

**SECOND AMENDMENT TO THE MASTER DEED,  
ASSOCIATION BY-LAWS AND ARCHITECTURAL GUIDELINES**

**NATURES COVE HOMEOWNER'S ASSOCIATION  
SITE CONDOMINIUM DEVELOPMENT  
Watervliet, Michigan 49098  
March 2, 2022**

THIS 2ND AMENDMENT TO THE DECLARATION FOR NATURES COVE is entered into this 4TH day of APRIL, 2022, by THE NATURES COVE HOMEOWNERS ASSOCIATION (hereinafter referred to as "NCHOA").

WHEREAS, that certain MASTER DEED, ASSOCIATION BY-LAWS AND ARCHITECTURAL GUIDELINES for NATURES COVE recorded in the Office of the Register of Deeds in Berrien County, Michigan on September 1, 2004.

WHEREAS, pursuant to Article 1.6 A, Section 8, page 26, NCHOA reserved the right to amend the MASTER DEED, ASSOCIATION BY-LAWS AND ARCHITECTURAL GUIDELINES; and

WHEREAS, NCHOA now desires and intends hereby to so amend the MASTER DEED, ASSOCIATION BY-LAWS AND ARCHITECTURAL GUIDELINES for Natures Cove; and

NOW THEREFORE, the NCHOA does hereby amend the MASTER DEED, ASSOCIATION BY-LAWS AND ARCHITECTURAL for Natures Cove. As follows:

**Enforceable Rules and Regulations**

- No Dogs (or other animals) will be allowed in the pool area. **MDEQ VIOLATION**. A Fifty (\$50.00) dollar fine per each occurrence.
- No motorized vehicles including golf carts and ATVs will be allowed in the pool area. No one under 21 can be on an ATV on the streets and are off limits after dark.
- Only homeowners that are current with their homeowner's dues will be able to vote on HOA issues.
- The board of directors cannot act on purchases over \$5,000.00 (other than budgeted line items) without a 75% approval of the homeowners, unless that expense is a repair.
- No homeowner can exclude any other homeowner from the use of the common areas for their own specific event. If a homeowner elects to have an event using the common area, all other NC homeowners are welcome to use the facilities. That homeowner is responsible to have the clubhouse cleaned after the event.
- It is understood and agreed that all homeowners abide by the state pool rules as posted. This especially includes no glass/bottles in the pool area. Fifty (\$50) dollar fine per occurrence.
- If a homeowner or their guest has an accident in the pool, they will be financially responsible for the chemical clean up.
- In order to remove the temptation from our underage children and guests, no liquor is to be stored overnight at the clubhouse. All left over liquor will be removed. **NO UNDERAGE DRINKING ON COMMON GROUNDS WILL BE ALLOWED.**
- The last one at the pool should make sure that the gates are locked up and secure. All debris cleaned up. Music to be turned down by Midnight.

- No children under 12, are allowed ~~unaccompanied~~ at the pool or pier.
- No children under 12, are allowed to drive golf carts and the like after dark.
- Renters or guests are allowed to use the common areas, however are NOT ALLOWED to have events in the common area, without the unit owner present.
- All leases must be submitted 60 days in advance and approved by the NCHOA board, with a \$500 security deposit for the common area. Appropriate lessee contact information is required.
- All leases must be at least ninety (90) days long. A five hundred dollar (\$500) per night fine for every infraction if unit is rented/leased less than ~~ninety (90)~~ days.
- All leases must be accompanied by a certificate of insurance, naming the NCHOA as additional insured. This insurance certificate must state that the renters have use of golf carts, boats and any other house amenity that will transverse over HOA property (roads are HOA property).
- All dogs must be on leashes, all doggie dooty must be cleaned up immediately. Fifty dollar (\$50) fine per occurrence.
- All new construction must be approved by the NCHOA board, and a Five Thousand dollar (\$5000) common area security deposit must be submitted before a building permit will be issued. This deposit will be returned at the end of project if no common area damages occur.
- It is the responsibility of the homeowner to control the construction debris when constructing on their property, and not use the HOA dumpster located on site. If construction debris is placed in the common area dumpster a Four-Hundred-dollar (\$400) fine will be issued.
- Annual maintenance fees (dues) are payable on January 1 and July 1 of the calendar year of which they represent. A Fifty dollar (\$50) late fee will be assessed Fifteen days after the due date, and every month thereafter until the account is paid. An account is considered delinquent if ANY balance remains. Balances can be from unpaid annual assessments, unpaid special assessments, fines, and unpaid late fees. Each month that an account has a balance for any reason, a Fifty dollar (\$50) late fee will be assessed. After Three months of unpaid balances, the account will go to collection and/or court for foreclosure.

IN WITNESS WHEREOF, the NCHCA President has executed this 2nd Amendment to the MASTER DEED, ASSOCIATION BY-LAWS AND ARCHITECTURAL GUIDELINES for Natures Cove this 4th day of APRIL, 2022.

Natures Cove Homeowner's Assn

BY: \_\_\_\_\_

Joe Aurelio

ITS: President

STATE OF MICHIGAN}

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COUNTY OF BERRIEN}

On this 14<sup>th</sup> day of April 2022, before me, a Notary Public, in and for said County, appeared Joe Aurelio to me personally known, who being by me duly sworn, did say that he is the Current President of the Natures Cove Homeowners Assn. (NCHOA), who is named in and which executed the within instrument, and that said instrument was signed on behalf of said association by authority of its board; and acknowledged said instrument to be the free act and deed of said membership.

Dawn M. McCord

Notary Public

Berrien County, Michigan

Commission expires: Nov. 17, 2025

