

BY-LAWS
OF
NEWBRIDGE CROSSING HOME OWNERS ASSOCIATION, INC.

ARTICLE I

NAME AND LOCATION

The name of the corporation is "NEWBRIDGE CROSSING HOME OWNERS ASSOCIATION, INC.", hereinafter referred to as the "Association." The principal office of the Association shall be located at 1463 Saint Andrews Drive, Oconomowoc, Wisconsin 53066, but meetings of Members and Directors may be held at such places as may be designated by the Board.

ARTICLE II

DEFINITIONS

Section 1. "Association" shall mean and refer to NEWBRIDGE CROSSING HOME OWNERS ASSOCIATION, INC., its successors and assigns. The Association shall govern the Common Facilities of the Newbridge Crossing Subdivision located in the Village of Summit, Waukesha County, Wisconsin.

Section 2. "Board" shall mean and refer to the Board of Directors of the Association.

Section 3. "By-laws" shall mean the By-laws of the Association and any amendments thereto.

Section 4. "Common Facilities" shall mean and refer to any and all property or rights in property including, but not limited to, items of tangible personal property, fixtures, easements, permits, or rights-of-way, at any time owned by the Association and held for the common use and enjoyment of Owners and made subject to the Articles of Incorporation and By-laws of the Association.

Section 5. "Declaration" shall mean and refer to the Declaration of Restrictions and Covenants for Newbridge Crossing Subdivision recorded on 3/19/2018 as Document No. 4329775 in the office of the Register of Deeds for Waukesha County, Wisconsin.

Section 6. "Developer" shall mean Tree Ridge Real Estate Development, LLC, a Wisconsin limited liability company, and its successors and assigns. The term "Developer" shall also include the duly authorized agent of Developer.

Section 7. "Lot" shall mean and refer to a single residential building Lot, with or without improvements, subject to the Declaration, Articles of Incorporation and By-laws of the Association.

Section 8. "Owner" or "Member" shall mean and refer to every person or entity who is the beneficial owner or who by expansion of the Subdivision becomes a beneficial owner of an undivided interest in any "Lot", including contract buyers; but excluding those having such interest merely as security for the performance of an obligation.

IN WITNESS WHEREOF, we being all of the Directors of ^{LA}SEWERIDGE CROSSING HOME
OWNERS ASSOCIATION, INC., have hereunto set our hands this 5 day of March
2018.

