

INDEX

In compliance with disclosure requirements of the Wisconsin Condominium Law, this book is provided to each prospective purchaser of a unit in Saddle Ridge Estates, and contains the following documents and exhibits:

1. **DECLARATION.** The Declaration establishes and describes the condominium, the units and the common areas. The Declaration begins on page 4.

2. **CONDOMINIUM PLAT (MAP AND FLOOR PLANS).** The Declarant has provided floor plans of the units being offered for sale and a map of the condominium which shows the location of the unit you are considering and all facilities and common areas which are part of the condominium. Condominium plats are contained as a part of each Supplement to the Declaration described below, beginning on pages 37, 52, 60, 67, 76, 88, 97, 105, 115, 131, and 137, respectively.

3. **FIRST SUPPLEMENT ADDING PHASE II.** The First Supplement and Amendment recorded on October 4, 1978, annexed Phase II to the condominium and added thirty-two (32) additional units to the condominium. The First Supplement and Amendment begins on page 26.

4. **SECOND SUPPLEMENT ADDING PHASE III.** The Second Supplement and Amendment recorded on December 20, 1982, annexed Phase III to the condominium and added four (4) additional units to the condominium. The Second Supplement and Amendment begins on page 33.

5. **THIRD SUPPLEMENT ADDING PHASE IV.** The Third Supplement recorded on April 27, 1983, annexed Phase IV to the condominium and added six (6) additional units to the condominium. The Third Supplement begins on page 48.

6. **FOURTH SUPPLEMENT ADDING PHASE V.** The Fourth Supplement recorded on August 18, 1983, annexed Phase V to the condominium and added one (1) additional unit to the condominium. The Fourth Supplement begins on page 57.

7. **FIFTH SUPPLEMENT ADDING PHASE VI.** The Fifth Supplement recorded on September 23, 1983, annexed Phase VI to the condominium and added eleven (11) additional units to the condominium. The Fifth Supplement begins on page 62.

8. **SIXTH SUPPLEMENT ADDING PHASE VII.** The Sixth Supplement recorded on January 6, 1984, annexed Phase VII to the condominium and added three (3) additional condominium units to the condominium. The Sixth Supplement begins on page 70.

9. **SEVENTH SUPPLEMENT ADDING PHASE VIII.** The Seventh Supplement recorded on November 28, 1984, annexed Phase VIII to the condominium and added three (3) additional condominium units to the condominium. The Seventh Supplement begins on page 83.

10. **EIGHTH SUPPLEMENT ADDING PHASE IX.** The Eighth Supplement recorded on March 14, 1985, annexed Phase IX to the condominium and added two (2) additional condominium units to the condominium. The Eighth Supplement begins on page 92.

11. **NINTH SUPPLEMENT ADDING PHASE X.** The Ninth Supplement recorded on June 17, 1985, annexed Phase X to the condominium and added two (2) additional condominium units to the condominium. The Sixth Supplement begins on page 100.

12. **TENTH SUPPLEMENT ADDING PHASE XI AND AMENDING PHASE VI.** The Tenth Supplement recorded on September 22, 1986, annexed Phase XI to the condominium and added five (5) additional units to the condominium. It also amended the floor plans of units and the location of units in Phase VI to show them as actually constructed and located. The Tenth Supplement and Amendment to Condominium Declaration begins on page 107.

13. **AMENDMENT TO DECLARATION.** The Amendment recorded on July 17, 1984 made changes to the Declaration necessary to make the condominium acceptable for FNMA financing. The Amendment begins on page 121.

14. **ELEVENTH SUPPLEMENT ADDING PHASE XII.** The Eleventh Supplement recorded on December 23, 1986, annexed Phase XII to the condominium and added five (5) additional units to the condominium, so that the condominium now comprises a total of one hundred twenty-two (122) condominium units. The Eleventh Supplemental begins on page 125.

15. **AMENDMENT TO DECLARATION.** The Amendment recorded May 29, 1987, made changes to Phase XI and the Condominium plat for such phase. The Amendment begins on page 133.

16. **ARTICLES OF INCORPORATION.** The operation of a condominium is governed by the Association, of which each unit owner is a member. Powers, duties and operation of an Association are specified in its Articles of Incorporation. The Articles of Incorporation begin on page 141.

17. **BY-LAWS.** The By-Laws contain rules which govern the condominium and affect the rights and responsibilities of unit owners. The By-Laws begin on page 146.

18. **WATER SUPPLY AGREEMENT.** The water supply for Saddle Ridge Estates is provided under Agreement with Saddle Ridge, an adjacent condominium, and Columbia Corporation. The Agreement provides, among other things, that such parties will use a common water supply system and share the costs of use, operation, and maintenance of the system. A copy of the Water Supply Agreement begins on page 161.

19. **ANNUAL OPERATING BUDGET.** The Association incurs expenses for the operation of the condominium which are assessed to the unit owners. The operating budget is an estimate of those charges. The budget begins on page 175.

20. **MANAGEMENT OR EMPLOYMENT CONTRACTS--NONE.** Certain services may be provided to a condominium through contracts with individuals or private firms. There are no such contracts to date involving Saddle Ridge Estates.

21. **LEASES--NONE.** Units in condominiums may be sold subject to one or more leases of property or facilities which are not a part of the condominium. There are no such leases to date involving Saddle Ridge Estates.

HOWEVER, Columbia Corporation ("Columbia"), a separate corporation is the owner of a nine-hole golf course and golf clubhouse on lands owned by Columbia adjacent to Saddle Ridge Estates. The golf course and clubhouse are totally independent of Saddle Ridge Estates, but are available to unit owners in Saddle Ridge Estates upon payment of membership dues, fees for use of the facility, and similar fees and expenses established by Columbia. The golf course and golf club are open to the general public upon the same terms and conditions as offered to owners of units in Saddle Ridge Estates.

Columbia also owns and operates a private recreation club which provides access to Swan Lake and use of piers and related boating facilities on Swan Lake and use of other recreation facilities. Use of the boating facilities and access to Swan Lake is through membership in the recreation club, and requires payment of appropriate membership dues and fees established by Columbia, in addition to an initial membership fee. Membership in the recreation club and use of its facilities are available only to owners of units in the various Saddle Ridge developments, and, including future condominium developments by Declarant. Membership is not available to the general public.

It is the intent of Columbia to sell the above facilities to the Condominium Associations at a later date for a price equal to the fair market value of such facilities. Any such future sale is dependent upon the parties reaching an agreement as to the fair market value of the facilities and the other terms and conditions of such sale. Accordingly, there is no assurance that the said sale will take place.

THE GOLF CLUB AND THE RECREATION CLUB ARE TOTALLY INDEPENDENT FROM SADDLE RIDGE ESTATES CONDOMINIUM AND ARE NOT MENTIONED IN THE CONDOMINIUM DOCUMENTS. OWNERS OF UNITS IN SADDLE RIDGE ESTATES HAVE NO RIGHTS TO USE THE GOLF CLUB OR THE RECREATION CLUB FACILITIES BY VIRTUE OF OWNERSHIP OF UNITS IN SADDLE RIDGE ESTATES AND WILL HAVE NO OWNERSHIP INTEREST IN THE GOLF CLUB OR THE RECREATION CLUB. UNIT OWNERS IN SADDLE RIDGE ESTATES WILL NOT BE OBLIGATED OR REQUIRED IN ANY MANNER TO SUPPORT OR PAY FOR SUCH FACILITIES, EXCEPT THROUGH VOLUNTARY MEMBERSHIP IN THE RESPECTIVE CLUBS.

COLUMBIA MAY OR MAY NOT, IN ITS SOLE DISCRETION, OPERATE THE GOLF COURSE, GOLF CLUB AND RECREATION CLUB AND FACILITIES REFERENCED ABOVE. THIS DISCLOSURE AS TO INTENDED PLANS SHALL NOT BE DEEMED TO PLACE ANY OBLIGATION WHATSOEVER UPON COLUMBIA, OR ON THE DECLARANT, OR THEIR RESPECTIVE SUCCESSORS AND ASSIGNS, TO OWN OR OPERATE SUCH A GOLF CLUB, GOLF COURSE, OR RECREATION FACILITY, AND NOTHING CONTAINED HEREIN SHALL BE DEEMED TO GRANT OR CREATE A RIGHT IN ANY UNIT OWNERS UNDER THE DECLARATION WITH RESPECT TO OPERATION OR PARTICIPATION IN SUCH GOLF OR RECREATION CLUB.

22. **EXPANSION PLANS.** The Declarant has reserved the right to expand the condominium in the future. A description of the plans for expansion and its effect on unit owners begins on page 17. Saddle Ridge Estates has been expanded to include Phase II through XII of the Future Phases of the condominium by recording of various Supplements and Amendments to the Declaration, which are contained in this book beginning on pages 26, 33, 48, 57, 62, 70, 83, 92, 100, 107 and 125.

INDEX II

23. TWELFTH SUPPLEMENT ADDING PHASE XIII. The Twelfth Supplement recorded on August 27, 1987, annexed Phase XIII to the condominium and added three (3) additional units to the condominium, so that condominium now comprises a total of one hundred twenty-five (125) condominium units. The Twelfth Supplement begins on page 176.

24. THIRTEENTH SUPPLEMENT ADDING PHASE XIV. The Thirteenth Supplement recorded on January 20, 1988, annexed Phase XIV to the condominium and added one (1) additional unit to the condominium, so that condominium now comprises a total of one hundred twenty-six (126) condominium units. The Thirteenth Supplement begins on page 183.

25. FOURTEENTH SUPPLEMENT ADDING PHASE XV. The Fourteenth Supplement recorded on June 13, 1988, annexed Phase XV to the condominium and added one (1) unit to the condominium, so that condominium now comprises a total of one hundred twenty-seven (127) condominium units. The Fourteenth Supplement begins on page 189.

26. FIFTEENTH SUPPLEMENT ADDING PHASE XVI. The Fifteenth Supplement recorded on August 15, 1988, annexed Phase XVI to the condominium and added two (2) additional units to the condominium, so that condominium now comprises a total of one hundred twenty-nine (129) condominium units. The Fifteenth Supplement begins on page 195.

27. SIXTEENTH SUPPLEMENT ADDING PHASE XVII. The Sixteenth Supplement recorded on August 29, 1988, annexed Phase XVII to the condominium and added two (2) additional units to the condominium, so that condominium now comprises a total of one hundred thirty-one (131) condominium units. The Sixteenth Supplement begins on page 201.

28. SEVENTEENTH SUPPLEMENT ADDING PHASE XVIII. The Seventeenth Supplement recorded on January 19, 1989, annexed Phase XVIII to the condominium and added three (3) additional units to the condominium, so that condominium now comprises a total of one hundred thirty-four (134) condominium units. The Seventeenth Supplement begins on page 208.

29. EIGHTEENTH SUPPLEMENT ADDING PHASE XIX. The Eighteenth Supplement recorded on January 3, 1990, annexed Phase XIX to the condominium and added one (1) additional unit to the condominium, so that condominium now comprises a total of one hundred thirty-five (135) condominium units. The Eighteenth Supplement begins on page 215.

30. NINETEENTH SUPPLEMENT ADDING PHASE XX. The Nineteenth Supplement recorded November 5, 1990, annexed Phase XX to the condominium and added two (2) additional units to the condominium, so that condominium now comprises a total of one hundred thirty-seven condominium units. The Nineteenth Supplement begins on page 220.

31. AMENDMENT TO PHASE VIII. The Amendment recorded November 21, 1991 amended by removing and deleting reference to the Condominium Plat filed in Vol. 1 of Columbia County Condominium Plats at Pages 115-118, and substituting therefore the Amended Phase VIII Condominium Plat, Pages 1 through 4, filed herewith. The Amendment to Phase VIII begins on Page 225.

32. AMENDMENT TO BYLAW 5.3, SECOND SENTENCE; BYLAW 3.3 AMENDED. AMENDMENT TO THE DECLARATION, SECTION 18. The Amendment to Bylaw 5.3, Second Sentence is recorded September 21, 1992, is deleted and replaced; Bylaw 3.3 is amended by adding two (2) additional directors, so membership of the Board shall be increased to seven. The Amendment to Declaration, Section 18 recorded September 21, 1992, second sentence is repealed and replaced. It addresses the assessments of cost of the condominium insurance. Amendments begins on Page 231.

33. FIRST AMENDMENT TO WATER SUPPLY AGREEMENT. The First Amendment recorded October 7, 1999, made changes to Water Supply Agreement dated September 27, 1979, in Vol. 211 of Records, page 303-310, as Document No. 405010, in the Office of the Register of Deeds for Columbia County (Wisconsin) and re-recorded October 1, 1979, in Vol. 211 of Records, pages 403-410 as Document No. 405060 based on "Stipulation" dated March 21, 1996 and approved by the court by an order dated April 2, 1996 in a lawsuit, identified as 95CV124 (Columbia County, Wisconsin). A copy begins on page 235.

34. SECOND AMENDMENT TO WATER SUPPLY AGREEMENT. The Second Amendment recorded September 14, 2015, Doc #873708, 22 pages, deleted Paragraph 8 of the First Water Supply Agreement and inserted 8 a. Normal Residential Use b. Inground Watering System, c. Waiver of Liability. This allowed inground watering systems with rules and regulations of usage. A copy begins on page 252.

35. SEWER AGREEMENT. The Sewer Agreement Ratification recorded October 29, 2018, Doc #908766, 2 pages. The Sewer Agreement recorded on July 2, 2018, Doc #905302, 10 pages, based on Paragraph V. (A) of that Stipulation in Columbia County Case No. 95 CV 124 covered "Hook Up Fee Negotiation with Saddle Ridge Estates." Majority, over two-thirds (2/3) of Unit Owners, approved of this Agreement in October 2017. Sewer hookup fees paid by Developer (SRC) are reduced to \$3500 per unit. Developer fully terminated the Discount Provision and the related restriction on levying special assessments on any newly constructed units in SRE and SRE II hereafter or 307, 309, 968 or 310. As part of consideration Developer deeded Exhibit 1, Parcel A and Parcel B, Exhibit 2, Easement. A copy begins on page 275.

36. AMENDMENT TO BYLAWS OF SRE MASTER ASSOCIATION, LTD BYLAW 5.3 COMMON EXPENSE. The Amendment signed October 18, 2018 (not recorded), 3 pages, deletes 5.3, second half of first paragraph starting with "provided, that each unit constructed after" to last paragraph, beginning "The common charges shall be assessed....." This terminates the Discount Provision (June 1, 2000)(SRE & SRE II) on monthly maintenance fees for newly built units and related restriction on levying special assessments. This affects SRE Declaration(18) Liability for Common Expenses, Page 13, SRE Bylaw (5.3), Common Expenses, Page 6. A copy begins on page 287.

CONDOMINIUM DECLARATION

TABLE OF CONTENTS

	<i>Page</i>
CONDOMINIUM DECLARATION	
1. Statement of Declaration	1
2. Legal Description and Easements	1
3. Name	5
4. Incremental Development	6
5. Description and Location of Buildings	6
6. Definition and Identification of Units	6
7. Common Areas and Facilities	7
8. Limited Common Areas	7
9. Percentage of Ownership in Common Areas and Facilities and Limited Common Areas	8
10. Residential Purpose	8
11. Association of Unit Owners	8
12. Repairs and Maintenance	9
13. Unit Owner's Rights With Respect to Interiors	10
14. Right of First Refusal on Sale or Other Disposition	10
15. Right of Declarant to Dispose of Units	11
16. Destruction and Reconstruction	12
17. Insurance	12
18. Liability for Common Expenses	13
19. Partition of Common Elements Prohibited	13
20. Conveyance to Include Interests in Common Areas and Facilities and Limited Common Areas	14
21. Easements, Reservations and Encroachments	14
22. Failure of Association to Insist on Strict Performance Not Waiver ...	15
23. Amendments to Declaration	15
24. Annexations to Saddle Ridge Estates	15
25. Condemnation, Destruction or Liquidation	17
26. Notices	18
27. Service of Process	18
28. Number and Gender	18
29. Captions	18
30. Severability	18
Exhibits Reference and Exhibit C	

CONDOMINIUM DECLARATION
OF
CONDITIONS, COVENANTS, RESTRICTIONS AND EASEMENTS
FOR
SADDLE RIDGE ESTATES
(As Amended to March 14, 1985)

THIS DECLARATION IS MADE PURSUANT TO THE Unit Ownership Act of the State of Wisconsin, Chapter 703 of the Wisconsin Statutes (hereinafter sometimes referred to as the "Act") this 1st day of May, 1978, by WAJBAC AND TADWIL, LIMITED, an Illinois corporation (hereinafter referred to as "Declarant").

1. STATEMENT OF DECLARATION.

The purpose of this Declaration is to submit the lands hereinafter described and the improvements constructed or to be constructed thereon to the condominium form of ownership in the manner provided by the Act and this Declaration.

Declarant hereby declares that it is the sole owner of the real property described in Section 2.1 hereof, together with all buildings and improvements thereon (hereinafter referred to as "the property") which is hereby submitted to the condominium form of ownership as provided in the Act and this Declaration, and which property shall be held, conveyed, devised, leased, encumbered, used, improved, and in all respects otherwise affected subject to the provisions, conditions, covenants, restrictions and easements of this Declaration and the Act. All provisions hereof shall be deemed to run with the land and shall constitute benefits and burdens to the Declarant, its successors and assigns, and to all parties hereafter having any interest in the property.

2. LEGAL DESCRIPTION AND EASEMENTS.

2.1 Description of Land. The following described real estate, also described as Phase I in the Survey attached hereto as Exhibit A, is hereby subjected to the provisions of this Declaration:

Three (3) parcels of land located in the Northwest one-quarter (NW ¼) of the Northwest one-quarter (NW ¼) of Section One (1), Town 12 North, Range 9 East, in the Town of Pacific, Columbia County, Wisconsin, bounded and described as follows:

PARCEL 1: Commencing at the Northwest corner of said Section 1, thence N89°50'14"E along the section line 1983.53 feet; thence South, 233.52 feet; thence S89°02'W, 662.09 feet to the point of beginning; thence S13°20'W, 431.61 feet; thence S41°32'W, 561.25 feet; thence N75°00'W, 290.03 feet; thence N49°35'W, 77.00 feet; thence N30°07'W, 347.00 feet; thence N11°18'W, 163.00 feet; thence N14°24'E, 108.00 feet to point "a"; thence N68°00'E, 286.33 feet; thence S66°25'E, 256.98 feet; thence Northeasterly on a curve to the right, radius 482.66 feet, whose chord bears N66°50'E, 364.74 feet; thence N89°02'E, 153.33 feet to the point of beginning. Said parcel contains 12.92 acres.

PARCEL 2: Commencing at the Northwest corner of said section 1; thence N89°50'14"E along the section line 60.00 feet to the point of beginning; thence continuing N89°50'14"E along the section line, 329.88 feet; thence S44°50'E, 165.85 feet; thence Southwesterly on a curve to the right, radius 100.00 feet, whose chord bears S45°05'W, 141.21 feet; thence West, 155.19 feet; thence Southwesterly on a curve to the left, radius 191.00 feet, whose chord bears S44°57'23"W, 270.32 feet; thence N0°05'15"W, 407.67 feet to the point of beginning. Said parcel contains 2.20 acres.

PARCEL 3: Commencing at the Northwest corner of said section 1; thence S0°05'15"E along the section line, 1046.29 feet to the point of beginning; thence East, 159.61 feet; thence S61°30'E, 170.91 feet; thence Southeasterly on a curve to the right, radius 122.00 feet, whose chord bears S29°13'39"E, 130.28 feet to the North line of the C.M.St.P&P R.R., and point "b"; thence N86°57'17"W along said North line, 373.69 feet to the said section line; thence N0°05'15"W along said section line, 175.40 feet to the point of beginning. Said parcel contains 1.28 acres.

TOGETHER WITH non-exclusive easements and rights of way for the benefit of the properties described above, for purposes of vehicular and pedestrian access, and ingress and egress to, from and between the above described properties and State Highway 33, as described and shown on Exhibit A attached hereto, over, upon and across the following described property:

ACCESS ROAD EASEMENT (A): A parcel of land located in the NW ¼-NW ¼ and NE ¼-NW ¼, section 1, T12N, R9E, Town of Pacific, Columbia County, Wisconsin bounded by the following described line: Beginning at the above described point of beginning of Phase 1, Parcel 1; thence N89°02'E, 662.09 feet; thence North, 233.52 feet; thence N89°50'14"E, 50.00 feet; thence South, 282.83 feet; thence S89°02'W, 724.00 feet; thence N13°20'E, 51.61 feet to the point of beginning.

ACCESS ROAD EASEMENT (B): A parcel of land located in the NW ¼-NW ¼, section 1, T12N, R9E, Town of Pacific, Columbia County, Wisconsin bounded by the following described line: Commencing at the Northwest corner of said section 1; thence N89°50'14"E along the section line, 389.88 feet to the point of beginning; thence S44°50'E, 165.85 feet; thence Southwesterly along a curve to the right, radius 100.00 feet, whose chord bears S45°05'W, 141.21 feet; thence West, 155.19 feet; thence Southwesterly on a curve to the left, radius 191.00 feet, whose chord bears S44°57'23"W, 270.32 feet; thence S0°05'15"E, 471.23 feet; thence Southeasterly on a curve to the left, radius 191.00 feet, whose chord bears S30°47'38"E, 195.06 feet; thence S61°30'E, 170.91 feet; thence Southeasterly on a curve to the right, radius 122.00 feet, whose chord bears S29°13'39"E, 130.28 feet; thence S86°57'17"E, 66.00 feet; thence Northwesterly on a curve to the left, radius 188.00 feet, whose chord bears N29°13'39"W, 200.76 feet; thence N61°30'W, 170.91 feet; thence Northwesterly on a curve to the right, radius 125.00 feet, whose chord bears N30°47'38"W, 127.66 feet; thence N0°05'15"W, 471.23 feet; thence Northeasterly on a curve to the right, radius 125.00 feet, whose chord bears N44°57'23"E, 176.91 feet; thence East, 155.19 feet; thence Northeasterly on a curve to the left, radius 166.00 feet, whose chord bears N45°05'E, 234.42 feet; thence N45°10'E, 80.61 feet; thence N51°14'E, 42.96 feet; thence N0°05'15"W, 34.85 feet; thence S89°50'14"W, 273.54 feet to the point of beginning.

TOGETHER WITH non-exclusive easements and rights-of-way for the benefit of the properties described above for purposes of construction, installation, operation use, maintenance, repair, restoration, and replacement of, and access to, sewer and water mains, laterals, lines and pipes connecting Parcel 1 with Parcel 2 and Parcel 3 as shown in Exhibit A attached hereto, over, upon, across, under and through the following described property:

UTILITY EASEMENT (A): A parcel of land located in the NW ¼-NW ¼, section 1, T12N, R9E, Town of Pacific, Columbia County, Wisconsin bounded by the following described line: Beginning at the above described point "a" in Phase I, Parcel 1 description; thence North, 173.37 feet to a South line of Phase I, Parcel 2; thence East, 20.00 feet; thence South, 165.29 feet; thence S68°00'W, 21.57 feet to the point of beginning.

UTILITY EASEMENT (B): A parcel of land located in the NW ¼-NW ¼, section 1, T12N, R9E, Town of Pacific, Columbia County, Wisconsin bounded by the following described line: Beginning at the above described point "b" in Phase I, Parcel 3 description; thence N1°41'W, 20.06 feet; thence S86°57'17"E, 311.01 feet; thence N17°00'E, 196.21 feet to a South line of Phase I, Parcel 1; thence S75°00'E, 20.01 feet; thence S17°00'W, 212.54 feet; thence S86°57'17"W, 325.00 feet to the point of beginning.

PROVIDED, and the foregoing utility easements are granted upon this express condition, that so much of the surface or subsurface of the soil as may be disturbed in the operation, use, maintenance, repair, restoration and replacement of such sewer and water laterals and lines will, at the expense of Saddle Ridge Estates Association, Ltd. be replaced and restored to substantially the same condition as prior to such disturbance. Declarant consents to the entry upon its property by employees, workmen, agents or independent contractors of the said Association for and incidental to the operation, use, maintenance, repair, restoration and replacement of such sewer and water lines and laterals. The foregoing utility easements are granted upon the further express condition that their use shall not unreasonably interfere with or restrict the use of the subject property for purposes of golf course operation and maintenance by Declarant, its successors or assigns.

ALL OF THE FOREGOING EASEMENTS are non-exclusive, and are subject to the concurrent rights of Declarant, its successors, assigns, lessees, licensees, guests and agents to use the easement areas in mutuality with owners of units in Saddle Ridge Estates. Declarant specifically reserves the right to make such use of the lands subject to the foregoing easements as will not unreasonably interfere with or prevent use thereof for the easement purposes specified. The uses made of such easement areas by Declarant shall not be, and are not hereby, otherwise limited or restricted.

The easements and rights herein granted shall be appurtenant to the Condominium property and may not be separated therefrom. No unit owner by virtue hereof shall have or possess any interest in the said easement areas which may be sold, conveyed, assigned or otherwise transferred except in conjunction with the sale of a unit in the Condominium.

The easements here declared and granted shall become effective upon the first conveyance of all or any part of the Condominium property described above by Declarant, provided such conveyance is pursuant and subject to the Wisconsin Unit Ownership Act.

The foregoing easements shall remain in full force and effect for such time as the property and improvements known as Saddle Ridge Estates remain dedicated to the condominium form of ownership in the manner provided in the Wisconsin Unit Ownership Act and the Condominium Declaration for Saddle Ridge Estates.

[As amended

October 4, 1978]

SUBJECT TO the following "Golf Course Water Main Easement," which Declarant expressly declares, reserves and excepts from the lands described above being subjected to the Declaration, and which easement is hereby granted by Declarant to Columbia Corporation, an Illinois corporation, its successors and assigns, for the benefit of, and as necessary in connection with the development, use and operation of, lands owned by said Columbia Corporation adjacent to or in the locale of the property subject to this Declaration, being described generally as

8

within the Northwest One-quarter (NW¼) of Section One (1), Town 12 North, Range 9 East in the Town of Pacific, Columbia County, Wisconsin. This easement is for the purposes of construction, installation, operation, use, maintenance, repair, restoration and replacement of, and access to, water mains, laterals, lines and pipes conducting and carrying water over, upon, across, under and through the property described as follows:

A parcel of land 15 feet wide located in the Northwest One-quarter (NW¼) of the Northwest One-quarter (NW¼), Section 1, Town 12 North, Range 9 East, Town of Pacific, Columbia County, Wisconsin bounded by the following described line: Commencing at the above described point of beginning of Phase I Parcel 1; thence S89°02'W, 125.83 feet to the point of beginning of this parcel: thence S0°58'E, 63.80 feet; thence S19°27'E, 196.08 feet; thence S13°20'W, 27.70 feet; thence N19°27'W, 221.80 feet; thence N0°58'W, 66.23 feet; thence N89°02'E, 15.00 feet to the point of beginning of this parcel.

Provided, and the foregoing easement is granted upon this express condition, that so much of the surface or sub-surface of the soil as may be disturbed in the operation, use, maintenance, repair, restoration and replacement of such water laterals and lines, will at the expense of Columbia Corporation, its successors and assigns, be replaced and restored to substantially the same condition as prior to such disturbance. Declarant hereby grants to Columbia Corporation rights of entry upon the land described as Phase I hereinabove for and incidental to the operation, use, maintenance, repair, restoration and replacement of such water lines and laterals.

2.2 Reservation. Declarant expressly declares, reserves and excepts access and development easements from the lands subject to this Declaration for the benefit of, and as necessary in connection with, the development and use of lands owned by the Declarant adjacent to or in the locale of the property subject to this Declaration, said adjacent or nearby lands being described generally as within the Northwest one-quarter (¼) of Section 1, Town 12 North, Range 9 East, in the Town of Pacific, Columbia County, Wisconsin. Included in this reservation of easements are easements for purposes of access and rights-of-way across the lands subject to this Declaration for the benefit of the surrounding lands owned by Declarant, its successors and assigns, including certain adjacent land described in Section 24 of this Declaration which may be annexed to the Condominium; such easements shall be effective whether or not said Section 24 land is ultimately developed as part of the Condominium. Each unit owner, by acceptance of any deed to any unit hereunder, shall be deemed to grant to the Declarant, its successors and assigns, an irrevocable power of attorney, coupled with an interest, to execute and record all documents and legal instruments necessary to carry out the provisions and intent of this paragraph. The easements here reserved shall be continuing covenants running with the land subject hereto.

3. NAME.

The aforesaid real estate and all buildings and improvements thereon and thereto shall be known as SADDLE RIDGE ESTATES.

4. INCREMENTAL DEVELOPMENT.

The Declarant intends to develop SADDLE RIDGE ESTATES in increments, so that in addition to the foregoing real estate and improvements submitted to the condominium form of ownership hereunder, Declarant may declare and annex to SADDLE RIDGE ESTATES certain additional real estate and improvements, in the manner provided hereinafter. SADDLE RIDGE ESTATES may ultimately consist of a residential condominium of one hundred sixty-eight (168) condominium units if all proposed annexations are accomplished. In the event such annexations are accomplished, the percentage of undivided ownership interests of each unit owner in the common areas will be changed to include additional unit owners and the additional property and improvements included in the condominium.

5. DESCRIPTION AND LOCATION OF BUILDINGS.

There shall be twelve (12) main buildings on the real estate described in Section 2.1 above, which building shall contain a total of forty-eight (48) units, each of said buildings containing four (4) units. Said buildings shall be two (2) stories in height, shall have full basements, and shall be constructed principally as wood frame buildings with masonite siding exteriors, and with roofs covered with asphalt composition roofing shingles. Garages constituting a part of the common area and providing one (1) indoor parking space for each unit shall be of similar construction. The buildings and garages are to be located on the real estate as indicated in the survey marked Exhibit A attached hereto and made a part of this Declaration. The buildings and units are more fully described in the building and floor plans attached hereto as Exhibit B and made a part hereof. Declarant reserves the right to change the layout, location, dimensions and construction details of the buildings, units and common areas shown on Exhibits A and B which are not yet fully constructed, provided that such changes shall not substantially alter the nature and quality of the buildings and units; Declarant shall have the right to amend this Declaration at its sole discretion for the purpose of recording a plat of survey or plans depicting the layout, location, unit numbers and dimensions of the buildings and units as finally located and erected. Complete construction details are contained in the working plans and drawings available for inspection at the office of Declarant or the Association of Unit Owners.

6. DEFINITION AND IDENTIFICATION OF UNITS.

6.1 Definition. A unit is that part of a building intended for individual, private use, comprised of one or more cubicles of air at one or more levels of space having outer boundaries formed by the interior surfaces of the perimeter walls, floors, ceilings, windows, window frames, doors and door frames of the units, including the basement area within a unit, as said boundaries are shown on the building and floor plans attached hereto as Exhibit B, together with all fixtures and improvements therein contained.

6.2 Identification. The units are designated by building and by identifying letters; the various units and their respective designations and locations are all as set forth on Exhibit B attached hereto. The approximate area of each unit, number of rooms, immediate common areas to which the units have access and further details identifying and describing

the units are as set forth in Exhibits A and B attached hereto. The post office address of each unit shall be its respective building number and unit letter designation, Route 1, Portage, Wisconsin 53901.

7. COMMON AREAS AND FACILITIES.

7.1 Description. The common areas and facilities shall consist of all of SADDLE RIDGE ESTATES, improvements and appurtenances, except the individual units and fixtures therein, as defined hereunder, and shall include, without limitation, the land on which the building or buildings are located; all garages, building exteriors, bearing walls, floors and ceilings (except the interior surfaces thereof, which form the outer boundaries of a unit); roofs; foundations; pipes; ducts; electrical wiring and conduits; utility services; public utility lines; water and sewer laterals; septic systems; outside walls; girders, beams and supports; and the roads, walks, driveways, outdoor parking areas, and landscaping comprising the condominium property.

7.2 Easements. Each unit owner shall have a valid, exclusive easement to the space between the interior and exterior walls and to the center of the common walls with adjoining units for purposes of adding additional utility outlets, wall hangings, erection of non-bearing partition walls, and the like, where space between the walls may be necessary for such uses, provided that the unit owner shall do nothing to impair the structural integrity of the buildings or the soundproofing of common walls between the units, and provided further that the common areas and facilities be restored to their former condition by the unit owner at his sole expense upon completion or termination of the use requiring the easement. Easements are hereby granted and declared for the benefit of the unit owners and the Association of Unit Owners (hereinafter described) for the installation, maintenance and repair of common utility services in and on any part of the common areas or units.

8. LIMITED COMMON AREAS.

8.1 Description. A portion of the common areas and facilities are designated as "limited common areas," as shown on Exhibit B. Such limited common areas shall be reserved for the exclusive use of the owner or occupant of the unit to which they are appurtenant, to the exclusion of all other units in the condominium. Such limited common areas consist of the garages and indoor parking facilities, and such other limited common areas as are identified on Exhibit B.

8.2 Parking. One (1) indoor garage parking space, constituting limited common area, shall be assigned and designated for the exclusive use of each unit, as shown on Exhibit B.

8.3 Use. The manner of use of the limited common areas shall be governed by the By-Laws of, and such rules and regulations as may be established by, the Association of Unit Owners, and no unit owner shall alter, remove, repair, decorate, landscape or adorn any limited common area, or permit such, in any manner contrary to such By-Laws and rules and regulations. No major or structural changes shall be made by any unit owner to any of the limited common areas without the prior written approval of the Association.

which approval may be given upon such terms and conditions as the Association deems appropriate.

9. PERCENTAGE OF OWNERSHIP IN COMMON AREAS AND FACILITIES AND LIMITED COMMON AREAS.

Each unit owner shall own an undivided interest in the common areas and facilities and limited common areas as a tenant in common with all other unit owners and, except as otherwise limited in this Declaration, shall have the right to use and occupy the common areas and facilities and limited common areas for all purposes incident to the use and occupancy of his unit as a place of residence, and such other incidental uses permitted by this Declaration, which rights shall be appurtenant to and run with his unit.

The percentage of such undivided interest in the common areas and facilities and limited common areas relating to each unit and its owner for all purposes, including proportionate payment of common expenses, shall be determined by dividing the number one (1) by the number forty-eight (48).

The percentage of such ownership of the common areas and facilities and limited common areas shall be subject to change and adjustment in the event of annexation of additional properties and improvements to the condominium, in the manner provided in Section 24 herein.

10. RESIDENTIAL PURPOSE.

All buildings and the units therein contained are intended for and restricted exclusively to residential use as governed by the terms and conditions contained herein and the By-Laws of the Association.

11. ASSOCIATION OF UNIT OWNERS.

11.1 Membership, Duties and Obligations. All unit owners shall be entitled and required to be a member of an association of units owners to be known as Saddle Ridge Estates Condominium Association (herein "Association") which shall be responsible for carrying out the purposes of this Declaration, including the exclusive management and control of the common areas and facilities and limited common areas. Such Association may be incorporated as a non-profit corporation under the laws of the State of Wisconsin. Each unit owner and the occupants of the units shall abide by and be subject to all of the rules, regulations, duties and obligations of this Declaration and the By-Laws and rules and regulations of the Association.

11.2 Voting Rights. The Association shall have two classes of voting membership as follows:

I. Class A — Class A members shall be all unit owners with the initial exception of the Declarant, and shall have one vote for each unit owned;

2. Class B — Class B member(s) shall be the Declarant and shall be entitled to three votes for each unit owned. The Class B membership shall cease and be converted to Class A membership when the total votes outstanding in Class A membership equal or exceed the total votes outstanding in Class B membership.

The Declarant shall be entitled to reinstatement as a Class B member of the Association at the time of each annexation to the condominium as provided in Section 24 herein. In such event, Declarant shall be entitled to all of the rights and privileges of Class B membership, including three (3) votes for each unit owned by it. Each such reinstatement of Class B membership shall terminate when the total votes outstanding in Class A membership again equal or exceed the total votes outstanding in Class B membership.

The respective rights and qualifications of the two classes of members shall be as set forth in the By-Laws of the Association.

11.3 *Rights of Declarant.* Notwithstanding any other provisions herein contained, Declarant, its successors and assigns, shall have the right at its option to appoint the members of the Board of Directors of the Association and to amend the By-Laws or rules and regulations of the Association, until such time as all annexations provided for in Section 24 herein have been completed by Declarant, or until such earlier time as may be determined by Declarant. Each owner of a condominium unit in SADDLE RIDGE ESTATES shall be deemed by acceptance of any deed to any unit to agree, approve, and consent to the right of Declarant to so control the Association of Unit Owners.

11.4 *Association Personnel.* The Association may obtain and pay for the services of any person or entity to manage its affairs to the extent it deems advisable, and may hire such other personnel as it shall determine to be necessary or advisable for the proper operation of the condominium. The Association may contract for common services or utilities as may be required for each unit.

12. REPAIRS AND MAINTENANCE.

[As amended
October 4, 1978]

12.1 *Individual Units and Limited Common Areas.* Each unit owner shall be responsible for keeping the interior of his unit and all of its equipment, fixtures and appurtenances in good order, condition and repair and in a clean and sanitary condition, and shall be responsible for decorating, painting and varnishing which may at any time be necessary to maintain the good appearance and condition of his unit. Without in any way limiting the foregoing, in addition to decorating and keeping the interior of the unit in good repair, each unit owner shall be responsible for the maintenance, repair or replacement of any plumbing fixtures, water heaters, furnaces, doors and windows (including replacement of broken glass), screens and screening, lighting fixtures, refrigerators, heating and air-conditioning equipment, dishwashers, disposals, laundry equipment such as washers and dryers, ranges, or other equipment which may be in, or connect with, the unit. Each unit owner shall keep the limited common areas appurtenant to his unit, as defined in Section 8 hereof and as described in Exhibit B, in a good, clean, sanitary and attractive condition. Each unit owner shall be responsible for snow and ice removal from the sidewalk constituting a part of the limited common area appurtenant to his unit.

12.2 Common Areas and Facilities. The Association shall be responsible for the management and control of the common areas and facilities and shall cause the same to be kept in good, clean, attractive and sanitary condition, order and repair. Without in any way limiting the foregoing, this shall include all painting, repair and maintenance of building and garage exteriors, walls and roofs, maintenance and repair of septic systems, walks, drives and access roads, and maintenance and repair of all landscaping and recreational areas.

12.3 Prohibition Against Structural Changes by Owner. A unit owner shall not, without first obtaining the written consent of the Association, make or permit to be made any structural alterations, changes or improvements to his unit, or in or to the exterior of any building or any common or limited common areas and facilities. A unit owner shall not perform, or allow to be performed, any act or work which will impair the structural soundness or integrity of any building, or the safety of the property, or impair any easement or hereditament, without the prior written consent of the Association.

12.4 Entry For Repairs. The Association may enter any unit at reasonable times and under reasonable conditions when necessary in connection with any maintenance, construction or repair of public utilities or for any other matters for which the Association is responsible. Such entry shall be made with prior notice to the owners, except in the case of an emergency when injury or property damage will result from delayed entry, and with as little inconvenience to the owners as practical, and any damage caused thereby shall be repaired by the Association and treated as a common expense except as allocable to an individual unit or units.

13. UNIT OWNER'S RIGHTS WITH RESPECT TO INTERIORS.

Each unit owner shall have the exclusive right to paint, repaint, tile, panel, paper or otherwise refurnish and decorate the interior surfaces of the walls, ceilings, floors and doors forming the boundaries of his unit and all walls, ceilings, floors and doors within such boundaries, and to erect partition walls of a non-structural nature, provided that such unit owner shall take no action which in any way will materially change any common walls.

14. RIGHT OF FIRST REFUSAL ON SALE OR OTHER DISPOSITION.

No unit owner or lessee shall at any time sell, convey, contract to sell, lease or devise his unit, whether by operation of law or otherwise, without first complying with the provisions of this Section 14. No such sale, conveyance, contract of sale, devise, gift, lease, sublease, or alienation of any other kind shall be made unless the Association is given no less than thirty (30) days prior written notice of the terms thereof, together with the name and address of the proposed purchaser, vendee, donee, devisee, lessee or alienee:

The Association shall at all times have the first right and option to purchase or lease such unit upon the same terms as those upon which it is offered, which option shall be exercisable for a period of thirty (30) days following the date of receipt of notice. If the option is not exercised by the Association within thirty (30) days, the owner or lessee may, at the expiration of said thirty (30) day period and at any time within thirty (30) days after the expira-

tion of said period, sell, contract to sell or lease such unit to the proposed purchaser or lessee named in such notice upon the terms specified therein.

In the event that the unit owner shall desire to dispose of his unit by gift or devise to other than his lawful spouse or his heirs at law under the laws of the State of Wisconsin, said unit owner or his personal representative shall give the Association written notice thereof no less than thirty (30) days prior to the time of proposed transfer, which shall include the name and address of the proposed donee or devisee. The Association shall have the right and option to purchase such unit at the fair market value at the time of transfer, to be determined by a panel of three (3) qualified appraisers, one of which shall be selected by the unit owner or his legal representative, one by the Association, and the third by the two so selected, provided that the Association shall notify the unit owner or his personal representative of its intent to exercise such right and option within thirty (30) days after the receipt of notice from the unit owner or his personal representative as provided herein.

The Association may bid upon and purchase any unit which becomes the subject of a foreclosure action or tax sale, or is involved in an action in bankruptcy, or which becomes available for purchase for any reason whatsoever, whether by operation of law or otherwise.

The Association shall not exercise any of the options herein set forth to purchase or lease any unit without the prior consent of unit owners holding at least seventy-five percent (75%) of the votes present at any meeting duly called to consider such action. The Association, by its Board of Directors, may waive its first refusal rights hereunder with respect to any sale or conveyance upon written request to the Association.

Unit ownership or interests therein acquired pursuant to the terms of this paragraph shall be held of record in the name of the Association, or such nominee as it shall designate, for the benefit of all of the owners. Said unit ownership or interests therein shall be sold or leased by the Association for the benefit of the owners. All proceeds of such sale or leasing after repayment of borrowed funds and special assessments levied for such purposes shall be deposited in such funds as the Association may establish and may thereafter be disbursed at such time and in such manner as the Association shall determine.

15. RIGHT OF DECLARANT TO DISPOSE OF UNITS.

The provisions of Section 14 shall not be applicable to or binding upon the Declarant until subsequent to the initial sale of all units in SADDLE RIDGE ESTATES and annexations. Declarant shall have the right to sell or otherwise dispose of units by deed, land contract or other form of installment sale, or by such other means of conveyance as it may choose, and in the event that Declarant shall be forced to foreclose or otherwise recover possession of any unit as the result of the default of a purchaser under a land contract, installment sale, or mortgage, Declarant shall be free to dispose of any such unit by any means whatsoever, free of any restrictions set forth in Section 14 above. Nothing herein contained shall in any way restrict Declarant's right to lease units not sold or otherwise disposed of.

16. DESTRUCTION AND RECONSTRUCTION.

In the event of a partial or total destruction of a building or buildings, they shall be repaired and rebuilt as soon as practicable and substantially to the same design, plan and specifications as originally built, unless within ninety (90) days of the date of the damage or destruction, by affirmative vote of at least ninety percent (90%) of the total number of members of the Association entitled to vote, it is determined not to rebuild or repair. In such event, the provisions of Section 703.26 of the Wisconsin Statutes shall be applicable.

On reconstruction, the design, plan and specifications of any building or unit may vary from that of the original upon approval of the Association, provided, however, that the number of square feet of any unit may not vary by more than five percent (5%) from the number of square feet for such unit as originally constructed, and the location of the buildings shall be substantially the same as prior to damage or destruction. The proceeds of any insurance provided by the Association and collected for such damage or destruction shall be available to the Association for the purpose of repair or reconstruction, as provided in Section 17 hereof. The Association shall have the right to levy uniform assessments in the event that the proceeds of any insurance collected are insufficient to pay the estimated or actual costs of repair or reconstruction.

17. INSURANCE.

The Board of Directors of the Association shall provide and maintain fire and broad form extended coverage insurance on the buildings and any portion thereof in an amount equal to the replacement value of the buildings from time to time. Such insurance shall be obtained in the name of the Association as trustee for each of the unit owners and their respective mortgagees as their interests may appear. Premiums shall be a common expense. To the extent possible, the insurance shall provide that the insurer waives its rights of subrogation as to any claim against unit owners, the Association, and their respective servants, agents and guests, and that the insurance cannot be cancelled, invalidated nor suspended on account of conduct of any one or more unit owners, or the Association, or their servants, agents and guests, without thirty (30) days prior written notice to the Association giving it opportunity to cure the defect within that time. The amount of protection and the types of hazards to be covered shall be reviewed by the Board of Directors at least annually and the amount of coverage may be increased or decreased at any time it is deemed necessary as determined by the Board of Directors to conform to the requirements of full insurable value.

In the event of partial or total destruction of a building or buildings and it is determined to repair or reconstruct such building or buildings in accordance with Section 16 hereof, the proceeds of such insurance shall be paid to the Association as trustee to be applied to the cost thereof. If it is determined not to reconstruct or repair, then the proceeds shall be distributed to the unit owners and their mortgagees, if any, as their respective interests may appear, in the manner provided by the Act.

If insurance coverage is available to combine protection for the Association and the unit owner's individual unit, the Board of Directors is hereby given discretionary power to

negotiate such combination of insurance protection on an equitable cost-sharing basis under which the unit owner would be assessed individually for the amount of insurance which he directs the Board of Directors to include in such policies for his additional protection. Copies of all such policies shall be provided to each mortgagee. Nothing contained in this paragraph shall be deemed to prohibit any unit owner, at his own expense, to provide any additional insurance coverage on his improvements which will not duplicate any insurance provided by the Association of Unit Owners.

The Board of Directors shall also provide public liability insurance covering the common areas and facilities and the limited common areas in such amounts as may be determined at the discretion of the Board of Directors from time to time. The Board of Directors may also provide workmen's compensation insurance and fidelity bonds on such officers and employees and in such amounts as is determined by the Board of Directors to be necessary from time to time.

18. LIABILITY FOR COMMON EXPENSES.

The costs of administration of the Association, insurance, repair, maintenance and other expenses of the common areas and facilities and limited common areas, and common services provided to the unit owners, including sanitary sewer service, shall be paid for by the Association. The Association shall make assessments against the unit owners, as well as the units themselves, for such common expenses in accordance with the percentage of the undivided interest in the common and limited common areas and facilities relating to each unit, in the manner provided in the By-Laws of the Association. No unit owner may exempt himself or his unit ownership from liability for his contribution toward the common expenses by waiver of the use or enjoyment of any of the common or limited common areas and facilities or by abandonment of his unit; and no conveyance shall relieve the unit owner-grantor or his unit of such liability, and he shall be jointly, severally and personally liable along with his grantee in any such conveyance for the common expenses incurred up to the date of sale, until all expenses charged to his unit have been paid.

*Amended
Sept 21, 1982*
[As amended
July 17, 1984]

All common expenses and assessments, when due, shall immediately become a personal debt of the unit owner and also a lien, until paid, against the unit to which charged, as provided in the Act, without the necessity of filing such lien, and this provision shall constitute sufficient notice to all successors of title to units. The first owner of any unit shall be liable for assessments beginning on the first day of the first month following the date on which such owner acquired title to the unit. Subsequent owners of the same unit shall be liable for assessments beginning on the date they acquire title to the unit.

19. PARTITION OF COMMON ELEMENTS PROHIBITED.

There shall be no partition of the common areas and facilities and limited common areas through judicial proceedings or otherwise until this agreement is terminated and the property is withdrawn from its terms or from the terms of the applicable statutes regarding unit ownership or condominium ownership; provided, however, that if any unit shall be owned by two or more co-owners as tenants in common or as joint tenants, nothing contain-

ed herein shall be deemed to prohibit a voluntary or judicial partition of said single unit as between such co-owners. No unit may be subdivided.

20. CONVEYANCE TO INCLUDE INTERESTS IN COMMON AREAS AND FACILITIES AND LIMITED COMMON AREAS.

The percentage of the undivided interest in the common and limited common areas and facilities shall not be separated from the unit to which it appertains. No unit owner shall execute any deed, mortgage, lease or other instrument affecting title to such unit ownership without including therein both his interest in the unit and his corresponding percentage of ownership in the common and limited common areas and facilities, it being the intention hereof to prevent any severance of such combined ownership. Any such deed, mortgage, lease or other instrument purporting to affect the one without including also the other shall be deemed and taken to include the interest so omitted even though the latter is not expressly mentioned or described therein.

21. EASEMENTS, RESERVATIONS AND ENCROACHMENTS.

21.1 Utilities. Easements are hereby declared and granted for the benefit of the unit owners and the Association and reserved for the benefit of the Declarant for utility purposes, including the right to install, lay, maintain, repair and replace water mains and pipes, sewer lines, gas mains, telephone wires and equipment, master television antenna system wires and equipment, and electrical conduits and wires and equipment, including power transformers, over, under, along and on any part of the common areas and facilities, to service the condominium property or any annexation thereto.

[As amended
July 17, 1981]

21.2 Project Maintenance and Operation. The Association shall have the right to grant permits, licenses, and easements over the common areas for utilities, roads and other purposes necessary for the proper operation of the project.

21.3 Encroachments. In the event that by reason of the construction, reconstruction, settlement, or shifting of any building, or the design or construction of any unit, any part of the common areas and facilities, or limited common areas, encroaches or shall hereafter encroach upon any part of any unit, or any part of any unit encroaches or shall hereafter encroach upon any part of the common areas and facilities, or limited common areas, or any portion of any unit encroaches upon any part of any other unit, valid easements for the maintenance of such encroachment are hereby established and shall exist for the benefit of such unit so long as all or any part of the building containing such unit shall remain standing; provided, however, that in no event shall a valid easement for any encroachment be created in favor of the owner of any unit or in favor of the owner or owners of the common areas or facilities, or limited common areas, if such encroachment occurred due to the willful conduct of said owner or owners.

21.4 Binding Effect. All easements and rights described in this Section 21 are easements appurtenant, running with the land, and are subject to the reasonable control of the Association. All easements and rights described herein are granted and reserved to, and shall inure to the benefit of and be binding on, the undersigned, its successors and assigns, and on all unit owners, purchasers and mortgagees and their heirs, personal representatives, successors and assigns. The Association or the Declarant shall have the authority to execute all documents necessary to carry out the intent of this Section 21.

22. FAILURE OF ASSOCIATION TO INSIST ON STRICT PERFORMANCE NOT WAIVER.

The failure of the Association to insist, in any one or more instances, upon the strict performance of any of the terms, covenants, conditions or restrictions of this Declaration, or to exercise any right or option herein contained, or to serve any notice or to institute any action, shall not be construed as a waiver or a relinquishment for the future of such term, covenant, condition or restriction, but such term, covenant, condition or restriction shall remain in full force and effect. The receipt by the Association of payment of any assessment from a unit owner, with knowledge of the breach of any covenant hereof, shall not be deemed as a waiver of such breach, and no waiver by the Association of any provision hereof shall be deemed to have been made unless expressed in writing and signed by the Association.

23. AMENDMENTS TO DECLARATION.

Except as otherwise provided by the Act with respect to termination of the condominium form of ownership, and except as provided in Section 24 herein, this Declaration may be amended by an affirmative vote of not less than two-thirds (2/3) of all votes entitled to be cast by members of the Association following the initial sale of all units declared or annexed by Declarant after December 31, 1993, whichever shall first occur. Prior to such time the consent in writing of the Declarant, its successors and assigns, shall also be required. No amendment shall alter or abrogate the rights of Declarant as contained in this Declaration. Copies of amendments shall be certified by the President and Secretary of the Association in a form suitable for recording. A copy of the amendment shall be recorded with the Register of Deeds for Columbia County, and a copy of the amendment shall also be mailed or personally delivered to each unit owner at his address on file with the Association.

24. ANNEXATIONS TO SADDLE RIDGE ESTATES.

24.1 Right to Annex. Declarant hereby reserves the right unto itself, its successors or assigns, in its sole discretion, to amend and supplement this Declaration at any time prior to December 31, 1993, to annex and include as property subject hereto and submitted to the condominium form of ownership hereunder, all or any part of the following described real estate, also described as Future Phases in the survey attached hereto as Exhibit C, in any sequence whatsoever:

[As amended
July 17, 1993]

FUTURE PHASES: A parcel of land in the NW ¼-NW ¼, NE ¼-NW ¼, NW ¼-NE ¼ and SE ¼-NW ¼, section 1, T12N, R9E, Town of Pacific, Columbia County, Wisconsin bounded by the following described line: Commencing at the Northwest corner of said section 1; thence N89°50'14"E along the section line, 1983.53 feet to the point of beginning; thence continuing N89°50'14"E, along the section line, 50.00 feet; thence South, 246.83 feet; thence N89°18'W, 676.00 feet; thence N65°08'E, 392.00 feet; thence S29°40'E, 214.00 feet; thence S1°46'E, 575.00 feet; thence S53°35'W, 348.00 feet; thence N54°50'W, 270.43 feet; thence S42°00'W, 128.03 feet; thence S18°36'E, 242.50 feet; thence S53°35'W, 177.74 feet; thence N86°57'17"W, 938.31 feet; thence N14°36'E, 319.38 feet; thence N76°56'E, 652.00 feet; thence S64°24'E, 289.50 feet; thence N42°00'E, 109.31 feet to point "b"; thence Northerly on a curve to the left, radius 91.21 feet, whose chord bears N0°15'W, 122.65 feet; thence Northerly on a curve to the left, radius 309.00 feet, whose chord bears N58°00'W, 164.62 feet; thence N73°30'W, 268.00 feet; thence Northwesterly on a curve to the right, radius 176.00 feet, whose chord bears N57°00'W, 99.97 feet; thence S61°42'W, 176.45 feet; thence S86°15'W, 792.58 feet; thence N13°20'E, 431.61 feet; thence N89°02'E, 662.09 feet; thence North, 233.52 feet to the point of beginning. Said parcel contains 31.17 acres.

In the event of such annexation, Declarant or its successors or assigns shall be entitled to construct on the property described above, and annex to SADDLE RIDGE ESTATES and submit to the condominium form of ownership hereunder, a maximum of one hundred twenty (120) condominium units, or any lesser number, and such recreational areas and related facilities as Declarant, its successors or assigns, may deem appropriate, all of which, if constructed, shall be of generally comparable design, construction, quality and appearance as the original forty-eight (48) units constructed and submitted to the condominium form of ownership hereunder. Such additional units, at the sole discretion of Declarant, may be in the form of multi-unit buildings containing between two (2) and twelve (12) units per building, or may be in the form of single unit structures. All improvements intended for annexation shall be substantially completed prior to annexation. All units, unit owners and occupants, and the common and limited common areas and facilities of the said property, if and when the said property or a portion thereof is so annexed, shall be in all respects subject to the provisions, restrictions, covenants, terms and conditions of the Act, this Declaration, and the Articles and By-Laws of the Association, and such restrictions, rules and regulations as may be promulgated thereunder. The method for determining the effective date for assigning assessments for annexed units shall be the same as that described in Section 18 hereof.

**As amended
July 17, 198**

24.2 Adjustment to Percentage Ownership in Common Areas. Upon the effectiveness of such annexation, or any one in a series of annexations, the percentage of the undivided interest in the common areas and facilities and limited common areas relating to each unit and its owner for all purposes, including ownership and the proportionate share of common expenses to be paid by each unit, shall be adjusted in accordance with the total number of units then subject to this Declaration. Such percentage shall be determined by

dividing the number one (1) by the total number of condominium units then subject to this Declaration, and comprising SADDLE RIDGE ESTATES, including those in any annexation. Provided, that Declarant reserves the right to fix, in its discretion, a different means of determining such percentage upon annexations to SADDLE RIDGE ESTATES, in the event that the size, quality or cost of upkeep of units in such annexation is widely disproportionate to that of existing units in the condominium. The adjusted percentage shall, in any event, not be proportionately less for the annexed units than that attributed to the then existing units in SADDLE RIDGE ESTATES, and shall be stated in the Supplement to this Declaration.

24.3 Supplements to Declaration. Any such annexation, or series of annexations, shall be accomplished by Declarant through the filing and recording of a Supplement to this Declaration in the office of the Register of Deeds for Columbia County, at any time prior to December 31, 1993; such Supplement or Supplements shall be effective as of the time of recording. Such Supplement or Supplements shall not be deemed to be an Amendment within the meaning of Section 23 herein and such Supplement or Supplements need not be signed by any person or entity other than the Declarant herein or its successors or assigns. A copy of any Supplement or Supplements shall be mailed or personally delivered to each unit owner at his address on file with the Association.

24.4 Consent of Unit Owners and Power of Attorney. Each owner of a condominium unit in SADDLE RIDGE ESTATES shall be deemed by acceptance of any deed to any unit to agree, approve and consent to the aforesaid annexation or series of annexations, or any part thereof, and the aforesaid adjustment in and to the percentage of the undivided interest in the common and limited common areas and facilities appertaining to each unit and its owner attendant upon such annexation, and shall be deemed to grant to Declarant, its successors and assigns, an irrevocable power of attorney, coupled with an interest, to act for and in the stead of such unit owner with respect to the aforesaid annexation(s) and the filing and recording of a Supplement or Supplements to this Declaration with respect thereto in conformance with this Section 24. However, nothing contained in this Section 24 shall be deemed to place any obligation whatsoever on the Declarant, its successors or assigns, with respect to accomplishment and consummation of any annexation of the aforesaid property, or construction of any condominium units thereon, nor shall anything contained herein be deemed to grant or create a right in unit owners under this Declaration with respect to such annexation or construction of units.

25. CONDEMNATION, DESTRUCTION OR LIQUIDATION.

[As amended
July 17, 198

25.1 Representations. In connection with any condemnation, destruction or liquidation of the property, the Association shall represent the unit owners in any proceedings, negotiations, settlements or agreements. When necessary, each unit owner shall appoint the Association as attorney-in-fact for this purpose.

25.2 Allocation of Proceeds. Any proceeds from condemnation, destruction or liquidation of Saddle Ridge Estates shall be payable to the Association for the benefit of the unit owners and their mortgage holders. Such proceeds shall be allocated in accordance with the following principles:

21

(a) Every unit owner is entitled to the entire award for the taking of all or part of their respective unit and for consequential damages to their unit.

(b) Any award for the taking of limited common elements shall be allocated to the unit owners of the units to which the use of those limited common elements is restricted in proportion to their respective percentage interests in the common elements.

(c) In the event no reconstruction is undertaken, any award for the taking of common elements shall be allocated to all unit owners in proportion to their respective percentage interests in the common elements.

26. NOTICES.

All notices and other documents required to be given by this Declaration or the By-Laws of the Association shall be sufficient if given to one (1) registered owner of a unit regardless of the number of owners who have an interest therein. Notices and other documents to be served upon Declarant shall be given to the Agent specified for receipt of process herein. All owners shall provide the Secretary of the Association with an address for the mailing or service of any notice or other documents and the Secretary shall be deemed to have discharged his duty with respect to the giving of notice by mailing it or having it delivered personally to such address as is on file with him.

27. SERVICE OF PROCESS.

The person to receive service of process shall be ROBERT C. MILLER, 119 West Conant Street, Portage, Wisconsin 53901, or such other person as may be designated from time to time by the Board of Directors of the Association, which designation shall be filed with the Register of Deeds of Columbia County.

28. NUMBER AND GENDER.

Whenever used herein, unless the context shall otherwise provide, the singular number shall include the plural, the plural shall include the singular, and the use of any gender shall include all genders.

29. CAPTIONS.

The captions and section headings herein are inserted only as matters of convenience and for reference, and in no way define nor limit the scope or intent of the various provisions hereof.

30. SEVERABILITY.

The provisions hereof shall be deemed independent and severable, and the invalidity or partial invalidity or unenforceability of any one provision or portion thereof shall not affect the validity or enforceability of the remaining portion of said provision or of any other provision hereof.

IN WITNESS WHEREOF, the said WAJBAC AND TADWIL LIMITED, Declarant, has caused this document to be executed by its President and Secretary, at Portage, Wisconsin as of the date first set forth above.

CORPORATE SEAL

WAJBAC AND TADWIL LIMITED
d/b/a Saddle Ridge Estates, Declarant

Attest:

_____ By _____
Secretary President

AUTHENTICATION

Signatures of _____, President and _____, Secretary,
authenticated this _____ day of _____, 1978.

David L. Petersen
Title: Member, State Bar of Wisconsin

This instrument was drafted by: David L. Petersen, Quarles & Brady, 780 North Water Street, Milwaukee, Wisconsin 53202.

Exhibits A and B to the original Declaration have been replaced and superseded by Exhibit A Pages 1-3 and Exhibit B Pages 1-4 to the Second Supplement and Amendment to the Declaration which are contained in this book on pages 37-47.

SADDLE RIDGE ESTATES

FUTURE PHASES EXHIBIT C

THIS SURVEY DESCRIBES THE LAND ADJACENT TO SADDLE RIDGE, PHASE I WHICH MAY BE ADDED TO SADDLE RIDGE ESTATES IN ACCORDANCE WITH THE TERMS OF THE DECLARATION



BY: [Signature]

NO.	SECTION	TOWNSHIP	RANGE	COUNTY	STATE
1	36	17N	10E	CLATSOP	OR
2	35	17N	10E	CLATSOP	OR
3	34	17N	10E	CLATSOP	OR
4	33	17N	10E	CLATSOP	OR
5	32	17N	10E	CLATSOP	OR
6	31	17N	10E	CLATSOP	OR
7	30	17N	10E	CLATSOP	OR
8	29	17N	10E	CLATSOP	OR
9	28	17N	10E	CLATSOP	OR
10	27	17N	10E	CLATSOP	OR
11	26	17N	10E	CLATSOP	OR
12	25	17N	10E	CLATSOP	OR
13	24	17N	10E	CLATSOP	OR
14	23	17N	10E	CLATSOP	OR
15	22	17N	10E	CLATSOP	OR
16	21	17N	10E	CLATSOP	OR
17	20	17N	10E	CLATSOP	OR
18	19	17N	10E	CLATSOP	OR
19	18	17N	10E	CLATSOP	OR
20	17	17N	10E	CLATSOP	OR
21	16	17N	10E	CLATSOP	OR
22	15	17N	10E	CLATSOP	OR
23	14	17N	10E	CLATSOP	OR
24	13	17N	10E	CLATSOP	OR
25	12	17N	10E	CLATSOP	OR
26	11	17N	10E	CLATSOP	OR
27	10	17N	10E	CLATSOP	OR
28	9	17N	10E	CLATSOP	OR
29	8	17N	10E	CLATSOP	OR
30	7	17N	10E	CLATSOP	OR
31	6	17N	10E	CLATSOP	OR
32	5	17N	10E	CLATSOP	OR
33	4	17N	10E	CLATSOP	OR
34	3	17N	10E	CLATSOP	OR
35	2	17N	10E	CLATSOP	OR
36	1	17N	10E	CLATSOP	OR

TO BE ADDED TO SADDLE RIDGE, PHASE I

PHASE I DESCRIPTION

PHASE I OF SADDLE RIDGE ESTATES IS THAT PORTION OF THE LAND DESCRIBED IN THE DECLARATION OF SADDLE RIDGE ESTATES, PHASE I, WHICH IS NOT INCLUDED IN PHASE II OF SADDLE RIDGE ESTATES, PHASE I, AS DESCRIBED IN THE DECLARATION OF SADDLE RIDGE ESTATES, PHASE II, AS AMENDED.

PHASE II DESCRIPTION

PHASE II OF SADDLE RIDGE ESTATES IS THAT PORTION OF THE LAND DESCRIBED IN THE DECLARATION OF SADDLE RIDGE ESTATES, PHASE I, WHICH IS INCLUDED IN PHASE II OF SADDLE RIDGE ESTATES, PHASE I, AS DESCRIBED IN THE DECLARATION OF SADDLE RIDGE ESTATES, PHASE II, AS AMENDED.

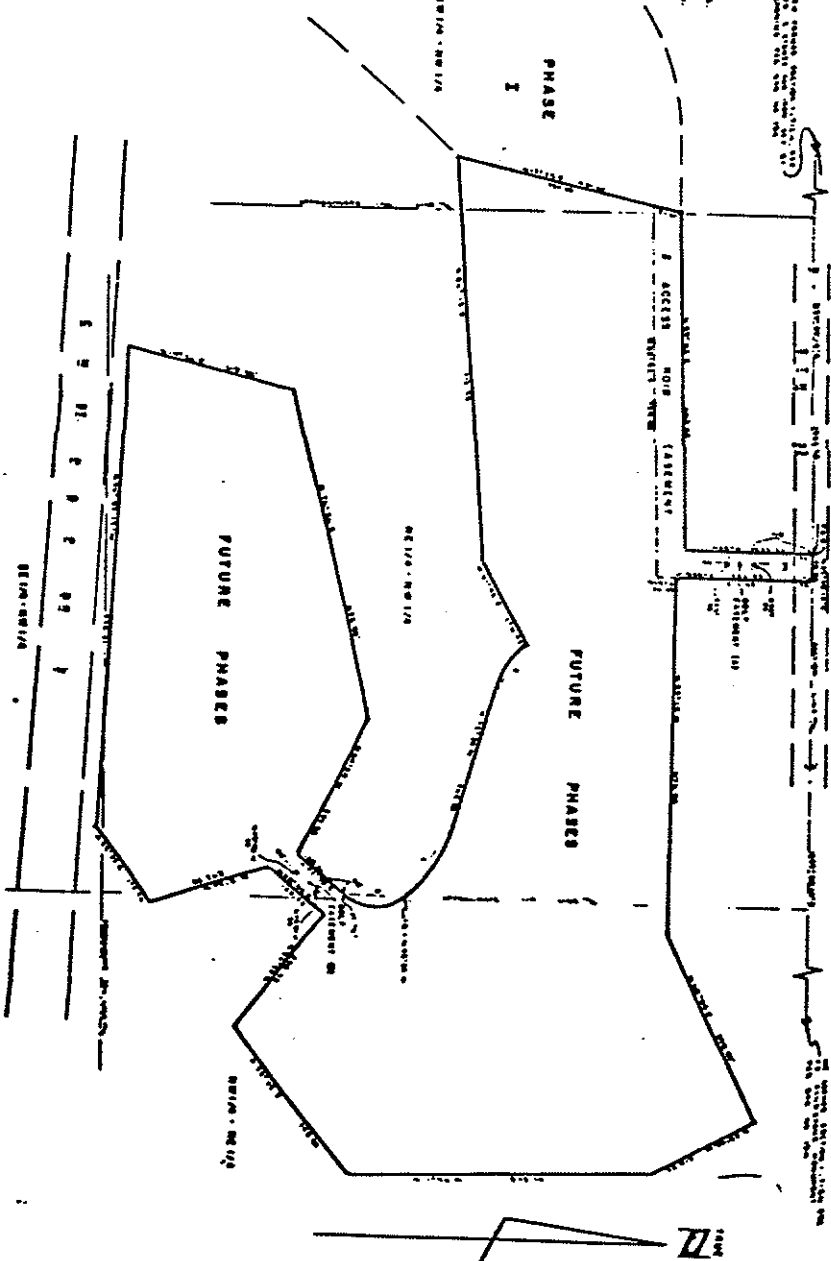


PHASE I ACCESS

PHASE I SHALL BE ACCESSIBLE TO THE PUBLIC BY THE EXISTING HIGHWAY AND BY THE EXISTING TRAIL WHICH CROSS THE BOUNDARY LINE BETWEEN PHASE I AND PHASE II.

PHASE II ACCESS

PHASE II SHALL BE ACCESSIBLE TO THE PUBLIC BY THE EXISTING HIGHWAY AND BY THE EXISTING TRAIL WHICH CROSS THE BOUNDARY LINE BETWEEN PHASE I AND PHASE II.



FIRST SUPPLEMENT AND AMENDMENT TO DECLARATION

TABLE OF CONTENTS

	<i>Page</i>
1. First Supplement Annexation	1
2. Amendment of Declaration	2
3. Effect of Annexation and Amendment	4
Exhibits Reference	

Received for record this 4 day of
October A.D. 1978 at 1:30 P. M.

Mae Bell Reg. of Deeds

FIRST SUPPLEMENT
AND
AMENDMENT
TO
CONDOMINIUM DECLARATION
OF
CONDITIONS, COVENANTS, RESTRICTIONS AND EASEMENTS
FOR
SADDLE RIDGE ESTATES

.....
THIS FIRST SUPPLEMENT AND AMENDMENT is made this 29th day of September, 1978, pursuant to the terms of the Condominium Declaration for SADDLE RIDGE ESTATES recorded May 1, 1978 in the Office of the Register of Deeds for Columbia County, Wisconsin, in Volume 190 of Records at pages 324-345 inclusive, as Document No. 394358 (the "Declaration") by Wajbac and Tadwil, Limited, an Illinois corporation (hereinafter "Declarant").

I. FIRST SUPPLEMENT ANNEXATION.

1.1. *Statement of Declaration.*

The purpose of this Supplement is to annex and submit the land described hereinafter and the improvements constructed or to be constructed thereon to the condominium form of ownership as a part of SADDLE RIDGE ESTATES in the manner provided by the Declaration.

Declarant hereby declares that it is the owner of the real property described in Section 1.2 hereof and shown on the survey attached hereto as Exhibit A, Page 2, together with all buildings and improvements constructed or to be constructed thereon (the "Property"), which is hereby submitted to the condominium form of ownership as part of SADDLE RIDGE ESTATES as provided in the Declaration, and which Property shall be held, conveyed, devised, leased, encumbered, used, improved and in all respects otherwise affected subject to the provisions, conditions, covenants, restrictions and easements of the Declaration for SADDLE RIDGE ESTATES. All provisions hereof shall be deemed to run with the land and shall constitute benefits and burdens to the Declarant, its successors and assigns, and to all parties hereafter having any interest in the Property.

1.2. *Legal Description.*

The real estate described hereinafter, also described as Phase II in the Survey attached hereto as Exhibit A, Page 2, together with all buildings and improvements constructed or to be constructed thereon, is hereby annexed to SADDLE RIDGE ESTATES and subjected to the provisions of the Declaration. The buildings and units constructed or to be constructed are more fully described in the site plan and building and floor plans attached hereto as Exhibits A and B, depicting the layout, location, perimeters, unit numbers and approximate dimensions of the buildings and units. The real estate subjected to the provisions of the Declaration hereby is described as follows:

Phase II Description:

A parcel of land in the Northwest One-quarter (NW¼) of the Northwest One-quarter (NW¼), Northeast One-quarter (NE¼) of the Northwest One-quarter (NW¼), Section 1, Town 12 North, Range 9 East, in the Town of Pacific, Columbia County, Wisconsin, bounded by the following described line: Commencing at the northwest corner of said Section 1; thence N89°50'14"E along the section line, 1983.53 feet; thence South, 233.52 feet to the point of beginning; thence South, 50.00 feet; thence S36°56'E, 307.33 feet; thence S61°42'W, 176.45 feet; thence S86°15'W, 792.58 feet; thence N13°20'E, 431.61 feet; thence N89°02'E, 662.09 feet to the point of beginning. Said parcel contains 7.24 acres.

SUBJECT TO the following "Golf Course Water Main Easement," which Declarant expressly declares, reserves and excepts from the lands described above being subjected to the Declaration, and which easement is hereby granted by Declarant to Columbia Corporation, an Illinois corporation, its successors and assigns, for the benefit of, and as necessary in connection with the development, use and operation of, lands owned by said Columbia Corporation adjacent to or in the locale of the property subject to this Declaration, being described generally as within the Northwest One-quarter (NW¼) of Section One (1), Town 12 North, Range 9 East in the Town of Pacific, Columbia County, Wisconsin. This easement is for the purposes of construction, installation, operation, use, maintenance, repair, restoration and replacement of, and access to, water mains, laterals, lines and pipes conducting and carrying water over, upon, across, under and through the property described as follows:

A parcel of land 15 feet wide located in the Northwest One-quarter (NW¼) of the Northwest One-quarter (NW¼), Section 1, Town 12 North, Range 9 East, Town of Pacific, Columbia County, Wisconsin, bounded by the following described line: Commencing at a Southwest corner of the above described Phase II, also being at the Westerly end of the line described as S86°15'W, 792.58 feet; thence N13°20'E, 146.16 feet to the point of beginning; thence N13°20'E, 27.70 feet; thence S19°27'E, 172.65 feet; thence S86°15'W, 15.58 feet; thence N19°27'W, 145.15 feet to the point of beginning.

Provided, and the foregoing easement is granted upon this express condition, that so much of the surface or sub-surface of the soil as may be disturbed in the operation, use, maintenance, repair, restoration and replacement of such water laterals and lines, will at the expense of Columbia Corporation, its successors and assigns, be replaced and restored to substantially the same condition as prior to such disturbance. Declarant hereby grants to Columbia Corporation rights of entry upon the land described as Phase II hereinabove for and incidental to the operation, use, maintenance, repair, restoration and replacement of such water lines and laterals.

II. AMENDMENT OF DECLARATION.

2.1. The Declaration for SADDLE RIDGE ESTATES is hereby amended by removing and deleting in their entirety Exhibits A and B thereto, originally recorded in Volume 190 of Columbia County Records at pages 341-344 inclusive, and substituting therefor Exhibit A, Page 1 and Exhibit B, pages 1-3 inclusive, as attached hereto.

It is the intention hereof that Exhibit A, Page I and Exhibit B in its entirety, as attached hereto, shall supersede and replace for all purposes Exhibit A and Exhibit B to the original Declaration recorded under the date of May 1, 1978.

2.2. Section 2.1 of the Declaration is hereby amended by adding thereto the following:

SUBJECT TO the following "Golf Course Water Main Easement," which Declarant expressly declares, reserves and excepts from the lands described above being subjected to the Declaration, and which easement is hereby granted by Declarant to Columbia Corporation, an Illinois corporation, its successors and assigns, for the benefit of, and as necessary in connection with the development, use and operation of, lands owned by said Columbia Corporation adjacent to or in the locale of the property subject to this Declaration, being described generally as within the Northwest One-quarter (NW¼) of Section One (1), Town 12 North, Range 9 East in the Town of Pacific, Columbia County, Wisconsin. This easement is for the purposes of construction, installation, operation, use, maintenance, repair, restoration and replacement of, and access to, water mains, laterals, lines and pipes conducting and carrying water over, upon, across, under and through the property described as follows:

A parcel of land 15 feet wide located in the Northwest One-quarter (NW¼) of the Northwest One-quarter (NW¼), Section 1, Town 12 North, Range 9 East, Town of Pacific, Columbia County, Wisconsin bounded by the following described line: Commencing at the above described point of beginning of Phase I Parcel 1; thence S89°02'W, 125.83 feet to the point of beginning of this parcel: thence S0°58'E, 63.80 feet; thence S19°27'E, 196.08 feet; thence S13°20'W, 27.70 feet; thence N19°27'W, 221.80 feet; thence N0°58'W, 66.23 feet; thence N89°02'E, 15.00 feet to the point of beginning of this parcel.

Provided, and the foregoing easement is granted upon this express condition, that so much of the surface or sub-surface of the soil as may be disturbed in the operation, use, maintenance, repair, restoration and replacement of such water laterals and lines, will at the expense of Columbia Corporation, its successors and assigns, be replaced and restored to substantially the same condition as prior to such disturbance. Declarant hereby grants to Columbia Corporation rights of entry upon the land described as Phase I hereinabove for and incidental to the operation, use, maintenance, repair, restoration and replacement of such water lines and laterals.

In all other respects, Section 2.1 of the Declaration remains unchanged and unaffected by this Amendment.

2.3. Section 12.1 of the Declaration is hereby amended by adding thereto the following:

"Each unit owner shall be responsible for snow and ice removal from the sidewalk constituting a part of the limited common area appurtenant to his unit."

In all other respects, Section 12.1 of the Declaration remains unchanged and unaffected by this Amendment.

III. EFFECT OF ANNEXATION AND AMENDMENT.

3.1 By this Supplement to the Declaration, two (2) courts containing thirty-two (32) condominium units are annexed and added to SADDLE RIDGE ESTATES and subjected to the Declaration. Furthermore, by this Amendment to the Declaration, corrections and revisions are accomplished primarily as to court layout and unit location and designation limited common areas appurtenant to respective units, a water main easement across Phase I, and a change of some garage locations.

3.2 By reason of this Supplement and the annexation of the said thirty-two (32) additional residential units to SADDLE RIDGE ESTATES:

3.2.1. As of the effective date hereof, there are five (5) courts in SADDLE RIDGE ESTATES, comprising twenty (20) main buildings containing a total of eighty (80) residential units (Section 5 of the Declaration).

3.2.2. As of the effective date hereof, the percentage of the undivided ownership interest in the common areas and facilities and limited common areas appurtenant to each unit and its owner shall be 1.25%, determined by dividing the number one (1) by the number eighty (80) (Sections 9 and 24 of the Declaration).

3.3. All of the provisions, restrictions, covenants, terms and conditions of the Declaration and the Articles and By-Laws of Saddle Ridge Estates Association, Ltd., and such restrictions, rules and regulations as may be promulgated thereunder shall be applicable to the properties and units hereby annexed to SADDLE RIDGE ESTATES.

3.4. The effective date of this Supplement and Amendment shall be the date it is recorded in the Office of the Register of Deeds for Columbia County, Wisconsin.

IN WITNESS WHEREOF, this document has been executed by duly authorized officers of Wajbac and Tadwil, Limited, as of the date first set forth above.

WAJBAC AND TADWIL, LIMITED

By 

By 

AUTHENTICATION

Signatures of *Robert O. Miller* Vice, President and
Robert O. Miller Asst. Secretary of Wajbac and Tadwil, Limited
authenticated this 29th day of September, 1978.

Bruce J. Rogers

Bruce J. Rogers
Title: Member State Bar of Wisconsin
or _____ authorized
under Sec. 706.06, Wis. Stats.

This instrument was drafted by

Quarles & Brady
780 North Water Street
Milwaukee, Wisconsin 53202

By David L. Petersen

Exhibits A and B to the First Supplement and Amendment to the Declaration have been replaced and superseded by Exhibit A Pages 1-3 and Exhibit B Pages 1-4 to the Second Supplement and Amendment to the Declaration which are contained in this book on pages 37-47.

STATE OF WISCONSIN
COLUMBIA COUNTY

Recorded this 20th day of
December, A.D. 1982 at 8:35 A.M.
Marian Robinson Reg. of Deeds

SECOND SUPPLEMENT
AND
AMENDMENT
TO
CONDOMINIUM DECLARATION
OF
CONDITIONS, COVENANTS, RESTRICTIONS AND EASEMENTS
FOR
SADDLE RIDGE ESTATES

THIS SECOND SUPPLEMENT AND AMENDMENT is made this 20th day of December, 1982, pursuant to the terms of the Condominium Declaration for SADDLE RIDGE ESTATES recorded May 1, 1978 in the Office of the Register of Deeds for Columbia County, Wisconsin, in Volume 190 of Records at pages 324-345 inclusive, as Document No. 394358, as supplemented and amended to date (the "Declaration") by Wajbac and Tadwil, Limited, an Illinois corporation (hereinafter "Declarant").

I. SECOND SUPPLEMENT ANNEXATION.

1.1 *Statement of Declaration.*

The purpose of this Supplement is to annex and submit the land described hereinafter and the improvements constructed or to be constructed thereon to the condominium form of ownership as a part of SADDLE RIDGE ESTATES in the manner provided by the Declaration.

Declarant hereby declares that it is the owner of the real property described in Section 1.2 hereof and shown on Exhibit A, Page 3 of the Condominium Plat filed herewith, together with all buildings and improvements constructed or to be constructed thereon (the "Property"), which is hereby submitted to the condominium form of ownership as part of SADDLE RIDGE ESTATES as provided in the Declaration, and which Property shall be held, conveyed, devised, leased, encumbered, used, improved and in all respects otherwise affected subject to the provisions, conditions, covenants, restrictions and easements of the Declaration for SADDLE RIDGE ESTATES. All provisions hereof shall be deemed to run with the land and shall constitute benefits and burdens to the Declarant, its successors and assigns, and to all parties hereafter having any interest in the Property.

1.2 *Legal Description.*

The real estate described hereinafter, also described as Phase III on Exhibit A, Page 3 of the Condominium Plat filed herewith, together with all buildings and improvements constructed or to be constructed thereon, is hereby annexed to SADDLE RIDGE ESTATES and subjected to the provisions of the Declaration. The buildings and units constructed or to be constructed are more fully described in the site plan and building and floor plans, Exhibits A and B of the Condominium Plat filed herewith, depicting the layout, location, perimeters, unit numbers and approximate dimensions of the buildings and units. The real estate subjected to the provisions of the Declaration hereby is described as follows:

Phase III Description:

A parcel in the Northeast ¼ Northwest ¼ Section 1, T12N R9E, Town of Pacific, Columbia County, Wisconsin, bounded by the following described line: Commencing at the Northwest corner of said Section 1, thence N89°50'14"E, along the section line 1983.53 feet; thence South 283.52 feet; thence S36°56'E, 176.50 feet to the point of beginning; thence S79°49'E, 274.64 feet; thence S10°11'W, 137.37 feet; thence N73°30'W, 87.15 feet; thence Northwesterly on a curve to the right, radius 176.00 feet, whose chord bears N57°00'W, 99.97 feet; thence N36°56'W, 130.83 feet to the point of beginning; said area containing approximately .61 acres.

TOGETHER WITH non-exclusive easements and rights of way for the benefit of the properties described above, for purposes of vehicular and pedestrian access, and ingress and egress to, from and between the above described properties and State Highway 33, as described and shown in the Condominium Plat filed herewith, over, upon and across the following described property:

ACCESS ROAD EASEMENT (C): A parcel of land in the Northeast ¼ Northwest ¼ Section 1, T12N R9E, Town of Pacific, Columbia County, Wisconsin, bounded by the following described line: Commencing at the Northwest corner of said Section 1, thence N89°50'14"E along the section line 1983.53 feet; thence South 283.52 feet to the Point of beginning; thence S36°56'E, 176.50 feet; thence S79°49'E, 274.64 feet; thence S10°11'E, 50.00 feet; thence N79°49'W, 255.00 feet, thence N36°56'W, 140.18 feet; thence South 15.86 feet; thence S89°02'W, 50.00 feet to the point of beginning.

THE FOREGOING EASEMENT is non-exclusive, and is subject to the concurrent rights of Columbia Corporation and Declarant, and their successors, assigns, lessees, licensees, guests and agents to use the easement area in mutuality with owners of units in Saddle Ridge Estates. Declarant and Columbia Corporation, by virtue of rights reserved in conveyance to Declarant, specifically reserve the right to make such use of the lands subject to the foregoing easement as will not unreasonably interfere with or prevent use thereof for the easement purpose specified. The uses made of such easement area by Declarant and Columbia Corporation shall not be, and are not hereby, otherwise limited or restricted.

The easement and right herein granted shall be appurtenant to the Condominium property and may not be separated therefrom. No unit owner by virtue hereof shall have or possess any interest in the said easement area which may be sold, conveyed, assigned or otherwise transferred except in conjunction with the sale of a unit in the Condominium.

The easement here declared and granted shall become effective upon the first conveyance by Declarant of all or any part of the Condominium property described in 1.2 herein, provided such conveyance is pursuant and subject to the Wisconsin Condominium Ownership Act.

The foregoing easement shall remain in full force and effect only for such time as the property and improvements known as Saddle Ridge Estates remain dedicated to the condominium form of ownership in the manner provided in the Wisconsin Condominium Ownership Act and the Condominium Declaration for Saddle Ridge Estates.

II. AMENDMENT OF DECLARATION.

2.1 The Declaration and Condominium Plat for SADDLE RIDGE ESTATES is hereby amended by removing and deleting in their entirety Exhibits A and B thereof, filed in Volume 1 of Columbia County Records at pages 1-6 inclusive, and substituting therefor Exhibit A, Pages 1-3 and Exhibit B, Pages 1-4 inclusive, as shown in the Condominium Plat filed herewith.

It is the intention hereof that Exhibit A, Pages 1-3, and Exhibit B in its entirety, as shown in the Condominium Plat filed herewith, shall supersede and replace for all purposes the prior Exhibit A and Exhibit B to the Declaration.

III. EFFECT OF ANNEXATION AND AMENDMENT.

3.1 By this Supplement to the Declaration, Court 5 is modified to change and replace two of the buildings in Court 5 with the same number of units in a two-unit (duplex) configuration. Also, Court 6, containing four (4) condominium units, is annexed and added to SADDLE RIDGE ESTATES and subjected to the Declaration.

3.2 By reason of this Supplement and Amendment to SADDLE RIDGE ESTATES:

3.2.1. As of the effective date hereof, there are six (6) courts in SADDLE RIDGE ESTATES, comprising twenty-three (23) main buildings containing a total of eighty-four (84) residential units.

3.2.2. As of the effective date hereof, the percentage of the undivided ownership interest in the common areas and facilities and limited common areas appurtenant to each unit and its owner shall be 1.20%, determined by dividing the number one (1) by the number eighty-four (84).

3.3. All of the provisions, restrictions, covenants, terms and conditions of the Declaration and the Articles and By-Laws of Saddle Ridge Estates Association, Ltd., and such restrictions, rules and regulations as may be promulgated thereunder shall be applicable to the properties and units hereby annexed to SADDLE RIDGE ESTATES.

3.4. The effective date of this Supplement and Amendment shall be the date it is recorded in the Office of the Register of Deeds for Columbia County, Wisconsin.

IN WITNESS WHEREOF, this document has been executed by duly authorized officers of Wajbac and Tadwil, Limited, as of the date first set forth above.

WĀJBAC AND TADWIL, LIMITED

By 
Robert T. Berst, Vice President

By 
Robert C. Arians, Secretary

35

Vol. 249 PAGE 426

NOTARIZATION

STATE OF WISCONSIN)
) SS.
COLUMBIA COUNTY)

Personally appeared before me this 20th day of December, the above-named Robert T. Borst and Robert C. Arians to me known to be the Vice President and Secretary of Wajbac and Tadwil, Limited, and who executed the foregoing instrument and acknowledged that they executed same as the act and deed of said corporation.

