

2017 019339

2017 MAR 24 AM 11:16

MICHAEL B. BROWN
RECORDER

**SECOND AMENDMENT TO DECLARATION OF COVENANTS,
DEDICATIONS, RESTRICTIONS AND EASEMENTS and BYLAWS
FOR STONEGATE SUBDIVISION**

THIS SECOND AMENDMENT (the "Amendment") is made this 25th day of February, 2017 by The Stonegate Development of Winfield, LLC (the "Declarant"):

CHICAGO TITLE INSURANCE COMPANY



WHEREAS, the Declaration of Covenants, Dedications, Restrictions and Easements and Bylaws for Stonegate Subdivision was recorded on August 3, 2007 as Document No. 2007 063415, in the Office of the Lake County Recorder, Indiana, and as amended by First Amendment to Declaration of Covenants, Dedications, Restrictions and Easements and Bylaws for Stonegate Subdivision recorded on April 12, 2016 as Document No. 2016 022312 in the Office of the Recorder of Lake County, Indiana (collectively, "Declaration").

WHEREAS, pursuant to Article IX, Section 9.3, the Declarant has reserved the right and option to amend this Declaration; and

WHEREAS, Declarant now desires and intends hereby to so amend the Declaration;

NOW, THEREFORE, in consideration of the foregoing recitals that are incorporated herein and other good and valuable consideration, Declarant does hereby amend the Declaration as follows:

1. Except as amended herein, the Declaration is in full force and effect.
2. Exhibit A is deleted in its entirety and replaced with the attached Exhibit A incorporated herein as if fully set forth.
3. Exhibit B is deleted in its entirety and replaced with the attached Exhibit B incorporated herein as if fully set forth.
4. Section 1.14 of the Declaration is deleted in its entirety and replaced with the following:

1.14 **Plats** The recorded Plats of Subdivision which subdivides the Parcel with the recordation numbers as follows, copies of which are attached hereto and incorporated herein as Exhibit B:

FILED

1601068

001660

MAR 24 2017

x refy
39.
rv# 1820501847 D

JOHN E. PETALAS
LAKE COUNTY AUDITOR

EXHIBIT A

PHASE 1

LOTS 1 THROUGH 6, INCLUSIVE, LOTS 56 THROUGH 59, INCLUSIVE, LOTS 112 THROUGH 153, INCLUSIVE, OUTLOT A AND OUTLOT B, IN STONEGATE SUBDIVISION – PHASE 1, ACCORDING TO THE PLAT THEREOF RECORDED MARCH 26, 2007 AS DOCUMENT NO. 2007 024839 IN PLAT BOOK 101 PAGE 16, IN THE OFFICE OF THE RECORDER, LAKE COUNTY, INDIANA.

PHASE 2A

LOTS 85 THROUGH 96, INCLUSIVE, IN STONEGATE SUBDIVISION – PHASE 2A, ACCORDING TO THE PLAT THEREOF RECORDED AUGUST 14, 2012 AS DOCUMENT NO. 2012 054412 IN PLAT BOOK 105, PAGE 81, IN THE OFFICE OF THE RECORDER, LAKE COUNTY, INDIANA.

PHASE 2B

LOTS 60 THROUGH 65, INCLUSIVE, LOTS 81 THROUGH 84, INCLUSIVE, AND LOTS 97 THROUGH 99, INCLUSIVE, IN STONEGATE SUBDIVISION – PHASE 2B, ACCORDING TO THE PLAT THEREOF RECORDED JUNE 19, 2013 AS DOCUMENT NO. 2013 045308 IN PLAT BOOK 106, PAGE 43, IN THE OFFICE OF THE RECORDER, LAKE COUNTY, INDIANA.

PHASE 2B RESUBDIVISION

LOTS 81 AND 82, IN STONEGATE SUBDIVISION – PHASE 2B RESUBDIVISION, ACCORDING TO THE PLAT THEREOF RECORDED JUNE 18, 2014 AS DOCUMENT NO. 2014 034851 IN PLAT BOOK 107, PAGE 28, IN THE OFFICE OF THE RECORDER, LAKE COUNTY, INDIANA.

PHASE 2C

LOTS 100 THROUGH 111, INCLUSIVE, IN STONEGATE SUBDIVISION – PHASE 2C, ACCORDING TO THE PLAT THEREOF RECORDED NOVEMBER 20, 2013 AS DOCUMENT NO. 2014 086860 IN PLAT BOOK 106, PAGE 69, IN THE OFFICE OF THE RECORDER, LAKE COUNTY, INDIANA.

PHASE 3A

LOTS 7 THROUGH 10, INCLUSIVE, LOTS 52 THROUGH 55, INCLUSIVE, AND LOTS 154 THROUGH 162, INCLUSIVE, IN STONEGATE SUBDIVISION – PHASE 3A, ACCORDING TO THE PLAT THEREOF RECORDED JUNE 5, 2014 AS DOCUMENT NO. 2014 032363 IN PLAT BOOK 107, PAGE 25, IN THE OFFICE OF THE RECORDER, LAKE COUNTY, INDIANA.

PHASE 4

LOTS 66 THROUGH 68, INCLUSIVE, LOTS 72 THROUGH LOTS 80, INCLUSIVE, AND OUTLOT C IN STONEGATE SUBDIVISION – PHASE 4, ACCORDING TO THE PLAT THEREOF RECORDED NOVEMBER 6, 2014 AS DOCUMENT NO. 2014 070446 IN PLAT BOOK 107, PAGE 63, IN THE OFFICE OF THE RECORDER, LAKE COUNTY, INDIANA.

PHASE 5

LOTS 23 THROUGH 27, INCLUSIVE, LOTS 36 THROUGH LOTS 42, INCLUSIVE, AND LOTS 46 THROUGH LOTS 51, INCLUSIVE, IN STONEGATE SUBDIVISION – PHASE 5, ACCORDING TO

THE PLAT THEREOF RECORDED AUGUST 11, 2015 AS DOCUMENT NO. 2015 053753 IN PLAT BOOK 108, PAGE 37, IN THE OFFICE OF THE RECORDER, LAKE COUNTY, INDIANA.

