



Book 2011 Page 2079

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Appanoose Co. IOWA

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SIXTEENTH AMENDMENT TO THE COVES OF SUNDOWN LAKE OWNERS' ASSOCIATION
DECLARATION, BY-LAWS & PROVISIONS

Return to:
Secluded Land Company
P.O. Box 10
De Soto, WI 54624
(608)648-2301

Sixteenth Amendment to The Coves of Sundown Lake Owners' Association Declaration,
By-Laws & Provisions

Return to: Secluded Land Company, LLC, P.O. Box 10, De Soto, WI 54624

WHEREAS, Secluded Land Company, LLC was the original Declarant of The Coves of Sundown Lake Owners' Association Declaration, By-Laws & Provisions dated July 12, 2005 and recorded July 14, 2005 at the Office of the Appanoose County Recorders in Book 2005, Page 1526 as Document No. 2005-1526.

WHEREAS, Secluded Land Company, LLC was the Declarant of the First Amendment to The Coves of Sundown Lake Owners' Association Declaration, By-Laws & Provisions dated July 26, 2005 and recorded July 28, 2005 at the Office of the Appanoose County Recorders in Book 2005, Page 1657 as Document No. 2005-1657.

WHEREAS, Secluded Land Company, LLC was the Declarant of a Scrivener's Affidavit dated July 26, 2005 and recorded July 28, 2005 at the Office of the Appanoose County Recorders in Book 2005, Page 1656 as Document No. 2005-1656.

WHEREAS, Secluded Land Company, LLC was the Declarant of the Second Amendment to The Coves of Sundown Lake Owners' Association Declaration, By-Laws & Provisions dated October 4, 2005 and recorded October 21, 2005 at the Office of the Appanoose County Recorders in Book 2005, Page 2426 as Document No. 2005-2426.

WHEREAS, Secluded Land Company, LLC was the Declarant of the Third Amendment to The Coves of Sundown Lake Owners' Association Declaration, By-Laws & Provisions dated October 26, 2005 and recorded October 31, 2005 at the Office of the Appanoose County Recorders in Book 2005, Page 2522 as Document No. 2005-2522.

WHEREAS, Secluded Land Company, LLC was the Declarant of the Fourth Amendment to The Coves of Sundown Lake Owners' Association Declaration, By-Laws & Provisions dated June 2, 2006 and recorded June 7, 2006 at the Office of the Appanoose County Recorders in Book 2006, Page 1340 as Document No. 2006-1340.

WHEREAS, Secluded Land Company, LLC was the Declarant of the Fifth Amendment to The Coves of Sundown Lake Owners' Association Declaration, By-Laws & Provisions dated November 16, 2006 and recorded November 20, 2006 at the Office of the Appanoose County Recorders in Book 2006, Page 2857 as Document No. 2006-2857.

WHEREAS, Secluded Land Company, LLC was the Declarant of the Sixth Amendment to The Coves of Sundown Lake Owners' Association Declaration, By-Laws & Provisions dated July 18, 2007 and recorded July 19, 2007 at the Office of the Appanoose County Recorders in Book 2007, Page 1685, as Document No. 2007-1685.

WHEREAS, Secluded Land Company, LLC was the Declarant of the Seventh Amendment to The Coves of Sundown Lake Owners' Association Declaration, By-Laws & Provisions dated December 19, 2007 and recorded December 26, 2007 at the Office of the Appanoose County Recorders in Book 2007, Page 2976, as Document No. 2007-2976.

WHEREAS, Secluded Land Company, LLC was the Declarant of the Eighth Amendment to The Coves of Sundown Lake Owners' Association Declaration, By-Laws & Provisions dated May 13, 2008 and recorded June 27, 2008, at the Office of the Appanoose County Recorders in Book 2008, Page 1378, as Document No. 2008-1378.

WHEREAS, Secluded Land Company, LLC was the Declarant of the Ninth Amendment to The Coves of Sundown Lake Owners' Association Declaration, By-Laws & Provisions dated October 17, 2008 and recorded October 17, 2008, at the Office of the Appanoose County Recorders in Book 2008, Page 2286, as Document No. 2008-2286.

