

First Amendment to Declaration of Condominium for Briarwood, A Condominium
(January 19,2023)

1. Description of Land
2. Description of buildings, Units, Common Elements and Limited Common Elements
3. Unit Value for Common Element Ownership and Voting
4. Set Back Lines/ Easements
5. Continuing Effect of Declaration
 - Exhibit A Briarwood A Condominiums- Addresses
 - Exhibit B Addendum No. 1 to Condominium Plat of Briarwood, A Condominium

Karie L. Pope
KARIE POPE
RACINE COUNTY
REGISTER OF DEEDS
Fee Amount: \$30.00

Pages: 11

Document Number

**FIRST AMENDMENT TO DECLARATION OF
CONDOMINIUM FOR BRIARWOOD, A
CONDOMINIUM**

Recording Area

Re: Units 11, 12, 13, 14, 25, 26, 27, 28, 29 and 30 of Briarwood, A Condominium created by a Declaration of Condominium dated February 24, 2022 and recorded in the office of the Register of Deeds for Racine County, Wisconsin on February 28, 2022, as Document No. 2622087, being part of the Southeast 1/4 of the Southwest 1/4 of Section 21, Township 4 North, Range 23 East, Village of Caledonia, Racine County, Wisconsin.

From Tax Parcel Identification Number 104-04-23-21-061-000

RETURN TO: Briarwood of Caledonia, LLC
8338 Corporate Drive, Ste. #300
Racine, WI. 53406

FROM (PART OF):	
	104-04-23-21-061-000
TO:	
UNIT	PARCEL #
11	104-04-23-21-061-011
12	104-04-23-21-061-012
13	104-04-23-21-061-013
14	104-04-23-21-061-014
25	104-04-23-21-061-025
26	104-04-23-21-061-026
27	104-04-23-21-061-027
28	104-04-23-21-061-028
29	104-04-23-21-061-029
30	104-04-23-21-061-030

30-11

FIRST AMENDMENT TO DECLARATION OF
CONDOMINIUM
FOR
BRIARWOOD, A CONDOMINIUM

Village of Caledonia, Racine County, Wisconsin

Briarwood Of Caledonia, LLC, a Wisconsin limited liability company ("Declarant") hereby amends the Declaration of Condominium for Briarwood, A Condominium, dated February 24, 2022, and recorded February 28, 2022, as Document No. 2622087, Racine County Records, which established Briarwood, A Condominium ("Condominium"), to add to the Condominium real estate owned by the Declarant and described in Section 1 of this Amendment, and to subject the real estate to the Wisconsin Condominium Ownership Act ("Act"), pursuant to the provisions of Section 11(B) of the Declaration. The address of the Condominium Units, after this Amendment, shall be as set forth in **Exhibit A** to this Amendment.

1. Description of Land

The land owned by the Declarant and added to the Condominium described in Section 1 of the Declaration is a part of the expansion area described in Exhibit C attached to the recorded Declaration. The land to be added to the Condominium is described in **Exhibit B** which is attached to this Amendment.

2. Description of Buildings, Units, Common Elements, and Limited Common Elements

Five additional buildings containing a total of 10 Units are being constructed or will be constructed as shown on the Addendum No. 1 to Condominium Plat of Briarwood, A Condominium which is attached to this Amendment as **Exhibit B**. The buildings and Units are as described in Sections 3 and 4 of the Declaration, but are located as shown on **Exhibit B** attached to this Amendment. The construction and boundaries of the Units shall be as described in Sections 3 and 4 of the Declaration and the floor plans which are attached to this Amendment as part of **Exhibit B**. The location of the Units shall be as set forth on **Exhibit B** attached to this Amendment. The common elements and limited common elements are as described in Sections 5 and 6 of the Declaration, but are located as shown on **Exhibit B** attached to this Amendment.

3. Unit Value for Common Element Ownership and Voting

Section 7 of the Declaration is amended to provide that each Unit and its owner shall have an undivided one-twentieth (1/20) interest in common with all other Units and Unit owners in the common and limited common elements, and shall have one vote in matters relating to the Association.

4. Set Back Lines / Easements

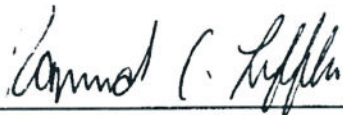
The common areas of the Condominium are subject to building set back lines, easements for utilities, storm water drainage, sanitary sewer mains and water mains. The location of the easements and the setback line are as set forth on **Exhibit B** which is attached to this Amendment.

5. Continuing Effect of Declaration

Except as amended by this First Amendment, the Declaration remains in full force and effect.

Executed this 20th day of January, 2023.

Briarwood Of Caledonia, LLC

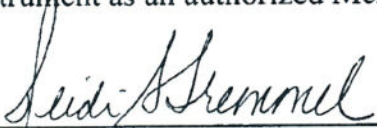
By: 
Raymond C. Leffler Member

Drafted by: John U. Schneider - Attorney At Law

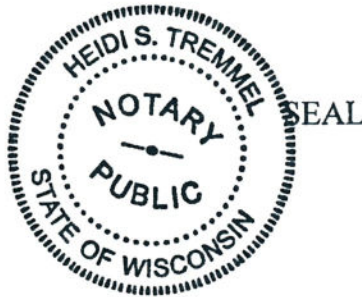
ACKNOWLEDGMENT

STATE OF WISCONSIN)
)
COUNTY OF RACINE) SS.

Personally came before me this 20th day of January, 2023, the above named Raymond C. Leffler, to me known to be the person who executed and acknowledged the foregoing instrument as an authorized Member of Briarwood Of Caledonia, LLC.


* Heidi S. Tremmel

Notary Public - State of Wisconsin
My commission expires: 2/7/26



CONSENT BY MORTGAGEE

Tri City National Bank ("Mortgagee"), holder of a mortgage on the lands described in the Declaration of Condominium for Briarwood, A Condominium, Village of Caledonia, Racine County, Wisconsin, hereby consents to the execution and recording of the First Amendment To Declaration of Condominium for Briarwood, A Condominium ("First Amendment"). By execution of this consent, Mortgagee ratifies and approves the said First Amendment and authorizes Declarant to append this consent to the First Amendment for purposes of recording.

IN WITNESS whereof, Mortgagee has caused this consent to be executed this 19th day of January, 2023.

Tri City National Bank

By:

John W. Kaldem
Vice President

Title

STATE OF WISCONSIN)

) ss.

COUNTY OF RACINE)

Personally came before me this 19th day of January, 2023, the above named JOHN W. KALDEM, to me known to be the person and officer who executed the foregoing instrument and acknowledged the same, as an act of the corporation, by its authority.