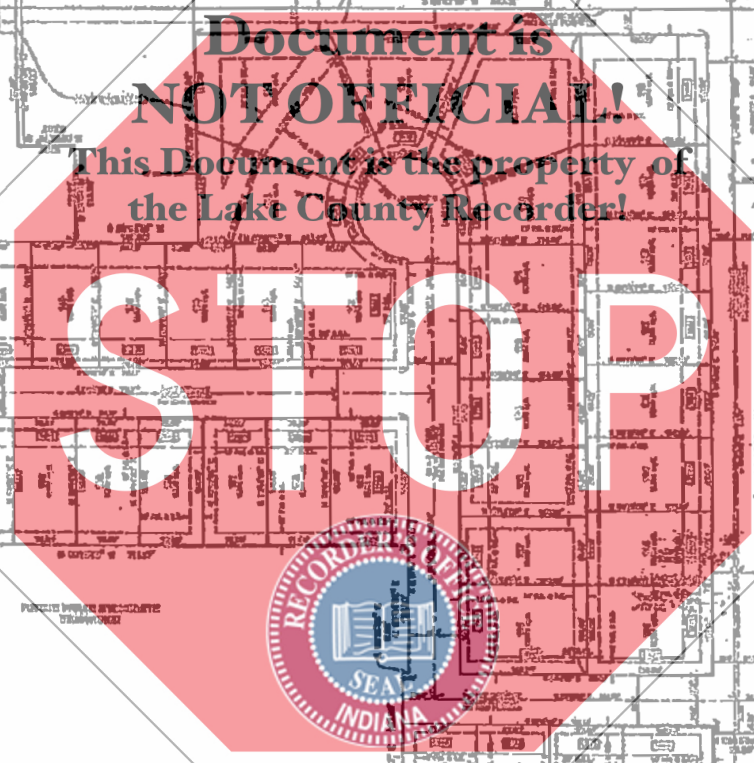
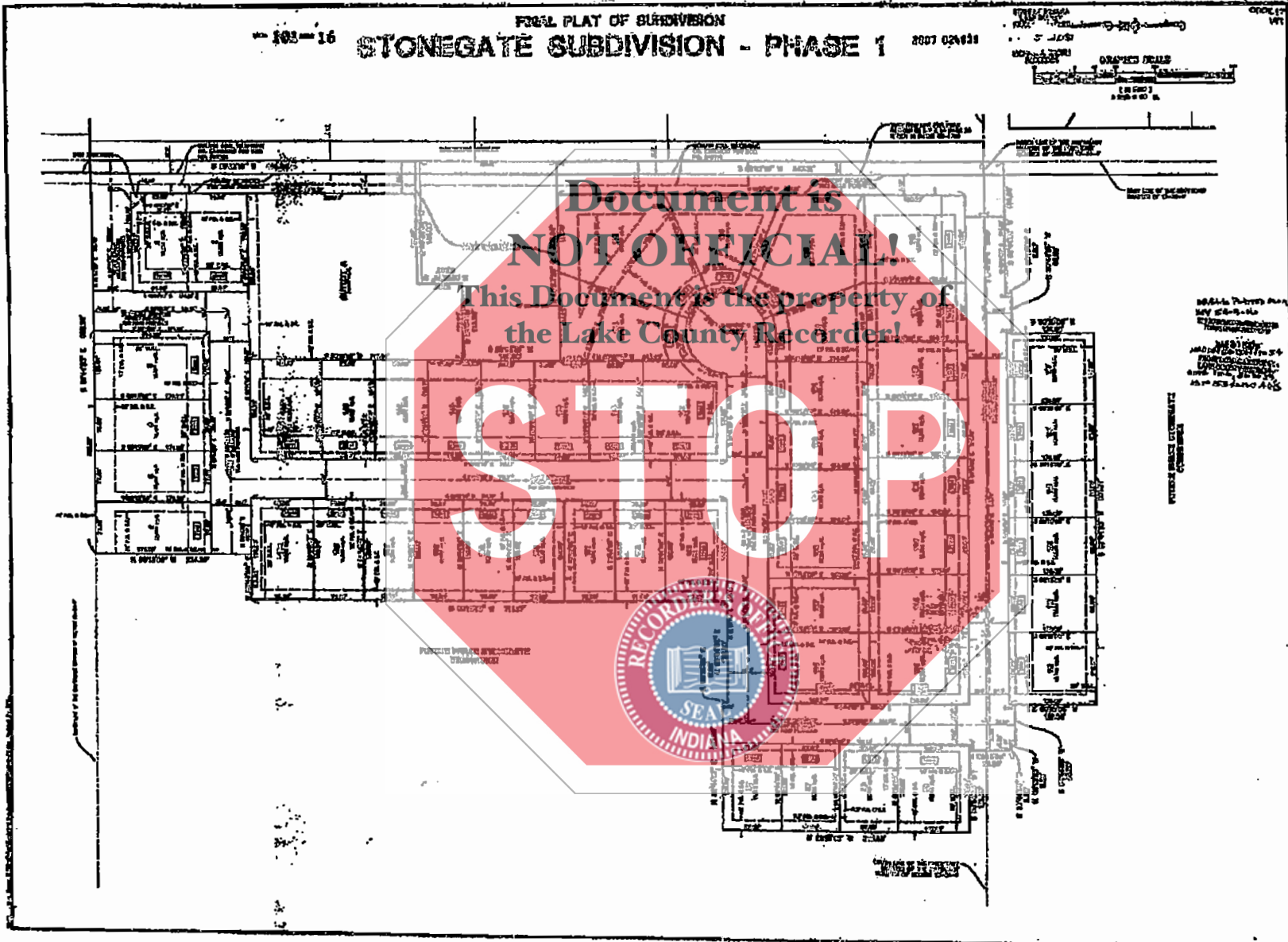
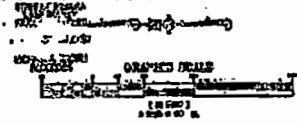
PHASE 6

LOTS 11 THROUGH 15, INCLUSIVE, AND LOTS 18 THROUGH LOTS 22, INCLUSIVE, IN STONEGATE SUBDIVISION – PHASE 6, ACCORDING TO THE PLAT THEREOF RECORDED AUGUST 11, 2015 AS DOCUMENT NO. 2015 053754 IN PLAT BOOK 108, PAGE 38, IN THE OFFICE OF THE RECORDER, LAKE COUNTY, INDIANA.



