

**RIVER PINES CONDOMINIUM
RESTATED DECLARATION AMENDMENTS**

<u>AMENDMENT</u>	<u>DATED</u>
FIRST AMENDMENT	2/05/2005
SECOND AMENDMENT	6/24/2005
THIRD AMENDMENT	12/15/2007
Fourth Amendment	10/03/2014
Fifth Amendment	10/10/2016

FIRST AMENDMENT TO RESTATED
CONDOMINIUM DECLARATION OF
RIVER PINES CONDOMINIUM

WHEREAS, the original Condominium Declaration of River Pines, dated August 4, 1995, was recorded in the Office of the Register of Deeds for Brown County, Wisconsin, on August 7, 1995, at 4:03 o'clock p.m. at Jacket 25343, Image 10, as Document Number 1461068; and,

WHEREAS, the original Condominium Plat of River Pines Condominium was recorded in the Office of the Register of Deeds for Brown County, Wisconsin, on August 7, 1995, at Volume 2 of Condominiums, Page 60, as Document Number 1461067; and,

WHEREAS, the First Amendment to Condominium Declaration and Plat of River Pines and plat entitled River Pines Condominium First Amendment, Phase 1 were recorded in the Office of the Register of Deeds for Brown County, Wisconsin, on September 8, 1995, at Jacket Number 25517, Image 54 as Document Number 1465656 and Volume 2 of Plats, Page 69 as Document Number 1465655, respectively; and,

WHEREAS, the Second Amendment to Condominium Declaration and Plat of River Pines and plat entitled River Pines Condominium, Phase 1, Second Amendment were recorded in the Office of the Register of Deeds for Brown County, Wisconsin, on December 15, 1995, at Jacket Number 25998, Image 31 as Document Number 1478299 and Volume 2 of Plats, page 78 as Document Number 1478298; and

WHEREAS, the Third Amendment to Condominium Declaration of River Pines was recorded in the Office of the Register of Deeds for Brown County, Wisconsin, on January 25, 1996, at Jacket Number J26175, Image 06 as Document Number 1482871; and

WHEREAS, the Fourth Amendment to Condominium Declaration and Plat of River Pines and plat entitled River Pines Condominium, Fourth Amendment were recorded in the Office of the Register of Deeds for Brown County, Wisconsin, on March 1, 1996, at Jacket Number 26355, Image 43 as Document Number 1487308 and Volume 2C of Plats, page 79; and

WHEREAS, the Fifth Amendment to Condominium Declaration and Plat of River Pines and plat entitled River Pines Condominium, Fifth Amendment were recorded in the Office of the Register of Deeds for Brown County, Wisconsin, on November 25, 1996, at Jacket Number 27964, Image 01 as Document Number 1529054 and Volume 2 of Plats, page 104; and

WHEREAS, the Sixth Amendment to Condominium Declaration and Plat of River Pines and plat entitled River Pines Condominium, Sixth Amendment were recorded in the Office of the Register of Deeds for Brown County, Wisconsin, on May 2, 1997, as Document Number 1549018 and Volume 2 of Plats, page 116; and

2172289

CATHY WILLIQUETTE
BROWN COUNTY RECORDER
GREEN BAY, WI

RECORDED ON
02/09/2005 10:14:23AM

REC FEE: 25.00
TRANS FEE:
EXEMPT #
PAGES: 8

Recording area

Name and return address:
Attorney William S. Woodward
345 S. Jefferson Street
Green Bay, WI 54301

WHEREAS, the Seventh Amendment to Condominium Declaration and Plat of River Pines and plat entitled River Pines Condominium, Seventh Amendment were recorded in the Office of the Register of Deeds for Brown County, Wisconsin, August 22, 1997, as Document Number 1549018; and

WHEREAS, the Eighth Amendment to Condominium Declaration and Plat of River Pines and plat entitled River Pines Condominium, Eighth Amendment were recorded in the Office of the Register of Deeds for Brown County, Wisconsin, on May 1, 1998, as Document Number 1611225 and Volume 2 of Plats, page 166; and

WHEREAS, the Ninth Amendment to Condominium Declaration and Plat of River Pines and Plat entitled River Pines Condominium, Ninth Amendment were recorded in the Office of the Register of Deeds for Brown County, Wisconsin, on December 11, 2001, as Document Number 1862221; and

WHEREAS, the Restated Declaration for River Pines Condominium was recorded in the Office of the Register of Deeds for Brown County, Wisconsin, on November 26, 2002, as Document Number 1956391; and

WHEREAS, Paragraph 3.3 of said Restated Declaration reserved to the Declarant the right to change the lay-out and dimensions of the buildings and Units as shown on the condominium plat and floor plans attached to said Declaration and filed in connection therewith. Further, said paragraph reserved to the Declarant the right to amend the Declaration for the purpose of recording a plat or survey depicting the lay-out, location, Unit numbers and dimensions of the buildings and Units as finally located and erected; and

NOW, THEREFORE, the undersigned Declarant, in accordance with Paragraph 3.3 of the Restated Declaration, the Declarant hereby amends the Condominium Plat to show the lay-out and dimensions of the buildings and Units as shown on the Plat of River Pines Condominium Tenth Amendment, a true and correct copy be attached hereto, incorporated herein by reference and marked as Exhibit A.

