

March 17, 2021

Dear Homeowners,

As you may recall, a special owners meeting was held on September 28, 2020 to discuss and vote on the matter of changing part of the Declaration regarding the responsibility of individual owners being required to pay for any repair work done on their outside balcony/patio area. We discussed changing the verbiage to show that all work done on the outside structure would be paid for through our Association funds, along with any other upkeep. Nineteen condo owners attended the meeting. After the discussion, a vote was taken, and the results were 19 Yes votes. This change was also voted on and has been updated in the Bylaws.

Effective on March 2, 2021, the requested changes were submitted, approved, and recorded by the Register of Deeds, Waukesha County, James R. Behrend.

The attached documents will replace the original verbiage in your Condominium Declaration and Bylaws.

- Third Amendment to Declaration of the Buena Vista Condominium
- Bylaws: Common Expenses of the Condominium

Third Amendment to Declaration of the
Buena vista Condominium
W129N6711 Northfield Dr
Menomonee Falls, WI 53051

Document Number

Document Title

4562001

REGISTER OF DEEDS
WAUKESHA COUNTY, WI
RECORDED ON

March 02, 2021 12:50 PM
James R Behrend
Register of Deeds

3 PGS
TOTAL FEE \$30.00
TRANS FEE \$0.00

Book Page -



Recording Area

Name and Return Address

Marcia Quartullo, President
W129N6811 Northfield Dr #108
Menomonee Falls, WI 53051

Parcel Identification Number (PIN)

03013

THIS PAGE IS PART OF THIS LEGAL DOCUMENT - DO NOT REMOVE.

This information must be completed by submitter: document title, name & return address, and PIN (if required). Other information such as the granting clause, legal description, etc., may be placed on this first page of the document or may be placed on additional pages of the document.

WRDA Rev. 12/22/2010

Third Amendment to Declaration of The Buena Vista Condominium

This Third Amendment to the Declaration of The Buena Vista Condominium (the "Amendment") is made this day, February 2021 by the Buena Vista Condominium Association, Inc.

Recitations

Whereas the Buena Vista Condominium Association, Inc. ("Association") was formed as a non-stock, non-profit corporation with the Articles of Incorporation of Buena Vista Condominium Association, Inc. Executed on or about December 20th, 2005;

Whereas the Declaration of the Buena Vista Condominium ("Declaration") was executed by the Declarant on March 22, 2006 and recorded on June 8, 2006 in the Register of Deeds Office in Waukesha County as Document No. 3393392.

Whereas Section 14 of the Declaration entitled "Amendment to Declaration" states the Declaration "may be amended by written agreement of Unit Owners having at least sixty-seven percent (67%) of the votes in the Association and in the manner provided by Section 707.09(2) of the Act" and upon recording in the Office of the Register of Deeds for Waukesha county, Wisconsin a document setting forth said Amendment will be effective;

Whereas the aggregate of votes of at least sixty-seven percent of the votes have consented in this Amendment in writing and said consents are approved by the mortgagees. Accordingly, all the required consents and approvals were received.

Amendment To Declaration

Now therefore, the Association hereby declares the Declaration shall be amended as follows: Section 9.1 (b) of the Declaration is here by replaced with the following:

Section 9.1 Responsibility of Unit Owners:

(b) Notwithstanding the other provision of this section 9.1(a) for purposes of uniformity, the Association shall replace, repair, paint, maintain and adorn external features such as the items identified in section 3.2(d)(iv) and other similar items which are visible from the Common Elements or exterior of Building and portions of any conduits, wires, cables, water, sewer and gas mains and laterals and all other utility lines and distribution systems lying above or under any Common Element.

In Witness Whereof, the Association has caused this Amendment to be executed as of the date first set forth above.

Buena Vista Condominium Association, Inc.

By: Marcia Quartullo

Marcia Quartullo, President

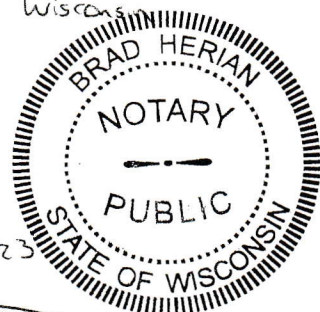
2/26/21
Signature verified via Wisconsin
Driver's License.

County: Waukesha
State: Wisconsin

Brad Herian

Commission Expires: 10/30/23

Brad Herian



**Modification of Condominium Declaration 9.1
(Modify 9.1 (b) to exclude the highlighted portion below)**

Current Declaration

**SECTION 9: MAINTENANCE, ALTERATION, AND IMPROVEMENT OF
CONDOMINIUM**

9.1 Responsibility of Unit Owners:

(b) Notwithstanding the other provision of this section 9.1(a) for purposes of uniformity, the Association shall replace, repair, paint, maintain and adorn external features such as the items identified in section 3.2(d)(iv) and other similar items which are visible from the Common Elements or exterior of Building and portions of any conduits, wires, cables, water, sewer and gas mains and laterals and all other utility lines and distribution systems lying above or under any Common Element; **provided, however, that (i) in the case any such items are part of an individual Unit the Individual Owner who owns the Unit which the items identified in section 3.2 (d)(iv) and other similar external items are a part of and/or service and the Unit Owner's Unit to which such portions of any conduits, wires, cables, water, sewer and gas mains and laterals and all other utility lines and distribution systems appertain shall pay the cost incurred by the Association in replacing, repairing, painting, maintaining and adorning such items; and (ii) in the case any such items are part of the Limited Common Elements appurtenant to one or more Units as provided in sections 3.3 through 3.5 above, the Unit Owners who own the Units to which the use of such Limited Common Elements is appurtenant according to sections 3.3 through 3.5 shall pay the cost incurred by the Association in replacing, repairing, painting, maintaining and adorning such items.**

Modified Declaration

**SECTION 9: MAINTENANCE, ALTERATION, AND IMPROVEMENT OF
CONDOMINIUM**

(b) Notwithstanding the other provision of this section 9.1(a) for purposes of uniformity, the Association shall replace, repair, paint, maintain and adorn external features such as the items identified in section 3.2(d)(iv) and other similar items which are visible from the Common Elements or exterior of Building and portions of any conduits, wires, cables, water, sewer and gas mains and laterals and all other utility lines and distribution systems lying above or under any Common Element.

0111061 NOV-4 8

Exhibit A-1
(The legal of the Condo after conveyance)

Part of Lot 2 of Certified Survey Map No. 9880, Recorded on September 21, 2004, in Volume 92 of Certified Survey Maps, on pages 20 – 31, as Document No. 3206261, being a part of the Southwest Quarter of the Northeast Quarter of Section 24, Town 8 North, Range 20 East, Village of Menomonee Falls, County of Waukesha, State of Wisconsin, more particularly described as follows:

Beginning at the Southeast corner of Lot 2, aforesaid; thence North 89°04'52" West along the South line of said Lot 2 a distance of 333.97 feet; thence North 00°54'26" East, 154.33 feet; thence South 89°05'34" East, 330.94 feet; thence South 00°12'58" East, 154.43 feet to the point of beginning.

Said parcel contains 51,318 square feet or 1.178 acres.