EXHIBIT B

102-16 FINAL PLAT OF SUBDIVISION
STONEGATE SUBDIVISION - PHASE 1 2007 024621



Document is
NOT OFFICIAL!
This Document is the property of
the Lake County Recorder!

SEAL OF THE RECORDER OF DEEDS
LAKE COUNTY, INDIANA

McArthur Consulting, Ltd.
10000 N. State Road 137
Suite 100
Indianapolis, IN 46240
Phone: 317.552.1111
Fax: 317.552.1112
www.mcarthurconsulting.com

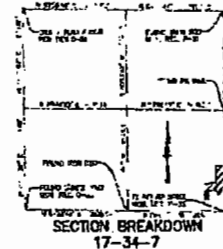
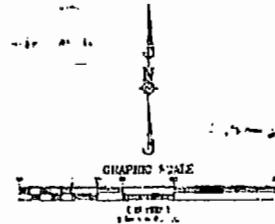


STONEGATE SUBDIVISION - PHASE 1
TOWN OF WINFIELD, INDIANA
FINAL PLAT OF SUBDIVISION



LOCATION MAP
(NOT TO SCALE)

FINAL PLAT OF SUBDIVISION
STONEGATE SUBDIVISION - PHASE 2A



LEGAL DESCRIPTION

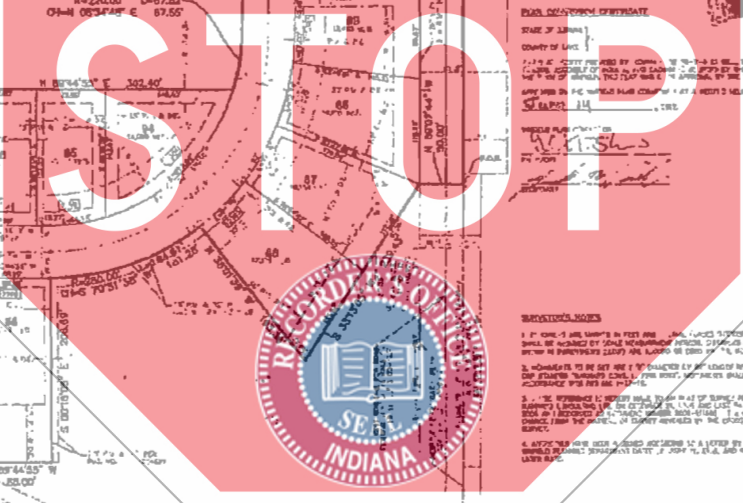
THE PART OF THE COUNTY OF WINFIELD, INDIANA, BEING THE TOWNSHIP OF WINDY HILLS, BEING IN A CERTAIN PART OF SAID COUNTY, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: ...

- EXEMPTIONS:**
- 1. IF ONE OR MORE LOTS ARE TO BE USED AS A RESIDENCE, THE EXEMPTION SHALL APPLY TO SUCH LOTS.
 - 2. IF ONE OR MORE LOTS ARE TO BE USED AS A BUSINESS, THE EXEMPTION SHALL NOT APPLY TO SUCH LOTS.
 - 3. IF ONE OR MORE LOTS ARE TO BE USED AS A COMMERCIAL, INDUSTRIAL, OR PROFESSIONAL PURPOSE, THE EXEMPTION SHALL NOT APPLY TO SUCH LOTS.
 - 4. IF ONE OR MORE LOTS ARE TO BE USED AS A PUBLIC USE, THE EXEMPTION SHALL NOT APPLY TO SUCH LOTS.

RECORDING INFORMATION:
 DATE OF RECORDING: 11/14/2017
 TIME OF RECORDING: 10:45 AM
 RECORDING OFFICE: COUNTY CLERK, WINFIELD COUNTY, INDIANA
 RECORDING FEE: \$100.00

Ben J. Hild
 PROJECT MANAGER

Document is
NOT OFFICIAL!
 This Document is the property of
 the Lake County Recorder.



124TH AVENUE
100' WIDE
100' WIDE



GENERAL NOTES AND REQUIREMENTS:
 1. THE SUBDIVISION IS BEING OFFERED FOR SALE BY THE LANDOWNER AND THE BUYER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL GOVERNMENT AND THE STATE OF INDIANA.
 2. THE BUYER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL GOVERNMENT AND THE STATE OF INDIANA.
 3. THE BUYER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL GOVERNMENT AND THE STATE OF INDIANA.

PROPERTY AREA
 TOTAL AREA = 100 ACRES
 NET AREA = 100 ACRES
 LOT AREA = 100 ACRES

Manhard CONSULTING

STONEGATE SUBDIVISION - PHASE 2A
 TOWN OF WINFIELD, INDIANA
 FINAL PLAT OF SUBDIVISION

1 of 1



LOCATION MAP

USE OF RECORDS

STATE OF INDIANA
COUNTY OF LAKE
PLAT OF SUBDIVISION
STONEGATE SUBDIVISION - PHASE 2B

DATE OF RECORD
FILE NO.

PLAT NO.

BY THE RECORDS SECTION OF THE LAKE COUNTY RECORDER'S OFFICE
ON THIS DATE

LEGAL DESCRIPTION

SECTION 17-34-7
TOWNSHIP 34 NORTH
RANGE 4 WEST

MANHARD CONSULTING
DATE
BY

PUBLIC UTILITY AND DRAINAGE EASEMENT PROVISION

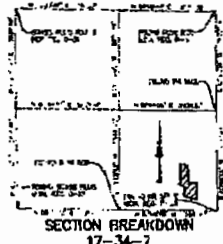
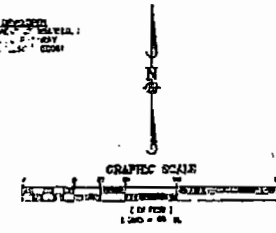
ALL UTILITIES AND DRAINAGE EASEMENTS SHALL BE DEEMED TO BE GRANTED TO THE PUBLIC BY THE RECORDING OF THIS PLAT...