Gloria Kirkin Rippe
Gloria Kirkin Rippe
Notary Public, State of Wisconsin
My Commission expires - 3/11/84

This instrument was drafted by

Quarles & Brady
760 North Water Street
Milwaukee, Wisconsin 53202

By David L. Petersen

424304

PLAY OF SURVEY OF SADDLE RIDGE ESTATES PHASE I

STATE OF WISCONSIN
COLUMBIA COUNTY

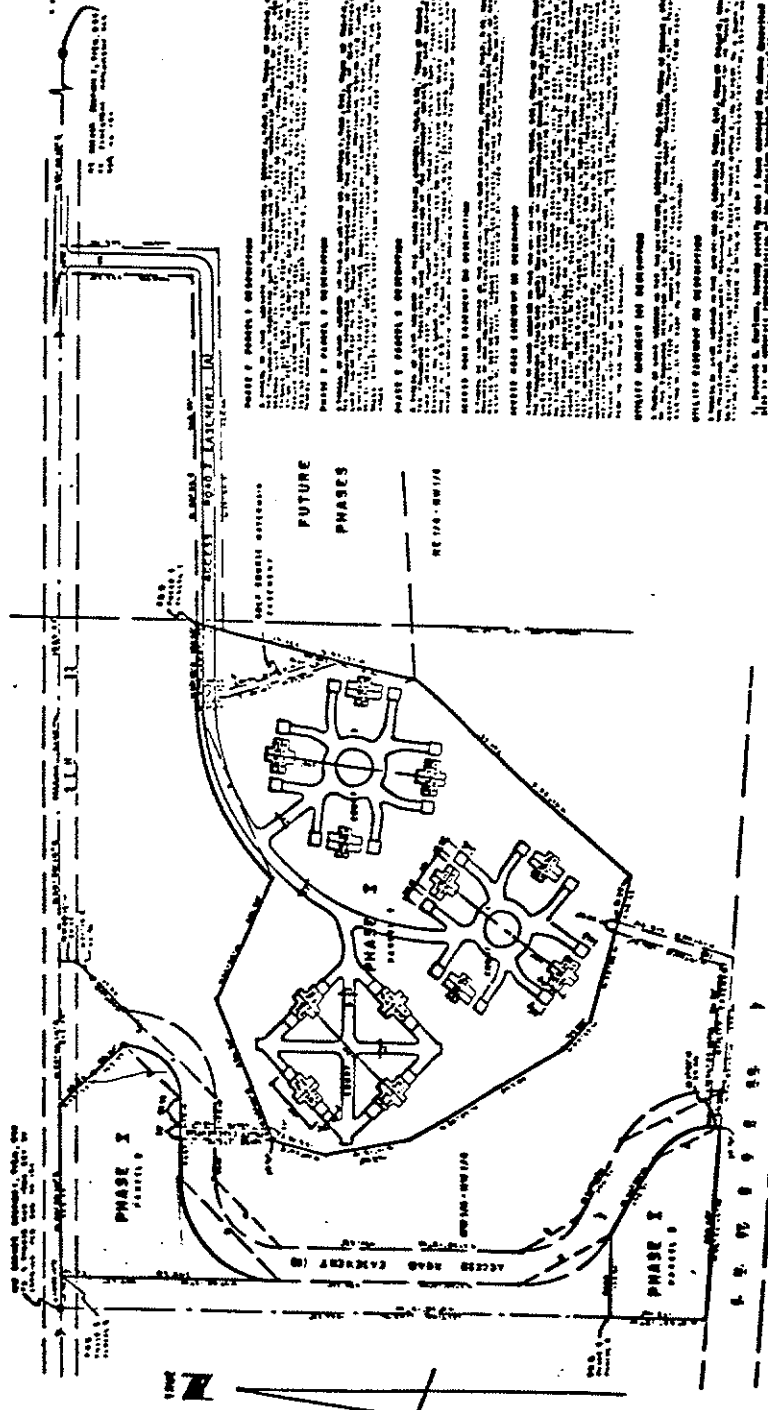
Received for record (No. 36)
Dyrol (Attorney) A.D. 1924,
at 8:35 o'clock A.M. and recorded
in Vol. 1, 66th Wis. Stat., Page 533.

Witnesses: R. H. ...
Registrar of Deeds

THIS INSTRUMENT DESCRIBES THE LAND AND THE BUILDING FOOTPRINTS FOR THE COMMUNITY DECLARATION FOR SADDLE RIDGE ESTATES.



Area	Area	Area	Area
1	2	3	4
...



Notary Public
COLUMBIA COUNTY, WISCONSIN
My Comm. Expires 12/31/1924
Attest: My hand and seal this 15th day of April, 1924.

M. H. ...

THIS INSTRUMENT DESCRIBES THE LAND AND THE BUILDING FOOTPRINTS FOR THE COMMUNITY DECLARATION FOR SADDLE RIDGE ESTATES.

SADDLE RIDGE ESTATES EXHIBIT A PAGE 1

PHASE II DESCRIPTION:

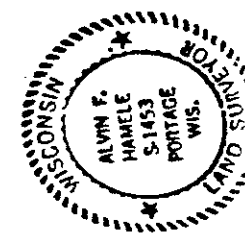
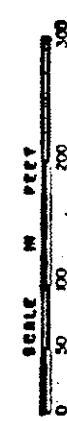
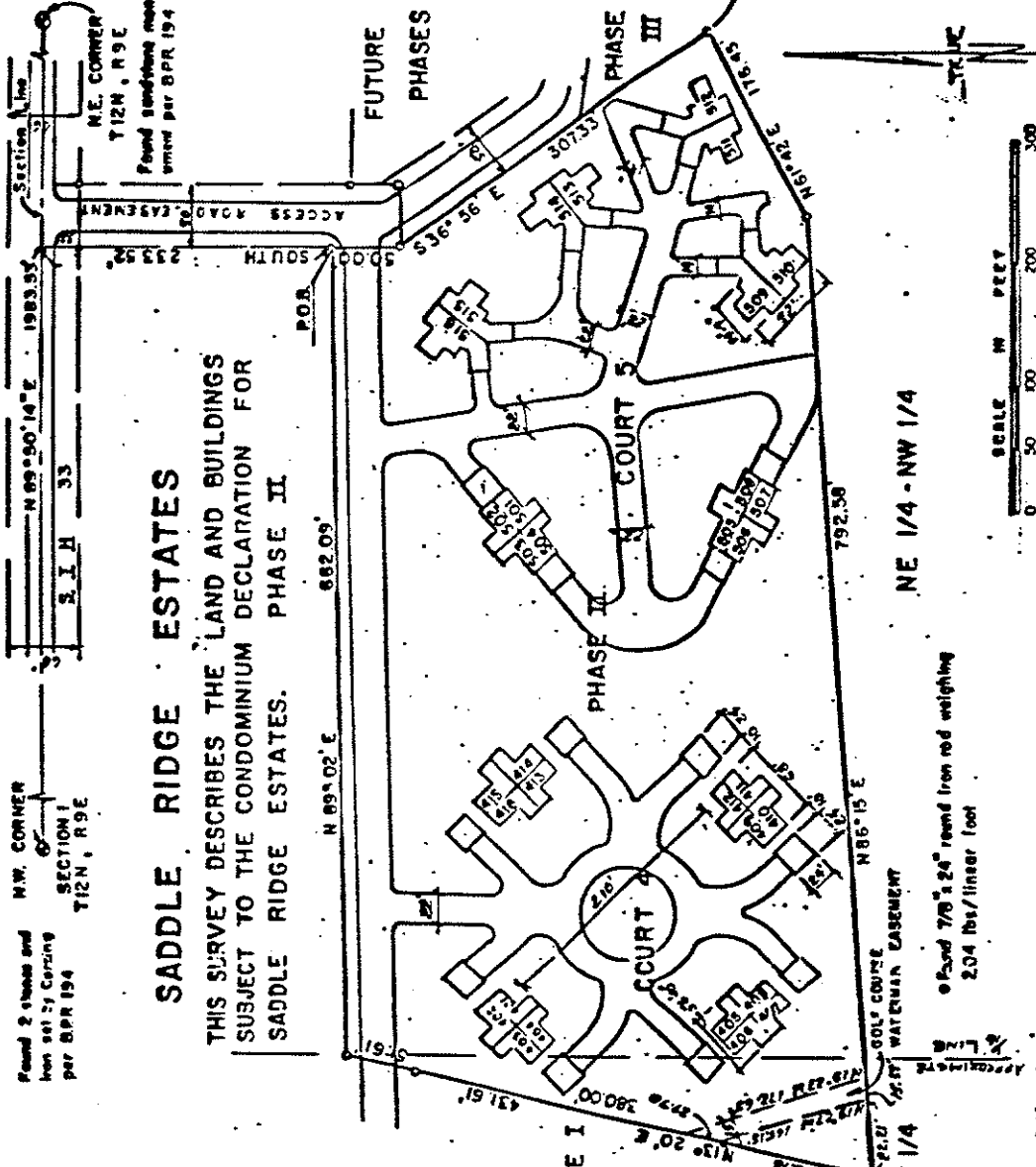
A parcel of land in the Northwest 1/4-Northwest 1/4; Northeast 1/4-Northwest 1/4, Section 1, T12N, R9E, Town of Pacific, Columbia County, Wisconsin, bounded by the following described line: Commencing at the northwest corner of said section 1; thence N89°30'14"E along the section line, 1983.53 feet; thence South 231.52 feet to the point of beginning; thence South, 30.00 feet; thence S36°56'12", 307.33 feet; thence S61°42'14", 176.45 feet; thence S86°15'14", 792.58 feet; thence N13°20'2", 431.61 feet; thence N69°02'2", 662.09 feet to the point of beginning. Said parcel contains 7.24 acres.

GOLF COURSE WATER MAIN EASEMENT:

A parcel of land 15 feet wide located in the Northwest 1/4-Northwest 1/4 Section 1, T12N, R9E, Town of Pacific, Columbia County, Wisconsin, bounded by the following described line: Commencing at a southwest corner of the above described Phase II, also being at the westerly end of the line described as S86°15'14", 792.58 feet; thence N13°20'2", 146.16 feet to the point of beginning; thence N13°20'2", 27.70 feet; thence S19°27'16", 172.65 feet; thence S86°15'14", 15.58 feet; thence N19°27'16", 145.15 feet to the point of beginning.

SADDLE RIDGE ESTATES

THIS SURVEY DESCRIBES THE LAND AND BUILDINGS SUBJECT TO THE CONDOMINIUM DECLARATION FOR SADDLE RIDGE ESTATES. PHASE II



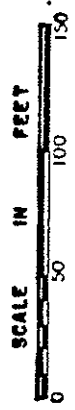
I, Alvin F. Hamel, hereby certify that I have surveyed the above described property and that this plat is an accurate representation of the exterior boundary lines and the location of the buildings, garages and drives constructed or to be constructed upon the property and that the plat is a correct representation of Saddle Ridge Estates as proposed at the date hereof, and the identification and location of each unit and the common elements can be determined from the plat.

Dec 17, 1982 *Alvin F. Hamel*

Vol. 1 59

SADDLE RIDGE ESTATES

THIS SURVEY DESCRIBES THE LAND AND BUILDINGS SUBJECT TO THE CONDOMINIUM DECLARATION FOR SADDLE RIDGE ESTATES PHASE III



FUTURE PHASES

NE 1/4 of NW 1/4

NW CORNER N 89° 50' 14" E 1983.53' Section Line

SECTION I T12N, R9E S1M 33

Found 2 stones and iron set by Corning per BPR No. 194

PHASE III DESCRIPTION

A parcel of land in the Northeast 1/4 Northwest 1/4, Section 1, T12N, R9E, Town of Pacific, Columbia County, Wisconsin, bounded by the following described lines:

Commencing at the Northwest corner of said Section 1; thence N89°50'14"E, along the section line 1983.53 feet; thence South 283.52 feet; thence S36°56'E, 176.50 feet to Point of Beginning (P.O.B.); thence S79°49'E, 255.00 feet; thence N10°11'W, 137.37 feet; thence N73°30'W, 87.15 feet; thence northwesterly on a curve to the right, radius 176.00 feet whose chord bears N57°00'W, 99.97 feet; thence N36°56'W, 130.83 feet to the Point of Beginning, said area containing approximately 51 acres.

ACCESS ROAD EASEMENT (C)

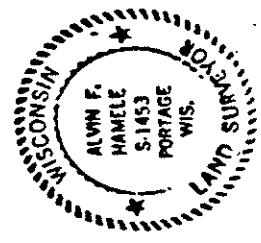
A parcel of land in the Northeast 1/4 Northwest 1/4, Section 1, T12N, R9E, Town of Pacific, Columbia County, Wisconsin, bounded by the following described lines:

Commencing at the Northwest corner of said Section 1; thence N89°50'14"E, along the section line 1983.53 feet; thence South 283.52 feet to the Point of Beginning; thence S36°56'E, 176.50 feet; thence S79°49'E, 255.00 feet; thence N10°11'W, 137.37 feet; thence N73°30'W, 87.15 feet; thence northwesterly on a curve to the right, radius 176.00 feet whose chord bears N57°00'W, 99.97 feet; thence N36°56'W, 130.83 feet to the Point of Beginning. (P.O.B.)

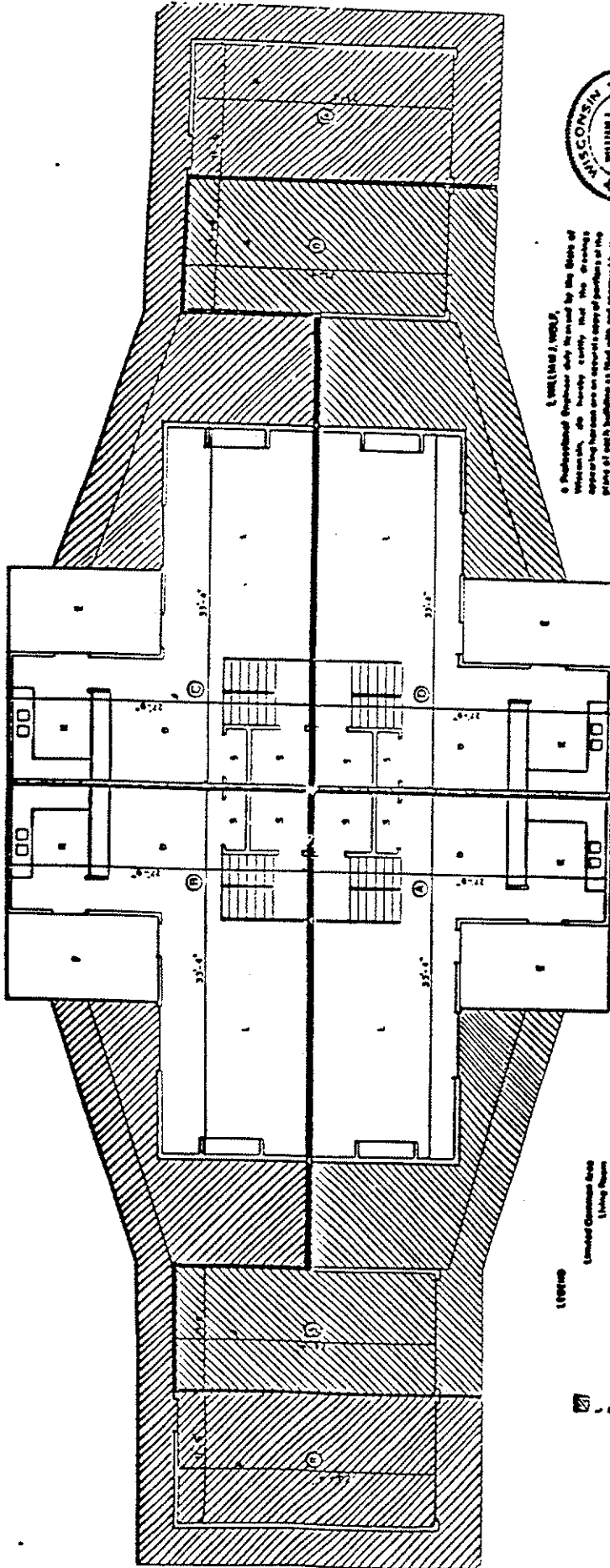
I, Alvin F. Hamele, hereby certify that I have surveyed the above described property and that this plat is an accurate representation of the exterior boundary lines and the location of the buildings, garages, and drives constructed or to be constructed upon the property and that the plat is a correct representation of the Saddle Ridge Estates Phase III as proposed to the date hereof, and the identification and location of each unit and the common elements can be determined from the plat.

Date Dec 17, 1992

Alvin F. Hamele, S-1453



SADDLE RIDGE ESTATES



- ① Limited Common Area
- ② Living Room
- ③ Dining Room
- ④ Kitchen
- ⑤ Bathroom
- ⑥ Bedroom
- ⑦ Staircase
- ⑧ Parking
- ⑨ Utility
- ⑩ Storage Area
- ⑪ Garage Attachment

SADDLE RIDGE ESTATES
 ROUTE 1, PORTAGE, WISCONSIN 53901

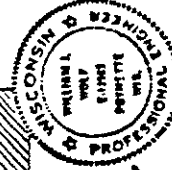
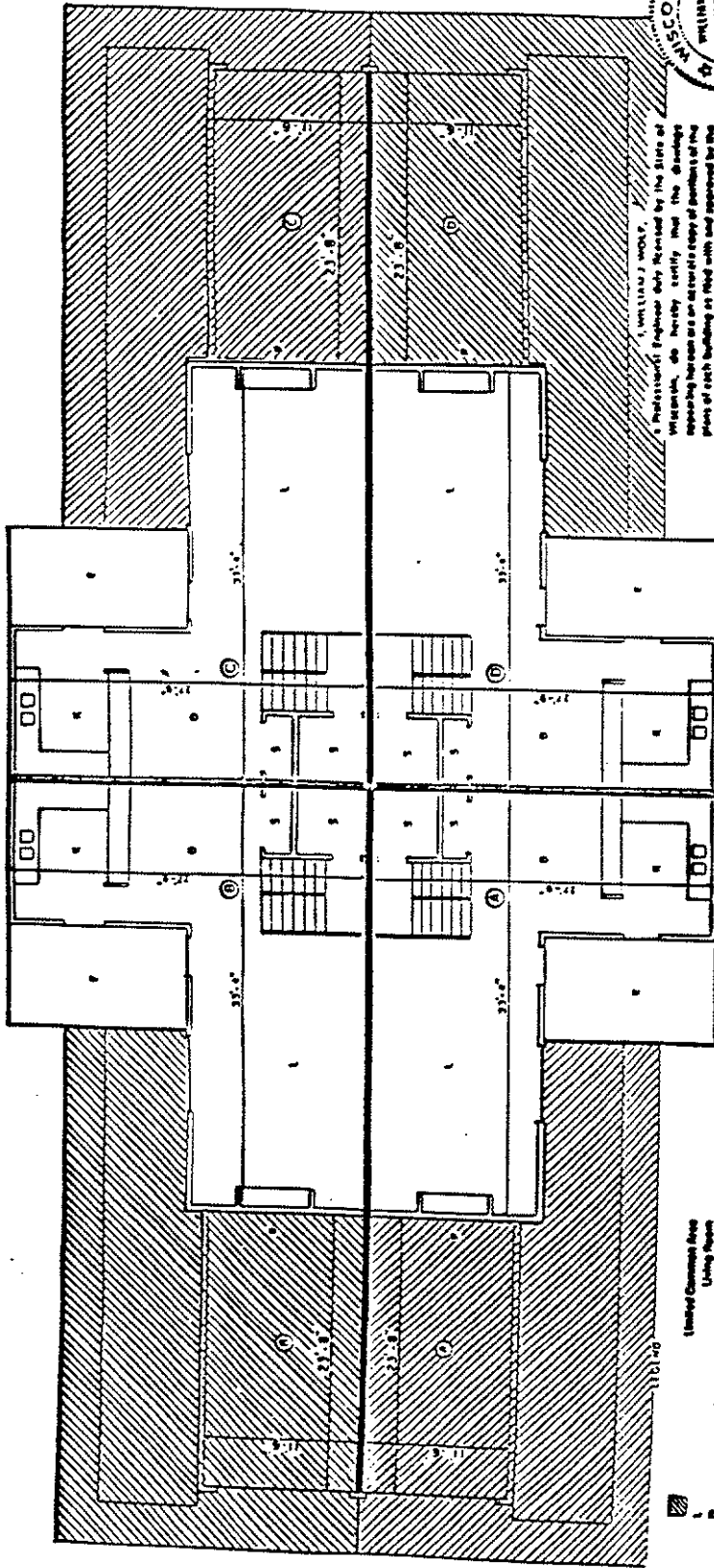
DETACHED GARAGE ARRANGEMENT
 TYPICAL FIRST FLOOR
 Exhibit B, Page 1

THIS FLOOR PLAN USED EXCLUSIVELY IN,
 COURT #1, UNIT NUMBERS 101 THRU 116
 COURT #2, UNIT NUMBERS 201 THRU 216
 COURT #3, UNIT NUMBERS 301 THRU 316

I, WILLIAM J. WOLFE,
 a Professional Engineer duly licensed by the State of Wisconsin, do hereby certify that the drawings appearing hereon are an accurate copy of the plans and specifications of each building as filed with and approved by the State of Wisconsin and substantially comply with the laws, regulations, unit numbers and dimensions of the building or buildings and units as designed and erected.



Subscribed and sworn to before me on the 23rd day of September, 1960
 Karen Havelle
 Notary Public, State of Wisconsin
 My commission expires 08/18/1991



WILLIAM J. WOLK,
 A Professional Engineer duly licensed by the State of Wisconsin, do hereby certify that the drawings appearing herein are an accurate copy of the plans of each building as filed with and approved by the State of Wisconsin and substantially depict the layout, location, unit numbers and dimensions of the building or buildings and units as located and existing.

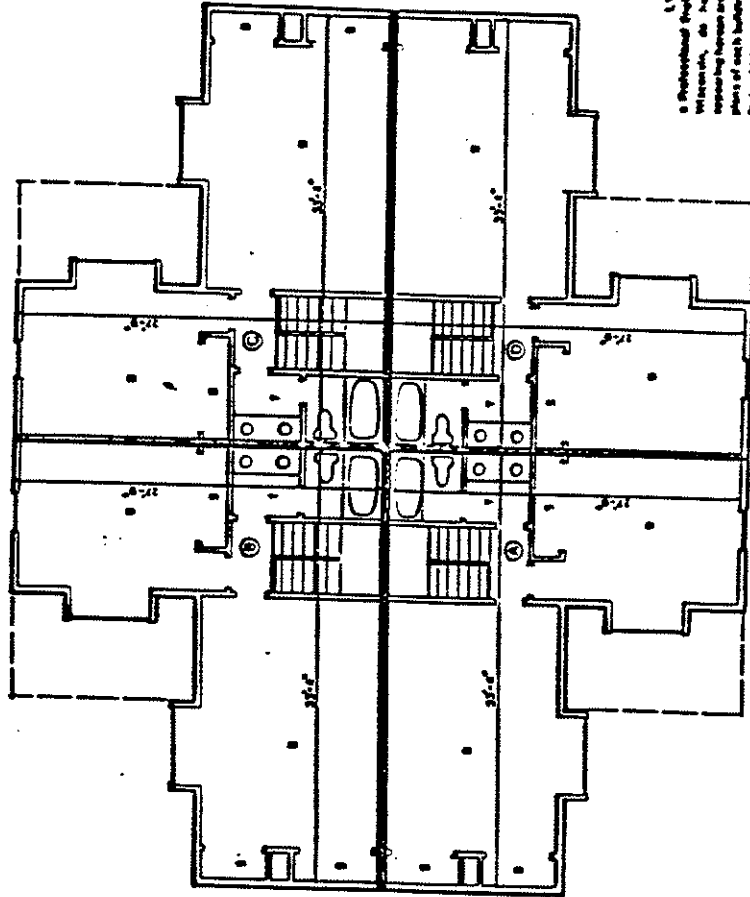
NOTARIZATION
 Subscribed and sworn to before me this 22 day of September, 1959
 Katherine Hamble
 Notary Public, State of Wisconsin
 My commission expires August 19, 1961

ATTACHED GARAGE ARRANGEMENT
 TYPICAL FIRST FLOOR
 Exhibit B, Page 2-A

THIS FLOOR PLAN CONSTRUCTED IN
 COURT #3, UNIT NUMBERS 301 THRU 316
 COURT #5, UNIT NUMBERS 501 THRU 509

- ① United Common Area
- ② Living Room
- ③ Dining Room
- ④ Kitchen
- ⑤ Bedroom
- ⑥ Bathroom
- ⑦ Terrace/Porch
- ⑧ Parking
- ⑨ Utility
- ⑩ Storage Area
- ⑪ Garage (No Equipment)

SADDLE RIDGE ESTATES
 ROUTE 1, PORTAGE, WISCONSIN 53901

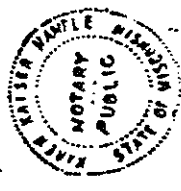


- 1001110
- ▨ Limited Circulation Area
 - Living Room
 - Dining Room
 - Kitchen
 - Bedroom
 - Bathroom
 - Terrace/Porch
 - Parking
 - Utility
 - Storage Area
 - Sample Apartment

SADDLE RIDGE ESTATES
 ROUTE 1, PORTAGE, WISCONSIN 53901

I, WILLIAM J. WOLF,
 a Professional Engineer duly licensed by the State of
 Wisconsin, do hereby certify that the drawings
 appearing hereon are an accurate copy of the plans of the
 City of Wisconsin and not a copy of the original
 drawings, with numbers and dimensions of the building
 or buildings and parts as located and erected.

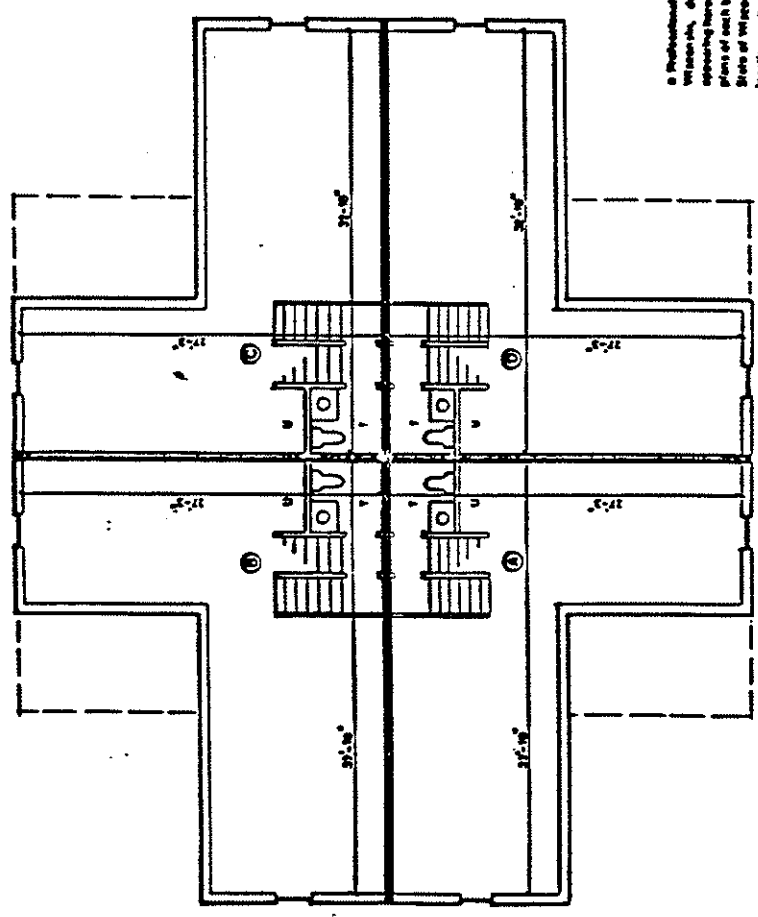
NOTARIZATION *William J. Wolf*
 Subscribed and sworn to before me on the 22nd day of September, 1991
Harold Francis Hancock
 Notary Public for the State of Wisconsin
 My commission expires 08/31/91





I, WILLIAM WOLF, a Professional Engineer duly licensed by the State of Wisconsin, do hereby certify that the drawings appearing herein are an exact copy of drawings of the plans of each building as filed with and approved by the State of Wisconsin and substantially depict the layout, location, wall numbers and dimensions of the building or buildings and units as located and erected.

NOTARIZATION *Lawrence H. Havel*
 Subscribed and sworn to before me this 22nd day of September, 1998
Lawrence H. Havel
 Notary Public, State of Wisconsin
 My Commission Expires Oct. 18, 1999



TYPICAL BASEMENT
 Exhibit M, Page 2-C

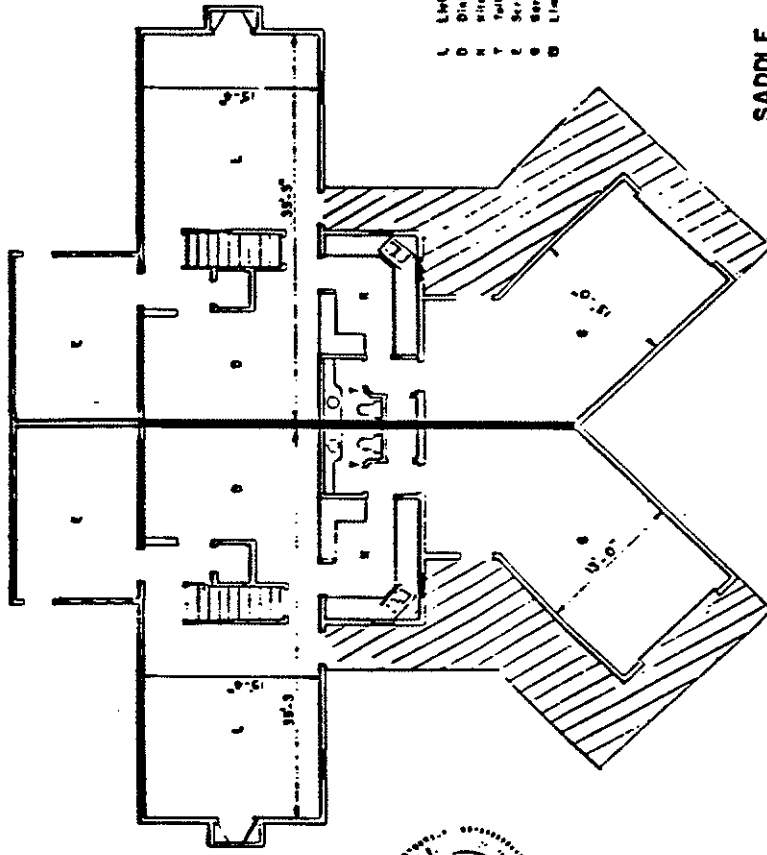
- LEGEND
- ▨ Limited Customer Area
 - Living Room
 - Dining Room
 - Kitchen
 - Bathroom
 - Hallway
 - Staircase
 - Storage Area
 - Garage
 - Basement

SADDLE RIDGE ESTATES
 ROUTE 1, PORTAGE, WISCONSIN 54901

SADDLE RIDGE ESTATES
ROUTE 1 PORTAGE, WISCONSIN 53901

VOL 1 PAGE 64

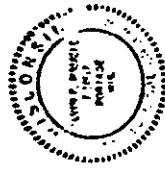
44



- 1 Living Room
- 2 Dining Room
- 3 Kitchen
- 4 Toilet/Bath
- 5 Screen Porch
- 6 Storage
- 7 Limited Common Area

TYPICAL FIRST FLOOR
EXHIBIT B PAGE 3-A

THIS FLOOR PLAN IS USED IN
Court # 5 Unit Numbers 509 thru 512



I, ALVIN F. MORSE

a Professional Engineer duly licensed by the State of Wisconsin, do hereby certify that the drawings appearing herein are an accurate copy of portions of the plans of such building as filed with and approved by the State of Wisconsin, and substantially depict the layout, location, unit numbers and dimensions of the building or buildings and units as located and erected.

Alvin F. Morse

NOTARIZATION

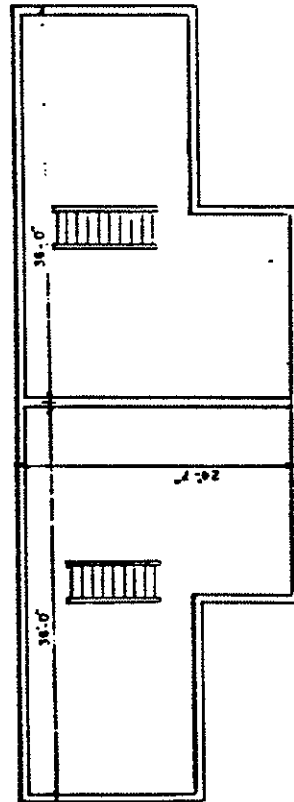
Subscribed and sworn to before me this 15th day of December, 1982.

David J. Smith

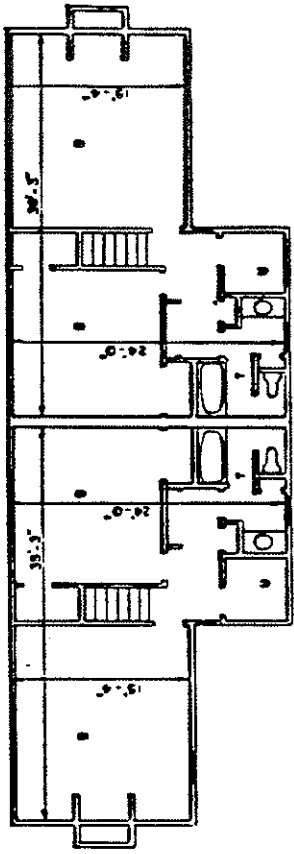
Notary Public, State of Wisconsin

My Commission expires 09/30/84





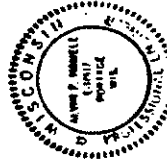
TYPICAL BASEMENT



TYPICAL SECOND FLOOR

- Bedroom
- Y Toilet/Bath
- U Utility Area

EXHIBIT B. PAGE 3-8



I, ALVIN P. MARBLE

a Professional Engineer duly licensed by the State of Wisconsin, do hereby certify that the drawings appearing hereon, including all specifications and approved by the State of Wisconsin and substantially correct, the same in all respects, will conform to the building or buildings and units as located and erected.

Alvin P. Marble

NOTARIZATION

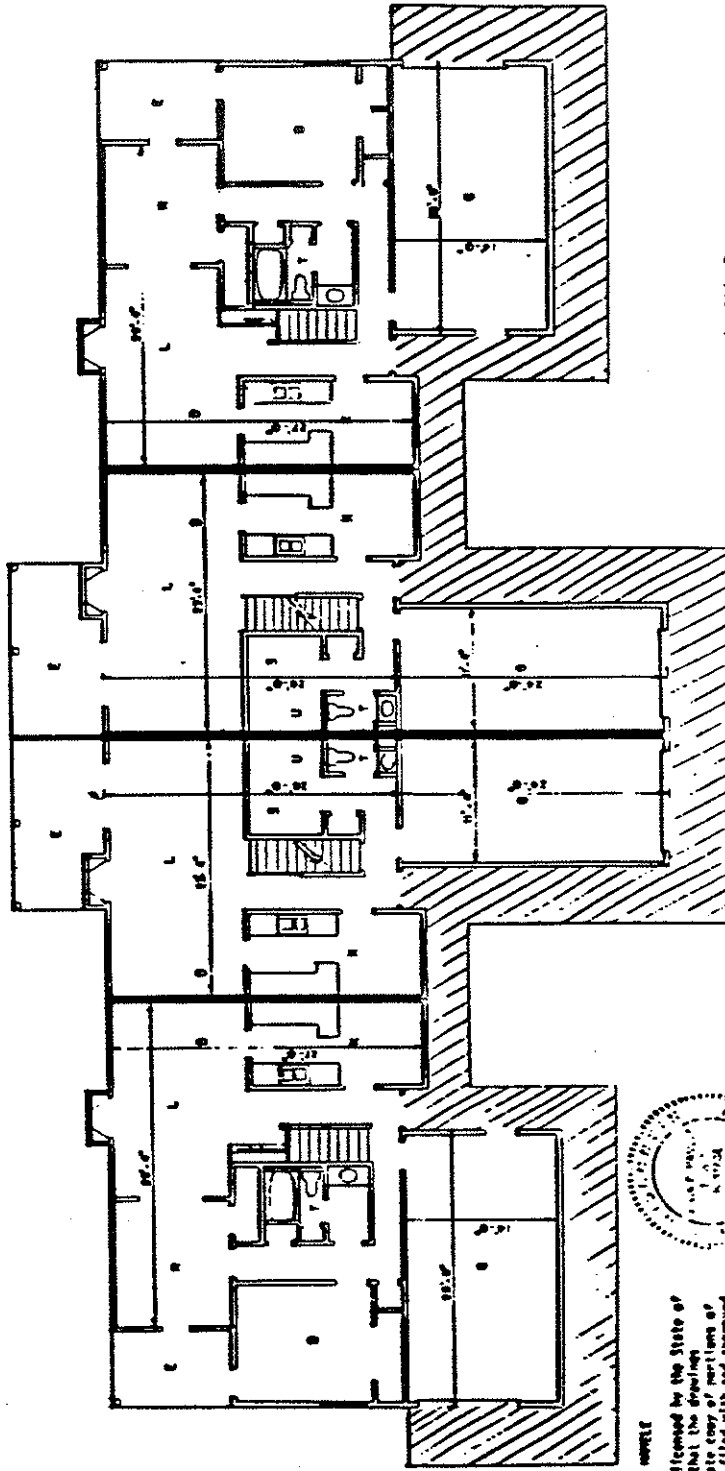
Subscribed and sworn to before me this 15th day of November, 1982.

Alvin P. Marble
Notary Public, State of Wisconsin

My Commission expires: *October 13, 1982*

SADDLE RIDGE ESTATES
ROUTE 1 PORTAGE, WISCONSIN 53901

VOL. 1 PAGE 65



- L Living Room
- D Dining Room
- K Kitchen
- B Bedroom
- T Toilet/Bath
- S Storage Room
- G Garage
- P Parking
- E Limited Common Area

TYPICAL FIRST FLOOR
EXHIBIT B PAGE 4-A



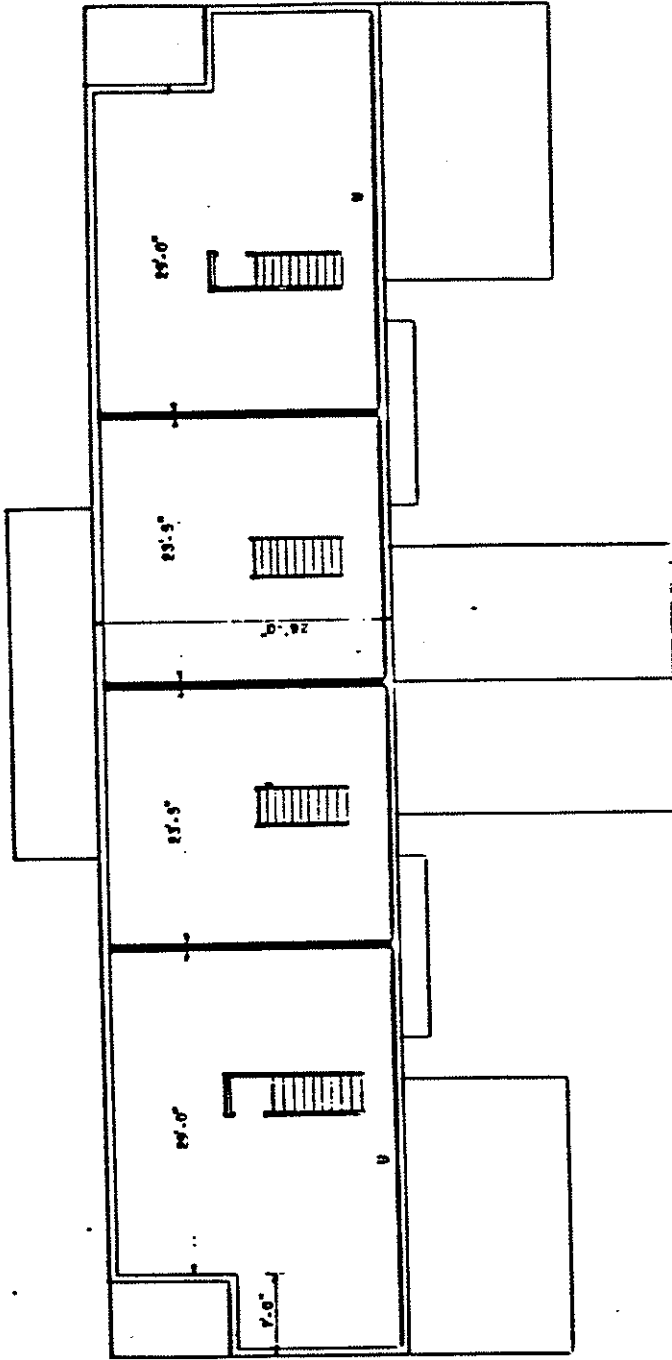
I, ALVIN F. WORELE
Professional Engineer duly licensed by the State of Wisconsin, do hereby certify that the drawings accompanying herein are an accurate copy of the original as filed with me and approved by the State of Wisconsin and substantially identical to the original drawings, unit numbers and dimensions of the building or buildings and units as located and erected.

NOTARIZATION
Subscribed and sworn to before me this 15th day of January, 1985.
Notary Public, State of Wisconsin
By Commission Expires October 13, 1985



SADDLE RIDGE ESTATES
ROUTE 1 PORTAGE, WISCONSIN 53901

THIS FLOOR PLAN IS USED IN
Court # 8 Unit Numbers 600, 602, 604, 606



- Basement
- Y Toilet/Bath
- U Utility Area

TYPICAL BASEMENT
EXHIBIT B PAGE 4-8



I, ALVIN F. HAWELLE

a Professional Engineer duly licensed by the State of Wisconsin, do hereby certify that the drawings appearing herein are an accurate copy of portions of the plan of each building as filed with and approved by the State of Wisconsin and substantially correct in the layout, location, unit numbers and dimensions of the building or buildings and units as located and erected.

Alvin F. Hawelle

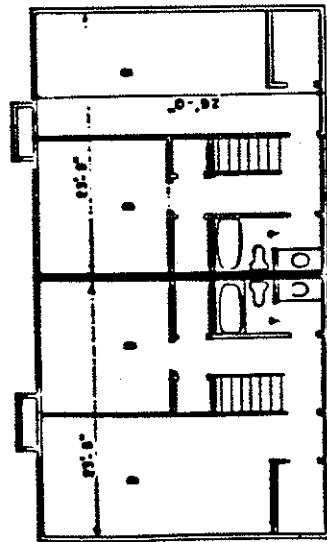
REGISTERED

Subscribed and sworn to before me this 15 day of

September, 1921.

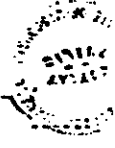
Alvin F. Hawelle

Notary Public, State of Wisconsin
My Commission expires October 15, 1925.



TYPICAL SECOND FLOOR

SADDLE RIDGE ESTATES
ROUTE 1 PORTAGE, WISCONSIN 53901



426704

THIRD SUPPLEMENT
TO
CONDOMINIUM DECLARATION
OF
CONDITIONS, COVENANTS, RESTRICTIONS AND EASEMENTS
FOR
SADDLE RIDGE ESTATES

.....

THIS THIRD SUPPLEMENT is made this 27th day of April, 1983, pursuant to the terms of the Condominium Declaration for SADDLE RIDGE ESTATES recorded May 1, 1978 in the Office of the Register of Deeds for Columbia County, Wisconsin, in Volume 190 of Records at pages 324-345 inclusive, as Document No. 394358, as supplemented and amended to date (the "Declaration") by Wajbac and Tadwil, Limited, an Illinois corporation (hereinafter "Declarant").

1. *Statement of Declaration.*

The purpose of this Supplement is to annex and submit the land described hereinafter and the improvements constructed or to be constructed thereon to the condominium form of ownership as a part of SADDLE RIDGE ESTATES in the manner provided by the Declaration.

Declarant hereby declares that it is the owner of the real property described in Section 2 hereof and shown on Exhibit A, Page 4 of the Condominium Plat filed herewith, together with all buildings and improvements constructed or to be constructed thereon (the "Property"), which is hereby submitted to the condominium form of ownership as part of SADDLE RIDGE ESTATES as provided in the Declaration, and which Property shall be held, conveyed, devised, leased, encumbered, used, improved and in all respects otherwise affected subject to the provisions, conditions, covenants, restrictions and easements of the Declaration for SADDLE RIDGE ESTATES. All provisions hereof shall be deemed to run with the land and shall constitute benefits and burdens to the Declarant, its successors and assigns, and to all parties hereafter having any interest in the Property.

2. *Legal Description.*

The real estate described hereinafter, also described as Phase IV on Exhibit A, Page 4 of the Condominium Plat filed herewith, together with all buildings and improvements constructed or to be constructed thereon, is hereby annexed to SADDLE RIDGE ESTATES and subjected to the provisions of the Declaration. The buildings and units constructed or to be constructed are more fully described in the site plan and building and floor plans, Exhibits A and B of the Condominium Plat filed herewith, depicting the layout, location, perimeters, unit numbers and approximate dimensions of the buildings and units. The real estate subjected to the provisions of the Declaration hereby is described as follows:

Phase IV Description:

Two parcels of land in the Northeast $\frac{1}{4}$ of the Northwest $\frac{1}{4}$, Section 1, T12N, R9E, Town of Pacific, Columbia County, Wisconsin, bounded by the following described lines:

Parcel 1

Commencing at the Northwest corner of Section 1; thence N89°50'14"E, along the section line 2033.53 feet; thence south 246.83 feet to the point of beginning (P.O.B.) of Parcel 1; thence south 20.14 feet; thence S36°56'E, 140.18 feet; thence S79°49'E, 65.00 feet; thence N0°43'E, 141.86 feet; thence N89°18'W, 150.00 feet to the point of beginning, containing approximately .35 acres AND

Parcel 2

Commencing at the Northwest corner of Section 1, thence N89°50'14"E, 1983.53 feet; thence south 283.52 feet; thence S36°56'E, 176.50 feet; thence S79°49'E, 274.64 feet to point of beginning (P.O.B.) of Parcel 2, thence S10°11'W, 137.37 feet; thence S73°30'E, 180.85 feet; thence N27°11'30"E, 127.76 feet; thence N66°17'W, 150.00 feet; thence N79°49'W, 71.26 feet to the point of beginning, containing approximately .63 acres.

TOGETHER WITH non-exclusive easements and rights of way for the benefit of the properties described above, for purposes of vehicular and pedestrian access, and ingress and egress to, from and between the above described properties and State Highway 33, as described and shown in the Condominium Plat filed herewith, over, upon and across the following described property:

ACCESS ROAD EASEMENT (D): A parcel of land in the Northeast ¼ of the Northwest ¼ and the Northwest ¼ of the Northeast ¼, Section 1, T12N R9E, Town of Pacific, Columbia County, Wisconsin, bounded by the following described line: Commencing at the Northwest corner of Section 1, thence N89°50'14"E, along the Section line 1983.53 feet; thence south 283.52 feet; thence S36°56'E, 176.50 feet; thence S79°49'E, 274.64 feet to the point of beginning (P.O.B.) thence N01°11'E, 50.00 feet; thence S79°49'E, 77.19 feet; thence S66°17'E, 224.15 feet; thence southeasterly on a curve right, radius 185.82 feet, whose chord bears S29°00'E, 225.88 feet; thence southwesterly on a curve right, radius 407.21 feet, whose chord bears S21°43'W, 186.37 feet; thence N55°05'W, 50.00 feet; thence northerly on a curve to the left, radius 357.21 feet, whose chord bears N21°43'E, 163.50 feet; thence northwesterly on a curve left radius 135.52 feet whose chord bears N29°00'W, 165.00 feet; thence N66°17'W, 218.03 feet; thence N79°49'W, 71.26 feet to the point of beginning.

THE FOREGOING EASEMENT is non-exclusive, and is subject to the concurrent rights of Columbia Corporation and Declarant, and their successors, assigns, lessees, licensees, guests and agents to use the easement area in mutuality with owners of units in Saddle Ridge Estates. Declarant and Columbia Corporation, by virtue of rights reserved in conveyance to Declarant, specifically reserve the right to make such use of the lands subject to the foregoing easement as will not unreasonably interfere with or prevent use thereof for the easement purpose specified. The uses made of such easement area by Declarant and Columbia Corporation shall not be, and are not hereby, otherwise limited or restricted.

The easement and right herein granted shall be appurtenant to the Condominium property and may not be separated therefrom. No unit owner by virtue hereof shall have or possess any interest in the said easement area which may be sold, conveyed, assigned or otherwise transferred except in conjunction with the sale of a unit in the Condominium.

The easement here declared and granted shall become effective upon the first conveyance by Declarant of all or any part of the Condominium property described in 2 herein, provided such conveyance is pursuant and subject to the Wisconsin Condominium Ownership Act.

The foregoing easement shall remain in full force and effect only for such time as the property and improvements known as Saddle Ridge Estates remain dedicated to the condominium form of ownership in the manner provided in the Wisconsin Condominium Ownership Act and the Condominium Declaration for Saddle Ridge Estates.

3. Supplement to Condominium Plat.

The Condominium Plat for SADDLE RIDGE ESTATES is hereby supplemented by adding Page 4 to Exhibit A thereof and by adding Pages 5A, 5B, 6A and 6B to Exhibit B thereof, as shown in the Condominium Plat pages filed herewith.

4. Effect of Annexation.

By this Supplement to the Declaration, six (6) condominium units are annexed and added to Court 6 of SADDLE RIDGE ESTATES and subjected to the Declaration.

By reason of this Supplement to SADDLE RIDGE ESTATES:

4.1. As of the effective date hereof, there are six (6) courts in SADDLE RIDGE ESTATES, comprising twenty-five (25) main buildings containing a total of ninety (90) residential units.

4.2. As of the effective date hereof, the percentage of the undivided ownership interest in the common areas and facilities and limited common areas appurtenant to each unit and its owner shall be 1.11%, determined by dividing the number one (1) by the number ninety (90).

All of the provisions, restrictions, covenants, terms and conditions of the Declaration and the Articles and By-Laws of Saddle Ridge Estates Association, Ltd., and such restrictions, rules and regulations as may be promulgated thereunder shall be applicable to the properties and units hereby annexed to SADDLE RIDGE ESTATES.

5. Effective Date.

The effective date of this Supplement shall be the date it is recorded in the Office of the Register of Deeds for Columbia County, Wisconsin.

IN WITNESS WHEREOF, this document has been executed by duly authorized officers of Wajbac and Tadwil, Limited, as of the date first set forth above.

WAJBAC AND TADWIL, LIMITED

By [Signature]
Robert T. Berst, Vice President

By [Signature]
Robert C. Arians, Secretary

NOTARIZATION

STATE OF WISCONSIN)
) SS.
COLUMBIA COUNTY)

Personally appeared before me this 27th day of April, 1983 the above-named Robert T. Berst and Robert C. Arians, to me known to be the Vice President and Secretary of Wajbac and Tadwil, Limited, and who executed the foregoing instrument and acknowledged that they executed same as the act and deed of said corporation.

[Signature]
Gloria Kirking Rippe
Notary Public, State of Wisconsin
My Commission expires 03/11/84

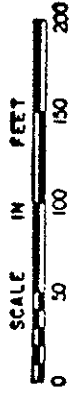
This instrument was drafted by

Quarles & Brady
780 North Water Street
Milwaukee, Wisconsin 53202

By David L. Petersen

SADDLE RIDGE ESTATES

THIS SURVEY DESCRIBES THE LAND AND BUILDINGS
SUBJECT TO THE CONDOMINIUM DECLARATION FOR
SADDLE RIDGE ESTATES PHASE IX



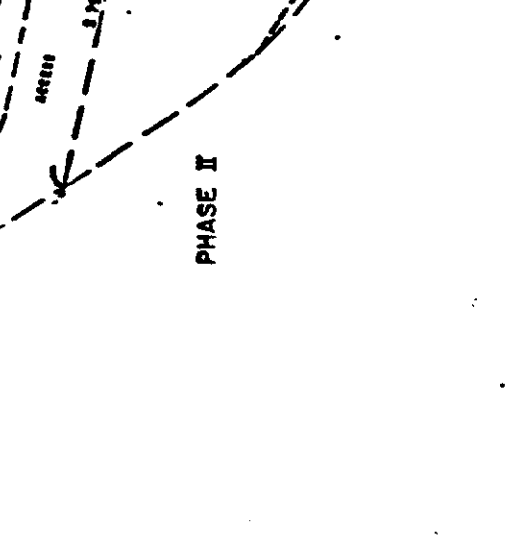
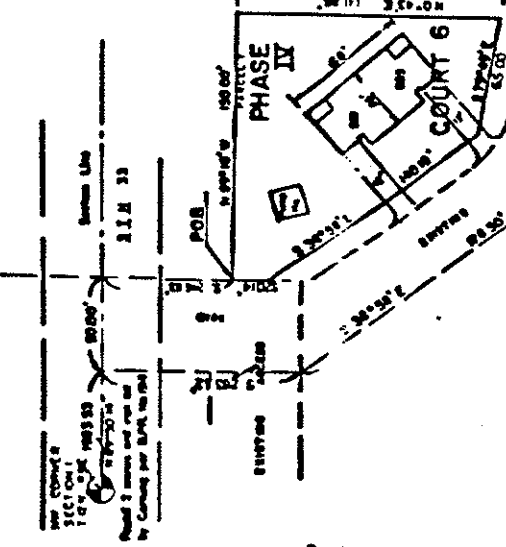
I, Kevin P. Hambley, hereby certify that I have prepared the above described plat and that this plat is an accurate representation of the actual boundary lines and the location of the buildings, garages, and drives constructed or to be constructed upon the property and that the plat is a correct representation of Saddle Ridge Estates Phase IX as proposed to the date hereof and the identification and location of each unit and the common elements are determined from the plat.

April 27, 1983

Kevin P. Hambley

SADDLE RIDGE ESTATES
EXHIBIT A PAGE 4

Vol. 1 P. 72



PHASE II DESCRIPTION

The parcels of land in the Northeast 1/4 of the Northeast 1/4, Section 1, T12N, R9E, Town of Pacific, Columbia County, Wisconsin, bounded by the following described lines:

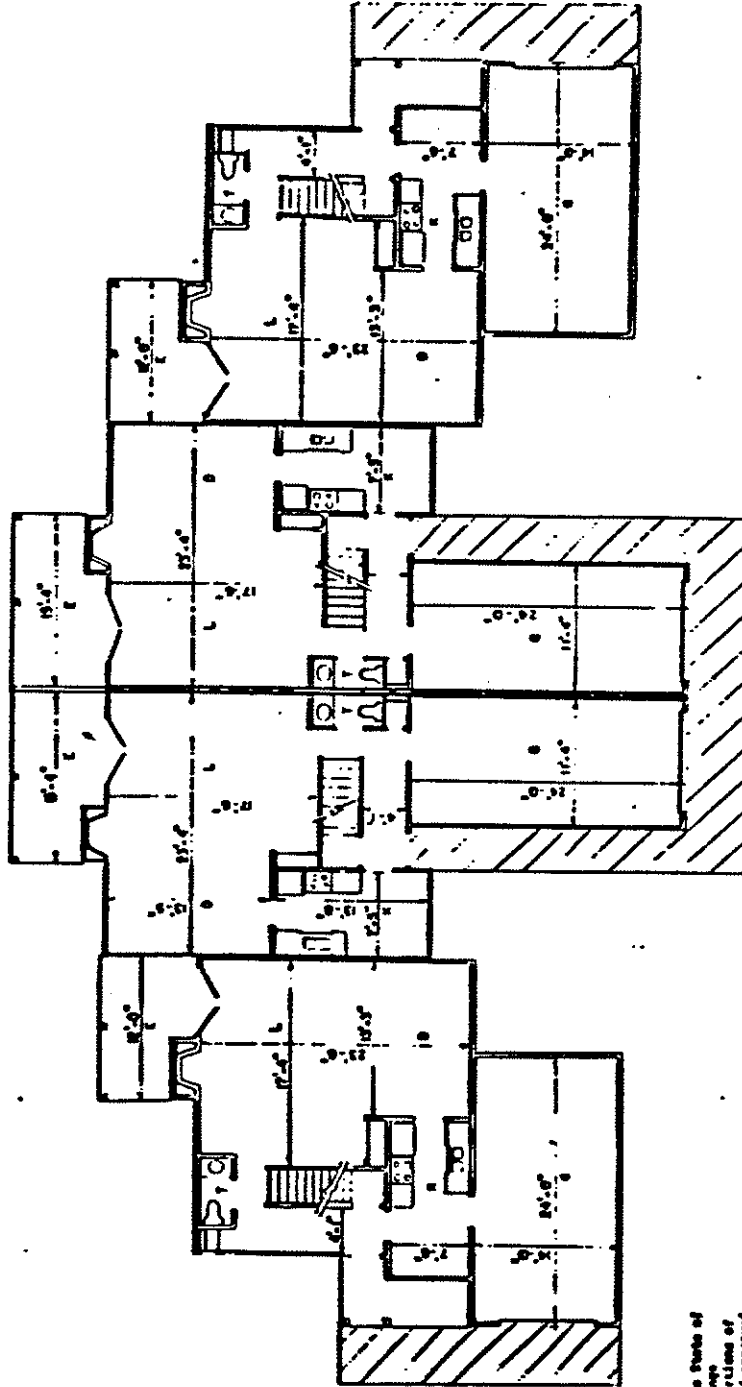
Parcel 1: Commencing at the Northwest corner of Section 1; thence S89°10'12"E, along the Section line 1993.33 feet; thence South 291.53 feet to the point of beginning (P.O.B.) of Parcel 1; thence South 29.12 feet; thence S30°58'18", 188.10 feet; thence S19°45'18", 43.00 feet; thence N42°42'18", 101.00 feet; thence S89°18'18", 159.00 feet to the point of beginning, containing approximately .35 acres, 149

Parcel 2: Commencing at the Northwest corner of Section 1; thence S89°10'12"E, 1993.33 feet; thence South 291.53 feet; thence S19°45'18", 176.10 feet; thence S79°45'18", 374.64 feet to the point of beginning (P.O.B.) of Parcel 2; thence S19°45'18", 137.37 feet; thence S77°48'18", 100.00 feet; thence S89°18'18", 137.74 feet; thence S45°17'18", 116.00 feet to the point of beginning, containing approximately .63 acres.

ACCESS ROAD SUBDIVISION

A parcel of land in the Northeast 1/4 of the Northeast 1/4, Section 1, T12N, R9E, Town of Pacific, Columbia County, Wisconsin, bounded by the following described lines:

Commencing at the Northwest corner of Section 1; thence S89°10'12"E along the Section line 1993.33 feet; thence South 291.53 feet; thence S19°45'18", 176.10 feet; thence S79°45'18", 374.64 feet to the point of beginning (P.O.B.) of Parcel 1; thence S19°45'18", 137.37 feet; thence S77°48'18", 100.00 feet; thence S89°18'18", 137.74 feet; thence S45°17'18", 116.00 feet; thence S89°18'18", 159.00 feet to the point of beginning, containing approximately .35 acres, 149



- L Living Room
- B Dining Room
- K Kitchen
- T Toilet
- S Service Porch
- C Utility Closets Area

TYPICAL FIRST FLOOR
EXHIBIT B PAGE 8-A

THIS FLOOR PLAN IS USED IN
Court # 6 Unit Numbers 608,610,612,614



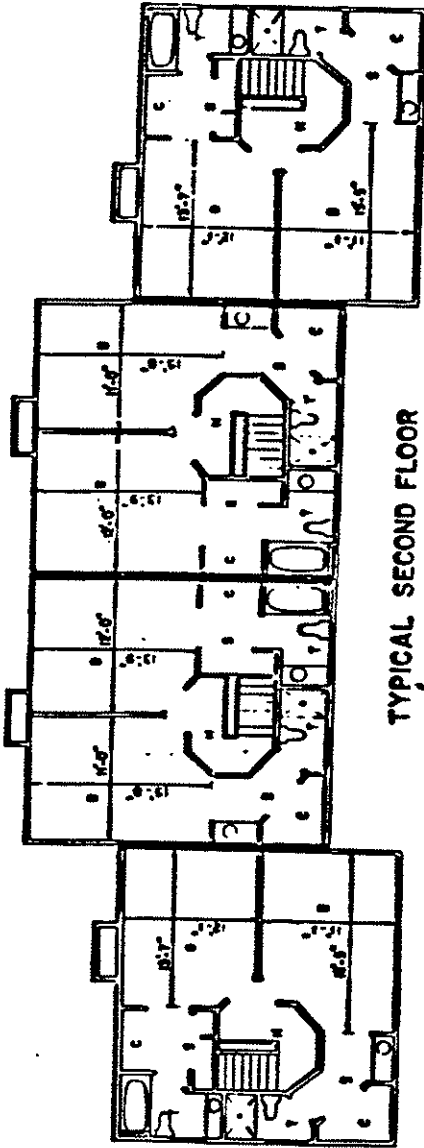
I, **LARRY E. HANDEL**
Professional Engineer duly licensed by the State of Wisconsin, do hereby certify that the drawings accompanying herein are an accurate copy of portions of the plans of such building as filed with and approved by the State of Wisconsin and substantially depict the layout, location, wall numbers and dimensions of the building as built and with no material change thereon.
Larry E. Handel

Witness my hand and seal this 13th day of *April* 1975.
Larry E. Handel
Professional Engineer, State of Wisconsin



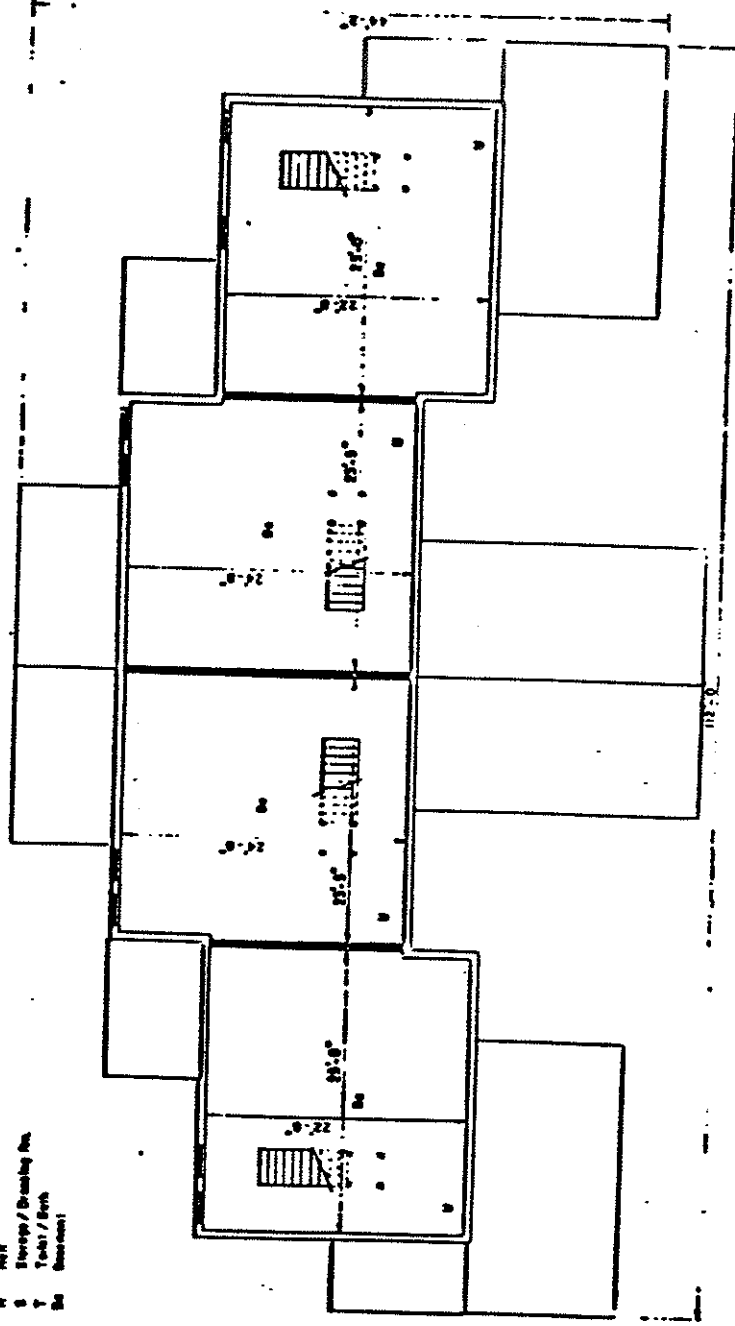
My Commission Expires *Oct 17, 1975*

SADDLE RIDGE ESTATES
ROUTE #1 PORTAGE, WISCONSIN 53901



TYPICAL SECOND FLOOR

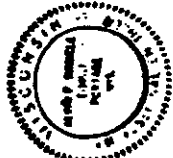
- B Bedroom
- C Closets
- H Hall
- K Kitchen
- T Toilet / Bath
- St Staircase



TYPICAL BASEMENT

EXHIBIT B PAGE 5B

THIS SECOND STORY & BASEMENT PLAN IS USED IN COURT'S UNIT NUMBERS 608, 610, 612, 614.



I, ALVIN P. HANDEL
Professional Engineer duly licensed by the State of Wisconsin, do hereby certify that the drawings appearing herein are an accurate copy of portions of the plans of such building as filed with and approved by the State of Wisconsin and substantially depict the layout, location, wall numbers and dimensions of the building or buildings and walls as located and recorded.

Alvin P. Handel

REGISTERED

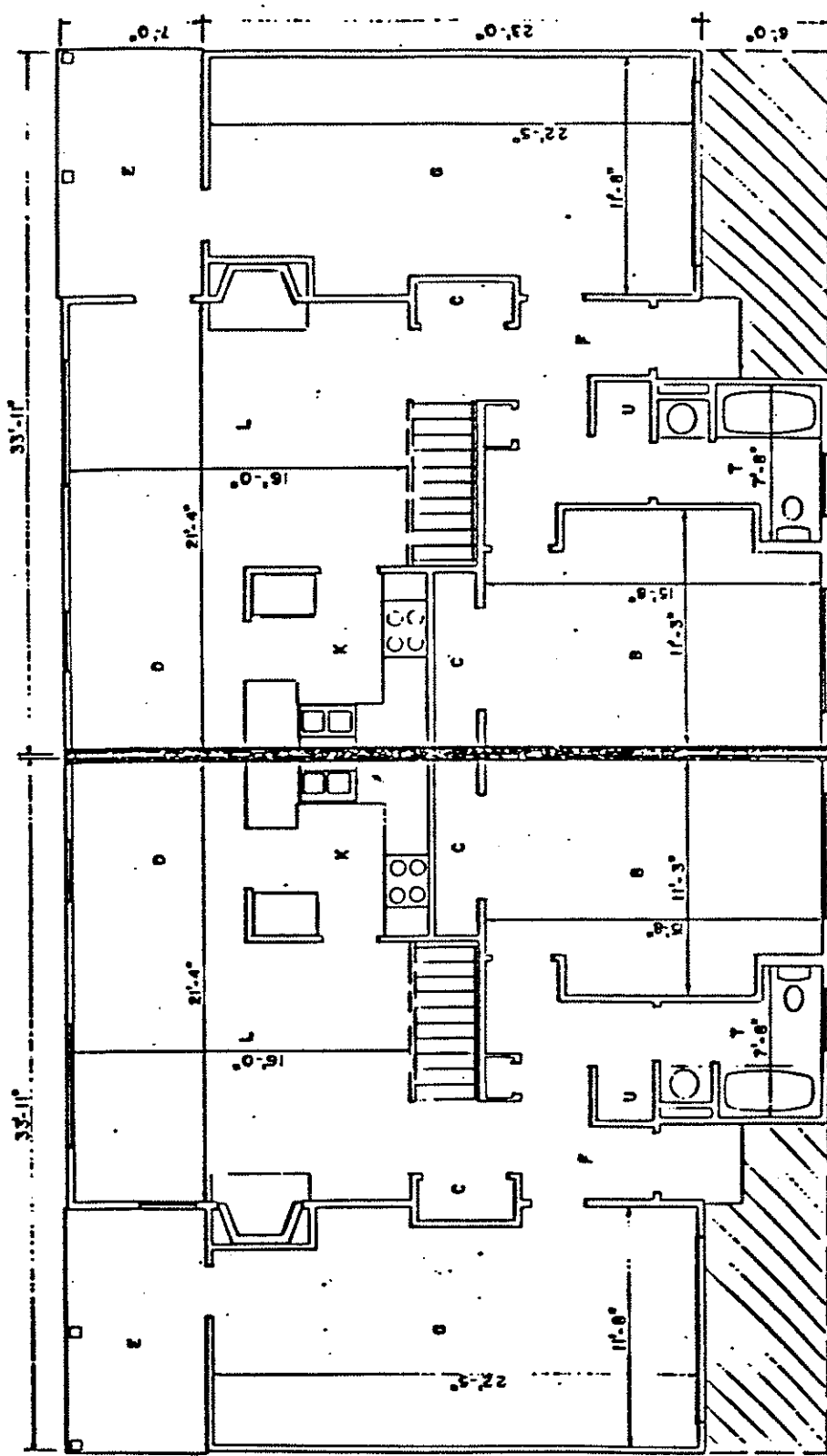
Subscribed and sworn to before me this 10th day of March 1974.
John J. Smith
Notary Public, State of Wisconsin

By Submission number 088 14 2185



SADDLE RIDGE ESTATES
ROUTE 71, PORTAGE, WISCONSIN 53901

Doc. 1 PAGE 7A



TYPICAL FIRST FLOOR

EXHIBIT B PAGE 6A

THIS FLOOR PLAN IS USED IN COURT # 6
UNIT NUMBERS 601, 603

- B Bedroom
- C Closet
- D Dining Room
- E Screened Porch
- F Foyer
- G Garage
- K Kitchen
- L Living Room
- T Toilet / Bath
- U Utility Area
- ☐ Limited Common Area



S. ALVIN P. SMITH

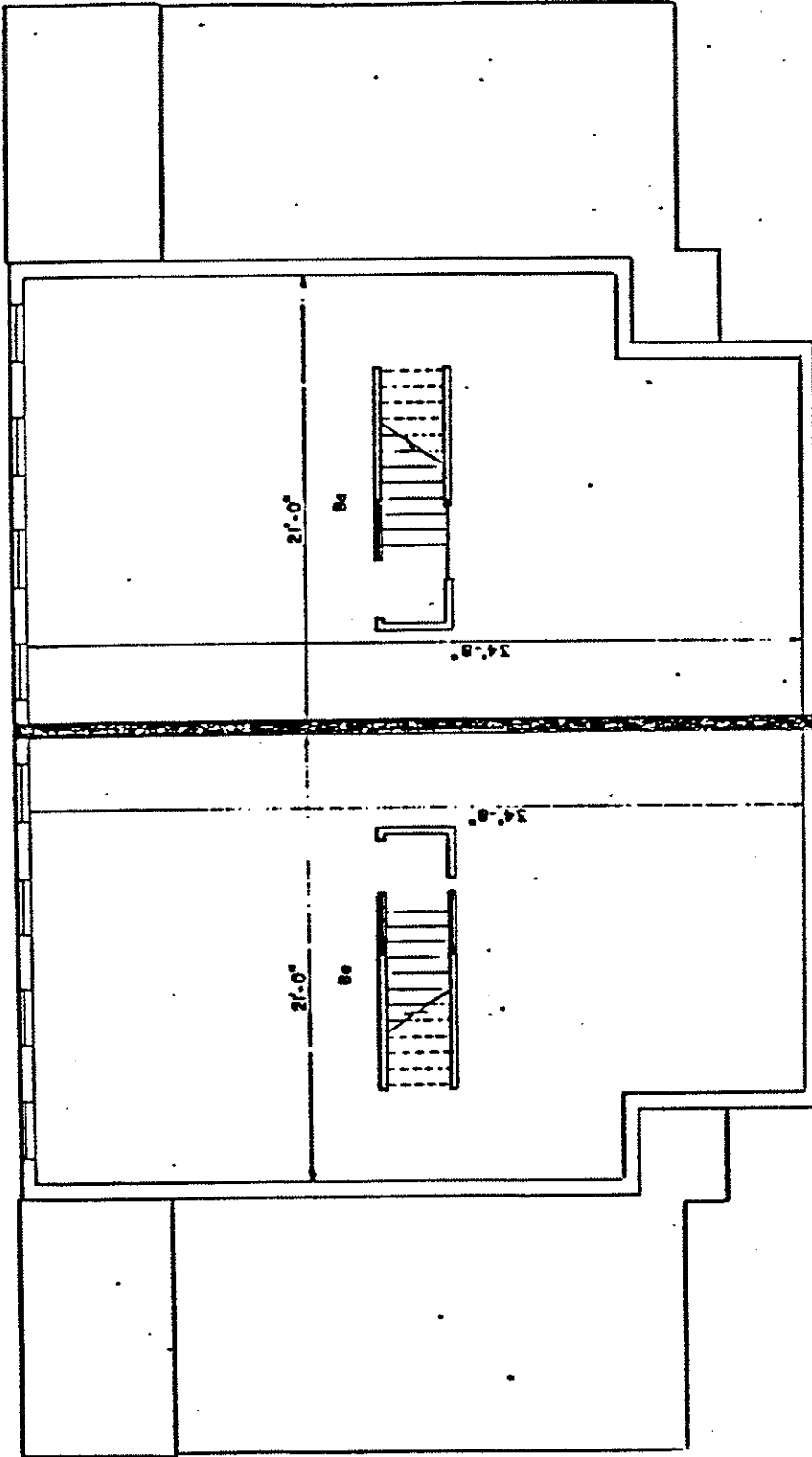
A Professional Engineer duly licensed by the State of Wisconsin, do hereby certify that the drawings appearing herein are an accurate copy of portions of the plans of such building as filed with and approved by the State of Wisconsin and substantially depict the layout, location, unit numbers and dimensions of the building as building and units as located and shown.

Robert J. Hines
 SUBSCRIBED AND sworn to before me this 11th day of *March* 1985 at *Waukesha*, Wisconsin.
Robert J. Hines
 County Clerk, State of Wisconsin

My Commission expires *Oct 11, 1985*

SADDLE RIDGE ESTATES

ROUTE 1 - PORTAGE, WISCONSIN 53901



TYPICAL BASEMENT PLAN

EXHIBIT B PAGE 6B

Bc Basement

THIS BASEMENT PLAN IS USED IN COURT'S UNIT NUMBERS 601, 603

SADDLE RIDGE ESTATES
ROUTE #1 PORTAGE, WISCONSIN 53901



S. Alvin P. Munkit, Professional Engineer

I, Alvin P. Munkit, a Professional Engineer duly licensed by the State of Wisconsin, do hereby certify that the drawings and specifications herein are in accordance with the provisions of the laws of this State and that I am a duly licensed Professional Engineer by the State of Wisconsin, with number and expiration date as indicated on the building or building unit as indicated on the drawings.

Alvin P. Munkit
PROFESSIONAL ENGINEER

Subscribed and sworn to before me this 10th day of April, 1961.



Alvin P. Munkit
NOTARY PUBLIC, STATE OF WISCONSIN

**FOURTH SUPPLEMENT
TO
CONDOMINIUM DECLARATION
OF
CONDITIONS, COVENANTS, RESTRICTIONS AND EASEMENTS
FOR
SADDLE RIDGE ESTATES**

Recorded for record this 18
Aug A.D. 1983 at 4:30
Missie Robinson Reg. of I

.....
THIS THIRD SUPPLEMENT is made this 18th day of August, 1983, pursuant to the terms of the Condominium Declaration for SADDLE RIDGE ESTATES recorded May 1, 1978 in the Office of the Register of Deeds for Columbia County, Wisconsin, in Volume 190 of Records at pages 324-345 inclusive, as Document No. 394358, as supplemented and amended to date (the "Declaration") by Wajbac and Tadwil, Limited, an Illinois corporation (hereinafter "Declarant").

1. *Statement of Declaration.*

The purpose of this Supplement is to annex and submit the land described hereinafter and the improvements constructed or to be constructed thereon to the condominium form of ownership as a part of SADDLE RIDGE ESTATES in the manner provided by the Declaration.

Declarant hereby declares that it is the owner of the real property described in Section 2 hereof and shown on Exhibit A, Page 5 of the Condominium Plat filed herewith, together with all buildings and improvements constructed or to be constructed thereon (the "Property"), which is hereby submitted to the condominium form of ownership as part of SADDLE RIDGE ESTATES as provided in the Declaration, and which Property shall be held, conveyed, devised, leased, encumbered, used, improved and in all respects otherwise affected subject to the provisions, conditions, covenants, restrictions and easements of the Declaration for SADDLE RIDGE ESTATES. All provisions hereof shall be deemed to run with the land and shall constitute benefits and burdens to the Declarant, its successors and assigns, and to all parties hereafter having any interest in the Property.

2. *Legal Description.*

The real estate described hereinafter, also described as Phase V on Exhibit A, Page 5 of the Condominium Plat filed herewith, together with all buildings and improvements constructed or to be constructed thereon, is hereby annexed to SADDLE RIDGE ESTATES and subjected to the provisions of the Declaration. The buildings and units constructed or to be constructed are more fully described in the site plan and building and floor plans, Exhibits A and B of the Condominium Plat filed herewith, depicting the layout, location, perimeters, unit numbers and approximate dimensions of the buildings and units. The real estate subjected to the provisions of the Declaration hereby is described as follows:

Phase V Description:

A parcel of land in the Northeast ¼ of the Northwest ¼, Section 1, T12N, R9E, Town of Pacific, Columbia County, Wisconsin, bounded by the following described lines:

Commencing at the Northwest corner of Section 1; thence N89°50'14"E, along the Section line 2033.53 feet; thence South 246.83 feet; thence N89°18'E, 150 feet; to the Point of Beginning (P.O.B.)

Thence N89°18'E, 90.00 feet; thence S0°28'41"W, 156.88 feet; thence N79°49'W, 91.25 feet; thence N0°43'E, 141.86 feet to the Point of Beginning, containing approximately .31 acres.

3. Supplement to Condominium Plat.

The Condominium Plat for SADDLE RIDGE ESTATES is hereby supplemented by adding Page 5 to Exhibit A thereof and by adding Page 7 to Exhibit B thereof, as shown in the Condominium Plat pages filed herewith.

4. Effect of Annexation.

By this Supplement to the Declaration, one (1) condominium unit is annexed and added to Court 6 of SADDLE RIDGE ESTATES and subjected to the Declaration.

By reason of this Supplement to SADDLE RIDGE ESTATES:

4.1. As of the effective date hereof, there are six (6) courts in SADDLE RIDGE ESTATES, comprising twenty-six (26) main buildings containing a total of ninety-one (91) residential units.

4.2. As of the effective date hereof, the percentage of the undivided ownership interest in the common areas and facilities and limited common areas appurtenant to each unit and its owner shall be 1.10%, determined by dividing the number one (1) by the number ninety-one (91).

All of the provisions, restrictions, covenants, terms and conditions of the Declaration and the Articles and By-Laws of Saddle Ridge Estates Association, Ltd., and such restrictions, rules and regulations as may be promulgated thereunder shall be applicable to the properties and units hereby annexed to SADDLE RIDGE ESTATES.

5. Effective Date.

The effective date of this Supplement shall be the date it is recorded in the Office of the Register of Deeds for Columbia County, Wisconsin.

IN WITNESS WHEREOF, this document has been executed by duly authorized officers of Wajbac and Tadwil, Limited, as of the date first set forth above.

WAJBAC AND TADWIL, LIMITED

By Robert T. Berst
Robert T. Berst, Vice President

By Robert C. Arians
Robert C. Arians, Secretary

NOTARIZATION

STATE OF WISCONSIN)
 : SS.
COLUMBIA COUNTY)

Personally appeared before me this 18th day of August, 1983 the above-named Robert T. Berst, and Robert C. Arians, to me known to be the Vice President and Secretary of Wājbac and Tadwil, Limited, and who executed the foregoing instrument and acknowledged that they executed same as the act and deed of said corporation.


Gloria Kirking Rippe

Notary Public, State of Wisconsin
My Commission expires - 03/11/84

This instrument was drafted by

Quarles & Brady
780 North Water Street
Milwaukee, Wisconsin 53202

By David L. Petersen

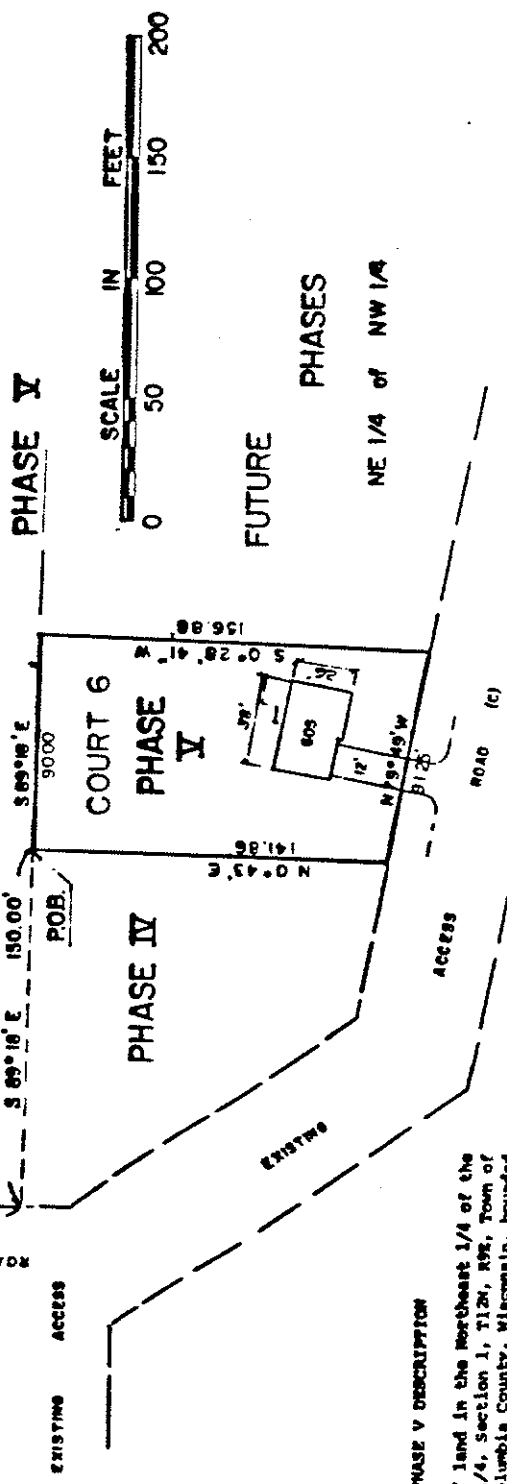
SADDLE RIDGE ESTATES

THIS SURVEY DESCRIBES THE LAND AND BUILDINGS SUBJECT TO THE CONDOMINIUM DECLARATION FOR SADDLE RIDGE ESTATES

NW CORNER
SECTION 1
T12N, R9E
S 89° 50' 14" E
3000'

Found 2 Stones and iron set by
Corner per B.P.R. No 194

Section Line
S 1/4 33



FUTURE PHASES
NE 1/4 of NW 1/4



PHASE V DESCRIPTION

A Parcel of land in the Northeast 1/4 of the Northwest 1/4, Section 1, T12N, R9E, Town of Pacific, Columbia County, Wisconsin, bounded by the following described lines:

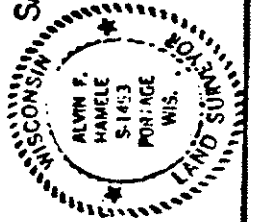
Commencing at the Northwest corner of Section 1; thence N89°50'14"E, along the Section Line 203.53 feet; thence South 246.83 feet; thence N89°18'E, 150 feet to the Point of Beginning (P.O.B.)

Thence N89°18'E, 90.00 feet; thence S0°28'41" W, 156.88 feet; thence M79°49'14", 91.25 feet; thence N0°43'E, 141.86 feet to the Point of Beginning, containing approximately .31 acres.

I, Alvin F. Hamele, hereby certify that I have surveyed the above described property and that this plat is an accurate representation of the exterior boundary lines and the location of the buildings, garages, and drives constructed or to be constructed upon the property and that the plat is a correct representation of Saddle Ridge Estates Phase V as proposed to the date hereof and the identification and location of each unit and the common elements can be determined from the plat.

Alvin F. Hamele
Alvin F. Hamele
S-1453

Aug 16, 1983
Date



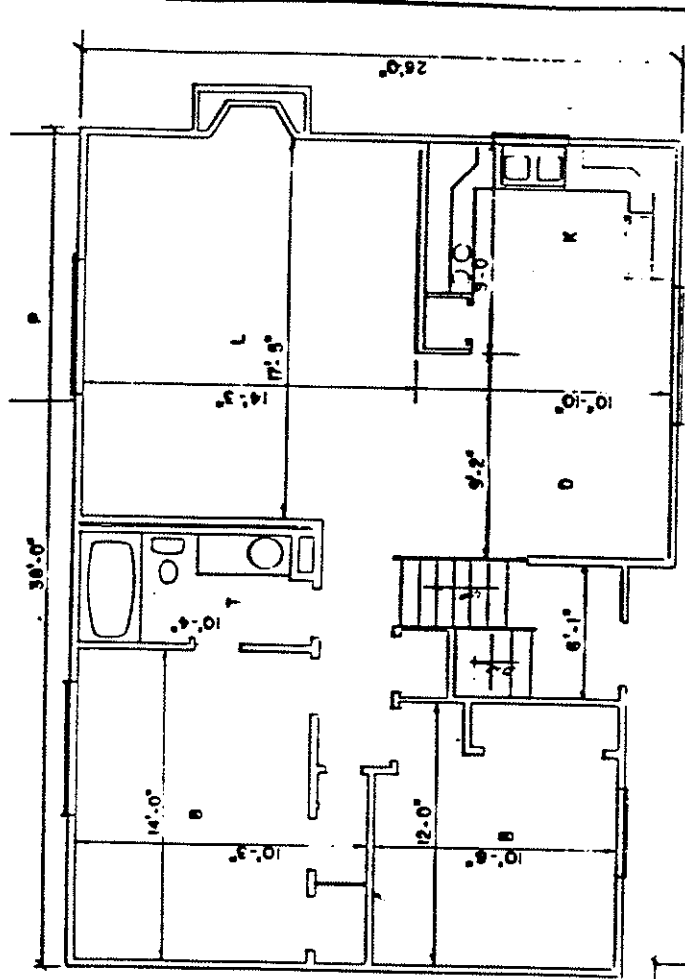
SADDLE RIDGE ESTATES
EXHIBIT A PAGE 5



Professional Engineer duly licensed by the State of Wisconsin, do hereby certify that the drawings appearing herein are an accurate copy of portions of the plans of each building as filed with and approved by the State of Wisconsin and substantially depict the building, location, unit numbers and dimensions of the building or buildings and units as located and arranged.

