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185 PAGE 345

SECOND AMENDED DECLARATION
OF
WATER'S EDGE II CONDOMINIUM
PHASE II, SECTION I EXPANSION

Filed for Record April 4, 1986
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of Monroe County, Indiana
Instrument Number 182316

Consisting of 12 Pages,
Number 1 through 5,
and
Exhibits A through E.

✓ RECORDED
A.M. _____ P.M. 2:30 ✓

N APR 4 1986
✓ *Theresa A. Nelson*
RECORDER MONROE CO., IND. ✓

Prepared By

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SECOND AMENDED DECLARATION

OF

WATER'S EDGE II CONDOMINIUM
PHASE II, SECTION I EXPANSION

THIS SECOND AMENDED DECLARATION, and the exhibits which are attached hereto and made a part hereof, are made and executed this 3rd day of April, 1986, by KILLION & LANGLEY PARTNERSHIP, (hereinafter called the "Declarant"), for its successors, grantees and assigns, pursuant to the provisions of the Indiana Horizontal Property Act and in accordance with the terms and provisions of paragraph 30 of that certain Declaration of Expandable Condominium for Water's Edge II Phase II Section I at pages 518-590 as Instrument No. 170094, and First Amended Declaration of Water's Edge II Condominium, Phase I, Section II Expansion, duly filed for record on August 1, 1985, in Book 159, at pages 122-132 in the Office of the Recorder of Monroe County, Indiana.

Statement of Purposes

By Declaration of Expandable Condominium dated April 30, 1985, and recorded April 30, 1985, as Instrument No. 170094 in the Office of the Recorder of Monroe County, Indiana (hereinafter referred to as the "Declaration"), the Declarant submitted certain real property to the provisions of the Horizontal Property Act of the State of Indiana, and created the condominium form of ownership with respect to an initial two (2) non-contiguous multi-unit residential buildings located on the real property described therein, containing an aggregate of twelve (12) separate Units, all as more particularly described in paragraph 5 of said Declaration. Under the terms of the Declaration, the Declarant reserved the right to annex certain real estate designated as the "Development Area" and the approximate boundary of which was described in Exhibit "F" to said Declaration and thereby to add additional or new Units to said Condominium. The Declarant now wishes to add to the "Present Condominium Area" the real property described in paragraph 2 below, and the Condominium Units which have been constructed thereon, which such real estate is presently a part of the "Development Area" referred to in the Declaration, thereby adding New Units and New Common Areas and Facilities to the Existing Units and Common Areas and Facilities created by the Declaration.

NOW, THEREFORE, the Declarant, for the purposes hereinafter set forth, pursuant to the provisions set forth in paragraph 30 of the Declaration hereinabove described, and in accordance with

and by means of the powers therein reserved or conferred upon it, hereby amends and supplements said Declaration in the following respects:

1. Definitions. The definitions used and set forth in the Declaration shall be applicable to this Second Amended Declaration; provided, however, (i) the term "Property" or "Condominium Property" shall for all purposes now be deemed to include the real property added hereby as Phase II, Section I, and references to Units and Common Areas and Facilities shall include the New Units and New Common Areas and Facilities as described and set forth herein.

2. Declaration. Declarant hereby expressly declares that the real property described in and identified on Exhibit "A", attached hereto, and the Buildings and other improvements erected and to be erected thereon, and all articles of personal property intended for common use in connection therewith, shall be and hereby are annexed to and shall be and hereby become a part of the Water's Edge II Condominium as if such had originally been included in the Declaration; and the same shall hereafter be held, transferred, sold, conveyed and occupied subject to the covenants, restrictions and provisions of the Declaration, the Act, the By-Laws, and Rules and Regulations, as adopted from time to time in connection with the Condominium Property, all as may be amended from time to time, said Declaration and the Exhibits attached hereto being incorporated herein by reference and made a part hereof as though fully set out herein.

3. Description of Phase I and Phase II Property. Paragraph 4 of the Declaration and the First Amended Declaration shall be deemed amended, and are hereby amended, so that henceforth the Condominium Property shall consist of the Phase I, Section I property described in the Declaration, and the Phase I, Section II property described in Exhibit "A" of the Second Amended Declaration and the Phase I, Section II property described in Exhibit "A", attached hereto (a composite description of the Phase I, Section I, Phase I, Section II, and Phase II, Section I real property being as described and identified in Exhibit "B", attached hereto and made a part hereof).

4. Description of Buildings. Paragraph 5 of the Declaration as amended by the First Amended Declaration is hereby amended to reflect the addition of Buildings and Units as herein set forth:

Water's Edge II Phase II, Section I will consist of one (1) multi-unit residential building. The Building is designated as "V1", as shown on the Master Site Plan, a copy of which is attached hereto and made a part hereof as Exhibit "C", which such Master Site Plan further shows the location of each Building on the real property

described in Exhibit "A" attached hereto, and its location with respect to every other Building thereon. The Building contains a total of six (6) separate new Units consisting of one (1) basic floor plan type designated by the legend on the Plans and Specifications, attached hereto as Exhibit "D", as floor plan type 1FA (600 square foot, one-bedroom flat).

