

THIRTEENTH AMENDMENT OF DECLARATION TO REAL ESTATE TO PRAIRIE VILLAGE OF ZANDSTRA FARMS CONDOMINIUM

2008 08 16 79

Prairie Village Development, LLC, an Indiana limited liability company ("Declarant"), makes this Thirteenth Amendment of Declaration to Real Estate under the Indiana Condominium Law, Ind. Code § 32-25-1-1, *et seq.* ("Act") on August 22nd 2008.

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RECITALS

A. Declarant created the Prairie Village of Zandstra Farms Condominium by recording the Prairie Village of Zandstra Farms Condominium Declaration of Condominium and of Easements, Restrictions and Covenants in the Office of the Recorder of Lake County, Indiana on June 26, 2006 as Document № 2006-054366 ("Declaration"). The Declaration was further amended by a (1) First Amendment of Declaration to Real Estate to Prairie Village of Zandstra Farms Condominium dated July 18, 2006, and recorded in the office of the Lake County, Indiana Recorder on July 18, 2006, as Document № 2006-062131; a (2) Second Amendment of Declaration to Real Estate to Prairie Village of Zandstra Farms Condominium dated August 31, 2006, and recorded in the office of the Lake County, Indiana Recorder on September 14, 2006, as Document № 2006-080758; a (3) Third Amendment of Declaration to Real Estate to Prairie Village of Zandstra Farms Condominium dated October 9, 2006, and recorded in the office of the Lake County, Indiana Recorder on October 13, 2006, as Document № 2006-089936; a (4) Fourth Amendment of Declaration to Real Estate to Prairie Village of Zandstra Farms Condominium dated January 10, 2007, and recorded in the office of the Lake County, Indiana Recorder on January 19, 2007, as Document № 2007-0005435; a (5) Fifth Amendment of Declaration to Real Estate to Prairie Village of Zandstra Farms Condominium dated February 20, 2007, and recorded in the office of the Lake County, Indiana Recorder on February 26, 2007, as Document № 2007-016068; a (6) Sixth Amendment of Declaration to Real Estate to Prairie Village of Zandstra Farms Condominium dated June 14, 2007, and recorded in the office of the Lake County, Indiana Recorder on June 20, 2007, as Document № 2007-050241; a (7) Seventh Amendment of Declaration to Real Estate to Prairie Village of Zandstra Farms Condominium dated June 25, 2007, and recorded in the office of the Lake County, Indiana Recorder on July 3, 2007, as Document № 2007-053869; an (8) Eighth Amendment of Declaration to Real Estate to Prairie Village of Zandstra Farms Condominium dated September 5, 2007, and recorded in the office of the Lake County, Indiana Recorder on September 12, 2007, as Document № 2007-073521; a (9) Ninth Amendment of Declaration to Real Estate to Prairie Village of Zandstra Farms Condominium dated January 14, 2008 and recorded in the office of the Lake County, Indiana Recorder on January 24, 2008, as Document № 2008-005656; a (10) Tenth Amendment of Declaration to Real Estate to Prairie Village of Zandstra Farms Condominium dated March 24, 2008 and recorded in the office of the Lake County, Indiana Recorder on April 14, 2008, as Document № 2008-026018; a (11) Eleventh Amendment of Declaration to Real Estate to Prairie Village of Zandstra Farms Condominium dated May 12, 2008 and recorded in the office of the Lake County, Indiana Recorder on May 27, 2008, as Document № 2008-038620; and a (12) Twelfth Amendment of Declaration to Real Estate to Prairie Village of Zandstra Farms Condominium dated June 25, 2008 and recorded in the office of the Lake County, Indiana Recorder on July 2, 2008, as Document № 2008-047747. Defined terms in this Amendment have the same definition as in the Declaration.

Chicago Title Insurance Company

FILED

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AUG 29 2008

PEGGY HOLINGA KATONA
LAKE COUNTY AUDITOR

#39
CT

J13424

B. Declarant is the sole owner of certain real estate legally described on Exhibit "A" ("Real Estate"), which real estate is to be submitted to the Condominium under the Declaration.

C. Declarant reserved the right to add real estate to the Condominium under § 29 of the Declaration.

D. Declarant wishes to add the Real Estate to the Condominium to become part of the Property and the unit constructed on the Real Estate to become a Unit under the Condominium and to amend the Declaration accordingly.

NOW THEREFORE, Declarant, by execution of this Amendment, wishes to submit the Unit to the Condominium.

1. Amendment. The Real Estate and all appurtenant easements, dwelling units, buildings, improvements, and property of every kind and nature, real, personal, and mixed, located thereon, are added to the encumbrance of the Declaration, is a part of the Condominium, and is part of the Property.