Robert F. Harnack
 Robert F. Harnack
 CIVIL ENGINEER
 LICENSE NO. 10000
 EXPIRES 10/13/1993

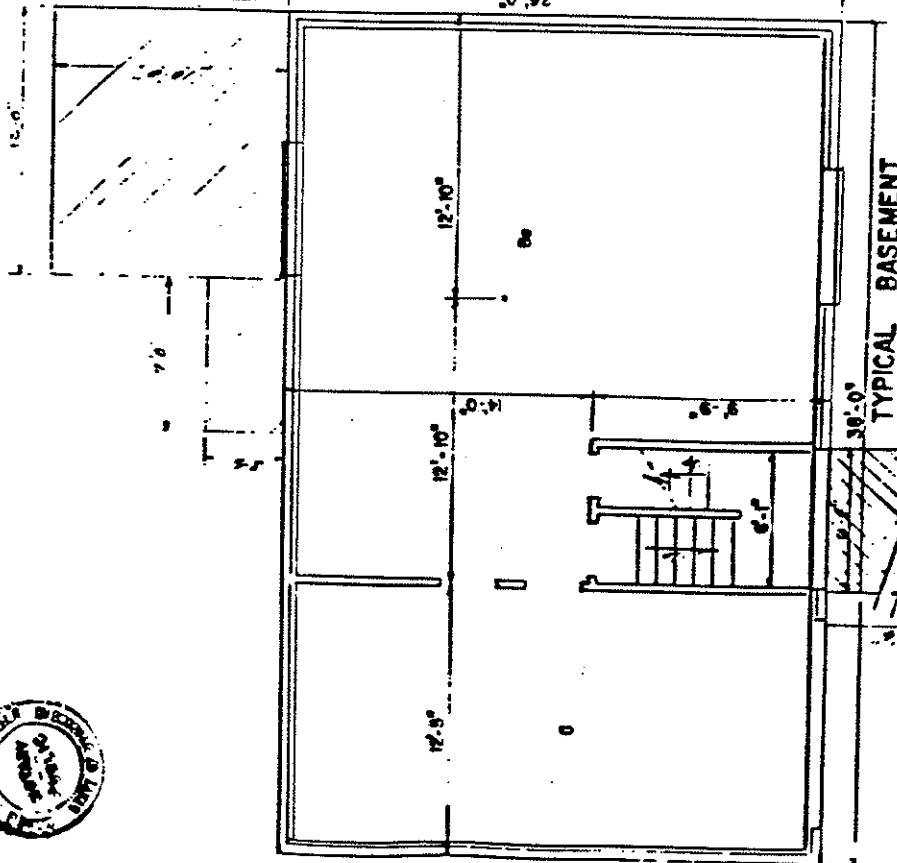
NOTARIZATION
 Subscribed and sworn to before me this 16 day
 of August, 1993.
Robert F. Harnack
 Notary Public, State of Wisconsin
 My Office is located at _____
 My Commission expires Oct. 13, 1993



TYPICAL FIRST FLOOR
 EXHIBIT B PAGE 7

- L Living Room
- B Bedroom
- T Toilet
- D Dining Room
- K Kitchen
- Ba Basement
- G Garage
- P Porch
- Limited Common Area

THIS FLOOR PLAN AND BASEMENT PLAN
 IS USED IN COURT 76 Unit Number 605



TYPICAL BASEMENT

SADDLE RIDGE ESTATES
 ROUTE 71 PORTAGE, WISCONSIN 53901

FIFTH SUPPLEMENT
TO
CONDOMINIUM DECLARATION
OF
CONDITIONS, COVENANTS, RESTRICTIONS AND EASEMENTS
FOR
SADDLE RIDGE ESTATES

By: [Signature]
[Signature] Attorney at Law

THIS FIFTH SUPPLEMENT is made this 23rd day of September, 1983, pursuant to the terms of the Condominium Declaration for SADDLE RIDGE ESTATES recorded May 1, 1978 in the Office of the Register of Deeds for Columbia County, Wisconsin, in Volume 190 of Records at pages 324-345 inclusive, as Document No. 394358, as supplemented and amended to date (the "Declaration") by Wajbac and Tadwil, Limited, an Illinois corporation (hereinafter "Declarant").

1. *Statement of Declaration.*

The purpose of this Supplement is to annex and submit the land described hereinafter and the improvements constructed or to be constructed thereon to the condominium form of ownership as a part of SADDLE RIDGE ESTATES in the manner provided by the Declaration.

Declarant hereby declares that it is the owner of the real property described in Section 2 hereof and shown on Exhibit A, Page 6 of the Condominium Plat filed herewith, together with all buildings and improvements constructed or to be constructed thereon (the "Property"), which is hereby submitted to the condominium form of ownership as part of SADDLE RIDGE ESTATES as provided in the Declaration, and which Property shall be held, conveyed, devised, leased, encumbered, used, improved and in all respects otherwise affected subject to the provisions, conditions, covenants, restrictions and easements of the Declaration for SADDLE RIDGE ESTATES. All provisions hereof shall be deemed to run with the land and shall constitute benefits and burdens to the Declarant, its successors and assigns, and to all parties hereafter having any interest in the Property.

2. *Legal Description.*

The real estate described hereinafter, also described as Phase VI on Exhibit A, Page 6 of the Condominium Plat filed herewith, together with all buildings and improvements constructed or to be constructed thereon, is hereby annexed to SADDLE RIDGE ESTATES and subjected to the provisions of the Declaration. The buildings and units constructed or to be constructed are more fully described in the site plan and building and floor plans, Exhibits A and B of the Condominium Plat filed herewith, depicting the layout, location, perimeters, unit numbers and approximate dimensions of the buildings and units. The real estate subjected to the provisions of the Declaration hereby is described as follows:

Phase VI Description:

Two parcels of land in the Northeast ¼ of the Northwest ¼ and the Northwest ¼ of the Northeast ¼ of Section 1, T12N, R9E, Town of Pacific, Columbia County, Wisconsin, bounded by the following described lines:

Parcel 1:

Commencing at the Northwest corner of Section 1; thence N89°50'14"E, along the Section line 2033.53 feet; thence South 246.83 feet; thence S89°18'E, 240 feet to the point of beginning (P.O.B.); thence S0°21'41"W, 156.88 feet; thence S79°49'E, 175.74 feet; thence on a curve to the right, radius 100.00 feet whose chord bears N57°43'E, 111.84 feet; thence S88°17'E, 150.00 feet; thence N0°37'W, 127.68 feet; thence N89°18'W, 415.00 feet to the point of beginning containing approximately 1.45 acres.

Parcel 2:

Commencing at the Northwest corner, Section 1; thence N89°50'14"E, along the Section line 1983.53 feet; thence South 283.52 feet; thence S36°56'E, 176.50 feet; thence S79°49'E, 345.90 feet; thence S66°17'E, 150.00 feet to the point of beginning (P.O.B.); thence S66°17'E, 60.00 feet; thence on a curve to the right, radius 325.00 feet whose chord bears S54°43'E, 130.00 feet; thence S48°07'20"W, 107.43 feet; thence S0°15'E, 30.00 feet; thence on a curve to the left, radius 309.00 feet whose chord bears N58°00'W, 164.62 feet; thence N27°11'30"E, 127.76 feet to point of beginning containing approximately 0.47 acres.

TOGETHER WITH non-exclusive easements and rights of way for the benefit of the properties described above, for purposes of vehicular and pedestrian access, and ingress and egress to, from and between the above described properties and State Highway 33, as described and shown in the Condominium Plat filed herewith, over, upon and across the following described property:

ACCESS ROAD EASEMENT (E): A parcel of land in the Northeast ¼ of the Northwest ¼ and the Northwest ¼ of the Northeast ¼, Section 1, T12N, R9E, Town of Pacific, Columbia County, Wisconsin, bounded by the following described lines: Commencing at the Northwest corner of Section 1; thence N89°50'14"E, along the Section line, 2033.53 feet; thence South 246.83 feet; thence S89°18'E, 240.00 feet; thence S0°28'41"W, 156.88 feet; thence S79°49'E, 175.74 feet to the point of beginning (P.O.B.); thence on a curve to the right, radius 100.00 feet whose chord bears N57°43'E, 111.84 feet; thence S88°17'E, 150.00 feet; thence S0°37'E, 50.00 feet; thence N88°17'W, 150.54 feet; thence on a curve to the left, whose chord bears S57°43'W, 55.92 feet; thence N66°17'W, 50.00 feet to the point of beginning.

ACCESS ROAD EASEMENT (F): A parcel of land in the Northeast ¼ of the Northwest ¼ and the Northwest ¼ of the Northeast ¼, Section 1, T12N, R9E, Town of Pacific, Columbia County, Wisconsin, bounded by the following described lines: Commencing at the Northwest corner of Section 1; thence N89°50'14"E, along the Section line 1983.53 feet; thence South 283.52 feet; thence S36°56'E, 176.50 feet; thence S79°49'E, 345.90 feet; thence S66°17'E, 150.00 feet; thence S66°17'E, 60.00 feet to point of beginning (P.O.B.) thence on a curve to the right, radius 325.00 feet whose chord bears S54°43'E, 130.00 feet; thence N46°47'E, 50.00 feet; thence on a curve to the left, radius 375.00 feet whose chord bears N54°43'W, 150.00 feet; thence S23°43'W, 50.00 feet to the point of beginning.

THE FOREGOING EASEMENTS are non-exclusive and are subject to the concurrent rights of Columbia Corporation and Declarant, and their successors, assigns, lessees, licensees, guests and agents to use the easement area in mutuality with owners of units in Saddle Ridge Estates. Declarant and Columbia Corporation, by virtue of rights reserved in conveyance to Declarant, specifically reserve the right to make such use of the lands subject to the foregoing easements as will not unreasonably interfere with or prevent use thereof for the easement purpose specified. The uses made of such easement area by Declarant and Columbia Corporation shall not be, and are not hereby, otherwise limited or restricted.

The easements and rights herein granted shall be appurtenant to the Condominium property and may not be separated therefrom. No unit owner by virtue hereof shall have or possess any interest in the said easement area which may be sold, conveyed, assigned or otherwise transferred except in conjunction with the sale of a unit in the Condominium.

The easements here declared and granted shall become effective upon the first conveyance by Declarant of all or any part of the Condominium property described in 2 herein, provided such conveyance is pursuant and subject to the Wisconsin Condominium Ownership Act.

The foregoing easements shall remain in full force and effect only for such time as the property and improvements known as Saddle Ridge Estates remain dedicated to the condominium form of ownership in the manner provided in the Wisconsin Condominium Ownership Act and the Condominium Declaration for Saddle Ridge Estates.

DELETED by this Supplement is a portion of Access Road Easement (D) previously declared as a part of Phase IV in Exhibit A Page 4 of the Condominium Plat, which portion is replaced by Access Road Easement (F) above. The deleted portion of Access Road Easement (D) is described as follows:

Commencing at the Northwest corner of Section 1 thence N89°50'14"E, 1983.53 feet; thence South 283.52 feet, thence S36°36'E, 176.50 feet thence S79°49'E 345.90 feet; thence S66°17'E, 210.00 feet to point of beginning; thence N23°43'E, 50.00 feet; thence S66°17'E, 850 feet; thence on a curve to the right, radius 185.82 feet, whose chord bears S29°00'E 225.88 feet thence on a curve to the right radius 407.21 feet, whose chord bears S21°43'W, 186.37 feet thence N55°05'W, 50.00 feet thence on a curve to the left, radius 357.21 feet whose chord bears N21°43'W, 163.50 feet; thence on a curve to the left radius 135.52 feet, whose chord bears N29°00'W, 165.00 feet; thence N66°17'W, 8.03 feet to point of beginning.

3. *Supplement to Condominium Plat.*

The Condominium Plat for SADDLE RIDGE ESTATES is hereby supplemented by adding pages 8A and 8B to Exhibit B thereof, as shown in the Condominium Plat pages filed herewith, being floor plans for Units 609, 611, 613, 615, 617 and 619. The floor plans for Unit 607 are found on page 7 of Exhibit B of the Condominium Plat, and the floor plans for Units 616, 618, 620 and 622 are found on pages 5A and 5B of Exhibit B of the Condominium Plat, both previously recorded.

4. Effect of Annexation.

By this Supplement to the Declaration, eleven (11) condominium units are annexed and added to Court 6 of SADDLE RIDGE ESTATES and subjected to the Declaration.

By reason of this Supplement to SADDLE RIDGE ESTATES:

4.1. As of the effective date hereof, there are six (6) courts in SADDLE RIDGE ESTATES, comprising thirty-one (31) main buildings containing a total of one hundred two (102) residential units.

4.2. As of the effective date hereof, the percentage of the undivided ownership interest in the common areas and facilities and limited common areas appurtenant to each unit and its owner shall be $.99\%$, determined by dividing the number one (1) by the number one hundred two (102).

All of the provisions, restrictions, covenants, terms and conditions of the Declaration and the Articles and By-Laws of Saddle Ridge Estates Association, Ltd., and such restrictions, rules and regulations as may be promulgated thereunder shall be applicable to the properties and units hereby annexed to SADDLE RIDGE ESTATES.

5. Effective Date.

The effective date of this Supplement shall be the date it is recorded in the Office of the Register of Deeds for Columbia County, Wisconsin.

IN WITNESS WHEREOF, this document has been executed by duly authorized officers of Wajbac and Tadwil, Limited, as of the date first set forth above.

WAJBAC AND TADWIL, LIMITED

By Robert T. Berst
Robert T. Berst, Vice President

By Beth J. Hoskins
Beth J. Hoskins, Assistant Secretary

4
VOL 260 no 429

Vol. 260 FILE 430

NOTARIZATION

STATE OF WISCONSIN)
) SS.
COLUMBIA COUNTY)

Personally appeared before me this 23 day of September, 1983 the
above-named Robert Berst and Herb J. Hopkins
to me known to be the Vice President and Assistant Secretary of Wajbac and
Tadwil, Limited, and who executed the foregoing instrument and acknowledged that they
executed same as the act and deed of said corporation.

Laura Louise Hauke

Notary Public, State of Wisconsin
My Commission Oct 13, 1985

This instrument was drafted by

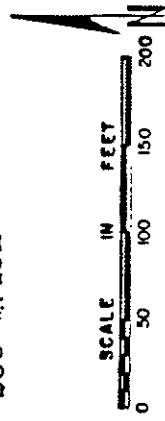
Quarles & Brady
780 North Water Street
Milwaukee, Wisconsin 53202

By David L. Petersen

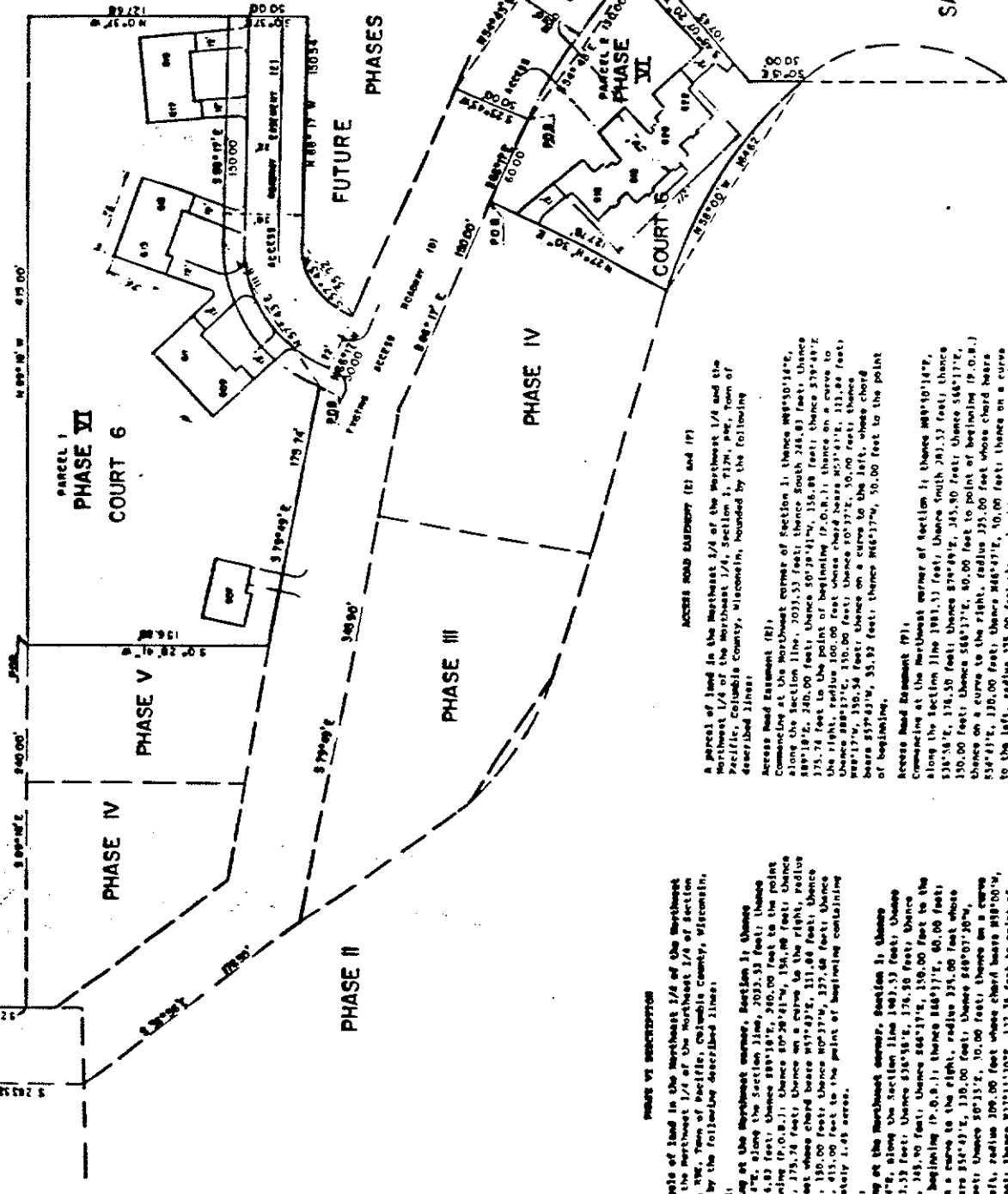
260 W431

SADDLE RIDGE ESTATES

THIS SURVEY DESCRIBES THE LAND AND BUILDINGS
SUBJECT TO THE CONDOMINIUM DECLARATION FOR
SADDLE RIDGE ESTATES PHASE VI



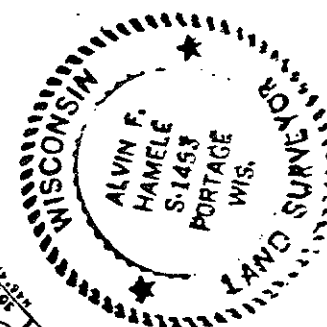
NE CORNER SECTION 1/4, T12N, R12E, S11W, 18833' SECTION 1/4 OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 1, T12N, R12E, S11W, TOWN OF PACIFIC, COLUMBIA COUNTY, WISCONSIN, BOUNDED BY THE FOLLOWING DESCRIBED LINES:



I, ALVIN F. HAMELE, hereby certify that I have surveyed the above described property, that this plat is an accurate representation of the exterior boundary lines and the location of the buildings and driveways constructed or to be constructed and that the plat is a correct representation of the Saddle Ridge Estates Phase VI as prepared and the same upon the plat and the location of the buildings and driveways and the same can be determined from the plat.

Alvin F. Hamele
ALVIN F. HAMELE
Surveyor
September 16, 1983
DATE

Submitted on 9/16/83 to before me this day of Sept 1983
Alvin F. Hamele
Notary Public, State of Wisconsin
My commission expires 03/31/84



SADDLE RIDGE ESTATES
EXHIBIT A PAGE 6

PHASE VI DESCRIPTION

Two parcels of land in the Northeast 1/4 of the Northwest 1/4 and the Northwest 1/4 of the Northwest 1/4 of Section 1, T12N, R12E, S11W, Town of Pacific, Columbia County, Wisconsin, bounded by the following described lines:

Parcel 1:
Commencing at the Northwest corner, Section 1; thence S89°10'14"E, along the Section line, 2033.33 feet; thence South 246.83 feet; thence S89°18'17", 260.00 feet to the point of beginning (P.O.B.); thence S0°28'41"W, 134.00 feet; thence S79°48'2", 175.74 feet; thence on a curve to the right, radius 100.00 feet whose chord bears S19°43'2", 111.66 feet; thence S89°17'2", 130.00 feet; thence S0°37'9", 327.48 feet; thence approximately 1.47 acres.

Parcel 2:
Commencing at the Northwest corner, Section 1; thence S89°10'14", along the Section line 1493.33 feet; thence South 283.33 feet; thence S35°55'2", 176.50 feet; thence S79°48'2", 141.90 feet; thence S66°17'2", 130.00 feet to the point of beginning (P.O.B.); thence S66°17'2", 60.00 feet; thence on a curve to the right, radius 146°17'2", 60.00 feet whose chord bears S54°43'0", 130.00 feet; thence S49°07'10", 107.45 feet; thence S0°35'2", 10.00 feet; thence on a curve to the left, radius 100.00 feet whose chord bears S88°00'0", 134.42 feet; thence S27°11'10"E, 127.78 feet to point of beginning containing approximately 0.47 acres.

ACCESS ROAD EASTWEST (E1) and (E2)

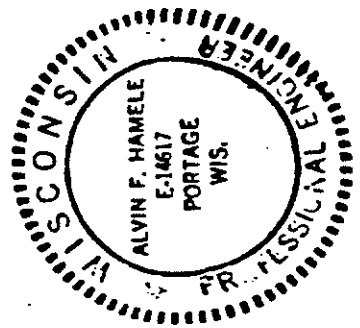
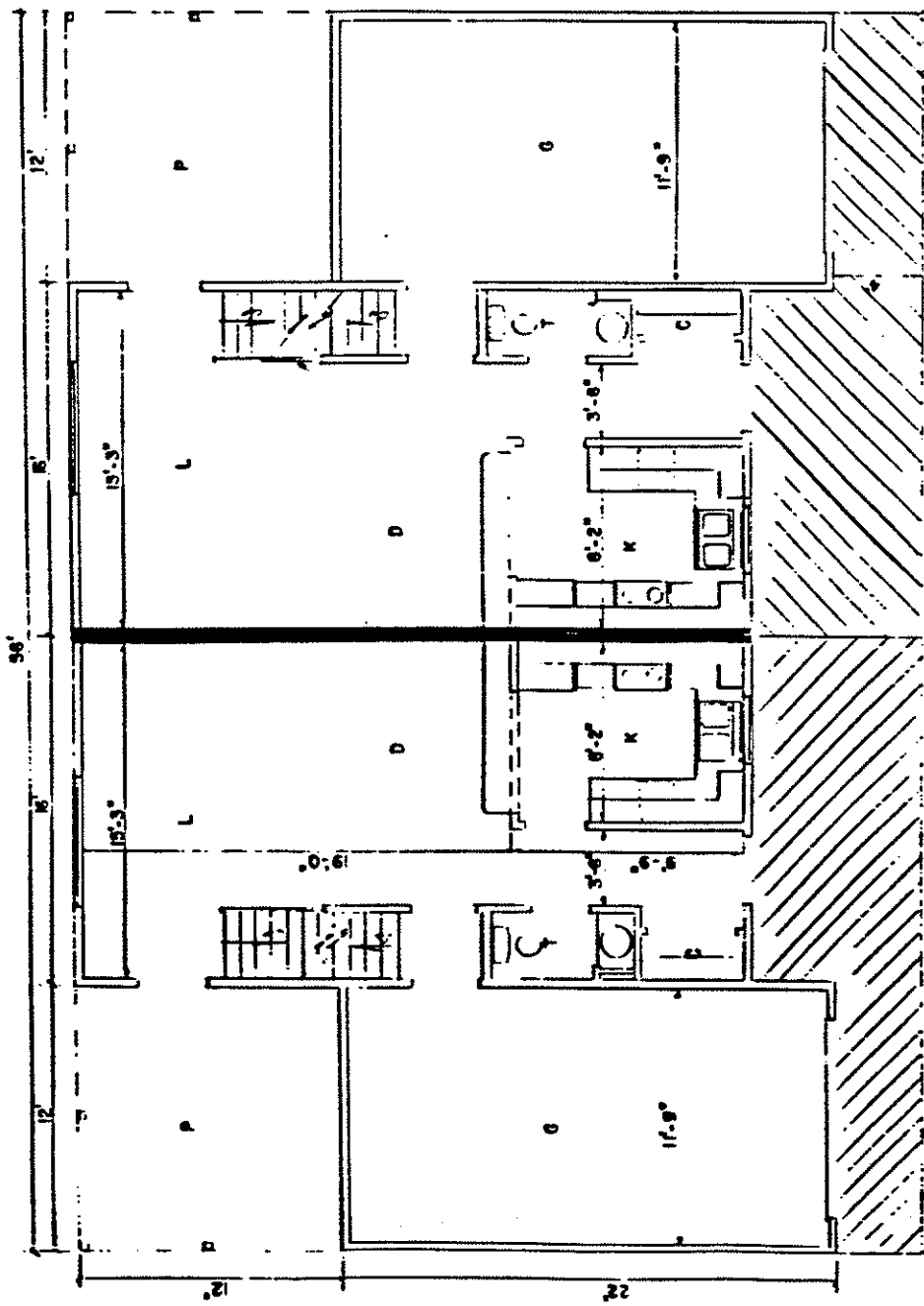
A parcel of land in the Northeast 1/4 of the Northwest 1/4 and the Northwest 1/4 of the Northwest 1/4 of Section 1, T12N, R12E, Town of Pacific, Columbia County, Wisconsin, bounded by the following described lines:

Access Road Eastment (E1):
Commencing at the Northwest corner of Section 1; thence S89°10'14"E, along the Section line, 2033.33 feet; thence South 246.83 feet; thence S79°48'2", 260.00 feet; thence S0°28'41"W, 136.48 feet; thence S79°48'2", 175.74 feet to the point of beginning (P.O.B.); thence on a curve to the right, radius 100.00 feet whose chord bears S19°43'2", 111.66 feet; thence S89°17'2", 130.00 feet; thence S0°37'9", 327.48 feet; thence on a curve to the left, whose chord bears S79°43'0", 53.92 feet; thence S66°17'2", 50.00 feet to the point of beginning.

Access Road Eastment (E2):
Commencing at the Northwest corner of Section 1; thence S89°10'14"E, along the Section line 1981.33 feet; thence South 283.33 feet; thence S35°55'2", 176.50 feet; thence S79°48'2", 145.90 feet; thence S66°17'2", 130.00 feet; thence on a curve to the right, radius 146°17'2", 60.00 feet whose chord bears S54°43'0", 130.00 feet; thence on a curve to the left, radius 100.00 feet whose chord bears S88°00'0", 134.42 feet; thence S27°11'10"E, 127.78 feet to the point of beginning.

THIS FLOOR PLAN IS USED IN COURT IN UNIT NOS. 609, 611, 613, 615, 617, 619.

Note: Floor Plans for Units 610, 618, 620 and 622 of Phase VI are found on Exhibit B Pages 6A & 6B. Floor Plans for Unit 607 are found on Exhibit B Page 7.



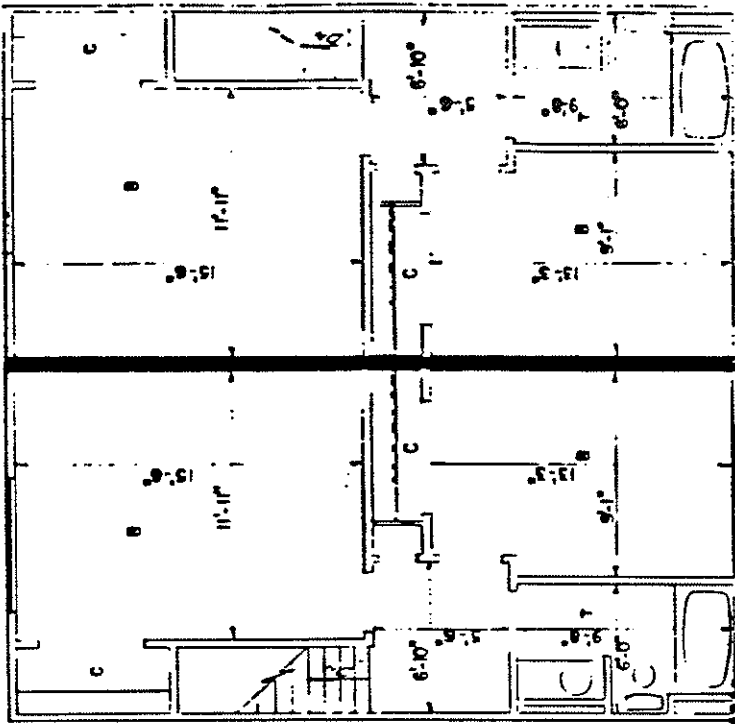
I, ALVIN F. HAMELE, a Professional Engineer duly licensed by the State of Wisconsin, do hereby certify that the drawings appearing herein are an accurate copy of portions of the plans of such building and substantially depict the layout, location, unit numbers and dimensions of the building or buildings and units located and erected or to be erected.

Alvin F. Hamele
 Alvin F. Hamele
 E-14617
 257 1/2
 11/13/85

Subscribed and sworn to before me this 25th day of August 1985
John Edward Koval
 Notary Public, State of Wisconsin
 My commission expires 08/13/1985

Living Room
 Garage
 Toilet
 Dining Area
 Porch
 Kitchen
 Limited Common Area
 Closet

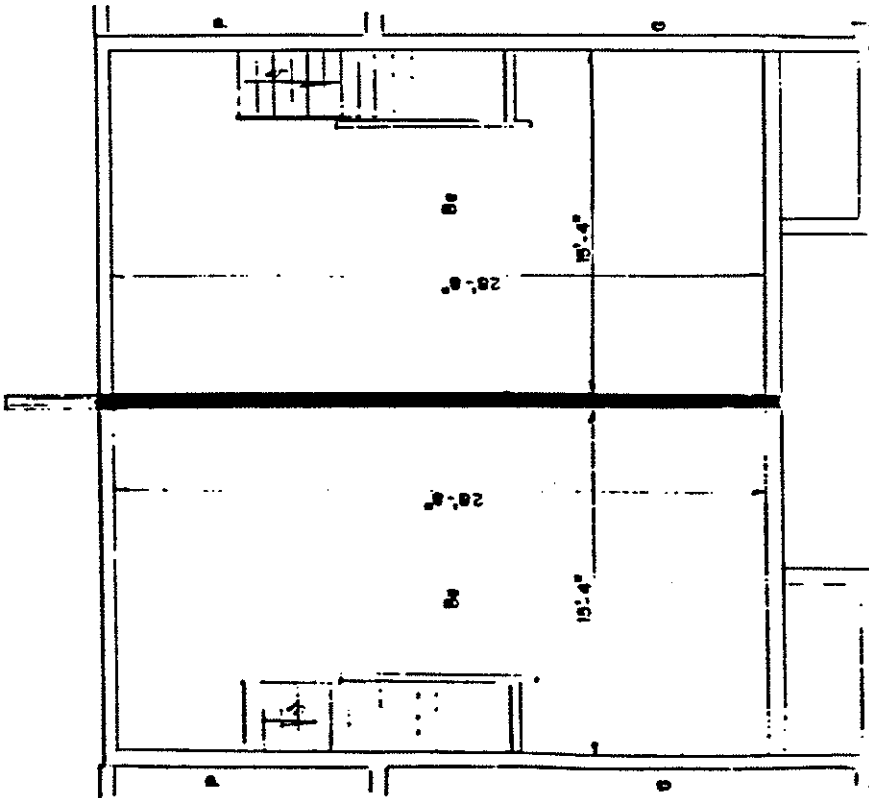
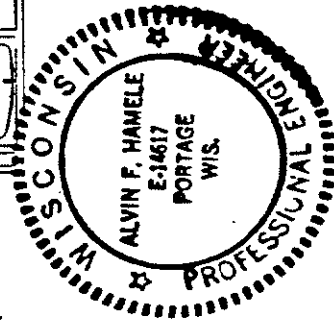
SADDLE RIDGE ESTATES
 EXHIBIT B PAGE 6-A
 FIRST FLOOR PLAN



SECOND STORY PLAN

THIS FLOOR PLAN IS USED IN COURT AS UNIT NOS. 609, 611, 613, 615, 617, 619.

SADDLE RIDGE ESTATES
EXHIBIT B PAGE 6-8.



BASEMENT PLAN

I, ALVIN F. HAMELE, a Professional Engineer duly licensed by the state of Wisconsin, do hereby certify that the drawings appearing herein are an accurate copy of portions of the plans of each building and substantially depict the layout, location, wall numbers and dimensions of the building or buildings and walls located and erected or to be erected.

Alvin F. Hamele
Alvin F. Hamele
E-14617
Portage, Wis.

Subscribed and sworn to before me this 25 day of August 1925
Lester J. Hamele
Lester J. Hamele
Notary Public, State of Wisconsin
My Commission expires Oct. 13, 1925

- Bs Basement
- Pc Porch
- Gc Garage
- Bd Bedroom
- Tc Toilet
- Cc Closet

Recorded to this 6
Jan. 19 84 35

Marian Robinson Reg. of L

SIXTH SUPPLEMENT
TO
CONDOMINIUM DECLARATION
OF
CONDITIONS, COVENANTS, RESTRICTIONS AND EASEMENTS
FOR
SADDLE RIDGE ESTATES
Phase VII

THIS SIXTH SUPPLEMENT is made this 6th day of January, 1984, pursuant to the terms of the Condominium Declaration for SADDLE RIDGE ESTATES recorded May 1, 1978 in the Office of the Register of Deeds for Columbia County, Wisconsin, in Volume 190 of Records at pages 324-345 inclusive, as Document No. 394358, as supplemented and amended to date (the "Declaration") by Wajbac and Tadwil, Limited, an Illinois corporation (hereinafter "Declarant").

1. *Statement of Declaration.*

The purpose of this Supplement is to annex and submit the land described hereinafter and the improvements constructed or to be constructed thereon to the condominium form of ownership as a part of SADDLE RIDGE ESTATES in the manner provided by the Declaration.

Declarant hereby declares that it is the owner of the real property described in Section 2 hereof and shown on Exhibit A, Page 7 of the Condominium Plat filed herewith, together with all buildings and improvements constructed or to be constructed thereon (the "Property"), which is hereby submitted to the condominium form of ownership as part of SADDLE RIDGE ESTATES as provided in the Declaration, and which Property shall be held, conveyed, devised, leased, encumbered, used, improved and in all respects otherwise affected subject to the provisions, conditions, covenants, restrictions and easements of the Declaration for SADDLE RIDGE ESTATES. All provisions hereof shall be deemed to run with the land and shall constitute benefits and burdens to the Declarant, its successors and assigns, and to all parties hereafter having any interest in the Property.

2. *Legal Description.*

The real estate described hereinafter, also described as Phase VII on Exhibit A, Page 7 of the Condominium Plat filed herewith, together with all buildings and improvements constructed or to be constructed thereon, is hereby annexed to SADDLE RIDGE ESTATES and subjected to the provisions of the Declaration. The buildings and units constructed or to be constructed are more fully described in the site plan and building and floor plans, Exhibits A and B of the Condominium Plat filed herewith, depicting the layout, location, perimeters, unit numbers and approximate dimensions of the buildings and units. The real estate subjected to the provisions of the Declaration hereby is described as follows:

Phase VII Description:

Two parcels of land in the Northwest ¼ of the Northeast ¼ of Section 1, T12N, R9E, Town of Pacific, Columbia County, Wisconsin, bounded by the following description:

Parcel 1:

Commencing at the Northwest corner of Section 1; thence N89°50'14"E, 2033.53 feet; thence south 246.83 feet; thence S89°18'E, 676.00 feet; thence N65°08'E, 392.00 feet; thence S29°40'E, 214.00 feet; thence S1°46'E, 449.08 feet to the point of beginning (P.O.B.). Thence N84°28'W, 133.35 feet; thence S3°47'W, 62.11 feet; thence S84°42'50"E, 139.26 feet; thence N1°46'W, 62.00 feet to the point of beginning, containing approximately .20 acres.

Parcel 2:

Commencing at the Northwest corner of Section 1, thence N89°50'14"E, 1983.53 feet, thence South 283.52 feet, thence S36°56'E, 176.50 feet, thence S79°49'E, 345.90 feet, thence S66°17'E, 210.00 feet, then S54°43'E, 130.00 feet, thence S48°07'20"W, 107.43 feet, thence S0°15'E, 152.65 feet, thence S38°46'E, 56.74 feet, thence S54°50'E, 92.00 feet, to the point of beginning, thence N22°37'E, 138.73 feet, thence on a curve the left radius 137.63 feet, whose chord bears S31°08'18"E, 73.88 feet, thence S74°12'E, 41.90 feet, thence S3°29'22"W, 181.56 feet, thence N54°50'W, 178.43 feet, to the point of beginning, containing approximately 0.49 acres.

TOGETHER WITH non-exclusive easements and rights of way for the benefit of the properties described above, for purposes of vehicular and pedestrian access, and ingress and egress to, from and between the above described properties and State Highway 33, as described and shown in the Condominium Plat filed herewith, over, upon and across the following described property:

ACCESS ROAD EASEMENT (G): A parcel of land in the Northwest ¼ of the Northeast ¼, Section 1, T12N, R9E, Town of Pacific, Columbia County, Wisconsin, bounded by the following described lines:

Commencing at the Northwest corner of Section 1; thence N89°50'14"E, along the Section line, 1983.53 feet; thence south 283.52 feet; thence S36°56'E, 176.50 feet; thence S79°49'E, 345.90 feet; thence S66°17'E, 210.00 feet; thence S54°43'E, 130.00 feet to the point of beginning (P.O.B.)

THENCE N46°47'E, 50.00 feet; thence S28°09'E, 62.30 feet; thence on a curve to the right, radius 355 feet whose chord bears S20°07'E, 107.41 feet; thence on a curve to the left, radius 87.63 feet whose chord bears S44°55'45"E, 85.69 feet; thence S74°12'E, 41.90 feet; thence on a curve to the left, radius 62.54 feet whose chord bears N67°42'E, 47.70 feet; thence on a curve to the left, radius 64.82 feet whose chord bears N24°30'E, 46.00 feet; thence N3°47'E, 63.70 feet; thence S84°28'E, 50.03 feet; thence S3°47'W, 62.11 feet; thence on a curve to the right, radius 114.82 feet whose chord bears S24°30'W, 81.48 feet; thence on a curve to

the right, radius 112.54 feet whose chord bears S67°42'W, 85.84 feet; thence on a curve to the right, radius 50.00 feet whose chord bears N82°02'30"W, 13.64 feet; thence N74°12'W, 41.90 feet; thence on a curve to the right, radius 137.63 feet whose chord bears N44°55'45"W, 134.58 feet; thence on a curve to the left, radius 305.00 feet, whose chord bears N20°07'W, 92.28 feet; thence N27°05'45"W, 50.72 feet to the point of beginning.

ACCESS ROAD EASEMENT (H): A parcel of land in the Northwest ¼ of the Northeast ¼, Section 1, T12N, R9E, Town of Pacific, Columbia County, Wisconsin, bounded by the following described lines:

Commencing at the Northwest corner of Section 1; thence N89°50'14"E, along the Section line 1983.53 feet; thence south 283.52 feet; thence S36°56'E, 176.50 feet; thence S79°49'E, 345.90 feet; thence S66°17'E, 210.00 feet; thence S54°43'E, 130.00 feet; thence S48°07'20"W, 107.43 feet; thence S0°15'E, 152.65 feet to the point of beginning (P.O.B.)

Thence S38°46'E, 56.74 feet; thence N22°54'E, 29.39 feet; thence on a curve to the right, radius 54.88 feet whose chord bears N53°49'18"E, 60.97 feet; thence N87°34'E, 43.24 feet; thence N67°38'E, 26.72 feet; thence on a curve to the right, radius 137.63 feet; whose chord bears N32°35'46"W, 50.00 feet; thence S56°49'W, 4.58 feet; thence S87°34'W, 39.30 feet; thence on a curve to the left, radius 104.88 feet whose chord bears S53°49'18"W, 116.52 feet to the point of beginning.

THE FOREGOING EASEMENTS are non-exclusive and are subject to the concurrent rights of Columbia Corporation and Declarant, and their successors, assigns, lessees, licensees, guests and agents to use the easement area in mutuality with owners of units in Saddle Ridge Estates. Declarant and Columbia Corporation, by virtue of rights reserved in conveyance to Declarant, specifically reserve the right to make such use of the lands subject to the foregoing easements as will not unreasonably interfere with or prevent use thereof for the easement purpose specified. The uses made of such easement area by Declarant and Columbia Corporation shall not be, and are not hereby, otherwise limited or restricted.

The easements and rights herein granted shall be appurtenant to the Condominium property and may not be separated therefrom. No unit owner by virtue hereof shall have or possess any interest in the said easement area which may be sold, conveyed, assigned or otherwise transferred except in conjunction with the sale of a unit in the Condominium.

The easements here declared and granted shall become effective upon the first conveyance by Declarant of all or any part of the Condominium property described in 2 herein, provided such conveyance is pursuant and subject to the Wisconsin Condominium Ownership Act.

The foregoing easements shall remain in full force and effect only for such time as the property and improvements known as Saddle Ridge Estates remain dedicated to the condominium form of ownership in the manner provided in the Wisconsin Condominium Ownership Act and the Condominium Declaration for Saddle Ridge Estates.

3. Ownership Percentage Interests.

By reason of this Supplement and Amendment, and the annexation of three (3) additional residential units to SADDLE RIDGE ESTATES, and pursuant to the Wisconsin Condominium Ownership Act and provisions of the Declaration, the percentage of the undivided ownership interest in the common elements and facilities and limited common elements appurtenant to each unit and its owner is hereby adjusted in recognition of the disproportionate relative sizes of the various condominium units comprising SADDLE RIDGE ESTATES, and shall be as follows:

Percentage of Ownership Interest Appurtenant to Units in Saddle Ridge Estates

<u>Unit No.</u>	<u>Model No.</u>	<u>Percentage of Ownership</u>	<u>Unit No.</u>	<u>Model No.</u>	<u>Percentage of Ownership</u>
101	1	1.06	301	2	1.06
102	1	1.06	302	2	1.06
103	1	1.06	303	2	1.06
104	1	1.06	304	2	1.06
105	1	1.06	305	2	1.06
106	1	1.06	306	2	1.06
107	1	1.06	307	2	1.06
108	1	1.06	308	2	1.06
109	1	1.06	309	2	1.06
110	1	1.06	310	2	1.06
111	1	1.06	311	2	1.06
112	1	1.06	312	2	1.06
113	1	1.06	313	2	1.06
114	1	1.06	314	2	1.06
115	1	1.06	315	2	1.06
116	1	1.06	316	2	1.06
			401	1	1.06
201	1	1.06	402	1	1.06
202	1	1.06	403	1	1.06
203	1	1.06	404	1	1.06
204	1	1.06	405	1	1.06
205	1	1.06	406	1	1.06
206	1	1.06	407	1	1.06
207	1	1.06	408	1	1.06
208	1	1.06	409	1	1.06
209	1	1.06	410	1	1.06
210	1	1.06	411	1	1.06
211	1	1.06	412	1	1.06
212	1	1.06	413	1	1.06
213	1	1.06	414	1	1.06
214	1	1.06	415	1	1.06
215	1	1.06	416	1	1.06
216	1	1.06			

<u>Unit No.</u>	<u>Model No.</u>	<u>Percentage of Ownership</u>	<u>Unit No.</u>	<u>Model No.</u>	<u>Percentage of Ownership</u>
501	2	1.06	612	5b	1.09
502	2	1.06	614	5a	1.03
503	2	1.06			
504	2	1.06	601	6	0.64
505	2	1.06	603	6	0.64
506	2	1.06	605	7	0.72
507	2	1.06	607	7	0.72
508	2	1.06			
			613	8	0.86
509	3	1.09	615	8	0.86
510	3	1.09			
511	3	1.09	638	9	0.82
512	3	1.09			
600	4a	0.74	609	10	1.00
602	4b	1.05	611	10	1.00
604	4b	1.05	617	10	1.00
606	4a	0.74	619	10	1.00
608	5a	1.03			
610	5b	1.09	628	11a	1.11
			630	11b	1.15

4. *Common Expenses and Common Surpluses.*

The common expenses and common surpluses of SADDLE RIDGE ESTATES shall be divided, allocated and assessed equally against all units in SADDLE RIDGE ESTATES so that each unit in SADDLE RIDGE ESTATES and its owners shall be assessed 1/105th of the common expenses and credited with 1/105th of the common surpluses of the Association, except that casualty insurance premiums shall be divided among the units on the basis of replacement value insured.

5. *Voting Rights.*

The voting rights of members in the Association as specified in Section 11.2 of the Declaration, providing for Class A and Class B membership and one vote for each unit sold by Declarant, are unchanged and unaffected by this Amendment and remain in full force and effect.

6. *Supplement to Condominium Plat.*

The Condominium Plat for SADDLE RIDGE ESTATES is hereby supplemented by adding pages 9-A, 9-B, 10-A, 10-B, 11-A and 11-B to Exhibit B thereof, as shown in the Condominium Plat pages filed herewith, being floor plans for Units 609, 611, 617, 619, 628, 630 and 638.

7. *Effect of Annexation.*

By this Supplement to the Declaration, three (3) condominium units are annexed and added to Court 6 of SADDLE RIDGE ESTATES and subjected to the Declaration. As of the effective date hereof, there are six (6) courts in SADDLE RIDGE ESTATES, comprising thirty-three (33) main buildings containing a total of one hundred five (105) residential units.

All of the provisions, restrictions, covenants, terms and conditions of the Declaration and the Articles and By-Laws of Saddle Ridge Estates Association, Ltd., and such restrictions, rules and regulations as may be promulgated thereunder shall be applicable to the properties and units hereby annexed to SADDLE RIDGE ESTATES.

8. *Effective Date.*

The effective date of this Supplement shall be the date it is recorded in the Office of the Register of Deeds for Columbia County, Wisconsin.

IN WITNESS WHEREOF, this document has been executed by duly authorized officers of Wajbac and Tadwil, Limited, as of the date first set forth above.

WAJBAC AND TADWIL, LIMITED

By: [Signature]
Robert T. Berst, Vice President

By: [Signature]
Robert C. Arians, Secretary

NOTARIZATION

STATE OF WISCONSIN)
 : SS.
COLUMBIA COUNTY)

Personally appeared before me this 6th day of January, 1984 the above-named Robert T. Berst and Robert C. Arians, to me known to be the Vice President and Secretary of Wajbac and Tadwil, Limited, and who executed the foregoing instrument and acknowledged that they executed same as the act and deed of said corporation.

[Signature]
Gloria Kirking Rippe
Notary Public, State of Wisconsin
My Commission expires 03/11/84

This instrument was drafted by

Quarles & Brady
780 North Water Street
Milwaukee, Wisconsin 53202

By David L. Petersen

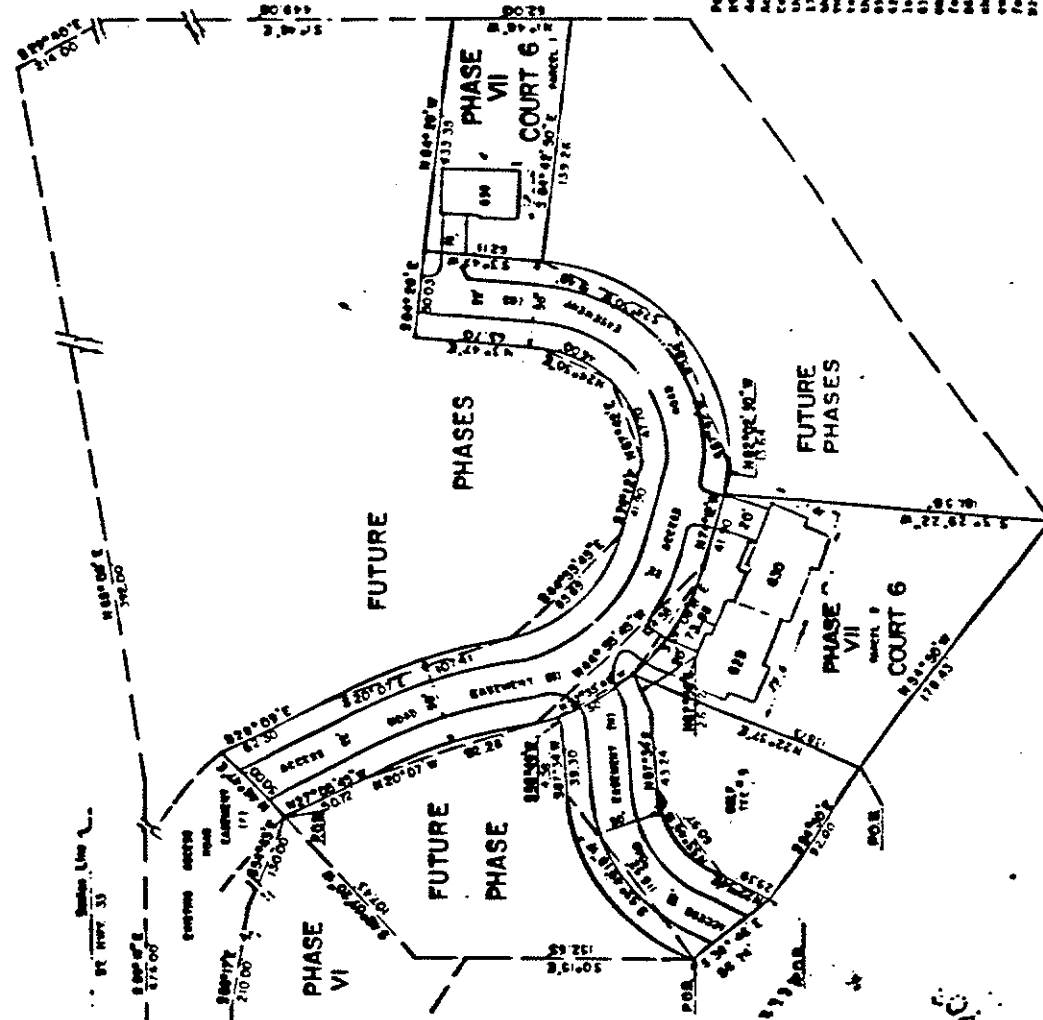
SADDLE RIDGE ESTATES

THIS SURVEY DESCRIBES THE LAND AND BUILDINGS SUBJECT TO THE CONDOMINIUM DECLARATION FOR SADDLE RIDGE ESTATES

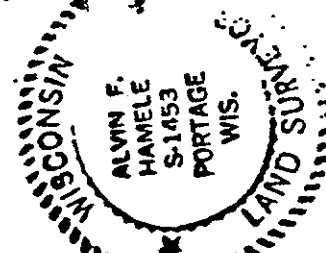


PARCEL WITH ENCUMBRANCE
 Parcel of land in the northeast 1/4 of the northeast 1/4, Section 1, T12N, R10E, Town of Pacific, Columbia County, Wisconsin, bounded by the following description:
 Commencing at the southeast corner of Section 1, thence approximately 197.53 feet, thence south 24.33 feet, thence S89°18'12" E, 474.00 feet, thence S15°08'24" E, 281.00 feet, thence S29°40'24" E, 114.00 feet, thence S1°48'48" E, 486.00 feet to the point of beginning, S14°11'12" E, 431.11 feet, thence S88°29'24" E, 121.25 feet, thence S17°48'18" E, 431.11 feet, thence S10°47'36" E, 129.18 feet, thence S17°48'18" E, 431.00 feet to the point of beginning, enclosing approximately .20 acres.
 Parcel 1
 Commencing at the northeast corner of Section 1, thence approximately 197.53 feet, thence south 20.33 feet, thence S89°18'12" E, 134.00 feet, thence S79°29'24" E, 281.00 feet, thence S17°48'18" E, 114.00 feet, thence S1°48'48" E, 486.00 feet, thence S29°40'24" E, 114.00 feet, thence S17°48'18" E, 431.11 feet, thence S88°29'24" E, 121.25 feet, thence S17°48'18" E, 431.00 feet, thence S10°47'36" E, 129.18 feet, thence S17°48'18" E, 431.00 feet, thence S17°48'18" E, 431.00 feet, to the point of beginning, enclosing approximately .40 acres.
 Parcel 2
 Commencing at the northeast corner of Section 1, thence approximately 197.53 feet, thence south 20.33 feet, thence S89°18'12" E, 134.00 feet, thence S79°29'24" E, 281.00 feet, thence S17°48'18" E, 114.00 feet, thence S1°48'48" E, 486.00 feet, thence S29°40'24" E, 114.00 feet, thence S17°48'18" E, 431.11 feet, thence S88°29'24" E, 121.25 feet, thence S17°48'18" E, 431.00 feet, thence S10°47'36" E, 129.18 feet, thence S17°48'18" E, 431.00 feet, thence S17°48'18" E, 431.00 feet, to the point of beginning, enclosing approximately .40 acres.

ACCESS ROAD STATEMENTS (S) AND (N)
 Parcel of land in the northeast 1/4 of the northeast 1/4, Section 1, T12N, R10E, Town of Pacific, Columbia County, Wisconsin, bounded by the following described lines:
 Access Road Statement (S)
 Commencing at the northeast corner of Section 1, thence approximately 197.53 feet, thence south 20.33 feet, thence S89°18'12" E, 134.00 feet, thence S79°29'24" E, 281.00 feet, thence S17°48'18" E, 114.00 feet, thence S1°48'48" E, 486.00 feet, thence S29°40'24" E, 114.00 feet, thence S17°48'18" E, 431.11 feet, thence S88°29'24" E, 121.25 feet, thence S17°48'18" E, 431.00 feet, thence S10°47'36" E, 129.18 feet, thence S17°48'18" E, 431.00 feet, thence S17°48'18" E, 431.00 feet, to the point of beginning, enclosing approximately .40 acres.
 Access Road Statement (N)
 Commencing at the northeast corner of Section 1, thence approximately 197.53 feet, thence south 20.33 feet, thence S89°18'12" E, 134.00 feet, thence S79°29'24" E, 281.00 feet, thence S17°48'18" E, 114.00 feet, thence S1°48'48" E, 486.00 feet, thence S29°40'24" E, 114.00 feet, thence S17°48'18" E, 431.11 feet, thence S88°29'24" E, 121.25 feet, thence S17°48'18" E, 431.00 feet, thence S10°47'36" E, 129.18 feet, thence S17°48'18" E, 431.00 feet, thence S17°48'18" E, 431.00 feet, to the point of beginning, enclosing approximately .40 acres.



264 to 272



I, ALVIN F. HAMEL, hereby certify that I have surveyed the above described property, that this plat is an accurate representation of the actual boundary lines and the location of the buildings and structures constructed or to be constructed and that the plat is a correct representation of radiolite tapes Station Phase VI as proposed at the date hereof, and the identification and location of each well and the common elements shall be determined from the plat.
 ALVIN F. HAMEL
 Notary Public, Wisconsin
 Date: 5/19/84

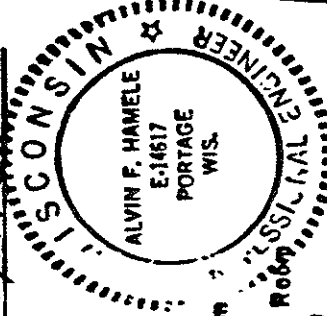
Subscribed and sworn to before me this
 19th day of May, 1984
 Notary Public, State of Wisconsin
 My commission expires 05/15/85

NOTIFICATION

Subscribed and sworn to before me this
20th day of *December*, 19*83*.
Alvin F. Hamele
 Notary Public State of Wisconsin
 My Commission expires *Oct. 13, 1985*

I, **ALVIN F. HAMELE**, a Professional Engineer
 duly licensed by the State of Wisconsin, do
 hereby certify that the drawings appearing
 hereon are an accurate copy of portions of
 the plans of each building and substantially
 depict the layout, location, unit numbers
 and dimensions of the building or buildings
 and units located and erected or to be
 erected.

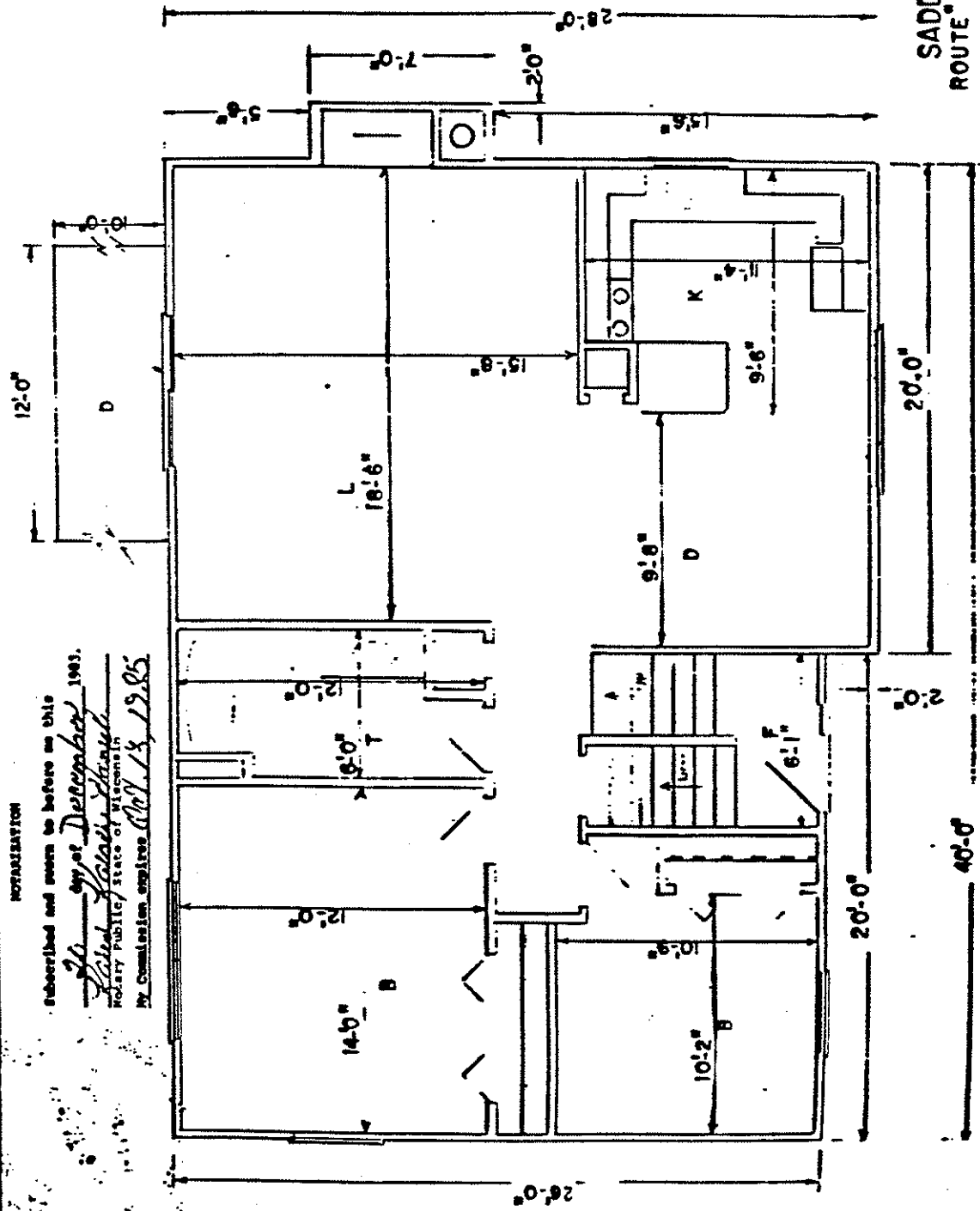
Alvin F. Hamele
 ALVIN F. HAMELE
 Date: *Dec 20, 1983*
 E-14617



W 264 of 273

- D Deck
- B Bedroom
- T Toilet
- D Dining Room
- K Kitchen
- F Foyer
- L Living Room

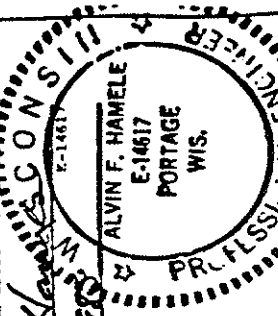
THIS FLOOR PLAN IS
 USED IN COURT # 6
 Unit Number 638



SADDLE RIDGE ESTATES
 ROUTE #1 PORTAGE, WISCONSIN 53901

TYPICAL FIRST FLOOR PLAN

I, ALVIN F. HAMELE, a Professional Engineer duly licensed by the State of Wisconsin, do hereby certify that the drawings appearing hereon are an accurate copy of portions of the plans of each building and substantially depict the layout, location, unit numbers and dimensions of the building or buildings and units located and erected or proposed to be erected.



Alvin F. Hamel
 ALVIN F. HAMELE
 E-14817
 PORTAGE
 WIS.
 Date *December 29, 1985*

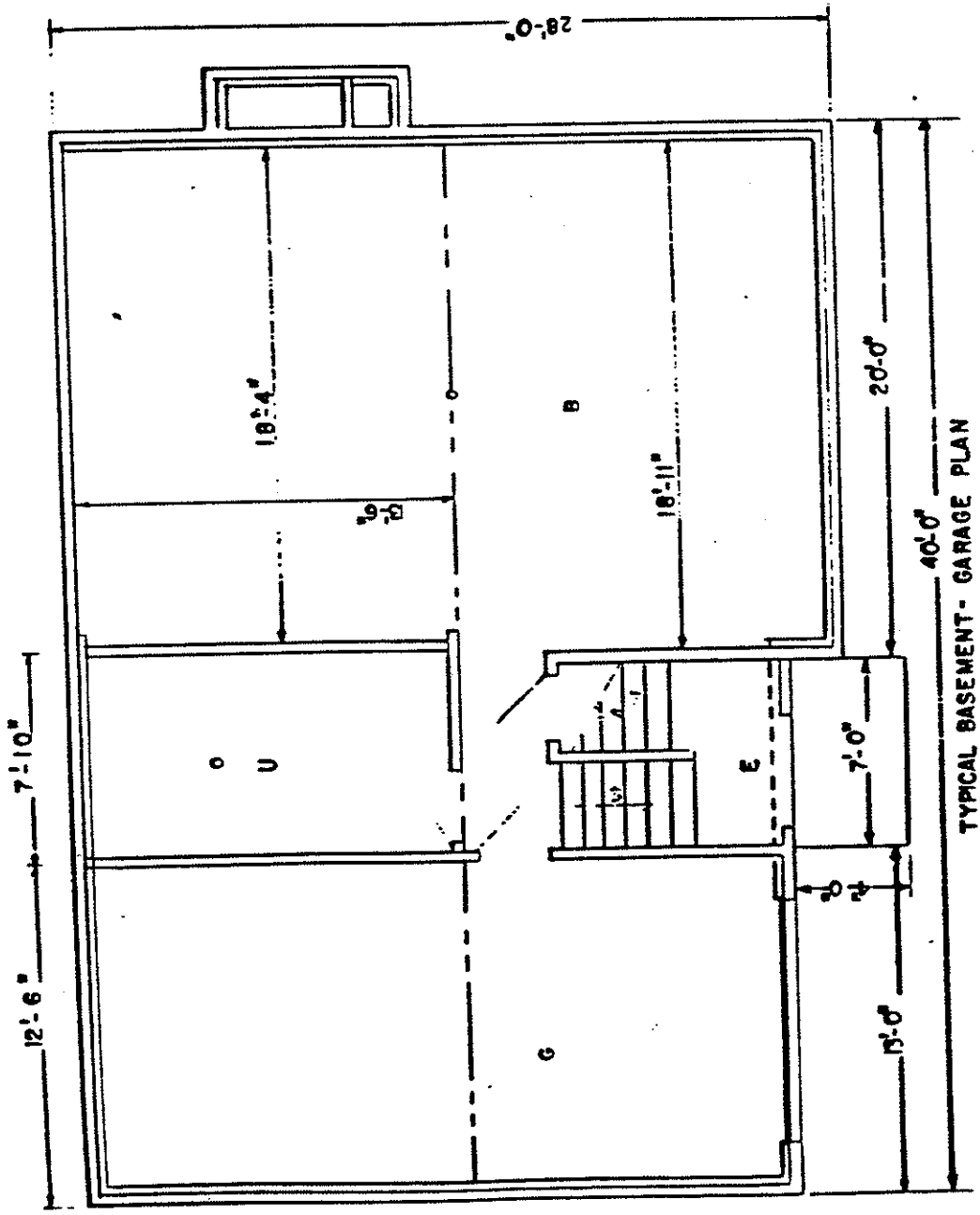
NOTARIZATION

Subscribed and sworn to before me this *20* day of *December*, 1985.
Ronald Martin Hamel
 Notary Public, State of Wisconsin
 My Commission expires *July 13, 1985*

- U Utility Room
- E Entry
- G Garage
- B Basement

THIS BASEMENT PLAN IS
 USED IN COURT #6 Unit Number 638

SADDLE RIDGE ESTATES
 ROUTE "I" PORTAGE, WISCONSIN
 EXHIBIT B PAGE 9-B 53901



TYPICAL BASEMENT - GARAGE PLAN

I, ALVIN F. HAMELE, a Professional Engineer duly licensed by the State of Wisconsin, do hereby certify that the drawings appearing herein are an accurate copy of portions of the plans of each building and substantially reflect the layout, location, wall thickness and dimensions of the building or buildings and walls intended and approved as to be erected.

ALVIN F. HAMELE
 E-14617
 PORTAGE, WIS.
 Dec 23 1985

APPROVED

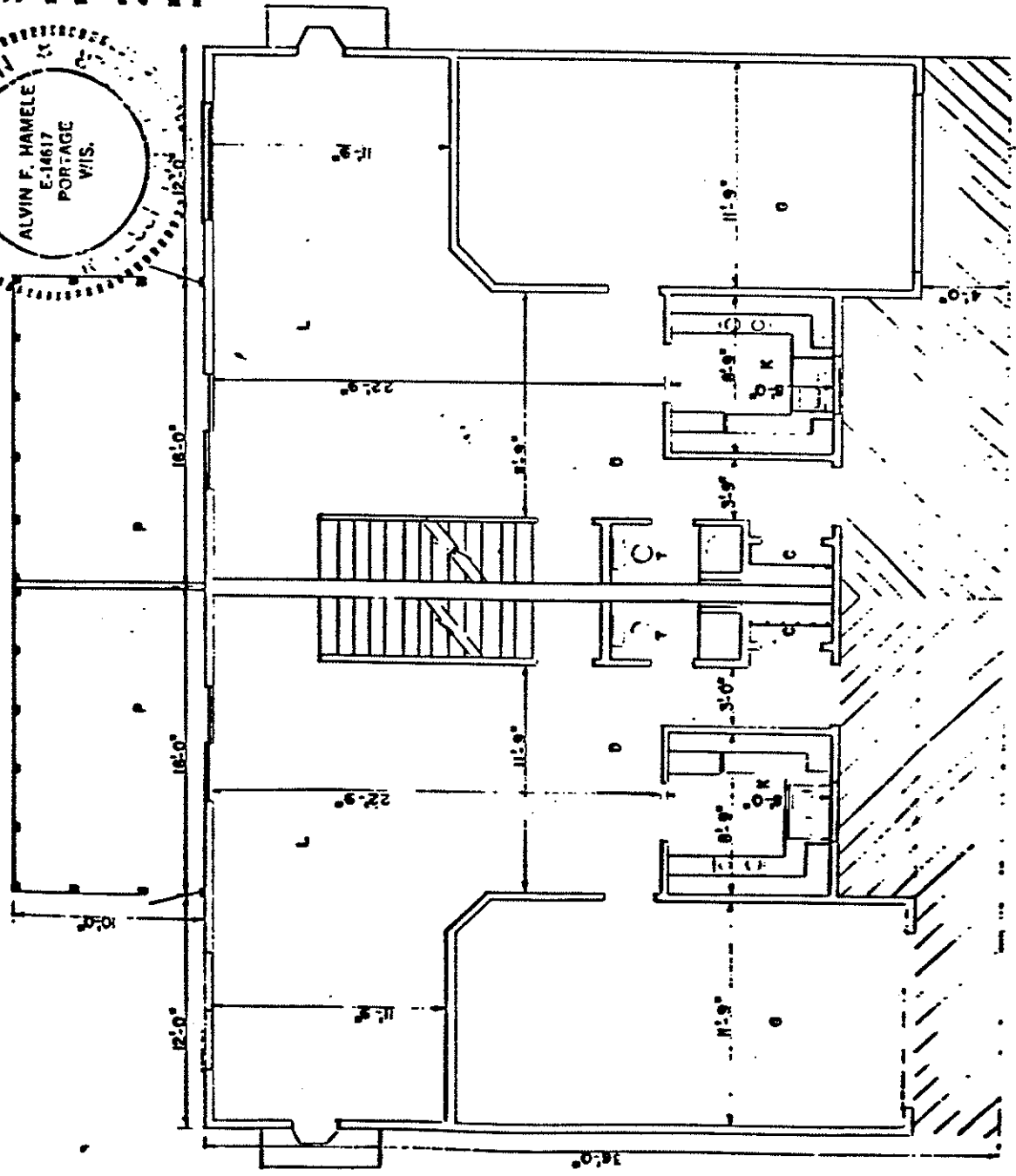
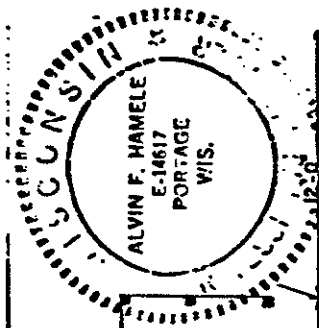
Submitted and sworn to before me this
 day of December 19 85
 Mayor, Portage, Wisconsin
 By Certificate expires Oct 13 1985



- P Porch
- L Living Room
- D Dining Area
- B Garage
- K Kitchen
- C Closet
- T Toilet
- ▨ Limited Common Area

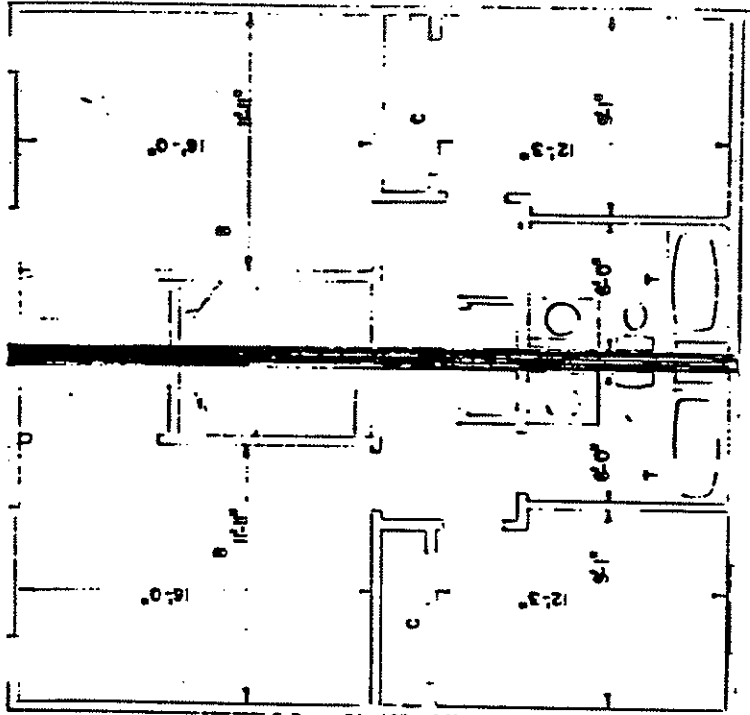
THIS FLOOR PLAN IS USED
 IN COURT #6
 Unit Numbers 609, 611, 612, 619

SADDLE RIDGE ESTATES
 ROUTE 1, PORTAGE, WISCONSIN 53901
 EXHIBIT B, PAGE 10-A

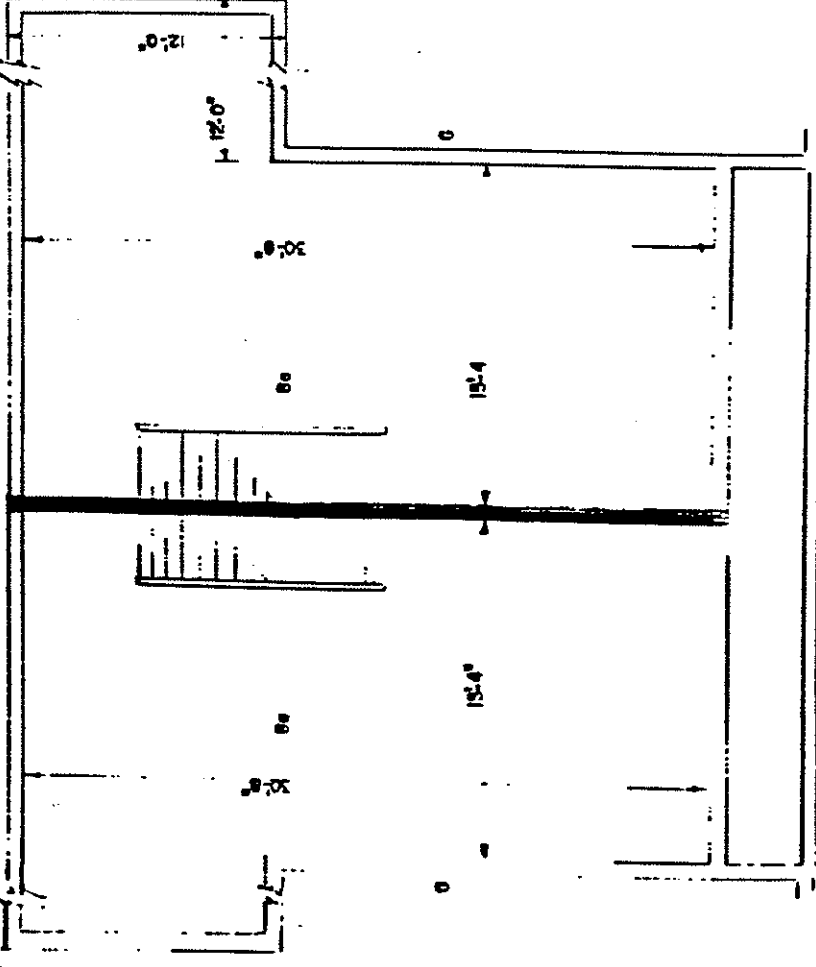


FIRST FLOOR PLAN

VOL 284 PAGE 275



SECOND STORY PLAN



BASEMENT PLAN

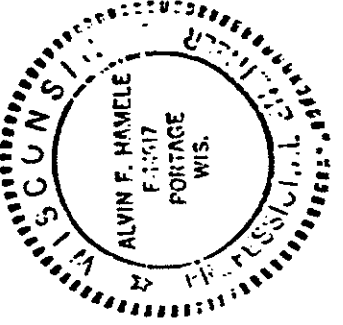
- Bs Basement
- G Garage
- B Bedroom
- T Toilet
- C Closet

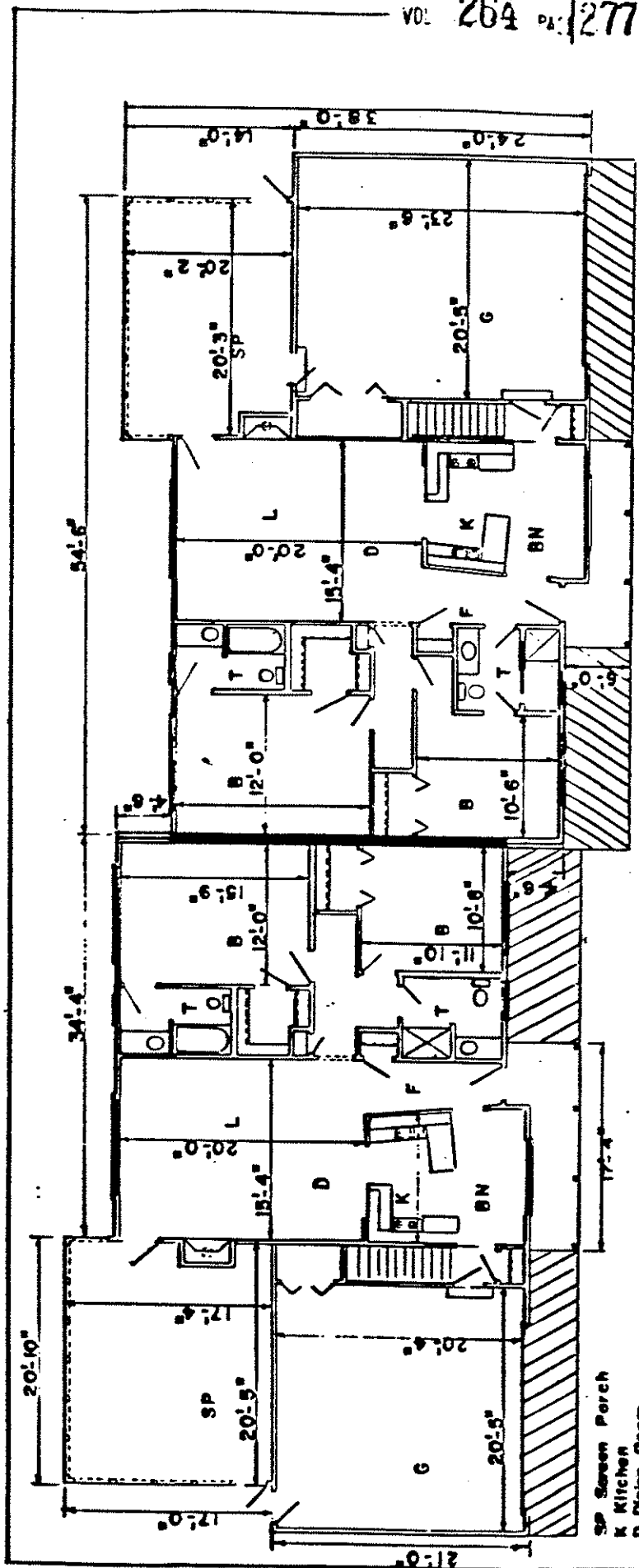
I, ALVIN F. HAMELE, a Professional Engineer duly licensed by the State of Wisconsin, do hereby certify that the drawings appearing herein are an accurate copy of portions of the plans of each building and substantially depict the layout, location, unit numbers and dimensions of the building or buildings and walls located and erected or to be erected.

Alvin F. Hamel
 Dec 27, 1955

Subscribed and sworn to before me this 23rd day of December 1955
 Notary Public, Subscribed by Alvin F. Hamel
 My Commission expires Oct 13, 1955

THIS FLOOR PLAN IS USED
 IN COURT 6
 Unit Numbers 609, 61, 67, 619
 SADDLE RIDGE ESTATES
 ROUTE 1 PORTAGE, WISCONSIN 53901
 EXHIBIT B PAGE 10-3



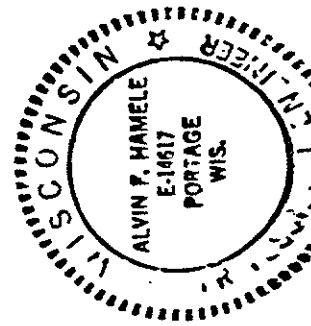


TYPICAL FIRST FLOOR

- SP Screen Porch
- K Kitchen
- D Dining Room
- F Foyer
- G Garage
- T Toilet
- BN Bedroom Breakfast Nook
- ▨ Limited Common Area
- B Bedroom

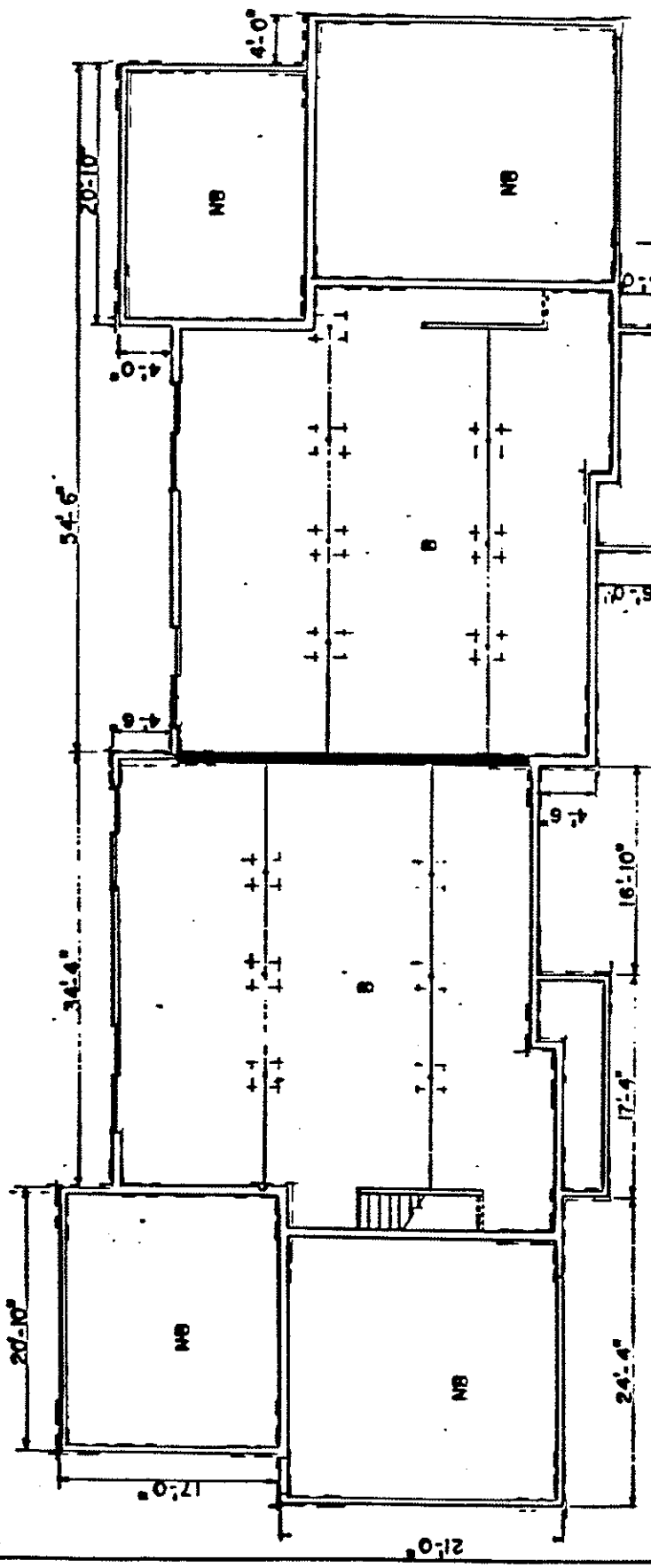
THIS FLOOR PLAN IS USED IN COURT # 6
 Unit Number 628, 630

Subscribed and sworn to before me this 23 day of December, 1983.
Richard James H. Henschel
 Notary Public, State of Wisconsin
 My Commission Expires Oct 13, 1985



I, ALVIN F. HAMELE, a Professional Engineer duly licensed by the State of Wisconsin, do hereby certify that the drawings appearing hereon are an accurate copy of portions of the plans of each building and substantially depict the layout, location, unit numbers and dimensions of the building or buildings and units located and erected or to be erected.
Alvin F. Hamele
 Alvin F. Hamele P-14617
 Date December 23, 1983

SADDLE RIDGE ESTATES
 ROUTE # 1 PORTAGE, WISCONSIN 53901
 EXHIBIT B PAGE # 11-A



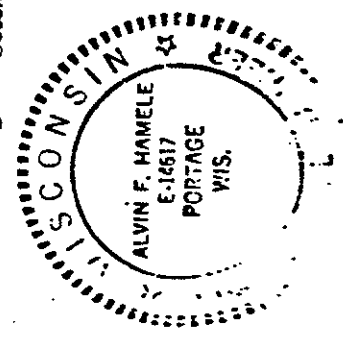
TYPICAL BASEMENT PLAN
 NO BASEMENT
 NO BASEMENT

TYPICAL BASEMENT PLAN
 NB
 B

Subscribed and sworn to before me this
23 day of Dec. 1982.
KAREN KOLAR, Notary Public
 Notary Public, State of Wisconsin
 My commission expires Oct. 15, 1985

I, ALVIN F. HAMELE, a Professional Engineer
 duly licensed by the State of Wisconsin, do
 hereby certify that the drawings appearing
 hereon are an accurate copy of portions of
 the plans of each building and substantially
 depict the layout, location, unit numbers
 and dimensions of the building or buildings
 and units located and erected or to be
 erected.