Heidi S. Tremmel
* Heidi S. Tremmel

Notary Public - State of Wisconsin

My commission expires: 2/7/26



SEAL

EXHIBIT A

Briarwood, A Condominium - Addresses

<u>Unit</u>	<u>Address</u>
11	5216 Briarwood Circle
12	5218 Briarwood Circle
13	5220 Briarwood Circle
14	5222 Briarwood Circle
25	5229 Briarwood Circle
26	5231 Briarwood Circle
27	5233 Briarwood Circle
28	5235 Briarwood Circle
29	5237 Briarwood Circle
30	5239 Briarwood Circle

EXHIBIT B

ADDENDUM NO. 1 TO CONDOMINIUM PLAT
OF BRIARWOOD, A CONDOMINIUM

CONDOMINIUM PLAT OF BRIARWOOD ADDENDUM NO. 1 A CONDOMINIUM

Being a part of the Southeast 1/4 of the Southwest 1/4 of
Section 21, Township 4 North, Range 23 East,
Village of Caledonia, Racine County, Wisconsin.

SURVEYOR'S CERTIFICATE

STATE OF WISCONSIN
WALKER COUNTY 55

I, John P. Konoepki, Professional Land Surveyor, do hereby certify that I have
surveyed and mapped the lands shown and described herein and that this is a
true and correct representation of the BRIARWOOD ADDENDUM NO. 1 a
condominium and that the identification and location of each unit and the
common elements can be determined from this plat.

DATED: JUL 11, 2022
JOHN P. KONOEPKI, PROFESSIONAL LAND SURVEYOR 5-2481



Prepared by:
PINNACLE ENGINEERING GROUP
20725 WATERVIEW ROAD 1 SUITE 100
BROOKFIELD, WI 53186
OFFICE (262) 754-8888

Prepared for:
Briarwood of Caledonia, LLC
818 Corporate Drive, Suite 300
Racine, WI 53405

CURVE NO.	LENGTH	RADIUS	CHORD BEARING	CHORD LENGTH
C1	31.12	48.27	S89°46'37"E	46.08
C2	158.27	118.26	S89°46'37"E	146.38
C3	133.14	118.26	S89°46'37"E	112.34

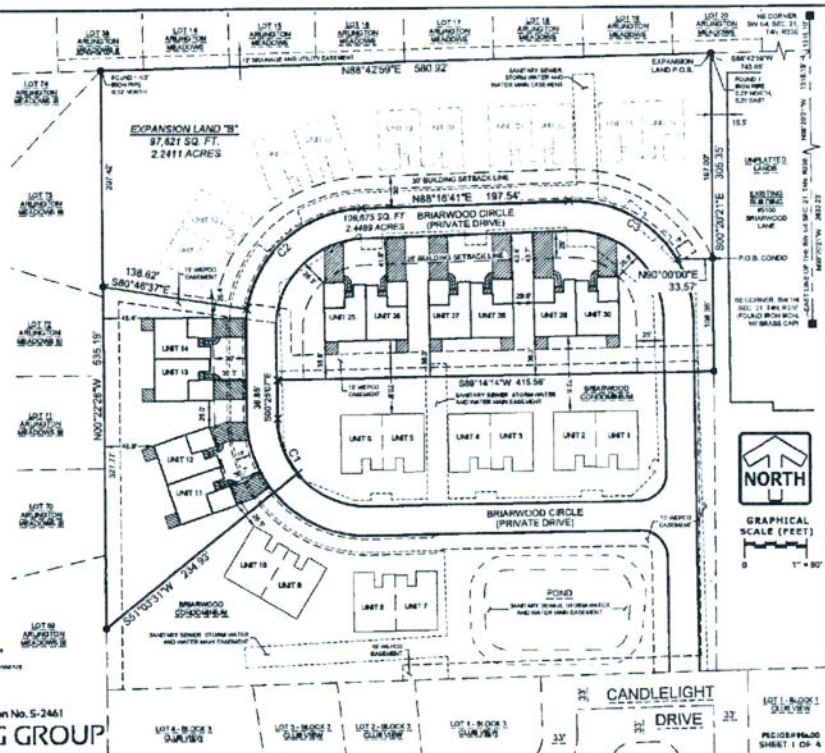
NOTES:

- All portions of the property that are not specified as Limited Common Elements or as a Common Element shall be considered a Common Element.
- Stairs, gates, sidewalks, decks and driveways, if any, are Limited Common Elements assigned to the units they serve.
- Length of Limited Common Elements from garage to main entry and is provided in order that most portion of the driveway between the unit and the garage.
- All easement areas have been made in the manner unimpaired by a foot.
- All angles measurements have been made in the manner and second.
- Bearings referenced to the Wisconsin State Plane Coordinate System, South Zone (NAD 83). The east line of the Southwest 1/4 of Section 21, Township 4 North, Range 23 East is S89°46'37"E.

DECLARANT:
Briarwood of Caledonia, LLC

This instrument drafted by John P. Konoepki, PLS-Registration No. 5-2481

PINNACLE ENGINEERING GROUP



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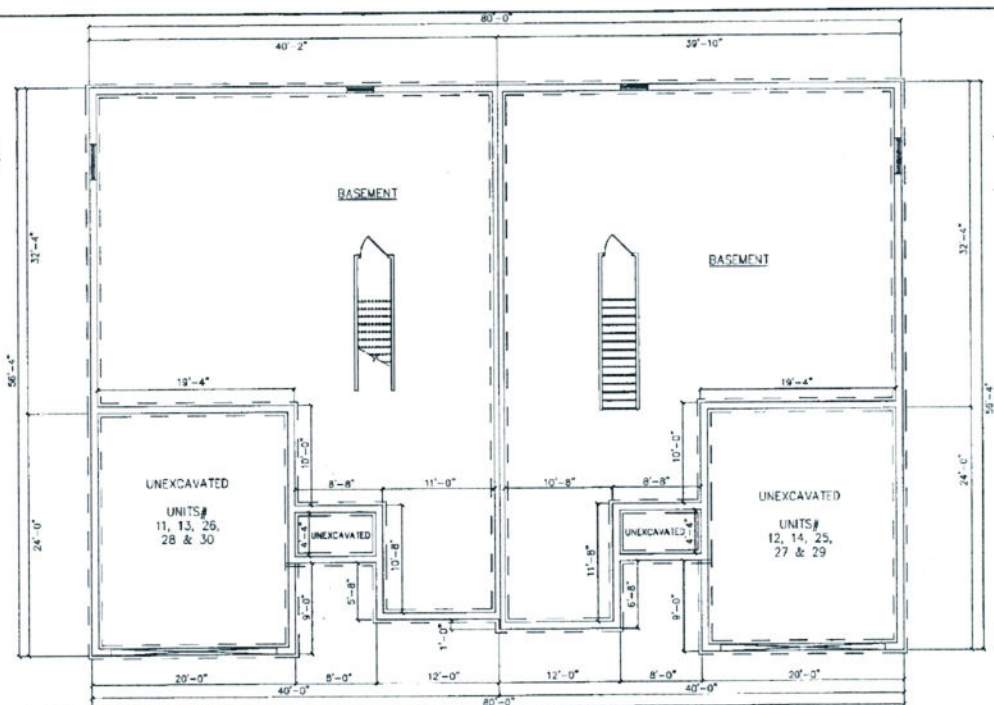