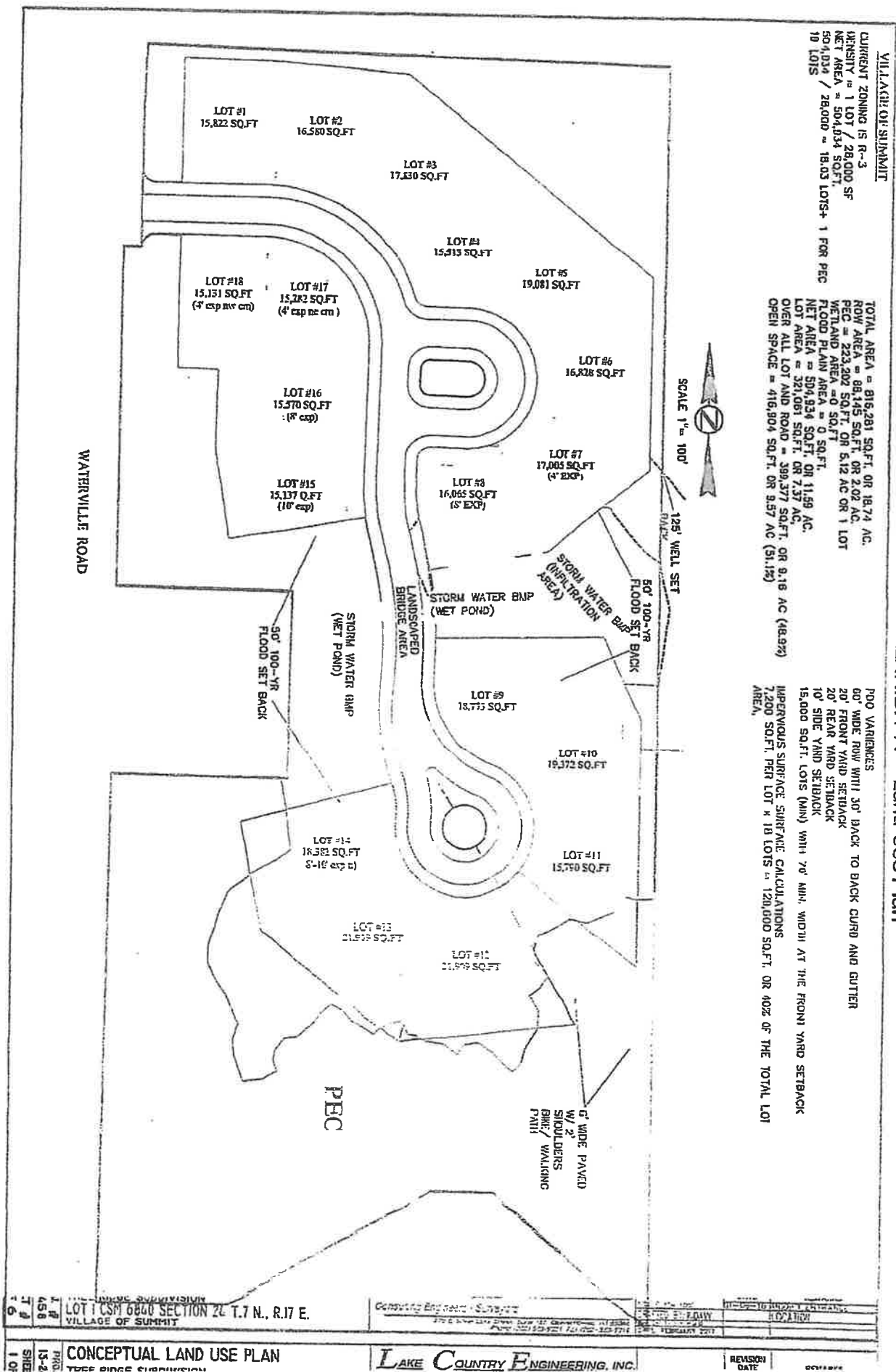

William R. Tison, Director

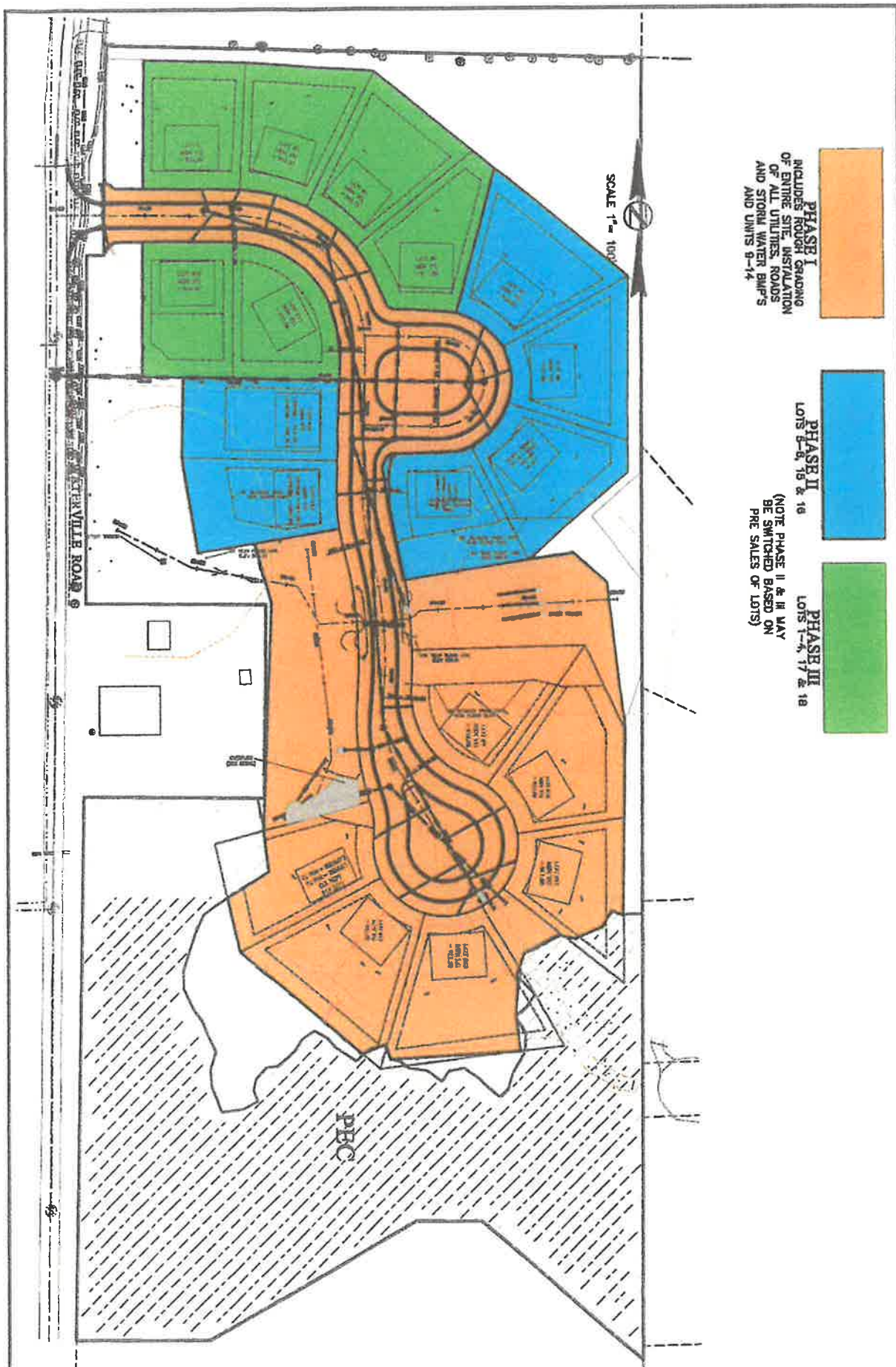

Angela Hunt, Director


Christine Hennings, Director

EXHIBIT A Land Use Plan

PDD VARIANCES
 60' WIDE ROW WITH 30' BACK TO BACK CURB AND GUTTER
 20' FRONT YARD SETBACK
 20' REAR YARD SETBACK
 20' SIDE YARD SETBACK
 15,000 SQ.FT. LOTS (MIN) WITH 70' MIN. WIDTH AT THE FRONT YARD SETBACK
 IMPERVIOUS SURFACE SURVANCE CALCULATIONS
 7,200 SQ.FT. PER LOT x 18 LOTS = 129,600 SQ.FT. OR 10% OF THE TOTAL LOT AREA.





PHASING PLAN
TREE RIDGE SUBDIVISION
LOT 1 CSM 68&0 SECTION 24 T.7 N., R.17 E.
VILLAGE OF SUMMIT

LAKE COUNTRY ENGINEERING, INC.
Consulting Engineers - Surveyors
270 S. Silver Lake Street, Suite 100, Oconomowoc, WI 53066
Phone (608) 890-8977 Fax (608) 890-8976

DATE: FEB 1997
SUBMITTED BY: LAKE COUNTRY ENGINEERING, INC.
FOR: VILLAGE OF SUMMIT

REVISION	DATE	REMARKS

SHEET 7
2 OF 6
15-24-98