Alvin F. Hamel
 Alvin F. Hamel
 Dec 23 1982
 Date



SADDLE RIDGE ESTATES
 ROUTE #1 PORTAGE, WISCONSIN 53901
 EXHIBIT B PAGE # 11-B

SEVENTH SUPPLEMENT
TO
CONDOMINIUM DECLARATION
OF
CONDITIONS, COVENANTS, RESTRICTIONS AND EASEMENTS
FOR
SADDLE RIDGE ESTATES
Phase VIII

THIS SEVENTH SUPPLEMENT is made this 23th day of November, 1984, pursuant to the terms of the Condominium Declaration for SADDLE RIDGE ESTATES recorded May 1, 1978 in the Office of the Register of Deeds for Columbia County, Wisconsin, in Volume 190 of Records at pages 324-345 inclusive, as Document No. 394358, as supplemented and amended to date (the "Declaration") by Wajbac and Tadwil, Limited, an Illinois corporation (hereinafter "Declarant").

1. *Statement of Declaration.*

The purpose of this Supplement is to annex and submit the land described hereinafter and the improvements constructed or to be constructed thereon to the condominium form of ownership as a part of SADDLE RIDGE ESTATES in the manner provided by the Declaration.

Declarant hereby declares that it is the owner of the real property described in Section 2 hereof and shown on Exhibit A, Page 8 of the Condominium Plat filed herewith, together with all buildings and improvements constructed or to be constructed thereon (the "Property"), which is hereby submitted to the condominium form of ownership as part of SADDLE RIDGE ESTATES as provided in the Declaration, and which Property shall be held, conveyed, devised, leased, encumbered, used, improved and in all respects otherwise affected subject to the provisions, conditions, covenants, restrictions and easements of the Declaration for SADDLE RIDGE ESTATES. All provisions hereof shall be deemed to run with the land and shall constitute benefits and burdens to the Declarant, its successors and assigns, and to all parties hereafter having any interest in the Property.

2. *Legal Description.*

The real estate described hereinafter, also described as Phase VIII on Exhibit A, Page 8 of the Condominium Plat filed herewith, together with all buildings and improvements constructed or to be constructed thereon, is hereby annexed to SADDLE RIDGE ESTATES and subjected to the provisions of the Declaration. The buildings and units constructed or to be constructed are more fully described in the site plan and building and floor plans, Exhibits A and B of the Condominium Plat filed herewith, depicting the layout, location, perimeters, unit numbers and approximate dimensions of the buildings and units. The real estate subjected to the provisions of the Declaration hereby is described as follows:

STATE OF WISCONSIN }
COLUMBIA COUNTY } SS

Recorded this 23th day of
November, 1984 at 9:30 AM.

Merian Robinson Reg. of Deeds

Phase VIII Description:

Parcels of land in the NW 1/4-NE 1/4 and NE 1/4-NW 1/4, Section 1, T12N, R9E, Town of Pacific, Columbia County, Wisconsin bounded by the following described lines:

Parcel 1:

Beginning at the southeast corner of Phase VI, Parcel 2; Thence N0°15'W along the east line of said Phase VI, Parcel 2, 30.00 feet; thence N48°07'20"E along said east line of Phase VI, Parcel 2, 107.43 feet; thence S27°05'45"E, 50.72 feet; thence on a curve to the right, radius 305.00 feet, whose chord bears S20°07'E, 92.28 feet; thence on a curve to the left, radius 137.63 feet, whose chord bears S19°31'42"E, 18.57 feet; thence S56°49'W, 8.43 feet; thence S87°34'W, 39.30 feet; thence on a curve to the left, radius 104.88 feet, whose chord bears S53°49'18"W, 116.52 feet; thence on a curve to the left, radius 91.21 feet, whose chord bears N0°15'W, 122.65 feet to the point of beginning. Containing 17,660 square feet or 0.40 acres.

Parcel 2:

Beginning at the southeast corner of Phase V11, Parcel 1; thence S1°46'E, 63.92 feet; thence S53°35'W, 100.00 feet; thence N50°00'W, 111.33 feet; thence on a curve to the left, radius 114.82 feet, whose chord bears N21°16'E, 69.24 feet to the southwest corner of said Phase V11, Parcel 1; thence S84°42'50"E, 132.26 feet to the point of beginning. Containing 15,080 square feet or 0.35 acres.

3. Ownership Percentage Interests.

By reason of this Supplement and Amendment, and the annexation of three (3) additional residential units to SADDLE RIDGE ESTATES, and pursuant to the Wisconsin Condominium Ownership Act and provisions of the Declaration, the percentage of the undivided ownership interest in the common elements and facilities and limited common elements appurtenant to each unit and its owner is hereby adjusted in recognition of the disproportionate relative sizes of the various condominium units comprising SADDLE RIDGE ESTATES, and shall be as follows:

Percentage of Ownership Interest Appurtenant to Units in Saddle Ridge Estates

<u>Unit No.</u>	<u>Model No.</u>	<u>Percentage of Ownership</u>	<u>Unit No.</u>	<u>Model No.</u>	<u>Percentage of Ownership</u>
101	1	0.95	301	2	0.95
102	1	0.95	302	2	0.95
103	1	0.95	303	2	0.95
104	1	0.95	304	2	0.95
105	1	0.95	305	2	0.95
106	1	0.95	306	2	0.95
107	1	0.95	307	2	0.95
108	1	0.95	308	2	0.95
109	1	0.95	309	2	0.95
110	1	0.95	310	2	0.95
111	1	0.95	311	2	0.95
112	1	0.95	312	2	0.95
113	1	0.95	313	2	0.95
114	1	0.95	314	2	0.95
115	1	0.95	315	2	0.95
116	1	0.95	316	2	0.95
201	1	0.95	401	1	0.95
202	1	0.95	402	1	0.95
203	1	0.95	403	1	0.95
204	1	0.95	404	1	0.95
205	1	0.95	405	1	0.95
206	1	0.95	406	1	0.95
207	1	0.95	407	1	0.95
208	1	0.95	408	1	0.95
209	1	0.95	409	1	0.95
210	1	0.95	410	1	0.95
211	1	0.95	411	1	0.95
212	1	0.95	412	1	0.95
213	1	0.95	413	1	0.95
214	1	0.95	414	1	0.95
215	1	0.95	415	1	0.95
216	1	0.95	416	1	0.95

<u>Unit No.</u>	<u>Model No.</u>	<u>Percentage of Ownership</u>	<u>Unit No.</u>	<u>Model No.</u>	<u>Percentage of Ownership</u>
501	2	0.95	616	5a	0.92
502	2	0.95	618	5b	0.99
503	2	0.95	620	5b	0.99
504	2	0.95	622	5a	0.92
505	2	0.95	601	6	0.58
506	2	0.95	603	6	0.58
507	2	0.95	605	7	0.66
508	2	0.95	607	7	0.66
509	3	0.98	613	8	0.79
510	3	0.98	615	8	0.79
511	3	0.98			
512	3	0.98	638	9	0.75
513	3	0.98			
514	3	0.98	609	10	0.90
515	3	0.98	611	10	0.90
516	3	0.98	617	10	0.90
600	4a	0.67	619	10	0.90
602	4b	0.94			
604	4b	0.94	628	11a	1.00
606	4a	0.67	630	11b	1.04
608	5a	0.92	624	12	0.62
610	5b	0.99	626	12	0.62
612	5b	0.99	636	13	1.21
614	5a	0.92			

4. Common Expenses and Common Surpluses.

The common expenses and common surpluses of SADDLE RIDGE ESTATES shall be divided, allocated and assessed equally against all units in SADDLE RIDGE ESTATES so that each unit in SADDLE RIDGE ESTATES and its owners shall be assessed 1/108th of the common expenses and credited with 1/108th of the common surpluses of the Association, except that casualty insurance premiums shall be divided among the units on the basis of replacement value insured.

5. Voting Rights.

The voting rights of members in the Association as specified in Section 11.2 of the Declaration, providing for Class A and Class B membership and one vote for each unit sold by Declarant, are unchanged and unaffected by this Amendment and remain in full force and effect.

6. Supplement to Condominium Plat.

The Condominium Plat for SADDLE RIDGE ESTATES is hereby supplemented by adding pages 12-A, 12-B, and 13 to Exhibit B thereof, as shown in the Condominium Plat pages filed herewith, being floor plans for Units 624, 626, and 636.

7. Effect of Annexation.

By this Supplement to the Declaration, three (3) condominium units are annexed and added to Court 6 of SADDLE RIDGE ESTATES and subjected to the Declaration. As of the effective date hereof, there are six (6) courts in SADDLE RIDGE ESTATES, comprising thirty-five (35) main buildings containing a total of one hundred eight (108) residential units.

All of the provisions, restrictions, covenants, terms and conditions of the Declaration and the Articles and By-Laws of Saddle Ridge Estates Association, Ltd., and such restrictions, rules and regulations as may be promulgated thereunder shall be applicable to the properties and units hereby annexed to SADDLE RIDGE ESTATES.

8. Effective Date.

The effective date of this Supplement shall be the date it is recorded in the Office of the Register of Deeds for Columbia County, Wisconsin.

IN WITNESS WHEREOF, this document has been executed by duly authorized officers of Wajbac and Tadwil, Limited, as of the date first set forth above.

WAJBAC AND TADWIL, LIMITED

By [Signature]
Robert C. Arians, Secretary

By [Signature]
Beth J. Hoskins, Ass't. Secretary

NOTARIZATION

STATE OF WISCONSIN)
) SS.
COLUMBIA COUNTY)

Personally appeared before me this 28th day of November, 1984 the above-named Robert C. Arians and Beth J. Hoskins, to me known to be the Secretary and Ass't Secretary of Wajbac and Tadwil, Limited, and who executed the foregoing instrument and acknowledged that they executed same as the act and deed of said corporation.

[Signature]
Gloria Kinking Rippe
Notary Public, State of Wisconsin
My Commission expires 03/06/83

This instrument was drafted by

Quarles & Brady
780 North Water Street
Milwaukee, Wisconsin 53202

By David L. Petersen

**SADDLE RIDGE ESTATES
COLUMBIA COUNTY**

**THIS SURVEY DESCRIBES THE LAND
AND BUILDINGS SUBJECT TO THE
CONDOMINIUM DECLARATION FOR
SADDLE RIDGE ESTATES**

PHASE VIII



PHASE VIII DESCRIPTION

Parcel of land in the NW1/4, SW1/4 and NW1/4, NW1/4, Section 1, T17N, R9E, Town of Pacific, Columbia County, Wisconsin bounded by the following described lines:

Parcel 1:
Beginning at the southeast corner of Phase VI, Parcel 1; thence 10°15'W along the east line of said Phase VI, parcel 1, 20.48 feet; thence 89°45'10"W along the east line of Phase VI, Parcel 1, 107.93 feet; thence 89°45'10"W, 20.48 feet; thence on a curve to the right, radius 105.20 feet, whose chord bears S10°49'12", 91.28 feet; thence on a curve to the left, radius 137.43 feet, whose chord bears S19°31'47"E, 18.37 feet; thence 155°49'W, 8.43 feet; thence S47°39'W, 39.38 feet; thence on a curve to the left, radius 102.48 feet, whose chord bears S55°49'18"W, 118.33 feet; thence on a curve to the left, radius 91.22 feet, whose chord bears 10°15'W, 127.85 feet to the point of beginning. Containing 17,660 square feet or 0.40 acres.

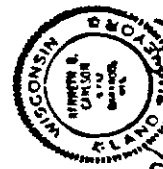
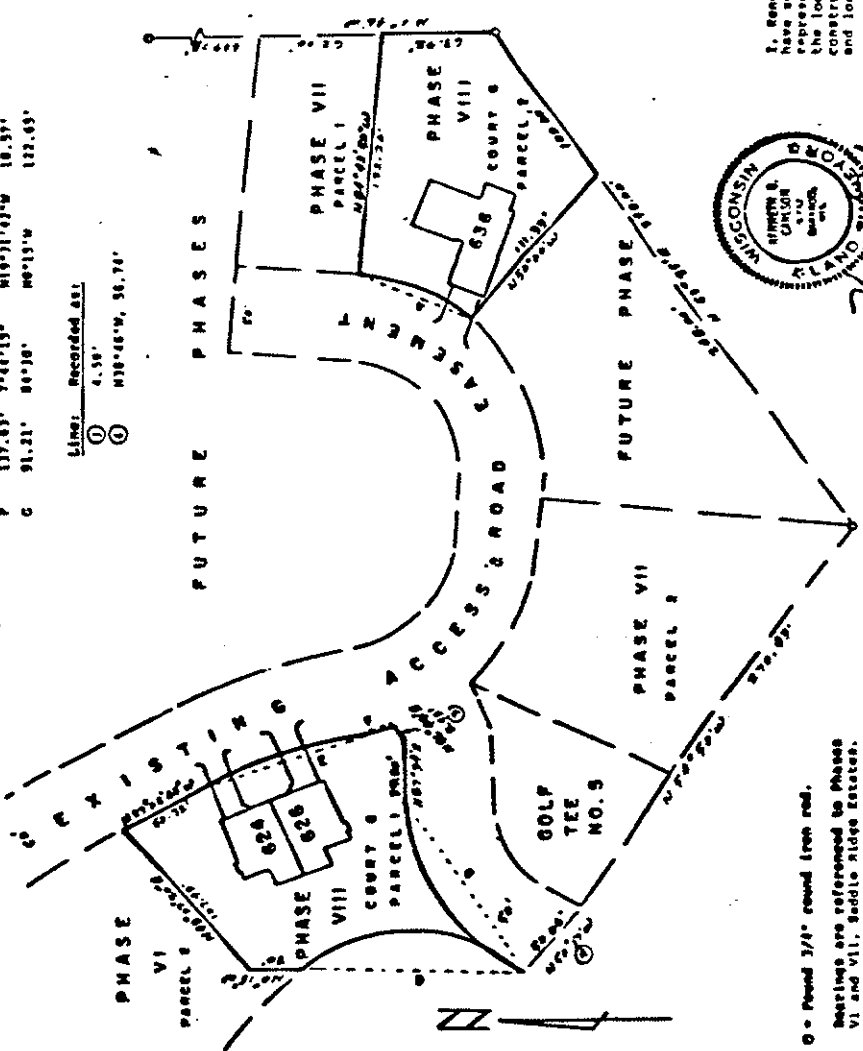
Parcel 2:
Beginning at the southeast corner of Phase VII, Parcel 1; thence S1°40'12", 63.32 feet; thence S53°35'W, 188.00 feet; thence N49°49'W, 111.33 feet; thence on a curve to the left, radius 118.87 feet, whose chord bears N21°18'2", 69.24 feet to the southwest corner of said Phase VII, Parcel 1; thence S48°17'50"E, 122.26 feet to the point of beginning. Containing 15,280 square feet or 0.35 acres.

I, Kenneth G. Carlson, registered land surveyor, hereby certify that I have surveyed the above described parcels of land. This plat is a correct representation of the exterior boundaries of the parcels described and the location of the buildings and divisions constructed or to be constructed as proposed at the date hereof and the identification and location of each unit and the common elements can be determined.

EXHIBIT A PAGE 6

Curve	Radius	Central Angle	Chord Bearing	Chord Distance
A	114.82'	34°00'	N11°14'17"	67.74'
B	184.88'	67°29'18"	N53°49'18"W	116.53'
C	305.80'	17°28'	N28°07'W	92.20'
D	137.63'	7°44'19"	N19°31'43"W	10.37'
E	91.22'	80°30'	N0°15'W	122.65'

Lines recorded as:
① 4.59'
② N10°46'W, 36.74'



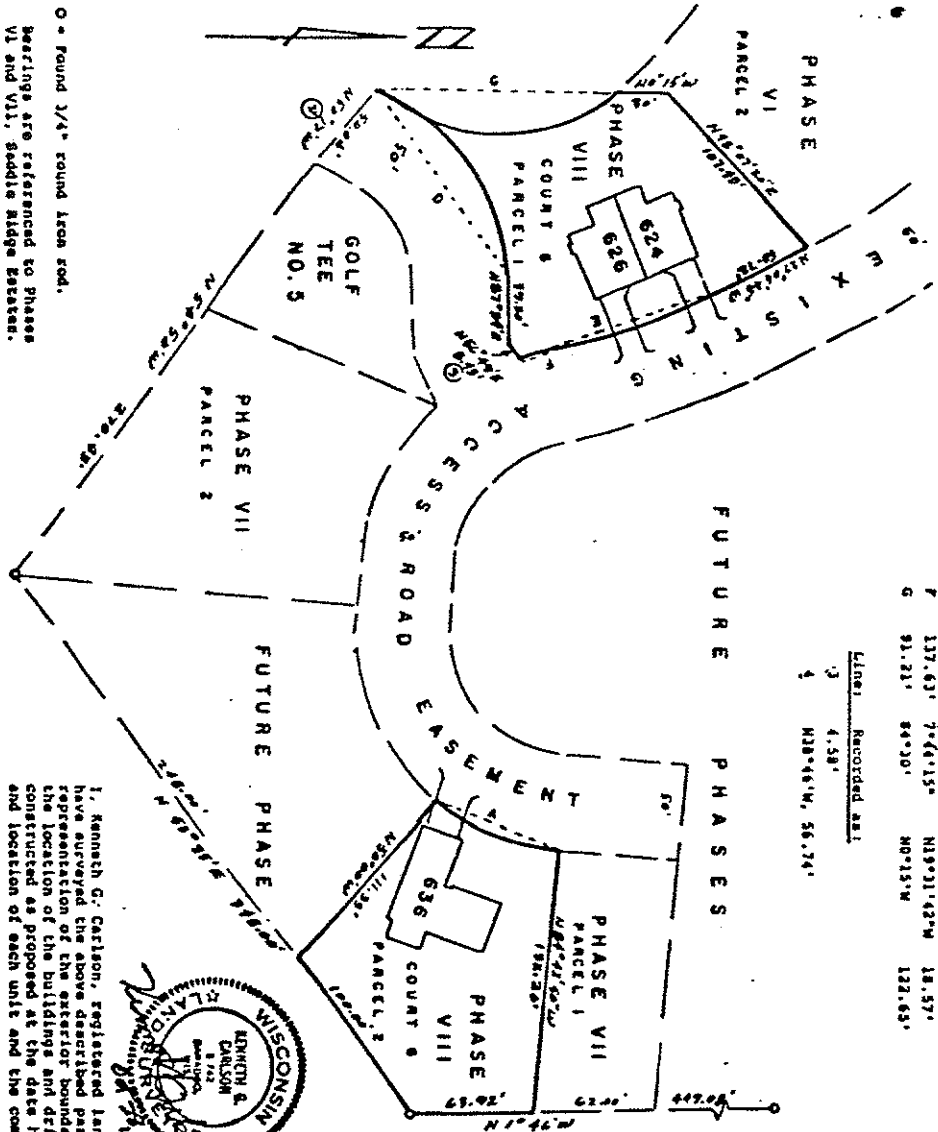
An agreement has been signed by Kenneth Carlson and Carl Hovet to exclude certain requirements of Wisconsin Administrative Code, namely sections 10.01(1) and 10.01(2) at the corners of the parcels described.

0 = Found 3/4" round iron rod.
Bearings are referenced to Phases VI and VII, Saddle Ridge Estates.

An agreement has been signed by Kenneth Carlson and Carl Berger to exclude certain requirements of Act Wisconsin Administrative Code, namely section 10.01(1) at the corner of the parcels described.

Curve	Radius	Central Angle	Chord Bearing	Chord Distance
A	114.82'	35°06'	N21°16'E	69.24'
B	104.88'	67°39'20"	N53°49'18"E	116.52'
C	205.00'	17°24'	N20°07'W	92.28'
D	137.63'	7°46'15"	N19°21'42"W	18.57'
E	91.23'	84°30'	N0°15'W	122.65'

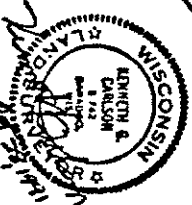
Lines Recorded as:
 3 4.58'
 4 N28°46'W, 56.74'



0 - Found 1/4" round iron rod.
 Bearings are referenced to Phase VI and VII, Saddle Ridge Estates.

EXHIBIT A PAGE 8

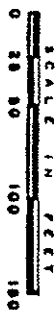
I, Kenneth G. Carlson, registered land surveyor, hereby certify that I have surveyed the above described parcels, that this plat is a correct representation of the exterior boundaries of the parcels described and the location of the buildings and driveway constructed or to be constructed as proposed at the date hereof and the identification and location of each unit and the common elements can be determined.



SADDLE RIDGE ESTATES
 COLUMBIA COUNTY

THIS SURVEY DESCRIBES THE LAND
 AND BUILDINGS SUBJECT TO THE
 CONDOMINIUM DECLARATION FOR
 SADDLE RIDGE ESTATES

AMENDED PHASE VIII



SCALE IN FEET

PHASE VIII DESCRIPTION
 Parcel of land in the NW1/4-NE1/4 and NE1/4-NW1/4, Section 1, T11N, R6E, Town of Pacific, Columbia County, Wisconsin bounded by the following described lines:

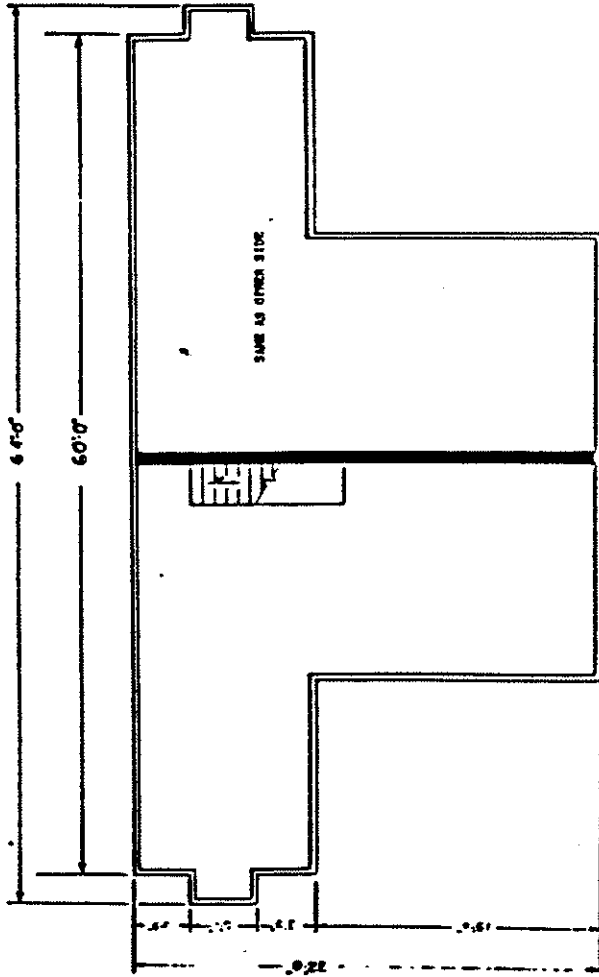
Parcel 1:
 Beginning at the southeast corner of Phase VI, Parcel 2; thence N0°15'W along the east line of said Phase VI, Parcel 2, 30.00 feet; thence N48°07'30"E along said east line of Phase VI, Parcel 2, 107.43 feet; thence S27°53'45"E, 50.72 feet; thence on a curve to the right, radius 105.00 feet, whose chord bears S20°07'E, 92.38 feet; thence on a curve to the left, radius 117.63 feet, whose chord bears S19°11'42"E, 18.57 feet; thence S58°49'W, 8.43 feet; thence S87°34'W, 39.30 feet; thence on a curve to the left, radius 104.88 feet, whose chord bears S37°49'18"W, 116.52 feet; thence on a curve to the left, radius 91.21 feet, whose chord bears N0°15'W, 122.65 feet to the point of beginning. Containing 17,660 square feet or 0.40 acres.

Parcel 2:
 Beginning at the southeast corner of Phase VII, Parcel 1; thence S1°46'E, 63.92 feet; thence S33°31'W, 100.00 feet; thence N50°00'W, 111.33 feet; thence on a curve to the left, radius 114.82 feet, whose chord bears N21°16'E, 69.24 feet to the southwest corner of said Phase VII, Parcel 1; thence S84°23'50"E, 132.26 feet to the point of beginning. Containing 15,080 square feet or 0.33 acres.

CONDOMINIUM PLAT
 Saddle Ridge Estates
 Amended Phase VIII
 Page 1 of 4 pages.

I, Kenneth G. Carlson, registered land surveyor duly licensed by the State of Wisconsin, do hereby certify that the foregoing plat, including thereon the name of each lot, location, and substantially correct dimensions of the building or buildings and walls located and erected or to be erected.

Kenneth G. Carlson
 KENNETH G. CARLSON
 Date Nov 21, 1984



BASEMENT PLAN

SADDLE RIDGE ESTATES
 COLUMBIA COUNTY
 EXHIBIT B PAGE 12 A

This floor plan is used in each of 6 full numbers 650, 658



NO. 277 178

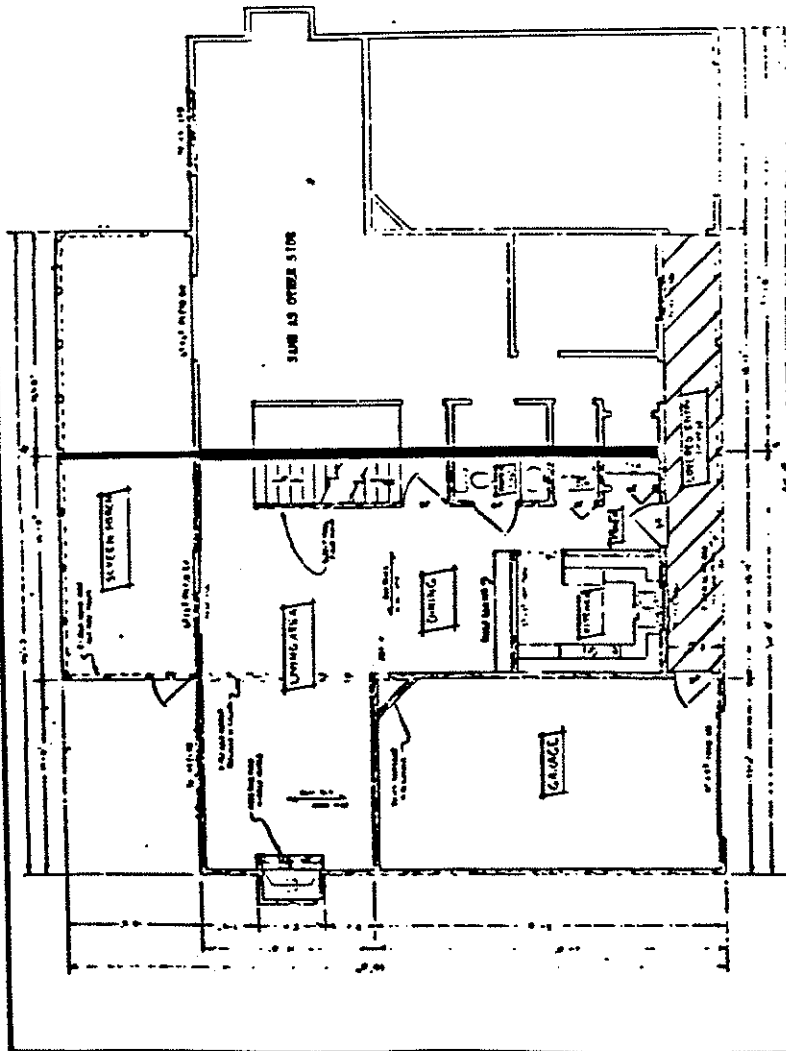
F. Kenneth G. Carlson, registered land surveyor, duly licensed by the State of Wisconsin, do hereby certify that the drawings appearing hereon are an accurate copy of the plans of each building and substantially correct the dimensions of the building or buildings and walls located and erected or to be erected.

F. Kenneth G. Carlson
F. Kenneth G. Carlson
Date *Nov 21, 1988*



SADDLE RIDGE ESTATES
COLUMBIA COUNTY
EXHIBIT B PAGE 12 B

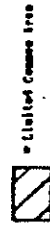
This floor plan is used to report P & G Wall numbers 629, 638



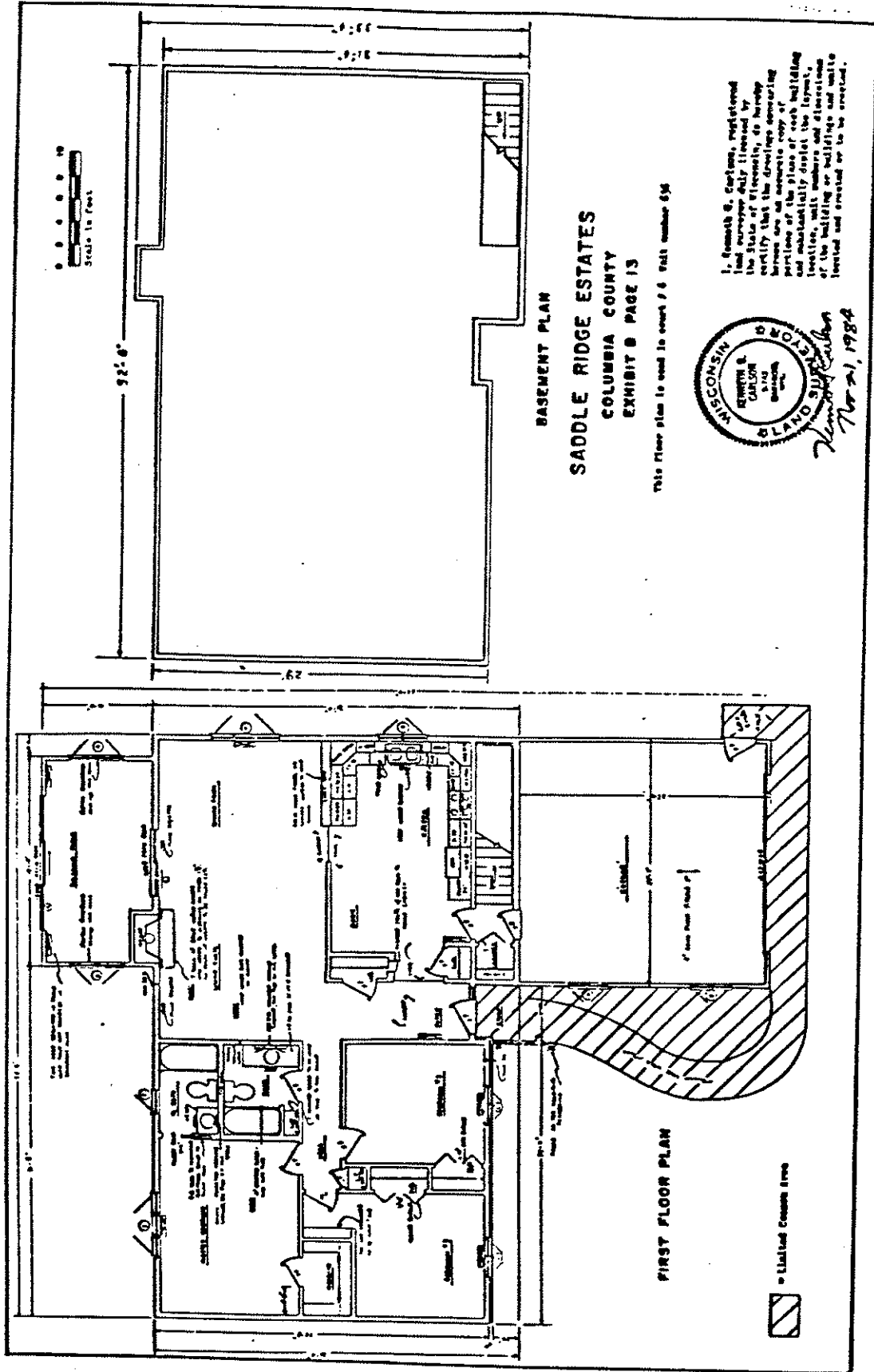
FIRST FLOOR PLAN



Scale in Feet



Lifted Concrete Area



I, Kenneth G. Carlson, registered land surveyor duly licensed by the State of Missouri, do hereby certify that the drawings annexed hereto are an accurate copy of portions of the plans of each building and substantially depict the layout, location, unit numbers and dimensions of the building or buildings and walls located and created or to be created.

PL 277-130

440592

EIGHTH SUPPLEMENT
TO
CONDOMINIUM DECLARATION
OF
CONDITIONS, COVENANTS, RESTRICTIONS AND EASEMENTS
FOR
SADDLE RIDGE ESTATES
Phase IX

Received for recording
March 14 1985 2:11
Marion O'Brien

THIS EIGHTH SUPPLEMENT is made this 14th day of March, 1985, pursuant to the terms of the Condominium Declaration for SADDLE RIDGE ESTATES recorded May 1, 1978 in the Office of the Register of Deeds for Columbia County, Wisconsin, in Volume 190 of Records at pages 324-345 inclusive, as Document No. 394358, as supplemented and amended to date (the "Declaration") by Wajbac and Tadwil, Limited, an Illinois corporation (hereinafter "Declarant").

1. *Statement of Declaration.*

The purpose of this Supplement is to annex and submit the land described hereinafter and the improvements constructed or to be constructed thereon to the condominium form of ownership as a part of SADDLE RIDGE ESTATES in the manner provided by the Declaration.

Declarant hereby declares that it is the owner of the real property described in Section 2 hereof and shown on Exhibit A, Page 9 of the Condominium Plat filed herewith, together with all buildings and improvements constructed or to be constructed thereon (the "Property"), which is hereby submitted to the condominium form of ownership as part of SADDLE RIDGE ESTATES as provided in the Declaration, and which Property shall be held, conveyed, devised, leased, encumbered, used, improved and in all respects otherwise affected subject to the provisions, conditions, covenants, restrictions and easements of the Declaration for SADDLE RIDGE ESTATES. All provisions hereof shall be deemed to run with the land and shall constitute benefits and burdens to the Declarant, its successors and assigns, and to all parties hereafter having any interest in the Property.

2. *Legal Description.*

The real estate described hereinafter, also described as Phase IX on Exhibit A, Page 9 of the Condominium Plat filed herewith, together with all buildings and improvements constructed or to be constructed thereon, is hereby annexed to SADDLE RIDGE ESTATES and subjected to the provisions of the Declaration. The buildings and units constructed or to be constructed are more fully described in the site plan and building and floor plans, Exhibits A and B of the Condominium Plat filed herewith, depicting the layout, location, perimeters, unit numbers and approximate dimensions of the buildings and units. The real estate subjected to the provisions of the Declaration hereby is described as follows:

Phase IX Description:

A parcel of land located in the NW1/4-NE1/4, Section 1, T12N, R9E, Town of Pacific, Columbia County, Wisconsin bounded by the following described line:

Beginning at the northeast corner of Parcel 1, Phase VII Saddle Ridge Estates Condominium; thence N84°28'W along the north line of said Parcel 1, 132.97 feet; thence N1°46'W, 179.04 feet; thence S89°30'E, 132.00 feet; thence S1°46'E, 190.72 feet to the point of beginning.

Containing 24,380 square feet or 0.56 acres.

TOGETHER with non-exclusive easements and rights of way for the benefit of the properties described above, for purposes of vehicular and pedestrian access, and ingress and egress to, from and between the above described properties and State Highway 33, as described and shown in the Condominium Plat filed herewith, over, upon and across the following described property:

ACCESS ROAD EASEMENT (J): A parcel of land in the Northwest ¼ of the Northeast ¼, Section 1, T12N, R9E, Town of Pacific, Columbia County, Wisconsin, bounded by the following described lines:

Commencing at the northeast corner of Parcel 1, Phase VII Saddle Ridge Estates Condominium; thence N84°28'W along the north line of said Parcel 1, 132.97 feet to the point of beginning; thence N84°28'W, 50.41 feet; thence N1°46'W, 174.62 feet; thence S89°30'E, 50.04 feet; thence S1°46'E, 179.04 feet to the point of beginning.

THE FOREGOING EASEMENT is non-exclusive and is subject to the concurrent rights of Columbia Corporation and Declarant, and their successors, assigns, lessees, licensees, guests and agents to use the easement area in mutuality with owners of units in Saddle Ridge Estates. Declarant and Columbia Corporation, by virtue of rights reserved in conveyance to Declarant, specifically reserve the right to make such use of the lands subject to the foregoing easement as will not unreasonably interfere with or prevent use thereof for the easement purpose specified. The uses made of such easement area by Declarant and Columbia Corporation shall not be, and are not hereby, otherwise limited or restricted.

The easements and rights herein granted shall be appurtenant to the Condominium property and may not be separated therefrom. No unit owner by virtue hereof shall have or possess any interest in the said easement area which may be sold, conveyed, assigned or otherwise transferred except in conjunction with the sale of a unit in the Condominium.

The easement here declared and granted shall become effective upon the first conveyance by Declarant of all or any part of the Condominium property described in 2 herein, provided such conveyance is pursuant and subject to the Wisconsin Condominium Ownership Act.

The foregoing easement shall remain in full force and effect only for such time as the property and improvements known as Saddle Ridge Estates remain dedicated to the condominium form of ownership in the manner provided in the Wisconsin Condominium Ownership Act and the Condominium Declaration for Saddle Ridge Estates.

3. Ownership Percentage Interests.

By reason of this Supplement and Amendment, and the annexation of two (2) additional residential units to SADDLE RIDGE ESTATES, and pursuant to the Wisconsin Condominium Ownership Act and provisions of the Declaration, the percentage of the undivided ownership interest in the common elements and facilities and limited common elements appurtenant to each unit and its owner is hereby adjusted in recognition of the disproportionate relative sizes of the various condominium units comprising SADDLE RIDGE ESTATES, and shall be as follows:

Percentage of Ownership Interest Appurtenant to Units in Saddle Ridge Estates

<u>Unit No.</u>	<u>Model No.</u>	<u>Percentage of Ownership</u>	<u>Unit No.</u>	<u>Model No.</u>	<u>Percentage of Ownership</u>
101	1	0.93	301	2	0.93
102	1	0.93	302	2	0.93
103	1	0.93	303	2	0.93
104	1	0.93	304	2	0.93
105	1	0.93	305	2	0.93
106	1	0.93	306	2	0.93
107	1	0.93	307	2	0.93
108	1	0.93	308	2	0.93
109	1	0.93	309	2	0.93
110	1	0.93	310	2	0.93
111	1	0.93	311	2	0.93
112	1	0.93	312	2	0.93
113	1	0.93	313	2	0.93
114	1	0.93	314	2	0.93
115	1	0.93	315	2	0.93
116	1	0.93	316	2	0.93
201	1	0.93	401	1	0.93
202	1	0.93	402	1	0.93
203	1	0.93	403	1	0.93
204	1	0.93	404	1	0.93
205	1	0.93	405	1	0.93
206	1	0.93	406	1	0.93
207	1	0.93	407	1	0.93
208	1	0.93	408	1	0.93
209	1	0.93	409	1	0.93
210	1	0.93	410	1	0.93
211	1	0.93	411	1	0.93
212	1	0.93	412	1	0.93
213	1	0.93	413	1	0.93
214	1	0.93	414	1	0.93
215	1	0.93	415	1	0.93
216	1	0.93	416	1	0.93

<u>Unit No.</u>	<u>Model No.</u>	<u>Percentage of Ownership</u>	<u>Unit No.</u>	<u>Model No.</u>	<u>Percentage of Ownership</u>
501	2	0.93	616	5a	0.90
502	2	0.93	618	5b	0.96
503	2	0.93	620	5b	0.96
504	2	0.93	622	5a	0.90
505	2	0.93	601	6	0.56
506	2	0.93	603	6	0.56
507	2	0.93	605	7	0.63
508	2	0.93	607	7	0.63
509	3	0.95	613	8	0.76
510	3	0.95	615	8	0.76
511	3	0.95			
512	3	0.95	638	9	0.72
513	3	0.95			
514	3	0.95	609	10	0.88
515	3	0.95	611	10	0.88
516	3	0.95	617	10	0.88
600	4a	0.65	619	10	0.88
602	4b	0.92			
604	4b	0.92	628	11a	0.97
606	4a	0.65	630	11b	1.01
608	5a	0.90	624	12	0.60
610	5b	0.96	626	12	0.60
612	5b	0.96	636	13	1.16
614	5a	0.90	640	14	1.07
			642	15	1.41

4. Common Expenses and Common Surpluses.

The common expenses and common surpluses of SADDLE RIDGE ESTATES shall be divided, allocated and assessed equally against all units in SADDLE RIDGE ESTATES so that each unit in SADDLE RIDGE ESTATES and its owners shall be assessed 1/110th of the common expenses and credited with 1/110th of the common surpluses of the Association, except that casualty insurance premiums shall be divided among the units on the basis of replacement value insured.

5. Voting Rights.

The voting rights of members in the Association as specified in Section 11.2 of the Declaration, providing for Class A and Class B membership and one vote for each unit sold by Declarant, are unchanged and unaffected by this Amendment and remain in full force and effect.

6. Supplement to Condominium Plat.

The Condominium Plat for SADDLE RIDGE ESTATES is hereby supplemented by adding pages 14 and 15 to Exhibit B thereof, as shown in the Condominium Plat pages filed herewith, being floor plans for Units 640 and 642.

7. *Effect of Annexation.*

By this Supplement to the Declaration, two (2) condominium units are annexed and added to Court 6 of SADDLE RIDGE ESTATES and subjected to the Declaration. As of the effective date hereof, there are six (6) courts in SADDLE RIDGE ESTATES, comprising thirty-seven (37) main buildings containing a total of one hundred ten (110) residential units.

All of the provisions, restrictions, covenants, terms and conditions of the Declaration and the Articles and By-Laws of Saddle Ridge Estates Association, Ltd., and such restrictions, rules and regulations as may be promulgated thereunder shall be applicable to the properties and units hereby annexed to SADDLE RIDGE ESTATES.

8. *Effective Date.*

The effective date of this Supplement shall be the date it is recorded in the Office of the Register of Deeds for Columbia County, Wisconsin.

IN WITNESS WHEREOF, this document has been executed by duly authorized officers of Wajbac and Tadwil, Limited, as of the date first set forth above.

WAJBAC AND TADWIL, LIMITED

By *Robert T. Berst*
Robert T. Berst, Vice President

By *Robert C. Arians*
Robert C. Arians, Secretary

NOTARIZATION

STATE OF WISCONSIN)
 : SS.
COLUMBIA COUNTY)

Personally appeared before me this 14th day of March, 1987 the above-named Robert T. Berst and Robert C. Arians, to me known to be the Vice President and Secretary of Wajbac and Tadwil, Limited, and who executed the foregoing instrument and acknowledged that they executed same as the act and deed of said corporation.

Louise D. Klump

Notary Public, State of Wisconsin
My Commission expires October 24, 1985

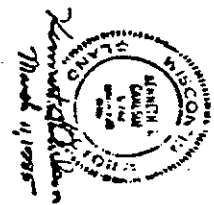
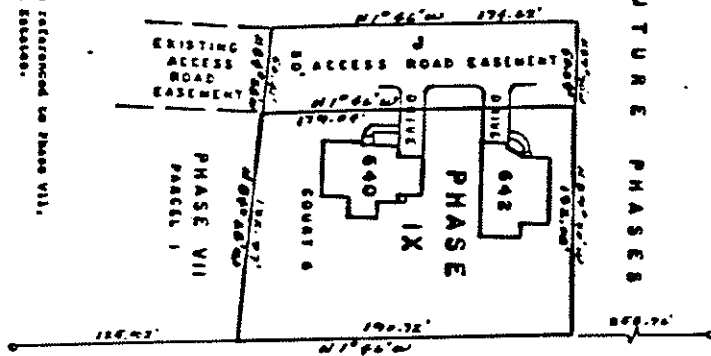
This instrument was drafted by

Quarles & Brady
780 North Water Street
Milwaukee, Wisconsin 53202

By David L. Petersen

An Agreement has been signed by Kenneth Carlson and Carl Matis to provide certain requirements of A-2's Wisconsin Administrative Code setting minimums at the streets of the parcels described.

FUTURE PHASES



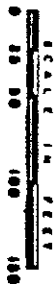
Reference is made to the plat of Kenneth G. Carlson, registered land surveyor, heretofore certified that I have surveyed the above described parcels, that this plat is a correct representation of the exterior boundaries of the parcels described and the location of the buildings and driveways constructed or to be constructed as proposed at the date hereof and the identification and location of each unit and the common elements can be determined from this plat.

Notations are referenced to Phase VII, Saddle Ridge Estates.
 0 = Round 1/4" round iron eq.

SADDLE RIDGE ESTATES
 COLUMBIA COUNTY

THIS SURVEY DESCRIBES THE LAND AND BUILDINGS SUBJECT TO THE CONDOMINIUM DECLARATION FOR SADDLE RIDGE ESTATES

PHASE IX



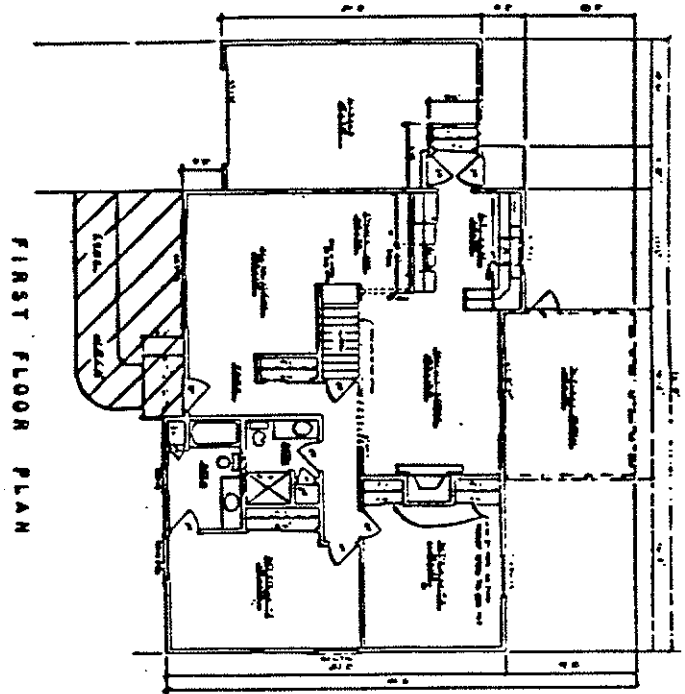
PHASE IX DESCRIPTION:

A parcel of land located in the NW1/4-NW1/4, section 1, T12N, R28E, Town of Pacific, Columbia County, Wisconsin bounded by the following described lines:
 Beginning at the northeast corner of Parcel 1, Phase VII Saddle Ridge Estates Condominium; thence N84°28'W along the north line of said Parcel 1, 132.87 feet; thence N1°46'W, 179.06 feet; thence S88°10'E, 133.08 feet; thence S1°46'E, 189.72 feet to the point of beginning.
 Containing 26,388 square feet or 0.58 acres.

ACCESS ROAD EASEMENT(S) DESCRIPTION:

A parcel of land located in the NW1/4-NW1/4, section 1, T12N, R28E, Town of Pacific, Columbia County, Wisconsin bounded by the following described lines:
 Connecting at the northeast corner of Parcel 1, Phase VII Saddle Ridge Estates Condominium; thence N84°28'W along the north line of said Parcel 1, 132.87 feet to the point of beginning; thence N84°28'W, 30.41 feet; thence N1°46'W, 179.06 feet; thence S88°10'E, 189.06 feet; thence S1°46'E, 179.06 feet to the point of beginning.

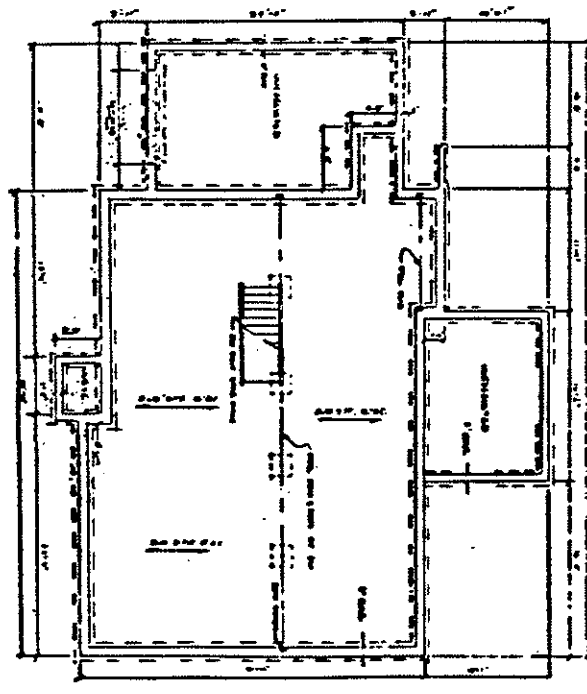
SADDLE RIDGE ESTATES
COLUMBIA COUNTY



 = Hatched Common Area

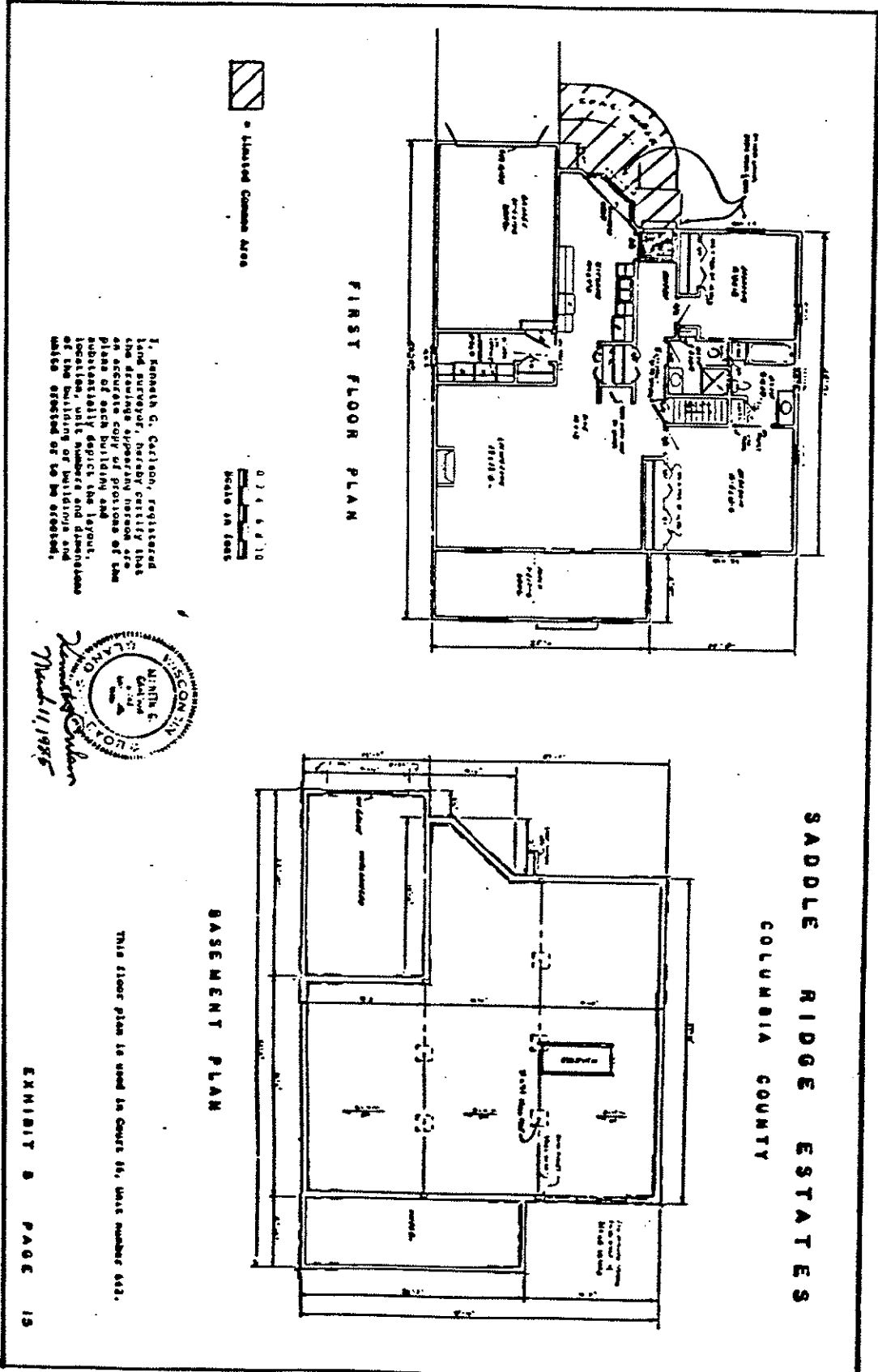
0.15" = 1'-0"
Scale in feet

I, Kenneth G. Carlson, registered
land surveyor, hereby certify that
the drawings appearing hereon are
an accurate copy of portions of the
plans of each building and
substantially depict the layout,
location, unit numbers and dimensions
of the building or buildings and
units intended to be erected.



This floor plan is used in Court 85, Unit number 410.

EXHIBIT B PAGE 14



I, Kenneth G. Carlson, registered land surveyor, hereby certify that the drawings appearing hereon are an accurate copy of portions of the plans of each building and substantially depict the layout, location, unit numbers and dimensions of the building or buildings and units erected or to be erected.

Kenneth G. Carlson
 March 11, 1976



THIS FLOOR PLAN IS USED IN COURT 85, UNIT NUMBER 643.

EXHIBIT B PAGE 15

285 - 58

142539

**NINTH SUPPLEMENT
 TO
 CONDOMINIUM DECLARATION
 OF
 CONDITIONS, COVENANTS, RESTRICTIONS AND EASEMENTS
 FOR
 SADDLE RIDGE ESTATES
 Phase X**

THIS NINTH SUPPLEMENT is made this 17th day of June, 1985, pursuant to the terms of the Condominium Declaration for SADDLE RIDGE ESTATES recorded May 1, 1978 in the Office of the Register of Deeds for Columbia County, Wisconsin, in Volume 190 of Records at pages 324-345 inclusive, as Document No. 394358, as supplemented and amended to date (the "Declaration") by Wajbac and Tadwil, Limited, an Illinois corporation (hereinafter "Declarant").

1. Statement of Declaration.

The purpose of this Supplement is to annex and submit the land described hereinafter and the improvements constructed or to be constructed thereon to the condominium form of ownership as a part of SADDLE RIDGE ESTATES in the manner provided by the Declaration.

Declarant hereby declares that it is the owner of the real property described in Section 2 hereof and shown on Page 1 of the Phase X Condominium Plat filed herewith, together with all buildings and improvements constructed or to be constructed thereon (the "Property"), which is hereby submitted to the condominium form of ownership as part of SADDLE RIDGE ESTATES as provided in the Declaration, and which Property shall be held, conveyed, devised, leased, encumbered, used, improved and in all respects otherwise affected subject to the provisions, conditions, covenants, restrictions and easements of the Declaration for SADDLE RIDGE ESTATES. All provisions hereof shall be deemed to run with the land and shall constitute benefits and burdens to the Declarant, its successors and assigns, and to all parties hereafter having any interest in the Property.

2. Legal Description.

The real estate described hereinafter, also described on Page 1 of the Phase X Condominium Plat filed herewith, together with all buildings and improvements constructed or to be constructed thereon, is hereby annexed to SADDLE RIDGE ESTATES and subjected to the provisions of the Declaration. The buildings and units constructed or to be constructed are more fully described in the site plan and building and floor plans of the Phase X Condominium Plat filed herewith, depicting the layout, location, perimeters, unit numbers and approximate dimensions of the buildings and units. The real estate subjected to the provisions of the Declaration hereby is described as follows:

STATE OF WISCONSIN | 58
 COLUMBIA COUNTY

Received for record this 17 day of June A.D. 1985
Walter R. [Signature]

Phase X Description:

A parcel of land located in the NW1/4-NE1/4, Section 1, T12N, R9E, Town of Pacific, Columbia County, Wisconsin bounded by the following described line:

Beginning at the southeast corner of Phase VII, Parcel 2; thence N4°04'E, 178.94 feet; thence S82°02'30"E, 13.64 feet; thence easterly on a curve to the left, radius 112.54 feet, whose chord bears N67°42'E, 85.84 feet; thence easterly on a curve to the left, radius 114.82 feet, whose chord bears N42°03'E, 12.95 feet; thence S50°00'E, 111.33 feet; thence S53°35'W, 248.00 feet to the point of beginning. Said parcel contains 21,130 square feet or 0.48 acres.

TOGETHER with non-exclusive easements and rights of way for the benefit of the properties described above, for purposes of vehicular and pedestrian access, and ingress and egress to, from and between the above described properties and State Highway 33, as described and shown in prior Supplements to the Condominium Plat.

3. Ownership Percentage Interests.

By reason of this Supplement and Amendment, and the annexation of two (2) additional residential units to SADDLE RIDGE ESTATES, and pursuant to the Wisconsin Condominium Ownership Act and provisions of the Declaration, the percentage of the undivided ownership interest in the common elements and facilities and limited common elements appurtenant to each unit and its owner is hereby adjusted in recognition of the disproportionate relative sizes of the various condominium units comprising SADDLE RIDGE ESTATES, and shall be as follows:

Percentage of Ownership Interest Appurtenant to Units in Saddle Ridge Estates

<u>Unit No.</u>	<u>Model No.</u>	<u>Percentage of Ownership</u>	<u>Unit No.</u>	<u>Model No.</u>	<u>Percentage of Ownership</u>
101	1	0.91	201	1	0.91
102	1	0.91	202	1	0.91
103	1	0.91	203	1	0.91
104	1	0.91	204	1	0.91
105	1	0.91	205	1	0.91
106	1	0.91	206	1	0.91
107	1	0.91	207	1	0.91
108	1	0.91	208	1	0.91
109	1	0.91	209	1	0.91
110	1	0.91	210	1	0.91
111	1	0.91	211	1	0.91
112	1	0.91	212	1	0.91
113	1	0.91	213	1	0.91
114	1	0.91	214	1	0.91
115	1	0.91	215	1	0.91
116	1	0.91	216	1	0.91

<u>Unit No.</u>	<u>Model No.</u>	<u>Percentage of Ownership</u>	<u>Unit No.</u>	<u>Model No.</u>	<u>Percentage of Ownership</u>
301	2	0.91	511	3	0.94
302	2	0.91	512	3	0.94
303	2	0.91	513	3	0.94
304	2	0.91	514	3	0.94
305	2	0.91	515	3	0.94
306	2	0.91	516	3	0.94
307	2	0.91	600	4a	0.64
308	2	0.91	602	4b	0.90
309	2	0.91	604	4b	0.90
310	2	0.91	606	4a	0.64
311	2	0.91	608	5a	0.88
312	2	0.91	610	5b	0.94
313	2	0.91	612	5b	0.94
314	2	0.91	614	5a	0.88
315	2	0.91	616	5a	0.88
316	2	0.91	618	5b	0.94
			620	5b	0.94
401	1	0.91	622	5a	0.88
402	1	0.91	601	6	0.55
403	1	0.91	603	6	0.55
404	1	0.91	605	7	0.62
405	1	0.91	607	7	0.62
406	1	0.91			
407	1	0.91	613	8	0.74
408	1	0.91	615	8	0.74
409	1	0.91			
410	1	0.91	638	9	0.70
411	1	0.91			
412	1	0.91	609	10	0.86
413	1	0.91	611	10	0.86
414	1	0.91	617	10	0.86
415	1	0.91	619	10	0.86
416	1	0.91			
501	2	0.91	628	11a	0.95
502	2	0.91	630	11b	0.99
503	2	0.91	624	12	0.59
504	2	0.91	626	12	0.59
505	2	0.91	636	13	1.14
506	2	0.91	640	14	1.05
507	2	0.91	642	15	1.38
508	2	0.91	632	16	1.01
509	3	0.94	634	16	1.01
510	3	0.94			

4. Common Expenses and Common Surpluses.

The common expenses and common surpluses of SADDLE RIDGE ESTATES shall be divided, allocated and assessed equally against all units in SADDLE RIDGE ESTATES so that each unit in SADDLE RIDGE ESTATES and its owners shall be assessed 1/112th of the common expenses and credited with 1/112th of the common surpluses of the Association, except that casualty insurance premiums shall be divided among the units on the basis of replacement value insured.

5. Voting Rights.

The voting rights of members in the Association as specified in Section 11.2 of the Declaration, providing for Class A and Class B membership and one vote for each unit sold by Declarant, are unchanged and unaffected by this Amendment and remain in full force and effect.

6. Supplement to Condominium Plat.

The Condominium Plat for SADDLE RIDGE ESTATES is hereby supplemented by adding the Phase X Condominium Plat thereto, including floor plans for Units 632 and 634.

7. Effect of Annexation.

By this Supplement to the Declaration, two (2) condominium units are annexed and added to Court 6 of SADDLE RIDGE ESTATES and subjected to the Declaration. As of the effective date hereof, there are six (6) courts in SADDLE RIDGE ESTATES, comprising thirty-eight (38) main buildings containing a total of one hundred twelve (112) residential units.

All of the provisions, restrictions, covenants, terms and conditions of the Declaration and the Articles and By-Laws of Saddle Ridge Estates Association, Ltd., and such restrictions, rules and regulations as may be promulgated thereunder shall be applicable to the properties and units hereby annexed to SADDLE RIDGE ESTATES.

8. Effective Date.

The effective date of this Supplement shall be the date it is recorded in the Office of the Register of Deeds for Columbia County, Wisconsin.

IN WITNESS WHEREOF, this document has been executed by duly authorized officers of Wajbac and Tadwil, Limited, as of the date first set forth above.

WAJBAC AND TADWIL, LIMITED

By Robert T. Berst
Robert T. Berst, Vice President

By Robert C. Arians
Robert C. Arians, Secretary

NOTARIZATION

STATE OF WISCONSIN)
 : SS.
COLUMBIA COUNTY)

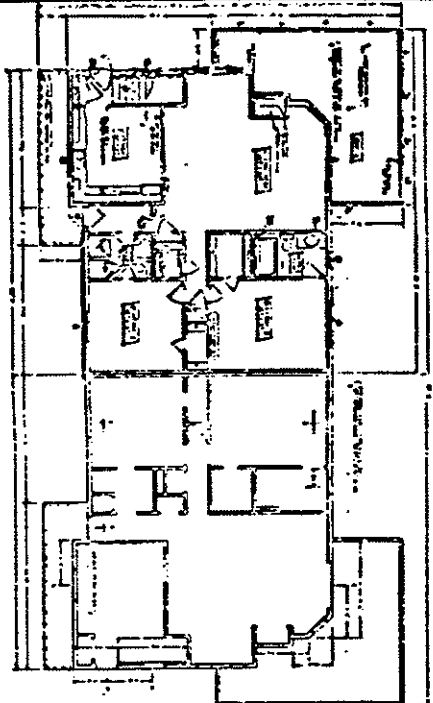
Personally appeared before me this 17th day of June, ¹⁹⁸⁵~~1984~~ the above-named Robert T. Berst, and Robert C. Arians, to me known to be the Vice President and Secretary of Wajbac and Tad-wil, Limited, and who executed the foregoing instrument and acknowledged that they executed same as the act and deed of said corporation.

Gloria Kirking Rippe
Gloria Kirking Rippe
Notary Public, State of Wisconsin
My Commission expires 03/06/88

This instrument was drafted by

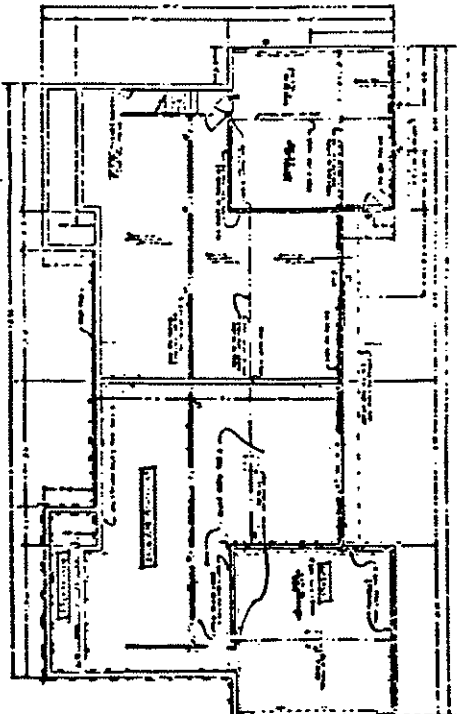
Quarles & Brady
780 North Water Street
Milwaukee, Wisconsin 53202

By David L. Petersen




FIRST FLOOR PLAN

SADDLE RIDGE ESTATES
COLUMBIA COUNTY
PHASE X



BASEMENT PLAN

This floor plan is used in Court 65, unit numbers 022 and 023.
Construction Plan Form 2
PAGE 2 OF 2 PAGES



1. Kenneth G. Carlson, Registered Land Surveyor, hereby certifies that the above described plan is a true and correct copy of the plan of each building and substantially depicts the layout, location, wall numbers and dimensions of the building as indicated and notes amended and corrected or to be recorded.

SCALE IN FEET
0 10 20 30

Received for record this 22nd day of

September, A.D. 1986 at 11:45 A.M.

Marian Robinson Reg. of Deeds

TENTH SUPPLEMENT
AND
AMENDMENT
TO
CONDOMINIUM DECLARATION
OF
CONDITIONS, COVENANTS, RESTRICTIONS AND EASEMENTS
FOR
SADDLE RIDGE ESTATES
Phase XI
Amended Phase VI

THIS TENTH SUPPLEMENT AND AMENDMENT is made this 22nd day of September, 1986 pursuant to the terms of the Condominium Declaration for SADDLE RIDGE ESTATES recorded May 1, 1978 in the Office of the Register of Deeds for Columbia County, Wisconsin, in Volume 190 of Records at pages 324-345 inclusive, as Document No. 394358, as supplemented and amended to date (the "Declaration") by Wajbac and Tadwil, Limited, an Illinois corporation (hereinafter "Declarant").

I. TENTH SUPPLEMENT ANNEXATION (Phase XI)

1.1 Statement of Declaration.

The purpose of this Supplement is to annex and submit the land described hereinafter and the improvements constructed or to be constructed thereon to the condominium form of ownership as a part of SADDLE RIDGE ESTATES in the manner provided by the Declaration.

Declarant hereby declares that it is the owner of the real property described in Section 1.2 hereof and shown on Page 1 of the Phase XI Condominium Plat filed herewith, together with all buildings and improvements constructed or to be constructed thereon (the "Property"), which is hereby submitted to the condominium form of ownership as part of SADDLE RIDGE ESTATES as provided in the Declaration, and which Property shall be held, conveyed, devised, leased, encumbered, used, improved and in all respects otherwise affected subject to the provisions, conditions, covenants, restrictions and easements of the Declaration for SADDLE RIDGE ESTATES. All provisions hereof shall be deemed to run with the land and shall constitute benefits and burdens to the Declarant, its successors and assigns, and to all parties hereafter having any interest in the Property.

1.2 Legal Description.

The real estate described hereinafter, also described on Page 1 of the Phase XI Condominium Plat filed herewith, together with all buildings and improvements constructed or to be constructed thereon, is hereby annexed to SADDLE RIDGE ESTATES and subjected to the provisions of the Declaration. The buildings and units constructed or to be constructed are more fully described in the site plan and building and floor plans of the Phase XI Condominium Plat filed herewith, depicting the layout, location, perimeters, unit numbers and approximate dimensions of the buildings and units. The real

estate subjected to the provisions of the Declaration hereby is described as follows:

Phase XI Description:

PHASE XI PARCEL 1 Description:

A parcel of land located in NW $\frac{1}{4}$ - NE $\frac{1}{4}$, Section 1, T12N, R9E, Town of Pacific, Columbia County, Wisconsin bounded by the following described line: Beginning at the northeast corner of Phase IX Saddle Ridge Estates Condominium; thence N89° 30'W, 132.00 feet; thence N1° 46'W, 60.00 feet; thence S89° 30'E, 132.00 feet; thence S1° 46'E, 60.00 feet to the point of beginning.

PHASE XI PARCEL 2 Description:

A parcel of land located in NE $\frac{1}{4}$ - NW $\frac{1}{4}$ and NW $\frac{1}{4}$ - NE $\frac{1}{4}$, Section 1, T12N, R9E, Town of Pacific, Columbia County, Wisconsin bounded by the following described line: Beginning at the most southerly corner of Parcel 1, PHASE VIII, Saddle Ridge Estates Condominium; thence S50° 17'E, 50.06 feet; thence S42° 00'W, 128.03 feet; thence S18° 36'E, 242.50 feet; thence S53° 35'W, 177.74 feet; thence N36° 20'W, 262.00 feet; thence N28° 05'E, 237.93 feet; thence S64° 24'E, 92.00 feet; thence N42° 00'E, 109.31 feet to the point of beginning.

TOGETHER with non-exclusive easements and rights of way for the benefit of the properties described above, for purposes of vehicular and pedestrian access, and ingress and egress to, from and between the above described properties and State Highway 33, as described and shown in prior Supplements to the Condominium Plat, and in the Phase XI Condominium Plat filed herewith, including the following:

PHASE XI ACCESS ROAD EASEMENT (K):

A parcel of land located in NW $\frac{1}{4}$ - NE $\frac{1}{4}$, Section 1, T12N, R9E, Town of Pacific, Columbia County, Wisconsin bounded by the following described line: Beginning at the northwest corner of PHASE IX, Saddle Ridge Estates Condominium; thence N89° 30'W, 50.04 feet; thence N1° 46'W, 60.00 feet; thence S89° 30'E, 50.04 feet; thence S1° 46'E, 60.00 feet to the point of beginning.

THE FOREGOING EASEMENT is non-exclusive, and is subject to the concurrent rights of Columbia Corporation and Declarant, and their successors, assigns, lessees, licensees, guests and agents to use the easement area in mutuality with owners of units in Saddle Ridge Estates. Declarant and Columbia Corporation, by virtue of rights reserved in conveyance to Declarant, specifically reserve the right to make such use of the lands subject to the foregoing easement as will not unreasonably interfere with or prevent use thereof for the easement purpose specified. The uses made of such easement area by Declarant and Columbia Corporation shall not be, and are not hereby, otherwise limited or restricted.

The easement and right herein granted shall be appurtenant to the Condominium property and may not be separated therefrom. No unit owner by virtue hereof shall have or possess any interest in the said easement area which may be sold, conveyed, assigned or otherwise transferred except in conjunction with the sale of a unit in the Condominium.

The easement here declared and granted shall become effective upon the first conveyance by Declarant of all or any part of the Condominium property described in 1.2 herein, provided such conveyance is pursuant and subject to the Wisconsin Condominium Ownership Act.

The foregoing easement shall remain in full force and effect only for such time as the property and improvements known as Saddle Ridge Estates remain dedicated to the condominium form of ownership in the manner provided in the Wisconsin Condominium Ownership Act and the Condominium Declaration for Saddle Ridge Estates.

II. AMENDMENT OF DECLARATION

2.1 The Declaration and Condominium Plat for SADDLE RIDGE ESTATES is hereby amended by removing and deleting in their entirety Exhibit A, Page 6, and Exhibit B, Pages 8-A and 8-B, filed in Volume 260 of Columbia County Records at Pages 431-433 inclusive, and substituting therefor the Amended Phase VI Condominium Plat, Pages 1 and 2, filed herewith.

It is the intention hereof that the Amended Phase VI Condominium Plat filed herewith shall supersede and replace for all purposes the prior Exhibit A, Page 6, and Exhibit B, Pages 8-A and 8-B to the Declaration.

In addition, the legal description of the Phase VI real estate as contained in the Fifth Supplement to the Condominium Declaration, recorded at Volume 260, Pages 426 to 428 of Columbia County Records, is hereby amended to read as follows:

AMENDED PHASE VI PARCEL 1 Description:

A parcel of land located in the NE $\frac{1}{4}$ - NW $\frac{1}{4}$ and NW $\frac{1}{4}$ - NE $\frac{1}{4}$, Section 1, T12N, R9E, Town of Pacific, Columbia County, Wisconsin bounded by the following described line: Beginning at the northeast corner of PHASE V Saddle Ridge Estates Condominium; thence S89°18'E, 415.00 feet; thence S0° 37'E, 127.68 feet; thence N88° 17'W, 150.00 feet; thence south-westerly on a curve to the left, radius 100.00 feet, whose chord bears S57° 43'W, 111.84 feet; thence N79° 49'W, 175.94 feet; thence N0° 28'41"E, 156.88 feet to the point of beginning.

AMENDED PHASE VI PARCEL 2 Description:

A parcel of land located in the NE $\frac{1}{4}$ - NW $\frac{1}{4}$ and NW $\frac{1}{4}$ - NE $\frac{1}{4}$, Section 1, T12N, R9E, Town of Pacific, Columbia County, Wisconsin bounded by the following described line: Beginning at the northeast corner of PHASE IV, Parcel 2, Saddle Ridge Estates Condominium; thence S66° 17'E, 60.00 feet; thence southeasterly on a curve to the right, radius 325.00 feet, whose chord bears S54° 45'E, 130.00 feet; thence S48° 07'20"W, 107.43 feet; thence S0° 15'E, 30.00 feet; thence northwesterly on a curve to the left, radius 308.00 feet, whose chord bears N58° 00'W, 164.62 feet; thence N27° 11'30"E, 127.76 feet to the point of beginning.

TOGETHER WITH non-exclusive easements and rights of way for the benefit of the properties described above, for purposes of vehicular and pedestrian access, and ingress and egress to, from and between the

above described properties and State Highway 33, as described and shown in the Condominium Plat filed herewith, over, upon and across the following described property:

AMENDED PHASE VI ACCESS ROAD EASEMENT (E):

A parcel of land located in the NE $\frac{1}{4}$ - NW $\frac{1}{4}$ and NW $\frac{1}{4}$ - NE $\frac{1}{4}$, Section 1, T12N, R9E, Town of Pacific, Columbia County, Wisconsin bounded by the following described line: Commencing at the northeast corner of PHASE V, Saddle Ridge Estates Condominium; thence S89° 18'E, 415.00 feet; thence S0° 37'E, 127.68 feet to the point of beginning; thence S0° 32'E, 50.04 feet; thence N88° 17'W, 151.97 feet; thence westerly on a curve to the left, radius 50.00 feet, whose chord bears S57° 34'30"W, 56.12 feet; thence N66° 00'W, 50.00 feet; thence easterly on a curve to the right, radius 100.00 feet, whose chord bears N57° 43'E, 111.84 feet; thence S88° 17'E, 150.00 feet to the point of beginning. Said parcel contains 12,010 square feet or 0.276 acres.

AMENDED PHASE VI ACCESS ROAD EASEMENT (F):

A parcel of land located in NE $\frac{1}{4}$ - NW $\frac{1}{4}$ and NW $\frac{1}{4}$ - NE $\frac{1}{4}$, Section 1, T12N, R9E, Town of Pacific, Columbia County, Wisconsin bounded by the following described line: Commencing at the northeast corner of PHASE IV, Parcel 2, Saddle Ridge Estates Condominium; thence S66° 17'E, 60.00 feet to the point of beginning; thence N23° 43'E, 50.00 feet; thence easterly on a curve to the right, radius 375.00 feet, whose chord bears S54° 11'E, 157.18 feet; thence S55° 09'W, 50.46 feet; thence westerly on a curve to the left, radius 325.00 feet, whose chord bears N54° 45'W, 130.00 feet to the point of beginning. Said parcel contains 7,230 square feet or 0.166 acres.

THE FOREGOING EASEMENTS are non-exclusive and are subject to the concurrent rights of Columbia Corporation and Declarant, and their successors, assigns, lessees, licensees, guests and agents to use the easement area in mutuality with owners of units in Saddle Ridge Estates. Declarant and Columbia Corporation, by virtue of rights reserved in conveyance to Declarant, specifically reserve the right to make such use of the lands subject to the foregoing easements as will not unreasonably interfere with or prevent use thereof for the easement purpose specified. The uses made of such easement area by Declarant and Columbia Corporation shall not be, and are not hereby, otherwise limited or restricted.

The easements and rights herein granted shall be appurtenant to the Condominium property and may not be separated therefrom. No unit owner by virtue hereof shall have or possess any interest in the said easement area which may be sold, conveyed, assigned or otherwise transferred except in conjunction with the sale of a unit in the Condominium.

The easements here declared and granted shall become effective upon the first conveyance by Declarant of all or any part of the Condominium property described herein; provided such conveyance is pursuant and subject to the Wisconsin Condominium Ownership Act.

The foregoing easements shall remain in full force and effect only for such time as the property and improvements known as Saddle Ridge Estates remain dedicated to the condominium form of ownership in the manner provided in the Wisconsin Condominium Ownership Act and the Condominium Declaration for Saddle Ridge Estates.

DELETED by this Supplement is a portion of Access Road Easement (D) previously declared as a part of Phase IV in Exhibit A, page 4 of the Condominium Plat, which portion is replaced by Access Road Easement (F) above. The deleted portion of Access Road Easement (D) is described as follows:

Commencing at the Northwest corner of Section 1 thence N89°50'14"E, 1983.53 feet; thence South 283.52 feet, thence S36°56'E, 176.50 feet thence S79°49'E 345.90 feet; thence S66°17'E, 210.00 feet to the point of beginning; thence N23°43'E, 50.00 feet; thence S66°17'E, 850 feet; thence on a curve to the right, radius 185.82 feet, whose chord bears S29°00'E 225.88 feet thence on a curve to the right radius 407.21 feet, whose chord bears S21°43'W, 186.37 feet thence N55°05'W, 50.00 feet thence on a curve to the left, radius 357.21 feet whose chord bears N21°43'W, 163.50 feet; thence on a curve to the left radius 135.52 feet, whose chord bears N29°00'W, 165.00 feet; thence N66°17'W, 8.03 feet to point of beginning.

III. EFFECT OF ANNEXATION AND AMENDMENT

3.1 Summary of Changes.

By this Supplement and Amendment to the Declaration, Phase VI of SADDLE RIDGE ESTATES is amended to show the floor plans of units and the location of units as actually constructed and located in Phase VI, and Phase XI is annexed to SADDLE RIDGE ESTATES, adding five (5) units to the Condominium. As of the effective date hereof, SADDLE RIDGE ESTATES comprises a total of forty-three (43) main buildings containing a total of one hundred-seventeen (117) residential units.

All of the provisions, restrictions, covenants, terms and conditions of the Declaration and the Articles and By-Laws of Saddle Ridge Estates Association, Ltd., and such restrictions, rules and regulations as may be promulgated thereunder shall be applicable to the properties and units hereby annexed to SADDLE RIDGE ESTATES.

3.2 Supplement to Condominium Plat.

The Condominium Plat for SADDLE RIDGE ESTATES is hereby supplemented by adding the Phase XI Condominium Plat thereto, including floor plans for Units 644, 6001, 6002, 6004, and 6006.

3.3 Ownership Percentage Interests.

By reason of this Supplement and Amendment, and the annexation of five (5) additional residential units to SADDLE RIDGE ESTATES, and pursuant to the Wisconsin Condominium Ownership Act and provisions of the Declaration, the percentage of the undivided ownership interest in the common elements

and facilities and limited common elements appurtenant to each unit and its owner is hereby adjusted in recognition of the disproportionate relative sizes of the various condominium units comprising SADDLE RIDGE ESTATES, and shall be as follows:

Percentage of Ownership Interest Appurtenant to Units in Saddle Ridge Estates

<u>Unit No.</u>	<u>Percentage of Ownership</u>	<u>Unit No.</u>	<u>Percentage of Ownership</u>
101	0.88	311	0.88
102	0.88	312	0.88
103	0.88	313	0.88
104	0.88	314	0.88
105	0.88	315	0.88
106	0.88	316	0.88
107	0.88		
108	0.88	401	0.88
109	0.88	402	0.88
110	0.88	403	0.88
111	0.88	404	0.88
112	0.88	405	0.88
113	0.88	406	0.88
114	0.88	407	0.88
115	0.88	408	0.88
116	0.88	409	0.88
		410	0.88
201	0.88	411	0.88
202	0.88	412	0.88
203	0.88	413	0.88
204	0.88	414	0.88
205	0.88	415	0.88
206	0.88	416	0.88
207	0.88		
208	0.88	501	0.88
209	0.88	502	0.88
210	0.88	503	0.88
211	0.88	504	0.88
212	0.88	505	0.88
213	0.88	506	0.88
214	0.88	507	0.88
215	0.88	508	0.88
216	0.88	509	0.90
		510	0.90
301	0.88	511	0.90
302	0.88	512	0.90
303	0.88	513	0.90
304	0.88	514	0.90
305	0.88	515	0.90
306	0.88	516	0.90
307	0.88		
308	0.88	600	0.61
309	0.88	601	0.53
310	0.88	602	0.87

<u>Unit No.</u>	<u>Percentage of Ownership</u>	<u>Unit No.</u>	<u>Percentage of Ownership</u>
603	0.53	620	0.91
604	0.87	622	0.85
605	0.60	624	0.57
606	0.62	626	0.57
607	0.60	628	0.92
608	0.85	630	0.95
609	0.42	632	0.98
610	0.91	634	0.98
611	0.42	636	1.10
612	0.91	638	0.68
613	0.72	640	1.01
614	0.85	642	1.33
615	0.72	644	0.92
616	0.85	6001	0.91
617	0.73	6002	0.85
618	0.91	6004	0.72
619	0.73	6006	0.94

3.4 Common Expenses and Common Surpluses.

The common expenses and common surpluses of SADDLE RIDGE ESTATES shall be divided, allocated and assessed equally against all units in SADDLE RIDGE ESTATES so that each unit in SADDLE RIDGE ESTATES and its owners shall be assessed 1/117th of the common expenses and credited with 1/117th of the common surpluses of the Association, except that casualty insurance premiums shall be divided among the units on the basis of replacement value insured.

3.5 Voting Rights.

The voting rights of members in the Association as specified in Section 11.2 of the Declaration, providing for Class A and Class B membership and one vote for each unit sold by Declarant, are unchanged and unaffected by this Amendment and remain in full force and effect.

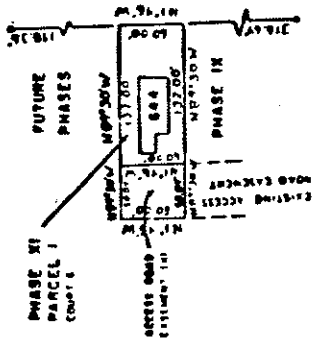
3.6 Effective Date.

The effective date of this Supplement and Amendment shall be the date it is recorded in the Office of the Register of Deeds for Columbia County, Wisconsin.

AMENDMENT TO CONDOMINIUM PLAN OF
SADDLE RIDGE ESTATES
 COLUMBIA COUNTY

THIS SURVEY DESCRIBES THE LAND AND
 BUILDINGS SUBJECT TO THE CONDOMINIUM
 DECLARATION FOR SADDLE RIDGE ESTATES

PHASE XI

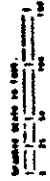
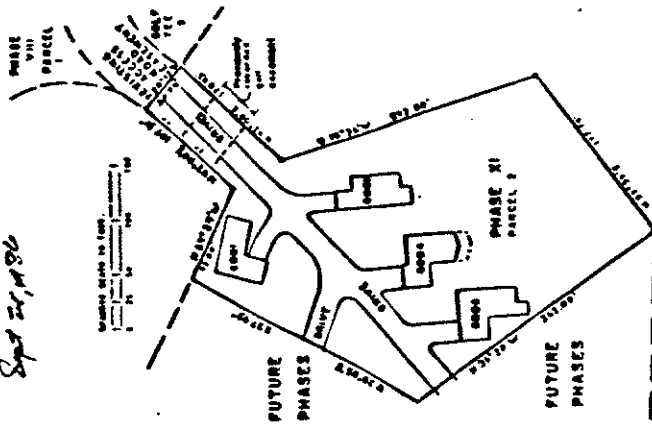


Boundaries are determined by
 State Plane System

6" = 1 foot 3/4" round 1/800 feet

1. Section 6, Article 1, Subsection 1, of the Condominium Declaration, Section 1.1, of the Condominium Declaration, and Section 1.2, of the Condominium Declaration, are hereby amended to read as follows: 'The Condominium Declaration shall be deemed to be amended to the extent that it is inconsistent with the provisions of this Declaration and the Condominium Declaration and the Condominium Declaration shall be deemed to be amended to the extent that it is inconsistent with the provisions of this Declaration and the Condominium Declaration.'

The agreement has been signed by the Board of Directors of the Condominium Association of Saddle Ridge Estates, Columbia County, New York, and the Board of Directors of the Condominium Association of Saddle Ridge Estates, Columbia County, New York.

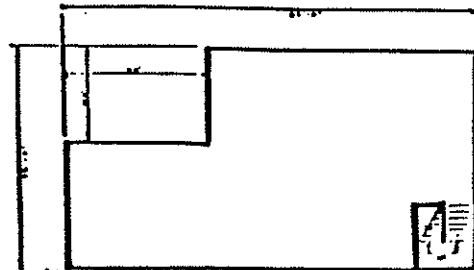


PHASE XI PARCEL 1 DESCRIPTION
 A parcel of land located in Section 1, T19N, R9E, Town of Saddle Ridge, Columbia County, New York, bounded by the following described lots: to the north, 117.00 feet, same as Parcel 1, the Condominium Declaration; to the east, 137.00 feet, same as Parcel 1, the Condominium Declaration; to the south, 187.50 feet, same as Parcel 1, the Condominium Declaration; and to the west, 187.50 feet, same as Parcel 1, the Condominium Declaration.