- 1. THE PLAT IS SUBJECT TO ALL EASEMENTS...
- 2. THE PLAT IS SUBJECT TO ALL EASEMENTS...
- 3. THE PLAT IS SUBJECT TO ALL EASEMENTS...
- 4. THE PLAT IS SUBJECT TO ALL EASEMENTS...

FINAL PLAT OF SUBDIVISION
STONEGATE SUBDIVISION - PHASE 2B



Document is NOT OFFICIAL!
This Document is the property of the Lake County Recorder!



LEGAL DESCRIPTION

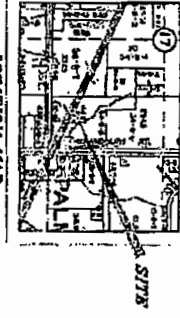
SECTION 17-34-7
TOWNSHIP 34 NORTH
RANGE 4 WEST

PROPERTY AREA

TOTAL AREA - 200 ACRES
NET AREA - 180 ACRES
LOSS AREA - 20 ACRES

OWNER'S CERTIFICATE
DATE OF PLAT
BY

Manhard CONSULTING
STONEGATE SUBDIVISION - PHASE 2B
TOWNSHIP 34 NORTH, RANGE 4 WEST
FINAL PLAT OF SUBDIVISION
1 of 1



FINAL PLAT OF RESUBDIVISION
STONEGATE - PHASE 2B RESUBDIVISION

107 28

DEED OF CONVEYANCE
 THIS DEED OF CONVEYANCE IS MADE THIS 17th day of July, 2017, by and between the undersigned Grantor, and the undersigned Grantee, for the purposes hereinafter expressed.

GRANTOR:
 [Name of Grantor]

GRANTEE:
 [Name of Grantee]

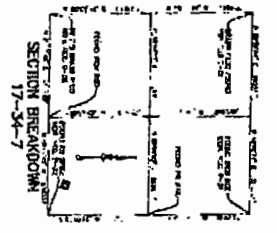
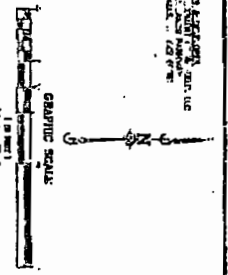
WITNESSES:
 [Names of Witnesses]

NOTARY PUBLIC:
 [Notary Name]



RECORDING NOTICE
 THIS INSTRUMENT IS BEING RECORDED FOR THE PURPOSE OF RECORDING THE SAME IN THE PUBLIC RECORDS OF LAKE COUNTY, INDIANA.

STONEGATE - PHASE 2B RESUBDIVISION
 SECTION BREAKDOWN
 17-34-7

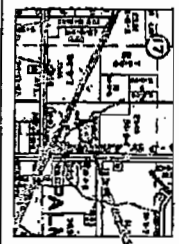


LEGAL DESCRIPTION
 THE PART OF THE PROPERTY DESCRIBED IN THE ORIGINAL DEED OF CONVEYANCE TO THE GRANTOR, TO-WIT: [Detailed legal description of the property being resubdivided].

PROPERTY AREA
 TOTAL AREA: [Value]
 AREA OF EACH LOT: [Value]

RECORDING INFORMATION
 THIS INSTRUMENT IS BEING RECORDED FOR THE PURPOSE OF RECORDING THE SAME IN THE PUBLIC RECORDS OF LAKE COUNTY, INDIANA.