NEWBRIDGE CROSSING

BEING ALL OF LOT 1 OF C.S.M. NO. 6840, LOCATED IN GOVERNMENT LOTS 3 AND 4 OF SECTION 24, T.7N., R.17E., VILLAGE OF SUMMIT, WAUKESHA COUNTY, WISCONSIN

NOTE: SEE SHEETS 2 AND 3 FOR RESTRICTIONS, GENERAL NOTES, CURVE TABLE AND DETAILS



DISTANCES ARE COMPUTED TO THE NEAREST 0.01' AND MEASURED TO THE NEAREST 0.01'

ANGLES ARE COMPUTED TO THE NEAREST 00'00"00" AND MEASURED TO THE NEAREST 00'00"00"

LEGEND

- = 4.25" O.D. IRON PIPE FOUND
- = 2.25" O.D. IRON PIPE SET, 18" LONG, WT. = 3.81 LBS/LIN. FT.
- 3/4" O.D. = 10" IRON REBAR SET AT ALL OTHER LOT CORNERS, WT. = 1.50 LBS/LIN. FT.
- = CONCRETE MONUMENT W/ BRASS CAP FOUND

UTILITY EASEMENT NOTE:
NO PAVES, PADS, BOXES OR SURVEY CABLES ARE TO BE PLACED SUCH THAT THE INSTALLATION WOULD DISTURB ANY SURVEY TRAIL OR DISTURB UPON ANY LOT LINE OR STREET LINE. THE OCCURRENCE OF A SURVEY STAKE BY ANYONE IS A VIOLATION OF SECTION 238.37 OF WISCONSIN STATUTES.