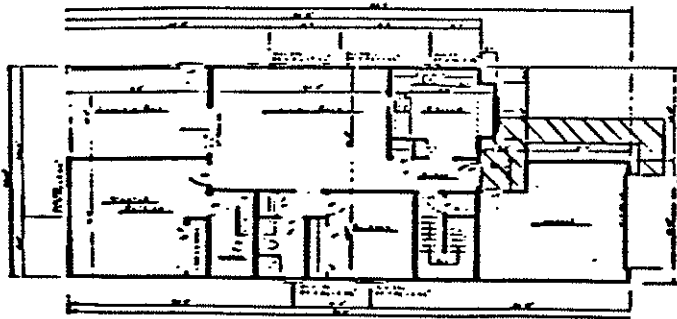
PHASE XI ACCESS ROAD EXISTING (SEE DESCRIPTIONS)
 A parcel of land located in Section 1, T19N, R9E, Town of Saddle Ridge, Columbia County, New York, bounded by the following described lots: to the north, 117.00 feet, same as Parcel 1, the Condominium Declaration; to the east, 137.00 feet, same as Parcel 1, the Condominium Declaration; to the south, 187.50 feet, same as Parcel 1, the Condominium Declaration; and to the west, 187.50 feet, same as Parcel 1, the Condominium Declaration.

PHASE XI PARCEL 2 DESCRIPTION
 A parcel of land located in Section 1, T19N, R9E, Town of Saddle Ridge, Columbia County, New York, bounded by the following described lots: to the north, 117.00 feet, same as Parcel 1, the Condominium Declaration; to the east, 137.00 feet, same as Parcel 1, the Condominium Declaration; to the south, 187.50 feet, same as Parcel 1, the Condominium Declaration; and to the west, 187.50 feet, same as Parcel 1, the Condominium Declaration.

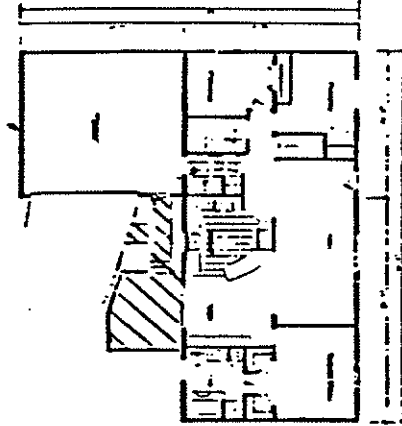
SADDLE RIDGE ESTATES
COLUMBIA COUNTY



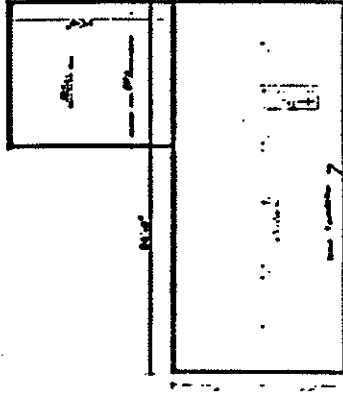
UNIT 600 BASEMENT PLAN



UNIT 600 FIRST FLOOR PLAN



UNIT 600 FIRST FLOOR PLAN



UNIT 600 BASEMENT PLAN

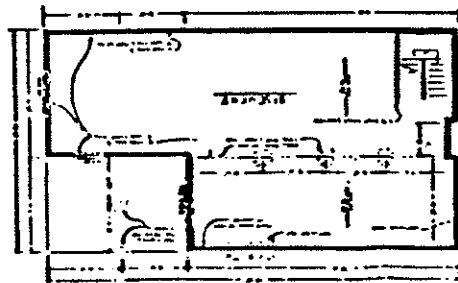
 = Limited Common Area



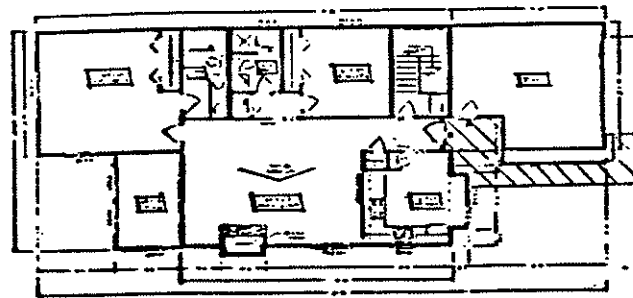
I, Kenneth G. Carlson, registered land surveyor, hereby certify that the drawings appearing herein are an accurate copy of portions of the plans of each building and substantially depict the layout, location, unit numbers and dimensions of the buildings or buildings and units located and erected or to be erected.

Condominium Plat Page 21
PART 2 OF 4 PAGES

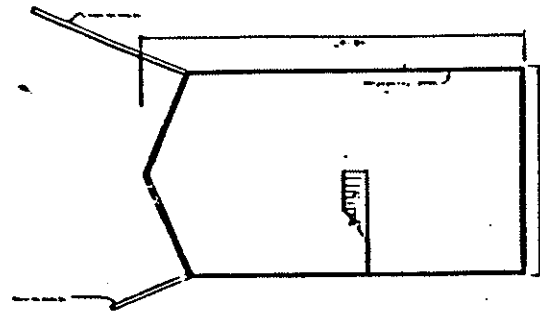
SADDLE RIDGE ESTATES
COLUMBIA COUNTY



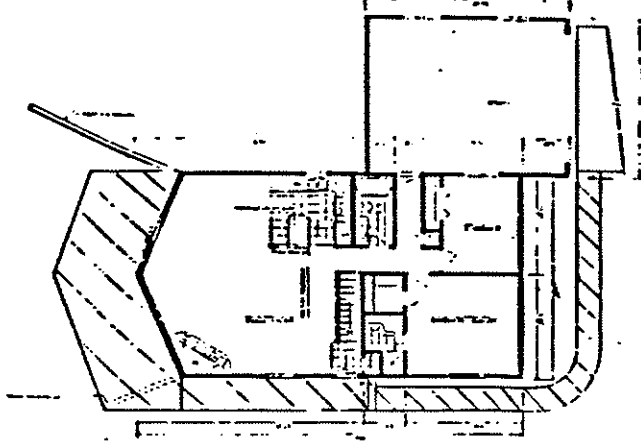
UNIT 6001 BASEMENT PLAN



UNIT 6002 FIRST FLOOR PLAN



UNIT 6004 BASEMENT PLAN



UNIT 6004 FIRST FLOOR PLAN

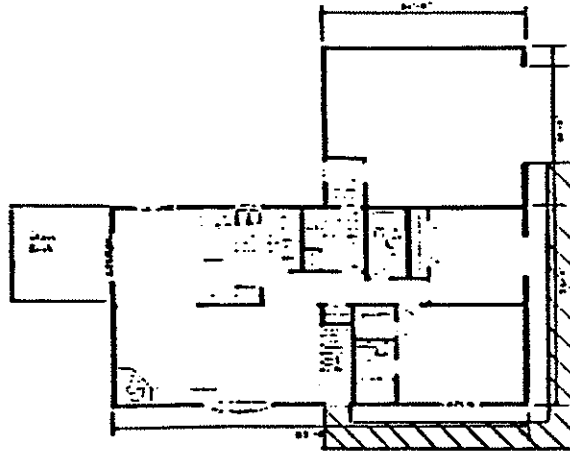
 = Limited Common Area

Handwritten signature and date
Sept 21, 1976

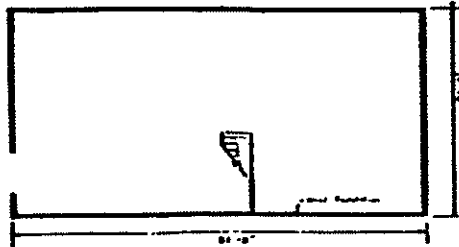
I, Kenneth S. Carlson, registered land surveyor, hereby certify that the drawings appearing hereon are an accurate copy of portions of the plans of each building and substantially depict the layout, location, unit numbers and dimensions of the buildings or buildings and units located and erected or to be erected.

Condominium Plat Phase II
PART 3 OF 4 PAGES

SADDLE RIDGE ESTATES
COLUMBIA COUNTY



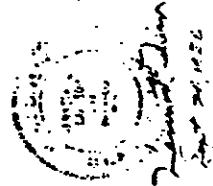
UNIT 6005 FIRST FLOOR PLAN



UNIT 6005 BASEMENT PLAN

 = Limited Common Area

I, Kenneth G. Carlson, registered land surveyor, hereby certify that the drawings appearing herein are an accurate copy of portions of the plans of each building and substantially depict the layout, location, unit numbers and dimensions of the building or buildings and units located and erected or to be erected.



Condensation Plot Phase 21
PAGE 4 OF 4 PAGES

AMENDMENT TO CONDOMINIUM PLAN OF
SADDLE RIDGE ESTATES
 COLUMBIA COUNTY

THIS SURVEY DESCRIBES THE LAND AND BUILDINGS SUBJECT TO THE CONDOMINIUM DECLARATION FOR SADDLE RIDGE ESTATES

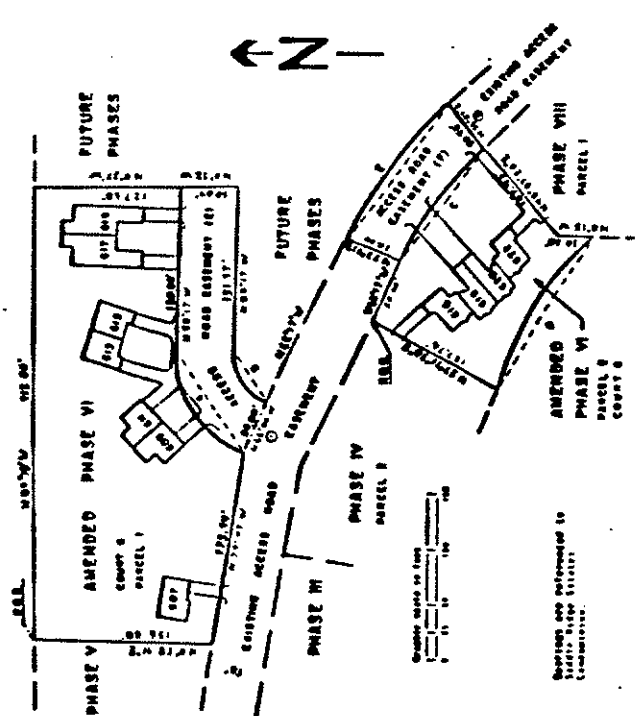
AMENDED PHASE VI

AMENDED PHASE VI PARCELS 1 & 2 (DESCRIPTIONS):
 A parcel of land located in the Williams and McQuinn, Section 5, 11th, 6th, Town of Perry, Columbia County, Wisconsin bounded by the north line of the Williams and McQuinn, Section 5, 11th, 6th, Town of Perry, Columbia County, Wisconsin, 115.00 feet; the east line of the Williams and McQuinn, Section 5, 11th, 6th, Town of Perry, Columbia County, Wisconsin, 115.00 feet; the south line of the Williams and McQuinn, Section 5, 11th, 6th, Town of Perry, Columbia County, Wisconsin, 115.00 feet; and the west line of the Williams and McQuinn, Section 5, 11th, 6th, Town of Perry, Columbia County, Wisconsin, 115.00 feet.

AMENDED PHASE VI PARCELS 3 & 4 (DESCRIPTIONS):
 A parcel of land located in the Williams and McQuinn, Section 5, 11th, 6th, Town of Perry, Columbia County, Wisconsin bounded by the north line of the Williams and McQuinn, Section 5, 11th, 6th, Town of Perry, Columbia County, Wisconsin, 115.00 feet; the east line of the Williams and McQuinn, Section 5, 11th, 6th, Town of Perry, Columbia County, Wisconsin, 115.00 feet; the south line of the Williams and McQuinn, Section 5, 11th, 6th, Town of Perry, Columbia County, Wisconsin, 115.00 feet; and the west line of the Williams and McQuinn, Section 5, 11th, 6th, Town of Perry, Columbia County, Wisconsin, 115.00 feet.

AMENDED PHASE VI ACCESS ROAD (DESCRIPTION):
 A parcel of land located in the Williams and McQuinn, Section 5, 11th, 6th, Town of Perry, Columbia County, Wisconsin bounded by the north line of the Williams and McQuinn, Section 5, 11th, 6th, Town of Perry, Columbia County, Wisconsin, 115.00 feet; the east line of the Williams and McQuinn, Section 5, 11th, 6th, Town of Perry, Columbia County, Wisconsin, 115.00 feet; the south line of the Williams and McQuinn, Section 5, 11th, 6th, Town of Perry, Columbia County, Wisconsin, 115.00 feet; and the west line of the Williams and McQuinn, Section 5, 11th, 6th, Town of Perry, Columbia County, Wisconsin, 115.00 feet.

AMENDED PHASE VI ACCESS ROAD (DESCRIPTION):
 A parcel of land located in the Williams and McQuinn, Section 5, 11th, 6th, Town of Perry, Columbia County, Wisconsin bounded by the north line of the Williams and McQuinn, Section 5, 11th, 6th, Town of Perry, Columbia County, Wisconsin, 115.00 feet; the east line of the Williams and McQuinn, Section 5, 11th, 6th, Town of Perry, Columbia County, Wisconsin, 115.00 feet; the south line of the Williams and McQuinn, Section 5, 11th, 6th, Town of Perry, Columbia County, Wisconsin, 115.00 feet; and the west line of the Williams and McQuinn, Section 5, 11th, 6th, Town of Perry, Columbia County, Wisconsin, 115.00 feet.



1. Amended 6. Certain portions of land previously shown as being subject to this declaration are hereby returned to the public ownership and the location of the building and driveway are indicated as to be the location of such road and the common elements are indicated.

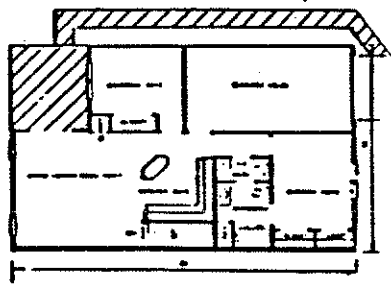
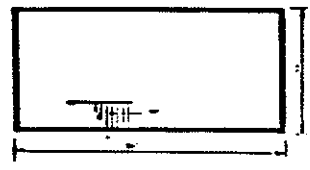
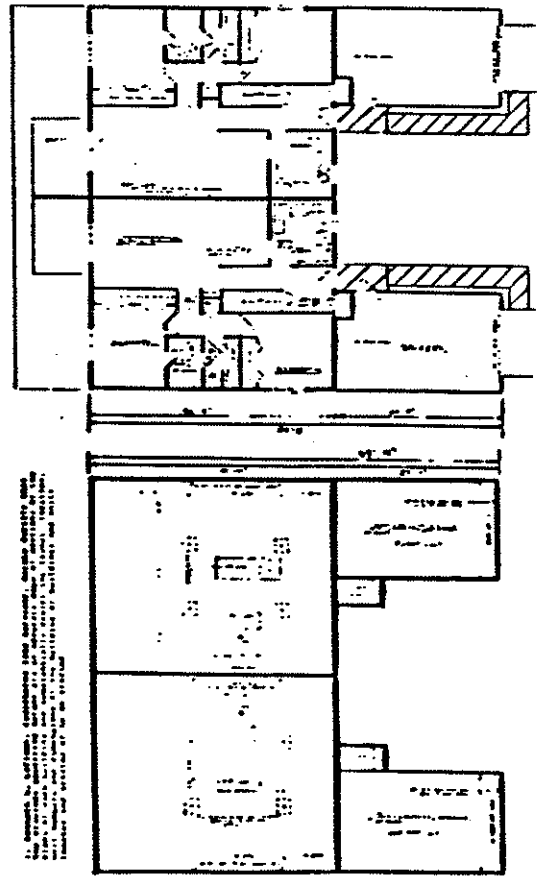
The agreement has been signed by Kenneth Carlson at A.C. Wisconsin Administrative Corp., County Office Building at the address of the parcel described.

LINE	FILED	ADJUDICATED	AMOUNT
1	115.00	115.00	115.00
2	115.00	115.00	115.00
3	115.00	115.00	115.00
4	115.00	115.00	115.00

LINE 115.00
 115.00
 115.00
 115.00

SADDLE RIDGE ESTATES
COLUMBIA COUNTY
AMENDED PHASE VI

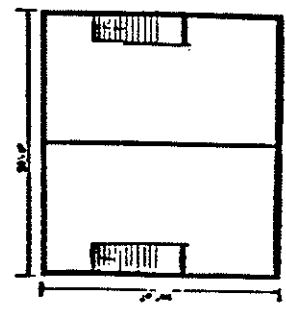
TO: APPROVED BY THE BOARD OF SUPERVISORS, COUNTY OF COLUMBIA, CALIFORNIA, ON THIS 21ST DAY OF SEPTEMBER, 1976.
 BY: *[Signature]*
 COUNTY CLERK



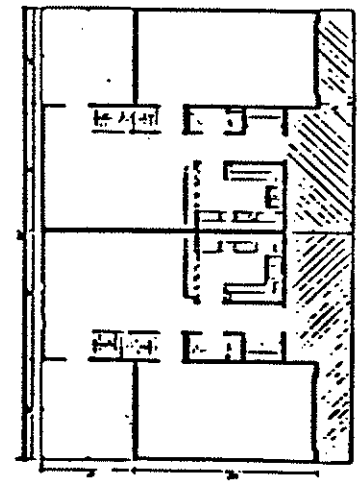
UNIT 611 FIRST FLOOR PLAN

UNIT 611 BASEMENT PLAN

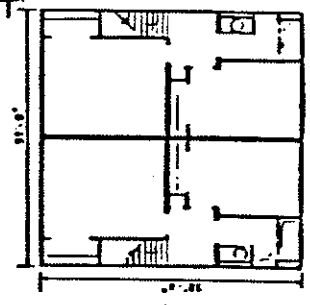
UNIT 617 BASEMENT PLAN UNIT 618 FIRST FLOOR PLAN UNIT 619 FIRST FLOOR PLAN



UNIT 619 BASEMENT PLAN



UNIT 618



UNIT 615

Floor plans for Unit No. 609 are the mirror image of Unit No. 611.

Floor plans for Unit No. 607 are found in Exhibit B, page 7.

Floor plans for Unit Nos. 616, 618, 620 and 622 are found in Exhibit B, pages 54 and 55.



- Limited Common Area

Coodination Plat Amended Phase VI
 PART 9 OF 9 PAGES

AMENDMENT TO CONDOMINIUM DECLARATION

THIS AMENDMENT, made as of this 17th day of July, 1984, by the affirmative written consent of at least seventy-five percent (75%) of the unit owners and mortgagees (together hereinafter "Owners") of Saddle Ridge Estates Condominium to that certain Condominium Declaration for Saddle Ridge Estates recorded on May 1, 1978 in the office of the Register of Deeds for Columbia County, Wisconsin in Volume 190 at pages 324-340, inclusive, as Document No. 394358, as amended and supplemented to date, (the "Declaration"),

W I T N E S S E T H :

WHEREAS, Owners own and/or hold mortgages on at least 75% of the condominium units in Saddle Ridge Estates; and

WHEREAS, Owners are desirous of and have consented in writing to amending the Declaration in the respects set forth hereinafter;

NOW, THEREFORE, the Declaration is amended in the following respects:

1. The first, second, third and fifth paragraphs of Section 14 are deleted.

2. The second paragraph of Section 18 of the Declaration is amended by inserting the following sentence:

The first owner of any unit shall be liable for assessments beginning on the first day of the first month following the date on which such owner acquired title to the unit. Subsequent owners of the same unit shall be liable for assessments beginning on the date they acquire title to the unit.

3. A new Section 21.2 is added to the Declaration as follows:

21.2 Project Maintenance and Operation.
The Association shall have the right to grant permits, licenses, and easements over the common areas for utilities, roads and other purposes necessary for the proper operation of the project.

Renumber old 21.2 as 21.3
old 21.3 as 21.4.

4. Section 24.1 of the Declaration is amended as follows:
(a) Insert in Section 24.1, immediately prior to last sentence:

All improvements intended for annexation shall be substantially completed prior to annexation.

(b) Add to Section 24.1, after the last sentence:

The method for determining the effective date for assigning assessments for annexed units shall be the same as that described in Section 18 hereof.

5. A new Section 25 is added to the Declaration as follows:

25. Condemnation, Destruction or Liquidation.

25.1 Representations. In connection with any condemnation, destruction or liquidation of the property, the Association shall represent the unit owners in any proceedings, negotiations, settlements or agreements. When necessary, each unit owner shall appoint the Association as attorney-in-fact for this purpose.

25.2 Allocation of Proceeds. Any proceeds from condemnation, destruction or liquidation of Saddle Ridge Estates shall be payable to the Association for the benefit of the unit owners and their mortgage holders. Such proceeds shall be allocated in accordance with the following principles:

(a) Every unit owner is entitled to the entire award for the taking of all or part of their respective unit and for consequential damages to their unit.

(b) Any award for the taking of limited common elements shall be allocated to the unit owners of the units to which the use of those limited common elements is restricted in proportion to their respective percentage interests in the common elements.

(c) In the event no reconstruction is undertaken, any award for the taking of common elements shall be allocated to all unit owners in proportion to their respective percentage interests in the common elements.

Renumber old 25 as 26
old 26 as 27
old 27 as 28
old 28 as 29
old 29 as 30

6. The Declaration, as amended herein, otherwise remains unchanged and in full force and effect.

7. The effective date of this Amendment shall be the date it is recorded in the office of the Register of Deeds for Columbia County, Wisconsin.

IN WITNESS WHEREOF, this Amendment has been executed with the written consent of at least 75% of the unit owners and mortgagees of Saddle Ridge Estates Condominium at the date hereof, and the undersigned officers of the Association of unit owners for the Condominium hereby certify and attest by their signatures hereto, that the foregoing Amendment has been adopted with the written consent of 75% of the unit owners in the Condominium, and their mortgagees, in the manner provided in the Wisconsin Condominium Ownership Act, and that the Declarant has consented in writing to this Amendment. The undersigned further certify that the written consents of the unit owners and their mortgagees to this Amendment are on file and available for inspection at the offices of the Association.

Attest:

SADDLE RIDGE ESTATES ASSOCIATION, INC.

Beth J. Hoskins
Beth J. Hoskins (Secretary)

By: Robert T. Berst
Robert T. Berst (President)

APPROVED BY DECLARANT:

Attest:

WAJBAC AND TADWIL, LIMITED

Robert C. Arians
Robert C. Arians, Secretary
STATE OF WISCONSIN)
 : SS.
COLUMBIA COUNTY)

By: Robert T. Berst
Robert T. Berst, Vice President

Personally appeared before me this 17th day of July, 1984, the above-named Robert T. Berst and Beth J. Hoskins, to me known to be the President and Secretary, respectively, of SADDLE RIDGE ESTATES ASSOCIATION, INC., and who executed the foregoing instrument and acknowledged same as the act and deed of said corporation.

Gloria Kirking Rippe
Gloria Kirking Rippe
Notary Public, State of Wisconsin
My Commission expires 03/06/88

STATE OF WISCONSIN)
 : SS.
COLUMBIA COUNTY)

Personally appeared before me this 17th day of July, 1984
the above-named Robert C. Arians and Robert T. Berst, to me known
to be the Secretary and Vice Pres., respectively, of WAJBAC
AND TADWIL, LIMITED, and who executed the foregoing instrument and
acknowledged the same as the act and deed of said corporation.

Gloria Kirking Rippe
Gloria Kirking Rippe
Notary Public, State of Wisconsin
My Commission 03/06/88

STATE OF WISCONSIN) SS
COLUMBIA COUNTY)
Recorded for record this 17 day of
July 1984
Marian Robinson Reg. of Deeds

This Instrument Drafted By:

David L. Petersen
Quarles & Brady
780 North Water Street
Milwaukee WI 53202

454842

Received for record this 26 day of
December A.D. 19 86 at 2:50 P.M.

Marian Robinson Reg. of Deeds

ELEVENTH SUPPLEMENT
TO
CONDOMINIUM DECLARATION
OF
CONDITIONS, COVENANTS, RESTRICTIONS AND EASEMENTS
FOR
SADDLE RIDGE ESTATES
Phase XII

THIS ELEVENTH SUPPLEMENT is made this 23rd day of December, 1986, pursuant to the terms of the Condominium Declaration for SADDLE RIDGE ESTATES recorded May 1, 1978 in the Office of the Register of Deeds for Columbia County, Wisconsin, in Volume 190 of Records at pages 324-345 inclusive, as Document No. 394358, as supplemented and amended to date (the "Declaration") by Wajbac and Tadwil, Limited, an Illinois corporation (hereinafter "Declarant").

1. Statement of Declaration.

The purpose of this Supplement is to annex and submit the land described hereinafter and the improvements constructed or to be constructed thereon to the condominium form of ownership as a part of SADDLE RIDGE ESTATES in the manner provided by the Declaration.

Declarant hereby declares that it is the owner of the real property described in Section 2 hereof and shown on Page 1 of Phase XII Condominium Plat filed herewith, together with all buildings and improvements constructed or to be constructed thereon (the "Property"), which is hereby submitted to the condominium form of ownership as part of SADDLE RIDGE ESTATES as provided in the Declaration, and which Property shall be held, conveyed, devised, leased, encumbered, used, improved and in all respects otherwise affected subject to the provisions, conditions, covenants, restrictions and easements of the Declaration for SADDLE RIDGE ESTATES. All provisions hereof shall be deemed to run with the land and shall constitute benefits and burdens to the Declarant, its successors and assigns, and to all parties hereafter having any interest in the Property.

2. Legal Description.

The real estate described hereinafter, also described on Page 1 of Phase XII Condominium Plat filed herewith, together with all buildings and improvements constructed or to be constructed thereon, is hereby annexed to SADDLE RIDGE ESTATES and subjected to the provisions of the Declaration. The buildings and units constructed or to be constructed are more fully described in the site plan and buildings and floor plans of the Phase XII Condominium Plat filed herewith, depicting the layout, location, perimeters, unit numbers and approximate dimensions of the buildings and units. The real estate subjected to the provisions of the Declaration hereby is described as follows:

PHASE XII, PARCEL 1, DESCRIPTION:

A parcel of land located in NW1/4-NE1/4, Section 1, T12N, R9E, Town of Pacific, Columbia County, Wisconsin bounded by the following described line: Beginning at the northeast corner of AMENDED PHASE VI, Parcel 1, Saddle Ridge Estates Condominium; thence S89°18'E, 21.00 feet; thence N65°08'E, 53.00 feet; thence S26°29'E, 98.75 feet; thence S63°30'W, 124.92 feet; thence N0°37'W, 122.10 feet to point of beginning. Said parcel contains 10,160 square feet or 0.233 acres.

PHASE XII, PARCEL 2, DESCRIPTION:

A parcel of land located in NW1/4-NE1/4 and NE1/4-NW1/4, Section 1, T12N, R9E, Town of Pacific, Columbia County, Wisconsin bounded by the following described line: Commencing at the southeast corner of AMENDED PHASE VI, Parcel 1, Saddle Ridge Estates Condominium; thence S0°32'E, 50.04 feet; thence N88°17'W, 41.97 feet to point of beginning; thence S19°20'W, 88.07 feet; thence N66°17'W, 140.00; thence northeasterly on a curve to the right, radius 50.00 feet, whose chord bears N57°34'30"E, 56.12 feet; thence S88°17'E, 110.00 feet to point of beginning. Said parcel contains 8,210 square feet or 0.188 acres.

PHASE XII, PARCEL 3, DESCRIPTION:

A parcel of land located in NE1/4-NW1/4, Section 1, T12N, R9E, Town of Pacific, Columbia County, Wisconsin bounded by the following described line: Beginning at the most southerly corner of PHASE XI, Parcel 2, Saddle Ridge Estates Condominium; thence N86°57'17"W, 145.00 feet; thence N6°06'W, 186.77 feet; thence N28°05'E, 20.00 feet; thence S36°20'E, 262.00 feet to point of beginning. Said parcel contains 15,730 square feet or 0.361 acres.

PHASE XII, ACCESS ROAD EASEMENT (L) DESCRIPTION:

A parcel of land located in NW1/4-NE1/4, Section 1, T12N, R9E, Town of Pacific, Columbia County, Wisconsin bounded by the following described line: Beginning at the southeast corner of AMENDED PHASE VI, Parcel 1, Saddle Ridge Estates Condominium; thence N0°37'W, 5.58 feet; thence N63°30'E, 124.92 feet; thence S26°29'E, 50.00 feet; thence S63°30'W, 149.24 feet; thence N0°32'W, 50.04 feet to point of beginning. Said parcel contains 6,850 square feet or 0.157 acres.

3. Ownership Percentage Interest.

By reason of this Supplement and Amendment, and the annexation of five (5) additional residential units to SADDLE RIDGE ESTATES, and pursuant to the Wisconsin Condominium Ownership Act and provisions of the Declaration, the percentage of the undivided ownership interest in the common elements and facilities and limited common elements appurtenant to each unit and its owner is hereby adjusted in recognition of the disproportionate relative sizes of the various condominium units comprising SADDLE RIDGE ESTATES, and shall be as follows:

Percentage of Ownership Interest Appurtenant to Units in Saddle Ridge Estates

Unit No.	Percentage of Ownership	Unit No.	Percentage of Ownership
101	0.85	314	0.85
102	0.85	315	0.85
103	0.85	316	0.85
104	0.85		
105	0.85	401	0.85
106	0.85	402	0.85
107	0.85	403	0.85
108	0.85	404	0.85
109	0.85	405	0.85
110	0.85	406	0.85
111	0.85	407	0.85
112	0.85	408	0.85
113	0.85	409	0.85
114	0.85	410	0.85
115	0.85	411	0.85
116	0.85	412	0.85
		413	0.85
201	0.85	414	0.85
202	0.85	415	0.85
203	0.85	416	0.85
204	0.85		
205	0.85	501	0.85
206	0.85	502	0.85
207	0.85	503	0.85
208	0.85	504	0.85
209	0.85	505	0.85
210	0.85	506	0.85
211	0.85	507	0.85
212	0.85	508	0.85
213	0.85	509	0.88
214	0.85	510	0.88
215	0.85	511	0.88
216	0.85	512	0.88
		513	0.88
301	0.85	514	0.88
302	0.85	515	0.88
303	0.85	516	0.88
304	0.85		
305	0.85	600	0.60
306	0.85	601	0.51
307	0.85	602	0.85
308	0.85	603	0.51
309	0.85	604	0.85
310	0.85	605	0.58
311	0.85	606	0.60
312	0.85	607	0.58
313	0.85	608	0.83

Unit No.	Percentage of Ownership	Unit No.	Percentage of Ownership
609	0.40		
610	0.88		
611	0.40		
612	0.88		
613	0.69		
614	0.83		
615	0.69		
616	0.83		
617	0.71		
618	0.88		
619	0.71		
620	0.88		
621	0.65		
622	0.83		
623	0.65		
624	0.55		
626	0.55		
628	0.89		
630	0.92		
632	0.95		
634	0.95		
636	1.07		
638	0.66		
640	0.98		
642	1.29		
644	0.89		
668	0.56		
670	0.65		
6001	0.88		
6002	0.82		
6004	0.69		
6006	0.91		
6008	0.73		

4. Common Expenses and Common Surpluses.

The common expenses and common surpluses of SADDLE RIDGE ESTATES shall be divided, allocated and assessed equally against all units in SADDLE RIDGE ESTATES so that each unit in SADDLE RIDGE ESTATES and its owners shall be assessed 1/122nd of the common expenses and credits with 1/122nd of the common surpluses of the Association, except that casualty insurance premiums shall be divided along the units on the basis of replacement value insured.

5. Voting Rights.

The voting rights of members in the Association as specified in Section 11.2 of the Declaration, providing for Class A and Class B membership and one vote for each unit sold by Declarant, are unchanged and unaffected by this Amendment and remain in full force and effect.

6. Supplement to Condominium Plat.

The Condominium Plat for SADDLE RIDGE ESTATES is hereby supplemented by adding the Phase XII Condominium Plat thereto, including floor plans for Units 621, 623, 668, 670, and 6008.

7. Effect of Annexation.

By this Supplement to the Declaration, Phase XII is annexed to Saddle Ridge Estates, adding five (5) condominium units to the condominium. As of the effective date hereof, SADDLE RIDGE ESTATES, comprises of forty-six (46) main buildings containing a total of one hundred twenty-two (122) residential units.

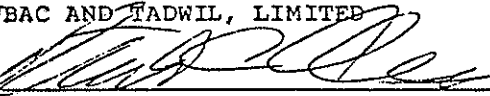
All of the provisions, restrictions, covenants, terms and conditions of the Declaration and the Articles and By-Laws of Saddle Ridge Estates Association, Ltd., and such restrictions, rules and regulations as may be promulgated thereunder shall be applicable to the properties and units hereby annexed to SADDLE RIDGE ESTATES.

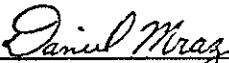
8. Effective Date.

The effective date of this Supplement shall be the date it is recorded in the Office of the Register of Deeds for Columbia County, Wisconsin.

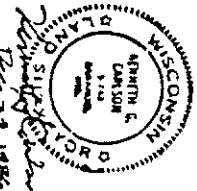
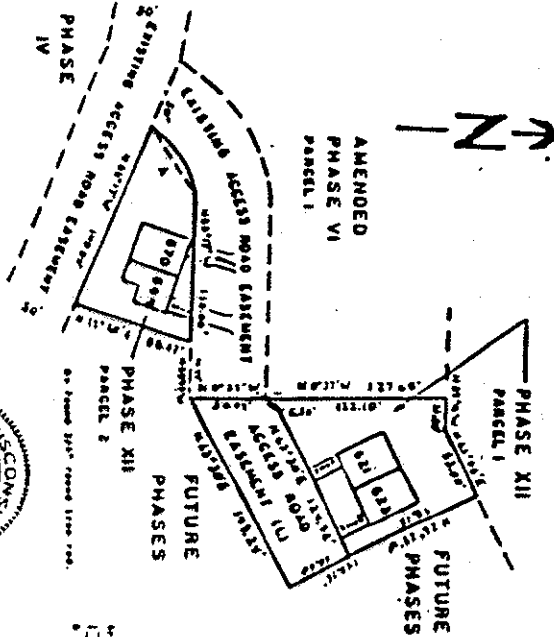
IN WITNESS WHEREOF, this document has been executed by duly authorized officers of Wajbac and Tadwil, Limited, as of the date first set forth above.

WAJBAC AND TADWIL, LIMITED

By: 
Robert C. Arians, Secretary

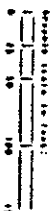
By: 
Daniel Mraz, Asst. Secretary/Treasurer

bearings are reference to
 saddle ridge Estates Condominium.

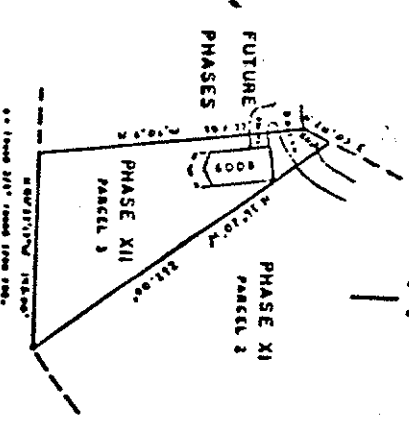


I, Kenneth G. Carlson, registered land surveyor, hereby certify that I have surveyed the above described parcel, that this plat is a correct representation of the surveyed boundaries of the parcel described and constructed as proposed at the date hereof and the identification and location of each unit and the common elements can be determined.

An agreement has been signed by Kenneth Carlson and Carl Gertz to include certain requirements of A-E 5, Wisconsin Administrative Code, namely selling requirements as the owners of the parcel described.



bearings are reference to
 saddle ridge Estates Condominium.

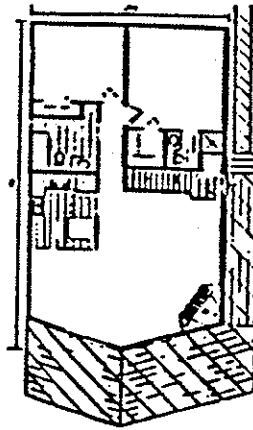


AMENDMENT TO CONDOMINIUM PLAT OF SADDLE RIDGE ESTATES COLUMBIA COUNTY PHASE XII

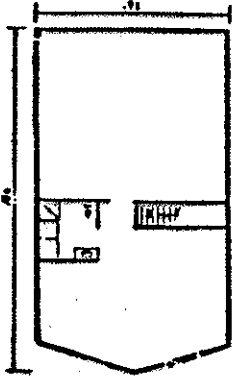
THIS SURVEY DESCRIBES THE LAND AND BUILDINGS SUBJECT TO THE CONDOMINIUM DECLARATION FOR SADDLE RIDGE ESTATES

PARCEL 111 PARCELS 1 AND 2 PARCELS 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 862, 863, 864, 865, 866, 867, 868, 869, 870, 871, 872, 873, 874, 875, 876, 877, 878, 879, 880, 881, 882, 883, 884, 885, 886, 887, 888, 889, 890, 891, 892, 893, 894, 895, 896, 897, 898, 899, 900, 901, 902, 903, 904, 905, 906, 907, 908, 909, 910, 911, 912, 913, 914, 915, 916, 917, 918, 919, 920, 921, 922, 923, 924, 925, 926, 927, 928, 929, 930, 931, 932, 933, 934, 935, 936, 937, 938, 939, 940, 941, 942, 943, 944, 945, 946, 947, 948, 949, 950, 951, 952, 953, 954, 955, 956, 957, 958, 959, 960, 961, 962, 963, 964, 965, 966, 967, 968, 969, 970, 971, 972, 973, 974, 975, 976, 977, 978, 979, 980, 981, 982, 983, 984, 985, 986, 987, 988, 989, 990, 991, 992, 993, 994, 995, 996, 997, 998, 999, 1000.

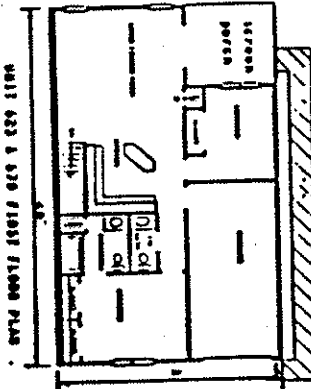
SADDLE RIDGE ESTATES
COLUMBIA COUNTY



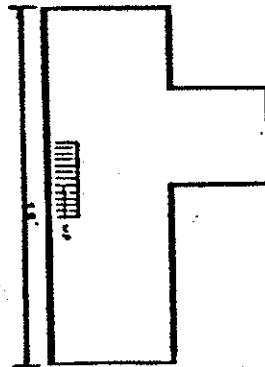
UNIT 5000 FIRST FLOOR PLAN



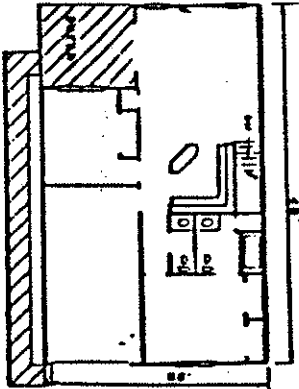
UNIT 5000 BASEMENT PLAN



UNIT 622 & 629 FIRST FLOOR PLAN



UNIT 622, 629 BASEMENT PLAN



UNIT 500 FIRST FLOOR PLAN



• Limited Common Area



I, Kenneth G. Carlson, registered land surveyor, hereby certify that the drawings appearing herein are an accurate copy of portions of the plans of said building and substantially depict the layout, location, location and dimensions of the building or buildings and units located and created or to be created.

Basement floor plans for units 621 & 626 are the mirror image of units 622 & 629.
First floor plan for unit 621 is the mirror image of unit 622.

Received for record this 29 day of
May A.D. 1987 at 4:10 P.M.

Marian Robinson Reg. of Deeds

AMENDMENT
TO
CONDOMINIUM DECLARATION
OF
CONDITIONS, COVENANTS, RESTRICTIONS AND EASEMENTS
FOR
SADDLE RIDGE ESTATES
Phase XI

THIS AMENDMENT is made this 29th day of May, 1987, pursuant to the terms of the Condominium Declaration for SADDLE RIDGE ESTATES recorded May 1, 1978 in the Office of the Register of Deeds for Columbia County, Wisconsin, in Volume 190 of Records at pages 324-345 inclusive, as Document No. 394358, as supplemented and amended to date (the "Declaration") by Wajbac and Tadwil, Limited, an Illinois corporation (hereinafter "Declarant").

I. AMENDMENT OF DECLARATION

1.1 The Declaration and Condominium Plat for SADDLE RIDGE ESTATES is hereby amended by removing and deleting reference to the Amendment to Condominium Plat filed in Volume 1 of Columbia County Condominium Plats at Pages 132-135, and substituting therefor the Amended Phase XI Condominium Plat, Pages 1 through 4, filed herewith.

It is the intention hereof that the Amended Phase XI Condominium Plat filed herewith shall supercede and replace for all purposes the plat as filed in Volume 1 of Columbia County Condominium Plats at Pages 132-135.

II. EFFECT OF AMENDMENT

2.1 Summary of Changes.

By this Amendment to the Declaration, Phase XI of SADDLE RIDGE ESTATES is amended to refer to the amended condominium plat showing the floor plans of units and the location of units as actually constructed and located in Phase XI.

2.2 Ownership Percentage Interests.

By reason of this Amendment, and pursuant to the Wisconsin Condominium Ownership Act and provisions of the Declaration, the percentage of the undivided ownership interest in the common elements and facilities and limited common elements appurtenant to each unit and its owner is hereby adjusted in recognition of the disproportionate relative sizes of the various condominium units comprising SADDLE RIDGE ESTATES, and shall be as follows:

Percentage of Ownership Interest Appurtenant to Units in Saddle Ridge Estates

Unit No.	Percentage of Ownership	Unit No.	Percentage of Ownership
101	0.85	314	0.85
102	0.85	315	0.85
103	0.85	316	0.85
104	0.85		
105	0.85	401	0.85
106	0.85	402	0.85
107	0.85	403	0.85
108	0.85	404	0.85
109	0.85	405	0.85
110	0.85	406	0.85
111	0.85	407	0.85
112	0.85	408	0.85
113	0.85	409	0.85
114	0.85	410	0.85
115	0.85	411	0.85
116	0.85	412	0.85
		413	0.85
201	0.85	414	0.85
202	0.85	415	0.85
203	0.85	416	0.85
204	0.85		
205	0.85	501	0.85
206	0.85	502	0.85
207	0.85	503	0.85
208	0.85	504	0.85
209	0.85	505	0.85
210	0.85	506	0.85
211	0.85	507	0.85
212	0.85	508	0.85
213	0.85	509	0.88
214	0.85	510	0.88
215	0.85	511	0.88
216	0.85	512	0.88
		513	0.88
301	0.85	514	0.88
302	0.85	515	0.88
303	0.85	516	0.88
304	0.85		
305	0.85	600	0.60
306	0.85	601	0.52
307	0.85	602	0.85
308	0.85	603	0.52
309	0.85	604	0.85
310	0.85	605	0.58
311	0.85	606	0.60
312	0.85	607	0.58
313	0.85	608	0.83

Unit No.	Percentage of Ownership	Unit No.	Percentage of Ownership
609	0.54	630	0.93
610	0.88	632	0.95
611	0.54	634	0.95
612	0.88	636	1.07
613	0.69	638	0.66
614	0.83	640	0.98
615	0.69	642	1.29
616	0.83	644	0.90
617	0.71	668	0.56
618	0.88	670	0.65
619	0.71		
		6001	0.88
620	0.88	6002	0.67
621	0.65	6004	0.73
622	0.83	6006	0.74
623	0.65	6008	0.73
624	0.55		
626	0.55		
628	0.89		

2.3. Common Expenses and Common Surpluses.

The common expenses and common surpluses of SADDLE RIDGE ESTATES shall be divided, allocated and assessed equally against all units in SADDLE RIDGE ESTATES so that each unit in SADDLE RIDGE ESTATES, and its owners shall be assessed 1/122nd of the common expenses and credits with 1/122nd of the common surpluses of the Association, except that casualty insurance premiums shall be divided along the units on the basis of replacement value insured.

2.4. Voting Rights.

The voting rights of members in the Association as specified in Section 11.2 of the Declaration, providing for Class A and Class B membership and one vote for each unit sold by Declarant, are unchanged and unaffected by this Amendment and remain in full force and effect.

2.5. Effective Date.

The effective date of this Amendment shall be the date it is recorded in the Office of the Register of Deeds for Columbia County, Wisconsin.

IN WITNESS WHEREOF, this document has been executed by duly authorized officers of Wajbac and Tadwil, Limited, as of the date first set forth above.

WAJBAC AND TADWIL, LIMITED

By: [Signature]
Robert C. Arians, Secretary

By: [Signature]
Daniel Mraz, Asst. Secretary/Treasurer

NOTARIZATION

STATE OF WISCONSIN)
COLUMBIA COUNTY) ss

Personally appeared before me this 29th day of May, 1987, the above-named Robert C. Arians and Daniel Mraz, to me known to be the Secretary and Assistant Secretary/Treasurer of Wajbac and Tadwil, Limited, and who executed the foregoing instrument and acknowledged that they executed same as the act and deed of said corporation.



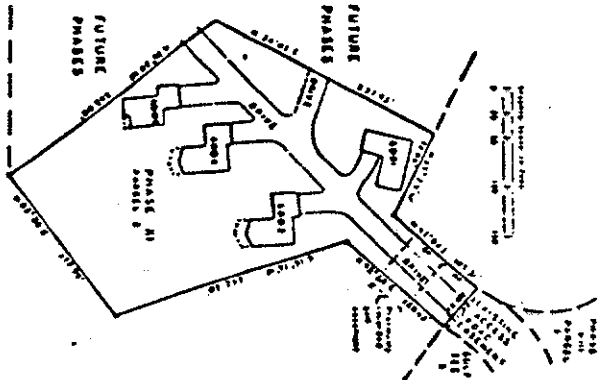
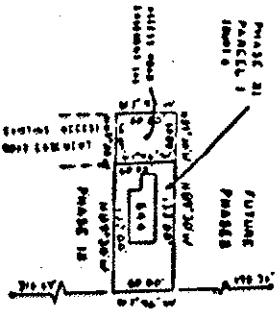
[Signature]
Sandra Naset Eimen
Notary Public, Columbia County, WI
My Commission: expires May 6, 1990

This instrument drafted by:

Atty. Thomas C. Groeneweg
Quale, Hartmann, Bohl, Stevens & Reynolds
619 Oak Street, Post Office Box 443
Baraboo, WI 53913-0443
(608) 356-3977

AMENDMENT TO CONDOMINIUM PLAT OF
SADDLE RIDGE ESTATES
 COLUMBIA COUNTY

THIS SURVEY DESCRIBES THE LAND AND
 BUILDINGS SUBJECT TO THE CONDOMINIUM
 DECLARATION FOR SADDLE RIDGE ESTATES
AMENDED PHASE XI

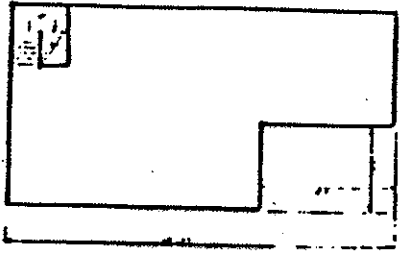


PHASE XI DESCRIBES THE LAND AND BUILDINGS SUBJECT TO THE CONDOMINIUM DECLARATION FOR SADDLE RIDGE ESTATES AMENDED PHASE XI.

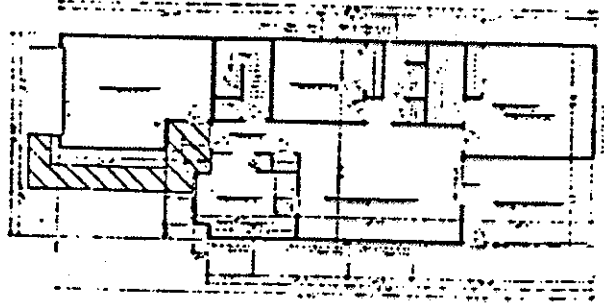
PHASE XI DESCRIBES THE LAND AND BUILDINGS SUBJECT TO THE CONDOMINIUM DECLARATION FOR SADDLE RIDGE ESTATES AMENDED PHASE XI.

PHASE XI DESCRIBES THE LAND AND BUILDINGS SUBJECT TO THE CONDOMINIUM DECLARATION FOR SADDLE RIDGE ESTATES AMENDED PHASE XI.

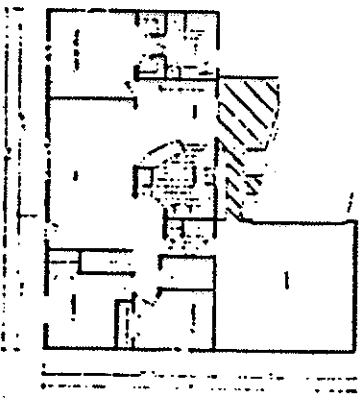
SADDLE RIDGE ESTATES
COLUMBIA COUNTY



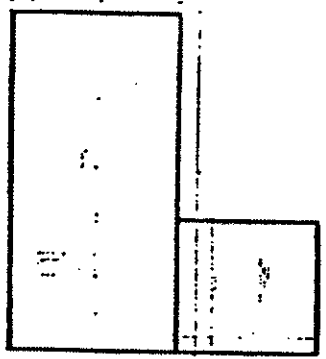
UNIT 001-0100 FLOOR PLAN



UNIT 001-0100 COMMON AREA



UNIT 001-0100 COMMON AREA



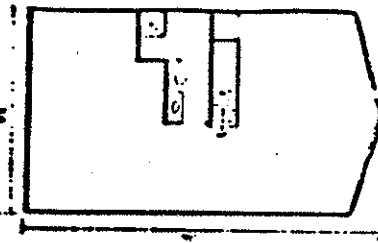
UNIT 001-0100 COMMON AREA

• Limited Common Area

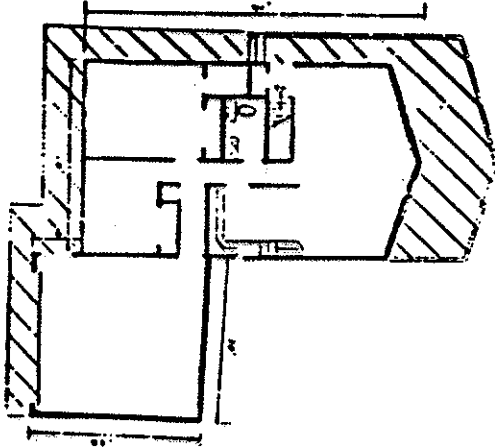
I, Kenneth C. Callahan, Registered Land Surveyor, hereby certify that the drawings, specifications and notes hereon are a true and correct copy of the plans of each building and substantially correct copy of the lot, block, tract, and subdivision maps and descriptions of the buildings and walls located and situated on the above ground.

Construction Plan Approved Plate 21
PAGE 2 OF 4 PAGES

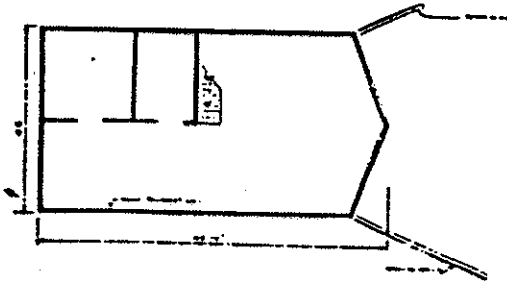
SADDLE RIDGE ESTATES
COLUMBIA COUNTY



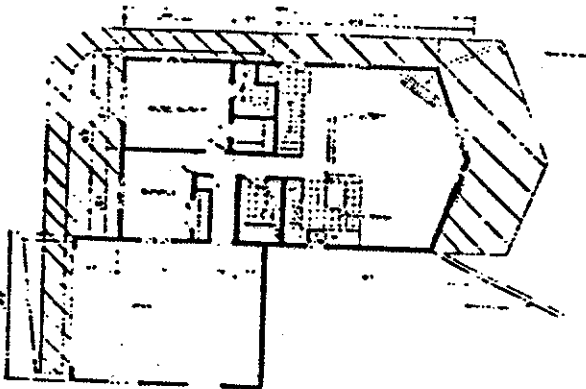
0007 0007 BATHROOM PLAN



0007 0007 KITCHEN PLAN



0007 0007 BATHROOM PLAN



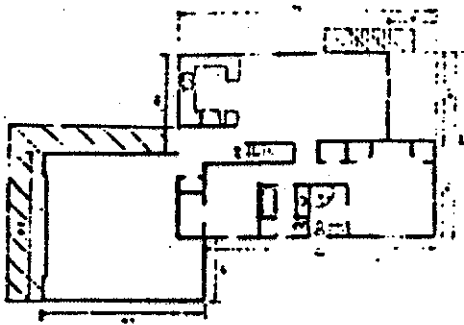
0007 0007 BATHROOM PLAN

Notwithstanding to whom, registered land surveyor, hereby certify that the drawings appearing hereon are an accurate copy of portions of the original survey and plans and substantially depict the layout, location, area and extent of the land and improvements thereon as shown on the original plan and approved by the State.

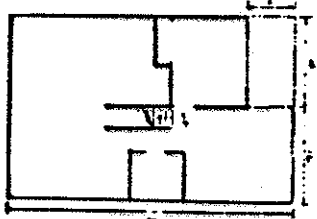
 Limited Common Area

Foundation Plan Attached Design 11
PAGE 3 OF 4 PAGES

AMENDMENT TO CONDOMINIUM PLAN OF
SADDLE RIDGE ESTATES
 COLUMBIA COUNTY




0011 0006 01001 01000 01001



0011 0006 01001 01000 01001

I, Patricia S. Carlson, registered land surveyor, hereby certify that the drawings appearing herein are an accurate copy of portions of the plans of said building and substantially depict the layout, location, wall thickness and dimensions of the building or buildings and units thereof and thereof as to be shown.

 • Striped Corner area

Amendment Plat Approved Page 01
 Plat 2 of 4 PALLS

ARTICLES OF INCORPORATION

TABLE OF CONTENTS

		<i>Page</i>
Article I	— Name	1
Article II	— Period of Existence	1
Article III	— Purposes	1
Article IV	— Powers	2
Article V	— Members	3
Article VI	— Principal Office and Registered Agent	3
Article VII	— Directors	3
Article VIII	— Officers	4
Article IX	— Incorporator	4

398018

ARTICLES OF INCORPORATION

OF

SADDLE RIDGE ESTATES ASSOCIATION, LTD.

(A Non-Stock, Non-Profit Corporation)

The undersigned, being a natural person over the age of twenty-one (21) years and acting as incorporator of a non-stock, non-profit corporation under the provisions of the Wisconsin Non-Stock Corporation Law, Chapter 181 of the Wisconsin Statutes, does hereby adopt the following as the Articles of Incorporation of such corporation:

ARTICLE I

Name

The name of the corporation shall be **SADDLE RIDGE ESTATES ASSOCIATION, LTD.**

ARTICLE II

Period of Existence

The period of existence of the corporation shall be perpetual.

ARTICLE III

Purposes

The purposes for which this corporation is organized are as follows:

(a) To serve as an association of unit owners who own real estate and improvements under the condominium form of ownership (such real estate and improvements hereinafter sometimes referred to as "condominium property"), as provided in the Unit Ownership Act under the laws of the State of Wisconsin and subject to the terms and conditions of the Condominium Declaration for **SADDLE RIDGE ESTATES**, as recorded in the Office of the Register of Deeds for Columbia County, Wisconsin (hereinafter referred to as "Declaration");

(b) To serve as a means through which the unit owners may collectively and efficiently administer, manage, operate and control the condominium property in accordance with the Unit Ownership Act and the Declaration; and

(c) To engage in lawful activity included in and permitted under the Unit Ownership Act and the Declaration within the purposes for which a non-stock, non-profit Corporation may be organized under the Wisconsin Non-Stock Corporation Law.

ARTICLE IV

Powers

The corporation shall have all of the powers enumerated in the Wisconsin Non-Stock Corporation Law, to the extent not inconsistent with the Unit Ownership Act, or the Declaration, or the By-Laws, including without limitation, the following:

(a) To exercise exclusive management and control of the common areas and facilities and limited common areas described and set forth in the Declaration;

(b) To hire, engage or employ and discharge such persons or entities as it may deem necessary or advisable to assist in the management of its affairs or to properly effectuate the duties and responsibilities of the corporation as set forth in the Declaration;

(c) To maintain, repair, replace, reconstruct, operate and protect the common areas and facilities and limited common areas as set forth in the Declaration;

(d) To determine, levy and collect assessments against the unit owners and use the proceeds thereof in the exercise of its powers and duties, including without limitation, the payment of operating expenses of the corporation and the common expenses relating to the maintenance, repair, replacement, reconstruction, operation and protection of the common areas and facilities and limited common areas as described and set forth in the Declaration;

(e) To enter into contracts on behalf of the unit owners, and act as agent of the unit owners, with regard to, among other things, common services as required for each unit, utilities, and such other matters as may be determined by the members of the Association;

(f) To purchase insurance on the condominium property and insurance for the benefit of the corporation and its members as set forth in the Declaration;

(g) To make and amend By-Laws and reasonable regulations governing, among other things, the use and operation of the condominium property in the manner provided by the Declaration;

(h) To enforce by legal means the provisions of the Unit Ownership Act, the Declaration, the By-Laws and any rules and regulations governing the use and operation of the condominium property, and to bring suit, as representative and agent of all members of the corporation, for collection of common charges and assessments or foreclosure of the lien therefor, as provided by law;

(i) To acquire and hold title to units for the benefit of the unit owners pursuant to the right of first refusal, or otherwise, as set forth in the Declaration and to sell, lease, mortgage, vote the votes appurtenant to, and otherwise deal with said units so acquired for the benefit of all unit owners as set forth in the Declaration;

(j) To establish and maintain one or more bank accounts for deposit and withdrawal of the funds of the corporation; and

(k) To do all things necessary or convenient to effectuate the purposes of this corporation and the Declaration.

ARTICLE V

Members

The corporation shall initially have two classes of voting membership. The designation of such classes, and the respective rights and qualifications of the two classes of membership, shall be as set forth in the By-Laws of the corporation.

ARTICLE VI

Principal Office and Registered Agent

The location of the initial principal office of the corporation shall be 119 West Conant Street, Portage, Wisconsin 53901, and the initial registered agent at such address shall be ROBERT D. MILLER.

ARTICLE VII

Directors

The number of the directors of the corporation shall be as fixed in the By-Laws, but in no event shall be less than three (3). The manner in which directors shall be elected, appointed or removed shall be provided in the By-Laws.

The number of directors constituting the initial Board of Directors shall be three, and the names and addresses of the initial directors are:

Robert D. Miller
119 West Conant Street
Portage, Wisconsin 53901

Robert T. Berst
523 Lintner Road
Pardeeville, Wisconsin 53954

Robert C. Arians
223 West Carroll
Portage, Wisconsin 53901

ARTICLE VIII

Officers

The principal officers of the Association shall be a President, a Vice President, a Secretary, and a Treasurer. The officers shall be elected, appointed or removed in the manner provided by the By-Laws, and shall have and exercise the powers and duties assigned in the By-Laws.

ARTICLE IX

Incorporator

The name and address of the incorporator of this corporation is:

David L. Petersen
Quarles & Brady
780 North Water Street
Milwaukee, Wisconsin 53202

STATE OF WISCONSIN
DEPARTMENT OF STATE
FILED
SEP 22 1978
DOUGLAS LAFOLLETTE
SECRETARY OF STATE

Executed in duplicate on this 19 day of September, 1978.

David L. Petersen

David L. Petersen

STATE OF WISCONSIN)
) SS.
MILWAUKEE COUNTY)

Personally came before me this 19th day of September, 1978, the above-named David L. Petersen, to me known to be the person who executed the foregoing instrument and acknowledged the same.

Christine K. Hansen

Notary Public, State of Wisconsin
My Commission: *Expires June 20, 1982*

This instrument was drafted
by David L. Petersen.

BY-LAWS

TABLE OF CONTENTS

		<i>Page</i>
Article I	— Name and Purpose.....	1
Article II	— Members, Voting and Meetings.....	1
Article III	— Board of Directors.....	3
Article IV	— Officers.....	5
Article V	— Operation of the Property.....	6
Article VI	— Repairs and Maintenance.....	8
Article VII	— Duties and Obligations of Unit Owners.....	9
Article VIII	— General.....	10
Article IX	— Amendments.....	11
Article X	— Miscellaneous.....	12

**BY-LAWS
OF
SADDLE RIDGE ESTATES ASSOCIATION, LTD.**

ARTICLE I

Name and Purpose

Pursuant to the Articles of Incorporation of Saddle Ridge Estates Association, Ltd., and the Condominium Declaration for Saddle Ridge Estates recorded in the Office of the Register of Deeds for Columbia County, Wisconsin (hereinafter "Declaration"), the following are adopted as the By-Laws of Saddle Ridge Estates Association, Ltd. (hereinafter sometimes referred to as the "Association"), which is a non-profit corporation formed and organized to serve as an Association of Unit Owners who own real estate and improvements (hereinafter the "Property") under the condominium form of ownership, as provided in the Unit Ownership Act under the laws of the State of Wisconsin and subject to the terms and conditions of the Declaration.

These By-Laws shall be deemed covenants running with the land and shall be binding on the unit owners, their heirs, administrators, personal representatives, successors and assigns.

ARTICLE II

Members, Voting and Meetings

2.1 Members. The corporation shall have two classes of voting membership, and the rights and qualifications of the members are as follows:

2.1.1 Class A Members.

a. *Defined.* Class A members shall be all unit owners, with the initial exception of the Declarant, and shall have one vote for each unit owned. Every unit owner upon acquiring title to a unit under the terms of the Declaration shall automatically become a member of the Association and shall remain a member thereof until such time as his ownership of such unit ceases for any reason, at which time his membership in the Association shall automatically cease.

b. *One Membership Per Unit.* One Class A membership and one vote shall exist for each unit, excepting those units owned by Declarant. If title to a unit is held by more than one person, the membership related to that unit shall be shared by such owners in the same proportionate interests and by the same type of tenancy in which the title to the unit is held. Voting rights may not be split, and shared membership interests must be voted pursuant to the nomination contained in the Membership List.

c. *Membership List.* The Association shall maintain a current Membership List showing the membership pertaining to each unit and the person designated to cast the one vote pertaining to such unit. Only the person so designated shall be entitled to cast a vote in person or by proxy. A designation may be changed by notice in writing to the Secretary of the Association signed by a majority of the persons having an ownership interest in the unit.

d. *Transfer of Membership.* Each membership shall be appurtenant to the unit upon which it is based and shall be transferred automatically upon conveyance of that unit. Membership in the Association may not be transferred, except in connection with the transfer of a unit. Upon transfer of a unit, the Association shall, as soon as possible thereafter, be given written notice of such transfer, including the name of the new owner, identification of unit, date of transfer, name of the person designated to vote, and any other information about the transfer which the Association may deem pertinent, and the Association shall make appropriate changes to the Membership List effective as of the date of transfer.

2.1.2 *Class B Members.*

a. *Defined.* Class B member(s) shall be the Declarant and shall be entitled to three votes for each unit owned. The Class B membership shall cease and be converted to Class A membership when the total votes outstanding in Class B membership equal or exceed the total votes outstanding in Class A membership, or on December 31, 1993, whichever first occurs.

b. *Reinstatement.* The Declarant shall be entitled to reinstatement as a Class B member of the Association at the time of each annexation to the condominium as provided in Section 24 of the Declaration. In such event, Declarant shall be entitled to all of the rights and privileges of Class B membership, including three (3) votes for each unit owned by it. Each such reinstatement of Class B membership shall terminate when the total votes outstanding in Class A membership again equal or exceed the total votes outstanding in Class B membership.

2.2 *Rights of Declarants.* Notwithstanding any other provisions contained in these By-Laws, Declarant, its successors and assigns, shall have the right at its option to appoint the members of the Board of Directors of the Association and to amend the By-Laws or rules and regulations of the Association until such time as all annexations provided for in Section 24 of the Declaration have been completed by Declarant, or until such earlier time as may be determined by Declarant. Each owner of a condominium unit in Saddle Ridge shall be deemed by acceptance of any deed to any unit to agree, approve, and consent to the right of Declarant to so control the Association of Unit Owners.

2.3 *Quorum and Proxies for Members' Meetings.* A quorum for members' meetings shall consist of a majority of votes entitled to vote. Votes may be cast in person or by proxy in accordance with designations in the Membership List. The act of a majority of votes present in person or by proxy at any meeting at which a quorum is present shall be the act of the members. Proxies shall be valid only for the particular meeting(s) or time period designated therein, unless sooner revoked, and must be filed with the Secretary before the appointed time of the meeting. If any meeting of members cannot be organized because a quorum is

not present, a majority of the members who are present, either in person or by proxy, may adjourn the meeting from time to time until a quorum is present, without further notice. At such adjourned meeting at which a quorum shall be present or represented any business may be transacted which might have been transacted at the meeting as originally noticed.

2.4 Time, Place, Notice and Calling of Members' Meetings. Written notice of all meetings stating the time and place and the purposes for which the meeting is called shall be given by the President or Secretary, unless waived in writing, to each member at his address as it appears on the books of the Association and shall be mailed or personally delivered not less than five (5) days nor more than sixty (60) days prior to the date of the meeting. Notice of meetings may be waived before or after meetings. Meetings shall be held at such time and place as may be designated by the Board of Directors.

2.5 Annual and Special Meetings. The annual meeting shall be held on the third Tuesday in September of each year for the purpose of electing directors and of transacting any other business authorized to be transacted by the members. Special meetings of the members shall be held whenever called by the President or any two members of the Board of Directors and must be called by such officers upon receipt of a written request signed by members with one-third ($\frac{1}{3}$) or more of all votes entitled to be cast.

ARTICLE III

Board of Directors

3.1 Number and Qualification of Directors. The initial Board of Directors shall consist of three (3) persons, appointed by Declarant, who need not be members of the Association, to serve until Class B membership ceases and is converted to Class A membership as provided in Article II. Thereafter, the Board of Directors shall consist of five (5) persons, to be classified with respect to the terms for which they severally hold office as set forth in paragraph 3.3 below. Each member of the Board of Directors shall be a member of the Association or, in the event that such member of the Association is not a natural person, the appointee of such member of the Association.

3.2 Powers and Duties of the Board of Directors. The affairs of the Association shall be governed by the Board of Directors. All powers and duties as shall be necessary for the administration of the affairs of the Association shall be exercised by the Board of Directors. Such powers and duties shall be exercised in accordance with the provisions of the Declaration, the Articles of Incorporation, and these By-Laws.

3.3 Election and Term of Directors. At the first annual meeting of the Association after the initial termination of Class B membership, the members shall elect five (5) Directors to be classified with respect to the terms for which they hold office by dividing them into three (3) classes as follows:

(a) Two (2) directors whose term will expire after one (1) year, at the next annual meeting of the Association.

(b) Two (2) directors whose term will expire after two (2) years, at the second annual meeting of the Association after their election.

(c) One (1) director whose term will expire after three (3) years, at the third annual meeting of the Association after his election.

The successors to the class of directors whose terms expire as set forth above shall be elected to hold office for a term of three (3) years or until their successors are duly elected and qualified, or until any of said directors shall have been removed in the manner hereinafter provided, so that the term of one class of directors shall expire in each year.

3.4 Vacancies on Board. Vacancies on the Board of Directors caused by any reason other than the removal of a director by a vote of the members shall be filled by a vote of the majority of the remaining directors, even though they may constitute less than a quorum, and each person so elected shall be a director until a successor is elected at the next annual meeting of the members at which that class of directors is to be elected.

3.5 Removal of Directors. At any regular or special meeting duly called, any one or more of the directors may be removed with or without cause by a majority of the votes of the members entitled to be cast and a successor may then and there be elected to fill the vacancy thus created.

3.6 Regular Meetings and Notice. A regular annual meeting of the Board of Directors shall be held immediately after, and at the same place as, the annual meeting of the members. Notice of the regular annual meeting of the Board of Directors shall not be required.

3.7 Special Meetings and Notice. Special meetings of the Board of Directors may be called by the President or by two (2) directors on three (3) days prior written notice to each director, given personally or by mail, which notice shall state the time, place and purpose of the meeting.

3.8 Waiver of Notice. Before, at or after any meeting of the Board of Directors, any director may, in writing, waive notice of such meeting and such waiver shall be deemed equivalent to the giving of such notice. Attendance by a director at any meeting of the Board shall be a waiver of notice by him of the time and place thereof. If all of the directors are present at any meeting of the Board, no notice shall be required and any business may be transacted at such meeting.

3.9 Quorum of Directors - Adjournments. At all meetings of the Board of Directors, a majority of the directors shall constitute a quorum for the transaction of business, and the act of the majority of the directors present at a meeting at which a quorum is present shall be the act of the Board of Directors. If, at any meeting of the Board of Directors, there shall be less than a quorum present, the majority of those present may adjourn the meeting from time to time without further notice. At any such adjourned meeting at which a quorum is present, any business which might have been transacted at the meeting as originally called may be transacted.

3.10 Fidelity Bonds. The Board of Directors may require that some or all officers and/or employees of the Association handling or responsible for Association's funds shall furnish adequate fidelity bonds. The premiums on any such bonds shall be paid for by the Association.

ARTICLE IV

Officers

4.1 Designation, Election and Removal. The principal officers of the Association shall be a President, Vice-President, Secretary and Treasurer, to be elected annually by the Board of Directors. Upon the affirmative vote of a majority of the members of the Board of Directors, any officer may be removed, either with or without cause, and his successor shall be elected at the regular meeting of the Board of Directors, or at any special meeting called for that purpose. Any two or more offices, except a combination of the offices of President and Secretary and a combination of the offices of President and Vice-President, may be held by the same person.

4.2 President. The President shall be selected from among the members of the Board of Directors and shall be the chief executive officer of the Association. He shall preside at all meetings of the Association and of the Board of Directors, and shall count votes at meetings of the Association. He shall have all the general powers and duties which are usually vested in the office of President including, but not limited to, the power to sign, together with any other officer designated by the Board, any contracts, checks, drafts or other instruments on behalf of the Association in accordance with the provisions herein. The President shall perform such duties and have such authority as are delegated by the Board of Directors.

4.3 Vice-President. The Vice-President shall take the place of the President and perform his duties whenever the President shall be absent or unable to act. If both the President and the Vice-President are unable to act, the Board of Directors shall appoint some other member of the Board to do so on an interim basis. The Vice-President shall also perform such other duties as shall from time to time be imposed upon him by the Board of Directors.

4.4 Secretary. The Secretary shall keep the minutes of all meetings of the Board of Directors and of the Association and shall have charge of the Association's books and records, and shall, in general, perform all duties incident to the office of the Secretary.

4.5 Treasurer. The Treasurer shall have responsibility for the Association's funds and shall be responsible for keeping full and accurate accounts of all receipts and disbursements and financial records and books of account on behalf of the Association. He shall be responsible for the deposit of all monies and all valuable effects in the name, and to the credit, of the Association in such depositories as may from time to time be designated by the Board of Directors. The Treasurer shall also be responsible for the billing and collection of all common charges and assessments made by the Association.

4.6 Liability of Directors and Officers. No person shall be liable to the Association for any loss or damage suffered by it on account of any action taken or omitted to be taken by him as a director or officer of the Association, if such person (a) exercised and used the same

degree of care and skill as a prudent man would have exercised or used under the circumstances in the conduct of his own affairs, or (b) took or omitted to take such action in reliance upon advice of counsel for the Association or upon statements made or information furnished by officers or employees of the Association which he had reasonable grounds to believe to be true. The foregoing shall not be exclusive of other rights and defenses to which he may be entitled as a matter of law.

4.7 Compensation. No director or officer of the corporation shall receive any fee or other compensation for services rendered to the Association except by specific resolution of the membership.

ARTICLE V

Operation of the Property

5.1 The Association. The Association, acting through the Board of Directors, shall be responsible for administration and operation of the condominium property, in accordance with the Declaration, the Articles of Incorporation, and these By-Laws. The Association may contract for management services and a managing agent with respect to the administration and operation of the condominium.

5.2 Rules and Regulations. The Association, through the Board of Directors, shall from time to time adopt rules and regulations governing the operation, maintenance and use of the units and the common areas and facilities by the unit owners and occupants. Such rules and regulations of the Association shall not be inconsistent with the terms of the Declaration or the contracts, documents, and easements referred to in the Declaration, and shall be designed to prevent unreasonable interference with the use of the respective units and the common areas and facilities by persons entitled thereto. The Association members, their lessees or guests, and any occupants of the units shall conform to and abide by all such rules and regulations. A violation of any such rules or regulations shall constitute a violation of the Declaration. The Association through its Board of Directors shall designate such means of enforcement thereof as it deems necessary and appropriate. The rules and regulations may be altered and amended or repealed in the same manner as these By-Laws. (See Article IX)

5.3 Common Expenses. The Board of Directors shall determine the common expenses of the Association, and shall prepare an annual operating budget for the Association in order to determine the amount of the common charges payable by each unit to meet the estimated common expenses of the Association for the ensuing year. The amounts required by such budget shall be assessed and charged against the units and allocated among the members of the Association according to their respective percentages of ownership in the common areas and facilities of the Condominium as set forth in the Declaration. The common charges shall be assessed on an annual basis and shall be prorated and paid monthly. If not paid on or before the due date, the charges shall bear interest at the rate of twelve percent (12%) per annum until paid in full. If delinquent for more than thirty (30) days, the Association may accelerate the annual common charges remaining unpaid with respect to such delinquent unit for purposes of collection or foreclosure action by the Association. In the event the annual budget and assessments are not determined prior to the beginning of a fiscal year of the Association, the assessment for the prior year shall remain in effect until revised by the Board of Directors.

5.4 Operating Budget. The annual operating budget shall provide for two funds, one of which shall be designated the "operating fund" and the other the "reserve fund." The operating fund shall be used for all common expenses which occur with at least annual frequency, such as amounts required for the cost of maintenance of the common areas, management services, insurance, common services, administration, materials and supplies. The reserve fund shall be used for contingencies and periodic expenses such as painting or renovation. In the event the Association incurs extraordinary expenditures not originally included in the annual budget, then such sums as may be required in addition to the operating fund shall be first charged against the reserve fund. In the event that both funds prove inadequate to meet the necessary common expenses, or at the discretion of the Board of Directors, the directors may levy further assessment(s) against the unit owners.

The reserve fund may also be used to discharge mechanic's liens or other encumbrances levied against the entire property, or against each unit, if resulting from action by the Association. The unit owner or owners responsible for any lien which is paid by the Association but not the obligation of the Association shall be specially assessed for the full amount thereof. The directors may also use the reserve fund for the maintenance and repair of any unit if such maintenance and repair, although the obligation of the unit owner, is necessary to protect the common property. The full amount of the cost of any such maintenance or repair shall be specially assessed to the unit owner responsible therefor.

The annual budget shall be prepared and determined by September 1st of each calendar year. The Board of Directors shall advise all members of the Association in writing of the amount of common charges payable on behalf of each unit by the date of the annual members' meeting and shall furnish copies of the budget on which such common charges are based to each member.

If within fifteen (15) days after the annual membership meeting a petition is presented to the Board of Directors protesting such charges or the budget upon which they are based, and the petition is signed by members representing more than fifty percent (50%) of the membership entitled to vote with respect to such charges, then the directors shall notify all members of a meeting called for the sole purpose of reviewing such charges or budget. At such meeting, the vote of more than fifty percent (50%) of the membership entitled to vote may revise the budget and charges, and such revised budget and corresponding charges shall replace for all purposes the ones previously established; provided, however, that the annual budget and charges may not be revised downward to a point lower than the average total budget for the preceding two years and provided further, that if a budget and charges have not been established and made for any two preceding years, then the budget and charges may not be revised downward until two years of experience exist.

5.5 Default. If a member of the Association is in default in payment of any charges or assessments for a period of more than thirty (30) days, the Board of Directors, in the name of the Association, may bring suit for and on behalf of the Association, as representative of all members, to enforce collection of such delinquencies or to foreclose the lien therefor, as provided by law, and there shall be added to the amount due the costs of collection and interest, together with attorney fees. The owners of a unit against which a lien has been filed shall not be entitled to vote at Association meetings until the lien has been paid in full.

ARTICLE VI

Repairs and Maintenance

6.1 Individual Units. Each unit owner shall be responsible for keeping the interior of his unit and all of its equipment, fixtures and appurtenances in good order, condition and repair and in a clean and sanitary condition, and shall be responsible for such maintenance and repair with respect to his unit and certain of its appurtenant limited common areas as is more fully set forth hereinafter.

6.2 Common Areas and Facilities. The Association shall be responsible for the management and control of the common and limited common areas and facilities and shall cause the same to be maintained, repaired and kept in good, clean, attractive and sanitary condition, order, and repair, except to the extent individual unit owners are responsible therefor as provided hereinafter with respect to certain limited common areas. Without in any way limiting the foregoing, the Association shall be responsible, at Association expense (unless necessitated by the negligence or misuse of a unit owner, in which case such expense shall be charged and specially assessed to such unit owner), for accomplishment of the following specific items of maintenance and repair with respect to the common and limited common areas:

—All painting, repairing, restoration, maintenance, and decorating of building exteriors and roofs, including garages, but not including doors, windows and screens or screened-in areas

—General repair, maintenance, repair or replacement of exterior fixtures including gutters, downspouts and mail boxes

—Landscaping, tree pruning, grass cutting, edging and trimming, except with respect to limited common areas

—Fertilizing, water, and weed control as required

—Repair, replacement or restoration of roads, drives, sidewalks, driveways, and retaining walls

—Repair and maintenance of exterior gas lights and associated equipment

—Snow removal and salting of roads and drives

—Maintenance, repair and restoration as necessary of sanitary sewer tile systems

—Provision, maintenance and storage of equipment and materials required to accomplish the foregoing.

6.3 Limited Common Areas. Each unit owner, at his sole expense, shall be responsible for keeping the limited common area appurtenant to his unit as defined in the Declaration and interior of his unit and all of its equipment, fixtures and appurtenances in good order, condition and repair and in a clean and sanitary condition, and shall be responsible for any repair, maintenance, decorating, painting and varnishing which may at any time be necessary to maintain the good appearance and condition of the interior of his unit and the limited common area appurtenant to his unit. Without in any way limiting the foregoing, in addition to decorating and keeping the interior of the unit in good repair, each unit owner shall be responsible for the maintenance, repair or replacement of any plumbing fixtures, water heaters, furnaces, doors and windows (including replacement of broken glass), screens and screening, lighting fixtures, refrigerators, ranges, heating and air-conditioning equipment (including compressor), dishwashers, disposals, laundry equipment such as washers and dryers, garage door openers, interior electrical wiring and fixtures, door bells, or other equipment which may be in, or connect with, the unit or the limited common area appurtenant to the unit. Each unit owner shall be responsible for snow and ice removal from the sidewalk constituting a part of the limited common area appurtenant to his unit.

6.4 Association Services. The Association may provide any service or maintenance requested by a unit owner or owners with respect to individual units or limited common areas that the Association is able and willing to provide or perform, and shall specially assess such requesting owner or owners therefor.

ARTICLE VII

Duties and Obligations of Unit Owners

7.1 Rules and Regulations. The units and the common areas and facilities and limited common areas (hereinafter in this paragraph sometimes collectively referred to as "commons") shall be occupied and used in accordance with the Declaration, the Articles of Incorporation, these By-Laws, and the rules and regulations of the Association, including the following:

(a) **Use.** No unit owner shall occupy or use his unit or the limited common areas appurtenant thereto, or permit the same or any part thereof to be occupied or used for any purpose other than as a private residence for the owner, the owner's family, or the owner's lessees or guests.

(b) **Obstructions.** There shall be no obstruction of the common areas and facilities.

(c) **Increase of Insurance Rates.** Nothing shall be done or kept in any unit or in the commons which will increase the rate of insurance on the commons, without the prior consent of the Association. No unit owner shall permit anything to be done or kept in his unit or in the commons which will result in the cancellation of insurance on any unit or any part of the commons, or which would be in violation of any law or ordinance. No waste will be committed in the commons.

(d) **Signs.** No sign of any kind shall be displayed to the public view on or from any unit or the commons without the prior consent of the Association.

(e) *Animals.* No animals, livestock or poultry of any kind shall be raised, bred, or kept in any unit or in the commons, except that dogs, cats or other household pets may be kept in units, subject to the rules and regulations which may be adopted by the Association regarding the same.

(f) *Noxious Activity.* No noxious or offensive activity shall be carried on in any units or in the commons, nor shall anything be done therein which may be or become an annoyance or nuisance to others.

(g) *Alteration, Construction or Removal.* Nothing shall be altered or constructed in or removed from the common areas and facilities, except upon the written consent of the Association.

(h) *Conflict.* The above rules and regulations, and those which may be hereafter adopted by the Association, are in addition to the Declaration, and the documents, contracts, declarations, and easements set forth in the Declaration, and in the event of a conflict, the Declaration and contracts, declarations, and easements set forth and referenced therein shall govern.

7.2 Maintenance and Repair of Units. Every unit owner must perform properly or cause to be performed all maintenance and repair work within his own unit which if omitted would affect the project in its entirety or in a portion belonging to other owners, and such owner shall be personally liable to the Association or to adjoining unit owners, as the case may be, for any damages caused by his failure to do so.

7.3 Limited Common Areas. Every unit owner must maintain the limited common areas appurtenant to his unit in clean and proper condition in accordance with the provisions of these By-Laws. No objects or structures, other than movable furniture or decorative pieces, shall be placed thereon without the prior written consent of the Board of Directors of the Association. Every unit owner shall have the right to decorate the limited common area appurtenant to his unit in a nonstructural manner provided that decorations which are visible to other units or to the public shall have the prior written approval of the Board of Directors of the Association.

ARTICLE VIII

General

8.1 Fiscal Year. The fiscal year of the Corporation shall begin on the first day of October and end on the last day of September in each year.

8.2 Seal. The Board of Directors shall provide a corporate seal which shall be circular in form and shall have inscribed thereon the name of the corporation and the words "Corporate Seal, Wisconsin."

ARTICLE IX

Amendments

9.1 Material Changes.

a. Defined. A change in the By-Laws affecting any of the following is a material change:

- [As amended
July 17, 1984]**
- i. voting rights;
 - ii. assessments, assessment liens or subordination of assessment liens;
 - iii. reserves for maintenance, repair and replacement of common areas;
 - iv. responsibility for maintenance and repairs;
 - v. reallocation of interests in the general or limited common areas, or rights to their use;
 - vi. boundaries of any unit;
 - vii. convertibility of units into common areas or vice versa;
 - viii. expansion or contraction of the project, or the addition, annexation or withdrawal of property to or from the project;
 - ix. insurance or fidelity bonds;
 - x. leasing of units;
 - xi. imposition of any restrictions on a unit owner's right to sell or transfer his or her unit;
 - xii. a decision by the owners' association to establish self management when professional management had been required previously by an eligible mortgage holder;
 - xiii. restoration or repair of the project (after a hazard damage or partial condemnation) in a manner other than that specified in the documents;
 - xiv. any action to terminate the legal status of the project after substantial destruction or condemnation occurs; or
 - xv. any provisions that expressly benefit mortgage holders, insurers or guarantors.

b. *Material Amendments.* These By-Laws may be materially altered, amended or repealed and new By-Laws adopted only by (i) an affirmative vote of not less than sixty-seven percent (67%) of the total allocated votes in the Association and (ii) an affirmative vote of not less than fifty-one percent (51%) of the eligible mortgage holders of units that are subject to mortgages held by eligible holders. An eligible mortgage holder is a holder of a first mortgage on a unit, provided such holder had requested the Association to notify it of any proposed action that requires the consent of a specified percentage of eligible mortgage holders.

[As amended
July 17, 198

c. *Termination of Legal Status.* When members are considering termination of the legal status of Saddle Ridge Estates or the Association, for reasons other than substantial destruction or condemnation of the property, the eligible mortgage holders representing at least sixty-seven percent (67%) of the votes of the mortgaged units must agree.

9.2 *Nonmaterial Amendments.*

a. *By Members.* With respect to any change that is not a material change as defined in paragraph 9.1 hereof, these By-Laws may be altered, amended or repealed and new By-Laws may be adopted by the members, at any meeting called for such purpose, by an affirmative vote of not less than sixty-seven percent (67%) of the votes present or represented at such meeting, provided a quorum is in attendance.

b. *By Directors.* Also with respect to any change that is not a material change as defined in paragraph 9.1 hereof, these By-Laws may be altered, amended or repealed and new By-Laws may be adopted by the Board of Directors, by an affirmative vote of a majority of the directors present at any meeting at which a quorum is in attendance. No By-Law adopted by the members of the Association shall be amended or repealed by the Board of Directors if the By-Law so adopted so provides.

9.3 *Rights of Declarant.* No amendment of these By-Laws shall alter or abrogate the rights of Declarant as contained in these By-Laws.

ARTICLE X

Miscellaneous

10.1 *Record of Ownership.* Every unit owner shall promptly cause to be duly recorded or filed of record the deed, assignment or other conveyance to him of such unit or other evidence of his title thereto, and shall file any lease with and present such other evidence of his title to the Board of Directors, and the Secretary shall maintain all such information in the record of ownership of the Association.

10.2 *Mortgages.* Any unit owner who mortgages his unit or any interest therein shall notify the Board of Directors of the name and address of his mortgagee, and also of any release of such mortgage, and the Secretary shall maintain all such information in the record of ownership of the Association. The Board of Directors at the request of any mortgagee or

any prospective purchaser of any unit or interest therein shall report to such person the amount of any assessments against such unit then due and unpaid.

10.3 Indemnity of Officers and Directors. Every person who is or was a director or an officer of the Association (together with the heirs, executors and administrators of such person) shall be indemnified by the Association against all loss, costs, damages and expenses (including reasonable attorneys' fees) asserted against, incurred by or imposed upon him in connection with or resulting from any claim action, suit or proceeding, including criminal proceedings, to which he is made or threatened to be made a party by reason of his being or having been such director or officer, except as to matters as to which he shall be finally adjudged in such action, suit or proceeding to be liable for gross negligence or willful misconduct. In the event of a settlement, indemnification shall be provided only in connection with such matters covered by the settlement as to which the Association is advised by counsel that the person to be indemnified has not been guilty of gross negligence or willful misconduct in the performance of his duty as such director or officer in relation to the matter involved.

