

FILED

Aug 02 2024 LM
PEGGY HOLINGA-KATONA
LAKE COUNTY AUDITOR

**THIRD AMENDMENT TO THE
DECLARATION OF COVENANTS,
CONDITIONS, RESTRICTIONS AND EASEMENTS
FOR DANCING WATERS TOWNHOMES**

This Third Amendment is made this day by **DANCING WATERS TOWNHOMES LLC**, an Indiana limited liability company (hereinafter referred to as the "Declarant"), and **DANCING WATERS TOWNHOME OWNERS ASSOCIATION, INC.**, an Indiana nonprofit corporation (the "Association").

WHEREAS, the Declarant did cause the Declaration of Covenants, Conditions, Restrictions And Easements For Dancing Waters Townhomes to be recorded on June 23, 2016, as Document No. 2016 038871, in the Office of the Recorder of Lake County, Indiana (herein together the "Declaration");

WHEREAS, the Declarant did cause the First Amendment to the Declaration of Covenants, Conditions, Restrictions and Easements for Dancing Waters Townhomes to be recorded on June 21, 2019 as document number 2019-037514 in the Office of the Recorder of Lake County, Indiana (herein together the "Declaration");

WHEREAS, the Declarant did cause the Second Amendment to the Declaration of Covenants, Conditions, Restrictions and Easements for Dancing Waters Townhomes to be recorded on June 5, 2024 as document number 2024-518059 in the Office of the Recorder of Lake County, Indiana (herein together the "Declaration"); and

WHEREAS, Declarant desires to amend the Declaration to correct scrivener's errors as provided in Article IV Section 3 of the Declaration; and

WHEREAS, the Association is the fee simple owner of the Common Area, as defined in the Declaration.

NOW, THEREFORE, the Declarant and the Association declare that the Declaration be, and the same is hereby, amended pursuant to Article IV Section 3 of the Declaration as follows:

1. Article IV, Section 3 of the Declaration is hereby amended and restated in its entirety as follows:

"Section 3. Certain Sprinkler Water and Electric Costs.

a. It shall be the sole responsibility of the Owners of the Residential Units on the North pond (specifically Lot 4 8333 and 8335 Dancing Waters Lane, Lot 5 8343 and 8345 Dancing Waters Lane and the North half of Lot 6 8413 Dancing Waters Lane) to share, in five (5) equal

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shares, (a) the cost of the electricity for the lighting and other facilities located on the common area (the "Common Area Electric Costs").

b. It shall be the sole responsibility of the Owners of the Residential Units on the South pond (specifically the South half of Lot 6 8415 Dancing Waters Lane, Lot 7 8423 and 8425 Dancing Waters Lane and the East half of Lot 8 8431 Dancing Waters Lane) excluding the West half of Lot 8 8433 Dancing Waters Lane, which Residence does not have any view of the South pond, to share, in four (4) equal shares, (a) the cost of the electricity for the lighting and other facilities located on the Common Area (the "Common Area Electric Costs").

IN WITNESS WHEREOF, the Declarant has caused this instrument to be signed effective as of the 1st day of August, 2024.

DECLARANT:

DANCING WATERS TOWNHOMES LLC,
an Indiana limited liability company

By: 
Renee L. Egnatz, Manager

ASSOCIATION:

**DANCING WATERS TOWNHOME OWNERS
ASSOCIATION, INC.** an Indiana nonprofit
corporation

By:  Pres.
DENNIS E. MEYERS, President

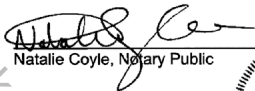
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STATE OF INDIANA)
) SS:
COUNTY OF LAKE)

ACKNOWLEDGMENT

The undersigned, a Notary Public in and for said County in the State aforesaid, do hereby certify that **RENEE L. EGNATZ**, as **Manager of DANCING WATERS TOWNHOMES LLC**, an Indiana limited liability company, and **DENNIS E. MEYERS**, as the **President of DANCING WATERS TOWNHOME OWNERS ASSOCIATION INC.**, an **Indiana nonprofit corporation**, personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that they signed and delivered the said instrument as their own free and voluntary act for the uses and purposes therein set forth.

Given under my hand and seal this 1st day of August, 2024.


Natalie Coyle, Notary Public



My Commission Expires:

1/28/26

County of Residence:

Lake

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. (Rhett L. Tauber, Esq.)

This Instrument Prepared By:
Rhett L. Tauber, Esq.
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