The number of stories in the Building, the number of Units and the type of Units and basements are as follows:

<u>Building Designation</u>	<u>Number of Units by Type</u>	<u>Total Units in Building</u>	<u>Basement</u>	<u>Stories</u>
V1	6 type 1FA	6	None	3

Said multi-unit Building and the New Units located therein are more particularly described and defined in the Plans and Specifications of said Building, a copy of which Plans and Specifications is attached hereto and made a part thereof as Exhibit "D", showing all particulars of the Building, including the layout, number of stories, the number of rooms, the location, Building designation, New Unit numbers and dimensions of the New Units. Such Plans bear the verified statement of Smith, Quillman and Associates, certifying that said Plans are actual copies of portions of the Plans of the Building as filed with and approved by the municipal or other governmental subdivision having jurisdiction over the issuance of permits for the construction of the Building. For a more particular description of the Building reference is hereby made to the Plan and Specifications filed herewith as Exhibit "D".

5. Description of Units/Percentage Interest in Common Areas and Facilities. Paragraph 6 of the Declaration and the First Amended Declaration are hereby amended to reflect the addition of New Units and New Common Areas and Facilities in the manner set forth herein:

The Unit designations of each Condominium Unit, both Existing Units and New Units, the approximate area, number of rooms and other data concerning its proper identification are set forth in Exhibit "E", attached hereto and made a part hereof. The percentage interest of each Unit, both Existing Units and New Units in the Common Areas and Facilities (both Existing Common Areas and Facilities and New Common Areas and Facilities) are based upon the adjusted square footage of each Condominium Unit (both Existing Units and New Units), as shown on said Exhibit "E", attached hereto, in relationship to the total adjusted square footage of all Units. The percentage interest appurtenant to each Unit, based upon the Aggregate Units and the Aggregate Common Areas and

Facilities, are as specified on said Exhibit "E" attached hereto.

The percentage interest in the Aggregate Common Areas and Facilities are calculated on the basis as set forth in paragraph 6 and paragraph 30(c) of the Declaration, and this reallocation is accomplished as follows:

(a) Declarant, to the extent necessary, hereby exercises all rights of revocation conferred upon it by the Declaration by all Unit Owners of Existing Units, and thereby divests such Existing Unit Owners of that portion of that Unit's share in the Existing Common Areas and Facilities which must be allocated to the New Units to attain the percentage interest in the Aggregate Common Areas and Facilities in each New Unit as shown on the aforesaid Exhibit "E".

(b) Declarant, to the extent necessary, hereby exercises all powers of attorney reserved by it and hereby grants, conveys and sets over to each Owner of each Existing Unit that share in the New Common Areas and Facilities which is necessary to attain for each Existing Unit the share in the Aggregate Common Areas and Facilities shown in the aforesaid Exhibit "E".

The New Units added hereby shall be designated for purposes of identification in connection with all conveyances of the same as being a part of "Water's Edge II Phase II, Section I".

6. Acceptance and Ratification. The acceptance of a deed of conveyance, or the act of occupancy of any Units, whether Existing Units or New Units, shall constitute an agreement that the provisions of this Second Amended Declaration, the First Amended Declaration, the Declaration, the Act, the By-Laws, and any Rules and Regulations adopted pursuant thereto, as each may be amended from time to time, are accepted and ratified by such Owner, tenant or occupant, and such provisions shall be covenants running with the land and shall bind any person having at any time any interest or estate in any Unit or the Condominium Property as if such provisions were recited and stipulated at length in each and every deed, conveyance, mortgage or lease thereof.

7. Floor Plans. The Plans and Specifications setting forth the layout, location, identification number, building designation and dimensions for all the New Units and the Property identified in this First Amended Declaration are incorporated into the Declaration, are added to the Plans heretofore filed with the Declaration, and have been filed in the Office of the Recorder of Monroe County, Indiana, in Horizontal Property Plan File No. 2 on April 4th, 1986, as Instrument Number at pages 324-325.

Except as set forth herein, the Declaration and all Exhibits hereto shall remain in full force and effect.

IN WITNESS WHEREOF, Declarant has caused this Declaration to be executed the day and year first above written.