The Association, by its Board of Directors, may indemnify in like manner, or with any limitations, any employee or former employee of the Association with respect to any action taken or not taken in his capacity as such employee. The foregoing rights of indemnification shall be in addition to all rights to which officers, directors or employees may be entitled as a matter of law.

All liability, loss, damage, costs and expense incurred or suffered by the Association by reason or arising out of or in connection with the foregoing indemnification provisions shall be treated and handled by the Association as common expenses; provided, however, that nothing in this Article X contained shall be deemed to obligate the Association to indemnify any member or owner of a condominium unit who is or has been an employee, director or officer of the Association with respect to any duties or obligations assumed or liabilities incurred by him under and by virtue of the Declaration, Wisconsin's Unit Ownership Act, the Articles and By-Laws of the Association, as a member of the Association, or owner of a condominium unit covered thereby.

[As amended
July 17, 1984]

10.4 Notice to Mortgage Holders, Insurers and Guarantors. With respect to any holder, insurer or guarantor of a mortgage on any unit which sends to the Association a written request stating both its name and address and the unit number or address of the unit on which it has a mortgage, the Association shall provide timely written notice of:

- a. any condemnation or casualty loss that affects either a material portion of the condominium or the unit securing its mortgage;
- b. Any 60-day delinquency in the payment of assessments or charges owed by the owner of any unit on which it holds the mortgage;
- c. A lapse, cancellation or material modification of any insurance policy or fidelity bond maintained by the Association; and
- d. Any proposed action that requires the consent of a specified percentage of eligible mortgage holders, as defined in paragraph 9.1 hereof.

The Association, by its Board of Directors, may indemnify in like manner, or with any limitations, any employee or former employee of the Association with respect to any action taken or not taken in his capacity as such employee. The foregoing rights of indemnification shall be in addition to all rights to which officers, directors or employees may be entitled as a matter of law.

All liability, loss, damage, costs and expense incurred or suffered by the Association by reason or arising out of or in connection with the foregoing indemnification provisions shall be treated and handled by the Association as common expenses; provided, however, that nothing in this Article X contained shall be deemed to obligate the Association to indemnify any member or owner of a condominium unit who is or has been an employee, director or officer of the Association with respect to any duties or obligations assumed or liabilities incurred by him under and by virtue of the Declaration, Wisconsin's Unit Ownership Act, the Articles and By-Laws of the Association, as a member of the Association, or owner of a condominium unit covered thereby.

10.4 Notice to Mortgage Holders, Insurers and Guarantors. With respect to any holder, insurer or guarantor of a mortgage on any unit which sends to the Association a written request stating both its name and address and the unit number or address of the unit on which it has a mortgage, the Association shall provide timely written notice of:

- a. any condemnation or casualty loss that affects either a material portion of the condominium or the unit securing its mortgage;
- b. Any 60-day delinquency in the payment of assessments or charges owed by the owner of any unit on which it holds the mortgage;
- c. A lapse, cancellation or material modification of any insurance policy or fidelity bond maintained by the Association; and
- d. Any proposed action that requires the consent of a specified percentage of eligible mortgage holders, as defined in paragraph 9.1 hereof.

(As amended July 17, 1984)

10.5 Subordination. These By-Laws are subordinate and subject to all provisions of the Declaration and any amendments thereto and the Unit Ownership Act under the laws of the State of Wisconsin, which shall control in case of any conflict. All terms herein (except where clearly repugnant to the context) shall have the same meanings as in the Declaration or said Unit Ownership Act.

(As amended July 17, 1984)

10.6 Interpretation. In case any provision of these By-Laws shall be held invalid, such invalidity shall not render invalid any other provision hereof which can be given effect. Nothing in these By-Laws shall be deemed or construed to authorize the Association or Board of Directors to conduct or engage in any active business for profit on behalf of any or all of the unit owners.

STATE OF WISCONSIN }
COLUMBIA COUNTY } ss

405060

STATE OF WISCONSIN }
COLUMBIA COUNTY } ss

405010

Oct 1979 2:00 P.M.

WATER SUPPLY AGREEMENT

September 27 1979 2:45

Marian Robinson Reg. of Deeds

Marian Robinson Reg. of Deeds

THIS AGREEMENT, made this 27th day of September, 1979 by and among WAJBAC AND TADWIL, LIMITED, an Illinois corporation (hereinafter "Declarant"), COLUMBIA CORPORATION, a Illinois corporation (hereinafter "Columbia"), SADDLE RIDGE ESTATES ASSOCIATION, LTD., a non-profit, non-stock Wisconsin corporation (hereinafter "SRE Association"), and SADDLE RIDGE ASSOCIATION, LTD., a non-profit, non-stock Wisconsin corporation (hereinafter "SR Association").

W I T N E S S E T H :

WHEREAS, Declarant has submitted certain real property described in Exhibit A hereto, together with all buildings and improvements thereon or to be constructed thereon to the condominium form of ownership as provided in Chapter 703 of the Wisconsin Statutes (the "Act"), said real estate and all buildings and improvements thereon being known as SADDLE RIDGE ESTATES, and has designated certain other real property, also described in Exhibit A, as future phases which may be annexed and added to SADDLE RIDGE ESTATES; and

WHEREAS, SRE Association is an Association of condominium unit owners organized under the Act for the purpose of operating, managing and maintaining SADDLE RIDGE ESTATES; and

WHEREAS, Declarant has submitted certain real property described in Exhibit B hereto, together with all buildings and improvements thereon or to be constructed thereon to the condominium form of ownership as provided in the Act, said real property

VOL 211 PAGE 403

VOL 211 PAGE 303

and all buildings and improvements thereon being known as SADDLE RIDGE, and has designated certain other real property, also described in Exhibit B, as future phases which may be annexed and added to SADDLE RIDGE; and

WHEREAS, SR Association is an Association of condominium unit owners organized under the Act for the purpose of operating, managing and maintaining SADDLE RIDGE; and

WHEREAS, Columbia is the sole owner of certain property in the Town of Pacific, County of Columbia, State of Wisconsin described in Exhibit C attached hereto, which is adjacent to SADDLE RIDGE ESTATES and SADDLE RIDGE; and,

WHEREAS, Declarant has been granted an irrevocable power of attorney, coupled with an interest, and the Associations have been granted powers, to execute and record all documents and legal instruments necessary to declare, create and provide for access and development easements and utility services, easements and agreements with respect to the real property known as SADDLE RIDGE ESTATES and SADDLE RIDGE pursuant to the Condominium Declaration for SADDLE RIDGE ESTATES, recorded May 1, 1978 in the Office of the Register of Deeds for Columbia County, Wisconsin, as Document No. 394358 as supplemented and amended, and the Condominium Declaration for SADDLE RIDGE, recorded May 1, 1978 in the Office of the Register of Deeds for Columbia County, Wisconsin, as Document No. 394357, as supplemented and amended, and

WHEREAS, in connection with incremental development of SADDLE RIDGE ESTATES and SADDLE RIDGE and to facilitate the de-

velopment by Columbia of certain adjoining recreational facilities benefiting SADDLE RIDGE and SADDLE RIDGE ESTATES, the parties hereto are desirous of granting, creating and accepting reciprocal easements, rights and obligations with respect to water supply for their respective properties, benefiting and encumbering their respective properties for purposes and upon the terms and conditions stated herein;

NOW, THEREFORE, in consideration of the mutual covenants and agreements contained herein, the parties hereto agree as follows:

1. The parties hereto, for and on behalf of themselves and their respective successors and assigns, hereby agree to share the use, cost, expense, maintenance, repair and replacement of wells, water mains, laterals, pipes and lines on and serving SADDLE RIDGE ESTATES and such connecting mains, laterals, pipes and lines as may be located on the properties of SADDLE RIDGE and Columbia for the purpose of providing water service to the properties of SADDLE RIDGE and Columbia, as set forth herein.

2. Nonexclusive easements are hereby granted and created affecting the property described in Exhibit A (SADDLE RIDGE ESTATES) for the benefit of the property described in Exhibit B (SADDLE RIDGE) and the property of Columbia described in Exhibit C, for the installation, access, use, maintenance, repair and replacement of all wells, water mains, laterals, pipes and lines conducting and carrying water over, upon, across and under SADDLE RIDGE ESTATES as necessary or advisable for the purpose of supplying water to SADDLE RIDGE and Columbia from wells located on the property of SADDLE RIDGE ESTATES.

3. A nonexclusive easement is hereby granted and created over, upon, across, under and affecting the property described in Exhibit B (SADDLE RIDGE), for the installation, access, use, maintenance, repair and replacement of all water mains, laterals, lines and pipes conducting and carrying water over, upon, across and under SADDLE RIDGE as necessary or advisable for the purpose of supplying water to Columbia for the benefit of the lands described in Exhibit C.

4. The costs and expenses of use, operation, maintenance, repair and replacement with respect to the wells and water mains, laterals, pipes and lines, shall be shared by and among the unit owners of SADDLE RIDGE, the unit owners of SADDLE RIDGE ESTATES, and Columbia Corporation, in the following manner:

The total annual costs and expenses of the water supply system shall be determined as of December 31 of each year, and shall be divided and prorated among unit owners in SADDLE RIDGE ESTATES and SADDLE RIDGE on the basis of a percentage determined by dividing the number one (1) by the total number of units in SADDLE RIDGE and SADDLE RIDGE ESTATES as of December 31 in each year, excepting units owned by Declarant and not yet declared or sold. Such percentage of costs and expenses may be paid by the Associations and assessed against their respective unit owners as a part of the common expenses of the respective condominiums, or, at the option of the Associations, may be assessed directly against the unit owners. The percentage of costs and expenses

allocated annually to Columbia shall be three times the per unit percentage as calculated above. SADDLE RIDGE ESTATES shall render annual statements to SADDLE RIDGE and Columbia at the end of each calendar year showing the amounts payable as aforesaid, which amounts shall be due and payable thirty (30) days after receipt of such statement. In the event major repair or replacement of the water supply system is required, SADDLE RIDGE ESTATES may determine and assess the estimated amounts required therefor prior to the commencement of such work of repair or restoration.

5. Columbia shall be solely responsible for the cost and expense of installing, constructing, laying, or establishing any water pipes or lines necessary to establish and provide water service to the property of Columbia. A nonexclusive easement is hereby granted and created for access and right-of-way over, upon, across and affecting the property of SADDLE RIDGE ESTATES and SADDLE RIDGE as necessary for the purpose of installing and constructing such water system.

6. The foregoing easements, rights and obligations shall be perpetual, and shall be continuing covenants running with the land, and shall be binding upon and inure to the benefit of the parties hereto and their respective successors and assigns, and all parties hereafter having any interest in the properties described herein. Declarant shall not be bound by any rights or obligations under this Agreement subsequent to the time it conveys all units in SADDLE RIDGE ESTATES and SADDLE RIDGE.

NOE 211 PAGE 467
NOE 211 PAGE 307

7. The rights and obligations of the parties hereto under this Agreement shall not be amended, changed or modified in any manner or respect except by document in writing signed by all parties hereto. The parties may in their sole discretion prepare and record such further documents as may be necessary or advisable to specify and locate precisely the easement areas created hereunder.

IN WITNESS WHEREOF, this Agreement has been duly executed on behalf of the parties hereto as of the day and year first set forth above.

WAJBAC AND TADWIL, LIMITED

Attest: Robert C. Arians By: Robert T. Berst
Robert C. Arians Secretary Robert T. Berst, Vice President

COLUMBIA CORPORATION

Attest: Robert C. Arians By: Carl J. Berst
Robert C. Arians Secretary Carl J. Berst, President

SADDLE RIDGE ESTATES ASSOCIATION, LTD.

Attest: Robert C. Arians By: Robert T. Berst
Robert C. Arians Secretary Robert T. Berst, President

SADDLE RIDGE ASSOCIATION, LTD.

Attest: Robert C. Arians By: Robert T. Berst
Robert C. Arians Secretary Robert T. Berst, President

STATE OF WISCONSIN)
)
 COLUMBIA COUNTY) SS.

Personally came before me this 27th day of September 1979, Robert T. Berst, VicePresident and Robert C. Arians Secretary, of the above named corporation, to me known to be the persons and officers who executed the foregoing instrument, and acknowledged that they executed the same as such officers by its authority, for the purposes therein contained.

[Signature]
Notary Public, COLUMBIA County,
State of WISCONSIN
My Commission: 4-17-1983

STATE OF WISCONSIN)
)
 COLUMBIA COUNTY) SS.

Personally came before me this 27th day of September 1979, Carl J. Berst, President and Robert C. Arians Secretary, of the above named corporation, to me known to be the persons and officers who executed the foregoing instrument, and acknowledged that they executed the same as such officers by its authority, for the purposes therein contained.

[Signature]
Notary Public, COLUMBIA County,
State of WISCONSIN
My Commission: 4-17-1983

STATE OF WISCONSIN)
)
 COLUMBIA COUNTY) SS.

Personally came before me this 27th day of September 1979, Robert T. Berst, President and Robert C. Arians Secretary, of the above named corporation, to me known to be the persons and officers who executed the foregoing instrument, and acknowledged that they executed the same as such officers by its authority, for the purposes therein contained.


[Signature]
Notary Public, COLUMBIA County,
State of WISCONSIN
My Commission: 4-17-1983

STATE OF WISCONSIN)

) SS.

COLUMBIA COUNTY)

Personally came before me this 27th day of September, 1979, Robert T. Berst, President and Robert C. Arians, Secretary, of the above named corporation, to me known to be the persons and officers who executed the foregoing instrument, and acknowledged that they executed the same as such officers by its authority, for the purposes therein contained.



Notary Public, COLUMBIA County,
State of WISCONSIN
My Commission: 4-17-1983

This document re-recorded to correct error in State of Corporation for Columbia Corporation.

This instrument was drafted by David L. Petersen, Quarles & Brady, 780 North Water Street, Milwaukee, Wisconsin 53202.

SADDLE RIDGE ESTATES

Phase I Parcel 1:

Commencing at the Northwest corner of said Section 1, thence N89°50'14"E along the section line 1983.53 feet; thence South, 233.52 feet; thence S89°02'W, 662.09 feet to the point of beginning; thence S13°20'W, 431.61 feet; thence S41°32'W, 561.25 feet; thence N75°00'W, 290.03 feet; thence N49°35'W, 77.00 feet; thence N30°07'W, 347.00 feet; thence N11°18'W, 163.00 feet; thence N14°24'E, 108.00 feet to point "a"; thence N68°00'E, 286.33 feet; thence S66°25'E, 256.98 feet; thence Northeasterly on a curve to the right, radius 482.66 feet, whose chord bears N66°50'E, 364.74 feet, thence N89°02'E, 153.33 feet to the point of beginning. Said parcel contains 12.92 acres.

Phase I Parcel 2:

Commencing at the Northwest corner of said section 1; thence N89°50'14"E along the section line 60.00 feet to the point of beginning; thence continuing N89°50'14"E along the section line, 329.88 feet; thence S44°50'E, 165.85 feet; thence Southwesterly on a curve to the right, radius 100.00 feet, whose chord bears S45°05'W, 141.21 feet; thence West, 155.19 feet; thence Southwesterly on a curve to the left, radius 191.00 feet, whose chord bears S44°57'23"W, 270.32 feet; thence N0°05'15"W, 407.67 feet to the point of beginning. Said parcel contains 2.20 acres.

Phase I Parcel 3:

Commencing at the Northwest corner of said section 1; thence S0°05'15"E along the section line, 1046.29 feet to the point of beginning; thence East, 159.61 feet; thence S61°30'E, 170.91 feet; thence Southeasterly on a curve to the right, radius 122.00 feet, whose chord bears S29°13'39"E, 130.28 feet to the North line of the C.M.St.P&P R.R., and point "b"; thence N86°57'17"W along said North line, 373.69 feet to the said section line; thence N0°05'15"W along said section line, 175.40 feet to the point of beginning. Said parcel contains 1.28 acres.

Phase I Future Phases:

A parcel of land in the NW 1/4-NW 1/4, NE 1/4-NW 1/4, NW 1/4-NE 1/4 and SE 1/4-NW 1/4, section 1, T12N, R9E, Town of Pacific, Columbia County, Wisconsin bounded by the following described line: Commencing at the Northwest corner of said section 1; thence N89°50'14"E along the section line, 1983.53 feet to the point of beginning; thence continuing N89°50'14"E, along the section line, 50.00 feet; thence South, 246.83 feet; thence N89°18'W, 676.00 feet; thence N65°08'E, 392.00 feet; thence S29°40'E, 214.00 feet; thence S1°46'E, 575.00 feet; thence S53°35'W, 348.00 feet; thence N54°50'W, 270.43 feet; thence S42°00'W, 128.03 feet; thence S18°36'E, 242.50 feet; thence S53°35'W, 177.74 feet; thence N86°57'17"W, 938.31 feet; thence N14°36'E, 319.38 feet; thence N76°56'E, 652.00 feet; thence S64°24'E, 289.50 feet; thence N42°00'E, 109.31 feet to point "b"; thence Northerly on a curve to the left, radius 91.21 feet, whose chord bears N0°15'W, 122.65 feet; thence Northerly on a curve to the left, radius 309.00 feet, whose chord bears N58°00'W, 164.62 feet; thence N73°30'W, 268.00 feet; thence Northwesterly on a curve to the right, radius 176.00 feet, whose chord bears N57°00'W, 99.97 feet; thence S61°42'W, 176.45 feet; thence S86°15'W, 792.58 feet; thence N13°20'E 431.61 feet; thence N89°02'E, 662.09 feet; thence North, 233.52 feet to the point of beginning. Said parcel contains 31.17 acres.

Vol. 211 PAGE 412
~~Vol. 211 PAGE 312~~
Phase II:

A parcel of land in the Northwest One-quarter (NW1/4) of the Northwest One-quarter (NW1/4), Northeast One-Quarter (NE1/4) of the Northwest One-quarter (NW1/4), Section 1, Town 12 North, Range 9 East, in the Town of Pacific, Columbia County, Wisconsin, bounded by the following described line: Commencing at the northwest corner of said Section 1; thence N89°50'14"E along the section line, 1983.53 feet; thence South, 233.52 feet to the point of beginning; thence South, 50.00 feet; thence S36°56'E, 307.33 feet; thence S61°42'W, 176.45 feet; thence S86°15'W, 792.58 feet; thence N13°20'E, 431.61 feet; thence N89°02'E, 662.09 feet to the point of beginning. Said parcel contains 7.24 acres.

SADDLE RIDGE

Phase I:

A parcel of land in the SW $\frac{1}{4}$ -NW $\frac{1}{4}$, Section 1, T12N, R9E, Town of Pacific, Columbia County, Wisconsin, bounded by the following described line: Commencing at the Northwest corner of said Section 1; thence S0°05'15"E along the section line, 1381.93 feet; thence S86°57'17"E, 60.08 feet; thence N0°05'15"W, 60.09 feet to the South line of the C.M. ST. P. & P. R.R. Right of Way; thence S86°57'17"E, 92.25 feet to the point of beginning; thence S86°57'17"E, 215.95 feet; thence S3°00'W, 146.05 feet; thence Southwesterly on a curve to the right, radius 234.00 feet, whose chord bears S7°54'W, 39.98 feet; thence N78°25'W, 121.39 feet; thence N69°00'W, 133.00 feet; thence N18°00'E, 131.33 feet to the point of beginning. Said parcel contains 0.88 acres.

Phase II:

A parcel of land in the SW $\frac{1}{4}$ -NW $\frac{1}{4}$, Section 1 and SE $\frac{1}{4}$ -NE $\frac{1}{4}$, Section 2, T12N, R9E, Town of Pacific, Columbia County, Wisconsin, bounded by the following described line: Commencing at the northwest corner of said Section 1; thence S0°05'15"E along the section line, 1381.93 feet; thence S86°57'17"E, 24.92 feet to the point of beginning; thence S30°20'W, 165.70 feet; thence N86°57'17"W, 853.95 feet; thence N22°00'W, 162.55 feet; thence S86°57'17"E, 998.73 feet to the point of beginning. Said parcel contains 3.05 acres.

Phase III:

A parcel of land in Government Lot 4, Section 1, T12N, R9E, Town of Pacific, Columbia County, Wisconsin, bounded by the following described line: Commencing at the northwest corner of said Section 1; thence S0°05'15"E along the section line 4294.54 feet; thence N75°44'W, 186.73 feet; thence S75°44'E, 448.69 feet; thence S5°15'E, 81.95 feet; thence S31°44'W, 361.50 feet to the point of beginning; thence S76°40'E, 258.44 feet; thence southeasterly on a curve to the left, radius 65 feet, whose chord bears S29°33'E, 113.09 feet; thence easterly on a curve to the left, radius 360 feet, whose chord bears N80°44'E, 61.92 feet; thence S9°26'E, 236.84 feet; thence S76°00'W, 215 feet; thence N45°00'W, 212 feet; thence N34°29'W, 193.61 feet; thence N26°09'E, 138.29 feet to the point of beginning. Said parcel contains 2.79 acres.

Future Phases Parcel 1:

A parcel of land in the SW $\frac{1}{4}$ -NW $\frac{1}{4}$, Section 1, T12N, R9E, Town of Pacific, Columbia County, Wisconsin, bounded by the following described line: Commencing at the northwest corner of said Section 1; thence S0°05'15"E along the section line, 1321.84 feet; thence S86°57'17"E, 434.28 feet; thence S3°00'W, 25.00 feet to the point of beginning; thence S86°57'E, 333.87 feet; thence S21°00'W, 545.69 feet; thence S602°00'W, 430.00 feet; thence N70°56'W, 77.32 feet; thence northeasterly on a curve to the right, radius 679.45 feet, whose chord bears N25°25'E, 136.14 feet; thence N31°00'E, 389.85 feet; thence northeasterly on a curve to the left, radius 300.00 feet, whose chord bears N17°00'E, 145.15 feet; thence N3°00'E, 121.00 feet to the point of beginning. Said parcel contains 4.76 acres.

Future Phases Parcel 2:

A parcel of land in the SW $\frac{1}{4}$ -NW $\frac{1}{4}$, Section 1 and SE $\frac{1}{4}$ -NE $\frac{1}{4}$, Section 2, T12N, R9E, Town of Pacific, Columbia County, Wisconsin, bounded by the following described line: Commencing at the northwest corner of said Section 1; thence S0°05'15"E along the section line, 1381.93 feet thence S86°57'17"E, 24.92 feet to the point of beginning; thence S31°00'E, 106.88 feet; thence S69°00'E, 162.91 feet; thence S83°35'E, 117.89 feet; thence southwesterly on a curve to the right, radius 234 feet, whose chord bears S24°23'W, 53.92 feet; thence S31°00'W, 389.85 feet; thence southwesterly on a curve to the left, radius 745.45 feet, whose chord bears S25°15'W, 149.37 feet; thence S19°30'W, 77.83 feet; thence N69°23'W, 124.44 feet; thence N3°00'W, 330 feet; thence N88°00'W, 710 feet; thence N22°00'W, 279.45 feet; thence S86°57'17"E, 853.95 feet; thence N30°20'E, 165.70 feet to the point of beginning. Said parcel contains 6.85 acres.

Future Phases Parcel 3:

A parcel of land in the NE $\frac{1}{4}$ -SE $\frac{1}{4}$ and Government Lot 1, Section 2, T12N, R9E, Town of Pacific, Columbia County, Wisconsin, bounded by the following described line: Commencing at the northeast corner of said Section 2; thence S0°05'15"E along the Section line, 4294.54 feet; thence N75°44'E, 186.73 feet; thence S36°44'W, 129.74 feet; thence N64°14'W, 233.12 feet; thence S47°00'E, 29.70 feet; thence N51°52'W, 88.99 feet to the point of beginning; thence N62°51'W, 234.72 feet; thence N9°00'W, 84.80 feet; thence N27°00'E, 642.00 feet; thence N12°00'E, 560.00 feet; thence S84°27'E, 245.96 feet; thence S17°26'W, 239.07 feet; thence S2°00'E, 288.97 feet; thence southeasterly on a curve to the left, radius 421.00 feet, whose chord bears S11°38'E, 147.14 feet; thence S52°00'W, 233.58 feet; thence southwesterly on a curve to the left, radius 562.00 feet, whose chord bears S24°00'W, 527.69 feet to the point of beginning. Said parcel contains 7.66 acres.

Future Phases Parcel 4:

A parcel of land in the NE $\frac{1}{4}$ -SE $\frac{1}{4}$, Section 2 and Government Lot 4, Section 1, all T12N, R9E, Town of Pacific, Columbia County, Wisconsin, bounded by the following described line: Commencing at the northwest corner of said Section 1; thence S0°05'15"E along the Section line, 2889.19 feet to the point of beginning; thence S77°30'E, 132.92 feet; thence S85°00'E, 520 feet; thence S14°00'E, 350 feet; thence S5°28'W, 372.77 feet; thence S60°00'E, 264 feet; thence S44°00'E, 429 feet; thence South, 329.38 feet; thence N78°40'W, 340.86 feet; thence N17°04'E, 96.54 feet; thence northerly on a curve to the left, radius 190 feet, whose chord bears N28°21'W, 270.65 feet; thence northwesterly on a curve to the right, radius 410 feet, whose chord bears N61°46'W, 170.49 feet; thence northwesterly on a curve to the left, radius 716 feet, whose chord bears N67°46'W, 442.51 feet; thence northwesterly on a curve to the right, radius 355 feet, whose chord bears N43°40'W, 476 feet; thence N2°00'W, 277.99 feet; thence N17°26'E, 304.98 feet; thence S77°30'E, 18.08 feet to the point of beginning. Said parcel contains 20.84 acres.

Future Phases Parcel 5:

A parcel of land in the NE $\frac{1}{4}$ -SE $\frac{1}{4}$, Government Lot 1, Section 2, and Government Lot 4, Section 1, all T12N, R9E, Town of Pacific, Columbia County, Wisconsin, bounded by the following described line: Commencing at the northwest corner of said Section 1; thence S0°05'15"E along the section line, 4294.54 feet; thence N75°44'W, 186.73 feet to the point of beginning; thence S36°44'W,

171
HSA

129.74 feet; thence N64°14'W, 233.12 feet; thence N4°00'W, 30 feet; thence northerly on a curve to the right, radius 496 feet, whose chord bears N24°00'E, 465.72 feet; thence N52°00'E, 219.90 feet; thence southeasterly on a curve to the left, radius 421 feet, whose chord bears S58°19'E, 388.11 feet; thence easterly on a curve to the right, radius 650 feet, whose chord bears S67°46'E, 401.72 feet; thence southeasterly on a curve to the left, radius 476 feet, whose chord bears S61°46'E, 197.93 feet; thence southerly on a curve to the right, radius 124 feet, whose chord bears S28°21'E, 176.63 feet; thence S17°04'W, 296.45 feet; thence S45°00'W, 291.81 feet; thence westerly on a curve to the right, radius 136 feet, whose chord bears S80°34'W, 158.22 feet; thence westerly on a curve to the left, radius 65 feet, whose chord bears S71°34'30"W, 84.73 feet; thence N76°40'W, 258.44 feet; thence N31°44'E, 361.50 feet; thence N5°15'W, 81.95 feet; thence N75°44'W, 448.69 feet to the point of beginning. Said parcel contains 19.44 acres.

Future Phases Parcel 6:

A parcel of land located in Government Lot 4, Section 1, T12N, R9E, Town of Pacific, Columbia County, Wisconsin, bounded by the following described line: Commencing at the northwest corner of said Section 1; thence S0°05'15"E, along the section line, 4294.54 feet; thence N75°44'W, 186.73 feet; thence S75°44'E, 448.69 feet; thence S5°15'E, 81.95 feet; thence S31°44'W, 361.50 feet; thence S26°09'W, 138.29 feet; thence S34°29'E, 193.61 feet; thence S45°00'E, 212 feet; thence N76°00'E, 215 feet to the point of beginning; thence N9°26'W, 236.84 feet; thence northeasterly on a curve to the left, radius 360 feet, whose chord bears N60°24'E, 191.20 feet; thence N45°00'E, 126.36 feet; thence S45°00'E, 258.55 feet; thence S49°29'W, 293.36 feet; thence S76°00'W, 182 feet to the point of beginning. Said parcel contains 2.26 acres.

EXTERIOR DESCRIPTION OF LANDS OWNED BY COLUMBIA CORPORATION IN SECTIONS 1, 2 & 11 OF THE TOWN OF PACIFIC AND SECTION 36 OF THE TOWN OF FORT WINNEBAGO, COLUMBIA COUNTY, WISCONSIN LYING SOUTH OF STATE HIGHWAY 33. [September 25, 1979]

All that part of Government Lots 1, 2, 3 and 4 of Section 11 lying North of the Fox River in Township Twelve (12) North, Range Nine (9) East;

The Southwest Quarter of the Southeast Quarter (SW1/4 SE1/4), Government Lot 1, the Northeast Quarter of the Southeast Quarter (NE1/4 SE1/4), the Southeast Quarter of the Northeast Quarter (SE1/4 NE1/4), and the Northeast Quarter of the Northeast Quarter (NE1/4 NE1/4) lying south of the Chicago, Milwaukee, St. Paul and Pacific Railroad Company, all being in Section Two (2), Township Twelve (12) North, Range Nine (9) East;

The North one-half of the Northwest Quarter (N1/2 NW1/4) and the South one-half of the Northwest Quarter (S1/2 NW1/4), Government Lot 4, the Northwest Quarter of the Northeast Quarter (NW1/4 NE1/4); Government Lot 2 of Section One (1), Township Twelve (12) North, Range Nine (9) East, lying north of the Chicago, Milwaukee, St. Paul and Pacific Railroad Company right-of-way, Government Lots 2 and 3, the North one-half of the Northwest Quarter (N1/2 NW1/4), and the South Half of the Northwest Quarter (S1/2 NW1/4) of Section 1 lying South of the right-of-way of the Chicago, Milwaukee, St. Paul and Pacific Railroad Company and North and West of a line described as follows:

Commencing at the intersection of the East line of Government Lot 2 of Section One (1), Township Twelve (12) North, Range Nine (9) East with the South right-of-way line of the Chicago, Milwaukee, St. Paul and Pacific Railroad Company, thence Westerly along said Southerly railroad right-of-way line 375 feet to the point of beginning of the reference line; thence South 0°13' West, 713.7 feet; thence West perpendicular to the East line of said Government Lot 2, 50 feet; thence South 0°13' West, 274.9 feet; thence West perpendicular to the East line of said Government Lot 2, 35 feet; thence South 0°13' West, 200 feet; thence North 87°2' West, 875.19 feet to the North South Quarter Section line of said Section One (1), thence continuing North 87°2' West, 824.71 feet to the Northerly end of a fence line, thence South 36°45' West along said fence line to the shore of Swan Lake;

all being in Section One (1), Township Twelve (12) North, Range Nine (9) East;

The Southeast Quarter (SE1/4) of Section Thirty-Six (36) lying South of State Highway 33, Township Thirteen (13) North, Range Nine (9) East, subject to recorded easements and restrictions of record.

EXCEPTING THEREFROM the lands described in the foregoing Exhibits A and B to the Water Supply Agreement of September 27th, 1979.

INTENDING TO DESCRIBE all of that property in Sections One (1), Two (2) and Eleven (11) of the Town of Pacific and Section Thirty-Six (36) of the Town of Fort Winnebago, all lying South of State Highway 33, owned by the Columbia Corporation.

SADDLE RIDGE ESTATES ASSOCIATION LTD

Post Office Box 443
Swan Lake Village
Portage, Wisconsin 53901
Phone (608) 742-8656

PROPOSED BUDGET

FISCAL YEAR ENDING 9/30/87

	Actual for F.Y.E. 9/30/85	Actual 10 Mos. 7/31/86	Proposed Budget F.Y.E. 9/30/87
Number of Units	83	88 Units	95 Units
Income: Maintenance Fees @ \$45 Mo.	\$45,094	\$39,240	\$51,300
Interest earned	2,019	1,645	1,500
	<u>\$47,113</u>	<u>\$40,885</u>	<u>\$52,800</u>
Expenses:			
Office expenses	\$ 428	\$ 56	\$ 200
Other supplies & services	78	21	100
Garbage pick-up	4,131	3,788	5,700
Landscaping & decorating	259	346	500
Snow removal & sanding	3,909	7,816	6,500
Lawn mowing, trimming & yard maint.	10,637	6,422	11,000
Legal & audit	6	124	1,000
Telephone expense	229	292	350
Postage	248	241	330
Misc. expense	26	103	150
Rent	1,200	1,000	1,200
Maintenance & repairs	3,168	6,039	8,000
Utilities: Electricity	835	809	1,100
Water	2,045	2,423	3,800
Septic	3,094	6,049	6,000
Insurance expense	602	1,143	1,250
Income taxes	480	73	450
Total Expenses	<u>\$31,375</u>	<u>\$36,745</u>	<u>\$47,630</u>
Excess income to reserves	15,738	4,140	5,170
Reserve charges - painting		(3,650)	
Beginning reserves		33,767	
Current 7/31/86 reserves		<u>\$34,257</u>	

SADDLE RIDGE ESTATES ASSOCIATION, LTD.

Post Office Box 443
Portage, WI 53901-0443
Phone (608) 742-8656

PROPOSED BUDGET

FISCAL YEAR ENDING 9/30/88

	Actual for FYE <u>9/30/86</u>	Actual 10 Mos. <u>7/31/87</u>	Proposed Budget <u>FYE 9/30/88</u>
Number of Units			110 Units
			@ \$50.00
Income: Maintenance Fees	\$ 47,250.00	\$ 43,509.71	\$ 66,000.00
Interest Income	<u>1,992.38</u>	<u>1,397.35</u>	<u>1,800.00</u>
	\$ 49,242.38	\$ 44,907.06	\$ 67,800.00
Expenses:			
Office expense	\$ 100.28	\$ 208.72	\$ 300.00
Other supplies & services	21.00	140.70	200.00
Garbage pick-up	4,553.00	4,465.00	6,600.00
Landscaping & decorating	346.04	200.00	500.00
Snow removal & sanding	7,815.69	4,566.60	7,900.00
Lawn mowing, trimming & yard maint.	10,929.43	7,359.07	14,000.00
Legal expense	123.75	936.96	1,200.00
Telephone	321.67	235.88	-
Postage	270.12	238.50	390.00
Misc. expense & bank charges	180.57	648.11	800.00
Rent	1,200.00	800.00	-
Maintenance & repairs	6,770.75	9,709.46	11,000.00
Electricity	970.03	671.17	1,265.00
Utilities - water	3,291.13	2,321.12	5,000.00
Utilities - septic	6,466.62	4,643.39	6,000.00
Insurance	1,319.56	1,141.83	1,500.00
Income taxes	<u>575.80</u>	<u>567.71</u>	<u>540.00</u>
Total Expenses	\$ 45,255.44	\$ 38,854.22	\$ 57,195.00
Excess Income to reserves		6,052.84	10,605.00
Reserves Charges - major painting		(4,447.50)	
Adjustments		(119.70)	
Beginning Reserves		<u>\$34,882.85</u>	
Current Reserves 7/31/87		<u>\$36,338.49</u>	

175A

SADDLE RIDGE ESTATES ASSOCIATION, LTD.

Post Office Box 443
Portage, WI 53901-0443

BUDGET

FISCAL YEAR ENDING 9/30/89

<u>OPERATING FUND</u>	Actual for FYE <u>9/30/87</u>	actual 10 Mos. <u>7/31/88</u>	Budget FYE <u>9/30/89</u>
Number of Units estimated			115 Units \$50.00/No.
Income: Maintenance Fees	\$52,644.71	\$51,900.00	\$69,000.00
Interest Income	1,698.27	1,872.74	2,400.00
	<u>\$54,342.98</u>	<u>\$53,772.74</u>	<u>\$71,400.00</u>
Expenses:			
Office expense, supplies, services	\$ 557.78	\$ 666.74	\$ 900.00
Garbage pick-up	5,880.00	4,803.00	6,050.00
Landscaping & decorating	200.00	1,918.50	3,500.00
Snow removal & sanding	6,245.20	7,158.51	8,900.00
Lawn mowing, trimming & yard maintenance	9,848.07	11,763.49	16,800.00
Legal & auditing	946.96	819.54	2,500.00
Telephone	235.88	47.42	120.00
Postage	462.85	215.57	350.00
Misc. expenses	649.75	278.26	500.00
Rent	800.00	-	-
Building maint. & repairs	11,902.06	8,530.97	11,360.00
Utilities: Electricity	758.68	822.56	1,000.00
Water	2,835.13	7,522.28	7,000.00
Septic	5,898.86	5,598.80	9,000.00
Insurance expense	1,246.00	1,293.83	2,700.00
Income taxes	567.71	479.48	720.00
Total Expenses	<u>\$49,034.93</u>	<u>\$51,918.95</u>	<u>\$71,400.00</u>
Excess income to reserves	5,308.05	1,853.79	None
Income from sale of land to D.O.T.		1,550.00	
Reserve charges - major painting		(6,300.00)	
Beginning of year reserves		35,638.70	
Current reserves - 7/31/88		<u>32,742.49</u>	
 <u>RESERVE FUND</u>			
Beginning reserve (estimated @ 9/30/88)			\$32,000.00
Charges for roofing repairs			(37,590.00)
Charges for siding repairs			(35,000.00)
Charges for painting			(5,200.00)
Deficit			<u>\$ (77,790.00)</u>

1758

TWELFTH SUPPLEMENT
TO
CONDOMINIUM DECLARATION
OF
CONDITIONS, COVENANTS, RESTRICTIONS AND EASEMENTS
FOR
SADDLE RIDGE ESTATES
Phase XIII

THIS TWELFTH SUPPLEMENT is made this 27th day of August, 1987, pursuant to the terms of the Condominium Declaration for SADDLE RIDGE ESTATES recorded May 1, 1978 in the Office of the Register of Deeds for Columbia County, Wisconsin, in Volume 190 of Records at pages 324-345 inclusive, as Document No. 394358, as supplemented and amended to date (the "Declaration") by Wajbac and Tadwil, Limited, an Illinois corporation (hereinafter "Declarant").

1. Statement of Declaration.

The purpose of this Supplement is to annex and submit the land described hereinafter and the improvements constructed or to be constructed thereon to the condominium form of ownership as a part of SADDLE RIDGE ESTATES in the manner provided by the Declaration.

Declarant hereby declares that it is the owner of the real property described in Section 2 hereof and shown on Page 1 of Phase XIII Condominium Plat filed herewith, together with all buildings and improvements constructed or to be constructed thereon (the "Property"), which is hereby submitted to the condominium form of ownership as part of SADDLE RIDGE ESTATES as provided in the Declaration, and which Property shall be held, conveyed, devised, leased, encumbered, used, improved and in all respects otherwise affected subject to the provisions, conditions, covenants, restrictions and easements of the Declaration for SADDLE RIDGE ESTATES. All provisions hereof shall be deemed to run with the land and shall constitute benefits and burdens to the Declarant, its successors and assigns, and to all parties hereafter having any interest in the Property.

2. Legal Description.

The real estate described hereinafter, also described on Page 1 of Phase XIII Condominium Plat filed herewith, together with all buildings and improvements constructed or to be constructed thereon, is hereby annexed to SADDLE RIDGE ESTATES and subjected to the provisions of the Declaration. The buildings and units constructed or to be constructed are more fully described in the site plan and buildings and floor plans of the Phase XIII Condominium Plat filed herewith, depicting the layout, location, perimeters, unit numbers and approximate dimensions of the buildings and units. The real estate subjected to the provisions of the Declaration hereby is described as follows:

PHASE XIII, PARCEL 1, DESCRIPTION:

The parcel of land located in the NE1/4-NW1/4, Section 1, T12N, R9E, Town of Pacific, Columbia County, Wisconsin bounded by the following described line: Commencing at the southwest corner of PHASE XII, Parcel 3, Saddle Ridge Estates Condominium; thence N86°57'17"W, 150.00 feet to point of beginning; thence continuing N86°57'17"W, 60.00 feet; thence N3°03'E, 120.00 feet; thence N73°23'E, 63.71 feet; thence S3°03'W, 141.43 feet to the point of beginning. Said parcel contains 7,840 square feet or 0.180 acres.

PHASE XIII, PARCEL 2, DESCRIPTION:

A parcel of land located in the NE1/4-NW1/4, Section 1, T12N, R9E, Town of Pacific, Columbia County, Wisconsin bounded by the following described line: Beginning at the southwest corner of PHASE XII, Parcel 3, Saddle Ridge Estates Condominium; thence N86°57'17"W, 90.00 feet; thence N3°03'E, 162.80 feet; thence N73°23'E, 64.04 feet; thence S6°06'E, 186.77 feet to point of beginning. Said parcel contains 13,210 square feet or 0.303 acres.

PHASE XIII, PARCEL 3, DESCRIPTION:

A parcel of land located in the NW1/4-NE1/4, Section 1, T12N, R9E, Town of Pacific, Columbia County, Wisconsin bounded by the following described line: Commencing at the northwest corner of PHASE XI, Parcel 1, Saddle Ridge Estates Condominium; thence N1°46'W, 60.00 feet to point of beginning; thence continuing N1°46'W, 60.00 feet; thence N74°08'E, 135.99 feet; thence S1°46'E, 98.36 feet; thence N89°30'W, 132.00 feet to point of beginning. Said parcel contains 10,440 square feet or 0.240 acres.

ACCESS ROAD EASEMENT (M) DESCRIPTION:

A parcel of land located in the NW1/4-NE1/4, Section 1, T12N, R9E, Town of Pacific, Columbia County, Wisconsin bounded by the following described line: Beginning at the northwest corner of PHASE XI, Parcel 1, Saddle Ridge Estates Condominium; thence N89°30'W, 50.04 feet; thence N1°46'W, 118.02 feet; thence N88°14'E, 50.00 feet; thence S1°46'E, 120.00 feet to point of beginning.

3. Ownership Percentage Interest.

By reason of this Supplement and Amendment, and the annexation of three (3) additional residential units to SADDLE RIDGE ESTATES, and pursuant to the Wisconsin Condominium Ownership Act and provisions of the Declaration, the percentage of the undivided ownership interest in the common elements and facilities and limited common elements appurtenant to each unit and its owner is hereby adjusted in recognition of the disproportionate relative sizes of the various condominium units comprising SADDLE RIDGE ESTATES, and shall be as follows:

Percentage of Ownership Interest Appurtenant to Units in Saddle Ridge Estates

Unit No.	Percentage of Ownership	Unit No.	Percentage of Ownership
101	0.84	314	0.84
102	0.84	315	0.84
103	0.84	316	0.84
104	0.84		
105	0.84	401	0.84
106	0.84	402	0.84
107	0.84	403	0.84
108	0.84	404	0.84
109	0.84	405	0.84
110	0.84	406	0.84
111	0.84	407	0.84
112	0.84	408	0.84
113	0.84	409	0.84
114	0.84	410	0.84
115	0.84	411	0.84
116	0.84	412	0.84
		413	0.84
201	0.84	414	0.84
202	0.84	415	0.84
203	0.84	416	0.84
204	0.84		
205	0.84	501	0.84
206	0.84	502	0.84
207	0.84	503	0.84
208	0.84	504	0.84
209	0.84	505	0.84
210	0.84	506	0.84
211	0.84	507	0.84
212	0.84	508	0.84
213	0.84	509	0.86
214	0.84	510	0.86
215	0.84	511	0.86
216	0.84	512	0.86
		513	0.86
301	0.84	514	0.86
302	0.84	515	0.86
303	0.84	516	0.86
304	0.84		
305	0.84	600	0.58
306	0.84	601	0.50
307	0.84	602	0.82
308	0.84	603	0.50
309	0.84	604	0.82
310	0.84	605	0.57
311	0.84	606	0.58
312	0.84	607	0.57
313	0.84	608	0.81

Unit No.	Percentage of Ownership	Unit No.	Percentage of Ownership
609	0.53	6010	0.68
610	0.86	6014	0.68
611	0.53		
612	0.86		
613	0.68		
614	0.81		
615	0.68		
616	0.81		
617	0.69		
618	0.86		
619	0.69		
620	0.86		
621	0.64		
622	0.81		
623	0.64		
624	0.54		
626	0.54		
628	0.87		
630	0.91		
632	0.93		
634	0.93		
636	1.04		
638	0.64		
640	0.96		
642	1.26		
644	0.88		
648	0.65		
668	0.55		
670	0.64		
6001	0.86		
6002	0.65		
6004	0.71		
6006	0.72		
6008	0.71		

4. Common Expenses and Common Surpluses.

The common expenses and common surpluses of SADDLE RIDGE ESTATES shall be divided, allocated and assessed equally against all units in SADDLE RIDGE ESTATES so that each unit in SADDLE RIDGE ESTATES and its owners shall be assessed 1/125th of the common expenses and credits with 1/125th of the common surpluses of the Association, except that casualty insurance premiums shall be divided along the units on the basis of replacement value insured.

5. Voting Rights.

The voting rights of members in the Association as specified in Section 11.2 of the Declaration, providing for Class A and Class B membership and one vote for each unit sold by Declarant, are unchanged and unaffected by this Amendment and remain in full force and effect.

6. Supplement to Condominium Plat.

The Condominium Plat for SADDLE RIDGE ESTATES is hereby supplemented by adding the Phase XIII Condominium Plat thereto, including floor plans for Units 648, 6010 and 6014.

7. Effect of Annexation.

By this Supplement to the Declaration, Phase XIII is annexed to Saddle Ridge Estates, adding three (3) condominium units to the condominium. As of the effective date hereof, SADDLE RIDGE ESTATES, comprises of forty-nine (49) main buildings containing a total of one hundred twenty-five (125) residential units.

All of the provisions, restrictions, covenants, terms and conditions of the Declaration and the Articles and By-Laws of Saddle Ridge Estates Association, Ltd., and such restrictions, rules and regulations as may be promulgated thereunder shall be applicable to the properties and units hereby annexed to SADDLE RIDGE ESTATES.

8. Effective Date.

The effective date of this Supplement shall be the date it is recorded in the Office of the Register of Deeds for Columbia County, Wisconsin.

IN WITNESS WHEREOF, this document has been executed by duly authorized officers of Wajbac and Tadwil, Limited, as of the date first set forth above.

WAJBAC AND TADWIL, LIMITED

By: _____

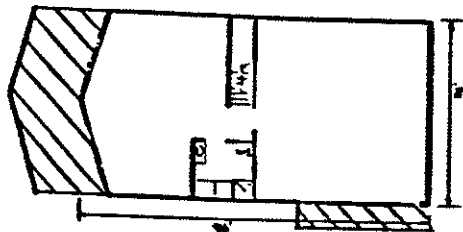
C. J. Berst, President

By: _____

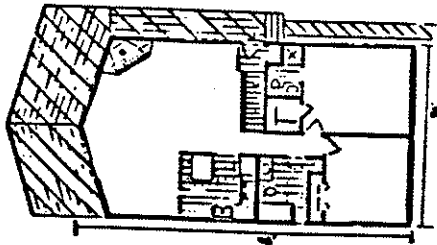
Daniel Mraz, Asst. Secretary

SADDLE RIDGE ESTATES
COLUMBIA COUNTY

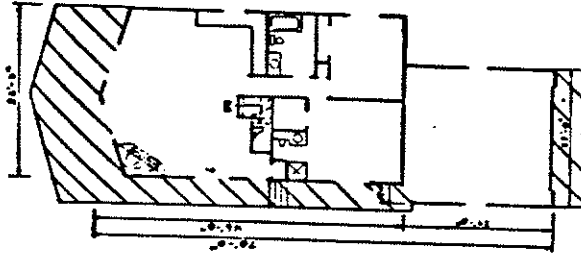
Section 4. Section, proposed and approved, hereby certifies that the drawings, specifications and contracts, together with the plans of each building and substantial completion of the building, together with the location and dimensions of the building or buildings and units, together and directed as to be erected.



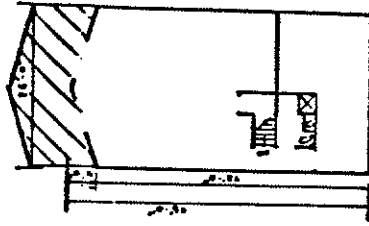
UNIT 6010
 BASEMENT FLOOR PLAN



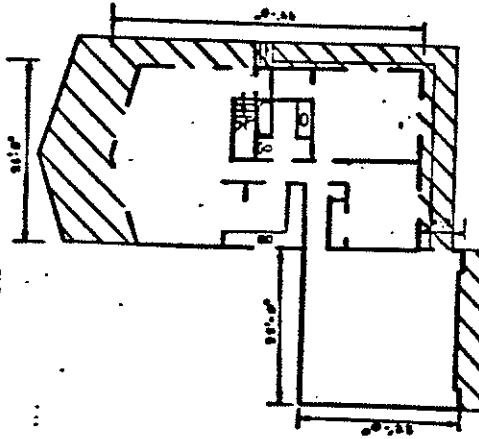
UNIT 6010
 FIRST FLOOR PLAN



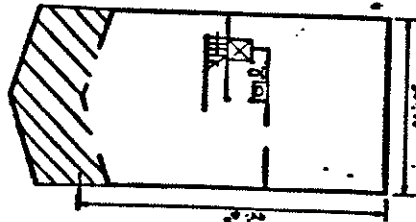
UNIT 6010
 FIRST FLOOR PLAN



UNIT 6010
 BASEMENT FLOOR PLAN



UNIT 600
 FIRST FLOOR PLAN



UNIT 600
 BASEMENT FLOOR PLAN

Limited Common Area

464050

Received to record this 20 day
January A.D. 1988 at 1:10 P.M.

Marian Robinson Reg. of Deeds
CCTC

THIRTEENTH SUPPLEMENT
TO
CONDOMINIUM DECLARATION
OF
CONDITIONS, COVENANTS, RESTRICTIONS AND EASEMENTS
FOR
SADDLE RIDGE ESTATES
Phase XIV

THIS TWELFTH SUPPLEMENT is made this 20th day of January, 1988, pursuant to the terms of the Condominium Declaration for SADDLE RIDGE ESTATES recorded May 1, 1978 in the Office of the Register of Deeds for Columbia County, Wisconsin, in Volume 190 of Records at pages 324-345 inclusive, as Document No. 394358, as supplemented and amended to date (the "Declaration") by Wajbac and Tadwil, Limited, an Illinois corporation (hereinafter "Declarant").

1. Statement of Declaration.

The purpose of this Supplement is to annex and submit the land described hereinafter and the improvements constructed or to be constructed thereon to the condominium form of ownership as a part of SADDLE RIDGE ESTATES in the manner provided by the Declaration.

Declarant hereby declares that it is the owner of the real property described in Section 2 hereof and shown on Page 1 of Phase XIV Condominium Plat filed herewith, together with all buildings and improvements constructed or to be constructed thereon (the "Property"), which is hereby submitted to the condominium form of ownership as part of SADDLE RIDGE ESTATES as provided in the Declaration, and which Property shall be held, conveyed, devised, leased, encumbered, used, improved and in all respects otherwise affected subject to the provisions, conditions, covenants, restrictions and easements of the Declaration for SADDLE RIDGE ESTATES. All provisions hereof shall be deemed to run with the land and shall constitute benefits and burdens to the Declarant, its successors and assigns, and to all parties hereafter having any interest in the Property.

2. Legal Description.

The real estate described hereinafter, also described on Page 1 of Phase XIV Condominium Plat filed herewith, together with all buildings and improvements constructed or to be constructed thereon, is hereby annexed to SADDLE RIDGE ESTATES and subjected to the provisions of the Declaration. The buildings and units constructed or to be constructed are more fully described in the site plan and buildings and floor plans of the Phase XIV Condominium Plat filed herewith, depicting the layout, location, perimeters, unit numbers and approximate dimensions of the buildings and units. The real estate subjected to the provisions of the Declaration hereby is described as follows:

PHASE XIV, DESCRIPTION:

A parcel of land located in the NE $\frac{1}{4}$ -NW $\frac{1}{4}$, Section 1, T12N, R9E, Town of Pacific, Columbia County, Wisconsin bounded by the following described line: Beginning at the southwest corner of PHASE XIII, Parcel 1, Saddle Ridge Estates Condominium; thence N86°57'17"W, 70.00 feet; thence N3°03'E, 120.00 feet; thence S86°57'17"E, 70.00 feet; thence S3°03'W, 120.00 feet to point of beginning. Said parcel contains 8,400 square feet or 0.193 acres.

3. Ownership Percentage Interest.

By reason of this Supplement and Amendment, and the annexation of one (1) additional residential unit to SADDLE RIDGE ESTATES, and pursuant to the Wisconsin Condominium Ownership Act and provisions of the Declaration, the percentage of the undivided ownership interest in the common elements and facilities and limited common elements appurtenant to each unit and its owner is hereby adjusted in recognition of the disproportionate relative sizes of the various condominium units comprising SADDLE RIDGE ESTATES, and shall be as follows:

Percentage of Ownership Interest Appurtenant to Units in Saddle Ridge Estates

Unit No.	Percentage of Ownership	Unit No.	Percentage of Ownership
101	0.83	211	0.83
102	0.83	212	0.83
103	0.83	213	0.83
104	0.83	214	0.83
105	0.83	215	0.83
106	0.83	216	0.83
107	0.83		
108	0.83	301	0.83
109	0.83	302	0.83
110	0.83	303	0.83
111	0.83	304	0.83
112	0.83	305	0.83
113	0.83	306	0.83
114	0.83	307	0.83
115	0.83	308	0.83
116	0.83	309	0.83
		310	0.83
201	0.83	311	0.83
202	0.83	312	0.83
203	0.83	313	0.83
204	0.83	314	0.83
205	0.83	315	0.83
206	0.83	316	0.83
207	0.83		
208	0.83		
209	0.83	401	0.83
210	0.83	402	0.83
		403	0.83

184

Unit No.	Percentage of Ownership	Unit No.	Percentage of Ownership
404	0.83	609	0.53
405	0.83	610	0.86
406	0.83	611	0.53
407	0.83	612	0.86
408	0.83	613	0.67
409	0.83	614	0.86
410	0.83	615	0.67
411	0.83	616	0.80
412	0.83	617	0.69
413	0.83	618	0.86
414	0.83	619	0.69
415	0.83		
416	0.83	620	0.86
		621	0.63
501	0.83	622	0.80
502	0.83	623	0.63
503	0.83	624	0.53
504	0.83	626	0.53
505	0.83	628	0.86
506	0.83		
507	0.83	630	0.90
508	0.83	632	0.92
509	0.85	634	0.92
510	0.85	636	1.04
511	0.85	638	0.64
512	0.85	640	0.95
513	0.85	642	1.25
514	0.85	644	0.87
515	0.85	648	0.65
516	0.85	668	0.54
		670	0.63
600	0.58		
601	0.50	6001	0.86
602	0.82	6002	0.65
603	0.50	6004	0.71
604	0.82	6006	0.71
605	0.56	6008	0.71
606	0.58	6010	0.68
607	0.56	6014	0.68
608	0.80	6016	0.71

4. Common Expenses and Common Surpluses.

The common expenses and common surpluses of SADDLE RIDGE ESTATES shall be divided, allocated and assessed equally against all units in SADDLE RIDGE ESTATES so that each unit in SADDLE RIDGE ESTATES and its owners shall be assessed 1/126th of the common expenses and credits with 1/126th of the common surpluses of the Association, except that casualty insurance premiums shall be divided along the units on the basis of replacement value insured.

5. Voting Rights.

The voting rights of members in the Association as specified in Section 11.2 of the Declaration, providing for Class A and Class B membership and one vote for each unit sold by Declarant, are unchanged and unaffected by this Amendment and remain in full force and effect.

6. Supplement to Condominium Plat.

The Condominium Plat for SADDLE RIDGE ESTATES is hereby supplemented by adding the Phase XIII Condominium Plat thereto, including floor plans for Unit 6016.

7. Effect of Annexation.

By this Supplement to the Declaration, Phase XIV is annexed to Saddle Ridge Estates, adding one (1) condominium unit to the condominium. As of the effective date hereof, SADDLE RIDGE ESTATES, comprises of fifty (50) main buildings containing a total of one hundred twenty-six (126) residential units.

All of the provisions, restrictions, covenants, terms and conditions of the Declaration and the Articles and By-Laws of Saddle Ridge Estates Association, Ltd., and such restrictions, rules and regulations as may be promulgated thereunder shall be applicable to the properties and units hereby annexed to SADDLE RIDGE ESTATES.

8. Effective Date.

The effective date of this Supplement shall be the date it is recorded in the Office of the Register of Deeds for Columbia County, Wisconsin.

IN WITNESS WHEREOF, this document has been executed by duly authorized officers of Wajbac and Tadwil, Limited, as of the date first set forth above.

WAJBAC AND TADWIL, LIMITED

By: C. J. Berst
C. J. Berst, President

By: Robert C. Arians
Robert C. Arians, Secretary

**AMENDMENT TO CONDOMINIUM PLAT OF
SADDLE RIDGE ESTATES
COLUMBIA COUNTY**

**THIS SURVEY DESCRIBES THE LAND AND
BUILDINGS SUBJECT TO THE CONDOMINIUM
DECLARATION FOR SADDLE RIDGE ESTATES**

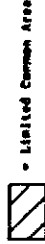
PHASE XIV

PHASE XIV Description:

A parcel of land located in Sec. 09, Section 1, T22N, R9E, Town of Pacific, Columbia County, Wisconsin bounded by the following described line: Beginning at the southeast corner of PHASE XIII, Parcel 1, Saddle Ridge Estates Condominium, thence S86°57'17"W, 70.00 feet, thence S71°03'E, 120.00 feet; thence S86°57'17"W, 70.00 feet; thence S71°03'E, 120.00 feet to point of beginning. Said parcel contains 0.488 square feet or 0.193 acres.

I, Kenneth G. Carlson, registered land surveyor, hereby certify that I have surveyed the above described parcel, that this plat is a correct representation of the exterior boundaries of the parcels described herein, that the same have been lawfully constructed or to be constructed as proposed at the date hereof, and the identification and location of each unit and the common elements can be determined.

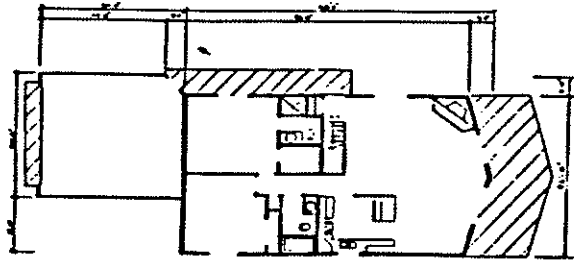
I, Kenneth G. Carlson, registered land surveyor, hereby certify that the drawings hereon are an accurate copy of portions of the plans of each building and the building or buildings and units located and erected or to be erected.



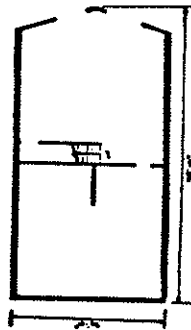
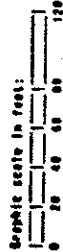
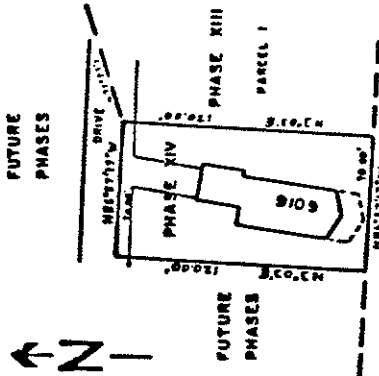
- Limited Common Area

An agreement has been filed by Kenneth Carlson and Carl Havel to establish the Condominium Declaration of A-E 5 Wisconsin Administrative Code Chapter setting monuments at the corners of the parcels described.

Condominium Plat
Saddle Ridge Estates
Page 1 of 1 Page



**UNIT 6016
FIRST FLOOR PLAN**



**UNIT 6016
BASEMENT FLOOR PLAN**

FOURTEENTH SUPPLEMENT
TO
CONDOMINIUM DECLARATION
OF
CONDITIONS, COVENANTS, RESTRICTIONS AND EASEMENTS
FOR
SADDLE RIDGE ESTATES
Phase XV

THIS FOURTEENTH SUPPLEMENT is made this 13th day of June, 1988, pursuant to the terms of the Condominium Declaration for SADDLE RIDGE ESTATES recorded May 1, 1978 in the Office of the Register of Deeds for Columbia County, Wisconsin, in Volume 190 of Records at pages 324-345 inclusive, as Document No. 394358, as supplemented and amended to date (the "Declaration") by Wajbac and Tadwil, Limited, an Illinois corporation (hereinafter "Declarant").

1. Statement of Declaration.

The purpose of this Supplement is to annex and submit the land described hereinafter and the improvements constructed or to be constructed thereon to the condominium form of ownership as a part of SADDLE RIDGE ESTATES in the manner provided by the Declaration.

Declarant hereby declares that it is the owner of the real property described in Section 2 hereof and shown on Page 1 of Phase XV Condominium Plat filed herewith, together with all buildings and improvements constructed or to be constructed thereon (the "Property"), which is hereby submitted to the condominium form of ownership as part of SADDLE RIDGE ESTATES as provided in the Declaration, and which Property shall be held, conveyed, devised, leased, encumbered, used, improved and in all respects otherwise affected subject to the provisions, conditions, covenants, restrictions and easements of the Declaration for SADDLE RIDGE ESTATES. All provisions hereof shall be deemed to run with the land and shall constitute benefits and burdens to the Declarant, its successors and assigns, and to all parties hereafter having any interest in the Property.

2. Legal Description.

The real estate described hereinafter, also described on Page 1 of Phase XV Condominium Plat filed herewith, together with all buildings and improvements constructed or to be constructed thereon, is hereby annexed to SADDLE RIDGE ESTATES and subjected to the provisions of the Declaration. The buildings and units constructed or to be constructed are more fully described in the site plan and buildings and floor plans of the Phase XV Condominium Plat filed herewith, depicting the layout, location, perimeters, unit numbers and approximate dimensions of the buildings and units. The real estate subjected to the provisions of the Declaration hereby is described as follows:

STATE OF WISCONSIN }
COLUMBIA COUNTY } ss

Recorded and recorded this 13 day of

..... June A.D. 1988 at 11:30 A.M.

Phase XV Description:

A parcel of land located in NE $\frac{1}{4}$ -NW $\frac{1}{4}$, Section 1, T12N, R9E, Town of Pacific, Columbia County, Wisconsin bounded by the following described line: Commencing at the southwest corner of phase XIV, Saddle Ridge Estates Condominium; thence NB6°57'17"W, 60.00 feet; thence N3°03'E, 120.00 feet; thence S86°57'17"E, 60.00 feet; thence S3°03'W, 120.00 feet to point of beginning. Said parcel contains 7,200 square feet or 0.165 acres.

3. Ownership Percentage Interest.

By reason of this Supplement and Amendment, and the annexation of one (1) additional residential unit to SADDLE RIDGE ESTATES, and pursuant to the Wisconsin Condominium Ownership Act and provisions of the Declaration, the percentage of the undivided ownership interest in the common elements and facilities and limited common elements appurtenant to each unit and its owner is hereby adjusted in recognition of the disproportionate relative sizes of the various condominium units comprising SADDLE RIDGE ESTATES, and shall be as follows:

Percentage of Ownership Interest Appurtenant to Units in Saddle Ridge Estates

Unit No.	Percentage of Ownership	Unit No.	Percentage of Ownership
101	0.82	211	0.82
102	0.82	212	0.82
103	0.82	213	0.82
104	0.82	214	0.82
105	0.82	215	0.82
106	0.82	216	0.82
107	0.82		
108	0.82	301	0.82
109	0.82	302	0.82
110	0.82	303	0.82
111	0.82	304	0.82
112	0.82	305	0.82
113	0.82	306	0.82
114	0.82	307	0.82
115	0.82	308	0.82
116	0.82	309	0.82
		310	0.82
201	0.82	311	0.82
202	0.82	312	0.82
203	0.82	313	0.82
204	0.82	314	0.82
205	0.82	315	0.82
206	0.82	316	0.82
207	0.82		
208	0.82	401	0.82
209	0.82	402	0.82
210	0.82	403	0.82

Unit No.	Percentage of Ownership	Unit No.	Percentage of Ownership
404	0.82	609	0.53
405	0.82	610	0.85
406	0.82	611	0.53
407	0.82	612	0.85
408	0.82	613	0.67
409	0.82	614	0.80
410	0.82	615	0.67
411	0.82	616	0.80
412	0.82	617	0.68
413	0.82	618	0.85
414	0.82	619	0.68
415	0.82		
416	0.82	620	0.85
		621	0.63
501	0.82	622	0.80
502	0.82	623	0.63
503	0.82	624	0.53
504	0.82	626	0.53
505	0.82	628	0.86
506	0.82		
507	0.82	630	0.89
508	0.82	632	0.92
509	0.85	634	0.92
510	0.85	636	1.03
511	0.85	638	0.64
512	0.85	640	0.95
513	0.85	642	1.25
514	0.85	644	0.87
515	0.85	648	0.64
516	0.85	668	0.54
		670	0.63
600	0.58		
601	0.50	6001	0.85
602	0.82	6002	0.64
603	0.50	6004	0.70
604	0.82	6006	0.71
605	0.56	6008	0.71
606	0.58	6010	0.67
607	0.56	6014	0.67
608	0.80	6016	0.70
		6020	0.77

4. Common Expenses and Common Surpluses.

The common expenses and common surpluses of SADDLE RIDGE ESTATES shall be divided, allocated and assessed equally against all units in SADDLE RIDGE ESTATES so that each unit in SADDLE RIDGE ESTATES and its owners shall be assessed 1/127th of the common expenses and credits with 1/127th of the common surpluses of the Association, except that casualty insurance premiums shall be

divided along the units on the basis of replacement value insured.

5. Voting Rights.

The voting rights of members in the Association as specified in Section 11.2 of the Declaration, providing for Class A and Class B membership and one vote for each unit sold by Declarant, are unchanged and unaffected by this Amendment and remain in full force and effect.

6. Supplement to Condominium Plat.

The Condominium Plat for SADDLE RIDGE ESTATES is hereby supplemented by adding the Phase XV Condominium Plat thereto, including floor plans for Unit 6020.

7. Effect of Annexation.

By this Supplement to the Declaration, Phase XV is annexed to Saddle Ridge Estates, adding one (1) condominium unit to the condominium. As of the effective date hereof, SADDLE RIDGE ESTATES, comprises of fifty-one (51) main buildings containing a total of one hundred twenty-seven (127) residential units.

All of the provisions, restrictions, covenants, terms and conditions of the Declaration and the Articles and By-Laws of Saddle Ridge Estates Association, Ltd., and such restrictions, rules and regulations as may be promulgated thereunder shall be applicable to the properties and units hereby annexed to SADDLE RIDGE ESTATES.

8. Effective Date.

The effective date of this Supplement shall be the date it is recorded in the Office of the Register of Deeds for Columbia County, Wisconsin.

IN WITNESS WHEREOF, this document has been executed by duly authorized officers of Wajbac and Tadwil, Limited, as of the date first set forth above.

WAJBAC AND TADWIL, LIMITED

By: 

C. J. Berst, President

By: 
Robert C. Arians, Secretary

NOTARIZATION

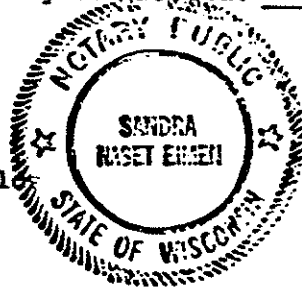
STATE OF WISCONSIN)

Columbia COUNTY) ss

Personally appeared before me this 13th day of June, 1988, the above-named C. J. Berst and Robert C. Arians, to me known to be the President and Secretary of Wajbac and Tadwil, Limited, and who executed the foregoing instrument and acknowledged that they executed same as the act and deed of said corporation.

Sandra Janet Eichen

Notary Public, Columbia County, WI
My Commission: 5-6-90



This instrument drafted by:

Atty. Thomas C. Groeneweg
Quale, Hartmann, Bohl, Stevens & Reynolds
619 Oak Street, Post Office Box 443
Baraboo, WI 53913-0443
(608) 356-3977

**AMENDMENT TO CONDOMINIUM PLAT OF
SADDLE RIDGE ESTATES
COLUMBIA COUNTY**

**THIS SURVEY DESCRIBES THE LAND AND
BUILDINGS SUBJECT TO THE CONDOMINIUM
DECLARATION FOR SADDLE RIDGE ESTATES**

PHASE XV

PHASE XV Description:

A parcel of land located in M15-888, Section 1, T12N, R9E, Town of Pacific, Columbia County, Wisconsin bounded by the following described line: Commencing at the southwest corner of PHASE XIV, Saddle Ridge Estates Condominium; thence N86°57'17"W, 60.00 feet to point of beginning; thence N82°57'17"W, 60.00 feet; thence N10°03'E, 120.00 feet; thence S86°57'17"E, 60.00 feet; thence S10°03'W, 120.00 feet to point of beginning. Said parcel contains 7,200 square feet or 0.165 acres.

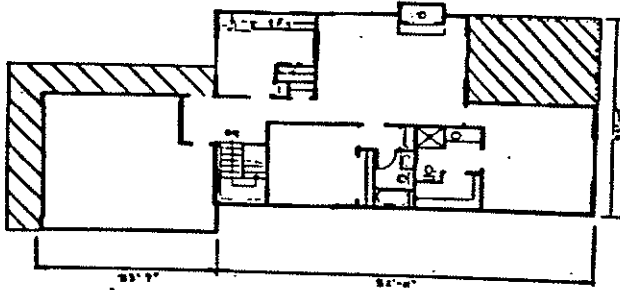
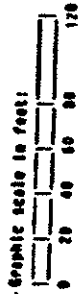
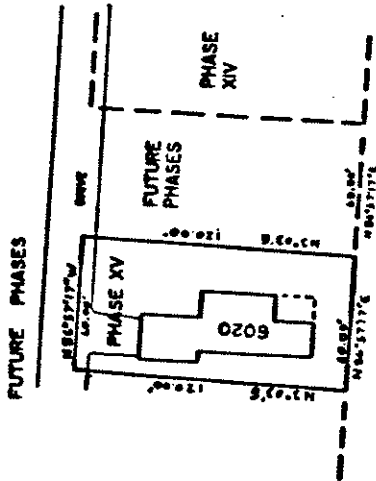
I, Kenneth G. Carlson, registered land surveyor, hereby certify that I have surveyed the above described parcel, that this plat is a correct representation of the exterior and interior boundaries of the parcel described and the location of the building and other ways constructed or to be constructed as proposed at the date hereof and the identification and location of each unit and the common elements can be determined.

An agreement has been signed by Kenneth Carlson and Carl Berst to exclude certain requirements of A-C 5, Wisconsin Administrative Code, namely setting monuments at the corners of the parcel described.

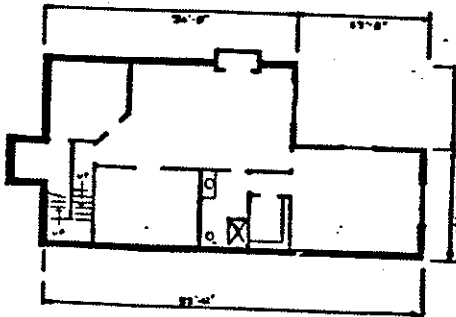
I, Kenneth G. Carlson, registered land surveyor, hereby certify that the drawings appearing hereon are an accurate copy of portions of the plans of each building and substantially depict the layout, location, unit numbers and dimensions of the building or buildings and units located and erected or to be erected.

 • Limited Common Area

Condensation Plat
Saddle Ridge Estates
PHASE XV
Page 1 of 1 page



UNIT 6020
FIRST FLOOR PLAN



UNIT 6020
BASEMENT FLOOR PLAN

FIFTEENTH SUPPLEMENT
TO
CONDOMINIUM DECLARATION
OF
CONDITIONS, COVENANTS, RESTRICTIONS AND EASEMENTS
FOR
SADDLE RIDGE ESTATES
Phase XVI

THIS FIFTEENTH SUPPLEMENT is made this 15th day of August, 1988, pursuant to the terms of the Condominium Declaration for SADDLE RIDGE ESTATES recorded May 1, 1978 in the Office of the Register of Deeds for Columbia County, Wisconsin, in Volume 190 of Records at pages 324-345 inclusive, as Document No. 394358, as supplemented and amended to date (the "Declaration") by Wajbac and Tadwil, Limited, an Illinois corporation (hereinafter "Declarant").

1. Statement of Declaration.

The purpose of this Supplement is to annex and submit the land described hereinafter and the improvements constructed or to be constructed thereon to the condominium form of ownership as a part of SADDLE RIDGE ESTATES in the manner provided by the Declaration.

Declarant hereby declares that it is the owner of the real property described in Section 2 hereof and shown on Page 1 of Phase XVI Condominium Plat filed herewith, together with all buildings and improvements constructed or to be constructed thereon (the "Property"), which is hereby submitted to the condominium form of ownership as part of SADDLE RIDGE ESTATES as provided in the Declaration, and which Property shall be held, conveyed, devised, leased, encumbered, used, improved and in all respects otherwise affected subject to the provisions, conditions, covenants, restrictions and easements of the Declaration for SADDLE RIDGE ESTATES. All provisions hereof shall be deemed to run with the land and shall constitute benefits and burdens to the Declarant, its successors and assigns, and to all parties hereafter having any interest in the Property.

2. Legal Description.

The real estate described hereinafter, also described on Page 1 of Phase XVI Condominium Plat filed herewith, together with all buildings and improvements constructed or to be constructed thereon, is hereby annexed to SADDLE RIDGE ESTATES and subjected to the provisions of the Declaration. The buildings and units constructed or to be constructed are more fully described in the site plan and buildings and floor plans of the Phase XVI Condominium Plat filed herewith, depicting the layout, location, perimeters, unit numbers and approximate dimensions of the buildings and units. The real estate subjected to the provisions of the Declaration hereby is described as follows:

Phase XV Description:

Parcel 1 Description:

A parcel of land located in the NE $\frac{1}{4}$ - NW $\frac{1}{4}$, Section 1, T12N, R9E, Town of Pacific, Columbia County, Wisconsin bounded by the following described line: Beginning at the southwest corner of phase XV, SADDLE RIDGE ESTATES CONDOMINIUM; thence N86°57'17"W, 70.00 feet; thence N3°03'E, 120.00 feet; thence S86°57'17"E, 70.00 feet; thence S3°03'W, 120.00 feet to point of beginning. Said parcel contains 8400 square feet or 0.193 acres.

Parcel 2 Description:

A parcel of land located in the NE $\frac{1}{4}$ -NW $\frac{1}{4}$, Section 1, T12N, R9E, Town of Pacific, Columbia County, Wisconsin bounded by the following described line: Beginning at the southeast corner of PHASE XV, SADDLE RIDGE ESTATES CONDOMINIUM; thence N3°03'E, 120.00 feet; thence S86°57'17"E, 60.00 feet; thence S3°03'W, 120.00 feet; thence N86°57'17"W, 60.00 feet to point of beginning. Said parcel contains 7200 square feet or 0.165 acres.

3. Ownership Percentage Interest.

By reason of this Supplement and Amendment, and the annexation of two (2) additional residential unit to SADDLE RIDGE ESTATES, and pursuant to the Wisconsin Condominium Ownership Act and provisions of the Declaration, the percentage of the undivided ownership interest in the common elements and facilities and limited common elements appurtenant to each unit and its owner is hereby adjusted in recognition of the disproportionate relative sizes of the various condominium units comprising SADDLE RIDGE ESTATES, and shall be as follows:

Percentage of Ownership Interest Appurtenant to Units in Saddle Ridge Estates

Unit No.	Percentage of Ownership	Unit No.	Percentage of Ownership
101	0.81	201	0.81
102	0.81	202	0.81
103	0.81	203	0.81
104	0.81	204	0.81
105	0.81	205	0.81
106	0.81	206	0.81
107	0.81	207	0.81
108	0.81	208	0.81
109	0.81	209	0.81
110	0.81	210	0.81
111	0.81	211	0.81
112	0.81	212	0.81
113	0.81	213	0.81
114	0.81	214	0.81
115	0.81	215	0.81
116	0.81	216	0.81

Unit No.	Percentage of Ownership	Unit No.	Percentage of Ownership
301	0.81	516	0.84
302	0.81	600	0.57
303	0.81	601	0.49
304	0.81	602	0.81
305	0.81	603	0.49
306	0.81	604	0.81
307	0.81	605	0.55
308	0.81	606	0.57
309	0.81	607	0.55
310	0.81	608	0.79
311	0.81	609	0.52
312	0.81	610	0.84
313	0.81	611	0.52
314	0.81	612	0.84
315	0.81	613	0.66
316	0.81	614	0.79
401	0.81	615	0.66
402	0.81	616	0.79
403	0.81	617	0.67
404	0.81	618	0.84
405	0.81	619	0.67
406	0.81	620	0.84
407	0.81	621	0.62
408	0.81	622	0.79
409	0.81	623	0.62
410	0.81	624	0.52
411	0.81	626	0.52
412	0.81	628	0.85
413	0.81	630	0.88
414	0.81	632	0.9
415	0.81	634	0.9
416	0.81	636	1.02
501	0.81	638	0.63
502	0.81	640	0.93
503	0.81	642	1.23
504	0.81	644	0.85
505	0.81	648	0.63
506	0.81	668	0.53
507	0.81	670	0.62
508	0.81		
509	0.84		
510	0.84		
511	0.84		
512	0.84		
513	0.84		
514	0.84		
515	0.84		

Unit No.	Percentage of Ownership
----------	-------------------------

6001	0.84
6002	0.63
6004	0.69
6006	0.7
6008	0.7
6010	0.66
6014	0.66
6016	0.69
6018	0.66
6020	0.75
6022	0.67

4. Common Expenses and Common Surpluses.

The common expenses and common surpluses of SADDLE RIDGE ESTATES shall be divided, allocated and assessed equally against all units in SADDLE RIDGE ESTATES so that each unit in SADDLE RIDGE ESTATES and its owners shall be assessed 1/129th of the common expenses and credits with 1/129th of the common surpluses of the Association, except that casualty insurance premiums shall be divided along the units on the basis of replacement value insured.

5. Voting Rights.

The voting rights of members in the Association as specified in Section 11.2 of the Declaration, providing for Class A and Class B membership and one vote for each unit sold by Declarant, are unchanged and unaffected by this Amendment and remain in full force and effect.

6. Supplement to Condominium Plat.

The Condominium Plat for SADDLE RIDGE ESTATES is hereby supplemented by adding the Phase XVI Condominium Plat thereto, including floor plans for Units 6018 and 6022.

7. Effect of Annexation.

By this Supplement to the Declaration, Phase XVI is annexed to Saddle Ridge Estates, adding two (2) condominium units to the condominium. As of the effective date hereof, SADDLE RIDGE ESTATES, comprises of fifty-three (53) main buildings containing a total of one hundred twenty-nine (129) residential units.

All of the provisions, restrictions, covenants, terms and conditions of the Declaration and the Articles and By-Laws of Saddle Ridge Estates Association, Ltd., and such restrictions, rules and regulations as may be promulgated thereunder shall be applicable to the properties and units hereby annexed to SADDLE RIDGE ESTATES.

B. Effective Date.

The effective date of this Supplement shall be the date it is recorded in the Office of the Register of Deeds for Columbia County, Wisconsin.

IN WITNESS WHEREOF, this document has been executed by duly authorized officers of Wajbac and Tadwil, Limited, as of the date first set forth above.

WAJBAC AND TADWIL, LIMITED

By: [Signature]
C. J. Berst, President

By: [Signature]
Robert C. Arians, Secretary

NOTARIZATION

STATE OF WISCONSIN)
) ss
COLUMBIA COUNTY)

Personally appeared before me this 15th day of August, 1988, the above-named C. J. Berst and Robert C. Arians, to me known to be the President and Secretary of Wajbac and Tadwil, Limited, and who executed the foregoing instrument and acknowledged that they executed same as the act and deed of said corporation.



[Signature]
Sandra Naset Eimer
Notary Public, Columbia County, WI
My Commission: expires May 6, 1990

This instrument drafted by:

Atty. Thomas C. Groeneweg
Quale, Hartmann, Bohl, Stevens & Reynolds
619 Oak Street, Post Office Box 443
Baraboo, WI 53913-0443
(608) 356-3977

STATE OF WISCONSIN)
COLUMBIA COUNTY) ss

Received for record this 15 day of
Aug. A.D. 1988 at 10:57 M.

[Signature] Reg. of Deeds
CC7C

**AMENDMENT TO CONDOMINIUM PLAT OF
SADDLE RIDGE ESTATES
COLUMBIA COUNTY**

**THIS SURVEY DESCRIBES THE LAND AND
BUILDINGS SUBJECT TO THE CONDOMINIUM
DECLARATION FOR SADDLE RIDGE ESTATES
PHASE XVI**

PHASE XVI Parcel 1 Description:

A parcel of land located in the NE1/4NW, Section 1, T128, R9E, Town of Pacific, Columbia County, Wisconsin bounded by the following described line: Beginning at the southeast corner of PHASE XI, SADDLE RIDGE ESTATES CONDOMINIUM; thence N86°57'17"W, 78.00 feet; thence S11°03'E, 120.00 feet; thence S86°57'17"E, 70.00 feet; thence S3°02'24"E, 120.00 feet to point of beginning. Said parcel contains 8800 square feet or 0.193 acres.

PHASE XVI Parcel 2 Description:

A parcel of land located in the NE1/4NW, Section 1, T128, R9E, Town of Pacific, Columbia County, Wisconsin bounded by the following described line: Beginning at the southeast corner of PHASE XI, SADDLE RIDGE ESTATES CONDOMINIUM; thence S11°03'E, 120.00 feet; thence S86°57'17"E, 80.00 feet; thence S70°3'4", 120.00 feet; thence N86°57'17"W, 50.00 feet to point of beginning. Said parcel contains 7200 square feet or 0.165 acres.

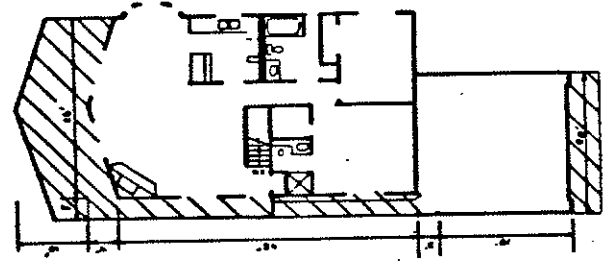
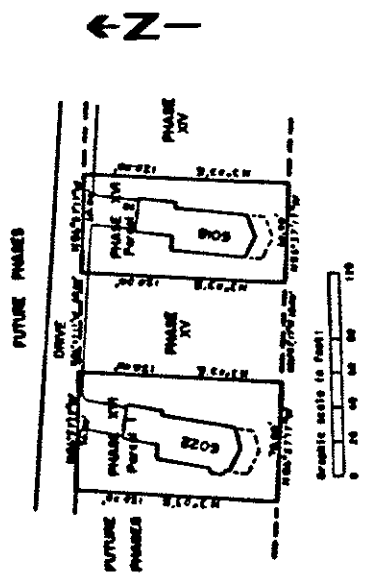
I, Kenneth G. Carlsson, registered land surveyor, hereby certify that I have surveyed the above-described parcel, that this plat is a correct representation of the exterior boundaries of the parcel described and the location of the building and driveways constructed or to be constructed as proposed at the date hereof and the identification and location of each unit and the common elements can be determined.

An agreement has been filed by Kenneth Carlsson and Carl Herst to include certain requirements of A-E 7, Wisconsin Administrative Code, namely section amendments at the corners of the parcel described.

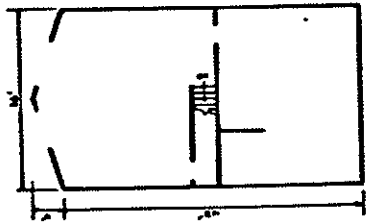
I, Kenneth G. Carlsson, registered land surveyor, hereby certify that the drawings appearing hereon are an accurate copy of portions of the plans of each building and substantially depicting the layout, location, unit numbers and dimensions of the building or buildings and units located and erected or to be erected.

Condominium Plat
Saddle Ridge Estates
PHASE XVI
Page 1 of 1 page

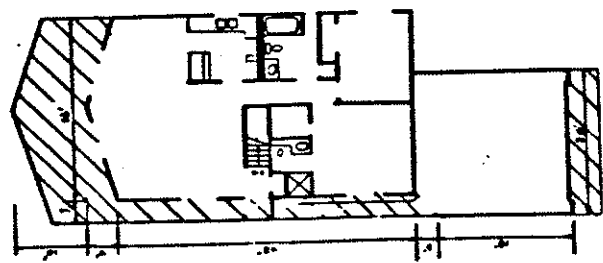
Limited Common Area



**UNIT 6022
FIRST FLOOR PLAN**



**UNIT 6010 & 6022
BASEMENT FLOOR PLAN**



**UNIT 6010
FIRST FLOOR PLAN**

468776

Received for record this 29th day

August A.D. 1988 at 9:00

Marian Robinson Reg. of Deeds
CCTC

SIXTEENTH SUPPLEMENT
TO
CONDOMINIUM DECLARATION
OF
CONDITIONS, COVENANTS, RESTRICTIONS AND EASEMENTS
FOR
SADDLE RIDGE ESTATES
Phase XVII

THIS SIXTEENTH SUPPLEMENT is made this 29th day of August, 1988, pursuant to the terms of the Condominium Declaration for SADDLE RIDGE ESTATES recorded May 1, 1978 in the Office of the Register of Deeds for Columbia County, Wisconsin, in Volume 190 of Records at pages 324-345 inclusive, as Document No. 394358, as supplemented and amended to date (the "Declaration") by Wajbac and Tadwil, Limited, an Illinois corporation (hereinafter "Declarant").

1. Statement of Declaration.

The purpose of this Supplement is to annex and submit the land described hereinafter and the improvements constructed or to be constructed thereon to the condominium form of ownership as a part of SADDLE RIDGE ESTATES in the manner provided by the Declaration.