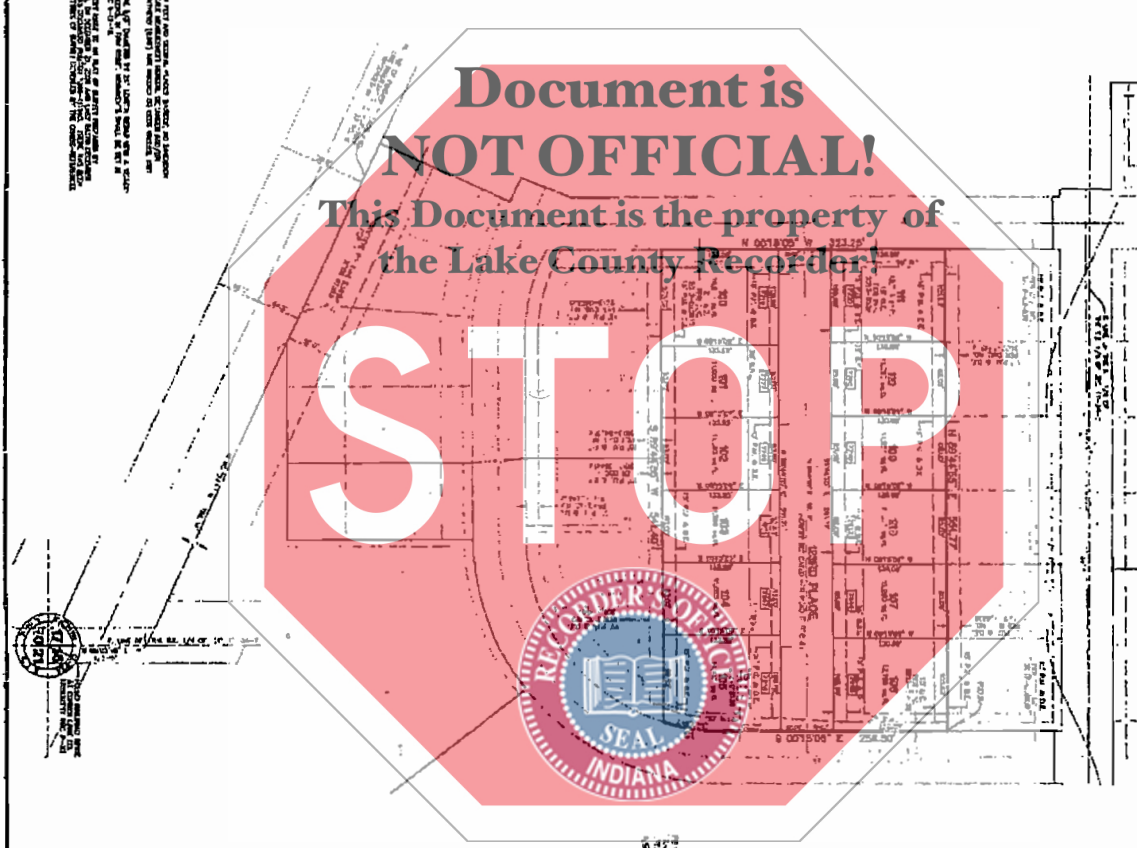




2015 0818BUD

106

FINAL PLAT OF SUBDIVISION
STONEGATE SUBDIVISION - PHASE 2C



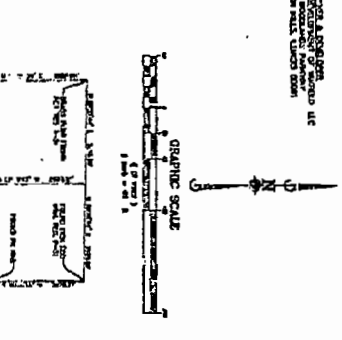
Document is NOT OFFICIAL!
 This Document is the property of the Lake County Recorder

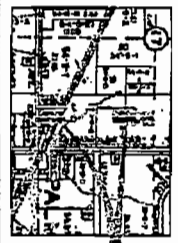


DEFINITIONS AND REMARKS:
 ALL DIMENSIONS ARE TO CENTER UNLESS OTHERWISE NOTED.
 ALL CORNERS ARE TO BE MARKED WITH IRON PIPES OR IRON RODS.
 ALL EASEMENTS ARE TO BE MARKED WITH IRON PIPES OR IRON RODS.
 ALL DISTANCES ARE TO BE MEASURED ALONG THE CENTERLINE OF THE ROAD.
 ALL DISTANCES ARE TO BE MEASURED ALONG THE CENTERLINE OF THE ROAD.
 ALL DISTANCES ARE TO BE MEASURED ALONG THE CENTERLINE OF THE ROAD.
 ALL DISTANCES ARE TO BE MEASURED ALONG THE CENTERLINE OF THE ROAD.

LOCAL DESCRIPTION:
 THIS PLAT IS A PART OF THE STONEGATE SUBDIVISION, PHASE 2C, TOWN OF WINFIELD, INDIANA, AS SHOWN ON THE PLAT OF STONEGATE SUBDIVISION, PHASE 2A, RECORDED IN BOOK 106 OF PLATS, PAGE 106, IN THE OFFICE OF THE COUNTY CLERK OF LAKE COUNTY, INDIANA, ON 08/18/2015.

PROPERTY AREA:
 TOTAL AREA - 1.23 ACRES
 TOTAL AREA - 1.23 ACRES
 TOTAL AREA - 1.23 ACRES





STONEGATE SUBDIVISION
PHASE 3A

FINAL PLAT OF SUBDIVISION STONEGATE SUBDIVISION - PHASE 3A

LEGAL DESCRIPTION

THE PLAT OF THIS SUBDIVISION IS SUBJECT TO THE EASEMENTS, RIGHTS AND INTERESTS SHOWN HEREON AND TO THE EASEMENTS, RIGHTS AND INTERESTS SHOWN ON THE PLAT OF STONEGATE SUBDIVISION - PHASE 3A, RECORDED IN THE PUBLIC RECORDS OF THE COUNTY OF WINFIELD, INDIANA, UNDER RECORD NUMBER 17-34-7.