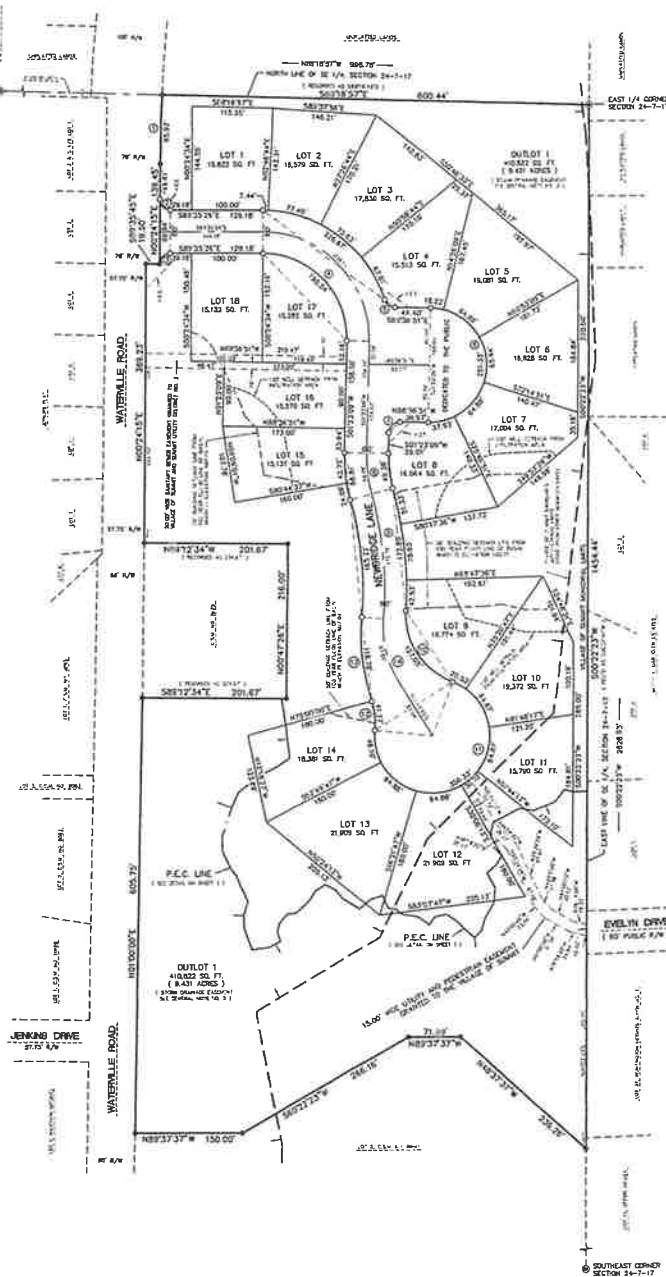
There are no objections to this plat with respect to Secs. 236.15, 236.16, 236.20 and 236.21(1) and (2), Wis. Stat. as provided by a 236.12, Wis. Stat.

Certified _____, 20

Department of Administration



REVISED THIS 26th DAY OF SEPTEMBER, 2017



SURVEYOR
MARK A. POWERS, P.L.S. 1701
LAKE COUNTY ENGINEERING, INC.
870 S. 2600 LANE STREET, SUITE 105
OGDONOVIC, WI. 53066
(262) 364-5331

DEVELOPER
WILLIAM R. TOSON
TREE RIDGE REAL ESTATE DEVELOPMENT LLC
1344 N. WATERVILLE ROAD
OGDONOVIC, WI. 53066
(262) 364-7664

BEING ALL OF LOT 1 OF C.S.M. NO. 5840, LOCATED IN GOVERNMENT LOTS 3 AND 4 OF SECTION 24, T.7N., R.17E., VILLAGE OF SUMMIT, WAUKESHA COUNTY, WISCONSIN

[illegible]

The title holders of lots through 18 of the Neudodge Crossing Sub-division each shall hold an undivided interest in Dush 1, where storm water management practices are located. There are one or more separate documents recorded on the property title through the Mendocino County Register of Deeds regarding the maintenance of stormwater management practices ("Maintenance Agreement") that apply to Dush 1. The Maintenance Agreement subjects this subdivision plat, and all lot owners therein, to the responsibility, cost and obligations and restrictions associated with the maintenance of stormwater management practices. The agreement also outlines a process by which the Village of Sumner may treat and direct additional agreements or charges for any services the community might require relating to enforcement of the Maintenance Agreement.