2. Description of Unit. The Unit on the attached Exhibit "A-1" was constructed on the Real Estate and the floor plans for the Unit are shown and described on Exhibit "A-1" ("Plans"). The Unit is declared to be Unit 20. The Unit is assigned the tax key number shown on Exhibit "B."

3. Plans. The Plans include floor plans of the Unit prepared by Torrenga Engineering, Inc., a registered engineer. The Unit's floor elevations are shown on Exhibit "A-1" and are certified by such surveyor and engineer under the same date are incorporated by reference into the Declaration by Certificate attached as Exhibit "C."

4. Exhibit Amendment. Exhibit "A" of the Declaration is amended by adding the Real Estate in this Amendment Exhibit "A." Exhibit "A-1" of the Declaration is amended by adding this Amendment Exhibit "A-1." See Plat Book _____, page _____.

5. Percentage Interest. After recording this Amendment the Condominium will have 22 Units. The Percentage Interest of each condominium Unit in the Property after recording of this Amendment is 4.545455%.

IN WITNESS WHEREOF, the undersigned Declarant has caused this Thirteenth Amendment of Declaration to Real Estate to be executed the day and year first above written.

Prairie Village Development, LLC

By: *Kurt R. Eenigenburg*
Kurt Eenigenburg, Manager

By: *John R. Eenigenburg*
John Eenigenburg, Manager

STATE OF INDIANA)

COUNTY OF LAKE)

SS:

BEFORE ME, the undersigned, a Notary Public, on August 22nd, 2008, personally appeared Kurt Eenigenburg and John Eenigenburg, personally known to me to the same persons whose names are subscribed to the foregoing instrument as managers of Prairie Village Development, LLC, and acknowledged that they have read and understand the foregoing instrument, and that they have affixed their names as their own free and voluntary act and as the free and voluntary act of said limited liability company for the uses and purposes herein set forth. IN WITNESS WHEREOF, I have hereunto subscribed my name and affixed my official seal.

Samora L. Mueda

, Notary Public

My Commission Expires: August 14, 2013 County of Residence: Lake

This Document Prepared by:

Todd A. Etzler
Burke Costanza & Cuppy LLP
57 Franklin, Ste. 203
Valparaiso, IN 46383-5670

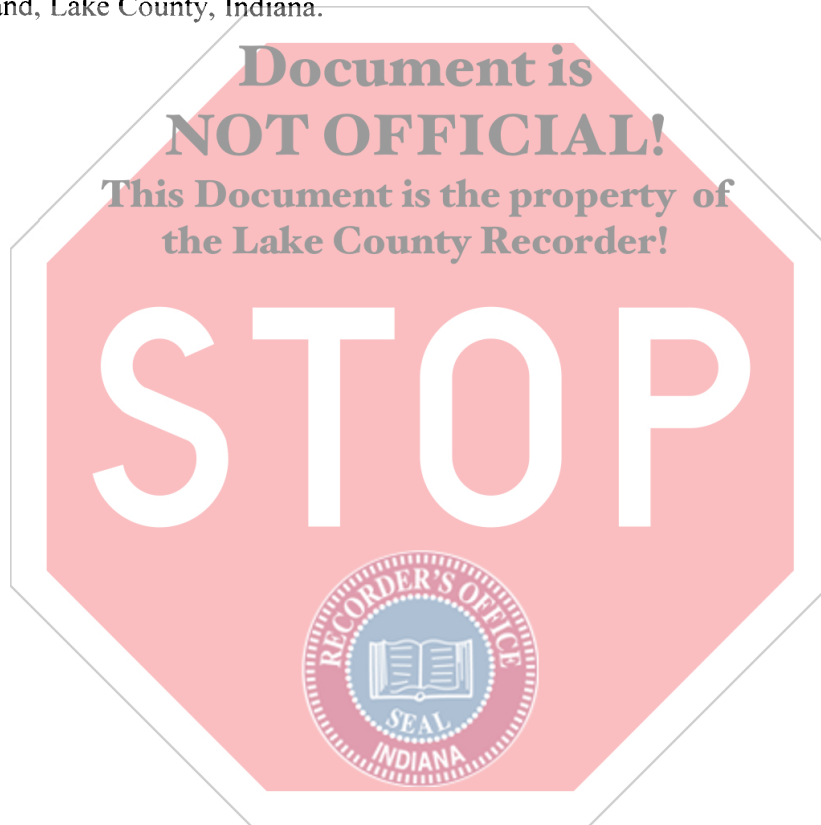
I affirm, under the penalties for perjury, that I have taken reasonable care to redact each social security number in this document, unless required by law. *Todd A. Etzler*