GENERAL NOTES

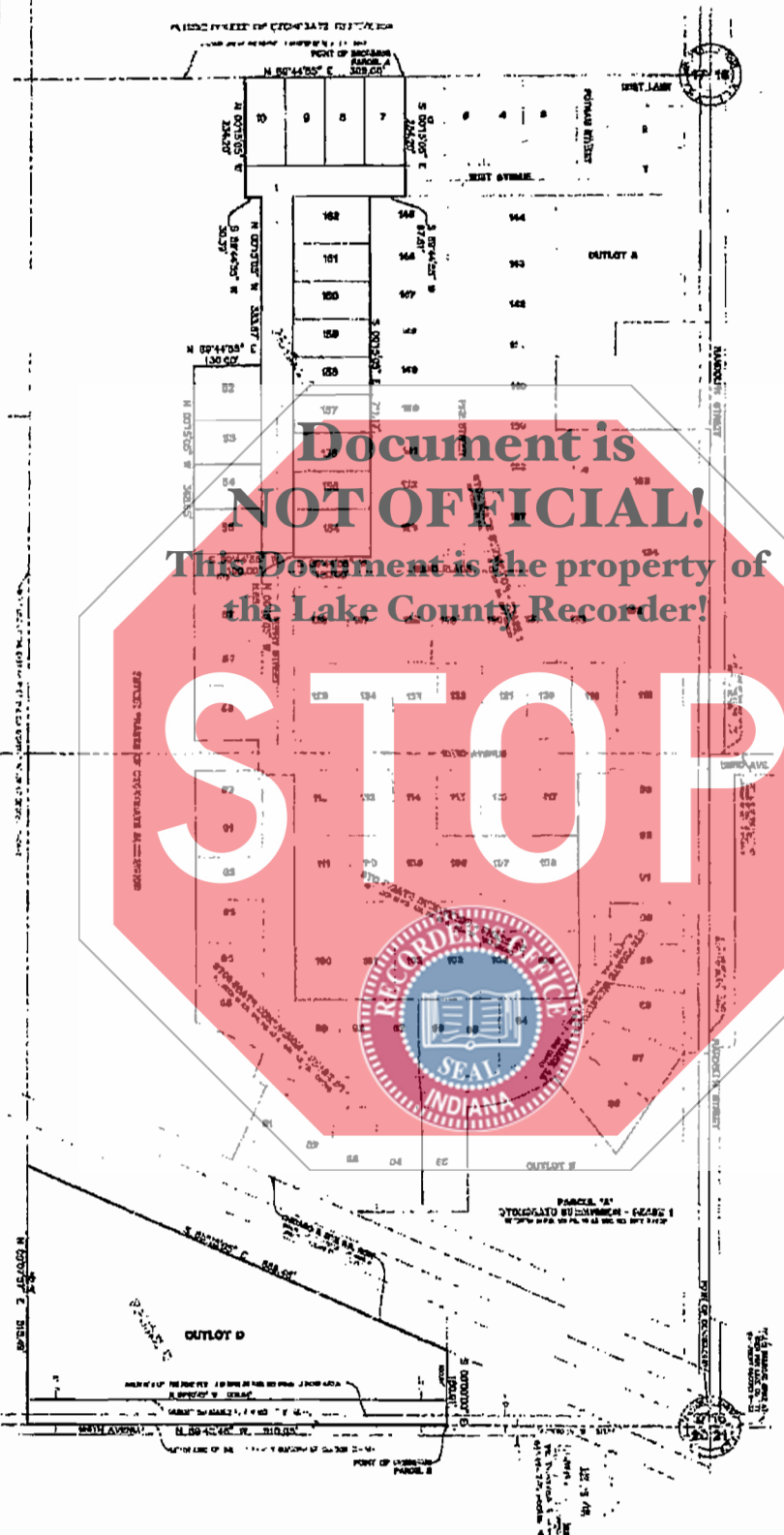
1. THE PLAT OF THIS SUBDIVISION IS SUBJECT TO THE EASEMENTS, RIGHTS AND INTERESTS SHOWN HEREON AND TO THE EASEMENTS, RIGHTS AND INTERESTS SHOWN ON THE PLAT OF STONEGATE SUBDIVISION - PHASE 3A, RECORDED IN THE PUBLIC RECORDS OF THE COUNTY OF WINFIELD, INDIANA, UNDER RECORD NUMBER 17-34-7.
2. THE PLAT OF THIS SUBDIVISION IS SUBJECT TO THE EASEMENTS, RIGHTS AND INTERESTS SHOWN HEREON AND TO THE EASEMENTS, RIGHTS AND INTERESTS SHOWN ON THE PLAT OF STONEGATE SUBDIVISION - PHASE 3A, RECORDED IN THE PUBLIC RECORDS OF THE COUNTY OF WINFIELD, INDIANA, UNDER RECORD NUMBER 17-34-7.
3. THE PLAT OF THIS SUBDIVISION IS SUBJECT TO THE EASEMENTS, RIGHTS AND INTERESTS SHOWN HEREON AND TO THE EASEMENTS, RIGHTS AND INTERESTS SHOWN ON THE PLAT OF STONEGATE SUBDIVISION - PHASE 3A, RECORDED IN THE PUBLIC RECORDS OF THE COUNTY OF WINFIELD, INDIANA, UNDER RECORD NUMBER 17-34-7.
4. THE PLAT OF THIS SUBDIVISION IS SUBJECT TO THE EASEMENTS, RIGHTS AND INTERESTS SHOWN HEREON AND TO THE EASEMENTS, RIGHTS AND INTERESTS SHOWN ON THE PLAT OF STONEGATE SUBDIVISION - PHASE 3A, RECORDED IN THE PUBLIC RECORDS OF THE COUNTY OF WINFIELD, INDIANA, UNDER RECORD NUMBER 17-34-7.

PROPERTY AREA

THE TOTAL PROPERTY AREA IS 10.00 ACRES, MORE OR LESS, AS SHOWN ON THE PLAT OF STONEGATE SUBDIVISION - PHASE 3A, RECORDED IN THE PUBLIC RECORDS OF THE COUNTY OF WINFIELD, INDIANA, UNDER RECORD NUMBER 17-34-7.

REMARKS ON EXHIBIT

THE PLAT OF THIS SUBDIVISION IS SUBJECT TO THE EASEMENTS, RIGHTS AND INTERESTS SHOWN HEREON AND TO THE EASEMENTS, RIGHTS AND INTERESTS SHOWN ON THE PLAT OF STONEGATE SUBDIVISION - PHASE 3A, RECORDED IN THE PUBLIC RECORDS OF THE COUNTY OF WINFIELD, INDIANA, UNDER RECORD NUMBER 17-34-7.



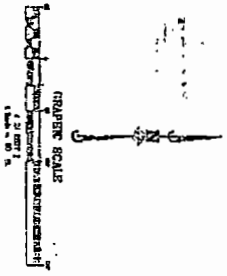
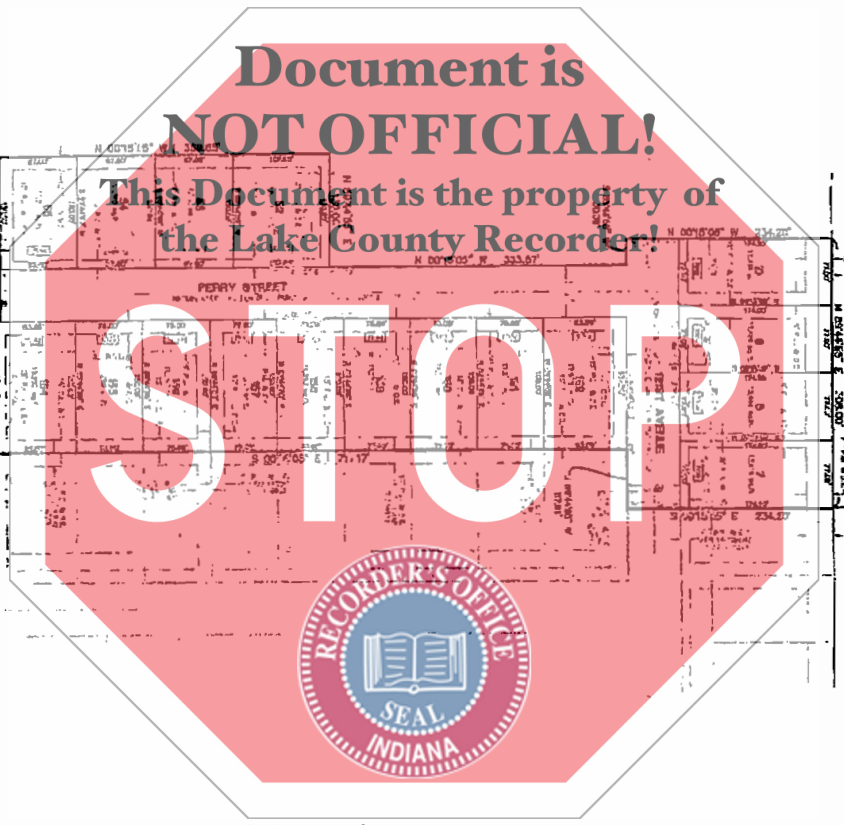
NO.	DATE	DESCRIPTION
1	10/15/2024	FINAL PLAT