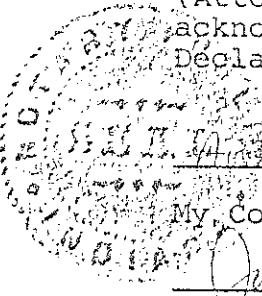
KILLION & LANGLEY PARTNERSHIP

By: Charles W. Langley
 Charles W. Langley
 Ronald J. Killion

By: Ben A. Beard
 Ronald J. Killion, By
 Ben Beard, Attorney-in-fact
As his Attorney-in-Fact

STATE OF INDIANA)
) SS:
 COUNTY OF MONROE)

Before me, a Notary Public in and for said County and State, personally appeared Charles W. Langley and Ben Beard (Attorney-in-fact for Ronald J. Killion), by me known, who acknowledged the execution of the above and foregoing Declaration.



WITNESS my hand and Notarial Seal, this 3rd day of April, 1986.

My Commission Expires:
July 9, 1988

Michael L. Carmichael
 MICHAEL L. CARMICHAEL, Notary Public
 A Resident of Monroe County, IN

WATER'S EDGE II, PHASE II, SECTION I

A part of Section 22, Township 7 North, Range 1 West in Monroe County, Indiana, being more particularly described as follows:

COMMENCING at an existing stone marking the northeast corner of the Southwest Quarter of said Section; thence North 89 degrees 46 minutes 58 seconds West along the north line of said Southwest Quarter Section 9.76 feet to an intersection with a nontangent curve, said point also being on the easterly boundary of Woodridge Phase IV (instrument #127093 in Horizontal Plat Book 2, page 65, Office of the Recorder), the radius point of said curve being North 76 degrees 32 minutes 47 seconds East 90.00 feet from said point of intersection, said curve has a central angle of 1 degree 22 minutes 53 seconds; thence southerly along said curve 2.17 feet; thence South 14 degrees 50 minutes 04 seconds East 157.50 feet; thence South 75 degrees 09 minutes 57 seconds West 10.40 feet to an intersection with a nontangent curve, said intersection also being the point of beginning; thence leaving said curve South 75 degrees 09 minutes 57 seconds West 9.60 feet; thence North 85 degrees 04 minutes 49 seconds West 74.41 feet; thence South 53 degrees 56 minutes 25 seconds West 126.99 feet; thence South 39 degrees 38 minutes 31 seconds West 51.65 feet; thence South 57 degrees 12 minutes 37 seconds East 79.33 feet; thence North 85 degrees 38 minutes 52 seconds East 107.66 feet; thence North 22 degrees 14 minutes 09 seconds East 104.40 feet to a nontangent curve, the radius point of said curve being North 67 degrees 45 minutes 51 seconds West 90.00 feet from said intersection, said curve has a central angle of 31 degrees 38 minutes 00 seconds; thence northerly along said curve 49.69 feet to the point of beginning, containing 0.52 acres, more or less.

EXHIBIT B

WATER'S EDGE II, PHASE I, Sections I and II and PHASE II, Section I

A part of Section 22, Township 7 North, Range 1 West, in Monroe County, Indiana, being more particularly described as follows:

COMMENCING at an existing stone marking the northeast corner of the southwest quarter of said section; thence North 89 degrees 46 minutes West along the north line of said southwest quarter section 9.76 feet to an intersection with a nontangent curve, said intersection being on the easterly boundary of Woodridge Phase IV (Instrument #127093, Horizontal Plat Book 2, page 65, Office of the Recorder), the radius point of said curve being North 76 degrees 32 minutes East 90.00 feet from said intersection; said curve has a central angle of 1 degree 22 minutes 51 seconds; thence southerly along said curve 2.17 feet to a tangent line; thence South 14 degrees 50 minutes 04 seconds East 37.88 feet to the point of beginning of the herein described tract; thence North 75 degrees 09 minutes 56 seconds East 136.96 feet to the westerly line of Parcel VI of the Pointe Golf Course (Deed Record 292, pages 484-485, Office of the Recorder); thence the next two (2) courses being along said westerly line: (1) South 15 degrees 58 minutes 27 seconds East 140.89 feet; (2) South 53 degrees 07 minutes 48 seconds West 45.00 feet; thence North 90 degrees 00 minutes 00 seconds West 70.39 feet; thence South 14 degrees 50 minutes 04 seconds East 14.96 feet; thence South 22 degrees 14 minutes 09 seconds West 172.16 feet; thence North 89 degrees 25 minutes 05 seconds East 157.01 feet to the west line of said Golf Course Parcel VI; thence the next two (2) courses being along said west line: (1) South 8 degrees 21 minutes 16 seconds East 115.00 feet; (2) South 21 degrees 42 minutes 31 seconds West 105.47 feet to the southeast corner of the Woodridge Expansion Area (Exhibit "F", Miscellaneous Record 103, pages 334, Office of the Recorder); thence the next two (2) courses being said boundary: (1) North 67 degrees 26 minutes 02 seconds West 129.00 feet; (2) North 88 degrees 22 minutes 37 seconds West 254.50 feet to the southwest corner of Waters Edge II Section II of Phase I (Horizontal Plat Book 2, page 294, Office of the Recorder); thence the next two (2) courses being along said boundary: (1) North 7 degrees 10 minutes 55 seconds West 174.63 feet; (2) North 85 degrees 38 minutes 52 seconds East 125.79 feet; thence leaving said boundary line North 57 degrees 12 minutes 37 seconds West 79.33 feet; thence North 39 degrees 38 minutes 31 seconds East 51.65 feet; thence North 53 degrees 56 minutes 25 seconds East 126.99 feet to the southerly boundary of said Woodridge, Phase IV; thence the next three (3) courses being along the southerly and easterly boundary; (1) South 85 degrees