EXHIBIT "A"
Legal Description of Real Estate

Real estate commonly known as 2138 Zandstra Court and formerly labeled on Exhibit D of the Declaration as Unit 20:

Part of Lot 1, Prairie Village of Zandstra Farms, a Planned Unit Development to the Town of Highland, Lake County, Indiana, as recorded in Plat Book 98, page 34 in the Office of the Recorder of Lake County, Indiana, being more particularly described as follows: Commencing at the Northeast corner of said Lot 1, said point also being the Southeast corner of Lot 1, Sheri's Addition to the Town of Highland, as recorded in Plat Book 60, page 7 in the Office of the Recorder of Lake County, Indiana, said point also lying on the West right of way line of Prairie Avenue; thence South 00° 06' 01" East along the East line of said Lot 1 of Prairie Village of Zandstra Farms, said line also being said West right of way line of Prairie Avenue, a distance of 137.36 feet to the North right of way line of Zandstra Court; thence North 89° 13' 00" West along said North Right of Way, a distance of 166.01 to the Point of Beginning; thence South 00° 47' 00" West, a distance of 90.98 feet; thence North 00° 04' 32" East along said Right of Way, a distance of 83.17 feet to the point of curve, said curve being concave to the Southeast and having a radius of 8.50 feet, continuing North an arc length of 13.46 feet; thence South 89° 13' 00" East along the South Right-of-Way of Zandstra Court, a distance of 56.16 feet to the Point of Beginning Right-, containing 0.13 acres, more or less, all in the Town of Highland, Lake County, Indiana.



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EXHIBIT "B"
Key Number

Unit Number

Key Number

Unit 20



907 RIDGE ROAD
MUNSTER, IN 46321

TORRENGA SURVEYING, LLC

PROFESSIONAL LAND SURVEYORS

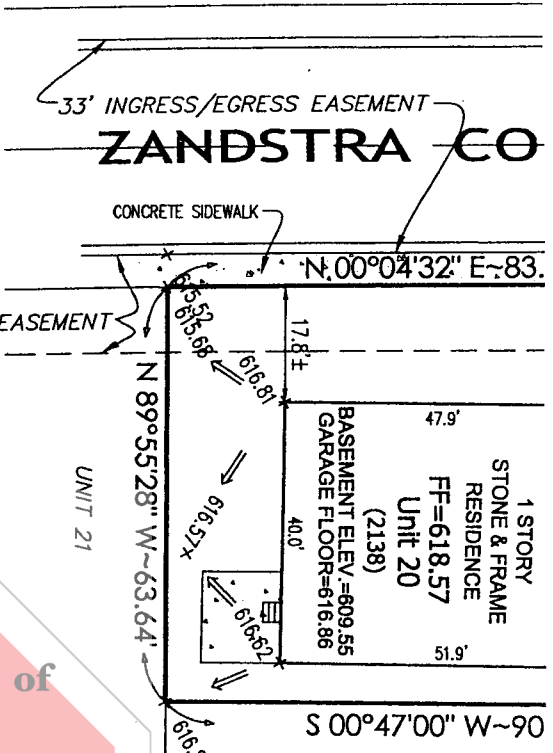
TEL NO.: (219) 836-8918
FAX NO.: (219) 836-1138
WEB: WWW.TORRENGA.COM

SITE PLAN

2138 ZANDSTRA COURT, HIGHLAND, INDIANA

Unit 20 (2138 Zandstra Court) Part of Lot 1, Prairie Village of Zandstra Farms, a Planned Unit Development to the Town of Highland, Lake County, Indiana, as recorded in Plat Book 98, page 34 in the Office of the Recorder of Lake County, Indiana, being more particularly described as follows: Commencing at the Northeast corner of said Lot 1, said point also being the Southeast corner of Lot 1, Sheriff's Addition to the Town of Highland, as recorded in Plat Book 60, page 7 in the Office of the Recorder of Lake County, Indiana, said point also lying on the West right of way line of Prairie Avenue; thence South 00° 06' 01" East along the East line of said Lot 1, Prairie Village of Zandstra Farms, said line also being said West right of way line of Prairie Avenue, a distance of 137.36 feet to the South right of way line of a private road; thence North 89° 13' 00" West along said South Right of Way, a distance of 166.01 feet to the Point of Beginning; thence South 00° 47' 00" West, a distance of 90.98 feet; thence North 89° 55' 28" West, a distance of 63.64 feet to a point on the East Right-of-Way of said private road; thence North 00° 04' 32" East along said Right of Way, a distance of 83.17 feet to a point of curve, said curve being concave to the Southeast and having a radius of 8.50 feet, continuing North an arc length of 13.46 feet; thence South 89° 13' 00" East along the South Right-of-Way of said private road, a distance of 56.16 feet to the Point of Beginning Right-, containing 0.13 acres, more or less, all in the Town of Highland, Lake County, Indiana.