GRAPHICAL
SCALE (FEET)
0 1" = 30'

LOT 1, BLOCK 1
S. 24th St.
P. 100899400
SHEET 1 OF 4

**CONDOMINIUM PLAT OF
BRIARWOOD
ADDENDUM NO. 1
A CONDOMINIUM**

Being a part of the Southeast 1/4
of the Southwest 1/4 of Section 21,
Township 4 North, Range 23 East,
Village of Caledonia,
Racine County, Wisconsin.



This instrument drafted by John P. Konopacki, PLS-Registration No. S-2461

PINNACLE ENGINEERING GROUP

NOT TO SCALE
FOUNDATION PLAN

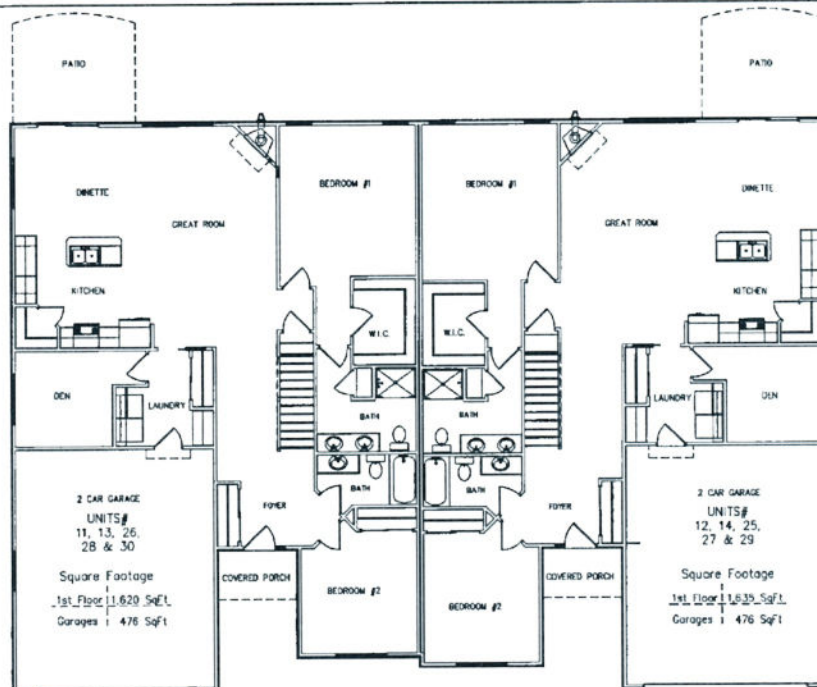
NOTES
- Submittals and shop drawings should represent proposed construction.
- Elevation from means and approximate, given from architectural plans of record, use
measurements as-built and do not include possible changes requested by purchaser.

PLS10064 PLSD0
SHEET 2 OF 4

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**CONDOMINIUM PLAT OF
BRIARWOOD
ADDENDUM NO. 1
A CONDOMINIUM**

Being a part of the Southeast 1/4
of the Southwest 1/4 of Section 21,
Township 4 North, Range 23 East,
Village of Caledonia,
Racine County, Wisconsin.



This instrument drafted by John P. Konepach, PLS-Registration No. 5-2461
PINNACLE ENGINEERING GROUP

FLOOR PLAN
NOT TO SCALE

NOTES:
- Drawings and improvements shown represent proposed construction.
- Square footages are approximate, taken from architect's floor plans of record, not measured on-site and do not include possible changes requested by purchaser.

PEC 00000000
SHEET 3 OF 4

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CONDOMINIUM PLAT OF
BRIARWOOD ADDENDUM NO. 1
A CONDOMINIUM

Being a part of the Southeast 1/4 of the Southwest 1/4 of
Section 21, Township 4 North, Range 23 East,
Village of Caledonia, Racine County, Wisconsin.

CONDOMINIUM LAND LEGAL DESCRIPTION:

Being a part of Expansion Land "A" is represented, a condominium, as recorded in the Register of Deeds office for Racine County on Document No. 2622086, being a part of the Southwest 1/4 of the Southwest 1/4 of Section 21, Township 4 North, Range 23 East, Village of Caledonia, Racine County, Wisconsin, described as follows:

Commencing at the southeast corner of the Southwest 1/4 of said Section 21; thence North 02°20'21" West along the east line of said Southwest 1/4, 1318.13 feet thence South 88°42'38" West and then along the north line of Certified Survey Map No. 1985 and then along the south line of Arlington Meadows, a recorded subdivision, 143.85 feet thence South 88°20'21" East, 187.85 feet to the Point of Beginning.

Thence continuing South 88°20'21" East, 188.35 feet thence South 88°12'40" West, 415.88 feet thence South 02°20'21" East, 38.85 feet to a point on a curve, thence southeasterly, 57.13 feet along the arc of said curve to the left, whose radius is 88.35 feet and whose chord bears South 18°40'48" East, 88.35 feet thence South 31°19'21" West, 234.05 feet to the east line of Arlington Meadows, a recorded subdivision; thence North 88°20'21" East, 127.77 feet thence South 88°20'21" East, 188.35 feet to a point on a curve, thence southeasterly, 158.87 feet along the arc of said curve to the right, whose radius is 113.88 feet and whose chord bears North 48°49'02" East, 148.38 feet thence North 88°18'11" East, 37.64 feet to a point on a curve, thence southeasterly, 133.14 feet along the arc of said curve to the right, whose radius is 113.88 feet and whose chord bears South 41°22'48" East, 117.34 feet thence North 88°10'09" East, 33.57 feet to the Point of Beginning.

EXPANSION LAND "B" LAND LEGAL DESCRIPTION:

Being a part of Expansion Land "B" is represented, a condominium, as recorded in the Register of Deeds office for Racine County on Document No. 2622086, being a part of the Southwest 1/4 of the Southwest 1/4 of Section 21, Township 4 North, Range 23 East, Village of Caledonia, Racine County, Wisconsin, described as follows:

Commencing at the southeast corner of the Southwest 1/4 of said Section 21; thence North 02°20'21" West along the east line of said Southwest 1/4, 1318.13 feet thence South 88°42'38" West and then along the north line of Certified Survey Map No. 1985 and then along the south line of Arlington Meadows, a recorded subdivision, 143.85 feet to the Point of Beginning.