IN WITNESS WHEREOF, the undersigned have caused this Tenth Amendment to Declaration to be executed at Green Bay,
Wisconsin, this 8th day of February, 2005

DECLARANT
River Pines Development, LLC

By: Joseph H. Neuser
Joseph H. Neuser, President

STATE OF WISCONSIN)
) SS
COUNTY OF BROWN)

Personally came before me this 8th day of February, Joseph H. Neuser, to me known to be the persons who executed the foregoing instrument on behalf of River Pines Development, LLC.

William S. Woodward
Notary Public, Brown County, WI
My Commission is permanent

THIS INSTRUMENT WAS DRAFTED BY:

Attorney William S. Woodward
Lawaway Ross, S.C.
345 S. Jefferson Street
Green Bay, Wisconsin 54301
(20)432-3381

FILED FOR RECORDING IN THE PUBLIC RECORDS OF THE COUNTY OF BROWN, WISCONSIN, ON FEBRUARY 10, 2005, AT 10:00 AM. BY JEFFREY A. LEE, REGISTERED PROFESSIONAL SURVEYOR, NO. 10000.

RIVER PINES CONDOMINIUM TENTH ADDENDUM TO PLAT

BEING ALL OF RIVER PINES CONDOMINIUM
NINTH ADDENDUM; LOCATED IN PART OF
PRIVATE CLAIMS 18 AND 19; EAST SIDE OF
THE FOX RIVER, VILLAGE OF BELLEVUE,
BROWN COUNTY, WISCONSIN.

RIVER PINES CONDOMINIUM, TENTH ADDENDUM (to plot only) LEGAL DESCRIPTION

A parcel of land being all of River Pines Condominium, Ninth Addendum; located in Private Claims 18 and 19, East Side of the Fox River, Village of Bellevue, Brown County, Wisconsin, described as follows:

Commencing at the Southeast corner of said Private Claim 18;

thence N65°07'34"W along the south line of Private Claim 18, 1267.15 feet to the POINT OF BEGINNING OF "RIVER PINES CONDOMINIUM TENTH ADDENDUM";

thence N24°52'26"E, 58.63 feet;

thence N50°13'16"W, 200.48 feet;

thence N55°37'44"W, 235.03 feet;

thence N62°41'24"W, 205.24 feet;

thence S40°09'45"W, 182.01 feet;

thence N45°55'55"W, 317.82 feet;

thence S39°37'46"W, 162.87 feet;

thence S55°57'24"W, 135.45 feet;

thence S79°20'59"W, 280.91 feet;

thence S02°28'38"E, 121.47 feet;

thence N83°53'06"E, 154.58 feet;

thence S09°30'48"E, 140.30 feet;

thence N87°30'00"E, 97.02 feet;

thence N89°00'00"E, 220.00 feet;

thence N60°00'00"E, 141.96 feet;

thence S52°48'06"E, 212.47 feet;

thence S60°51'29"E, 299.93 feet;

thence S84°24'41"E, 278.00 feet;

thence N34°09'26"E, 108.00 feet;

thence N07°45'00"W, 138.69 feet to the POINT OF BEGINNING OF "RIVER PINES CONDOMINIUM TENTH ADDENDUM".

Said Tenth Addendum contains 410.971 Square Feet (9.435 Acres) of land, more or less.

09 FEBRUARY 2005
JOSEPH W. LEE, JR.
Green Bay, Wis.
8-2202
WISCONSIN
SURVEYOR

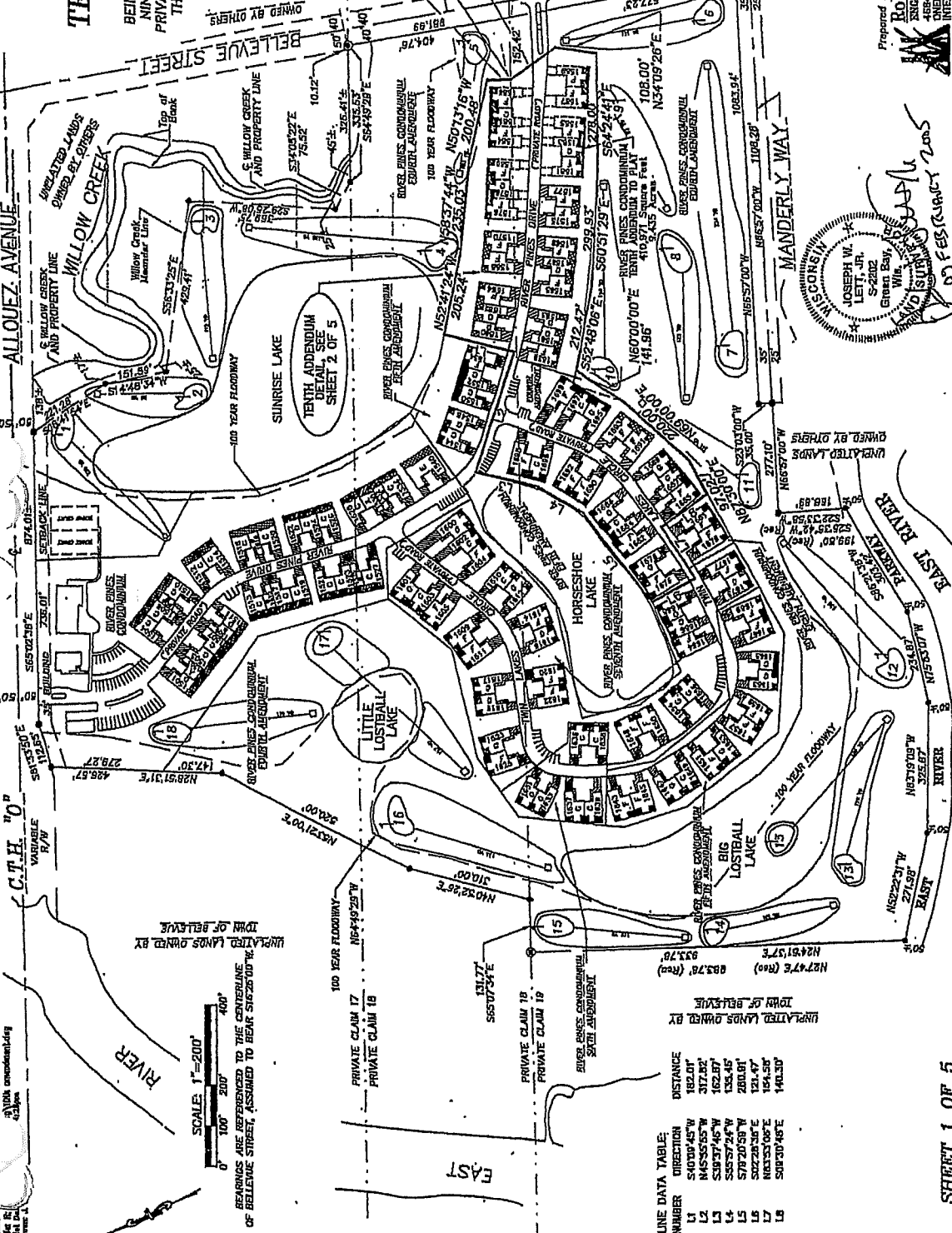
Robert E. Lee & Associates, Inc.
ENGINEERING, SURVEYING, ENVIRONMENTAL SERVICES
4854 GOLDEN FOND PARK COURT
ONEDA, WI 54155
PHONE (920) 892-3941
FAX (920) 892-3141
INTERNET: www.relaa.com