WHEREAS, Secluded Land Company, LLC was the Declarant of the Tenth Amendment to The Coves of Sundown Lake Owners' Association Declaration, By-Laws & Provisions dated February 24, 2009 and recorded March 2, 2009, at the Office of the Appanoose County Recorders in Book 2009, Page 315, as Document No. 2009-315.

WHEREAS, Secluded Land Company, LLC was the Declarant of the Eleventh Amendment to The Coves of Sundown Lake Owners' Association Declaration, By-Laws & Provisions dated May 20, 2009 and recorded June 11, 2009, at the Office of the Appanoose County Recorders in Book 2009, Page 985, as Document No. 2009-985.

WHEREAS, Secluded Land Company, LLC was the Declarant of the Twelfth Amendment to The Coves of Sundown Lake Owners' Association Declaration, By-Laws & Provisions dated March 29, 2010 and recorded April 1, 2010 at the Office of the Appanoose County Recorders in Book 2010, Page 483, as Document No. 2010-483.

WHEREAS, Secluded Land Company, LLC was the Declarant of the Thirteenth Amendment to The Coves of Sundown Lake Owners' Association Declaration, By-Laws & Provisions dated September 24, 2010 and recorded September 27, 2010 at the Office of the Appanoose County Recorders in Book 2010, Page 1568, as Document No. 2010-1568.

WHEREAS, Secluded Land Company, LLC was the Declarant of the Fourteenth Amendment to The Coves of Sundown Lake Owners' Association Declaration, By-Laws & Provisions dated March 15, 2011 and recorded March 28, 2011 at the Office of the Appanoose County Recorders in Book 2011, Page 533 as Document No. 2011-533.

WHEREAS, Secluded Land Company, LLC was the Declarant of the Fifteenth Amendment to The Coves of Sundown Lake Owners' Association Declaration, By-Laws & Provisions dated July 5, 2011 and recorded July 8, 2011 at the Office of the Appanoose County Recorders in Book 2011, Page 1238 as Document No. 2011-1238.

WHEREAS, Paragraph Eleven (11) subparagraph (d) of said original Declaration, as amended, states: "Notwithstanding the foregoing paragraphs 11(a), 11(b) and 11(c), Declarant does hereby reserve the right, in its sole discretion to amend this Declaration for a period of ten years from the date of this Declaration."

NOW THEREFORE, Secluded Land Company, LLC hereby further amends said Declaration, as amended, as follows:

The first paragraph of Section 3, "ANNUAL MEETING" of said Sixth Amendment is hereby deleted and replaced with the following:

"Each calendar year during the Association shall hold an annual meeting, at a location within the State of Iowa or such other location, date and time as determined and announced by the chairperson at least fifteen (15) days in advance, by written notice to all members. Parties sharing an ownership interest in one lot shall only be entitled to one written notice, addressed to their designated spokesperson. At the annual meeting, the following shall be discussed"

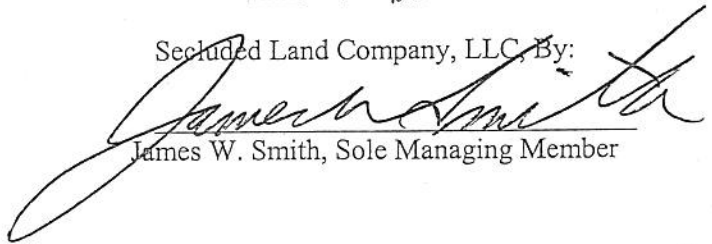
The following sentence is hereby added to Paragraph No. 5 of the Protective Covenants affecting the subject property as set forth in the above-referenced Fourteenth Amendment:

"No construction of any dwelling or accessory building shall commence on any portion of the subject property described on Addendum A of the above-referenced Sixth Amendment, as amended, before a driveway to any building site for any such dwelling or accessory building is completed at the owner's expense and approved in writing by the Chairperson of The Coves of Sundown Lake Owners Association. No such driveway shall be approved by the Chairperson of The Coves of Sundown Lake Owners Association unless it meets all standards specified on attached Exhibit A."