All lands within areas labeled "storm water management" are reserved for storm water collection, conveyance, treatment or storage or any other similar function and are placed in these areas. No grading or filling (other than construction of the Storm Water Management Agreement) is permitted on any land within storm water areas in any way. The Maintenance Agreement may contain specific maintenance requirements for these areas. The Village of Summit, or their designer, are qualified experts in these areas for purposes of assessing the storm water management practices or enforcing the terms of this Maintenance Agreement.



THIS INSTRUMENT DRAFTED BY MARK A. POWERS

Those areas of land identified as Primary Environmental Corridor (P.E.C.) Preserving on Sheet 1 of 4 of the Subdivision Plat shall be considered as such a Primary Environmental Corridor Preserving Area and shall be subject to the following restrictions:

- Grazing and filling are prohibited.
- The removal of topsoil or other surface materials is prohibited.
- With the exception of the Base with hiking/walking paths, the removal or destruction of any vegetative cover, i.e. trees, shrubs, or grass, shall be prohibited. The removal of any vegetation shall be minimized, except as necessary to construct or maintain the boundaries and walk approved lines. The Village of Summit, Stoughton-Chatham, upon the construction of a barrier or structure and with approval from the Vermont Agency of Natural Resources, shall be permitted to remove any vegetation that is considered to be a potential safety hazard or a barrier to an approved easement or necessary building, which shall be provided only when the action is or better cannot be issued outside of the Primary Environmental Component and approved by the Village of Summit.
- Grazing by domestic animals (i.e., horses, etc., etc.) shall be discouraged to the greatest extent possible.
- The introduction of plant material not indigenous to the existing environment of the Primary Environmental Component is prohibited.
- Ponds may be permitted subject to the approval of the municipality, in which they are located and if applicable, the Wisconsin Department of Natural Resources and the U.S. Army Corps of Engineers.
- Construction of trail/loop within the Primary Environmental Component Preservation Area is prohibited.

There are no objections to this plan with respect to
Secs. 236.15, 236.16, 236.20 and 236.21(1) and (2).
Wls. Secs. as provided by s. 236.12, Wls. Secs.

Certified _____, 20____

Department of Administration



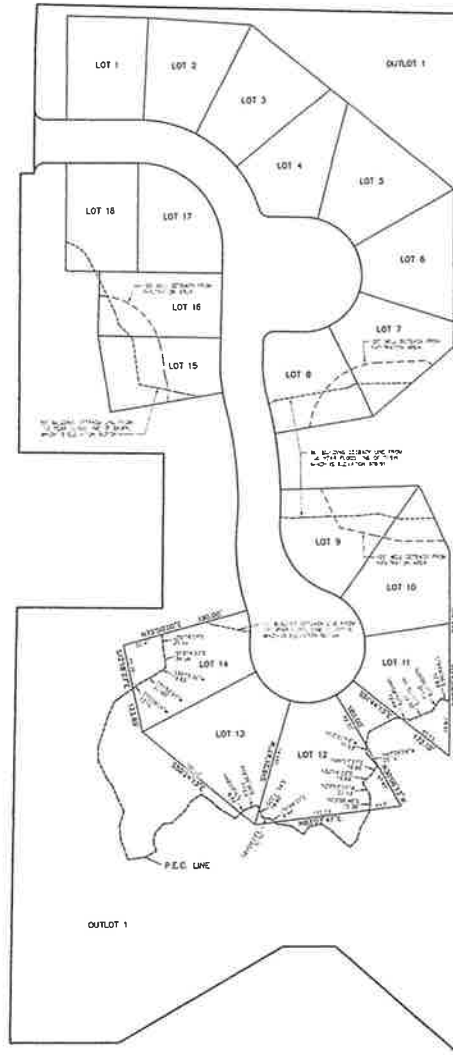
NEWBRIDGE CROSSING

BEING ALL OF LOT 1 OF C.S.M. NO. 6840, LOCATED IN GOVERNMENT LOTS 3 AND 4
OF SECTION 24, T.7N., R.17E., VILLAGE OF SUMMIT, WAUKESHA COUNTY, WISCONSIN



NOTE: OWNER OF LOTS 7, 8, 9, 10, 14, 15, 16 AND 18 ARE RESPONSIBLE
FOR THE FIELD LOCATION OF THE 100 FOOT WELL SETBACK AND 50 FOOT
BUILDING SETBACK LINES PRIOR TO CONSTRUCTION OF ANY STRUCTURE

NOTE: THE EDGE OF THE INFILTRATION AREA IS THE BOTTOM
EDGE OF THE STORM WATER BASIN.