RIVER PINES CONDOMINIUM TENTH ADDENDUM TO PLAT

BEING ALL OF RIVER PINES CONDOMINIUM
NINTH ADDENDUM, LOCATED IN PART OF
PRIVATE CLAIMS 18 AND 19; EAST SIDE OF
THE FOX RIVER, VILLAGE OF BELLEVUE,
BROWN COUNTY, WISCONSIN.

SCALE: 1"=200'

BEARINGS ARE REFERENCED TO THE CENTERLINE
OF BELLEVUE STREET, ASSUMED TO BEAT SIX-25-00 W.



LEGEND

- Existing 1" Iron Pipe
- Existing 2" Iron Pipe
- Recorded County Monument
- Previously Recorded Bearing/Distance
- Existing Golf Course

LINE DATA TABLE:

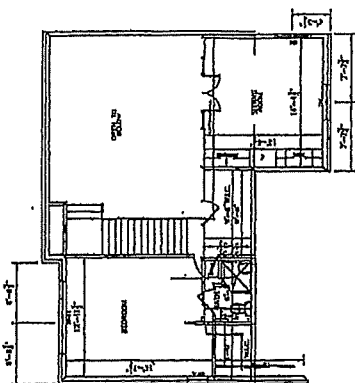
NUMBER	DIRECTION	DISTANCE
L1	S40°04'45" W	182.01'
L2	N45°55'55" W	317.52'
L3	S59°37'46" W	162.87'
L4	S55°57'24" W	133.46'
L5	S79°20'58" W	200.81'
L6	S22°23'00" E	124.57'
L7	S09°30'48" E	140.30'

Prepared by

Robert E. Lee & Associates, Inc.
REGISTERED SURVEYOR, ENVIRONMENTAL ENGINEERS
4000 COUNTY ROAD PARK COURT
CHENEA, WI 54515
PHONE (920) 682-3941
FAX (920) 682-3141
INTERNET: www.releeinc.com



BEING ALL OF RIVER PINES CONDOMINIUM
NINTH ADDENDUM; LOCATED IN PART OF
PRIVATE CLAIMS 18 AND 19; EAST SIDE OF
THE FOX RIVER, VILLAGE OF BELLEVUE,
BROWN COUNTY, WISCONSIN.