Thence South 88°20'21" East, 187.85 feet thence South 88°12'40" West, 415.88 feet thence South 02°20'21" East, 38.85 feet to a point on a curve, thence southeasterly, 57.13 feet along the arc of said curve to the left, whose radius is 115.88 feet and whose chord bears North 41°20'48" East, 117.34 feet thence South 88°18'11" East, 182.24 feet to a point on a curve, thence southeasterly, 158.87 feet along the arc of said curve to the right, whose radius is 113.88 feet and whose chord bears South 41°22'48" East, 148.38 feet thence North 88°18'11" East, 118.82 feet to the east line of Arlington Meadows, a recorded subdivision; thence North 88°20'21" East, 188.35 feet to the south line of Arlington Meadows, a recorded subdivision, 380.82 feet to the Point of Beginning.

VILLAGE APPROVAL

Approved by the Village of Caledonia on this _____ day of _____, 2022.

Date _____
Jody M. Houtfort, Village Clerk

TREASURER CERTIFICATE

I do hereby certify that in accordance with the records in the Office of the Village Clerk and Finance Department of the Village of Caledonia, there are no unpaid taxes or unpaid assessed assessments on any of the Units included in this Condominium Plat on this _____ day of _____, 2022.

Thomas A. Kruger, Village of Caledonia Finance Director



OWNER'S CERTIFICATE

Brivewood of Caledonia, LLC, a Limited Liability Company duly organized and existing under and by virtue of the laws of the State of Wisconsin, do hereby certify that said limited liability company owned the unit described in this condominium plat to be surveyed and mapped as represented.

An ATTORNEY-AT-LAW, the said Brivewood of Caledonia, LLC, has caused these presents to be signed by (name - print) _____ at (city) _____, _____ County, Wisconsin, on this _____ day of _____, 2022.

In the presence of: Brivewood of Caledonia, LLC

Name (signature) - Title _____

STATE OF WISCONSIN _____ COUNTY) 55

Personally came before me this _____ day of _____, 2022, (name) _____ of the above named limited liability company. As he is known to be the person who executed the foregoing instrument, and to me known to be the owner of said limited liability company, and acknowledged that they executed the foregoing instrument as such officer of the said limited liability by its authority.

Notary Public
Name _____
State of Wisconsin _____
My Commission Expires _____

CONSENT OF CORPORATE MORTGAGEE

To City of Caledonia, a corporation duly organized and existing under and by virtue of the laws of the State of Wisconsin, mortgagee of the above described land, does hereby consent to the surveying and mapping of the said land as shown in the foregoing plat of said City of Caledonia, and does hereby consent to the same certification of owner.

As WITNESS WHEREOF, the said City of Caledonia, has caused these presents to be signed by _____ at _____, Wis., on this _____ day of _____, 2022.

Date _____

STATE OF WISCONSIN _____ COUNTY) 55

Personally came before me this _____ day of _____, 2022. At the time to be the person who executed the foregoing instrument and to me known to be such officer of said corporation and acknowledged the same.

Notary Public
Name _____
State of Wisconsin _____
My Commission Expires _____



This instrument drafted by John P. Konopacki, PLS-Registration No. S-2461
PINNACLE ENGINEERING GROUP

PL00000000
SHEET 4 OF 4

www.pinnacle-engr.com

Karie Pope
KARIE POPE
RACINE COUNTY
REGISTER OF DEEDS
Fee Amount: \$30.00

Pages: 9

Document Number

**SECOND AMENDMENT TO DECLARATION
OF CONDOMINIUM FOR BRIARWOOD, A
CONDOMINIUM**

Recording Area

Re: Units 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 25, 26, 27, 28, 29 and 30, Briarwood, A Condominium created by a Declaration of Condominium dated February 24, 2022 and recorded in the office of the Register of Deeds for Racine County, Wisconsin on February 28, 2022, as Document No. 2622087, and a First Amendment To Declaration of Condominium dated January 20, 2023 and recorded in the office of the Register of Deeds for Racine County, Wisconsin on January 25, 2023, as Document No. 2647466, being part of the Southeast 1/4 of the Southwest 1/4 of Section 21, Township 4 North, Range 23 East, Village of Caledonia, Racine County, Wisconsin.

RETURN TO: Briarwood of Caledonia, LLC
8338 Corporate Drive, Ste. #300
Racine, WI. 53406

30-21

Tax Parcel Identification:

<u>Unit</u>	<u>Parcel#</u>	<u>Unit</u>	<u>Parcel#</u>
1	104-04-23-21-061-001	11	104-04-23-21-061-011
2	104-04-23-21-061-002	12	104-04-23-21-061-012
3	104-04-23-21-061-003	13	104-04-23-21-061-013
4	104-04-23-21-061-004	14	104-04-23-21-061-014
5	104-04-23-21-061-005	25	104-04-23-21-061-025
6	104-04-23-21-061-006	26	104-04-23-21-061-026
7	104-04-23-21-061-007	27	104-04-23-21-061-027
8	104-04-23-21-061-008	28	104-04-23-21-061-028
9	104-04-23-21-061-009	29	104-04-23-21-061-029
10	104-04-23-21-061-010	30	104-04-23-21-061-030

SECOND AMENDMENT TO DECLARATION OF
CONDOMINIUM
FOR
BRIARWOOD, A CONDOMINIUM

Village of Caledonia, Racine County, Wisconsin

Briarwood of Caledonia, LLC, a Wisconsin limited liability company ("Declarant") hereby amends the Declaration of Condominium for Briarwood, A Condominium, dated February 24, 2022 and recorded February 28, 2022, Document No. 2622087, Racine County Records ("Declaration"); as amended by a First Amendment To Declaration of Condominium For Briarwood, A Condominium, dated January 20, 2023, recorded January 25, 2023, as Document No. 2647466, Racine County Records; which established Briarwood, A Condominium.

1. Section 11 of the Declaration provides that the Declaration may be amended by the affirmative vote of at least 75% of the aggregate total of votes established under Section 7 of the Declaration and subject to the approval of the Village Board.
2. The Declarant currently holds in excess of 75% of the aggregate votes as described in the Declaration and as such has consented to this Amendment.
3. This Amendment has been approved by the Village Board.
4. The provisions regarding utility service contained in the third paragraph of Section 3(B) of the Declaration are amended to provide:

"Each Unit is connected to the municipal water and sanitary sewer system. The charges for water and sewer service shall be paid by the Association as a common expense. With the exception of water and sewer charges, all other utilities for each Unit shall be separately metered and shall be paid by the Owner of that Unit."