FINAL PLAT OF SUBDIVISION
STONEGATE SUBDIVISION - PHASE 3A

COPIES OF INSTRUMENT
 DATE OF INSTRUMENT
 NAME OF INSTRUMENT
 NAME OF RECORDER
 NAME OF COUNTY
 NAME OF TOWN
 NAME OF PLAT

DATE OF INSTRUMENT
 DATE OF INSTRUMENT
 NAME OF INSTRUMENT
 NAME OF RECORDER
 NAME OF COUNTY
 NAME OF TOWN
 NAME OF PLAT

DATE OF INSTRUMENT
 DATE OF INSTRUMENT
 NAME OF INSTRUMENT
 NAME OF RECORDER
 NAME OF COUNTY
 NAME OF TOWN
 NAME OF PLAT

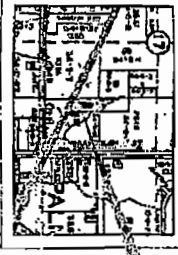


LEGEND
 [Symbol] RIGHT OF WAY
 [Symbol] EASEMENT
 [Symbol] LOT
 [Symbol] UNIMPROVED LOT
 [Symbol] UNIMPROVED LOT

NOTICE TO CONTRACTORS
 THE TOWN OF WINFIELD, INDIANA, HAS THE HONOR TO ANNOUNCE THAT THE PLAT OF THE ABOVE SUBDIVISION IS NOW OPEN FOR BIDDING. THE BIDDING WILL BE HELD AT THE TOWN CLERK'S OFFICE, 100 N. WINDY HILL DRIVE, WINFIELD, INDIANA, ON WEDNESDAY, APRIL 15, 2009, AT 10:00 A.M. LOCAL TIME. THE BIDDING WILL BE OPEN UNTIL 1:00 P.M. LOCAL TIME. THE BIDDING WILL BE CLOSED AT 1:00 P.M. LOCAL TIME. THE BIDDING WILL BE OPEN UNTIL 1:00 P.M. LOCAL TIME. THE BIDDING WILL BE CLOSED AT 1:00 P.M. LOCAL TIME. THE BIDDING WILL BE OPEN UNTIL 1:00 P.M. LOCAL TIME. THE BIDDING WILL BE CLOSED AT 1:00 P.M. LOCAL TIME.

NOTICE TO CONTRACTORS
 THE TOWN OF WINFIELD, INDIANA, HAS THE HONOR TO ANNOUNCE THAT THE PLAT OF THE ABOVE SUBDIVISION IS NOW OPEN FOR BIDDING. THE BIDDING WILL BE HELD AT THE TOWN CLERK'S OFFICE, 100 N. WINDY HILL DRIVE, WINFIELD, INDIANA, ON WEDNESDAY, APRIL 15, 2009, AT 10:00 A.M. LOCAL TIME. THE BIDDING WILL BE OPEN UNTIL 1:00 P.M. LOCAL TIME. THE BIDDING WILL BE CLOSED AT 1:00 P.M. LOCAL TIME. THE BIDDING WILL BE OPEN UNTIL 1:00 P.M. LOCAL TIME. THE BIDDING WILL BE CLOSED AT 1:00 P.M. LOCAL TIME. THE BIDDING WILL BE OPEN UNTIL 1:00 P.M. LOCAL TIME. THE BIDDING WILL BE CLOSED AT 1:00 P.M. LOCAL TIME.



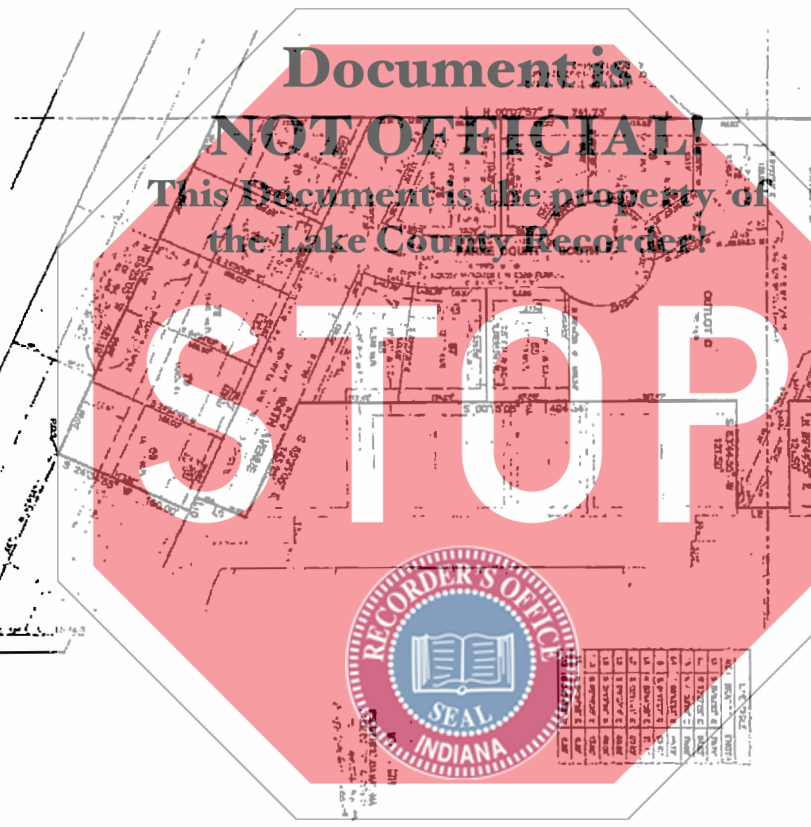


FINAL PLAT OF RESUBDIVISION
STONEGATE SUBDIVISION - PHASE 4

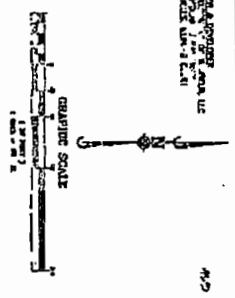
DETAILED DESCRIPTION
 The property shown on this plat is a portion of the Stonegate Subdivision, Phase 4, as shown on the plat of subdivision recorded in the public records of the County of Lake, State of Indiana, under the name of [Name], dated [Date].