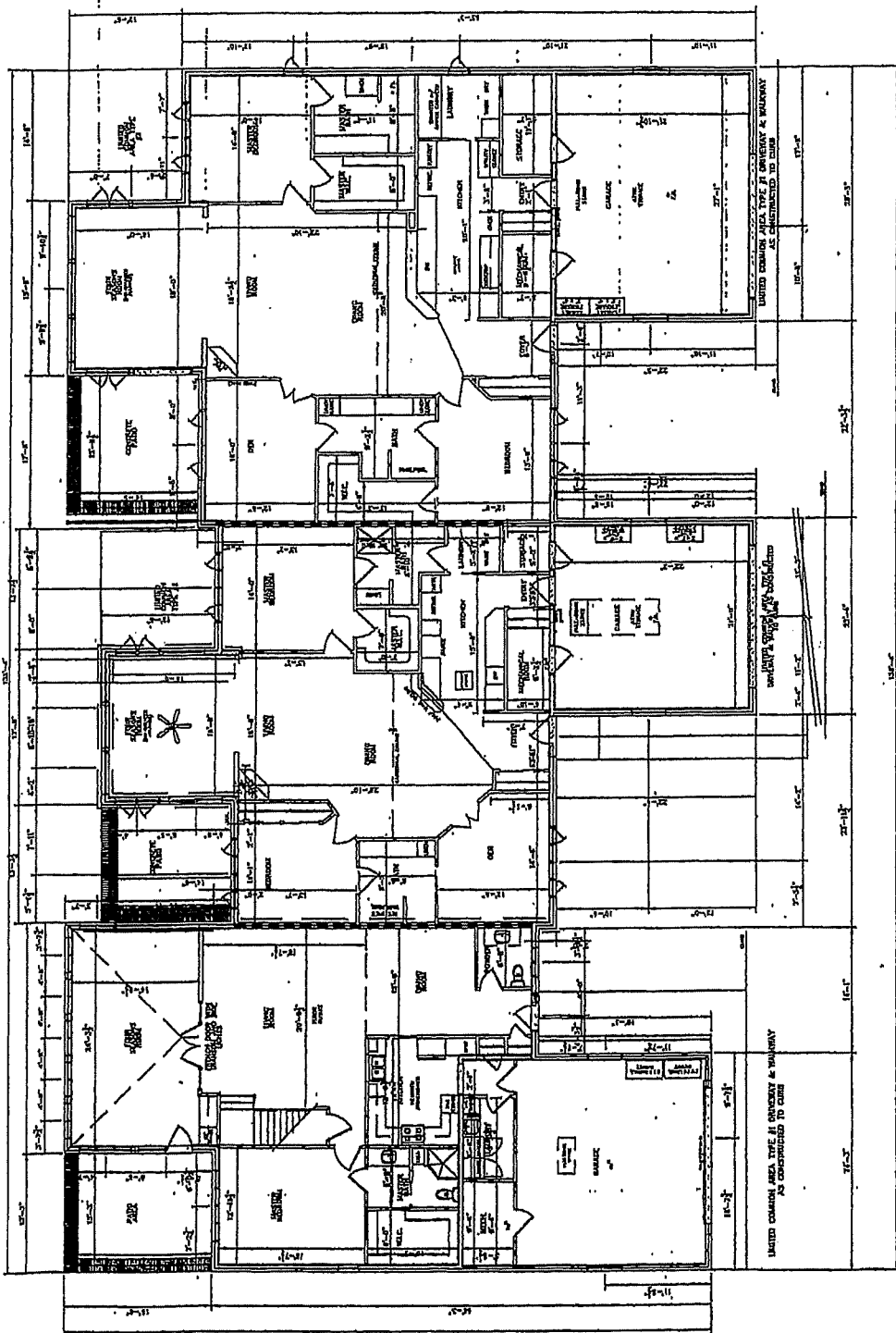


"D" UNIT
2ND FLOOR PLAN
NOT TO SCALE

NOT TO SCALE



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"F" UNIT

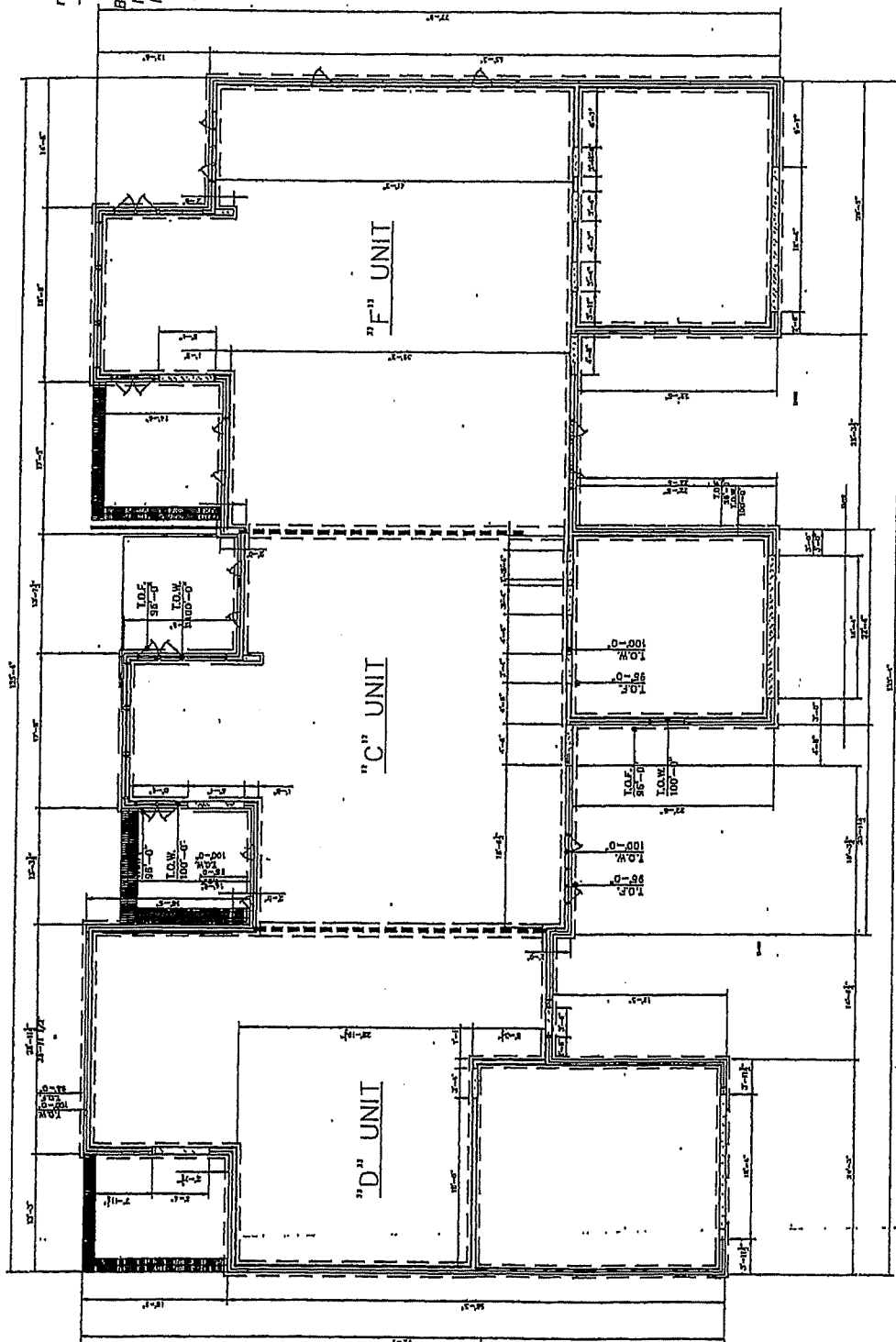
"C" UNIT
FLOOR PLAN

"D" UNIT

NOT TO SCALE

RIVER PINES
CONDOMINIUM
TENTH ADDENDUM

BEING ALL OF RIVER PINES CONDOMINIUM
NINTH ADDENDUM; LOCATED IN PART OF
PRIVATE CLAIMS 18 AND 19; EAST SIDE
OF THE FOX RIVER, VILLAGE OF
BELLEVUE, BROWN COUNTY, WISCONSIN.

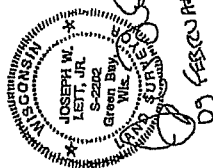


FOUNDATION PLAN

NOT TO SCALE

5 OF 5 SHEETS

Robert E. Lee & Associates, Inc.
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4654 GOLDEN POND PARK COURT
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RIVER PINES CONDOMINIUM TENTH ADDENDUM TO PLAT

BEING ALL OF RIVER PINES CONDOMINIUM TENTH ADDENDUM, LOCATED IN PART OF PRIVATE CLAIMS 18 AND 19; EAST SIDE OF THE FOX RIVER, VILLAGE OF BELLEVUE, BROWN COUNTY, WISCONSIN.

LEGEND

- Existing 1" Iron Pipe
- Existing 2" Iron Pipe
- Indicates Limited Common Elements, Type I
- Indicates Limited Common Elements, Type II
- Existing Golf Course

Unit as actually constructed and identified on River Pines Condominium, Tenth Addendum (Typ)

Contemplated Unit (Typ)

Unit as actually constructed and identified on River Pines Condominium, Tenth Addendum (Typ)

Contemplated Unit (Typ)

Unit as actually constructed and identified on River Pines Condominium, Tenth Addendum (Typ)

Contemplated Unit (Typ)

Unit as actually constructed and identified on River Pines Condominium, Tenth Addendum (Typ)