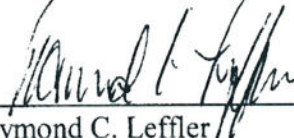
5. Continuing Effect of Declaration

Except as amended by the First Amendment and this Second Amendment, the Declaration remains in full force and effect.

(Signature page follows)

Executed this 1st day of February, 2023.

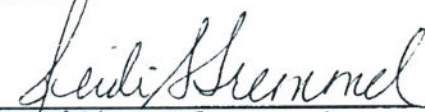
Briarwood Of Caledonia, LLC

By: 
Raymond C. Leffler Member

ACKNOWLEDGMENT

STATE OF WISCONSIN)
) SS.
COUNTY OF RACINE)

Personally came before me this 1st day of February, 2023, the above named Raymond C. Leffler, to me known to be the person who executed and acknowledged the foregoing instrument as an authorized Member of Briarwood Of Caledonia, LLC.


* Heidi S. Tremmel

Notary Public - State of Wisconsin
My commission expires: 2/7/24

SEAL



Third Amendment to Declaration of Condominium for Briarwood, A Condominium
(February 1, 2024)

1. Description of Land
2. Description of Buildings, Units, Common Elements, and Limited Common Elements
3. Unit Value for Common Element Ownership and Voting
4. Set Back Lines/ Expansions
5. Continuing Effect of Declaration
 - Exhibit A Briarwood A Condominium- Addresses
 - Exhibit B Addendum No. 2 to Condominium Plat of Briarwood, A Condominium

Document Number

**THIRD AMENDMENT TO DECLARATION OF
CONDOMINIUM FOR BRIARWOOD, A
CONDOMINIUM**

Document # **2670821**
RACINE COUNTY REGISTER OF DEEDS
February 07, 2024 2:24 PM

Karie Pope
KARIE POPE
RACINE COUNTY
REGISTER OF DEEDS
Fee Amount: \$30.00

Pages: 11

Recording Area

Re: Units 15, 16, 17, 18, 19, 20, 21, 22, 23 and 24, Briarwood, A Condominium created by a Declaration of Condominium dated February 24, 2022 and recorded in the office of the Register of Deeds for Racine County, Wisconsin on February 28, 2022, as Document No. 2622087, and a First Amendment To Declaration of Condominium dated January 20, 2023 and recorded in the office of the Register of Deeds for Racine County, Wisconsin on January 25, 2023, as Document No. 2647466, and a Second Amendment To Declaration of Condominium dated February 1, 2023 and recorded in the office of the Register of Deeds for Racine County, Wisconsin on March 15, 2023, as Document No. 2650237, being part of the Southeast 1/4 of the Southwest 1/4 of Section 21, Township 4 North, Range 23 East, Village of Caledonia, Racine County, Wisconsin.

RETURN TO: Briarwood of Caledonia, LLC
8338 Corporate Drive, Ste. #300
Racine, WI. 53406

20-11

FROM (ALL OF):	
	104-04-23-21-061-000
TO:	
UNIT	PARCEL #
15	104-04-23-21-061-015
16	104-04-23-21-061-016
17	104-04-23-21-061-017
18	104-04-23-21-061-018
19	104-04-23-21-061-019
20	104-04-23-21-061-020
21	104-04-23-21-061-021
22	104-04-23-21-061-022
23	104-04-23-21-061-023
24	104-04-23-21-061-024

THIRD AMENDMENT TO DECLARATION OF
CONDOMINIUM
FOR
BRIARWOOD, A CONDOMINIUM

Village of Caledonia, Racine County, Wisconsin

Briarwood of Caledonia, LLC, a Wisconsin limited liability company ("Declarant"), acting pursuant to Section 703.26, Wisconsin Statutes, hereby amends the Declaration of Condominium for Briarwood, A Condominium, dated February 24, 2022 and recorded February 28, 2022, Document No. 2622087, Racine County Records ("Declaration"); as amended by a First Amendment To Declaration of Condominium For Briarwood, A Condominium, dated January 20, 2023, recorded January 25, 2023, as Document No. 2647466, Racine County Records; and further amended by a Second Amendment To Declaration of Condominium For Briarwood, A Condominium, dated February 1, 2023, recorded March 15, 2023, as Document No. 2650237, Racine County Records; which established Briarwood, A Condominium ("Condominium"), to add to the Condominium real estate owned by the Declarant and described in Section 1 of this Third Amendment, and to subject the real estate to the Wisconsin Condominium Ownership Act ("Act"), pursuant to the provisions of Section 11(B) of the Declaration. The addresses of the Condominium Units added by this Third Amendment shall be as set forth in **Exhibit A** to this Third Amendment.

1. Description of Land

The land owned by the Declarant and added to the Condominium described in Section 1 of the Declaration is a part of the expansion area described in Exhibit C attached to the recorded Declaration. The land to be added to the Condominium is described in **Exhibit B** which is attached to this Third Amendment.

2. Description of Buildings, Units, Common Elements, and Limited Common Elements

Five additional buildings containing a total of 10 Units are being constructed or will be constructed as shown on the Addendum No. 2 to Condominium Plat of Briarwood, A Condominium which is attached to this Third Amendment as **Exhibit B**. The buildings and Units are as described in Sections 3 and 4 of the Declaration, but are located as shown on **Exhibit B** attached to this Third Amendment. The construction and boundaries of the Units shall be as described in Sections 3 and 4 of the Declaration and the floor plans which are attached to this Third Amendment as part of **Exhibit B**. The location of the Units shall be as set forth on **Exhibit B** attached to this Third Amendment. The common elements and limited common elements are as described in Sections 5 and 6 of the Declaration, and are located as shown on **Exhibit B** attached to this Third Amendment.

3. Unit Value for Common Element Ownership and Voting

Section 7 of the Declaration is amended to provide that each Unit and its owner shall have a one-thirtieth (1/30) interest in common with all other Units and Unit owners in the common and limited common elements, and shall have one vote in matters relating to the Association.

4. Set Back Lines / Easements

The common areas of the Condominium are subject to building set back lines, easements for utilities, storm water drainage, sanitary sewer mains and water mains. The location of the easements and the setback line are as set forth on **Exhibit B** which is attached to this Third Amendment.

5. Continuing Effect of Declaration

Except as amended by this First Amendment, the Second Amendment and this Third Amendment, the Declaration remains in full force and effect.

Executed this 1st day of February, 2024.

Briarwood Of Caledonia, LLC

By: Raymond C. Leffler

Raymond C. Leffler

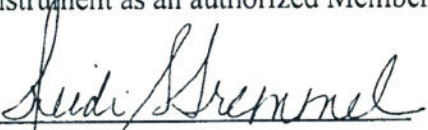
Member

Drafted by: John U. Schneider - Attorney At Law

ACKNOWLEDGMENT

STATE OF WISCONSIN)
)
COUNTY OF RACINE) SS.

