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Recorded: **03-11-2020 at 10:12 AM**
CHRIS PLANASCH, REGISTER OF DEEDS

Chris Planasch

DODGE COUNTY, WI

Fee Amount: **\$30.00** Pages: 8

Document No. _____

**FIRST AMENDMENT TO
DECLARATION OF
CONDOMINIUM FOR
COUNTRY CLUB II CONDOMINIUM**

Return to:

Virginia M. Bartelt
Bartelt Grob, S.C.
6300 University Ave., Suite 200
Middleton, WI 53562

016/0915

Parcel Number

THIS FIRST AMENDMENT (this "Amendment") is executed on Feb. 10, 2020,
by North Water Property Development, LLC (the "Declarant").

RECITALS:

A. Declarant has executed a Declaration of Condominium for Country Club II Condominium recorded with the Dodge County Register of Deeds as Document No. 1243534. The declaration, as modified by this first amendment, is referred to herein as the "Declaration." Country Club II Condominium is referred to herein as the "Condominium."

B. The Declaration created the following units within the Condominium.

Unit No. 858	N858 N. Water Street
Unit No. 860	N860 N. Water Street
Unit No. 864	N864 N. Water Street
Unit No. 866	N866 N. Water Street
Unit No. 868	N868 N. Water Street
Unit No. 870	N870 N. Water Street
Unit No. 872	N872 N. Water Street
Unit No. 874	N874 N. Water Street

Document No. _____

**FIRST AMENDMENT TO
DECLARATION OF
CONDOMINIUM FOR
COUNTRY CLUB II CONDOMINIUM**

We are returning your ORIGINAL document to you. It HAS been recorded electronically, with the recording information shown on the attached photocopy. Keep both documents with your real estate records.

Return to:

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C. Declarant desires to expand the Condominium pursuant to the terms of this Amendment.

NOW, THEREFORE, Declarant does hereby declare as follows:

1. **Expansion.** The Condominium is hereby expanded by adding thereto all of that certain real property located in the Town of Emmet, County of Dodge, State of Wisconsin, and more particularly described on Exhibit A attached hereto and made a part hereof.

2. **Eight New Units are Created.** Eight (8) new units of the Condominium are hereby created. Such units are identified as Units 858, 860, 864, 866, 868, 870, 872, and 874 Country Club II Condominium in the Town of Emmet, Dodge County, Wisconsin. Such units shall be positioned as shown on Exhibit B attached hereto and made a part hereof, and, from and after the date of recording of this Amendment, shall be considered "Units" for all purposes set forth in the Declaration. Furthermore, the buildings housing such units and shown on Exhibit B shall be, from and after the date of recording of this Amendment, "Buildings" for all purposes under the Declaration. Each Unit shall have one (1) vote at meetings of Country Club II Condominium Association, an unincorporated Association, as provided in the Declaration.

3. **Amendment No. 1 to Condominium Plat.** Contemporaneously herewith, Declarant is recording Country Club II Condominium Addendum No. 1. A copy of the Country Club Condominium Addendum No. 1 is attached hereto as Exhibit B.

4. **Definition of Expansion Area.** By this Amendment, all area defined as Expansion Area is being included in the Condominium. There is no Expansion Area.

5. **Listing of All Units.** Attached hereto as Exhibit C is a list of all Units, including original Units as well as the Units added by this First Amendment, together with the square footages and the percentage interests appurtenant to each. The Units added by this Amendment will not become liable for or obligated to pay common expenses until the time provided in Article XVI of the Declaration. Until all additional units are liable for payment of common expenses, each Unit that is liable for common expenses shall pay a fractional share of all common expenses, the numerator of which fraction shall be the Unit's percentage interest and the denominator of which shall be the total of all percentage interests for Units then liable for payment of common expenses.

IN WITNESS WHEREOF, the undersigned has executed this Amendment as of the date first above written.