Contemplated Unit (Typ)

Unit as actually constructed and identified on River Pines Condominium, Tenth Addendum (Typ)

Contemplated Unit (Typ)

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Unit as actually constructed and identified on River Pines Condominium, Tenth Addendum (Typ)

Contemplated Unit (Typ)

Unit as actually constructed and identified on River Pines Condominium, Tenth Addendum (Typ)

Contemplated Unit (Typ)

Unit as actually constructed and identified on River Pines Condominium, Tenth Addendum (Typ)

Contemplated Unit (Typ)

TENTH ADDENDUM DETAIL

See Sheet 1 of 5 for complete plan of River Pines Condominium.

SUNRISE LAKE

RIVER PINES CONDOMINIUM TENTH ADDENDUM

RIVER PINES CONDOMINIUM TENTH ADDENDUM

RIVER PINES CONDOMINIUM TENTH ADDENDUM

RIVER PINES CONDOMINIUM TENTH ADDENDUM

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RIVER PINES CONDOMINIUM TENTH ADDENDUM

SURVEYOR'S CERTIFICATE

I, Joseph W. Lett, Jr., Registered Land Surveyor, do hereby certify that I have surveyed the fully described property and that the survey is an accurate representation of the exterior boundaries and improvements as shown on the plat and as the same are shown on the plat.

This condominium plat is a correct representation of the River Pines Condominium, Tenth Addendum (to plat) of the data hereon, and the identification and location of each unit and the common elements can be determined from the plat and exhibits.

Dated this 31st day of FEBRUARY, 2005.