Personally came before me this 1st day of February, 2024, the above named Raymond C. Leffler, to me known to be the person and member who executed and acknowledged the foregoing instrument as an authorized Member of Briarwood Of Caledonia, LLC.


Heidi S. Tremmel
Notary Public - State of Wisconsin

My commission expires: 2/7/26



EXHIBIT A

Briarwood, A Condominium - Addresses

<u>Unit</u>	<u>Address</u>
15	5224 Briarwood Circle
16	5226 Briarwood Circle
17	5228 Briarwood Circle
18	5230 Briarwood Circle
19	5232 Briarwood Circle
20	5234 Briarwood Circle
21	5236 Briarwood Circle
22	5238 Briarwood Circle
23	5240 Briarwood Circle
24	5242 Briarwood Circle

EXHIBIT B

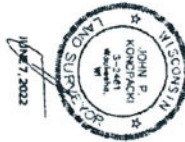
ADDENDUM NO. 2 TO CONDOMINIUM PLAT
OF BRIARWOOD, A CONDOMINIUM

EXHIBIT B

www.pinnacle-engr.com

CONDOMINIUM/PLATOF
BRIARWOOD
ADDENDUM NO. 2
A CONDOMINIUM

Being a part of the Southeast 1/4
of the Southwest 1/4 of Section 21,
Township 4 North, Range 23 East,
Village of Caledonia,
Racine County, Wisconsin.

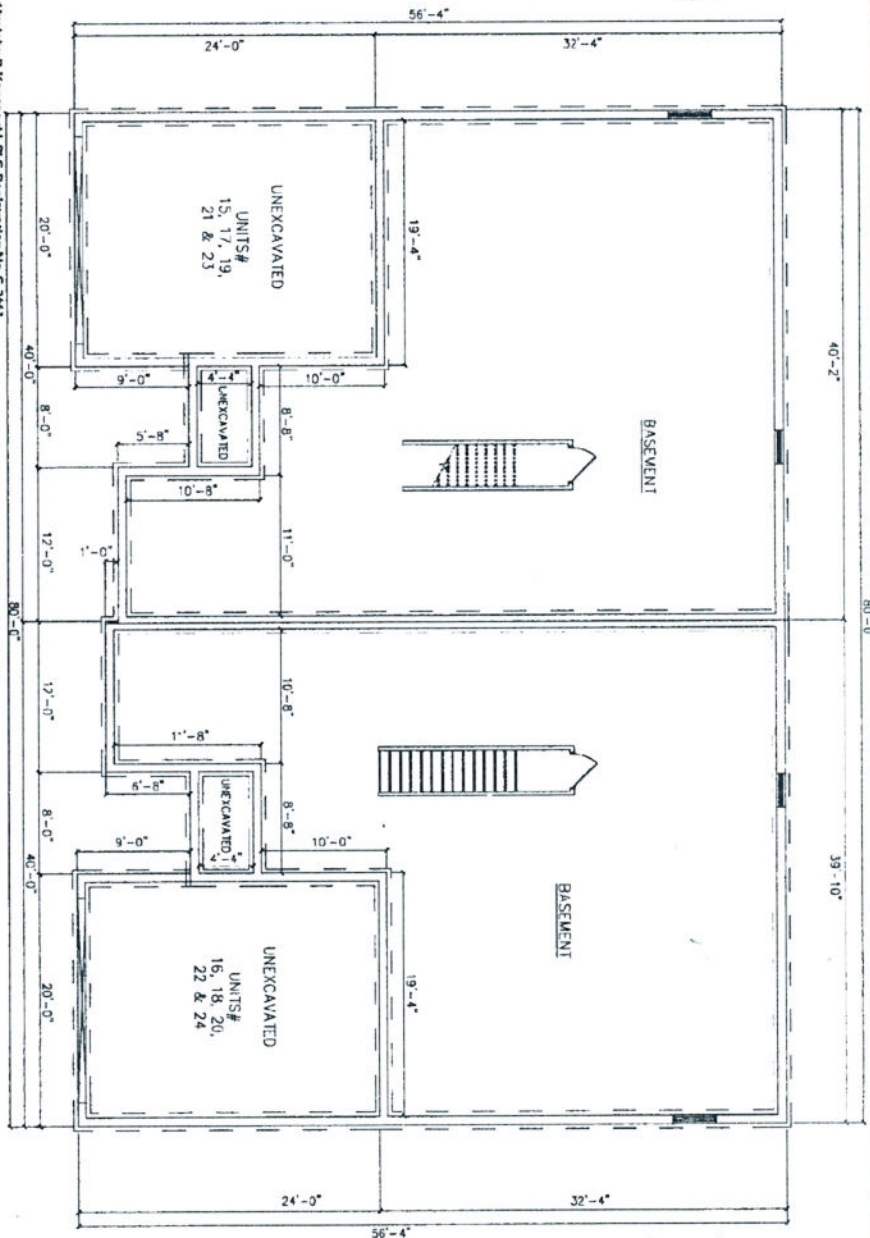


This instrument drafted by John P. Korpach, P.E. Registration No. S-2461
PINNACLE ENGINEERING GROUP

NO. 10 SCALE
FOUNDATION PLAN

NOTES:
1. All dimensions are approximate. Attention is directed to the fact that
measurements are made and do not include possible changes required by purchase.