North Water Property Development, LLC

("Declarant")

By: 

Deborah L. Groeler, President

ACKNOWLEDGMENT

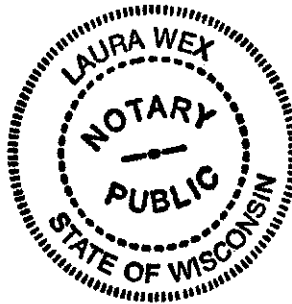
STATE OF WISCONSIN)
) ss.
COUNTY OF DODGE)

Personally came before me this 10th day of February, 2020, the
above named Deborah L. Groeler, who acknowledged herself to be the President of North
Water Property Development, LLC, and to me known to be the person who executed the
foregoing instrument and acknowledged the same.

Name: *Laura Wex*
Notary Public, State of Wisconsin
My Commission expires: 4-27-20

This document drafted by:

Virginia M. Bartelt
Bartelt Grob, S.C.
6300 University Avenue, Suite 200
Middleton, WI 53562



2009214

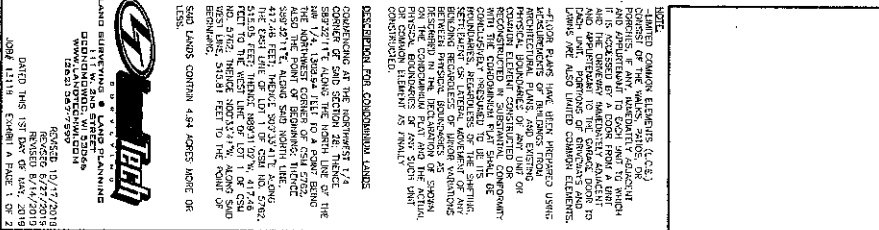
EXHIBIT A

Part of Lot 1 of Certified Survey Map No. 5762 as recorded in Volume 38 of Certified Surveys on Pages 113 and 114 in the Dodge County Register of Deeds office; said lands being part of the NE 1/4 of the NW 1/4 of Section 28, Township 9 North, Range 15 East, Town of Emmet, Dodge County, Wisconsin, described as follows:

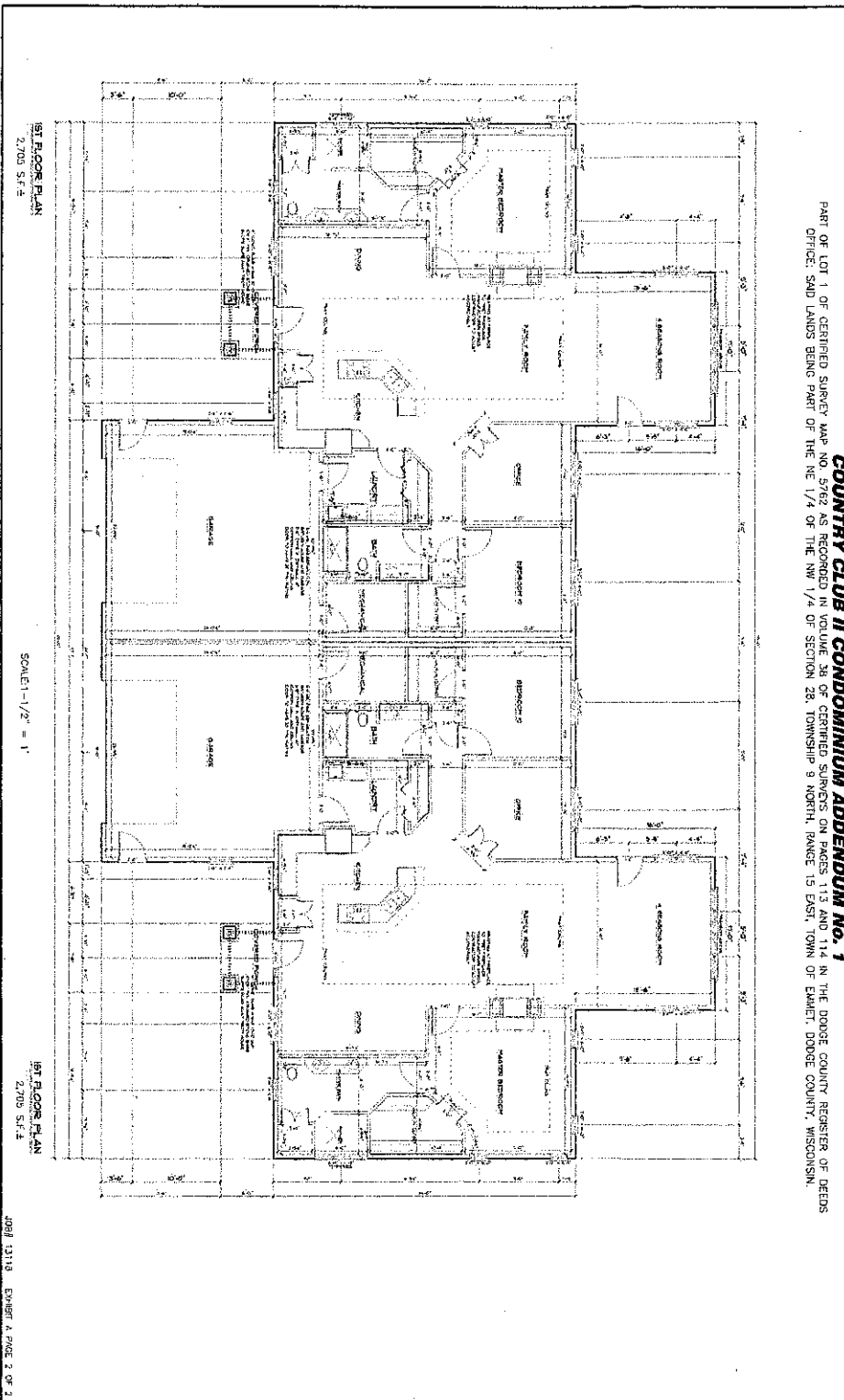
Commencing at the Northwest 1/4 corner of said Section 28; thence S89°32'11"E along the North line of the NW 1/4, 1308.94 feet to a point being the Northwest corner of CSM 5762, also the point of beginning; thence S89°32'11"E, along said North line, 417.46 feet; thence S00°33'41"E, along the East line of Lot 1 of CSM No. 5762, 515.95 feet; thence N89°31'02"W, 417.46 feet to the West line of Lot 1 of CSM No. 5762; thence N00°33'41"W, along said West line, 515.81 feet to the point of beginning.

Said lands contain 4.94 acres more or less.

Addendum No. 1



COUNTRY CLUB II CONDOMINIUM ADDENDUM No. 1
 PART OF LOT 1 OF CERTIFIED SURVEY MAP NO. 5762 AS RECORDED IN VOLUME 36 OF CERTIFIED SURVEYS ON PAGES 113 AND 114 IN THE DODGE COUNTY REGISTER OF DEEDS
 OFFICE, SAID LANDS BEING PART OF THE NE 1/4 OF THE NW 1/4 OF SECTION 28, TOWNSHIP 9 NORTH, RANGE 15 EAST, TOWN OF EMMETT, DODGE COUNTY, WISCONSIN.



JOB# 12119 EXHIBIT A PAGE 2 OF 2

EXHIBIT C

Unit	Street Address	Square Footage	Percentage Interest
848	N848 N. Water Street	2,520	8
850	N850 N. Water Street	2,520	8
854	N854 N. Water Street	2,520	8
856	N856 N. Water Street	2,520	8
858	N858 N. Water Street	2,705	8.5
860	N860 N. Water Street	2,705	8.5
864	N864 N. Water Street	2,705	8.5
866	N866 N. Water Street	2,705	8.5
868	N868 N. Water Street	2,705	8.5
870	N870 N. Water Street	2,705	8.5
872	N872 N. Water Street	2,705	8.5
874	N874 N. Water Street	2,705	8.5