Joseph W. Lett, Jr. RLS # 2202
ROBERT E. LEE AND ASSOCIATES

Prepared by
Robert E. Lee & Associates, Inc.
ENGINEERING, SURVEYING, ENVIRONMENTAL SERVICES
4500 COUNTRYSIDE PARK CIRCLE, SUITE 200
MILWAUKEE, WISCONSIN 53220
PHONE: (414) 632-9441
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SECOND AMENDMENT TO RESTATED
CONDOMINIUM DECLARATION AND
ELEVENTH ADDENDUM TO PLAT OF
RIVER PINES CONDOMINIUM

2198378
CATHY WILLIQUETTE
BROWN COUNTY RECORDER
GREEN BAY, WI

RECORDED ON
06/28/2005 11:03:45AM

REC FEE: 21.00
TRANS FEE:
EXEMPT #
PAGES: 6

WHEREAS, the original Condominium

Declaration of River Pines, dated August 4, 1995, was recorded in the Office of the Register of Deeds for Brown County, Wisconsin, on August 7, 1995, at 4:03 o'clock p.m. at Jacket 25343, Image 10, as Document Number 1461068; and,

WHEREAS, the original Condominium Plat of River Pines Condominium was recorded in the Office of the Register of Deeds for Brown County, Wisconsin, on August 7, 1995, at Volume 2 of Condominiums, Page 60, as Document Number 1461067; and,

WHEREAS, the First Amendment to Condominium Declaration and Plat of River Pines and plat entitled River Pines Condominium First Amendment, Phase 1 were recorded in the Office of the Register of Deeds for Brown County, Wisconsin, on September 8, 1995, at Jacket Number 25517, Image 54 as Document Number 1465656 and Volume 2 of Plats, Page 69 as Document Number 1465655, respectively; and,

WHEREAS, the Second Amendment to Condominium Declaration and Plat of River Pines and plat entitled River Pines Condominium, Phase 1, Second Amendment were recorded in the Office of the Register of Deeds for Brown County, Wisconsin, on December 15, 1995, at Jacket Number 25998, Image 31 as Document Number 1478299 and Volume 2 of Plats, page 78 as Document Number 1478298; and

WHEREAS, the Third Amendment to Condominium Declaration of River Pines was recorded in the Office of the Register of Deeds for Brown County, Wisconsin, on January 25, 1996, at Jacket Number J26175, Image 06 as Document Number 1482871; and

WHEREAS, the Fourth Amendment to Condominium Declaration and Plat of River Pines and plat entitled River Pines Condominium, Fourth Amendment were recorded in the Office of the Register of Deeds for Brown County, Wisconsin, on March 1, 1996, at Jacket Number 26355, Image 43 as Document Number 1487308 and Volume 2C of Plats, page 79; and

WHEREAS, the Fifth Amendment to Condominium Declaration and Plat of River Pines and plat entitled River Pines Condominium, Fifth Amendment were recorded in the Office of the Register of Deeds for Brown County, Wisconsin, on November 25, 1996, at Jacket Number 27964, Image 01 as Document Number 1529054 and Volume 2 of Plats, page 104; and

WHEREAS, the Sixth Amendment to Condominium Declaration and Plat of River Pines and plat entitled River Pines Condominium, Sixth Amendment were recorded in the Office of the Register of Deeds for Brown County, Wisconsin, on May 2, 1997, as Document Number 1549018 and Volume 2 of Plats, page 116; and

Recording area

Name and return address:

Attorney William S. Woodward
345 S. Jefferson Street
Green Bay, WI 54301

WHEREAS, the Seventh Amendment to Condominium Declaration and Plat of River Pines and plat entitled River Pines Condominium, Seventh Amendment were recorded in the Office of the Register of Deeds for Brown County, Wisconsin, August 22, 1997, as Document Number 1549018; and

WHEREAS, the Eighth Amendment to Condominium Declaration and Plat of River Pines and plat entitled River Pines Condominium, Eighth Amendment were recorded in the Office of the Register of Deeds for Brown County, Wisconsin, on May 1, 1998, as Document Number 1611225 and Volume 2 of Plats, page 166; and

WHEREAS, the Ninth Amendment to Condominium Declaration and Plat of River Pines and Plat entitled River Pines Condominium, Ninth Amendment were recorded in the Office of the Register of Deeds for Brown County, Wisconsin, on December 11, 2001, as Document Number 1862221; and

WHEREAS, the Restated Declaration for River Pines Condominium was recorded in the Office of the Register of Deeds for Brown County, Wisconsin, on November 26, 2002, as Document Number 1956391; and

WHEREAS, the First Amendment to the Restated Condominium Declaration and Tenth Addendum to Plat of River Pines Condominium were recorded in the Office of the Register of Deeds for Brown County, Wisconsin, on February 4, 2005, as Document Number 2172288 and Volume 4 of Condominium Plats at pages 184-188, respectively; and

WHEREAS, Paragraph 3.3 of said Restated Declaration reserved to the Declarant the right to amend the Declaration for the purpose of recording a plat or survey depicting the lay-out, location, Unit numbers and dimensions of the buildings and Units as finally located and erected; and

NOW, THEREFORE, the undersigned Declarant, in accordance with Paragraph 3.3 of the Restated Declaration, the Declarant hereby amends the Condominium Plat to show the lay-out and dimensions of Unit 1500 (the "Office") including the area reserved to expand the building and said Unit, along with the actual location and dimensions of the "asphalt parking lot," "sidewalk," "clubhouse" and "tennis courts" as shown on the Plat of River Pines Condominium Eleventh Addendum, a true and correct copy be attached hereto, incorporated herein by reference and marked as Exhibit A.