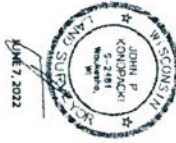
ENCLOSURE
SHEET 2 OF 4



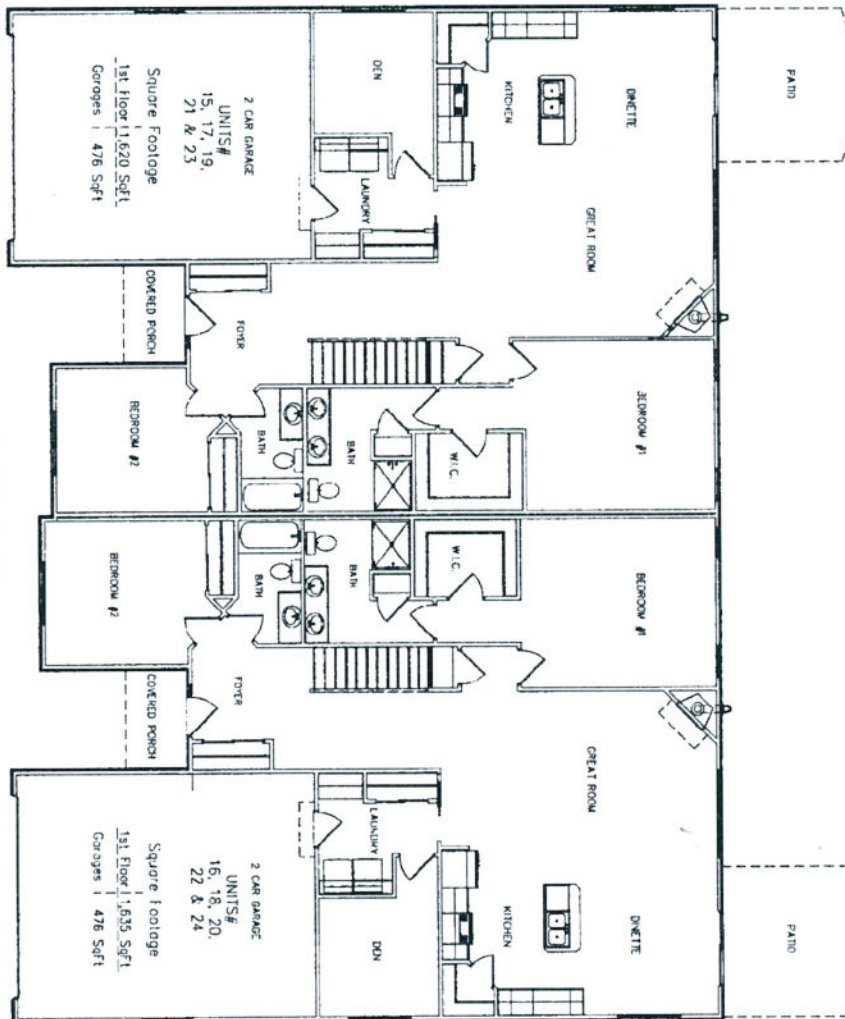
www.pinnacle-engr.com

CONDOMINIUM PLAT OF
BRIARWOOD
ADDENDUM NO. 2
A CONDOMINIUM

Being a part of the Southeast 1/4
of the Southwest 1/4 of Section 21,
Township 4 North, Range 23 East,
Village of Caledonia,
Racine County, Wisconsin.



This instrument drafted by John P. Konopack, P.E. Registration No. S-2461
PINNACLE ENGINEERING GROUP



FLOOR PLAN
NOT TO SCALE

NOTE:
- Building is a 3-unit condominium project.
- Square footages are approximate and do not include possible changes indicated by purchase.
- All dimensions are to the centerline of the unit.

ENCLOSURE
SHEET 3 OF 4

Being a part of the Southeast 1/4 of the Southwest 1/4 of Section 21, Township 4 North, Range 23 East, Village of Caledonia, Racine County, Wisconsin.



During the 1990s, 141, 140, 139, 138, 137, 136, 135, 134, 133, 132, 131, 130, 129, 128, 127, 126, 125, 124, 123, 122, 121, 120, 119, 118, 117, 116, 115, 114, 113, 112, 111, 110, 109, 108, 107, 106, 105, 104, 103, 102, 101, 100, 99, 98, 97, 96, 95, 94, 93, 92, 91, 90, 89, 88, 87, 86, 85, 84, 83, 82, 81, 80, 79, 78, 77, 76, 75, 74, 73, 72, 71, 70, 69, 68, 67, 66, 65, 64, 63, 62, 61, 60, 59, 58, 57, 56, 55, 54, 53, 52, 51, 50, 49, 48, 47, 46, 45, 44, 43, 42, 41, 40, 39, 38, 37, 36, 35, 34, 33, 32, 31, 30, 29, 28, 27, 26, 25, 24, 23, 22, 21, 20, 19, 18, 17, 16, 15, 14, 13, 12, 11, 10, 9, 8, 7, 6, 5, 4, 3, 2, 1, 0, -1, -2, -3, -4, -5, -6, -7, -8, -9, -10, -11, -12, -13, -14, -15, -16, -17, -18, -19, -20, -21, -22, -23, -24, -25, -26, -27, -28, -29, -30, -31, -32, -33, -34, -35, -36, -37, -38, -39, -40, -41, -42, -43, -44, -45, -46, -47, -48, -49, -50, -51, -52, -53, -54, -55, -56, -57, -58, -59, -60, -61, -62, -63, -64, -65, -66, -67, -68, -69, -70, -71, -72, -73, -74, -75, -76, -77, -78, -79, -80, -81, -82, -83, -84, -85, -86, -87, -88, -89, -90, -91, -92, -93, -94, -95, -96, -97, -98, -99, -100, -101, -102, -103, -104, -105, -106, -107, -108, -109, -110, -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, -71

Approved by the Village of Canastota on this _____ day of _____, 2023.

I do hereby declare that in accordance with the records of the Office of the Village Clerk and Finance Department of the Village of Caledonia, there are no unpaid taxes or unpaid special assessments on any of the lands included in this Condominium.

Print on this _____ day of _____, 2023.

Wayne Runyon, Village of Caledonia Finance Director

Statement of Carolina, LLC, a limited liability company, duly organized and existing under and having its principal place of business in the State of Wisconsin, its owner, does hereby certify that said limited liability company caused the land described on the condominium plat to be surveyed and mapped as represented.

IN WITNESS WHEREOF, the said Boardwood of Catalina, LLC, has caused these presents to be signed by its duly authorized officer, _____, (its)

_____, Secretary, on this _____ day of _____, 2023.

In the presence of: Dismore of Catalina, LLC

COUNTY SS _____

Personally can perform the duties of the _____ day of _____, 2023. (date)

(Title)

of the also named limited liability company, it was known to be the persons who executed the foregoing instrument, and it was known to be such _____, 1986

of said limited liability company, and acknowledged that they executed the foregoing instrument as such officer as the deed of said limited liability, by its authority.

W. E. Dine, *Washington State*—a combination of his own record and his work as first lieutenant.

IN WITNESS WHEREOF, we said "I, City National Bank, has caused these presents to be signed by _____ on _____ the _____ day of _____, 2012.

COUNTY 55

Personally came before me this _____ day of _____, 2023,
to be known to me the person who executed the
 foregoing instrument and to be known to be such officer of said corporation and
 acknowledged the same.

Faculty Public	
Internat	
State of Wisconsin	
Any Commission Expires on	

CONSENT BY MORTGAGEE

Tri City National Bank ("Mortgagee"), holder of a mortgage on the lands described in the Declaration of Condominium for Briarwood, A Condominium, Village of Caledonia, Racine County, Wisconsin, hereby consents to the execution and recording of the Third Amendment To Declaration of Condominium for Briarwood, A Condominium ("Third Amendment"). By execution of this consent, Mortgagee ratifies and approves the said Third Amendment and authorizes Declarant to append this consent to the Third Amendment for purposes of recording.

IN WITNESS whereof, Mortgagee has caused this consent to be executed this 2nd day of February, 2024.

