.

Dated: July 17, 1986.

In the Presence Of:

Ellen Van Brocklin
Ellen Van Brocklin

Margaret O'Neill
Margaret O'Neill

NEW BUFFALO HARBOR, INC.

By: James L. Stevens
James L. Stevens
President

By: Roddy M. DeFrancesco
Roddy M. DeFrancesco
Secretary

EXHIBIT I TO
THIRD AMENDMENT TO MASTER DEED

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

PERCENTAGE OF VALUE

1.	1.96
2.	1.96
3.	2.96
4.	1.70
5.	1.70
6.	2.48
7.	2.48
8.	1.96
9.	1.96
10.	2.96
11.	2.48
12.	2.48
13.	1.96
14.	1.96
15.	2.96
16.	2.48
17.	2.48
18.	1.96
19.	1.96
20.	2.96
21.	1.70
22.	1.70
23.	2.48
24.	2.48
25.	1.70
26.	1.70
27.	1.70
28.	1.70
32.	5.15
33.	5.15
34.	5.15
35.	5.15
36.	5.15
37.	5.15
45.	0.49
46.	0.49
53.	0.56
54.	0.56
68.	1.03
69.	1.03
70.	1.03
71.	1.03
72.	1.03
73.	<u>0.89</u>
TOTAL	100.00

RECORDED

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009 9071 12/24/86

23.00 DI
1.00 1

DEC 24 3 54 PM '86

Revised
REGISTERED
REPT. 11-6-2-0009-0004-14-6

FOURTH AMENDMENT TO SOUTHCOVE MASTER DEED
EXHIBIT "B" CONDOMINIUM SUBDIVISION PLAN

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

"Add Five (5) units, numbered 74, 75, 76, 77, and 78."

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 49 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.

The Amendment shall be effective immediately upon its filing with the Register of Deeds Office, Berrien County,

I HEREBY CERTIFY, That there are no Tax Liens or Titles held 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 of collection. Also except, Deferred Special Assessments, if any, under Act No. 225, Public Acts of 1976, as amended.
Berrien County Treasurer

Carol Stockman

Date DEC. 24 1986
No. 7997

Page One NBH/SC -3 12/18/86

LIBER 15 PAGE 85

Michigan.

Dated: December 20, 1986

In the Presence Of:

NEW BUFFALO HARBOR, INC.

Margaret O'Neill
Margaret O'Neill

By James L. Stevens
James L. Stevens
President

Ellen C. Van Brocklin
Ellen C. Van Brocklin

By Roccy M. De Francesco
Roccy M. De Francesco
Secretary

STATE OF MICHIGAN)
) -SS-
COUNTY OF BERRIEN)

On this 20th day of December, 1986, the foregoing instrument was acknowledged before me by James L. Stevens, President of New Buffalo Harbor, Inc., and by 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: 9/16/89

PREPARED BY:

Roccy M. De Francesco
Attorney-at-Law
903 Main Street
St. Joseph, Michigan 49086

CONSENT BY DEVELOPER TO FOURTH
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 of the drawings, pages number X-1433-1, X-1433-2,
X-1433-3, X-1433-4, X-1433-5, X-1433-12.

of the Condominium Subdivision Plan (Exhibit B to the Master
Deed) and to the other provisions included in the amendment.

Dated: December 20, 1986

In the presence of:

NEW BUFFALO HARBOR, INC.

Margaret O'Neill
Margaret O'Neill

By James L. Stevens
James L. Stevens
President

Ellen C. Van Brocklin
Ellen C. Van Brocklin

By Rocco M. De Francesco
Rocco M. De Francesco
Secretary

EXHIBIT I TO
FOURTH AMENDMENT TO MASTER DEED

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

PERCENTAGE OF VALUE

1.	1.86
2.	1.86
3.	2.81
4.	1.62
5.	1.62
6.	2.36
7.	2.36
8.	1.86
9.	1.86
10.	2.81
11.	2.36
12.	2.36
13.	1.86
14.	1.86
15.	2.81
16.	2.36
17.	2.36
18.	1.86
19.	1.86
20.	2.81
21.	1.62
22.	1.62
23.	2.36
24.	2.36
25.	1.62
26.	1.62
27.	1.62
28.	1.62
32.	4.89
33.	4.89
34.	4.89
35.	4.89
36.	4.89
37.	4.89
45.	0.47
46.	0.47
53.	0.53
54.	0.53
68.	0.98
69.	0.98
70.	0.98
71.	0.98
72.	0.98
73.	0.85
74.	0.98
75.	0.98
76.	0.98
77.	0.98
78.	<u>0.98</u>
TOTAL	100.00

FIFTH AMENDMENT TO SOUTHCOVE MASTER DEED
EXHIBIT "B", CONDOMINIUM SUBDIVISION PLAN 15

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

"Add forty-one (41) units numbered 38, 39, 40, 41, 42, 47, 48, 49, 50, 55, 56, 57, 58, 61, 62, 63, 64, 65, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, and 101."