[signature page follows]

IN WITNESS WHEREOF, the undersigned have caused this Tenth Amendment to Declaration to be executed at Green Bay,
Wisconsin, this 24 day of June, 2005

DECLARANT
River Pines Development, LLC

By: Joseph H. Neuser
Joseph H. Neuser, President

STATE OF WISCONSIN)
) SS
COUNTY OF BROWN)

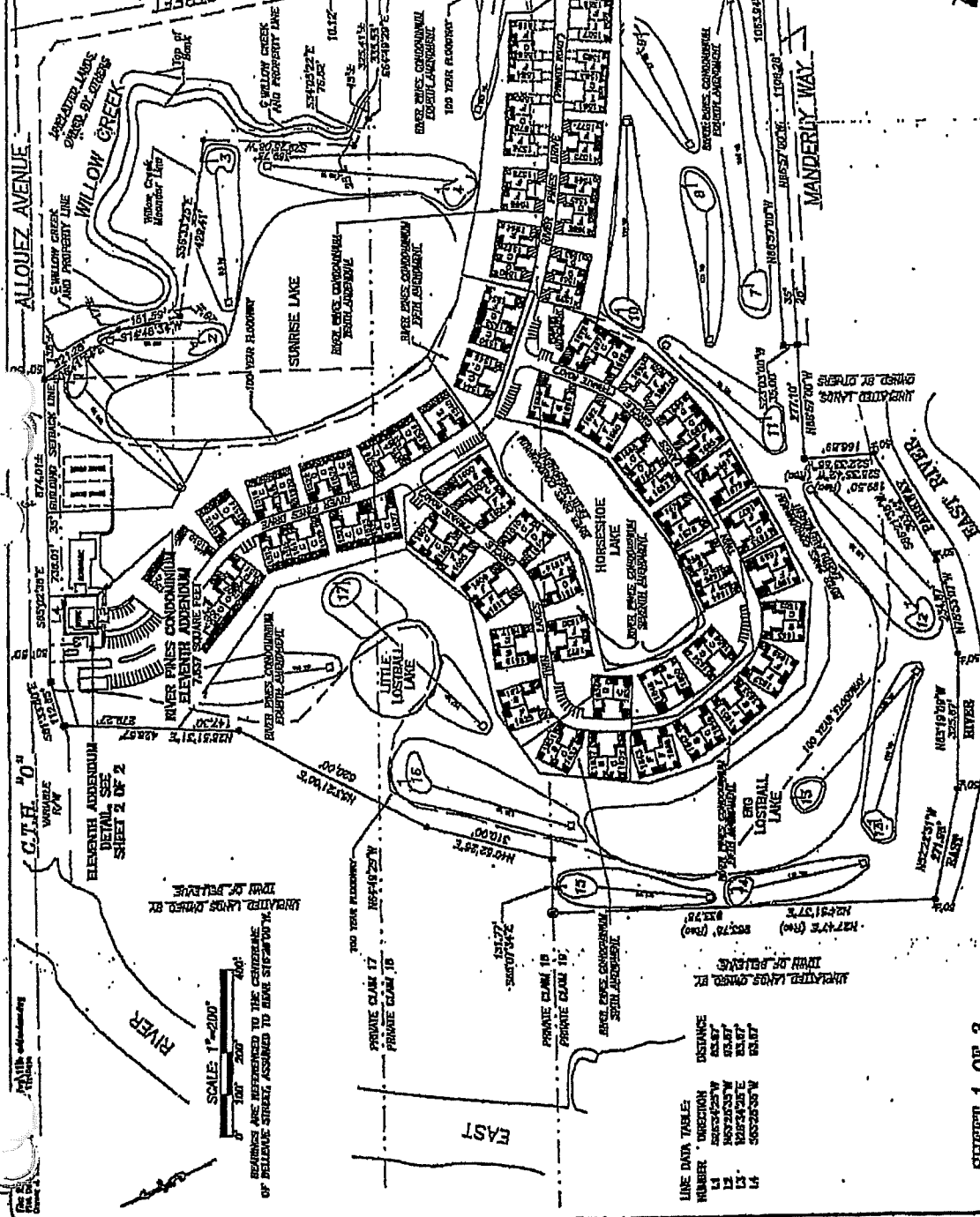
Personally came before me this 24 day of June, 2005, Joseph H. Neuser, to me known to be the persons who executed
the foregoing instrument on behalf of River Pines Development, LLC.

William S. Woodward
William S. Woodward
Notary Public, Brown County, WI
My Commission is permanent

THIS INSTRUMENT WAS DRAFTED BY:
Corney William S. Woodward
Wayne Ross, S.C.
5 S. Jefferson Street
Green Bay, Wisconsin 54301
(920)432-3381

RIVER PINES CONDOMINIUM ELEVENTH ADDENDUM TO PLAY

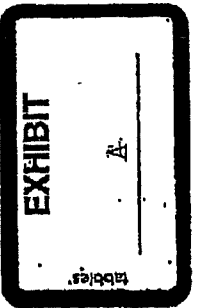
BEING PART OF RIVER PINES CONDOMINIUM
FOURTH AMENDMENT, LOCATED IN PART OF
PRIVATE CLAIM 17, EAST SIDE OF THE FOX
RIVER, VILLAGE OF BELLEVUE, BROWN COUNTY,
WISCONSIN.