NOTE: THE "NATASHA"
GARAGE LEFT WITH OPTIONAL BASEMENT

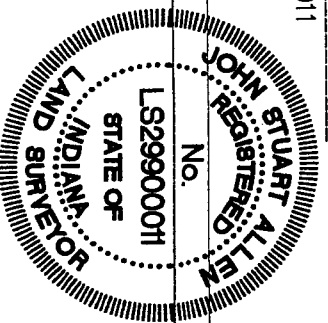
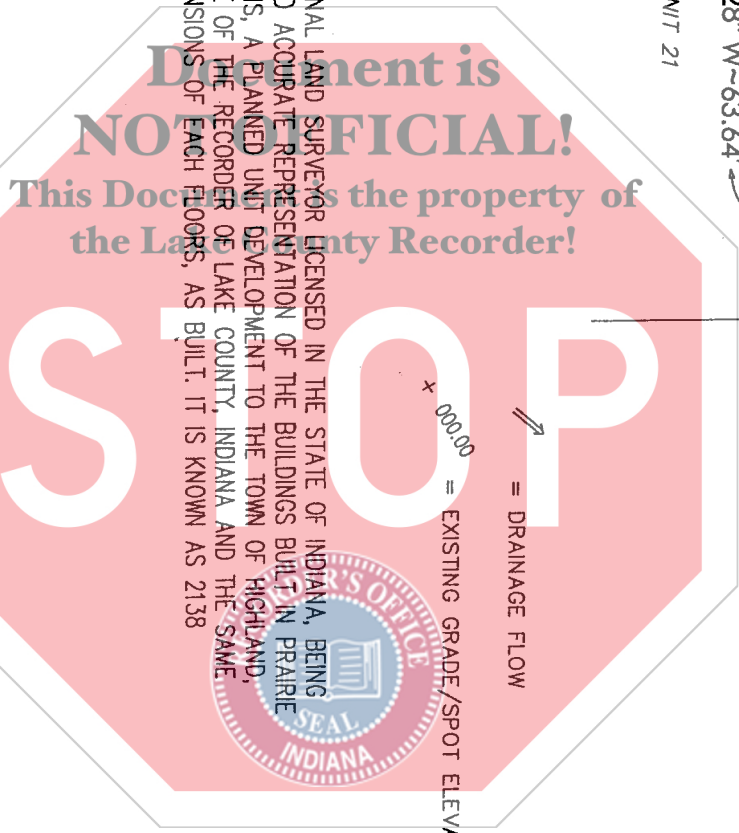
STATE OF INDIANA)
COUNTY OF LAKE)

I, JOHN STUART ALLEN, DO HEREBY CERTIFY THAT I AM A REGISTERED PROFESSIONAL LAND SURVEYOR LICENSED IN THE STATE OF INDIANA, BEING REGISTRATION NUMBER 29900011 AND THAT THIS PLAT IS A TRUE, CORRECT, AND ACCURATE REPRESENTATION OF THE BUILDINGS BUILT IN PRAIRIE VILLAGE OF ZANDSTRA FARMS CONDOMINIUM, PRAIRIE VILLAGE OF ZANDSTRA FARMS, A PLANNED UNIT DEVELOPMENT TO THE TOWN OF HIGHLAND, LAKE COUNTY, INDIANA, AS RECORDED IN PLAT BOOK 98, PAGE 34 IN THE OFFICE OF THE RECORDER OF LAKE COUNTY, INDIANA AND THE SAME TRULY, CORRECTLY AND ACCURATELY DEPICTS THE UNIT NAMES AND OUTER DIMENSIONS OF EACH FLOOR, AS BUILT. IT IS KNOWN AS 2138 ZANDSTRA COURT, HIGHLAND, INDIANA.

DATED THIS 8TH DAY OF AUGUST, 2008

JOHN STUART ALLEN - INDIANA PROFESSIONAL LAND SURVEYOR NO. 29900011

EXHIBIT A-1



CLIENT: PRAIRIE VILLAGE DEVELOPMENT

SCALE: 1 IN. = 30 FT. JOB: 0662-08
DATE: 8/08/08 DRAWN: GES
FIELD BOOK: 40 PAGE: 429

REVISED ON: BY:
FIELD BOOK: PAGE: FILE: 30695

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