Tri City National Bank

By: _____

Vice President

Title

STATE OF WISCONSIN)

) ss.

COUNTY OF RACINE)

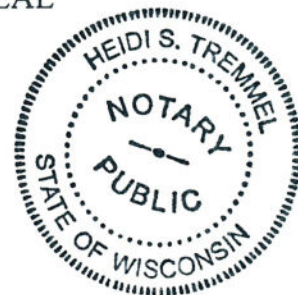
Personally came before me this 2nd day of February, 2024, the above named John W Kaldern, to me known to be the person and officer who executed the foregoing instrument and acknowledged the same, as an act of the corporation, by its authority.

Heidi S. Tremmel
* Heidi S. Tremmel

Notary Public - State of Wisconsin

My commission expires: 2/7/26

SEAL



**FOURTH AMENDMENT TO DECLARATION
OF CONDOMINIUM FOR BRIARWOOD, A
CONDOMINIUM**

Document Number

Document # **2719285**
RACINE COUNTY REGISTER OF DEEDS
January 22, 2026 9:49 AM

Karie L. Pope

KARIE POPE
RACINE COUNTY
REGISTER OF DEEDS
Fee Amount: \$30.00

Pages: 3

RE: Units 1 through 30 of Briarwood, A Condominium created by a Declaration of Condominium dated February 24, 2022 and recorded in the office of the Register of Deeds for Racine County, Wisconsin on February 28, 2022, as Document 2622087, and a First Amendment to Declaration of Condominium dated January 20, 2023 and recorded in the office of the Registrar of Deeds for Racine County, Wisconsin on January 25, 2023, as Document No. 2647466, and a Second Amendment to Declaration of Condominium dated February 1, 2023 and recorded in the office of the Register of Deeds for Racine County, Wisconsin on March 15, 2023 as Document No. 2650237, and a Third Amendment to Declaration of Condominium dated February 1, 2024 and recorded in the office of the Register of Deeds for Racine County, Wisconsin on February 7, 2024 as Document No. 2670821 being part of the Southeast ¼ of the Southwest ¼ of Section 21, Township 4 North, Range 23 East, Village of Caledonia, Racine County, Wisconsin

Name and Return Address

Briarwood of Caledonia
5212 Briarwood Circle
Caledonia, WI 53402 *20-3*

Tax Parcel Identification:

UNIT PARCEL#

1	104-04-23-21-061-001
2	104-04-23-21-061-002
3	104-04-23-21-061-003
4	104-04-23-21-061-004
5	104-04-23-21-061-005
6	104-04-23-21-061-006
7	104-04-23-21-061-007
8	104-04-23-21-061-008
9	104-04-23-21-061-009
10	104-04-23-21-061-010
11	104-04-23-21-061-011
12	104-04-23-21-061-012
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15	104-04-23-21-061-015
16	104-04-23-21-061-016
17	104-04-23-21-061-017
18	104-04-23-21-061-018
19	104-04-23-21-061-019
20	104-04-23-21-061-020
21	104-04-23-21-061-021
22	104-04-23-21-061-022
23	104-04-23-21-061-023
24	104-04-23-21-061-024
25	104-04-23-21-061-025
26	104-04-23-21-061-026
27	104-04-23-21-061-027
28	104-04-23-21-061-028
29	104-04-23-21-061-029
30	104-04-23-21-061-030

This instrument drafted by Susan Raddatz

FOURTH AMENDMENT TO DECLARATION OF CONDOMINIUM FOR BRIARWOOD, A CONDOMINIUM

Village of Caledonia, Racine County, Wisconsin

Briarwood Owners Association, Inc., a Wisconsin Corporation organized under the Wisconsin Nonstock Corporation Law, hereby amends the Declaration of Condominium for Briarwood, A Condominium, dated February 24, 2022 and recorded in the office of the Register of Deeds for Racine County, Wisconsin on February 28, 2022, as Document 2622087; as amended by a First Amendment to Declaration of Condominium dated January 20, 2023 and recorded in the office of the Registrar of Deeds for Racine County, Wisconsin on January 25, 2023, as Document No. 2647466; and further amended by a Second Amendment to Declaration of Condominium dated February 1, 2023 and recorded in the office of the Register of Deeds for Racine County, Wisconsin on March 15, 2023 as Document No. 2650237; and further amended by a Third Amendment to Declaration of Condominium dated February 1, 2024 and recorded in the office of the Register of Deeds for Racine County, Wisconsin on February 7, 2024 as Document No. 2670821.

1. Section 11 of the Declaration provides that the Declaration may be amended by the affirmative vote of at least 75% of the aggregate total of votes established under Section 7 of the Declaration and subject to the approval of the Village Board.
2. This Fourth Amendment to the Declaration complies with the requirements of the Declaration and the applicable law, Wis. Stat. 703.09 (2), in that it has been approved by the written consent of Unit owners with not less than seventy-five percent (75% of the Unit Owners in the Association, and such consents have been approved by the mortgagees or holders of equivalent security interest in the Units in accordance with the above referenced statute.
3. This Amendment has been approved by the Village of Caledonia.
4. The provisions regarding utility service contained in the third paragraph of Section 3(B) of the Declaration have been previously amended by the Second Amendment. This Fourth Amendment provides for the reversal of that amendment such that the language in Section 3(B) of the Declaration shall provide:

"Each Unit is connected to the municipal water and sanitary sewer system. All utilities for each Unit shall be separately metered and shall be paid by the Owner of that Unit."

5. Continuing Effect of Declaration

Except as amended by the First and Third Amendment and this Fourth Amendment, the Declaration remains in full force and effect.

(Signature page follows)

Executed this 22 day of January, 2026

Briarwood Owners Association, Inc.

By: Susan Raddatz
Susan Raddatz
President, Briarwood Board of Directors

ACKNOWLEDGMENT

STATE OF WISCONSIN)
) SS.
COUNTY OF RACINE)

Personally came before me this this 22nd day of January, 2026, the above named Susan Raddatz, to me known to be the person and officer who executed the foregoing instrument and acknowledged the same as an act of the Briarwood Owners Association, Inc. by its authority.



Jolene Roginski
Jolene Roginski
Notary Public - State of Wisconsin
My commission expires: 06-02-2028

ATTEST

Briarwood Owners Association, Inc.

By: Cynthia Larsen
Cynthia Larsen
Secretary, Briarwood Board of Directors

STATE OF WISCONSIN)
) SS.
COUNTY OF RACINE)

Personally came before me this this 22nd day of January, 2026, the above named Cynthia Larsen, to me known to be the person and officer who executed the foregoing instrument and acknowledged the same as an act of the Briarwood Owners Association, Inc. by its authority.



Jolene Roginski
Jolene Roginski
Notary Public - State of Wisconsin
My commission expires: 06-02-2028