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 90 units and each of said units shall be considered to have a percentage of value as indicated on attached Exhibit I.

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 shall be effective immediately upon its filing with the Register of Deeds Office, Berrien County, Michigan.

Dated: June 8, 1987.

In the Presence of:

NEW BUFFALO HARBOR, INC.

Ellen C. Van Brocklin
Ellen C. Van Brocklin

By: *James L. Stevens*
James L. Stevens
President

Margaret O'Neill
Margaret O'Neill

By: *Rocco M. DeFrancesco*
Rocco M. DeFrancesco
Secretary

RECORDED

I HEREBY CERTIFY, That there are no Tax Liens or Title held 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 of collection. Also except, Deferred Special Assessments, if any, under Act No. 225, Public Acts of 1976, as amended.
Berrien County Treasurer

Carol Storkman
Date 6/10/87
No. 2267

LIBER 15 PAGE 95

JUN 10 3 10 PM '87

Christine J. ...
REGISTER OF DEEDS
BERRIEN COUNTY, MICHIGAN


NB11-176-8-87

17.00 11-62-0004-16-2
17.00 11-62-0340-0050-02-9

11-62-7151
7152
7153
7154

STATE OF MICHIGAN)
) ss.
COUNTY OF BERRIEN)

On this 8th day of June, 1987, the foregoing instrument was acknowledged before me by James L. Stevens, President of New Buffalo Harbor, Inc., and Rocco M. DeFrancesco, Secretary of New Buffalo Harbor, Inc., a Michigan corporation, on behalf of the corporation.


Ellen C. Van Brocklin, Notary Public
Berrien County, Michigan
My commission expires: 9/16/89

PREPARED BY:

Rocco M. DeFrancesco
903 Main Street
St. Joseph, MI 49085

EXHIBIT I TO
FIFTH AMENDMENT TO MASTER DEED

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

<u>PERCENTAGE OF VALUE</u>			
1.	1.45	38.	0.63
2.	1.45	39.	0.63
3.	2.18	40.	0.63
4.	1.25	41.	0.63
5.	1.25	42.	0.71
6.	1.83	47.	0.35
7.	1.83	48.	0.35
8.	1.45	49.	0.35
9.	1.45	50.	0.35
10.	2.18	55.	0.40
11.	1.83	56.	0.40
12.	1.83	57.	0.40
13.	1.45	58.	0.42
14.	1.45	61.	0.40
15.	2.18	62.	0.40
16.	1.83	63.	0.40
17.	1.83	64.	0.40
18.	1.45	65.	0.42
19.	1.45	79.	0.76
20.	2.18	80.	0.76
21.	1.25	81.	0.76
22.	1.25	82.	0.76
23.	1.83	83.	0.66
24.	1.83	84.	0.76
25.	1.25	85.	0.76
26.	1.25	86.	0.76
27.	1.25	87.	0.76
28.	1.25	88.	0.76
32.	3.79	89.	0.76
33.	3.79	90.	0.69
34.	3.79	91.	0.57
35.	3.79	92.	0.57
36.	3.79	93.	0.64
37.	3.79	94.	0.63
45.	0.35	95.	0.40
46.	0.35	96.	0.40
53.	0.40	97.	0.40
54.	0.40	98.	0.40
68.	0.85	99.	0.40
69.	0.76	100.	0.40
70.	0.76	101.	0.42
71.	0.76		
72.	0.76		
73.	0.66		
74.	0.76		
75.	0.76		
76.	0.76		
77.	0.76		
78.	0.76		
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TOTAL	100.00		

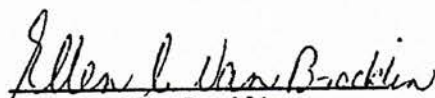
CONSENT BY DEVELOPER TO FIFTH
AMENDMENT TO SUBDIVISION PLAN
OF EXHIBIT B AND OTHER PROVISIONS

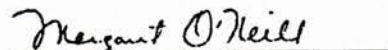
The undersigned, being the developer of Southcove, a condominium in Berrien County, Michigan, hereby consents to the modification to the drawings, pages number X-1433-1, X-1433-2, X-1433-3, X-1433-4, X-1433-5 and X-1433-12, of the Condominium Subdivision Plan (Exhibit B to the Master Deed) and to the other provisions included in the amendment.

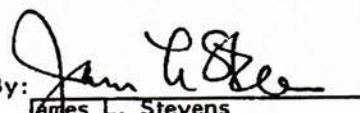
Dated: June 8, 1987.

NEW BUFFALO HARBOR, INC.

In the Presence Of:


Ellen C. Van Brocklin


Margaret O'Neill

By: 
James L. Stevens
President

By: 
Roddy M. DeFrancesco
Secretary

NBH-1/6-8-87