LEGAL DESCRIPTION
 The property shown on this plat is a portion of the Stonegate Subdivision, Phase 4, as shown on the plat of subdivision recorded in the public records of the County of Lake, State of Indiana, under the name of [Name], dated [Date].

PROPERTY AREA
 The property area shown on this plat is a portion of the Stonegate Subdivision, Phase 4, as shown on the plat of subdivision recorded in the public records of the County of Lake, State of Indiana, under the name of [Name], dated [Date].



LEGAL DESCRIPTION
 The property shown on this plat is a portion of the Stonegate Subdivision, Phase 4, as shown on the plat of subdivision recorded in the public records of the County of Lake, State of Indiana, under the name of [Name], dated [Date].





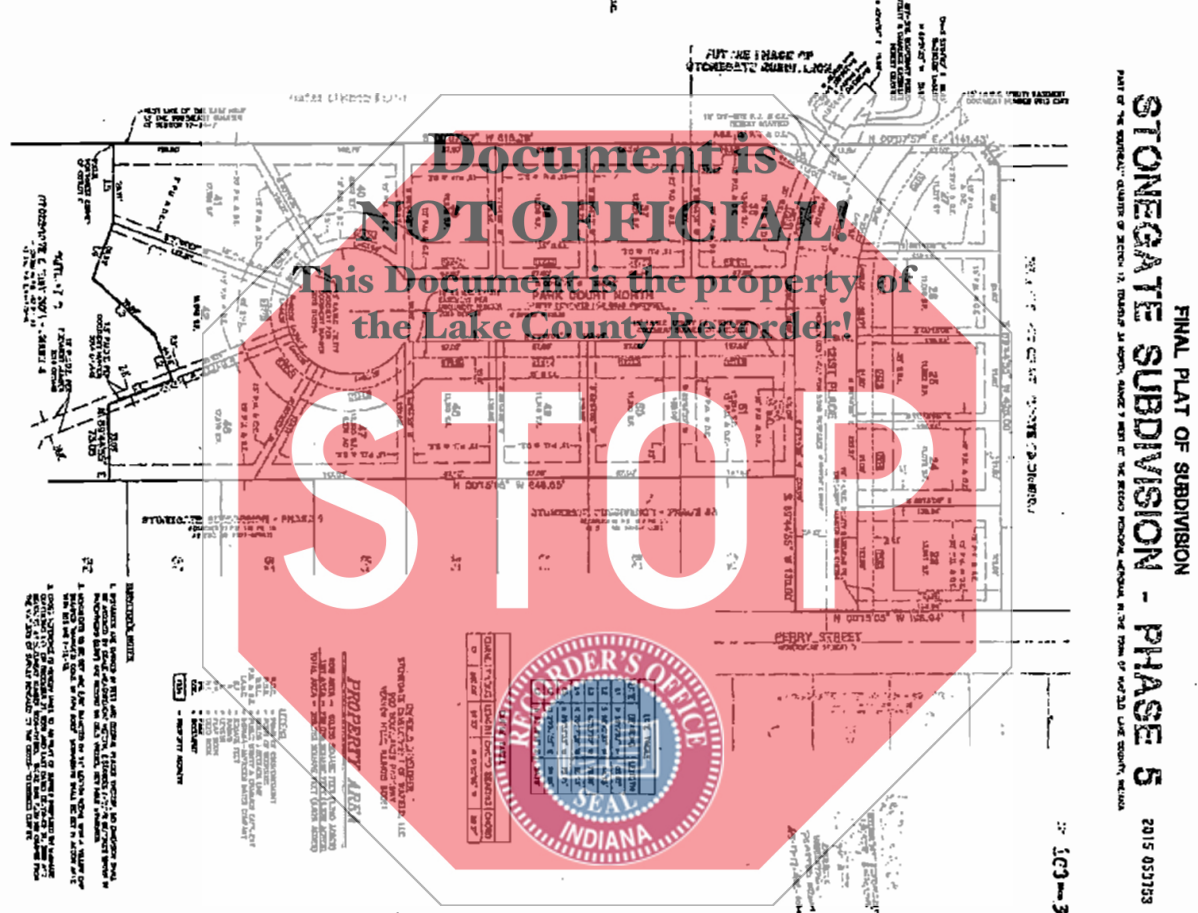
FINAL PLAT OF SUBDIVISION
STONEGATE SUBDIVISION - PHASE 5
 2015 053135

GENERAL NOTES:
 1. THE SUBDIVISION IS BEING SUBMITTED TO THE TOWN OF WINFIELD, INDIANA FOR RECORDATION AND PLATTING. THE SUBDIVISION IS BEING SUBMITTED TO THE TOWN OF WINFIELD, INDIANA FOR RECORDATION AND PLATTING. THE SUBDIVISION IS BEING SUBMITTED TO THE TOWN OF WINFIELD, INDIANA FOR RECORDATION AND PLATTING.

OWNER:
 Stonegate Homes, LLC
 10000 N. STATE ST., SUITE 100
 WINFIELD, INDIANA 46783

DESIGNER:
 Mannhard Consulting Ltd.
 10000 N. STATE ST., SUITE 100
 WINFIELD, INDIANA 46783

DATE:
 05/15/2015



LEGAL DESCRIPTION OF OFF-STREET EASEMENTS:
 THE FOLLOWING OFF-STREET EASEMENTS ARE SHOWN ON THIS PLAT AND ARE SUBJECT TO THE TERMS AND CONDITIONS SET FORTH IN THE DEEDS REFERENCED HEREIN:

PROFESSIONAL SEAL:
 I, the undersigned, being a duly Licensed Professional Engineer in the State of Indiana, do hereby certify that I am the author of the design and that the design complies with the provisions of the Indiana Code, Title 49, Article 10, relating to the practice of engineering.

DATE: 05/15/2015

STATE OF INDIANA:
 COUNTY OF WINFIELD