All other terms of the above-referenced The Coves of Sundown Lake Owners' Association Declaration, By-Laws & Provisions, as amended, remain in full force and effect.

Dated this 7th day of November, 2011

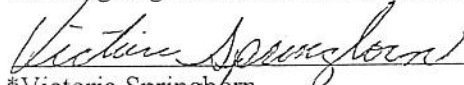
Secluded Land Company, LLC, By:


James W. Smith, Sole Managing Member

ACKNOWLEDGMENT

State of Wisconsin)
) ss
County of Vernon)

Personally came before me this 7th day of November, 2011 the above-named James W. Smith to me known to be the person who executed the foregoing instrument and acknowledged the same.


*Victoria Springborn

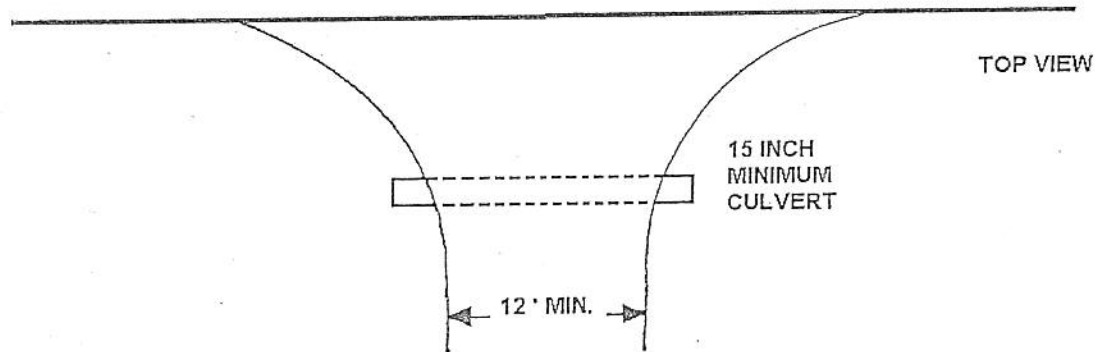
Notary Public – Vernon County, Wisconsin
My Commission expires: 8/24/14



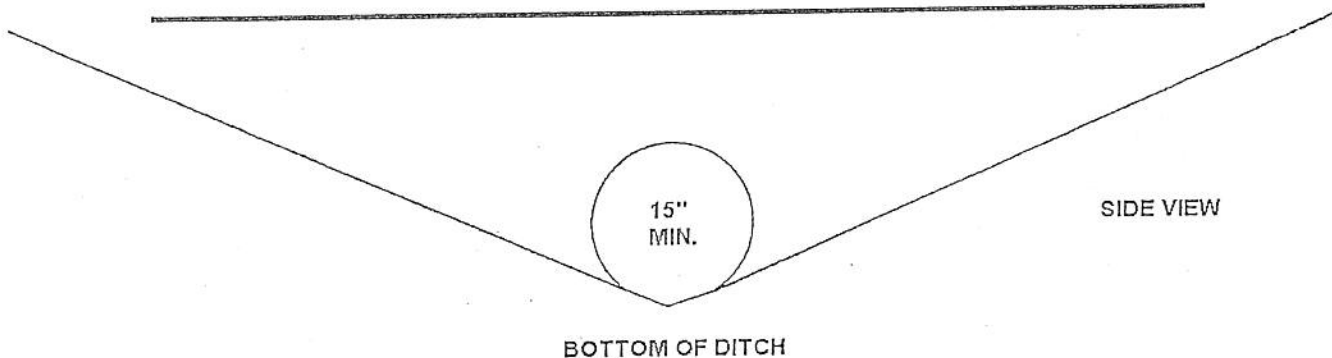
MINIMUM DRIVEWAY APPROACH STANDARDS

- Access location should have good visibility of the roadway in both directions.
- Driveways must have a minimum driving surface width of 12 feet.
- Minimum 15 inch culvert to be used. Changes to this requirement must be approved by the Owners Association.
- Culverts should be placed in the bottom of the ditch.
- The depth of the ditch will determine the length of the culvert.

ROADWAY SURFACE



TOP OF DRIVEWAY SURFACE



NOT TO SCALE

Exhibit A