Declarant hereby declares that it is the owner of the real property described in Section 2 hereof and shown on Page 1 of Phase XVII Condominium Plat filed herewith, together with all buildings and improvements constructed or to be constructed thereon (the "Property"), which is hereby submitted to the condominium form of ownership as part of SADDLE RIDGE ESTATES as provided in the Declaration, and which Property shall be held, conveyed, devised, leased, encumbered, used, improved and in all respects otherwise affected subject to the provisions, conditions, covenants, restrictions and easements of the Declaration for SADDLE RIDGE ESTATES. All provisions hereof shall be deemed to run with the land and shall constitute benefits and burdens to the Declarant, its successors and assigns, and to all parties hereafter having any interest in the Property.

2. Legal Description.

The real estate described hereinafter, also described on Page 1 of Phase XVII Condominium Plat filed herewith, together with all buildings and improvements constructed or to be constructed thereon, is hereby annexed to SADDLE RIDGE ESTATES and subjected to the provisions of the Declaration. The buildings and units constructed or to be constructed are more fully described in the site plan and buildings and floor plans of the Phase XVII Condominium Plat filed herewith, depicting the layout, location, perimeters, unit numbers and approximate dimensions of the buildings and units. The real estate subjected to the provisions of the Declaration hereby is described as follows:

Phase XVII Description:

A parcel of land located in NW $\frac{1}{4}$ -NE $\frac{1}{4}$, Section 1, T12N, R9E, Town of Pacific, Columbia County, Wisconsin bounded by the following described line: Beginning at the northeast corner of PHASE XIII, PARCEL 3, Saddle Ridge Estates Condominium; thence S74°08'W, 135.99 feet; thence northwesterly on a curve to the left, radius 95.77 feet, whose chord bears N29°48'W, 90.02 feet; thence N63°01'E, 151.16 feet; thence S29°40'E 80.00 feet; thence S1°46'E, 40.00 feet to point of beginning. Said parcel contains 14780 square feet or 0.339 acres.

ACCESS ROAD EASEMENT (N) Description:

A parcel of land located in NW $\frac{1}{4}$ -NE $\frac{1}{4}$, Section 1, T12N, R9E, Town of Pacific, Columbia County, Wisconsin bounded by the following described line: Beginning at the northwest corner of PHASE XIII, PARCEL 3, Saddle Ridge Estates Condominium; thence S88°14'W, 50.00 feet; thence northwesterly on a curve to the left, radius 45.77 feet, whose chord bears N29°48'W, 43.02 feet; thence N32°10'E, 50.00 feet; thence southeasterly on a curve to the right, radius 95.77 feet, whose chord bears S29°48'E, 90.02 feet to the point of beginning. Said parcel contains 3,460 square feet or 0.080 acres.

THE FOREGOING EASEMENT is non-exclusive and is subject to the concurrent rights of Columbia Corporation and Declarant, and their successors, assigns, lessees, licensees, guests and agents to use the easement area in mutuality with owners of units in Saddle Ridge Estates. Declarant and Columbia Corporation, by virtue of rights reserved in conveyance to Declarant, specifically reserve the right to make such use of the lands subject to the foregoing easement as will not unreasonably interfere with or prevent use thereof for the easement purpose specified. The uses made of such easement area by Declarant and Columbia Corporation shall not be, and are not hereby, otherwise limited or restricted.

The easements and rights herein granted shall be appurtenant to the Condominium property and may not be separated therefrom. No unit owner by virtue hereof shall have or possess any interest in the said easement area which may be sold, conveyed, assigned or otherwise transferred except in conjunction with the sale of a unit in the Condominium.

The easement here declared and granted shall become effective upon the first conveyance by Declarant of all or any part of the Condominium property described in 2 herein, provided such conveyance is pursuant and subject to the Wisconsin Condominium Ownership Act.

The foregoing easement shall remain in full force and effect only for such time as the property and improvements known as Saddle Ridge Estates remain dedicated to the condominium form of ownership in the manner provided in the Wisconsin Condominium Ownership Act and the Condominium Declaration for Saddle Ridge Estates

3. Ownership Percentage Interest.

By reason of this Supplement and Amendment, and the annexation of two (2) additional residential units to SADDLE RIDGE ESTATES, and pursuant to the

Wisconsin Condominium Ownership Act and provisions of the Declaration, the percentage of the undivided ownership interest in the common elements and facilities and limited common elements appurtenant to each unit and its owner is hereby adjusted in recognition of the disproportionate relative sizes of the various condominium units comprising SADDLE RIDGE ESTATES, and shall be as follows:

Percentage of Ownership Interest Appurtenant to Units in Saddle Ridge Estates

Unit No.	Percentage of Ownership	Unit No.	Percentage of Ownership
101	0.79	201	0.79
102	0.79	202	0.79
103	0.79	203	0.79
104	0.79	204	0.79
105	0.79	205	0.79
106	0.79	206	0.79
107	0.79	207	0.79
108	0.79	208	0.79
109	0.79	209	0.79
110	0.79	210	0.79
111	0.79	211	0.79
112	0.79	212	0.79
113	0.79	213	0.79
114	0.79	214	0.79
115	0.79	215	0.79
116	0.79	216	0.79

Unit No.	Percentage of Ownership	Unit No.	Percentage of Ownership
301	0.79	516	0.82
302	0.79	600	0.56
303	0.79	601	0.48
304	0.79	602	0.79
305	0.79	603	0.48
306	0.79	604	0.79
307	0.79	605	0.54
308	0.79	606	0.56
309	0.79	607	0.54
310	0.79	608	0.77
311	0.79	609	0.51
312	0.79	610	0.82
313	0.79	611	0.51
314	0.79	612	0.82
315	0.79	613	0.65
316	0.79	614	0.77
401	0.79	615	0.65
402	0.79	616	0.77
403	0.79	617	0.66
404	0.79	618	0.82
405	0.79	619	0.66
406	0.79	620	0.82
407	0.79	621	0.61
408	0.79	622	0.77
409	0.79	623	0.61
410	0.79	624	0.51
411	0.79	626	0.51
412	0.79	628	0.83
413	0.79	630	0.86
414	0.79	632	0.88
415	0.79	634	0.88
416	0.79	636	1.00
501	0.79	638	0.61
502	0.79	640	0.91
503	0.79	642	1.2
504	0.79	644	0.83
505	0.79	648	0.62
		650	0.9
		652	1.29
506	0.79	668	0.52
507	0.79	670	0.61
508	0.79		
509	0.82		
510	0.82		
511	0.82		
512	0.82		
513	0.82		
514	0.82		
515	0.82		

Unit No.	Percentage of Ownership
----------	-------------------------

6001	0.82
6002	0.62
6004	0.68
6006	0.69
6008	0.68
6010	0.65
6014	0.65
6016	0.68
6018	0.65
6020	0.74
6022	0.66

4. Common Expenses and Common Surpluses.

The common expenses and common surpluses of SADDLE RIDGE ESTATES shall be divided, allocated and assessed equally against all units in SADDLE RIDGE ESTATES so that each unit in SADDLE RIDGE ESTATES and its owners shall be assessed 1/131th of the common expenses and credits with 1/131th of the common surpluses of the Association, except that casualty insurance premiums shall be divided along the units on the basis of replacement value insured.

5. Voting Rights.

The voting rights of members in the Association as specified in Section 11.2 of the Declaration, providing for Class A and Class B membership and one vote for each unit sold by Declarant, are unchanged and unaffected by this Amendment and remain in full force and effect.

6. Supplement to Condominium Plat.

The Condominium Plat for SADDLE RIDGE ESTATES is hereby supplemented by adding the Phase XVII Condominium Plat thereto, including floor plans for Units 650 and 652.

7. Effect of Annexation.

By this Supplement to the Declaration, Phase XVII is annexed to Saddle Ridge Estates, adding two (2) condominium units to the condominium. As of the effective date hereof, SADDLE RIDGE ESTATES, comprises of fifty-four (54) main buildings containing a total of one hundred thirty-one (131) residential units.

All of the provisions, restrictions, covenants, terms and conditions of the Declaration and the Articles and By-Laws of Saddle Ridge Estates Association, Ltd., and such restrictions, rules and regulations as may be promulgated thereunder shall be applicable to the properties and units hereby annexed to SADDLE RIDGE ESTATES.

8. Effective Date.

The effective date of this Supplement shall be the date it is recorded in the Office of the Register of Deeds for Columbia County, Wisconsin.

IN WITNESS WHEREOF, this document has been executed by duly authorized officers of Wajbac and Tadwil, Limited, as of the date first set forth above.

WAJBAC AND TADWIL, LIMITED

By: [Signature]
C. J. Berst, President

By: [Signature]
Robert C. Arians, Secretary

NOTARIZATION

STATE OF WISCONSIN)
COLUMBIA COUNTY) ss

Personally appeared before me this 29th day of August, 1988, the above-named C. J. Berst and Robert C. Arians, to me known to be the President and Secretary of Wajbac and Tadwil, Limited, and who executed the foregoing instrument and acknowledged that they executed same as the act and deed of said corporation.



[Signature]
Sandra Naset Eimer
Notary Public, Columbia County, WI
My Commission: expires May 6, 1990

This instrument drafted by:

Atty. Thomas C. Groeneweg
Quale, Hartmann, Bohl, Stevens & Reynolds
619 Oak Street, Post Office Box 443
Baraboo, WI 53913-0443
(608) 356-3977

MIKE MAST

AMENDMENT TO CONDOMINIUM PLAT OF
SADDLE RIDGE ESTATES
 COLUMBIA COUNTY
PHASE XVII

THIS SURVEY DESCRIBES THE LAND AND BUILDINGS SUBJECT TO THE CONDOMINIUM DECLARATION FOR SADDLE RIDGE ESTATES

PHASE XVII Description:
 A parcel of land located in WIS-RES, Section 1, T19N, R0E, Town of Pacific, Columbia County, Wisconsin, bounded by the following described line: Beginning at the northeast corner of PHASE VIII, PARCEL 3, Saddle Ridge Estates Condominium; thence S74°08'14"W, 135.99 feet; thence northwesterly on a curve to the left, radius 95.77 feet, whose chord bears 82°49'48"W, 80.02 feet; thence 65°30'11"E, 151.16 feet; thence S57°49'47"E, 80.08 feet; thence S1°45'11"E, 40.00 feet to point of beginning. Said parcel contains 14780 square feet or 0.339 acres.

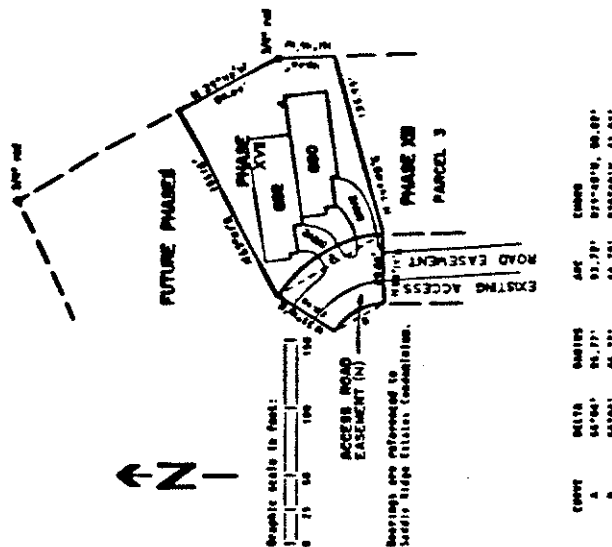
ACCESS ROAD EASEMENT (R) Description:
 A parcel of land located in WIS-RES, Section 1, T19N, R0E, Town of Pacific, Columbia County, Wisconsin, bounded by the following described line: Beginning at the northeast corner of PHASE VIII, PARCEL 3, Saddle Ridge Estates Condominium; thence S68°14'14"W, 50.00 feet; thence northwesterly on a curve to the left, radius 45.77 feet, whose chord bears 82°49'48"W, 43.02 feet; thence 83°10'11"E, 50.00 feet; thence southeasterly on a curve to the right, radius 95.77 feet, whose chord bears S73°49'47"E, 98.02 feet to point of beginning. Said parcel contains 3,460 square feet or 0.080 acres.

I, Kenneth G. Carlson, registered land surveyor, hereby certify that I have surveyed the above described parcel, that this plat is a correct representation of the exterior boundaries of the parcel, described and the location of the building and driveways contemplated to be constructed as proposed at the date hereof and the identification and location of each unit and the common elements can be determined.

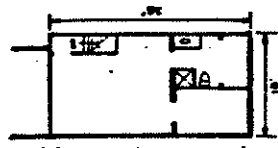
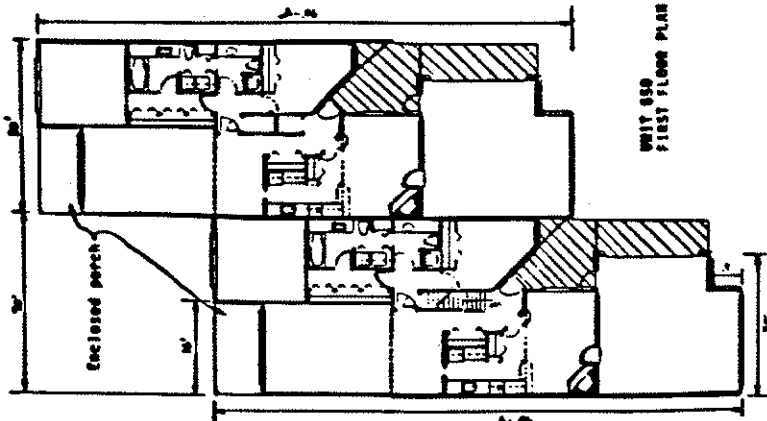
An agreement has been signed by Kenneth Carlson and Carl Best to exclude certain requirements of A-E 7, Wisconsin Administrative Code, namely setting monuments at the corners of the parcel described.

I, Kenneth G. Carlson, registered land surveyor, hereby certify that the drawings appearing hereon are an accurate copy of portions of the plans of each building and substantially depict the layout, location, unit numbers and dimensions of the building or buildings and units located and erected or to be erected.

Condominium Plat
 Saddle Ridge Estates
 PHASE XVII
 Page 1 of 1 Page



CRUIT	AREA	DATE	BY
1	93.77'	8/17/10	KGC
2	94.04'	8/17/10	KGC
3	94.04'	8/17/10	KGC



UNIT 652
LOFT FLOOR PLAN

Legend: Limited Common Area

Return to: CCTC

472005

4

SEVENTEENTH
TO
CONDOMINIUM DECLARATION
OF
CONDITIONS, COVENANTS, RESTRICTIONS AND EASEMENTS
FOR
SADDLE RIDGE ESTATES
Phase XVIII

THIS SEVENTEENTH SUPPLEMENT is made this 19th day of January, 1989, pursuant to the terms of the Condominium Declaration for SADDLE RIDGE ESTATES recorded May 1, 1978 in the Office of the Register of Deeds for Columbia County, Wisconsin, in Volume 190 of Records at pages 324-345 inclusive, as Document No. 394358, as supplemented and amended to date (the "Declaration") by Wajbac and Tadwil, Limited, an Illinois corporation (hereinafter "Declarant").

1. Statement of Declaration.

The purpose of this Supplement is to annex and submit the land described hereinafter and the improvements constructed or to be constructed thereon to the condominium form of ownership as a part of SADDLE RIDGE ESTATES in the manner provided by the Declaration.

Declarant hereby declares that it is the owner of the real property described in Section 2 hereof and shown on Page 1 of the Phase XVIII Condominium Plat filed herewith, together with all buildings and improvements constructed or to be constructed thereon (the "Property"), which is hereby submitted to the condominium form of ownership as part of SADDLE RIDGE ESTATES as provided in the Declaration, and which Property shall be held, conveyed, devised, leased, encumbered, used, improved and in all respects otherwise affected subject to the provisions, conditions, covenants, restrictions and easements of the Declaration for SADDLE RIDGE ESTATES. All provisions hereof shall be deemed to run with the land and shall constitute benefits and burdens to the Declarant, its successors and assigns, and to all parties hereafter having any interest in the Property.

2. Legal Description.

The real estate described hereinafter, also described on Page 1 of Phase XVIII Condominium Plat filed herewith, together with all buildings and improvements constructed or to be constructed thereon, is hereby annexed to SADDLE RIDGE ESTATES and subjected to the provisions of the Declaration. The buildings and units constructed or to be constructed are more fully described in the site plan and buildings and floor plans of the Phase XVIII Condominium Plat filed herewith, depicting the layout, location, perimeters, unit numbers and approximate dimensions of the buildings and units. The real estate subjected to the provisions of the Declaration hereby is described as follows:

PHASE XVIII PARCEL 1 Description:

A parcel of land located in the NE 1/4-NW 1/4, Section 1, T12N, R9E, Town of Pacific, Columbia County, Wisconsin bounded by the following described line: Beginning at the southeast corner of PHASE XIII, PARCEL 1, Saddle Ridge Estates Condominium; thence N3 degrees 03'E, 141.43 feet; thence N11 degrees 14'E, 107.76 feet; thence N79 degrees 33'E, 57.29 feet; thence N3 degrees 18'E, 44.63 feet; thence S72 degrees 01'E,

97.44 feet; thence S28 degrees 05'W, 106.58 feet; thence S72 degrees 23'W, 64.04 feet; thence S3 degrees 03'W, 162.86 feet; thence N86 degrees 57' 17"W, 60.00 feet to point of beginning. Said parcel contains 23,910 square feet or 0.549 acres.

PHASE XVIII PARCEL 2 Description:

A parcel of land located in the NE 1/4-NW 1/4, Section 1, T12N, R9E, Town of Pacific, Columbia County, Wisconsin bounded by the following described line: Beginning at the northeast corner of PHASE XV, Saddle Ridge Estates Condominium; thence N86 degrees 57' 17"W, 180.00 feet; thence S88 degrees 05'W, 254.24 feet; thence N14 degrees 36'E, 50.00 feet; thence N78 degrees 35'E, 160.00 feet; thence S85 degrees 29'E, 268.43 feet; thence S3 degrees 03'W, 60.00 feet to point of beginning. Said parcel contains 27,110 square feet or 0.622 acres.

PHASE XVIII, PARCEL 3 Description:

A parcel of land located in the NW 1/4-NE 1/4, Section 1, T12N, R9E, Town of Pacific, Columbia County, Wisconsin bounded by the following described line: Beginning at the northwest corner of PHASE XI, PARCEL 1, Saddle Ridge Estates Condominium; thence N1 degrees 46'W, 60.00 feet; thence S89 degrees 30'E, 132.00 feet; thence S1 degree 46'E, 60.00 feet; thence N89 degrees 30'W, 132.00 feet to the point of beginning. Said parcel contains 7,910 square feet or 0.182 acres.

TOGETHER with non-exclusive easements and rights of way for the benefit of the properties described above, for purposes of vehicular and pedestrian access, and ingress and egress to, from and between the above described properties and State Highway 33, as described and shown in prior Supplements to the Condominium Plat, and in the Phase XVIII Condominium Plat filed herewith.

3. Ownership Percentage Interest.

By reason of this Supplement and Amendment, and the annexation of three (3) additional residential units to SADDLE RIDGE ESTATES, and pursuant to the Wisconsin Condominium Ownership Act and provisions of the Declaration, the percentage of the undivided ownership interest in the common elements and facilities and limited common elements appurtenant to each unit and its owner is hereby adjusted in recognition of the disproportionate relative sizes of the various condominium units comprising SADDLE RIDGE ESTATES, and shall be as follows:

Percentage of Ownership Interest Appurtenant to Units in Saddle Ridge Estates

Unit No.	Percent Ownership	Unit No.	Percent Ownership
101	.78	504	.78
102	.78	505	.78
103	.78	506	.78
104	.78	507	.78
105	.78	508	.78
106	.78	509	.8
107	.78	510	.8
108	.78	511	.8
109	.78	512	.8
110	.78	513	.8
111	.78	514	.8
112	.78	515	.8

Unit No.	Percent Ownership
113	.78
114	.78
115	.78
116	.78
201	.78
202	.78
203	.78
204	.78
205	.78
206	.78
207	.78
208	.78
209	.78
210	.78
211	.78
212	.78
213	.78
214	.78
215	.78
216	.78
301	.78
302	.78
303	.78
304	.78
305	.78
306	.78
307	.78
308	.78
309	.78
310	.78
311	.78
312	.78
313	.78
314	.78
315	.78
316	.78
401	.78
402	.78
403	.78
404	.78
405	.78
406	.78
407	.78
408	.78
409	.78
410	.78
411	.78
412	.78
413	.78

Unit No.	Percent Ownership
516	.8
600	.54
601	.47
602	.77
603	.47
604	.77
605	.53
606	.54
607	.53
608	.75
609	.49
610	.8
611	.49
612	.8
613	.63
614	.75
615	.63
616	.75
617	.64
618	.8
619	.64
620	.8
621	.59
622	.75
623	.59
624	.5
626	.5
628	.81
630	.84
632	.86
634	.86
636	.97
638	.6
640	.89
642	1.18
644	.82
646	.71
648	.61
650	.88
652	1.26
668	.51
670	.59
6001	.8
6002	.61
6004	.66
6006	.67
6008	.67
6010	.63
6012	.66

Unit No.	Percent Ownership	Unit No.	Percent Ownership
414	.78	6014	.63
415	.78	6016	.66
416	.78	6018	.63
501	.78	6020	.72
502	.78	6022	.64
503	.78	6032	.66

4. Common Expenses and Common Surpluses.

The common expenses and common surpluses of SADDLE RIDGE ESTATES shall be divided, allocated and assessed equally against all units in SADDLE RIDGE ESTATES so that each unit in SADDLE RIDGE ESTATES and its owners shall be assessed 1/134th of the common expenses and credits with 1/134th of the common surpluses of the Association, except that casualty insurance premiums shall be divided along the units on the basis of replacement value insured.

5. Voting Rights.

The voting rights of members in the Association as specified in Section 11.2 of the Declaration, providing for Class A and Class B membership and one vote for each unit sold by Declarant, are unchanged and unaffected by this Amendment and remain in full force and effect.

6. Supplement to Condominium Plat.

The Condominium Plat for SADDLE RIDGE ESTATES is hereby supplemented by adding the Phase XVIII Condominium Plat thereto, including floor plans for Units 646, 6012 and 6032.

7. Effect of Annexation.

By this Supplement to the Declaration, Phase XVIII is annexed to Saddle Ridge Estates, adding three (3) condominium units to the condominium. As of the effective date hereof, SADDLE RIDGE ESTATES, comprises of fifty-seven (57) main buildings containing a total of one hundred thirty-four (134) residential units.

All of the provisions, restrictions, covenants, terms and conditions of the Declaration and the Articles and By-Laws of Saddle Ridge Estates Association, Ltd., and such restrictions, rules and regulations as may be promulgated thereunder shall be applicable to the properties and units hereby annexed to SADDLE RIDGE ESTATES.

8. Effective Date.

The effective date of this Supplement shall be the date it is recorded in the Office of the Register of Deeds for Columbia County, Wisconsin.

IN WITNESS WHEREOF, this document has been executed by duly authorized officers of Wajbac and Tadwil, Limited, as of the date first set forth above.

WAJBAC AND TADWIL, LIMITED

By: C. J. Berst
C. J. Berst, President

By: Robert C. Arians
Robert C. Arians, Secretary

NOTARIZATION

STATE OF WISCONSIN)

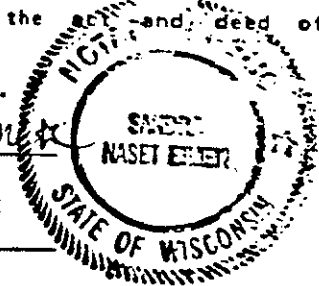
) ss

COLUMBIA COUNTY)

Personally appeared before me this 19th day of January, 1989, the above-named C. J. Berst and Robert C. Arians, to me known to be the President and Secretary of Wajbac and Tadwil, Limited, and who executed the foregoing instrument and acknowledged that they executed same as the officers and debt of said corporation.

Andr. Haset Lem...

Notary Public, Columbia County, WI
My Commission: 5-6-90



This instrument drafted by:

Atty. Thomas C. Groeneweg
Quale, Hartmann, Bohl, Stevens & Reynolds
619 Oak Street, Post Office Box 443
Baraboo, WI 53913-0443
(608) 356-3977

STATE OF WISCONSIN: } ES
COLUMBIA COUNTY }
RECEIVED FOR RECORD

JAN 19 1989

Penny Judd

Reg. of Deeds at 10:45 A M

CC TC

**AMENDMENT TO CONDOMINIUM PLAT OF
SADDLE RIDGE ESTATES
COLUMBIA COUNTY**

**THIS SURVEY DESCRIBES THE LAND AND
BUILDINGS SUBJECT TO THE CONDOMINIUM
DECLARATION FOR SADDLE RIDGE ESTATES**

PHASE XVIII

PHASE XVIII PARCEL 1 Description:

A parcel of land located in the NW-1/4, Section 1, T19N, R11E, Town of Pacific, Columbia County, Wisconsin bounded by the following described line: Beginning at the southeast corner of PHASE XVII, PARCEL 1, Saddle Ridge Estates Condominium, thence N70°31' E, 141.43 feet; thence N11°12' E, 107.78 feet; thence S71°23' E, 27.29 feet; thence S3°18' E, 41.63 feet; thence S72°01' E, 37.44 feet; thence S74°05' W, 186.58 feet; thence S27°23' W, 84.04 feet; thence S74°05' W, 162.86 feet; thence N88°57' 19" W, 80.00 feet to point of beginning. Said parcel contains 23,810 square feet or 0.549 acres.

PHASE XVIII PARCEL 2 Description:

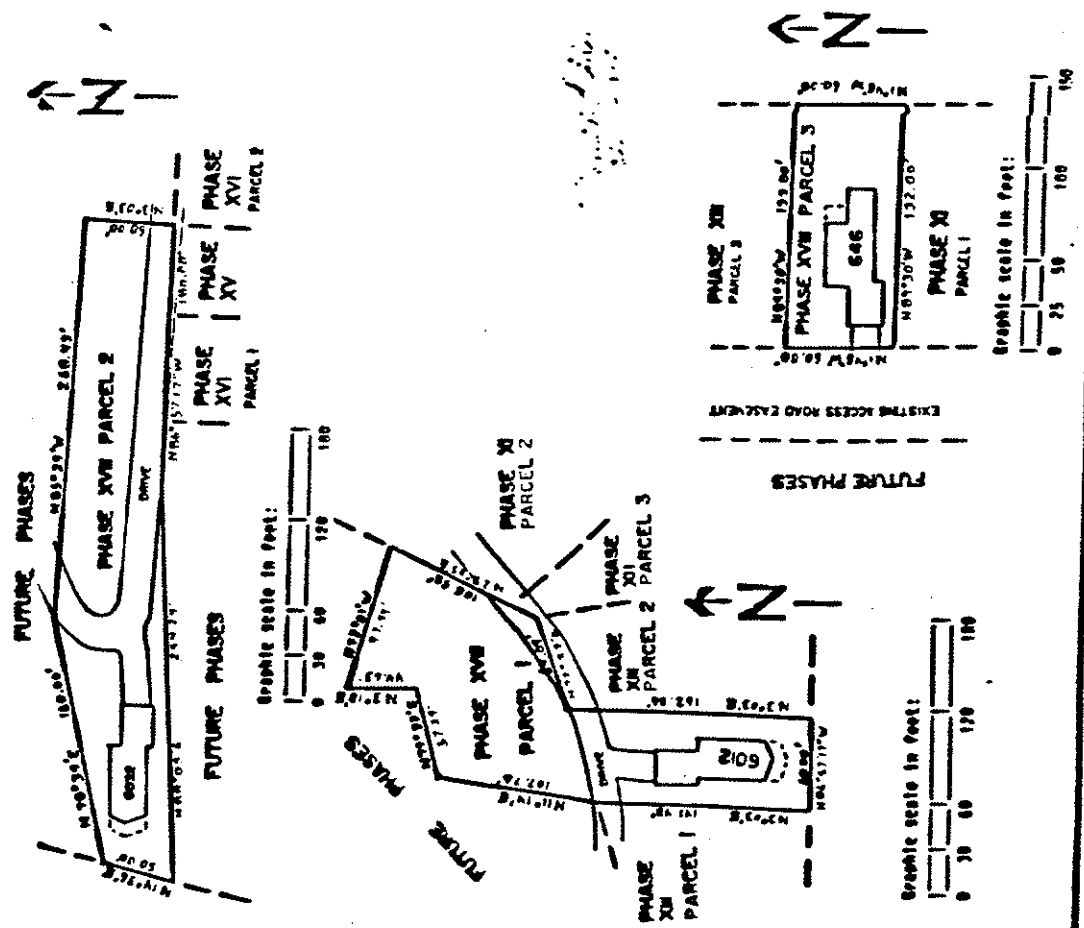
A parcel of land located in the NW-1/4, Section 1, T19N, R11E, Town of Pacific, Columbia County, Wisconsin bounded by the following described line: Beginning at the northeast corner of PHASE XVIII, Saddle Ridge Estates Condominium, thence N88°57' 19" W, 180.00 feet; thence S44°24' E, 244.24 feet; thence S71°23' E, 180.00 feet; thence S74°05' W, 186.58 feet; thence S27°23' W, 84.04 feet; thence S74°05' W, 162.86 feet to point of beginning. Said parcel contains 27,110 square feet or 0.622 acres.

PHASE XVIII PARCEL 3 Description:

A parcel of land located in the NW-1/4, Section 1, T19N, R11E, Town of Pacific, Columbia County, Wisconsin bounded by the following described line: Beginning at the northeast corner of PHASE XVIII, Saddle Ridge Estates Condominium, thence N88°57' 19" W, 80.00 feet; thence S44°24' E, 244.24 feet; thence S71°23' E, 180.00 feet; thence S74°05' W, 186.58 feet; thence S27°23' W, 84.04 feet; thence S74°05' W, 162.86 feet to point of beginning. Said parcel contains 27,910 square feet or 0.642 acres.

I, Kenneth G. Carlson, registered land surveyor, hereby certify that I have surveyed the above described parcel, that this plat is a correct representation of the superior boundaries of the parcel described and the location of the building or buildings constructed or to be constructed as shown on the site plan and the identification and location of each unit and the common elements can be determined.


An agreement has been signed by Kenneth Carlson and Carl Herrt to execute certain requirements of N-F 7, Wisconsin Administrative Code, namely setting monuments at the corners of the parcel described.

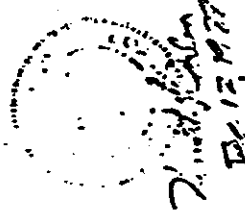


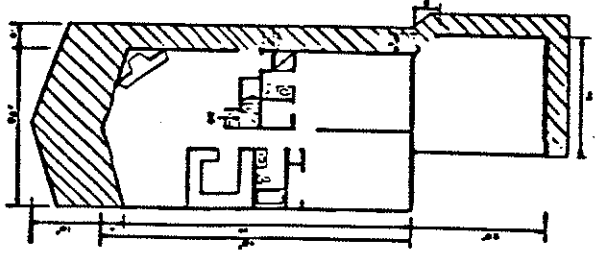
**AMENDMENT TO CONDOMINIUM PLAT OF
SADDLE RIDGE ESTATES
COLUMBIA COUNTY**

**THIS SURVEY DESCRIBES THE LAND AND
BUILDINGS SUBJECT TO THE CONDOMINIUM
DECLARATION FOR SADDLE RIDGE ESTATES
PHASE XVIII**

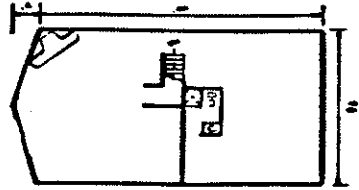
I, Kenneth G. Carlson, registered land surveyor, hereby certify that the drawings appearing hereon are an accurate copy of portions of the plans of each building and substantially depict the layout, location, unit numbers and dimensions of the building or buildings and units located and erected or to be erected.

 • Limited Common Area

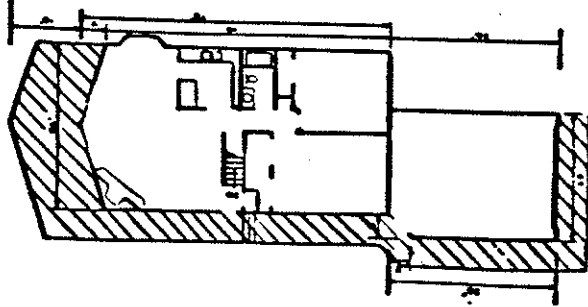

 KENNETH G. CARLSON
 REGISTERED LAND SURVEYOR
 No. 12, 1977



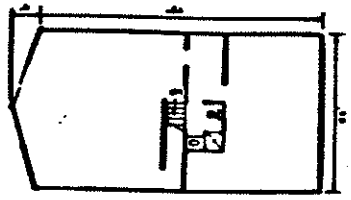
**UNIT 6012
FIRST FLOOR PLAN**



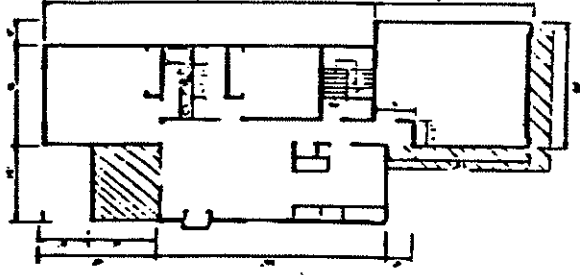
**UNIT 6012
BASEMENT FLOOR PLAN**



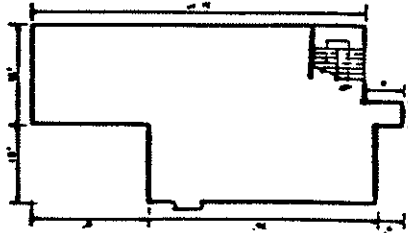
**UNIT 6013
FIRST FLOOR PLAN**



**UNIT 6013
BASEMENT FLOOR PLAN**



**UNIT 6014
FIRST FLOOR PLAN**



**UNIT 6014
BASEMENT FLOOR PLAN**

EIGHTEENTH SUPPLEMENT
TO
CONDOMINIUM DECLARATION
OF
CONDITIONS, COVENANTS, RESTRICTIONS AND EASEMENTS
FOR
SADDLE RIDGE ESTATES
Phase XIX

3rd day of January 1990

THIS EIGHTEENTH SUPPLEMENT is made this ~~21st day of December 1989~~ pursuant to the terms of the Condominium Declaration for SADDLE RIDGE ESTATES recorded May 1, 1978 in the Office of the Register of Deeds for Columbia County, Wisconsin, in Volume 180 of Records at pages 324-345 inclusive, as Document No. 394358, as supplemented and amended to date (the "Declaration") by Wajbac and Tadwil, Limited, an Illinois corporation (hereinafter "Declarant").

1. Statement of Declaration.

The purpose of this Supplement is to annex and submit the land described hereinafter and the improvements constructed or to be constructed thereon to the condominium form of ownership as a part of SADDLE RIDGE ESTATES in the manner provided by the Declaration.

Declarant hereby declares that it is the owner of the real property described in Section 2 hereof and shown on Page 1 of the Phase XIX Condominium Plat filed herewith, together with all buildings and improvements constructed or to be constructed thereon (the "Property"), which is hereby submitted to the condominium form of ownership as part of SADDLE RIDGE ESTATES as provided in the Declaration, and which Property shall be held, conveyed, devised, leased, encumbered, used, improved and in all respects otherwise affected subject to the provisions, conditions, covenants, restrictions and easements of the Declaration for SADDLE RIDGE ESTATES. All provisions hereof shall be deemed to run with the land and shall constitute benefits and burdens to the Declarant, its successors and assigns, and to all parties hereafter having any interest in the Property.

2. Legal Description.

The real estate described hereinafter, also described on Page 1 of Phase XIX Condominium Plat filed herewith, together with all buildings and improvements constructed or to be constructed thereon, is hereby annexed to SADDLE RIDGE ESTATES and subjected to the provisions of the Declaration. The buildings and units constructed or to be constructed are more fully described in the site plan and buildings and floor plans of the Phase XIX Condominium Plat filed herewith, depicting the layout, location, perimeters, unit numbers and approximate dimensions of the buildings and units. The real estate subjected to the provisions of the Declaration hereby is described as follows:

PHASE XIX Description:

A parcel of land located in the NE 1/4-NW 1/4, Section 1, T12N, R9E, Town of Pacific, Columbia County, Wisconsin, bounded by the following described line: Beginning at the northwest corner of PHASE XVI, PARCEL 1, Saddle Ridge Estates Condominium; thence S3°03'W, 120.00 feet; thence N86°57'17"W, 50.00 feet thence N3°03'E, 120.00 feet; thence S86°57'17"E, 50.00 feet to point of beginning. Said parcel contains 6,000 square feet or 0.138 acres.

TOGETHER with non-exclusive easements and right of way for the benefit of the properties described above, for purposes of vehicular and pedestrian access, and ingress and egress to, from and between the above described properties and State Highway 33, as described and shown in prior Supplements to the Condominium Plat, and in the Phase XIX Condominium Plat file herewith.

3. Ownership Percentage Interest.

By reason of this Supplement and Amendment, and the annexation of one (1) additional residential unit to SADDLE RIDGE ESTATES, and pursuant to the Wisconsin Condominium Ownership Act and provisions of the Declaration, the percentage of the undivided ownership interest in the common elements and facilities and limited common elements appurtenant to each unit and its owner is hereby adjusted in recognition of the disproportionate relative sizes of the various condominium units comprising SADDLE RIDGE ESTATES, and shall be as follows:

Percentage of Ownership Interest Appurtenant to Units in Saddle Ridge Estates

<u>Unit No.</u>	<u>Percent Ownership</u>	<u>Unit No.</u>	<u>Percent Ownership</u>
101	0.77	308	0.77
102	0.77	309	0.77
103	0.77	310	0.77
104	0.77	311	0.77
105	0.77	312	0.77
106	0.77	313	0.77
107	0.77	314	0.77
108	0.77	315	0.77
109	0.77	316	0.77
110	0.77	401	0.77
111	0.77	402	0.77
112	0.77	403	0.77
113	0.77	404	0.77
114	0.77	405	0.77
115	0.77	406	0.77
116	0.77	407	0.77
201	0.77	408	0.77
202	0.77	409	0.77
203	0.77	410	0.77
204	0.77	411	0.77
205	0.77	412	0.77
206	0.77	413	0.77
207	0.77	414	0.77
208	0.77	415	0.77
209	0.77	416	0.77
210	0.77	501	0.77
211	0.77	502	0.77
212	0.77	503	0.77
213	0.77	504	0.77
214	0.77	505	0.77
215	0.77	506	0.77
216	0.77	507	0.77
301	0.77	508	0.77
302	0.77	509	0.80
303	0.77	510	0.80
304	0.77	511	0.80
305	0.77	512	0.80
306	0.77	513	0.80
307	0.77	514	0.80

515	0.80	628	0.81
516	0.80	630	0.84
600	0.54	632	0.86
601	0.47	634	0.86
602	0.77	636	0.97
603	0.47	638	0.60
604	0.77	640	0.89
605	0.53	642	1.17
606	0.54	644	0.81
607	0.53	646	0.71
608	0.75	648	0.60
609	0.49	650	0.88
610	0.80	652	1.25
611	0.49	668	0.51
612	0.80	670	0.59
613	0.63	6001	0.80
614	0.75	6002	0.60
615	0.63	6004	0.66
616	0.75	6006	0.67
617	0.64	6008	0.66
618	0.80	6010	0.63
619	0.64	6012	0.66
620	0.80	6014	0.63
621	0.59	6016	0.66
622	0.75	6018	0.63
623	0.59	6020	0.72
624	0.50	6022	0.64
626	0.50	6024	0.63
		6032	0.66

4. Common Expenses and Common Surpluses.

The common expenses and common surpluses of SADDLE RIDGE ESTATES shall be divided, allocated and assessed equally against all units in SADDLE RIDGE ESTATES so that each unit in SADDLE RIDGE ESTATES and its owners shall be assessed 1/135th of the common expenses and credits with 1/135th of the common surpluses of the Association, except that casualty insurance premiums shall be divided along the units on the basis of replacement value insured.

5. Voting Rights.

The voting rights of members in the Association as specified in Section 11.2 of the Declaration, providing for Class A and Class B membership and one vote for each unit sold by Declarant, are unchanged and unaffected by this Amendment and remain in full force and effect.

6. Supplement to Condominium Plat.

The Condominium Plat for SADDLE RIDGE ESTATES is hereby supplemented by adding the Phase XIX Condominium Plat thereto, including floor plans for Unit 6024.

7. Effect of Annexation.

By this Supplement to the Declaration, Phase XIX is annexed to Saddle Ridge Estates, adding one (1) condominium unit to the condominium. As of the effective date hereof, SADDLE RIDGE ESTATES, comprising fifty-eight (58) main buildings containing a total of one hundred thirty-five (135) residential units.

All of the provisions, restrictions, covenants, terms and conditions of the Declaration and the Articles and By-Laws of Saddle Ridge Estates Association, Ltd., and such restrictions, rules and regulations as may be promulgated thereunder shall be applicable to the properties and units hereby annexed to SADDLE RIDGE ESTATES.

8. Effective Date.

The effective date of this Supplement shall be the date it is recorded in the Office of the Register of Deeds for Columbia County, Wisconsin.

IN WITNESS WHEREOF, this document has been executed by duly authorized officers of Wajbac and Tadwil, Limited, as of the date first set forth above.

WAJBAC AND TADWIL, LIMITED

By: Elizabeth H. Kirk
Elizabeth H. Kirk, a/k/a Ann Kirk, Vice President

By: Robert C. Arians
Robert C. Arians, Secretary

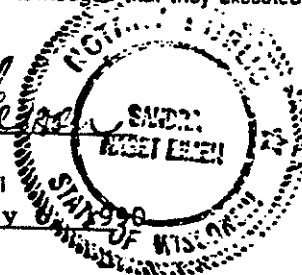
NOTARIZATION

STATE OF WISCONSIN)
) ss
COLUMBIA COUNTY)

January, 1990

Personally appeared before me this 3rd day of January, 1990, the above-named Elizabeth H. Kirk, a/k/a* and Robert C. Arians, to me known to be the Vice President and Secretary of Wajbac and Tadwil, Limited, and who executed the foregoing instrument and acknowledged that they executed same as the act and deed of said corporation.

* Ann Kirk

Sandra Naset Eimen
Sandra Naset Eimen
Notary Public, Columbia County, WI
My Commission: expires May


This instrument drafted by:
Atty. Thomas C. Groeneweg
Quale, Hartmann, Bohl, Stevens & Reynolds
618 Oak Street, Post Office Box 443
Baraboo, WI 53913-0443
(608) 356-3977

STATE OF WISCONSIN } SS
COLUMBIA COUNTY }
RECEIVED FOR RECORD

JAN 3 1990

Penny Judd
Reg. of Deeds at 2100 P M
CCTC

AMENDMENT TO CONDOMINIUM PLAT OF
SADDLE RIDGE ESTATES
COLUMBIA COUNTY

THIS SURVEY DESCRIBES THE LAND AND BUILDINGS SUBJECT TO THE CONDOMINIUM DECLARATION FOR SADDLE RIDGE ESTATES
PHASE XIX

PHASE XIX Description:
A parcel of land located in the NE1/4NW1/4, Section 1, T12N, R13E, Town of Pacific, Columbia County, Wisconsin bounded by the following described lines: beginning at the northwest corner of PHASE XVI PARCEL 1, Saddle Ridge Estates Condominium; thence S3°03'W, 120.00 feet; thence S66°17'17"W, 50.00 feet; thence S7°03'W, 120.00 feet; thence S48°52'17"W, 50.00 feet to point of beginning. Said parcel contains 6,000 square feet or 0.138 acre(s).

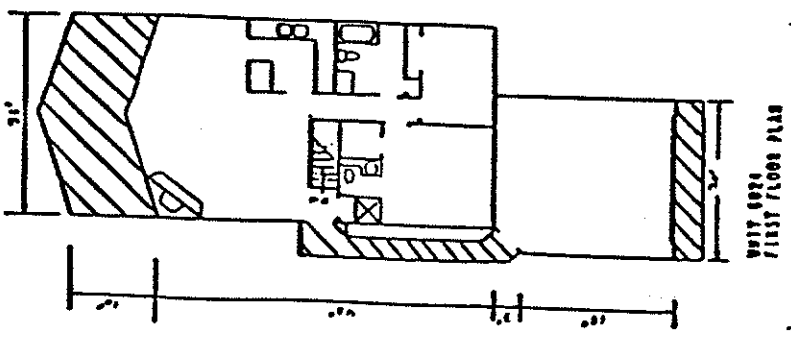
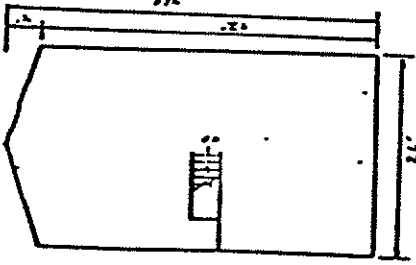
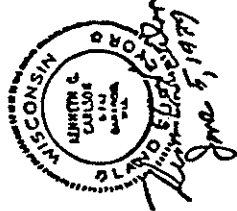
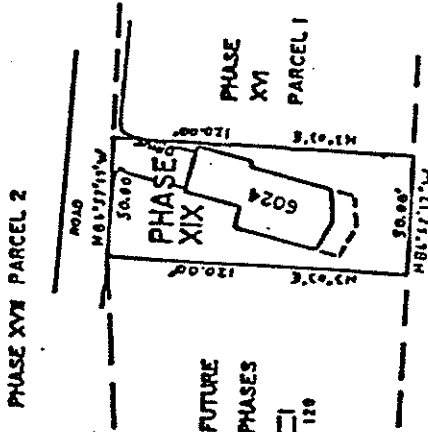
I, Kenneth G. Carlsson, registered land surveyor, hereby certify that I have surveyed the above described parcel, that this plat is a correct representation of the actual boundaries of the parcel described and the location of the building and driveways constructed or to be constructed as proposed at the date hereof and the identification and location of each unit and the common elements can be determined.

An agreement has been signed by Kenneth Carlsson and Carl Borat to exclude certain requirements of A-E 7, Wisconsin Administrative Code, namely setting monuments at the corners of the parcel described.

I, Kenneth G. Carlsson, registered land surveyor, hereby certify that the drawings appearing hereon are an accurate copy of portions of the plans of each building and substantially depict the layout, location, unit numbers and dimensions of the building or buildings and units located and erected or to be erected.

Condensative Plat
Saddle Ridge Estates
PHASE XIX
Page 1 of 1 Page

▨ Limited Common Area



**NINETEENTH SUPPLEMENT
TO
CONDOMINIUM DECLARATION
OF
CONDITIONS, COVENANTS, RESTRICTIONS AND EASEMENTS
FOR
SADDLE RIDGE ESTATES
Phase XX**

THIS NINETEENTH SUPPLEMENT is made this 1st day of November, 1990, pursuant to the terms of the Condominium Declaration for SADDLE RIDGE ESTATES recorded May 1, 1978 in the Office of the Register of Deeds for Columbia County, Wisconsin, in Volume 180 of Records at pages 324-345 inclusive, as Document No. 384358, as supplemented and amended to date (the "Declaration") by Wajbac and Tadwil, Limited, an Illinois corporation (hereinafter "Declarant").

1. Statement of Declaration.

The purpose of this Supplement is to annex and submit the land described hereinafter and the improvements constructed or to be constructed thereon to the condominium form of ownership as a part of SADDLE RIDGE ESTATES in the manner provided by the Declaration.

Declarant hereby declares that it is the owner of the real property described in Section 2 hereof and shown on Page 1 of the Phase XX Condominium Plat filed herewith, together with all buildings and improvements constructed or to be constructed thereon (the "Property"), which is hereby submitted to the condominium form of ownership as part of SADDLE RIDGE ESTATES as provided in the Declaration, and which Property shall be held, conveyed, devised, leased, encumbered, used, improved and in all respects otherwise affected subject to the provisions, conditions, covenants, restrictions and easements of the Declaration for SADDLE RIDGE ESTATES. All provisions hereof shall be deemed to run with the land and shall constitute benefits and burdens to the Declarant, its successors and assigns, and to all parties hereafter having any interest in the Property.

2. Legal Description.

The real estate described hereinafter, also described on Page 1 of Phase XX Condominium Plat filed herewith, together with all buildings and improvements constructed or to be constructed thereon, is hereby annexed to SADDLE RIDGE ESTATES and subjected to the provisions of the Declaration. The buildings and units constructed or to be constructed are more fully described in the site plan and buildings and floor plans of the Phase XX Condominium Plat filed herewith, depicting the layout, location, perimeters, unit numbers and approximate dimensions of the buildings and units. The real estate subjected to the provisions of the Declaration hereby is described as follows:

PHASE XX Description:

A parcel of land located in the NE 1/4-NW 1/4, Section 1, T12N, R9E, Town of Pacific, Columbia County, Wisconsin, bounded by the following described line: Beginning at the northwest corner of PHASE XIX, Saddle Ridge Estate Condominium; thence S3°03'W, 120.00 feet; thence N86°57'17"W, 120.00 feet; thence N6°26'E, 110.96 feet; thence N86°05'E, 110.00 feet to point of beginning. Said parcel contains 13,200 square feet or 0.303 acres.

TOGETHER with non-exclusive easements and right of way for the benefit of the properties described above, for purposes of vehicular and pedestrian access, and ingress and egress to, from and between the above described properties and State Highway 33, as described and shown in prior Supplements to the Condominium Plat, and in the Phase XX Condominium Plat file herewith.

3. Ownership Percentage Interest.

By reason of this Supplement and Amendment, and the annexation of two (2) additional residential units to SADDLE RIDGE ESTATES, and pursuant to the Wisconsin Condominium Ownership Act and provisions of the Declaration, the percentage of the undivided ownership interest in the common elements and facilities and limited common elements appurtenant to each unit and its owner is hereby adjusted in recognition of the disproportionate relative sizes of the various condominium units comprising SADDLE RIDGE ESTATES, and shall be as follows:

Percentage of Ownership Interest Appurtenant to Units in Saddle Ridge Estates

<u>Unit No.</u>	<u>Percent</u> <u>Ownership</u>	<u>Unit No.</u>	<u>Percent</u> <u>Ownership</u>
101	0.76	306	0.76
102	0.76	307	0.76
103	0.76	308	0.76
104	0.76	309	0.76
105	0.76	310	0.76
106	0.76	311	0.76
107	0.76	312	0.76
108	0.76	313	0.76
109	0.76	314	0.76
110	0.76	315	0.76
111	0.76	316	0.76
112	0.76	401	0.76
113	0.76	402	0.76
114	0.76	403	0.76
115	0.76	404	0.76
116	0.76	405	0.76
201	0.76	406	0.76
202	0.76	407	0.76
203	0.76	408	0.76
204	0.76	409	0.76
205	0.76	410	0.76
206	0.76	411	0.76
207	0.76	412	0.76
208	0.76	413	0.76
209	0.76	414	0.76
210	0.76	415	0.76
211	0.76	416	0.76
212	0.76	501	0.76
213	0.76	502	0.76
214	0.76	503	0.76
215	0.76	504	0.76
216	0.76	505	0.76
301	0.76	506	0.76
302	0.76	507	0.76
303	0.76	508	0.76
304	0.76	509	0.79
305	0.76	510	0.79

221

511	0.79	628	0.80
512	0.79	630	0.83
513	0.79	632	0.85
514	0.79	634	0.85
515	0.79	636	0.96
516	0.79	638	0.59
600	0.54	640	0.88
601	0.46	642	1.16
602	0.76	644	0.80
603	0.46	646	0.70
604	0.76	648	0.60
605	0.52	650	0.87
606	0.54	652	1.24
607	0.52	668	0.50
608	0.74	670	0.59
609	0.49	6001	0.79
610	0.79	6002	0.60
611	0.49	6004	0.65
612	0.79	6006	0.66
613	0.62	6008	0.66
614	0.74	6010	0.63
615	0.62	6012	0.65
616	0.74	6014	0.63
617	0.63	6016	0.65
618	0.79	6018	0.63
619	0.63	6020	0.71
620	0.79	6022	0.63
621	0.59	6024	0.63
622	0.74	6026	0.65
623	0.59	6028	0.53
624	0.49	6032	0.65
626	0.49		

4. Common Expenses and Common Surpluses.

The common expenses and common surpluses of SADDLE RIDGE ESTATES shall be divided, allocated and assessed equally against all units in SADDLE RIDGE ESTATES so that each unit in SADDLE RIDGE ESTATES and its owners shall be assessed 1/137th of the common expenses and credits with 1/137th of the common surpluses of the Association, except that casualty insurance premiums shall be divided along the units on the basis of replacement value insured.

5. Voting Rights.

The voting rights of members in the Association as specified in Section 11.2 of the Declaration, providing for Class A and Class B membership and one vote for each unit sold by Declarant, are unchanged and unaffected by this Amendment and remain in full force and effect.

6. Supplement to Condominium Plat.

The Condominium Plat for SADDLE RIDGE ESTATES is hereby supplemented by adding the Phase XX Condominium Plat

thereto, including floor plans for Units 6026 and 6028.

7. Effect of Annexation.

By this Supplement to the Declaration, Phase XX is annexed to Saddle Ridge Estates, adding two (2) condominium units to the condominium. As of the effective date hereof, SADDLE RIDGE ESTATES, comprising sixty (60) main buildings containing a total of one hundred thirty-seven (137) residential units.

All of the provisions, restrictions, covenants, terms and conditions of the Declaration and the Articles and By-Laws of Saddle Ridge Estates Association, Ltd., and such restrictions, rules and regulations as may be promulgated thereunder shall be applicable to the properties and units hereby annexed to SADDLE RIDGE ESTATES.

8. Effective Date.

The effective date of this Supplement shall be the date it is recorded in the Office of the Register of Deeds for Columbia County, Wisconsin.

IN WITNESS WHEREOF, this document has been executed by duly authorized officers of Wajbac and Tadwil, Limited, as of the date first set forth above.

WAJBAC AND TADWIL LIMITED

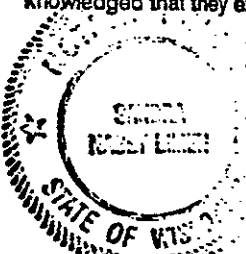
By: [Signature]
C. J. Berst, President

By: [Signature]
Robert C. Arians, Secretary

NOTARIZATION

STATE OF WISCONSIN)
) ss
COLUMBIA COUNTY)

Personally appeared before me this 1st day of November, 1990, the above-named C. J. Berst and Robert C. Arians, to me known to be the President and Secretary of Wajbac and Tadwil, Limited, and who executed the foregoing instrument and acknowledged that they executed same as the act and deed of said corporation.



[Signature]
Notary Public, Columbia County, WI
My Commission: expires May 8, 1994

This instrument drafted by:
Atty. Thomas C. Groeneweg
Quale, Hartmann, Bohl, Stevens & Reynolds
819 Oak Street, Post Office Box 443
Baraboo, WI 53913-0443
(608) 356-3977

STATE OF WISCONSIN } SS
COLUMBIA COUNTY }
RECEIVED FOR RECORD

NOV 5 1990

[Signature]
Reg. of Deeds at 2:30 PM
CCTU

Return to coc!

AMENDMENT TO CONDOMINIUM PLAT OF

SADDLE RIDGE ESTATES

COLUMBIA COUNTY

THIS SURVEY DESCRIBES THE LAND AND BUILDINGS SUBJECT TO THE CONDOMINIUM DECLARATION FOR SADDLE RIDGE ESTATES

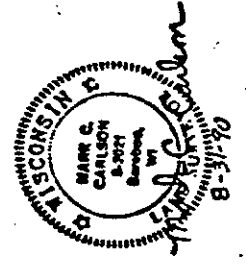
PHASE XX

PHASE XX Description:
 A parcel of land located in the NE1/4, Section 1, T12N, R9E, Town of Pacific, Columbia County, Wisconsin bounded by the following described line: Beginning at the north corner of the 120.00 feet x 110.00 feet x 120.00 feet; thence N82°51'17"W 120.00 feet; thence N82°51'17"W 110.00 feet; thence N82°51'17"W 120.00 feet to a point of beginning. Said parcel contains 13,200 square feet or 0.303 acres.

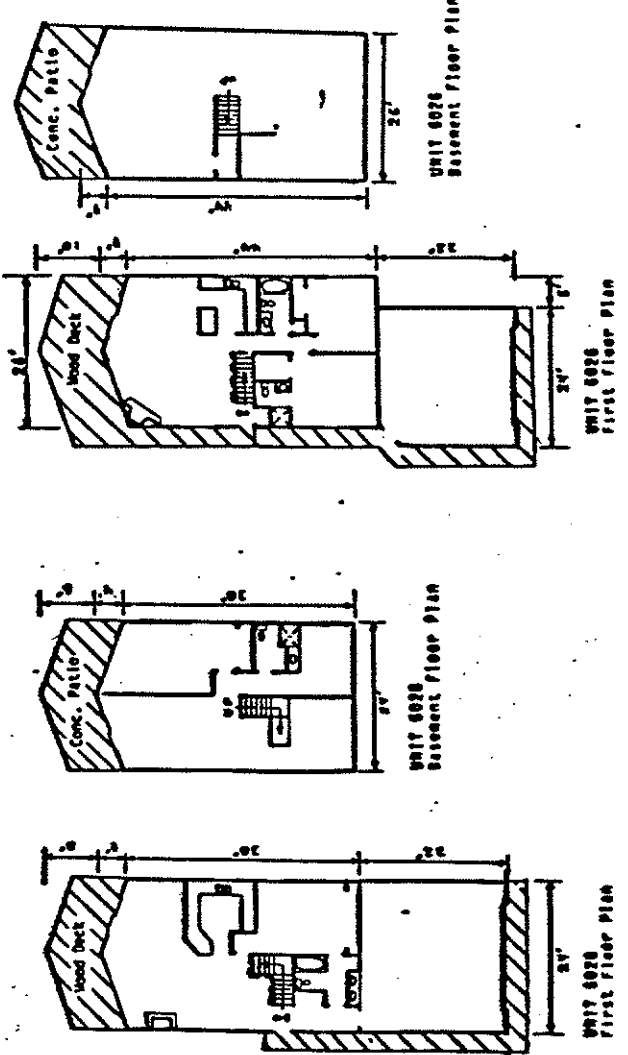
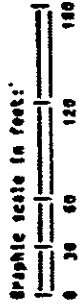
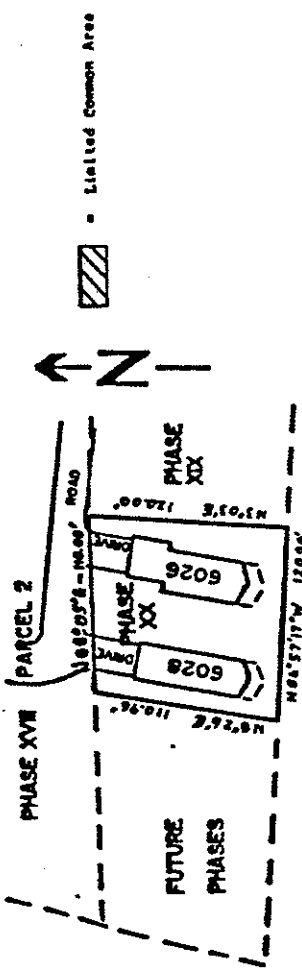
I, Mark C. Carlson, registered land surveyor, hereby certify that I have surveyed the above described parcel, that this plat is a correct representation of the exterior boundaries of the parcel described and the location of the buildings and driveways constructed or to be constructed as proposed at the date hereof and the identification and location of each unit and the common elements can be determined.

An agreement has been signed by Mark Carlson and Carl Berst to exclude all requirements of A-17 of the Wisconsin Administrative Code except the preparation of a U.S. public land survey monument record and a map of work performed.

I, Mark C. Carlson, registered land surveyor, hereby certify that the drawings appearing hereon are an accurate copy of portions of the plans of each building and substantially depict the layout, location, unit numbers and dimensions of the building or buildings and units located and erected or to be erected.



Condominium Plat
 Saddle Ridge Estates
 PHASE XX
 Page 1 of 1 page



401 446

136,845

STATE OF WISCONSIN } SS
COLUMBIA COUNTY. }
RECEIVED FOR RECORD

#22!

NOV 21 1991

Penny Judd

Reg. of Deeds at 4115 P M

AMENDMENT
TO
CONDOMINIUM DECLARATION
OF
CONDITIONS, COVENANTS, RESTRICTIONS AND EASEMENTS
FOR
SADDLE RIDGE ESTATES
Phase VIII

THIS AMENDMENT is made this 21st day of November, 1991, pursuant to the terms of the Condominium Declaration for SADDLE RIDGE ESTATES recorded May 1, 1978 in the Office of the Register of Deeds for Columbia County, Wisconsin, in Volume 190 of Records at pages 324-345 inclusive, as Document No. 394358, as supplemented and amended to date (the "Declaration") by Wajbac and Tadwil, Limited, an Illinois corporation (hereinafter "Declarant").

I. AMENDMENT OF DECLARATION

1.1 The Declaration and Condominium Plat for SADDLE RIDGE ESTATES is hereby amended by removing and deleting reference to the Condominium Plat filed in Volume 1 of Columbia County Condominium Plats at Pages 115-118, and substituting therefor the Amended Phase VIII Condominium Plat, Pages 1 through 4, filed herewith.

It is the intention hereof that the Amended Phase VIII Condominium Plat filed herewith shall supersede and replace for all purposes the plat as filed in Volume 1 of Columbia County Condominium Plats at Pages 115-118 and at Volume 277 of Records at pages 177-180.

II. EFFECT OF AMENDMENT

2.1 Summary of Changes.

By this Amendment to the Declaration, Phase VIII of SADDLE RIDGE ESTATES is amended to refer to the amended condominium plat showing the floor plans of units and the location of units as actually constructed and located in Phase VIII.

2.2 Ownership Percentage Interests.

By reason of this Amendment, and pursuant to the Wisconsin Condominium Ownership Act and provisions of the Declaration, the percentage of the undivided ownership interest in the common elements and facilities and limited common elements appurtenant to each unit and its owner is hereby adjusted in recognition of the disproportionate relative sizes of the various condominium units comprising SADDLE RIDGE ESTATES, and shall be as follows:

225

Percentage of Ownership Interest Appurtenant to Units in Saddle Ridge Estates
The Columns below represent Unit No. (i.e.101,etc.) and Percentage (i.e.0.76,etc.)

101	0.76	401	0.76	616	0.74
102	0.76	402	0.76	617	0.63
103	0.76	403	0.76	618	0.78
104	0.76	404	0.76	619	0.63
105	0.76	405	0.76	620	0.78
106	0.76	406	0.76	621	0.58
107	0.76	407	0.76	622	0.74
108	0.76	408	0.76	623	0.58
109	0.76	409	0.76	624	0.80
110	0.76	410	0.76	626	0.80
111	0.76	411	0.76	628	0.79
112	0.76	412	0.76	630	0.82
113	0.76	413	0.76	632	0.84
114	0.76	414	0.76	634	0.84
115	0.76	415	0.76	636	0.95
116	0.76	416	0.76	638	0.58
201	0.76	501	0.76	640	0.87
202	0.76	502	0.76	642	1.15
203	0.76	503	0.76	644	0.80
204	0.76	504	0.76	646	0.69
205	0.76	505	0.76	648	0.59
206	0.76	506	0.76	650	0.86
207	0.76	507	0.76	652	1.23
208	0.76	508	0.76	668	0.5
209	0.76	509	0.78	670	0.58
210	0.76	510	0.78	6001	0.78
211	0.76	511	0.78	6002	0.65
212	0.76	512	0.78	6004	0.65
213	0.76	513	0.78	6006	0.65
214	0.76	514	0.78	6008	0.65
215	0.76	515	0.78	6010	0.62
216	0.76	516	0.78	6012	0.65
301	0.76	600	0.53	6014	0.62
302	0.76	601	0.46	6016	0.65
303	0.76	602	0.75	6018	0.62
304	0.76	603	0.46	6020	0.7
305	0.76	604	0.75	6022	0.63
306	0.76	605	0.51	6024	0.62
307	0.76	606	0.53	6026	0.65
308	0.76	607	0.51	6028	0.52
309	0.76	608	0.74	6032	0.65
310	0.76	609	0.48		
311	0.76	610	0.78		
312	0.76	611	0.48		
313	0.76	612	0.78		
314	0.76	613	0.62		
315	0.76	614	0.74		
316	0.76	615	0.62		

2.3. Effective Date.

The effective date of this Amendment shall be the date it is recorded in the Office of the Register of Deeds for Columbia County, Wisconsin.

IN WITNESS WHEREOF, this document has been executed by duly authorized officers of Wajbac and Tadwil, Limited, as of the date first set forth above.

WAJBAC AND TADWIL, LIMITED

By: Carl J. Berst
Carl J. Berst, President

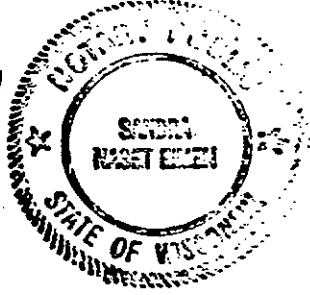
By: Robert C. Arians
Robert C. Arians, Secretary

NOTARIZATION

STATE OF WISCONSIN)
) ss
COLUMBIA COUNTY)

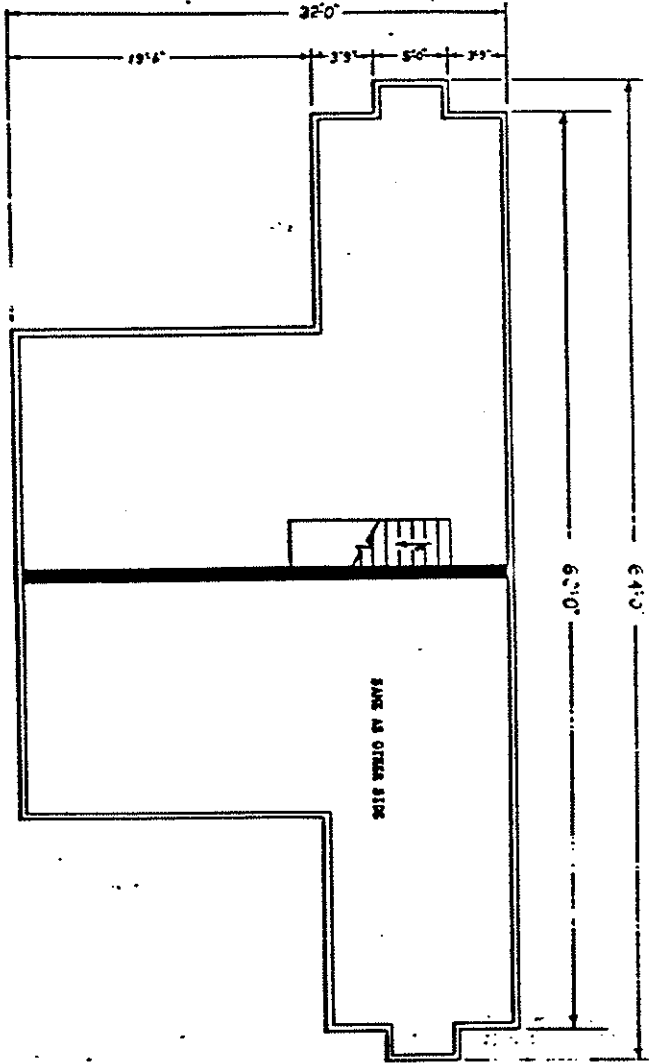
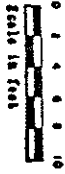
Personally appeared before me this 21st day of November, 1991, the above-named Carl J. Berst and Robert C. Arians to me known to be the President and Secretary of Wajbac and Tadwil, Limited, and who executed the foregoing instrument and acknowledged that they executed same as the act and deed of said corporation.

Dudra Haseb Emen
Notary Public, Columbia County, WI
My Commission: expires 5-8-91



This instrument drafted by:

Atty. Thomas C. Groeneweg
Quale, Hartmann, Bohl, Stevens & Reynolds
619 Oak Street, Post Office Box 443
Baraboo, WI 53913-0443
(608) 356-3977



BASEMENT PLAN

SADDLE RIDGE ESTATES

COLUMBIA COUNTY

EXHIBIT B PAGE 12 A

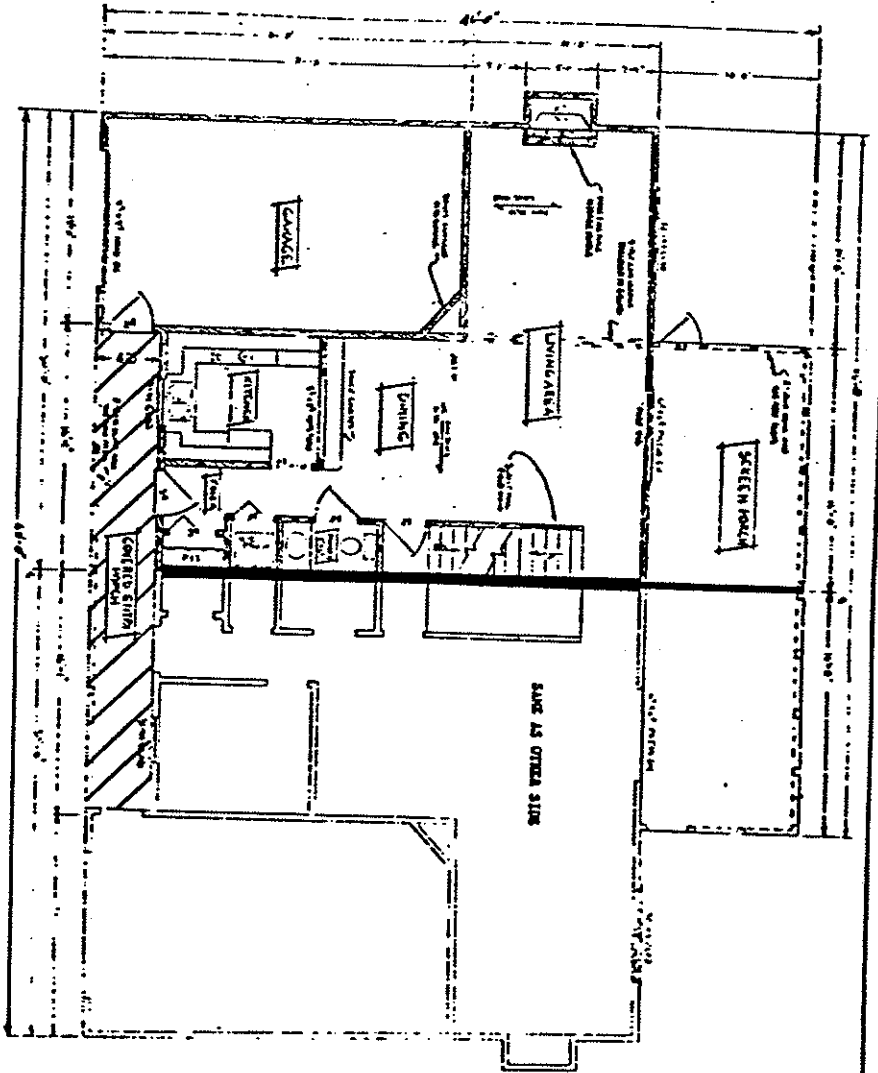
AMENDED PHASE VIII

This floor plan is used in sheets 7 & 8 Tract numbers 401, 405

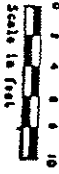
CONDOMINIUM PLAN
Saddle Ridge Estates
Amended Phase VIII
Page 2 of 4 pages

I, Kenneth G. Carlson, registered land surveyor duly licensed by the State of Missouri, do hereby certify that the drawings appearing herein are an accurate copy of portions of the plans of such building and substantially depict the layout, location, unit numbers and dimensions of the building or buildings and units located and intended to be erected.

Kenneth G. Carlson
KENNETH G. CARLSON
LAND SURVEYOR
Date: 07/27/11



FIRST FLOOR PLAN



Existing Common Area

I, Kenneth G. Carlson, registered land surveyor duly licensed by the State of Wisconsin, do hereby certify that the drawings appearing herein are an accurate copy of portions of the plan of each building and substantially depict the layout, location, unit numbers and dimensions of the building or buildings and units located and intended to be erected.

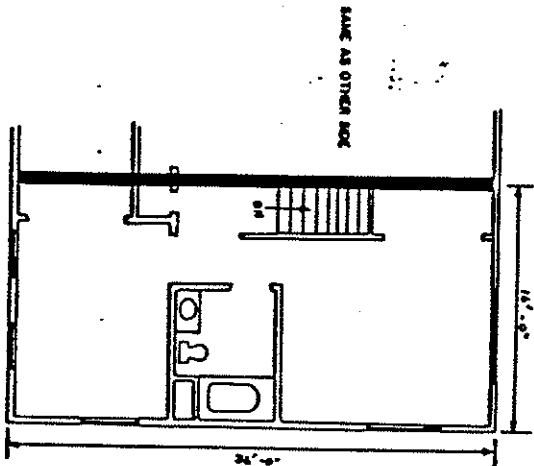
Kenneth G. Carlson
 Date 07-28-1991



This floor plan is used to court # 6 Unit numbers 604, 606

SADDLE RIDGE ESTATES
 COLUMBIA COUNTY
 EXHIBIT B PAGE 12 B
 AMENDED PHASE VIII

CONDOMINIUM PLAN
 Saddle Ridge Estates
 Amended Phase VIII
 Page 3 of 4 pages

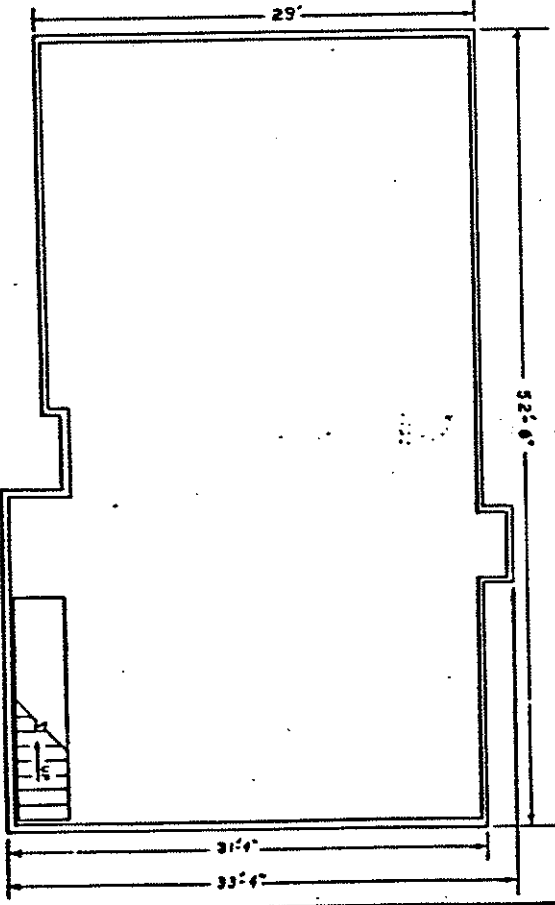
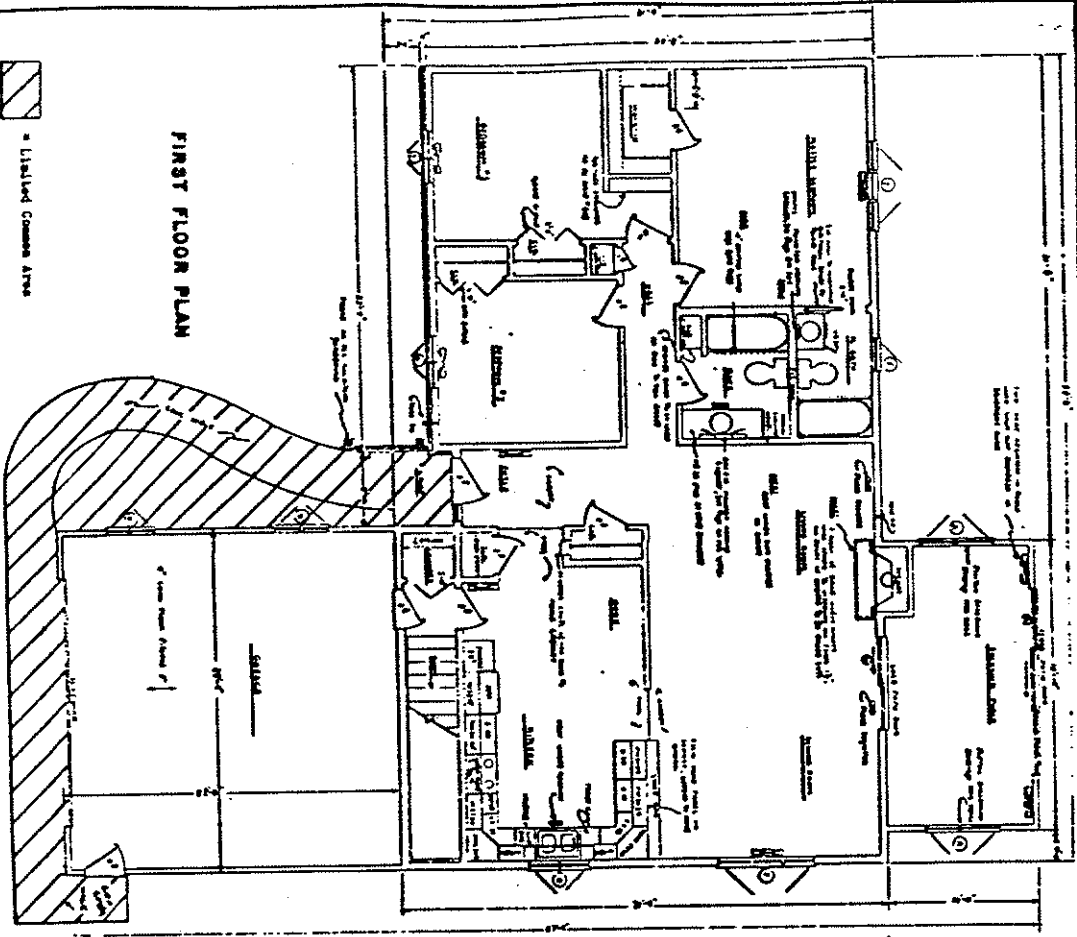


SECOND FLOOR PLAN



= Listed Common Area

FIRST FLOOR PLAN



Scale in feet
0 1 2 3 4 5 10

BASEMENT PLAN
SADDLE RIDGE ESTATES
COLUMBIA COUNTY

EXHIBIT B PAGE 13
AMENDED PHASE VIII
This floor plan is used in units 7 & 8 Unit number 636

I, Kenneth G. Carlson, registered land surveyor duly licensed by the State of Wisconsin do hereby certify that the above described portion are the true and correct portions of the plans of each building, with substantially correct the layout, location, unit numbers and dimensions of the walls or buildings and walls located and intended to be erected.



CONDOMINIUM PLAN
Saddle Ridge Estates
Amended Phase VIII
Page 4 of 4 pages

AMENDMENT TO BYLAWS OF
SADDLE RIDGE ESTATES ASSOCIATION, LTD.

This Amendment made this 21 day of September, 1992, to the Bylaws of Saddle Ridge Estates Association, Ltd.

WHEREAS, Owners are desirous of and have consented in writing to amending the Bylaws in the respects set forth hereinafter;

NOW THEREFORE, the Bylaws are amended as follows:

1. The second sentence of Section 5.3 of the Bylaws shall be deleted and replaced by the following sentence:

The amounts required by such budgets shall be assessed and charged against each Unit as set forth in the Declaration.

2. Section 3.3 of the Bylaws shall be amended by the addition of the following:

(d) commencing with the annual meeting in the year 1992, two additional directors so that the membership of the Board shall be increased to seven. The term of the additional director(s) shall expire after three (3) years so that two terms expire in 1993, two terms expire in 1994, and three terms expire in 1995.

3. The Bylaws, as amended herein, otherwise remain unchanged and in full force and effect.

4. The effective date of this Amendment shall be the date it they are approved by the Board of Directors of Saddle Ridge Estates Association, Ltd.

STATE OF WISCONSIN } SS
COLUMBIA COUNTY }
RECEIVED FOR RECORD

SEP 21 1992

Danny Juedel

Reg. of Deeds at 9:35 A.M.

Will Pick Up

AMENDMENT TO CONDOMINIUM DECLARATION

This Amendment made this 21 day of September, 1992, by the affirmative written consent of at least sixty-seven percent (67%) of the unit owners and mortgagees (together hereinafter "Owners") of Saddle Ridge Estates Condominium to that certain Condominium Declaration for Saddle Ridge Estates recorded on May 1, 1978 in the Office of the Register of Deeds for Columbia County, Wisconsin in Volume 190 at pages 324-340 inclusive, as Document No. 394358, as amended and supplemented to date, (the "Declaration").

WHEREAS, Owners own and/or hold mortgages on at least sixty-seven percent (67%) of the condominium units in Saddle Ridge Estates; and

WHEREAS, Owners are desirous of and have consented in writing to amending the Declaration in the respects set forth hereinafter;

NOW THEREFORE, the Declaration is amended as follows:

1. The second sentence of Section 18 of the Declaration shall be repealed and replaced by the following:

The Association shall make assessments against the Unit owners, as well as the units themselves, for the cost of the insurance required by Section 17 of this Declaration in accordance with the percentage of the undivided interest in the common and limited common areas and facilities relating to each Unit, as shown in the most recent recorded Supplement hereto. Each Unit, and the owners thereof, shall be assessed equally for all other common expenses in the manner provided by the Bylaws of the Association.

2. The Declaration, as amended herein, otherwise remains unchanged and in full force and effect.

3. The effective date of the Amendment shall be the date it is recorded in the Office of the Register of Deeds for Columbia County, Wisconsin.

IN WITNESS WHEREOF, this Amendment has been executed with the written consent of at least 67% of the unit owners and mortgagees of Saddle Ridge Estates Condominium at the date hereof, and the undersigned officers of the Association of unit owners for the condominium hereby certify and attest by their signature hereto, that the foregoing Amendment has been adopted with the written consent of at least 67% of the unit owners in the Condominium, and their mortgagees, in the manner provided in the Wisconsin Condominium Ownership Act, and that the Declarant has consented in writing to this Amendment. The undersigned further certify that the written consents of the unit owners and their mortgagees to this Amendment are on file and available for inspection at the offices of the Association.

SADDLE RIDGE ESTATES ASSOCIATION, LTD.

By:

Robert Fischer
Robert Fischer, President

Attest:

Wilbert Kroncke
Wilbert Kroncke, Secretary

STATE OF WISCONSIN)
COLUMBIA COUNTY) ss.

Personally appeared before me this 21 day of September, 1992, the above-named Robert Fischer and Wilbert Kroncke, to me known to be the President and Secretary, respectively, of Saddle Ridge Estates Association, Ltd., and who executed the foregoing instrument and acknowledged same as the act and deed of said corporation.

Michelle Michler
Notary Public, State of Wisconsin
My Commission: 6-16-96

This instrument drafted by:

Michelle A. Behnke
Stolper, Koritzinsky, Brewster & Neider, S.C.
7617 Mineral Point Road
P.O. Box 5510
Madison, Wisconsin 53705-0510

612332

FIRST AMENDMENT TO
WATER SUPPLY AGREEMENT

STATE OF WISCONSIN }
COLUMBIA COUNTY } SS
RECEIVED FOR RECORD

OCT 7 1999

Danny Judd

Reg. of Deeds at 10:30AM

Name & Return Address:

The Saddle Ridge Corporation
Attn: President
100 Saddle Ridge
Portage, WI 53901

TC I

Parcel Identification Nos.: (see attached
Exhibit H)

THIS AMENDMENT, entered effective this 30th day of September, 1999, by and among THE SADDLE RIDGE CORPORATION (formerly known as Wajbac and Tadwil, Ltd., and successor in interest to Columbia Corporation), an Illinois corporation (hereinafter "TSRC"), SADDLE RIDGE ESTATES ASSOCIATION, LTD., a Wisconsin non-stock corporation (hereinafter "SRE"), SADDLE RIDGE ASSOCIATION, LTD., a Wisconsin non-stock corporation (hereinafter "SRA"), SWAN LAKE VILLAGE ASSOCIATION, LTD., a Wisconsin non-stock corporation (hereinafter "SLV"), and THE FOREST AT SWAN LAKE ASSOCIATION, LTD., a Wisconsin non-stock corporation (hereinafter "FSL"), amends a Water Supply Agreement (the "Water Agreement") dated September 27, 1979, by and among Wajbac and Tadwil, Limited, SRE, SRA and Columbia Corporation, a presently dissolved Illinois corporation the rights and obligations of which have been transferred to and assumed by TSRC, and,

RECITATIONS

A. The Water Agreement was recorded September 27, 1979, in Vol. 211 of Records, pages 303-310, as Document No. 405010, in the office of the Register of Deeds for Columbia

County (Wisconsin), and re-recorded October 1, 1979, in Vol. 211 of Records, pages 403-410, as Document No. 405060; and,

B. The parties wish to amend the Water Agreement pursuant to a stipulation (the "Stipulation") dated March 21, 1996 and approved by the court by an order dated April 2, 1996 in a lawsuit, identified as 95CV124 (Columbia County, Wisconsin);

C. The parties have recently completed construction of improvements to the water system (the System) described in the Water Agreement pursuant to an order of the court in that lawsuit dated June 8, 1998;

D. The real estate subject to the Water Agreement is described on attached Exhibits A through G. There are currently four condominium associations whose unit owners take water from the System, Saddle Ridge, Saddle Ridge Estates, Swan Lake Village and The Forest at Swan Lake. There are currently 116 declared units in Saddle Ridge Estates, 127 declared units in Saddle Ridge, 13 declared units in Swan Lake Village and 17 declared units in The Forest at Swan Lake, making a grand total of 273 currently declared units. In addition to such use by the unit owners of the four condominium associations, TSRC takes water from the System for TSRC's sales office, golf shop and marina.