04 minutes 49 seconds East 74.41 feet; (2) North 75 degrees 09
minutes 57 seconds East 20.00 feet; (3) North 14 degrees 50
minutes 04 seconds West 119.62 feet to the point of beginning,
containing 2.89 acres more or less.

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EXHIBIT C
BOOK 185 PAGE 354

MASTER SITE PLAN
WATER'S EDGE II, PHASE II, SECTION I EXPANSION

The Master Site Plan for Water's Edge II, Phase II, Section I, dated January 14, 1986, prepared by Stephen L. Smith, Registered Land Surveyor, entitled "Master Site Plan - Water's Edge II, Phase II, Section I" and consisting of one (1) sheet, which was attached to this Second Amended Declaration at the time it was filed for record is duly filed in the Office of the Recorder of Monroe County, Indiana, in Horizontal Property Plan File Number 2 as Instrument Number 182315. Said Master Site Plan is incorporated herein by reference as though fully set out herein.

The Plans and outline specifications for Water's Edge II, Phase II, Section I more particularly described in the architectural and related drawings for Water's Edge II, Phase II, Section I were attached to this Second Amended Declaration at the time it was filed for record and are duly filed in the Office of the Recorder of Monroe County, Indiana, in Horizontal Property Plan File Number 2, as Instrument-Number 24-325, reference to which is hereby made, and said Plans and outline specifications as so filed are incorporated herein by reference as though fully set out herein.

PLANS AND SPECIFICATIONS
WATER'S EDGE II, PHASE II, SECTION I EXPANSION

EXHIBIT D
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EXHIBIT E
 PLAN 105 PAGE 355

WATER'S EDGE II, PHASE I, Sections I and II and
 PHASE II, Section I

Unit Designation	Floor	Square Footage	Percentage Interest	Address
U	1FB	640	2.475	9642 S. Lake Ridge Dr.
U	3THB	1,320	5.105	9640 S. Lake Ridge Dr.
U	2FA	900	3.481	9634 S. Lake Ridge Dr.
U	2FA	900	3.481	9632 S. Lake Ridge Dr.
U	2FA	900	3.481	9630 S. Lake Ridge Dr.
U	2FA	900	3.481	9614 S. Lake Ridge Dr.
U	2FA	900	3.481	9612 S. Lake Ridge Dr.
U	2FA	900	3.481	9610 S. Lake Ridge Dr.
U	1FB	640	2.475	9602 S. Lake Ridge Dr.
U	3THB	1,320	5.105	9600 S. Lake Ridge Dr.
VI	1FA	600	2.321	9596 S. Lake Ridge Dr.
VI	1FA	600	2.321	9594 S. Lake Ridge Dr.
VI	1FA	600	2.321	9592 S. Lake Ridge Dr.
VI	1FA	600	2.321	9590 S. Lake Ridge Dr.
VI	1FA	600	2.321	9588 S. Lake Ridge Dr.
VI	1FA	600	2.321	9586 S. Lake Ridge Dr.
W	2FB	912	3.527	9639 S. Lake Ridge Dr.
W	2FB	912	3.527	9637 S. Lake Ridge Dr.
W	2FB	912	3.527	9635 S. Lake Ridge Dr.
W	2FB	912	3.527	9631 S. Lake Ridge Dr.
W	2FB	912	3.527	9629 S. Lake Ridge Dr.

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Unit Designation	Floor	Plan	Square Footage	Percentage Interest	Address
W	2FB	W-128	912	3.527	9627 S. Lake Ridge Dr.
W	2FB	W-129	912	3.527	9625 S. Lake Ridge Dr.
W	2FB	W-130	912	3.527	9621 S. Lake Ridge Dr.
Y	3D	Y-139	1,410	5.453	9567 S. Lake Ridge Dr.
Y	3D	Y-140	1,410	5.453	9557 S. Lake Ridge Dr.
Y	3D	Y-141	1,410	5.453	9517 S. Lake Ridge Dr.
Y	3D	Y-142	1,410	5.453	9507 S. Lake Ridge Dr.
			25,856	100.000	