Mark A. Powers
August 4, 2017

REVISED THIS 26th DAY OF SEPTEMBER, 2017

There are no objections to this plat with respect to
Secs. 236.15, 236.16, 236.20 and 236.21(1) and (2),
Wis. Stats. as provided by s. 236.12, Wis. Stats.

Certified _____, 20____



Department of Administration

NEWBRIDGE CROSSING

BEING ALL OF LOT 1 OF C.S.M. NO. 6840, LOCATED IN GOVERNMENT LOTS 3 AND 4
OF SECTION 24, T.7N., R.17E., VILLAGE OF SUMMIT, WAUKESHA COUNTY, WISCONSIN

SURVEYOR'S CERTIFICATE:

I, Mark A. Powers, Professional Land Surveyor, hereby certify:

That I have surveyed, divided, and mapped a subdivision of all of Lot 1 of Certified
Survey Map No. 6840, located in Government Lots 3 and 4 of Section 24, T7N, R17E,
Village of Summit, Waukesha County, Wisconsin. Said lands containing 816,281 sq. ft.
(18.739 acres)

That I have made such survey, land division and plat by the direction of Tree Ridge Real
Estate Development LLC, owner of said lands.

That such plat is a correct representation of all the exterior boundaries of the lands
surveyed and the subdivision thereof made.

That I have fully complied with the provisions of Chapter 236 of the Wisconsin State
Statutes and the subdivision regulations of the Village of Summit and Waukesha
County Department of Parks and Land Use in surveying, dividing
and mapping the same.

Dated this 4th day of August, 2017.

Mark A. Powers, PLS 1701

REVISED THIS 26th DAY OF SEPTEMBER, 2017



OWNER'S CERTIFICATE:

As member of Tree Ridge Real Estate Development LLC, I, William R. Toson hereby certify
that I caused said land to be surveyed, divided, mapped and dedicated, as shown on this map.
William R. Toson, member, does further certify that this plat is required by S236.10 or S236.12
to be submitted to the following for objection or approval:

- 1) Department of Administration
- 2) Village of Summit
- 3) Waukesha County Department of Parks and Land Use

WITNESS the hand and seal of said William R. Toson, member, this _____ day of
_____, 20____.

In Presence of:

William R. Toson, member

STATE OF WISCONSIN
COUNTY

Personally came before me this _____ day of _____, 20____, the
above named _____, to me known to be the person
who executed the foregoing instrument and acknowledged the same.

Honary Public:

_____, County, Wisconsin
My Commission expires _____

VILLAGE OF SUMMIT PLAN COMMISSION APPROVAL

Approved by the Village of Summit Plan Commission this _____ day of
_____, 20____.

Jim Seppanen, Chairman

Debbie Michael, Secretary

VILLAGE BOARD APPROVAL

Approved by the Village Board of the Village of Summit this _____ day of
_____, 20____.

Jack Riley, Village President

Debbie Michael, Clerk

CERTIFICATE OF THE VILLAGE TREASURER

I, _____, being the duly elected, appointed, qualified and acting
Treasurer of the Village of Summit, do hereby certify that in accordance with the records in
my office, there are no unpaid taxes or unpaid special assessments as of this _____ day of
_____, 20____, on any land included in the plat of Newbridge Crossing.

Dated: _____
Debbie Michael, Village Treasurer

CERTIFICATE OF COUNTY TREASURER:

I, Pamela F. Reeves, being duly elected, qualified and acting Treasurer of Waukesha
County, do hereby certify that the records in my office show no unencumbered tax sales and no
unpaid taxes or special assessments as of _____ affecting the lands
included in the plat of Newbridge Crossing.

Date _____
Pamela F. Reeves, Waukesha County Treasurer

There are no objections to this plat with respect to
Secs. 236.15, 236.16, 236.20 and 236.21(1) and (2),
Wis. Stats. as provided by s. 236.12, Wis. Stats.

Certified _____, 20____

Department of Administration