In consideration of the mutual covenants and agreements contained herein, the parties agree to amend the Water Agreement as follows:

1. The recitations are incorporated and approved.
2. "Operating Entity" shall mean the entity which is charged in the Water Agreement, particularly paragraph 4 of the Water Agreement, with the assessment and collection of fees for the operation of the System. The Operating Entity is currently SRE.
3. Effective as of the date of this first amendment, TSRC shall have the right to add 96 residential units to the System, in addition to the currently declared 273 units described in recitation D, in accordance with Section I of the Stipulation. No person other than TSRC or any successor or assign of TSRC shall have the right to add residential units to the System.
4. TSRC shall have the right to connect additional residential units to the System, in addition to those allowed by paragraph 3, only upon compliance with the terms and conditions of the Stipulation, including particularly Section X of the Stipulation.
5. "Nonresidential Use" shall mean any use of the System for recreational purposes or for any purpose other than the residential uses described in paragraphs 3 and 4, and other than uses by existing and future units for normal residential purposes as defined in paragraph 8. The following rules shall apply to Nonresidential Uses of the System:
 - (a) TSRC shall not use the System for watering the Saddle Ridge Golf Course.
 - (b) TSRC shall have the right to use the System for its three current Nonresidential Uses plus additional Nonresidential Uses such as, for example, a

recreational facility, provided that all of TSRC's Nonresidential Uses use on an annual basis approximately the same amount of water as would three residential units.

(c) There shall be no other Nonresidential Uses by TSRC or anyone else.

6. (a) All parties shall pay for the cost of the improvements described in recitation C in the shares provided in the Stipulation.

(b) TSRC shall not be obligated to construct and pay for any improvements to the System in connection with adding residential units to the System under paragraph 3.

(c) If any improvements to the System are required in connection with the addition of residential units to the System by TSRC under paragraph 4, TSRC shall pay for the cost of constructing the improvements.

(d) Except as provided in paragraphs 6(a), 6(b) and 6(c), all of the costs and expenses of use, operation, maintenance, repair and replacement of the System, including major repairs and replacements, shall be shared by and among the units of FSL, SLV, SRA and SRE and their owners and TSRC, or its successor, as follows: the total costs and expenses of the System shall be determined quarterly and divided and prorated among the users by assigning one (1) share to each residential unit using the System and three (3) shares to TSRC or its successors. These fees may be assessed to the individual users or to the condominium associations of which the user units are members and included in the association's common expenses. Assessments shall be due and payable within thirty (30) days after receipt of the assessment and shall accrue interest at the rate of one and one-half percent (1 1/2%) per month thereafter. For example, assume that 273 residential units are using the System. In this example, there will be 276 total shares, 273 shares for the residential units, and three shares for TSRC. In this example, TSRC would pay 3/276ths of the assessment and each unit owner would pay 1/276th of the assessment.

7. Residential units added to the System shall pay the use charges for the System beginning with the nearest quarterly billing date to the earlier of either (a) the date the sale of the unit is closed, or (b) the unit is occupied by a resident.

8. "Normal Residential Purposes" as used in this Amendment shall include and be limited to cooking, cleaning, washing, bathing, hot tubs, drinking, lavatory and similar interior household uses and lawn watering, cleaning and low-volume recreational outside uses. Normal Residential Purposes do not include in-ground watering systems, pools (other than hot tubs), portable plastic "kiddie" pools, or decorative fountains or similar uses. No unit owner or occupant shall use the System for other than Normal Residential Purposes.

9. This agreement shall be binding upon and inure to the benefit of the parties and their respective heirs, representatives, successors and assigns. This agreement may be signed in counterparts.

10. The Water Agreement is ratified and confirmed, except as modified by this first amendment.

THE SADDLE RIDGE CORPORATION

SADDLE RIDGE ESTATES ASSOCIATION, LTD.

By: Mahlon Kirk
Mahlon Kirk, President

By: James Strommen
James Strommen, President

Attest: Ann Janssen
Ann Janssen, Secretary
ANN JANSEN

Signature of Mahlon Kirk authenticated this 1st day of OCTOBER, 1999.

Diana L. Burnstad
DIANA L. BURNSTAD
Notary Public, Wisconsin My commission expires 7/07/2003

Signatures of James Strommen and Ann ~~Jansen~~ ^{Janssen} authenticated this 4th day of OCTOBER, 1999.

Diana L. Burnstad
DIANA L. BURNSTAD
Notary Public, Wisconsin My commission expires 7/07/2003

SWAN LAKE VILLAGE ASSOCIATION, LTD.

SADDLE RIDGE ASSOCIATION, LTD.

By: Chris Martin
Chris Martin, President

By: Anzo Manoni
Anzo Manoni, President

Attest: Charles Davis
Charles Davis, Secretary

Attest: Kay Winter
Kay Winter, Secretary

Signatures of Chris Martin and Charles Davis authenticated this 6th day of OCTOBER, 1999.

Diana L. Burnstad
DIANA L. BURNSTAD
Notary Public, Wisconsin My commission expires 7/07/2003

Signatures of Anzo Manoni and Kay Winter authenticated this 4th day of OCTOBER, 1999.

Diana L. Burnstad
DIANA L. BURNSTAD
Notary Public, Wisconsin My commission expires 7/07/2003

THE FOREST AT SWAN LAKE ASSOCIATION, LTD.

By: Mahlon Kirk
Mahlon Kirk, Secretary-Treasurer

Attest: Elmer L. Gosda
Elmer L. Gosda, Vice President

Signatures of Mahlon Kirk and Elmer L. Gosda authenticated this 1ST day of OCTOBER, 1999.

Diana L. Burnstad
DIANA L. BURNSTAD
Notary Public, Wisconsin My commission expires 7/07/2003

Drafted by W. Pharis Horton and T. J. Sobota

..ODMA\WORLD\DOX\FAD\DCS\WD\23405\0\RSS213.NV4

SADDLE RIDGE ESTATESPhase I Parcel 1:

Commencing at the Northwest corner of said Section 1, thence N89°50'14"E along the section line 1983.53 feet; thence South, 233.52 feet; thence S89°02'W, 662.09 feet to the point of beginning; thence S13°20'W, 431.61 feet; thence S41°32'W, 561.25 feet; thence N75°00'W, 290.03 feet; thence N49°35'W, 77.00 feet; thence N30°07'W, 347.00 feet; thence N11°18'W, 163.00 feet; thence N14°24'E, 108.00 feet to point "a"; thence N68°00'E, 286.33 feet; thence S66°25'E, 256.98 feet; thence Northeasterly on a curve to the right, radius 482.66 feet, whose chord bears N66°50'E, 364.74 feet, thence N89°02'E, 153.33 feet to the point of beginning. Said parcel contains 12.92 acres.

Phase I Parcel 2:

Commencing at the Northwest corner of said section 1; thence N89°50'14"E along the section line 60.00 feet to the point of beginning; thence continuing N89°50'14"E along the section line, 329.88 feet; thence S44°50'E, 165.85 feet; thence Southwesterly on a curve to the right, radius 100.00 feet, whose chord bears S45°05'W, 141.21 feet; thence West, 155.19 feet; thence Southwesterly on a curve to the left, radius 191.00 feet, whose chord bears S44°57'23"W, 270.32 feet; thence N0°05'15"W, 407.67 feet to the point of beginning. Said parcel contains 2.20 acres.

Phase I Parcel 3:

Commencing at the Northwest corner of said section 1; thence S0°05'15"E along the section line, 1046.29 feet to the point of beginning; thence East, 159.61 feet; thence S61°30'E, 170.91 feet; thence Southeasterly on a curve to the right, radius 122.00 feet, whose chord bears S29°13'39"E, 130.28 feet to the North line of the C.M.St.P&P R.R., and point "b"; thence N86°57'17"W along said North line, 373.69 feet to the said section line; thence N0°05'15"W along said section line, 175.40 feet to the point of beginning. Said parcel contains 1.28 acres.

Phase I Future Phases:

A parcel of land in the NW 1/4-NW 1/4, NE 1/4-NW 1/4, NW 1/4-NE 1/4 and SE 1/4-NW 1/4, section 1, T12N, R9E, Town of Pacific, Columbia County, Wisconsin bounded by the following described line: Commencing at the Northwest corner of said section 1; thence N89°50'14"E along the section line, 1983.53 feet to the point of beginning; thence continuing N89°50'14"E, along the section line, 50.00 feet; thence South, 246.83 feet; thence N89°18'W, 676.00 feet; thence N65°08'E, 392.00 feet; thence S29°40'E, 214.00 feet; thence S1°46'E, 575.00 feet; thence S53°35'W, 348.00 feet; thence N54°50'W, 270.43 feet; thence S42°00'W, 128.03 feet; thence S18°36'E, 242.50 feet; thence S53°35'W, 177.74 feet; thence N86°57'17"W, 938.31 feet; thence N14°36'E, 319.38 feet; thence N76°56'E, 652.00 feet; thence S64°24'E, 289.50 feet; thence N42°00'E, 109.31 feet to point "b"; thence Northerly on a curve to the left, radius 91.21 feet, whose chord bears N0°15'W, 122.65 feet; thence Northerly on a curve to the left, radius 309.00 feet, whose chord bears N58°00'W, 164.62 feet; thence N73°30'W, 268.00 feet; thence Northwesterly on a curve to the right, radius 176.00 feet, whose chord bears N57°00'W, 99.97 feet; thence S61°42'W, 176.45 feet; thence S66°15'W, 792.58 feet; thence N13°20'E 431.61 feet; thence N89°02'E, 662.09 feet; thence North, 233.52 feet to the point of beginning. Said parcel contains 31.17 acres.

Phase II:

A parcel of land in the Northwest One-quarter (NW1/4) of the Northwest One-quarter (NW1/4), Northeast One-Quarter (NE1/4) of the Northwest One-quarter (NW1/4), Section 1, Town 12 North, Range 9 East, in the Town of Pacific, Columbia County, Wisconsin, bounded by the following described line: Commencing at the northwest corner of said Section 1; thence N89°50'14"E along the section line, 1983.53 feet; thence South, 233.52 feet to the point of beginning; thence South, 50.00 feet; thence S36°56'E, 307.33 feet; thence S61°42'W, 176.45 feet; thence S86°15'W, 792.58 feet; thence N13°20'E, 431.61 feet; thence N89°02'E, 662.09 feet to the point of beginning. Said parcel contains 7.24 acres.

EXCEPT the declared units described on Exhibits D, E, F and G.

SADDLE RIDGEPhase I:

A parcel of land in the SW¼-NW¼, Section 1, T12N, R9E, Town of Pacific, Columbia County, Wisconsin, bounded by the following described line: Commencing at the Northwest corner of said Section 1; thence S0°05'15"E along the section line, 1381.93 feet; thence S86°57'17"E, 60.08 feet; thence N0°05'15"W, 60.09 feet to the South line of the C.M.ST. P. & P. R.R. Right of Way; thence S86°57'17"E, 92.25 feet to the point of beginning; thence S86°57'17"E, 215.95 feet; thence S3°00"W, 146.05 feet; thence Southwesterly on a curve to the right, radius 234.00 feet, whose chord bears S7°54"W, 39.98 feet; thence N78°25"W, 121.39 feet; thence N69°00"W, 133.00 feet; thence N18°00"E, 131.33 feet to the point of beginning. Said parcel contains 0.88 acres.

Phase II:

A parcel of land in the SW¼-NW¼, Section 1 and SE¼-NE¼, Section 2, T12N, R9E, Town of Pacific, Columbia County, Wisconsin, bounded by the following described line: Commencing at the northwest corner of said Section 1; thence S0°05'15"E along the section line, 1381.93 feet; thence S86°57'17"E, 24.92 feet to the point of beginning; thence S30°20"W, 165.70 feet; thence N86°57'17"W, 853.95 feet; thence N22°00"W, 162.55 feet; thence S86°57'17"E, 998.73 feet to the point of beginning. Said parcel contains 3.05 acres.

Phase III:

A parcel of land in Government Lot 4, Section 1, T12N, R9E, Town of Pacific, Columbia County, Wisconsin, bounded by the following described line: Commencing at the northwest corner of said Section 1; thence S0°05'15"E along the section line 4294.34 feet; thence N75°44"W, 186.73 feet; thence S75°44"E, 448.69 feet; thence S3°15"E, 81.95 feet; thence S31°44"W, 361.50 feet to the point of beginning; thence S76°40"E, 258.44 feet; thence southeasterly on a curve to the left, radius 65 feet, whose chord bears S29°33"E, 113.09 feet; thence easterly on a curve to the left, radius 360 feet, whose chord bears N80°44"E, 61.92 feet; thence S9°26"E, 136.84 feet; thence S76°00"W, 215 feet; thence N45°00"W, 212 feet; thence N34°29"W, 193.61 feet; thence N26°09"E, 138.29 feet to the point of beginning. Said parcel contains 2.79 acres.

Future Phases Parcel 1:

A parcel of land in the SW¼-NW¼, Section 1, T12N, R9E, Town of Pacific, Columbia County, Wisconsin, bounded by the following described line: Commencing at the northwest corner of said Section 1; thence S0°05'15"E along the section line, 1321.84 feet; thence S86°57'17"E, 434.28 feet; thence S3°00"W, 25.00 feet to the point of beginning; thence S86°57"E, 333.87 feet; thence S31°00"W, 545.69 feet; thence S602°00"W, 430.00 feet; thence N70°56"W, 77.32 feet; thence northeasterly on a curve to the right, radius 679.45 feet, whose chord bears N25°25'E, 136.14 feet; thence N31°00"E, 389.85 feet; thence northeasterly on a curve to the left, radius 300.00 feet, whose chord bears N17°00"E, 145.15 feet; thence N3°00"E, 121.00 feet to the point of beginning. Said parcel contains 4.76 acres.

Future Phases Parcel 2:

A parcel of land in the SW $\frac{1}{4}$ -NW $\frac{1}{4}$, Section 1 and SE $\frac{1}{4}$ -NE $\frac{1}{4}$, Section 2, T12N, R9E, Town of Pacific, Columbia County, Wisconsin, bounded by the following described line: Commencing at the northwest corner of said Section 1; thence S0°05'15"E along the section line, 1381.93 feet thence S86°57'17"E, 24.92 feet to the point of beginning; thence S31°00'E, 106.88 feet; thence S69°00'E, 162.91 feet; thence S83°35'E, 117.89 feet; thence southwesterly on a curve to the right, radius 234 feet, whose chord bears S24°23'W, 53.92 feet; thence S31°00'W, 389.85 feet; thence southwesterly on a curve to the left, radius 745.45 feet, whose chord bears S25°15'W, 149.37 feet; thence S19°30'W, 77.33 feet; thence N69°23'W, 124.44 feet; thence N3°00'W, 330 feet; thence N88°00'W, 710 feet; thence N22°00'W, 379.45 feet; thence S86°57'17"E, 853.95 feet; thence N30°20'E, 165.70 feet to the point of beginning. Said parcel contains 6.85 acres.

Future Phases Parcel 3:

A parcel of land in the NE $\frac{1}{4}$ -SE $\frac{1}{4}$, and Government Lot 1, Section 2, T12N, R9E, Town of Pacific, Columbia County, Wisconsin, bounded by the following described line: Commencing at the northeast corner of said Section 2; thence S0°05'15"E along the section line, 4294.54 feet; thence N75°44'E, 186.73 feet; thence S36°44'W, 129.74 feet; thence N64°14'W, 233.12 feet; thence S4°10'E, 29.70 feet; thence N51°52'W, 88.99 feet to the point of beginning; thence N62°51'W, 234.72 feet; thence N9°00'W, 84.80 feet; thence N27°00'E, 642.00 feet; thence N12°00'E, 560.00 feet; thence S84°27'E, 245.96 feet; thence S17°25'W, 239.07 feet; thence S2°00'E, 288.97 feet; thence southeasterly on a curve to the left, radius 421.00 feet, whose chord bears S11°38'E, 147.14 feet; thence S32°00'W, 233.58 feet; thence southwesterly on a curve to the left, radius 562.00 feet, whose chord bears S24°00'W, 527.69 feet to the point of beginning. Said parcel contains 7.66 acres.

Future Phases Parcel 4:

A parcel of land in the NE $\frac{1}{4}$ -SE $\frac{1}{4}$, Section 2 and Government Lot 4, Section 1, all T12N, R9E, Town of Pacific, Columbia County, Wisconsin, bounded by the following described line: Commencing at the northwest corner of said Section 1; thence S0°05'15"E along the section line, 2889.19 feet to the point of beginning; thence S77°30'E, 132.92 feet; thence S85°00'E, 520 feet; thence S14°00'E, 350 feet; thence S5°28'W, 372.77 feet; thence S60°00'E, 264 feet; thence S44°00'E, 429 feet; thence South, 329.38 feet; thence N78°40'W, 340.86 feet; thence N17°04'E, 96.54 feet; thence northerly on a curve to the left, radius 190 feet, whose chord bears N28°21'W, 270.65 feet; thence northwesterly on a curve to the right, radius 410 feet, whose chord bears N61°46'W, 170.49 feet; thence northwesterly on a curve to the left, radius 716 feet, whose chord bears N67°46'W, 442.51 feet; thence northwesterly on a curve to the right, radius 355 feet, whose chord bears N43°40'W, 476 feet; thence N2°00'W, 277.99 feet; thence N17°26'E, 304.98 feet; thence S77°30'E, 18.08 feet to the point of beginning. Said parcel contains 20.84 acres.

Future Phases Parcel 5:

A parcel of land in the NE $\frac{1}{4}$ -SE $\frac{1}{4}$, Government Lot 1, Section 2, and Government Lot 4, Section 1, all T12N, R9E, Town of Pacific, Columbia County, Wisconsin, bounded by the following described line: Commencing at the northwest corner of said Section 1; thence S0°05'15"E along the section line, 4294.54 feet; thence N75°44'W, 186.73 feet to the point of beginning; thence S36°44'W,

129.74 feet; thence N64°14'W, 233.12 feet; thence N4°00'W, 30 feet; thence northerly on a curve to the right, radius 496 feet, whose chord bears N24°00'E, 463.72 feet; thence N52°00'E, 219.90 feet; thence southeasterly on a curve to the left, radius 421 feet, whose chord bears S58°19'E, 388.11 feet; thence easterly on a curve to the right, radius 650 feet, whose chord bears S67°46'E, 401.72 feet; thence southeasterly on a curve to the left, radius 476 feet, whose chord bears S61°46'E, 197.93 feet; thence southerly on a curve to the right, radius 124 feet, whose chord bears S28°21'E, 176.63 feet; thence S17°04'W, 296.45 feet; thence S45°00'W, 291.81 feet; thence westerly on a curve to the right, radius 136 feet, whose chord bears S80°34'W, 158.22 feet; thence westerly on a curve to the left, radius 65 feet, whose chord bears S71°34'30"W, 84.73 feet; thence N76°40'W, 258.44 feet; thence N31°44'E, 361.50 feet; thence N5°13'W, 81.95 feet; thence N75°44'W, 448.69 feet to the point of beginning. Said parcel contains 19.44 acres.

Future Phases Parcel 6:

A parcel of land located in Government Lot 4, Section 1; T12N, R9E, Town of Pacific, Columbia County, Wisconsin, bounded by the following described line: Commencing at the northwest corner of said Section 1; thence S0°05'15"W, along the section line, 4294.54 feet; thence N75°44'W, 186.73 feet; thence S75°44'E, 448.69 feet; thence S5°15'E, 81.95 feet; thence S31°44'W, 361.50 feet; thence S26°09'W, 138.29 feet; thence S34°29'E, 193.61 feet; thence S45°00'E, 212 feet; thence N76°00'E, 215 feet to the point of beginning; thence N9°26'W, 236.84 feet; thence northeasterly on a curve to the left, radius 360 feet, whose chord bears N60°24'E, 191.20 feet; thence N45°00'E, 126.36 feet; thence S45°00'E, 248.55 feet; thence S49°29'W, 293.36 feet; thence S76°00'W, 182 feet to the point of beginning. Said parcel contains 2.26 acres.

EXCEPT the declared units described on Exhibits D, E, F and G.

Exhibit D

Legal description of declared units in Saddle Ridge (to be inserted)

Exhibit E

Legal description of declared units in Saddle Ridge Estates (to be inserted)

Exhibit F

Legal description of declared units in Swan Lake Village (to be inserted)

Exhibit G

Legal description of declared units in The Forest at Swan Lake (to be inserted)

Exhibit H

Parcel Identification Numbers

Exhibit D and Exhibit H							
Unit: The unit identification number for each condominium unit in SRA							
Parcel: The parcel identification number for each condominium unit in SRA							
Unit	Parcel	Unit	Parcel	Unit	Parcel	Unit	Parcel
11032 TPC:		11032 TPC:		11032 TPC:		11032 TPC:	
780	874	830	743	947	763	1146	1178
781	875	831	744	948	764	1148	1179
782	876	832	745	949	765	1150	1183
783	877	833	746	950	766	1152	1196
784	883	834	747	1047	706	1154	1198
785	884	835	748	1048	707	1156	1204
786	885	836	749	1049	708	1158	1205
787	886	837	750	1050	709		
788	887	838	751	1051	702		
789	888	839	752	1052	703	842	755
790	915	840	753	1053	704	843	756
791	916	841	754	1054	705	844	757
792	917	886	1171	1055	710	845	758
793	918	887	1173	1056	711		
794	1013	888	1182	1057	712		
795	1014	889	1197	1058	713		
800	682	890	991	1059	767		
801	683	891	996	1060	768		
802	684	892	1010	1061	769		
803	685	893	919	1062	770		
810	686	894	920	1063	1188		
811	687	895	921	1064	1189		
812	688	896	922	1065	1190		
813	689	897	923	1066	1191		
814	690	898	924	1114	989		
815	691	899	889	1116	992		
816	692	900	878	1118	1172		
817	693	901	879	1120	1012		
818	694	902	880	1122	999		
819	695	903	881	1124	990		
820	696	904	882	1126	998		
821	697	905	925	1128	997		
822	698	906	926	1130	1011		
823	699	907	927	1132	1001		
824	700	908	1185	1134	1174		
825	701	920	928	1136	1175		
826	739	943	759	1138	1184		
827	740	944	760	1140	1177		
828	741	945	761	1142	1180		
829	742	946	762	1144	1181		

Exhibit E and Exhibit H							
Unit: The unit identification number for each condominium unit in SRE							
Parcel: The parcel identification number for each condominium unit in SRE							
Unit	Parcel	Unit	Parcel	Unit	Parcel	Unit	Parcel
11032 TPC		11032 TPC		11032 TPC		11032 TPC	
101	599	409	655	621	929	301	631
102	600	410	656	622	873	302	632
103	601	411	657	623	930	303	633
104	602	412	658	624	896	304	634
105	603	413	659	626	897	305	635
106	604	414	660	628	891	306	636
107	605	415	661	630	892	307	637
108	606	416	662	632	901	308	638
109	607	501	663	634	902	309	639
110	608	502	664	636	898	310	640
111	609	503	665	638	890	311	641
112	610	504	666	640	899	312	642
113	611	505	667	642	900	313	643
114	612	506	668	644	911	314	644
115	613	507	669	646	1009	315	645
116	614	508	670	648	993	316	646
201	615	509	671	650	1005	513	675
202	616	510	672	652	1006	514	676
203	617	511	673	668	931	515	677
204	618	512	674	670	932	516	678
205	619	600	852	6001	911	607	863
206	620	601	856	6002	912		
207	621	602	853	6004	913		
208	622	603	857	6006	914		
209	623	604	854	6008	933		
210	624	605	862	6010	995		
211	625	606	855	6012	1007		
212	626	608	858	6014	994		
213	627	609	864	6016	1000		
214	628	610	859	6018	1003		
215	629	611	865	6020	1002		
216	630	612	860	6022	1004		
401	647	613	866	6024	1176		
402	648	614	861	6026	1186		
403	649	615	867	6028	1187		
404	650	616	868	6032	1008		
405	651	617	869				
406	652	618	870				
407	653	619	871				
408	654	620	872				

Exhibit F and Exhibit H							
Unit: The unit identification number for each condominium unit in SLV							
Parcel: The parcel identification number for each condominium unit in SLV							
UNIT	PARCEL		UNIT	PARCEL		UNIT	PARCEL
	11032 TPC						
1088	1201						
1090	1200						
1092	1199						
1094	1195						
1096	1194						
1098	1193						
1100	1192						
1102	904						
1104	905						
1106	906						
1108	907						
1110	908						
1112	909						

FSL

EXHIBIT G and EXHIBIT H							
Unit: The unit identification number for each condominium unit in FSL							
Parcel: The parcel identification number for each condominium unit in FSL							
Unit	Parcel	Unit	Parcel	Unit	Parcel	Unit	Parcel
	11032 TPC						
909	1300.909						
910	1300.910						
926	1300.926						
927	1300.927						
928	1300.928						
929	1300.929						
1033	1300.1033						
1034	1300.1034						
1035	1300.1035						
1036	1300.1036						
1037	1300.1037						
1039	1300.1039						
1041	1300.1041						
1042	1300.1042						
1043	1300.1043						
1044	1300.1044						
1045	1300.1045						
1046	1300.1046						

REMAINING PARCELS

Exhibit H	
Parcel Identification Numbers of Remaining Lands	
PARCEL NO.	PARCEL NO.
11032 TPC 152	11032 TPC 121
11032 TPC 87	11032 TPC 112
11032 TPC 86	11032 TPC 75.01
11032 TPC 75	11032 TPC 64
11032 TPC 71.A	11032 TPC 59.B
11032 TPC 65.C	11032 TPC 59.A
11032 TPC 65.B	
11032 TPC 65	
11032 TPC 61	
11032 TPC 59	
11032 TPC 58	
11032 TPC 57	
11032 TPC 56.02	
11032 TPC 56.01	
11032 TPC 56	
11032 TPC 2.01	
11032 TPC 2	

257

DOCUMENT NO.

DOCUMENT AND TITLE



SECOND AMENDMENT TO WATER
SUPPLY AGREEMENT

DOC # 873708

REGISTER OF DEEDS
COLUMBIA COUNTY

RECORDED ON:
09/14/2015 03:13:04PM
PAGES: 22

KAREN A. MANSKE
REGISTER OF DEEDS

REC FEE: 30.00

Exempt #:

Miller & Miller, LLC
PO Box 200
Portage, WI 53901

(Tax Parcel Number(s))

**THIS IS NOT A CONVEYANCE AS DEFINED IN SECTION 77.21(1). STATS., AND
THEREFORE IS EXEMPT FROM A RETURN AND FEE**

THIS PAGE IS PART OF THIS LEGAL DOCUMENT - DO NOT REMOVE

**SECOND AMENDMENT TO
WATER SUPPLY AGREEMENT**

Name and return address:
John R. Miller, Miller & Miller, LLC
PO Box 200
Portage, WI 53901
Parcel No. See Attached Exhibits

THIS AMENDMENT (hereinafter referred to as "Second Amendment") is by and among THE SADDLE RIDGE CORPORATION, a Wisconsin Corporation (hereinafter "TSRC" and being formerly known as Wajbac and Tadwil, Ltd., and successor in interest to Columbia Corporation), SADDLE RIDGE ESTATES ASSOCIATION, LTD., a Wisconsin non-stock corporation (hereinafter "SRE" and being the Master Association for Saddle Ridge Estate and Saddle Ridge Estates II), SADDLE RIDGE ASSOCIATION, LTD., a Wisconsin non-stock corporation (hereinafter "SRA" which Association is the successor owner of the marina property), SWAN LAKE VILLAGE ASSOCIATION, LTD., a Wisconsin non-stock corporation (hereinafter "SLV"), THE FOREST AT SWAN LAKE ASSOCIATION, LTD., a Wisconsin non-stock corporation (hereinafter "FSL"), and PINE TRAIL GOLF COURSE, LLC, a Wisconsin Limited Liability Company (hereinafter "PTG," which is the successor owner of the golf course formerly owned by TSRC).

RECITATIONS

- A. A Water Supply Agreement (hereinafter "Water Supply Agreement") was recorded September 27, 1979, in Vol. 211 of Records, pages 303-310, as Document No. 405010, in the office of the Register of Deeds for Columbia County, (Wisconsin) and re-recorded on October 1, 1979 in Vol. 211 of records, Pages 403-410, as Document No. 405060. That Water Supply Agreement sets forth certain rights and obligations relating to the water system (hereinafter "Water System").
- B. The real estate subject to the Water Supply Agreement is described on attached Exhibits. Condominium Associations whose unit owners have the right to take water from the Water System are as follows: Saddle Ridge Estates Association, Ltd. (being the master association for Saddle Ridge Estates and Saddle Ridge Estates, II), Saddle Ridge Association, Ltd., Swan Lake Village Association, Ltd. and The Forest at Swan Lake Association, Ltd. (hereinafter collectively referred to as the "Associations"). In addition to such use by the unit owners of the Associations, water is taken from the Water System for the office owned by PTG, PTG for its clubhouse and SRA for its marina.
- C. A First Amendment to the Water Supply Agreement was recorded at the office of the Columbia County Register of Deeds on October 7, 1999 as Document No. 612332.

D. The parties, through this Second Amended Agreement, wish at this time to further amend that Water Supply Agreement, as provided below:

AGREEMENT

In consideration of the mutual covenants and agreements contained herein, the parties agree as follows:

1. To amend the Water Supply Agreement, as currently in effect, by deleting Paragraph 8 of the aforescribed First Amendment and inserting the following provision in its place:

8. a. **Normal Residential Use.** "Normal Residential Purposes" as used in this Amendment shall include and be limited to cooking, cleaning, washing, bathing, hot tubs, drinking, lavatory and similar interior household uses and lawn watering, in-ground watering systems, cleaning and low-volume recreational outside uses. Normal Residential Purposes do not include pools (other than hot tubs), or decorative fountains or similar uses. No unit owner or occupant shall use the System for other than Normal Residential Purposes.

b. **Inground Watering System.** Each Association that is a party to this Second Amendment and uses the water system has voted to permit inground watering systems to be installed and used on the limited common areas and/or common areas within the condominium plat covered by its Association. Those Associations agree that they shall collectively adopt rules and regulations, which, as a minimum, provide as follows:

1. Set specific standards to apply to the inground watering system that may be installed within a limited common area and/or common areas and shall set fees to be charged for the applications and inspections provided for in this Agreement.

2. Require a unit owner, who proposes to install an inground watering system, to submit an application to his/her Association or its designee, for review and approval.

3. Require that the unit owner authorize inspections, after installation, and re-inspections to assure compliance with all applicable rules, regulations and applicable legal standards.

4. Provide that any approval shall be subject to withdrawal if the system is not being appropriately maintained and repaired and shall also provide for the unit owner, whose unit is served by such system, to be responsible for all expenses, injuries, losses and other damages of any kind, that may be incurred or sustained as a result of any deficiency in the installation, maintenance or repair of such unit owners inground watering system.

5. Adopt rules and regulations setting limits on the frequency and hours during which the unit owner may operate such inground watering system to reasonably control the amount of water being consumed through the usage of such inground watering systems and adopt other rules relating to the operation of such systems. Those rules and regulations may be amended or modified as provided in this Second Amendment.

6. Provide that any approvals that are granted may be withdrawn if it is determined, by the engineer who is hired by the Associations to oversee the Water System, that such inground watering systems are consuming a quantity of water that jeopardizes the sufficiency of the Water System for the other "normal residential purposes" outlined in Paragraph 8 (a) above or jeopardizes the safety of the Water System.

Representatives of the Associations that are parties to this Second Amendment shall meet together from time to time for the purpose of formulating and reviewing common standards, regulations and procedures. Such rules, regulations and standards set by the Associations may at any time be amended or modified upon approval of the representatives of the Associations that are parties to this Second Amendment. The Operating Entity (currently SRE) shall be provided with, and shall maintain, a copy of all rules and regulations of the Associations relating to inground watering systems and a copy of all applications, permits, inspections and other records relating to inground watering systems installed within each condominium plat served by the Water System. Those records, at all times, shall be available, upon request, to representatives of each of the Associations.

c. Waiver of Liability. Any unit owner seeking approval, as a condition for receiving approval to install and maintain an inground watering system, shall sign a Waiver and Indemnification Agreement providing that the Association and its agents, employees, officers and representatives shall have no liability for any damage to the inground water system installed within any limited common area or common area and that the owner, of such unit, shall indemnify the Association and its agents, employees, officers and representatives against, and hold them harmless from, any liability for injury or damage arising out of the installation, maintenance or use of such inground watering system located on any limited common area or common area.

2. The terms of this Second Amendment shall be binding upon and inure to the benefit of the parties and their respective representatives, successors and assigns. This Second Amendment may be signed in counterparts.

3. The Water Supply Agreement, as amended by the First Amendment, is hereby ratified and confirmed, except as modified above by this Second Amendment.

4. Upon each of the parties approving this Second Amendment. This Second Amendment shall be executed by the parties and shall then go into effect upon being recorded at the office of the Columbia County Register of Deeds.

THE SADDLE RIDGE CORPORATION

By: Mahlon Kirk
Mahlon Kirk, President

SADDLE RIDGE ESTATES ASSOCIATION, LTD.

By: Miles D. Oakey
Miles D. Oakey, President

Attest: Sarah Mautz
Sarah Mautz, Secretary

SWAN LAKE VILLAGE ASSOCIATION, LTD.

By: Chris Martin
Chris Martin, President

Attest: Susan G. Martin
Susan G. Martin, Secretary

SADDLE RIDGE ASSOCIATION, LTD.

By: Thomas M. Schermerhorn
Thomas M. Schermerhorn, President

Attest: Jason A. Youra
Jason A. Youra, Secretary-Treasurer

THE FOREST AT SWAN LAKE ASSOCIATION, LTD.

By: Daniel J. Steeger
Daniel J. Steeger, President

Attest: Donald A. Krueger
Donald A. Krueger, Secretary

PINE TRAIL GOLF COURSE, LLC

By: Robert L. Johnson
Robert L. Johnson, Managing Member

STATE OF WISCONSIN)
(ss
COUNTY OF COLUMBIA)

Personally came before me this 1st day of Sept, 2015, Mahton Kirk, the President of The Saddle Ridge Corporation, to me known to be the person who executed the foregoing instrument, and to me known to be such President of said corporation, and acknowledged that he executed the foregoing instrument as such officer as the act of said corporation, by its authority.

KATRINA ROTH
Signature
KATRINA ROTH
type or print name



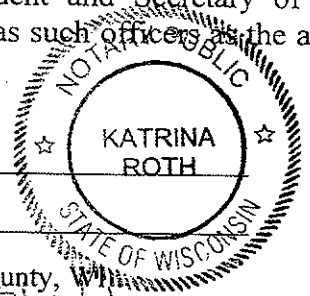
Notary Public Columbia County, WI
My Commission expires 3/13/16

*Names of persons signing in any capacity should be typed or printed below their signatures.

STATE OF WISCONSIN)
(ss
COUNTY OF COLUMBIA)

Personally came before me this 7th day of August, 2015, Miles D. Oakey, President and Sarah Mautz, Secretary of the Saddle Ridge Estates Association, Ltd., to me known to be the persons who executed the foregoing instrument, and to me known to be such President and Secretary of said corporation, and acknowledged that they executed the foregoing instrument as such officers as the act of said corporation, by its authority.

[Signature]
Signature
KATRINA ROTH
type or print name



Notary Public Columbia County, WI
My Commission expires 3/3/16

*Names of persons signing in any capacity should be typed or printed below their signatures.

STATE OF WISCONSIN)
(ss
COUNTY OF COLUMBIA)

Personally came before me this 14th day of August, 2015, Chris Martin, President and Susan G. Martin, Secretary of the Swan Lake Village Association, Ltd., to me known to be the persons who executed the foregoing instrument, and to me known to be such President and Secretary of said corporation, and acknowledged that they executed the foregoing instrument as such officers as the act of said corporation, by its authority.

[Signature]
Signature
John R. Miller
type or print name

Notary Public Columbia County, WI
My Commission expires 12/31/2016

*Names of persons signing in any capacity should be typed or printed below their signatures.

STATE OF WISCONSIN)
(ss
COUNTY OF COLUMBIA)

Personally came before me this 14th day of August, 2015, Thomas M. Schermerhorn, President, and Jason A. Youra, Secretary-Treasurer, of the Saddle Ridge Association, Ltd., to me known to be the persons who executed the foregoing instrument, and to me known to be such President and Secretary of said corporation, and acknowledged that they executed the foregoing instrument as such officers as the act of said corporation, by its authority.

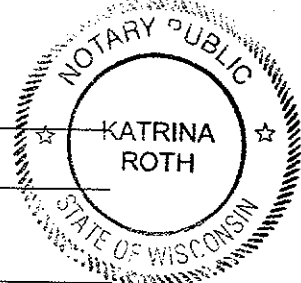
[Handwritten Signature]

Signature
Katrina Roth
type or print name

Notary Public Columbia County, WI

My Commission expires 3/13/16

*Names of persons signing in any capacity should be typed or printed below their signatures.



STATE OF WISCONSIN)
(ss
COUNTY OF COLUMBIA)

Personally came before me this 6th day of August, 2015, Daniel J. Steeger, President and Donald A. Krueger, Secretary of The Forest at Swan Lake Association, Ltd., to me known to be the persons who executed the foregoing instrument, and to me known to be such President and Secretary of said corporation, and acknowledged that they executed the foregoing instrument as such officers as the act of said corporation, by its authority.

[Handwritten Signature]

Signature
Katrina Roth
type or print name

Notary Public Columbia County, WI


My Commission expires 3/13/16

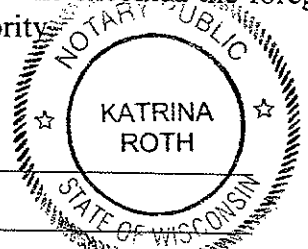
*Names of persons signing in any capacity should be typed or printed below their signatures.



STATE OF WISCONSIN)
(ss
COUNTY OF COLUMBIA)

Personally came before me this 14th day of August, 2015, Robert L. Johnson, of The Pine Trail Golf Course, LLC, to me known to be the person who executed the foregoing instrument, and to me known to be such managing member of said company, and acknowledged that he executed the foregoing instrument as such managing member as the act of said company, by its authority


Signature
Katrina Roth
type of print name



Notary Public Columbia County, WI
My Commission expires 3/13/16

*Names of persons signing in any capacity should be typed or printed below their signatures.

Drafted By:
Attorney John R. Miller
Miller & Miller, LLC
PO Box 200
Portage, WI 53901

SADDLE RIDGE ESTATESPhase I Parcel 1:

Commencing at the Northwest corner of said Section 1, thence N89°50'14"E along the section line 1983.53 feet; thence South, 233.52 feet; thence S89°02'W, 662.09 feet to the point of beginning; thence S13°20'W, 431.61 feet; thence S41°32'W, 561.25 feet; thence N75°00'W, 290.03 feet; thence N49°35'W, 77.00 feet; thence N30°07'W, 347.00 feet; thence N11°18'W, 163.00 feet; thence N14°24'E, 108.00 feet to point "a"; thence N68°00'E, 286.33 feet; thence S66°25'E, 256.98 feet; thence Northeasterly on a curve to the right, radius 482.66 feet, whose chord bears N66°50'E, 364.74 feet, thence N89°02'E, 153.33 feet to the point of beginning. Said parcel contains 12.92 acres. *

Phase I Parcel 2:

Commencing at the Northwest corner of said section 1; thence N89°50'14"E along the section line 60.00 feet to the point of beginning; thence continuing N89°50'14"E along the section line, 329.88 feet; thence S44°50'E, 165.85 feet; thence Southwesterly on a curve to the right, radius 100.00 feet, whose chord bears S45°05'W, 141.21 feet; thence West, 155.13 feet; thence Southwesterly on a curve to the left, radius 191.00 feet, whose chord bears S44°57'23"W, 270.32 feet; thence N0°05'15"W, 407.67 feet to the point of beginning. Said parcel contains 2.20 acres.*

Phase I Parcel 3:

Commencing at the Northwest corner of said section 1; thence S0°05'15"E along the section line, 1046.29 feet to the point of beginning; thence East, 159.61 feet; thence S61°30'E, 170.91 feet; thence Southeasterly on a curve to the right, radius 122.00 feet, whose chord bears S29°13'39"E, 130.28 feet to the North line of the C.M.St.P&P R.R., and point "b"; thence N86°57'17"W along said North line, 373.69 feet to the said section line; thence N0°05'15"W along said section line, 175.40 feet to the point of beginning. Said parcel contains 1.28 acres. *

Phase I Future Phases:

A parcel of land in the NW 1/4-NW 1/4, NE 1/4-NW 1/4, NW 1/4-NE 1/4 and SE 1/4-NW 1/4, section 1, T12N, R9E, Town of Pacific, Columbia County, Wisconsin bounded by the following described line: Commencing at the Northwest corner of said section 1; thence N89°50'14"E along the section line, 1983.53 feet to the point of beginning; thence continuing N89°50'14"E, along the section line, 50.00 feet; thence South, 246.83 feet; thence N89°18'W, 676.00 feet; thence N65°08'E, 392.00 feet; thence S29°40'E, 214.00 feet; thence S1°46'E, 575.00 feet; thence S53°35'W, 348.00 feet; thence N54°50'W, 270.43 feet; thence S42°00'W, 128.03 feet; thence S18°36'E, 242.50 feet; thence S53°35'W, 177.74 feet; thence N86°57'17"W, 938.31 feet; thence N14°36'E, 319.38 feet; thence N76°56'E, 652.00 feet; thence S64°24'E, 289.50 feet; thence N42°00'E, 109.31 feet to point "b"; thence Northerly on a curve to the left, radius 91.21 feet, whose chord bears N0°15'W, 122.65 feet; thence Northerly on a curve to the left, radius 309.00 feet, whose chord bears N58°00'W, 164.62 feet; thence N73°30'W, 268.00 feet; thence Northwesterly on a curve to the right, radius 176.00 feet, whose chord bears N57°00'W, 99.97 feet; thence S61°42'W, 176.45 feet; thence S66°15'W, 792.98 feet; thence N13°20'E 431.61 feet; thence N39°02'E, 662.09 feet; thence North, 233.52 feet to the point of beginning. Said parcel contains 21.17 acres.

EXHIBIT A - PAGE 1

*Phase I, Parcels 1, 2 and 3 are all located in the NW 1/4 -NW 1/4, Section 1, T12N, R9E, Town of Pacific, Columbia County, Wisconsin.

Phase II:

A parcel of land in the Northwest One-quarter (NW1/4) of the Northwest One-quarter (NW1/4), Northeast One-Quarter (NE1/4) of the Northwest One-quarter (NW1/4), Section 1, Town 12 North, Range 9 East, in the Town of Pacific, Columbia County, Wisconsin, bounded by the following described line: Commencing at the northwest corner of said Section 1; thence N89°50'14"E along the section line, 1983.53 feet; thence South, 233.52 feet to the point of beginning; thence South, 50.00 feet; thence S36°56'E, 307.33 feet; thence S61°42'W, 176.45 feet; thence S86°15'W, 792.58 feet; thence N13°20'E, 431.61 feet; thence N89°02'E, 662.09 feet to the point of beginning. Said parcel contains 7.24 acres.

EXCEPT the declared units described on Exhibits D, E, F and G.

SADDLE RIDGEPhase I:

A parcel of land in the SW¼-NW¼, Section 1, T12N, R9E, Town of Pacific, Columbia County, Wisconsin, bounded by the following described line: Commencing at the Northwest corner of said Section 1; thence S0°05'15"E along the section line, 1381.93 feet; thence S86°57'17"E, 60.08 feet; thence N0°05'15"W, 60.09 feet to the South line of the C.M. ST. P. & P. R.R. Right of Way; thence S86°57'17"E, 92.25 feet to the point of beginning; thence S86°57'17"E, 215.95 feet; thence S3°00'W, 146.05 feet; thence Southwesterly on a curve to the right, radius 234.00 feet, whose chord bears S7°54'W, 39.98 feet; thence N78°25'W, 121.39 feet; thence N69°00'W, 133.00 feet; thence N18°00'E, 131.33 feet to the point of beginning. Said parcel contains 0.88 acres.

Phase II:

A parcel of land in the SW¼-NW¼, Section 1 and SE¼-NE¼, Section 2, T12N, R9E, Town of Pacific, Columbia County, Wisconsin, bounded by the following described line: Commencing at the northwest corner of said Section 1; thence S0°05'15"E along the section line, 1381.93 feet; thence S86°57'17"E, 24.92 feet to the point of beginning; thence S30°20'W, 165.70 feet; thence N86°57'17"W, 853.95 feet; thence N22°00'W, 162.55 feet; thence S86°57'17"E, 998.73 feet to the point of beginning. Said parcel contains 3.05 acres.

Phase III:

A parcel of land in Government Lot 4, Section 1, T12N, R9E, Town of Pacific, Columbia County, Wisconsin, bounded by the following described line: Commencing at the northwest corner of said Section 1; thence S0°05'15"E along the section line 4294.54 feet; thence N75°44'W, 186.73 feet; thence S75°44'E, 448.69 feet; thence S5°15'E, 81.95 feet; thence S31°44'W, 361.50 feet to the point of beginning; thence S76°40'E, 258.44 feet; thence southeasterly on a curve to the left, radius 65 feet, whose chord bears S29°33'E, 113.09 feet; thence easterly on a curve to the left, radius 360 feet, whose chord bears N80°44'E, 61.92 feet; thence S9°26'E, 236.84 feet; thence S76°00'W, 215 feet; thence N45°00'W, 212 feet; thence N34°29'W, 193.61 feet; thence N26°09'E, 138.29 feet to the point of beginning. Said parcel contains 2.79 acres.

Future Phases Parcel 1:

A parcel of land in the SW¼-NW¼, Section 1, T12N, R9E, Town of Pacific, Columbia County, Wisconsin, bounded by the following described line: Commencing at the northwest corner of said Section 1; thence S0°05'15"E along the section line, 1321.84 feet; thence S86°57'17"E, 434.28 feet; thence S3°00'W, 25.00 feet to the point of beginning; thence S86°57'E, 333.87 feet; thence S21°00'W, 545.69 feet; thence S602°00'W, 430.00 feet; thence N70°56'W, 77.32 feet; thence northeasterly on a curve to the right, radius 679.45 feet, whose chord bears N25°25'E, 136.14 feet; thence N31°00'E, 389.85 feet; thence northeasterly on a curve to the left, radius 300.00 feet, whose chord bears N17°00'E, 145.15 feet; thence N3°00'E, 121.00 feet to the point of beginning. Said parcel contains 4.76 acres.

Future Phases Parcel 2:

A parcel of land in the SW $\frac{1}{4}$ -NW $\frac{1}{4}$, Section 1 and SE $\frac{1}{4}$ -NE $\frac{1}{4}$, Section 2, T12N, R9E, Town of Pacific, Columbia County, Wisconsin, bounded by the following described line: Commencing at the northwest corner of said Section 1; thence S0°05'15"E along the section line, 1381.93 feet thence S86°57'17"E, 24.92 feet to the point of beginning; thence S31°00'E, 106.88 feet; thence S69°00'E, 162.91 feet; thence S83°35'E, 117.89 feet; thence southwesterly on a curve to the right, radius 234 feet, whose chord bears S24°23'W, 53.92 feet; thence S31°00'W, 389.85 feet; thence southwesterly on a curve to the left, radius 745.45 feet, whose chord bears S25°15'W, 149.37 feet; thence S19°30'W, 77.83 feet; thence N69°23'W, 124.44 feet; thence N3°00'W, 330 feet; thence N88°00'W, 710 feet; thence N22°00'W, 279.45 feet; thence S86°57'17"E, 853.95 feet; thence N30°20'E, 165.70 feet to the point of beginning. Said parcel contains 6.85 acres.

Future Phases Parcel 3:

A parcel of land in the NE $\frac{1}{4}$ -SE $\frac{1}{4}$ and Government Lot 1, Section 2; T12N, R9E, Town of Pacific, Columbia County, Wisconsin, bounded by the following described line: Commencing at the northeast corner of said Section 2; thence S0°05'15"E along the Section line, 4294.54 feet; thence N75°44'E, 186.73 feet; thence S36°44'W, 129.74 feet; thence N64°14'W, 233.12 feet; thence S4°01'E, 29.70 feet; thence N51°52'W, 88.99 feet to the point of beginning; thence N62°51'W, 234.72 feet; thence N9°00'W, 84.80 feet; thence N27°01'E, 642.00 feet; thence N12°00'E, 560.00 feet; thence S84°27'E, 245.96 feet; thence S17°26'W, 239.07 feet; thence S2°00'E, 288.97 feet; thence southeasterly on a curve to the left, radius 421.00 feet, whose chord bears S11°38'E, 147.14 feet; thence S52°00'W, 233.58 feet; thence southwesterly on a curve to the left, radius 562.00 feet, whose chord bears S24°00'W, 527.69 feet to the point of beginning. Said parcel contains 7.66 acres.

Future Phases Parcel 4:

A parcel of land in the NE $\frac{1}{4}$ -SE $\frac{1}{4}$, Section 2 and Government Lot 4, Section 1, all T12N, R9E, Town of Pacific, Columbia County, Wisconsin, bounded by the following described line: Commencing at the northwest corner of said Section 1; thence S0°05'15"E along the Section line, 2889.19 feet to the point of beginning; thence S77°30'E, 132.92 feet; thence S85°00'E, 520 feet; thence S14°00'E, 350 feet; thence S5°28'W, 372.77 feet; thence S60°00'E, 264 feet; thence S44°00'E, 429 feet; thence South, 329.38 feet; thence N78°40'W, 340.86 feet; thence N17°04'E, 96.54 feet; thence northerly on a curve to the left, radius 190 feet, whose chord bears N28°21'W, 270.65 feet; thence northwesterly on a curve to the right, radius 410 feet, whose chord bears N61°46'W, 170.49 feet; thence northwesterly on a curve to the left, radius 716 feet, whose chord bears N67°46'W, 442.51 feet; thence northwesterly on a curve to the right, radius 355 feet, whose chord bears N43°40'W, 476 feet; thence N2°00'W, 277.99 feet; thence N17°26'E, 304.98 feet; thence S77°30'E, 18.08 feet to the point of beginning. Said parcel contains 20.84 acres.

Future Phases Parcel 5:

A parcel of land in the NE $\frac{1}{4}$ -SE $\frac{1}{4}$, Government Lot 1, Section 2, and Government Lot 4, Section 1, all T12N, R9E, Town of Pacific, Columbia County, Wisconsin, bounded by the following described line: Commencing at the northwest corner of said Section 1; thence S0°05'15"E along the section line, 4294.54 feet; thence N75°44'W, 186.73 feet to the point of beginning; thence S36°44'W,

129.74 feet; thence N64°14'W, 233.12 feet; thence N4°00'W, 30 feet; thence northerly on a curve to the right, radius 496 feet, whose chord bears N24°00'E, 465.72 feet; thence N52°00'E, 219.90 feet; thence southeasterly on a curve to the left, radius 421 feet, whose chord bears S58°19'E, 388.11 feet; thence easterly on a curve to the right, radius 650 feet, whose chord bears S67°46'E, 401.72 feet; thence southeasterly on a curve to the left, radius 476 feet, whose chord bears S61°46'E, 197.93 feet; thence southerly on a curve to the right, radius 124 feet, whose chord bears S28°21'E, 176.63 feet; thence S17°04'W, 296.45 feet; thence S45°00'W, 291.81 feet; thence westerly on a curve to the right, radius 136 feet, whose chord bears S80°34'W, 158.22 feet; thence westerly on a curve to the left, radius 65 feet, whose chord bears S71°34'30"W, 84.73 feet; thence N76°41'W, 258.44 feet; thence N31°44'E, 361.50 feet; thence N5°15'W, 81.95 feet; thence N75°44'W, 448.69 feet to the point of beginning. Said parcel contains 19.44 acres.

Future Phases Parcel 6:

A parcel of land located in Government Lot 4, Section 1, T12N, R9E, Town of Pacific, Columbia County, Wisconsin, bounded by the following described line: Commencing at the northwest corner of said Section 1; thence S0°05'15"E, along the section line, 4294.54 feet; thence N75°44'W, 186.73 feet; thence S75°44'E, 448.69 feet; thence S5°15'E, 81.95 feet; thence S31°44'W, 361.50 feet; thence S26°09'W, 138.29 feet; thence S34°29'E, 193.61 feet; thence S45°00'E, 212 feet; thence N76°00'E, 215 feet to the point of beginning; thence N9°26'W, 236.84 feet; thence northeasterly on a curve to the left, radius 360 feet, whose chord bears N60°24'E, 191.20 feet; thence N45°00'E, 126.36 feet; thence S45°00'E, 258.55 feet; thence S49°29'W, 293.36 feet; thence S76°00'W, 182 feet to the point of beginning. Said parcel contains 2.26 acres.

EXCEPT the declared units described on Exhibits D, E, F and G.

Exhibit D

Legal description of declared units in Saddle Ridge (to be inserted)

Exhibit E

Legal description of declared units in Saddle Ridge Estates (to be inserted)

Exhibit F

Legal description of declared units in Swan Lake Village (to be inserted)

Exhibit G

Legal description of declared units in The Forest at Swan Lake (to be inserted)

Exhibit H

Parcel Identification Numbers

Exhibit D and Exhibit H							
Unit: The unit identification number for each condominium unit in SRA							
Parcel: The parcel identification number for each condominium unit in SRA							
Unit	Parcel	Unit	Parcel	Unit	Parcel	Unit	Parcel
11032 TPC		11032 TPC		11032 TPC		11032 TPC	
780	874	830	743	947	763	1146	1178
781	875	831	744	948	764	1148	1179
782	876	832	745	949	765	1150	1183
783	877	833	746	950	766	1152	1196
784	883	834	747	1047	706	1154	1198
785	884	835	748	1048	707	1156	1204
786	885	836	749	1049	708	1158	1205
787	886	837	750	1050	709		
788	887	838	751	1051	702		
789	888	839	752	1052	703	842	755
790	915	840	753	1053	704	843	756
791	916	841	754	1054	705	844	757
792	917	886	1171	1055	710	845	758
793	918	887	1173	1056	711		
794	1013	888	1182	1057	712		
795	1014	889	1197	1058	713		
800	682	890	991	1059	767		
801	683	891	996	1060	768		
802	684	892	1010	1061	769		
803	685	893	919	1062	770		
810	686	894	920	1063	1188		
811	687	895	921	1064	1189		
812	688	896	922	1065	1190		
813	689	897	923	1066	1191		
814	690	898	924	1114	989		
815	691	899	889	1116	992		
816	692	900	878	1118	1172		
817	693	901	879	1120	1012		
818	694	902	880	1122	999		
819	695	903	881	1124	990		
820	696	904	882	1126	998		
821	697	905	925	1128	997		
822	698	906	926	1130	1011		
823	699	907	927	1132	1001		
824	700	908	1185	1134	1174		
825	701	920	928	1136	1175		
826	739	943	759	1138	1184		
827	740	944	760	1140	1177		
828	741	945	761	1142	1180		
829	742	946	762	1144	1181		

Exhibit E and Exhibit H							
Unit: The unit identification number for each condominium unit in SRE							
Parcel: The parcel identification number for each condominium unit in SRE							
Unit	Parcel	Unit	Parcel	Unit	Parcel	Unit	Parcel
11032 TPC		11032 TPC		11032 TPC		11032 TPC	
101	599	409	655	621	929	301	631
102	600	410	656	622	873	302	632
103	601	411	657	623	930	303	633
104	602	412	658	624	896	304	634
105	603	413	659	626	897	305	635
106	604	414	660	628	891	306	636
107	605	415	661	630	892	307	637
108	606	416	662	632	901	308	638
109	607	501	663	634	902	309	639
110	608	502	664	636	898	310	640
111	609	503	665	638	890	311	641
112	610	504	666	640	899	312	642
113	611	505	667	642	900	313	643
114	612	506	668	644	911	314	644
115	613	507	669	646	1009	315	645
116	614	508	670	648	993	316	646
201	615	509	671	650	1005	513	675
202	616	510	672	652	1006	514	676
203	617	511	673	668	931	515	677
204	618	512	674	670	932	516	678
205	619	600	852	6001	911	607	863
206	620	601	856	6002	912		
207	621	602	853	6004	913		
208	622	603	857	6006	914		
209	623	604	854	6008	933		
210	624	605	862	6010	995		
211	625	606	855	6012	1007		
212	626	608	858	6014	994		
213	627	609	864	6016	1000		
214	628	610	859	6018	1003		
215	629	611	865	6020	1002		
216	630	612	860	6022	1004		
401	647	613	866	6024	1176		
402	648	614	861	6026	1186		
403	649	615	867	6028	1187		
404	650	616	868	6032	1008		
405	651	617	869				
406	652	618	870				
407	653	619	871				
408	654	620	872				

SRE II

EXHIBIT E AND EXHIBIT H

Unit: The unit identification number for each condominium unit in SRE II

Parcel: The parcel identification number for each condominium unit in SRE II

Unit	Parcel	Unit	Parcel	Unit	Parcel	Unit	Parcel
	11032 TPC						
317	1400.0317						
6003	1400.06003						
6005	1400.06005						
6015	1400.06015						
6017	1400.06017						
6019	1400.06019						
6021	1400.06021						
6023	1400.06023						
6025	1400.06025						
6027	1400.06027						
6029	1400.06029						
6031	1400.06031						
6033	1400.06033						
6035	1400.06035						
6037	1400.06037						
6051	1400.06051						
6053	1400.06053						

Exhibit F and Exhibit H					
Unit: The unit identification number for each condominium unit in SLV					
Parcel: The parcel identification number for each condominium unit in SLV					
UNIT	PARCEL		UNIT	PARCEL	
	11032 TPC				
1088	1201				
1090	1200				
1092	1199				
1094	1195				
1096	1194				
1098	1193				
1100	1192				
1102	904				
1104	905				
1106	906				
1108	907				
1110	908				
1112	909				

FSL

EXHIBIT G AND EXHIBIT H

Unit: The unit identification number for each condominium unit in FSL

Parcel: The parcel identification number for each condominium unit in FSL

Unit	Parcel	Unit	Parcel	Unit	Parcel	Unit	Parcel
	11032TPC		11032TPC		11032TPC		11032TPC
809	1300.809	951	1300.951	1034	1300.1034	804	1300.804
909	1300.909	952	1300.952	1035	1300.1035	805	1300.805
910	1300.910	953	1300.953	1036	1300.1036	806	1300.806
911	1300.911	954	1300.954	1037	1300.1037	807	1300.807
912	1300.912	955	1300.955	1038	1300.1038	808	1300.808
914	1300.914	956	1300.956	1039	1300.1039	846	1300.846
916	1300.916	957	1300.957	1040	1300.1040	847	1300.847
917	1300.917	958	1300.958	1041	1300.1041	913	1300.913
918	1300.918	959	1300.959	1042	1300.1042	915	1300.915
921	1300.921	960	1300.960	1043	1300.1043	919	1300.919
922	1300.922	961	1300.961	1044	1300.1044	968	1300.968
923	1300.923	962	1300.962	1045	1300.1045	1067	1300.1067
924	1300.924	963	1300.963	1146	1300.1146	1068	1300.1068
925	1300.925	964	1300.964	1160	1300.1160		
926	1300.926	965	1300.965	1162	1300.1162		
927	1300.927	966	1300.966				
928	1300.928	967	1300.967				
929	1300.929	1033	1300.1033				

Exhibit H	
Parcel Identification Numbers of Remaining Lands	
PARCEL NO.	PARCEL NO.
11032 TPC 152	11032 TPC 121
11032 TPC 87	11032 TPC 112
11032 TPC 86	11032 TPC 75.01
11032 TPC 75 Also 84, 84.A, 59.C, C-88	11032 TPC 64
11032 TPC 71.A	11032 TPC 59.B
11032 TPC 65.C	11032 TPC 59.A
11032 TPC 65.B	
11032 TPC 65	
11032 TPC 61	
11032 TPC 59	
11032 TPC 58	
11032 TPC 57	
11032 TPC 56.02	
11032 TPC 56.01	
11032 TPC 56	
11032 TPC 2.01	
11032 TPC 2	

ATTACHMENT "A"
IN-GROUND SPRINKLER SYSTEMS
INSTALLATION AND OPERATION PROCEEDURES

The second amendment to the Water Agreement between the "Associations" of Saddle Ridge set specific requirements for the installation, operation and inspection of in-ground sprinkler systems. This form must be filled out and signed by the sprinkler system owner and acknowledged by the SRE president.

Owner/Applicant: _____ Date: _____

Property Address: _____ Portage, WI 53901

Email Address: _____ Phone No.: _____

The Owner agrees to follow the procedures listed below regarding the in-ground sprinkler system:

1. **Building Permit Required**
 - a. Prior to the beginning of the installation, a Town of Pacific General Building Permit for plumbing work shall be obtained. A site plan and riser diagram shall be provided.
 - b. The building permit shall include the attached notification form to be signed by the Saddle Ridge Estates Association, Ltd. President, which acknowledges the installation of a new in-ground sprinkler system and provides the necessary information to the property owner.

2. **System Installation Requirements**
 - a. Applicable sections of SPS 382 shall apply. Installer shall be a firm experienced in the installation of lawn irrigation systems or a licensed plumber.
 - b. The irrigation system installation shall include cross connection control. An atmospheric vacuum breaker or a reduced pressure backflow preventer may be used.
 1. If a reduced pressure backflow preventer (RPBP) is used, the RPBP shall be installed on the irrigation supply line, after the main control valve. The RPBP shall require annual testing, including written verification, by a qualified technician.
 2. The atmospheric vacuum preventer (AVP) shall be installed at least six inches above the highest sprinkler head. Two methods of installation will be allowed. The first method includes an AVP on each branch of the irrigation system. No valves will be allowed after the AVP. The second method includes an AVP on the main supply line after the main control valve and a wild head. If this method is used the system may include valves after AVP.

3. **Inspections**
 - a. The irrigation system installation shall be inspected in accordance with the Town of Pacific building permit requirements.
 - b. RBBP require inspection/testing every year.
 - c. The irrigation system shall be inspected by a Town of Pacific building inspector every ten (10) years as part of the Town's Cross-Connection Control Ordinance provisions.
 - d. In-ground sprinkler system owners are required to report inspections to SRE.

274

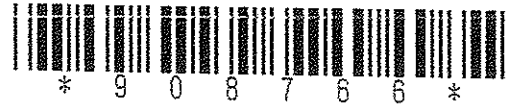
SADDLE RIDGE ESTATES ASSOCIATION, LTD.
Policies

Association does not cover porches, screens or screen-in area, patios, decks, or cement driveways.

POLICY ESTABLISHED IN 1988 6.3 ARTICLE VI

It is the policy of our Association that all maintenance and repair of the decks is the unit owner's responsibility.

The deck is part of the limited common area.



RATIFICATION

The Saddle Ridge Corporation, a/k/a Saddle Ridge Corp. ("Developer") and Saddle Ridge Estates Association, Ltd., a Wisconsin Non-Stock Corporation (hereinafter "Association") entered the attached "Agreement" on December 23, 2017.

The Association was since informed that action by the Association requires the signatures of two officers of the Association. Developer and the Association, by two officers, hereby enter this Ratification, which shall be recorded.

For valuable consideration, and intending to be bound, Developer and Association hereby ratify the Agreement and agree that the Agreement is ratified, confirmed and is in all respects in full force and effect and binding. Developer and the Association further agree that this Ratification and the attached Agreement shall be recorded in the office of the Register of Deeds for Columbia County, Wisconsin.

DOC # 908766

REGISTER OF DEEDS
COLUMBIA COUNTY

RECORDED ON:
10/29/2018 02:45:09PM
PAGES: 12

KAREN A MANSKE
REGISTER OF DEEDS

REC FEE: 30.00
Exempt #:

Return to:

Rick Schmidt
Boardman & Clark LLP Miller + Miller
P. O. Box 927
Madison, WI 53701-0927

11032 1500.02; 11032-863; 11-032056.10
Parcel Identification Number

The Saddle Ridge Corporation (a/k/a the Saddle Ridge Corp.)

Dated: 10/19/2018

By: Mahlon Kirk
Mahlon Kirk, President

The Saddle Ridge Estates Association, Ltd.

Dated: Oct 18 / 2018

By: Winnifred Schumann
Winnifred Schumann, President

Dated: 10/18/2018

By: Vicki Vogts
Vicki Vogts, Secretary

Notarizations on following page

ACKNOWLEDGMENT

STATE OF WISCONSIN)
) ss.

COLUMBIA COUNTY)

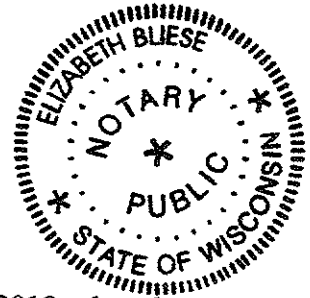
Personally came before me this 19th day of October, 2018, the above named **Mahlon Kirk**, to me known to be the person who executed the foregoing instrument in the capacity noted and acknowledged the same.

Elizabeth Bliese

Print name of Notary: Elizabeth Bliese

Notary Public, State of Wisconsin.

My Commission is permanent. (If not, state expiration date: December 22nd 2018.)



ACKNOWLEDGMENT

STATE OF WISCONSIN)
) ss.

COLUMBIA COUNTY)

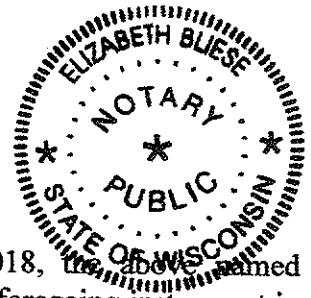
Personally came before me this 18th day of October, 2018, the above named **Winnifred Schumann**, to me known to be the person who executed the foregoing instrument in the capacity noted and acknowledged the same.

Elizabeth Bliese

Print name of Notary: Elizabeth Bliese

Notary Public, State of Wisconsin.

My Commission is permanent. (If not, state expiration date: December 22nd 2018.)



ACKNOWLEDGMENT

STATE OF WISCONSIN)
) ss.

Columbia COUNTY)

Personally came before me this 18th day of October, 2018, the above named **Vicki Vogts**, to me known to be the person who executed the foregoing instrument in the capacity noted and acknowledged the same.

Elizabeth Bliese

Print name of Notary: Elizabeth Bliese

Notary Public, State of Wisconsin.

My Commission is permanent. (If not, state expiration date: Dec 22nd 2018.)



Drafted by: Richard L. Schmidt, Boardman & Clark LLP



Document No

Document Title

SADDLE RIDGE ESTATES SEWER AGREEMENT

DOC # 905302

REGISTER OF DEEDS
COLUMBIA COUNTY

RECORDED ON:
07/09/2018 02:31:49PM
PAGES: 14

KAREN A MANSKE
REGISTER OF DEEDS

REC. FEE: 30.00

Exempt #:
Saddle Ridge Estates
PO Box 443
Portage, WI 53901

THIS PAGE IS PART OF THIS LEGAL DOCUMENT — DO NOT REMOVE

AGREEMENT

THIS AGREEMENT is by and between The Saddle Ridge Corporation, a/k/a Saddle Ridge Corp. (hereinafter "Developer") and Saddle Ridge Estates Association, Ltd., a Wisconsin Non-Stock Corporation (hereinafter "Association").

RECITALS

1. The Developer and the Association, as part of their resolution of a lawsuit filed in the Columbia County Circuit Court, as Case No. 95 CV 124, entered into an agreement covering, among other things, sewer hookup charges to be paid by the Developer to the Association for connecting to the sewer system that the Association operates under an agreement with City of Portage.
2. Developer and Association have agreed to now revise the sewer hookup charges to be paid by Developer for new construction within Saddle Ridge.
3. Developer and Association, by this Agreement, are formally setting forth the terms that they have negotiated providing for modification of that agreement previously entered into by those parties.

AGREEMENT

NOW, THEREFORE, for valuable consideration, the receipt of which is hereby acknowledged, the parties agree as follows:

1. Developer owns land in the development known as "Saddle Ridge" (all lands currently owned by Developer within the Development will be referred to as "Developer's Land"). Paragraph V. (A) of that Stipulation in Columbia County Case No. 95 CV 124 covered "Hook Up Fee Negotiation with Saddle Ridge Estates." That provision, previously approved by the Association's members, is being modified under this Agreement to provide as follows:

Developer has the right to connect to the sewer and the sewer hook-up fee to be paid by Developer, or its successor in title, for each new residential unit to be constructed on any of Developer's Land, from time to time and as may be now or hereafter platted or configured by Developer, shall be a flat fee of \$3,500.00 per residential unit. Accordingly, as to multi-family buildings, for any new multi-family buildings constructed on Developer's Land, the Developer or its successor in title shall pay that \$3,500.00 flat fee for each new residential unit constructed on such parcel of Developer's Land that connects to the sewer. (For example, the sewer hook-up fee for a duplex would be \$7,000.00). The Association shall be entitled to receive and retain the hookup fee for each new residential unit constructed on any parcel of Developer's Land. Further, it shall be under no duty to share any proceeds obtained from hookups to the four mile section of the sewer

line located outside the boundaries of the development. The Association warrants and represents that no other connection fee shall be payable by Developer to connect to the sewer system serving any of Developer's Land.

2. Previously, by separate agreement (documented in paragraph 5.3 of SRE Master Association), it had been agreed that each new unit constructed by Developer or its successor in title, after June 1, 2000, in SRE and each unit in SREII would have their regular assessments discounted by thirty-two percent (32%) for the first eighty-four (84) months that unit is subject to assessment (hereinafter "Discount Provision"). With this change in the sewer hookup fee provided for above, that Discount Provision and the related restriction on levying special assessments are hereby fully terminated and shall not apply to any new units hereinafter constructed on any of Developer's Land or to Units 307, 309, 968 or 310, which earlier this year received the benefit of the \$3,500 hook up fee for each such residential unit.

3. As part of the consideration for this Agreement, the Developer shall execute a deed to the Association, a copy of which is attached as Exhibit 1 (Parcel A and Parcel B). Further, the Developer and the Association shall execute an Easement in favor of the Association, a copy of which is attached as Exhibit 2. Developer will execute the deed, the Easement and this Agreement at the same time that the Association signs this Agreement and the Easement. The Association shall pay the 2017 real estate taxes on the parcels covered by the deed that is attached as Exhibit 1.

4. The terms of this Agreement shall be effective upon the execution of this Agreement both the Developer and the Association.

The Saddle Ridge Corporation (a/k/a the Saddle Ridge Corp.)

Dated: 12/23/2017

By: Mahlon Kirk
Mahlon Kirk, President

The Saddle Ridge Estates Association, Ltd.

Dated: 12/23/2017

By: Winnifred Schumann
Winnifred Schumann, President

DOCUMENT NO.

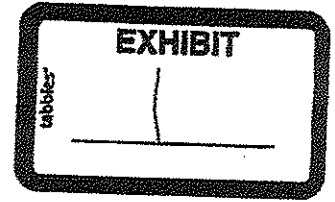
DOCUMENT AND TITLE

QUIT CLAIM DEED

The Saddle Ridge Corporation, a Wisconsin Corporation a/k/a Saddle Ridge Corporation and Wajbac & Tadwil, Ltd., (Grantor) quit claims to Saddle Ridge Estates Association, Inc., a Wisconsin nonstock corporation the following described real estate located in Columbia County, Wisconsin.

See Exhibit A

Recording Area



Attorney John R. Miller
P.O. Box 200
Portage, WI 53901

(See attached)
(Tax Parcel Numbers)

Exempt from Real Estate Transfer Fee §77.25(13), Stats.

SADDLE RIDGE CORPORATION

STATE OF WISCONSIN)

) SS.

COUNTY OF Columbia

By: Mahlon Kirk
Mahlon Kirk, President

Personally came before me this 23 day of ~~October~~ ^{December}, 2017, the above named Mahlon Kirk, the President of Saddle Ridge Corporation to me known to be the person who executed the foregoing instrument and acknowledged the same as the act of said corporation, by its authority.

Barbara A. Marz
Barbara A. Marz
Notary Public, State of Wisconsin

My Commission expires: 8-23-20

EXHIBIT A

Parcel A:

Unit 607 in Court 6, SADDLE RIDGE ESTATE Condominium, a condominium existing pursuant to Condominium Declaration for SADDLE RIDGE ESTATES, recorded May 1, 1978 in the Office of the Register of Deeds for Columbia County, Wisconsin, in Volume 190 of Records at pages 324-325, inclusive, as Document No. 394358, as supplemented and amended to date (the "Declaration"), together with all appurtenant rights, title and interests, being located in the Town of Pacific, Columbia County, Wisconsin.

Tax Parcel 11032-863

Parcel B:

A parcel of land located in NE $\frac{1}{4}$ -NW $\frac{1}{4}$ and SE $\frac{1}{4}$ -NW $\frac{1}{4}$, Section 1, T12N, R9E, Town of Pacific, Columbia County, Wisconsin bounded by the following line:

Beginning at the Southeast corner of Phase XII, Parcel 3, Saddle Ridge Estates Condominium; thence S86°57'17"E, 90.00 feet; thence S04°04'E, 30.23 feet to North line of former railroad right-of-way; thence N86°57'17"W along said North line, 1038.18 feet; thence N14°36'E, 120.58 feet; thence N89°32'E, 130.83 feet; thence S9°36'W, 96.79 feet; thence S86°57'17"E, 800.75 feet to point of beginning.

Tax Parcel 11-032-56.10

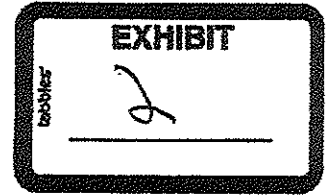
EASEMENT AGREEMENT

This document is not a "conveyance" as defined under Section 77.21(1) of the Wisconsin Statutes and is not subject to the Wisconsin real estate transfer fee.

SADDLE RIDGE CORPORATION ("Saddle Ridge") and **SADDLE RIDGE ESTATES ASSOCIATION, LTD.**, ("the Association") make this agreement effective as of the date upon which it is recorded in the real property records of Columbia County, Wisconsin.

Saddle Ridge owns the property described on Exhibit A (the "Saddle Ridge Parcel"). Members of the Association desire to acquire access to two golf courses, Saddle Ridge Golf Course and Portage Golf Club, that are located adjacent to or near the Saddle Ridge Parcel (the "Golf Course Parcels").

By this agreement, Saddle Ridge and the Association wish to evidence their agreements with respect to maintenance and use of a golf cart path on the Saddle Ridge Parcel. The path shall be a ten foot (10') wide strip of land, located within the Saddle Ridge Parcel (the "Cart Path").



Recording Area

Name and Return Address:
Rick Schmidt
Boardman & Clark LLP
P.O. Box 927
Madison, WI 53701-0927

Parcel Identification Number (PIN):
11032 1500.02

AGREEMENT. For valuable consideration and intending to be bound, Saddle Ridge and the Association agree as follows.

1. **Easement.** Subject to the terms and conditions that follow, Saddle Ridge grants to the Association and its members a non-exclusive easement over the Cart Path for ingress and egress on foot or by golf cart by persons to and from the Golf Course Parcels. This easement runs with the land, and binds and benefits the Association and its members, Saddle Ridge, and their respective successors and assigns.
2. **Rights Reserved.** Saddle Ridge reserves the right to use the Cart Path in any manner that does not unreasonably interfere with pedestrian use and operation of golf carts on the Cart Path. Saddle Ridge may temporarily and from time to time interrupt usage of the Cart Path in connection with construction, repair or maintenance operations on the Cart Path.
3. **Restrictions.** Without the prior written consent of Saddle Ridge, which Saddle Ridge may grant or withhold in its sole discretion, the Association may not extend the benefit of the easement to any other person or entity; may not alter the location of the Cart Path; and may not use the Cart Path for any purpose not expressly granted in Section 1.
4. **Maintenance.** Association will maintain and repair the Cart Path, as reasonably necessary from time to time, at its sole expense. These duties of repair and maintenance include, without limitation, removing and trimming any vegetation located on or over the Cart Path, maintaining a smooth surface for the path located within the Cart Path, free of gullies, potholes and drop-offs, performing any other maintenance as necessary to assure safe use of the Cart Path by members of the Association. If Saddle Ridge makes any modifications to the Cart Path, it shall at its expense restore the surface of the Cart Path to at least the condition as had existed prior to such modifications.
5. **Recreational Activity.** The parties agree that use of the Cart Path by players of the Golf Course is a "recreational activity" under §895.52, Stats., and that Saddle Ridge has not received and will not receive money, goods or services in exchange for this Agreement.
6. **Waiver of Claims.** The Association hereby waives any claim it may have against Saddle Ridge and its shareholders, officers, managers, employees, and agents (the "the Saddle Ridge Related Parties"), now or in the future, for damage to Association's property caused by any of the Saddle Ridge Related Parties. The Association will cause all of its property insurance policies to include a waiver of subrogation, in furtherance of the foregoing waiver. All property in or about the Cart Path belonging to The Association or its members, shareholders, officers, managers, employees, and agents (the "Association Related Parties") is there at the risk of the Association Related Parties only, and Saddle Ridge will not be liable for damage thereto, or theft, misappropriation, or loss thereof.
7. **Indemnity.** The Association must indemnify, defend and hold harmless the Saddle Ridge Parties from and against all liabilities, obligations, damages, penalties, claims, actions, costs, charges and expenses, including, without limitation, reasonable attorneys' fees and other professional fees (if and to the extent permitted by law), which may be imposed upon, incurred by, or asserted against any of the Saddle Ridge Related Parties by any members of the Association that arises in any way out of damage or injury occurring on the Cart Path, unless caused solely by the intentional wrongful act of any of the Saddle Ridge Related Parties.

8. **Insurance.**

- a. The Association will carry at all times, at its sole expense, Commercial General Liability Insurance applicable to the Cart Path providing, on an occurrence basis, a minimum combined single limit of \$1,000,000.00.
- b. The Association will obtain this insurance policy from companies having an AM Best rating of A-VII or better. The Association will cause the Commercial General Liability Insurance policy to name Saddle Ridge and its managing agents (if any) as additional insureds. The Association will cause all insurance policies to contain endorsements that require the insurer to give Saddle Ridge at least 30 days advance written notice of any cancellation, termination, material change or lapse of insurance. The Association will provide Saddle Ridge with a certificate of insurance evidencing the Association's coverage within 30 days of the date upon which this agreement is recorded, and annually thereafter.

9. **Remedies.** If either party breaches or threatens to breach any of the terms of this Agreement, then the other party will be entitled to full and adequate relief by injunction, or such available legal and equitable remedies from the consequences of such breach, including the following, which will be cumulative and in addition to all other remedies permitted at law or in equity:

- a. Any amount due and owing under this agreement that is not repaid within 30 days of invoice bears interest at the rate of 18% per annum, simple interest.
- b. If either party institutes any legal action or proceeding for the enforcement of any right or obligation contained herein, the prevailing party after final adjudication will be entitled to recover its costs and reasonable attorneys' fees in the preparation and prosecution of such action or proceeding.

10. **No Termination of Agreement; Termination of Liability.**

- a. Either the Association or Saddle Ridge may terminate this agreement on six (6) months' advance written notice to the other. Upon any such termination, the Association shall have no liability for injury, damages or losses sustained on the Cart Path after the effective date of such termination.
- b. The parties may mutually terminate this Agreement at any time by written agreement executed and recorded by both parties.
- c. If both Golf Courses are closed for 12 consecutive months, Saddle Ridge may unilaterally terminate this agreement by recording a termination in the real property records of Columbia County, or may remove the Cart Path as Saddle Ridge sees fit, or both.
- d. Whenever a transfer of ownership of the Saddle Ridge Parcel takes place, liability of the transferor terminates as of the date of the transfer with respect to any breach of, or performance required by, this agreement occurring after the date of the transfer; and the transferee will be deemed to have assumed all obligations of the transferor arising on and after the date of transfer.

11. **No Implied Easement.** Other than as expressly granted, no easement should be implied by this agreement.

12. **Governing Law.** The laws of the State of Wisconsin govern this agreement.

13. **Waiver.** No waiver of any default of any obligation by any party to this agreement should be implied from an omission by the other party to take any action with respect to that default.

EXHIBIT A

Saddle Ridge Parcel

A parcel of land located in NW¼-NW¼, NE¼-NW¼, SW¼-NW¼, SE¼-NW¼ and SW¼-NE¼, Section 1, T12N, R9E, Town of Pacific, Columbia County, Wisconsin bounded by the following line:

Commencing at the Southeast corner of Phase XII, Parcel 3, Saddle Ridge Estates Condominium; thence S86°57'17"E, 90.00 feet; thence S04°04'E, 30.23 feet to North line of former railroad right-of-way and point of beginning; thence S86°57'17"E along said North line, 361.15 feet; thence S87°03'40"E along said North line, 984.99 feet to East line of said SW ¼-NE ¼; thence S0°18'25"W along said East line, 100.11 feet to South line of former railroad right-of-way; thence N87°03'40"W along said South line, 989.59 feet; thence N86°57'17"W along said South line, 1997.43 feet; thence N0°02'40"W, 100.14 feet to North line of former railroad right-of-way; thence S86°57'17"E along said North line, 603.32 feet; thence S86°57'17"E along said North line, 1038.17 feet to point of beginning.

Described parcel contains 6.658 acres.

Tax Parcel No. 11032 1500.02

14. **Severability.** Each provision of this agreement is independent of and severable from the remainder of this agreement. If any provision of this agreement should be held to be invalid or to be unenforceable or not to run with the land, then that will not affect the validity or enforceability of the remainder of this agreement.

<p>SADDLE RIDGE CORPORATION</p> <p>By: <u>Mahlon Kirk</u> Mahlon Kirk, President</p>	<p>STATE OF WISCONSIN) Columbia) ss. COUNTY OF DANE)</p> <p>Personally came before me this <u>23</u> day of ^{December} September, 2017, the above named Mahlon Kirk, to me known to be the person who executed the foregoing instrument and acknowledged the same.</p> <p><u>Barbara A. Marz</u> Print or Type Name: Richard L. Schmidt Barbara A. Marz Notary Public, State of Wisconsin My Commission: 8-23-20</p>
<p>SADDLE RIDGE ESTATES ASSOCIATION, LTD.</p> <p>By: <u>Winnifred Schumann</u> Winnifred Schumann, President</p>	<p>STATE OF WISCONSIN)) ss. COUNTY OF COLUMBIA)</p> <p>Personally came before me this <u>23</u> day of <u>December</u>, 2017, the above named <u>Winnifred Schumann</u> to me known to be the person who executed the foregoing instrument and acknowledged the same.</p> <p><u>Barbara A. Marz</u> Print or Type Name: <u>Barbara A. Marz</u> Notary Public, State of Wisconsin My Commission: <u>8-23-20</u></p>

Drafted by: Rick Schmidt, Boardman & Clark LLP, PO Box 927, Madison, WI 53701

**AMENDMENT TO
BYLAWS OF SRE MASTER ASSOCIATION, LTD.**

Pursuant to the Bylaws of SRE MASTER ASSOCIATION, LTD., herein referred to as the "Association," Paragraph 5.3 is hereby amended to provide as follows:

5.3 Common Expenses. The Board of Directors shall determine the common expenses of the Association, and shall prepare an annual operating budget for the Association in order to determine the amount of the common charges payable by each unit to meet the estimated common expenses of the Association for the ensuing year. The amounts required by such budget shall be assessed and charged against the units and allocated among the members of the Association according to their respective percentages of ownership in the common elements of the condominium as set forth in the declarations.

The common charges shall be assessed on an annual basis and shall be prorated and paid monthly. If not paid on or before the due date, the charges shall bear interest at the rate of twelve percent (12%) per annum until paid in full. If delinquent for more than thirty (30) days, the Association may accelerate the annual common charges remaining unpaid with respect to such delinquent unit for purposes of collection or foreclosure action by the Association. In the event the annual budget and assessments are not determined prior to the beginning of a fiscal year of the Association, the assessment for the prior year shall remain in effect until revised by the Board of Directors.

The Bylaws, as amended herein, otherwise remain unchanged and in full force and effect. The effective date of this Amendment shall be the date that it is approved by the unit owners.

IN WITNESS WHEREOF, this Amendment has been executed with the written consent of at least 67% of the unit owners at the date hereof, and the undersigned officers of the Association of unit owners for the condominium hereby certify and attest by their signature hereto, that the foregoing Amendment has been adopted with the written consent of at least

67% of the unit owners, in the manner provided in the Wisconsin Condominium Ownership Act. The undersigned further certify that the written consents of the unit owners to this Amendment are on file and available for inspection at the offices of the Association.

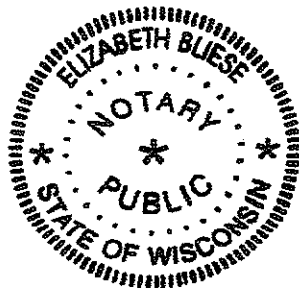
SADDLE RIDGE ESTATES ASSOCIATION,
Ltd.

By: Winnifred E. Schumann
President ^{WINNIFRED E. SCHUMANN}

Attest: Margaret Druce MARGARET DRUCE
Title: SREA director of utilities BOO

STATE OF WISCONSIN)
(SS.
COLUMBIA COUNTY)

Personally appeared before me this 17th day of July, 2018, the above named WINNIFRED E. SCHUMANN and MARGARET DRUCE, to me known to be the President and ~~Secretary~~ ^{AUTHORIZED DIRECTOR} respectively, of SRE Master Association, Ltd., and who executed the foregoing instrument and acknowledged same as the act and deed of said corporation.



Elizabeth W. Bliese
Notary Public, State of Wisconsin
My Commission expires: Dec 22, 2018
ID# 206931

Drafted by:
Attorney John R. Miller
Miller & Miller, LLC
311 DeWitt Street, PO Box 200
Portage, WI 53901