- LEGEND**
- Existing 1" Iron Pipe
 - Existing 2" Iron Pipe
 - Recorded County Monument
 - Previously Recorded Bearing/Distance
 - Existing Golf Course
 - Existing Platted Unit (Typ)



Prepared for
Robert E. Lee & Associates, Inc.
SURVEYING, ENGINEERING, ARCHITECTURAL SERVICES
1000 WEST PARK DRIVE
OAKDALE, WI 53150
PHONE (262) 682-9941
FAX (262) 682-9141
INTERNET: www.rob-lee.com



RIVER PINES CONDOMINIUM ELEVENTH ADDENDUM

TO PLAT

BEING PART OF RIVER PINES CONDOMINIUM FOURTH
AMENDMENT, LOCATED IN PART OF PRIVATE CLAIM 17,
EAST SIDE OF THE FOX RIVER, VILLAGE OF BELLEVUE,
BROWN COUNTY, WISCONSIN.

LEGAL DESCRIPTION

RIVER PINES CONDOMINIUM, ELEVENTH ADDENDUM
(to plat only)

A parcel of land being part of River Pines
Condominium, Fourth Amendment, located in Private
Claim 17, East Side of the Fox River, Village of
Bellevue, Brown County, Wisconsin, described as follows:

Commencing at the Southeast corner of said Private
Claim 17;

thence N64°48'29"W, 1172.51 feet along the south line
of said Private Claim 17;

thence N24°57'22"E, 805.53 feet to the southerly right
of way line of Alliance Avenue also known as County
Trunk Highway "O";

thence N85°02'35"W, 370.22 feet along said southerly
right of way;

thence S25°34'25"W, 40.89 feet to the POINT OF
BEGINNING of "RIVER PINES CONDOMINIUM ELEVENTH
ADDENDUM";

thence continuing S25°34'25"W, 83.67 feet;

thence N83°25'35"W, 83.67 feet;

thence N25°34'25"E, 83.67 feet;

thence S83°25'35"E, 93.67 feet to the Point of
Beginning of "RIVER PINES CONDOMINIUM ELEVENTH
ADDENDUM";

Said Eleventh Addendum contains 7.837 square feet
(0.180 acres) of land more or less.

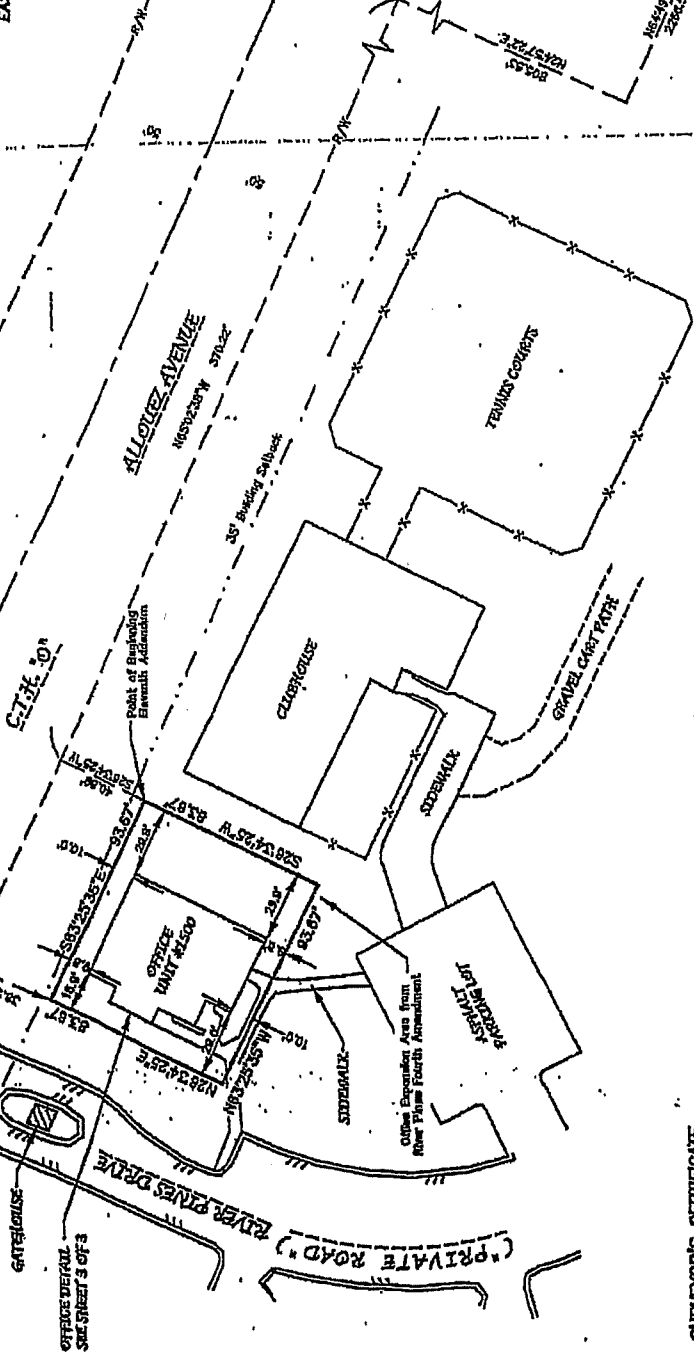
Southwest Corner
Private Claim 17
Existing 4" Iron Pipe

SHEET 2 OF 3

For a copy of the plat of the Eleventh Amendment to the River Pines Condominium, Fourth Amendment, contact the Surveyor.

Robert E. Lee & Associates, Inc.
SURVEYING, ENGINEERING, ENVIRONMENTAL SERVICES
4844 GOLDEN POND PARK COURT
DUNDAS, WI 54125
PHONE (920) 532-2141
FAX (920) 532-2141
WWW.RELEE.COM

SCALE 1"=40'
0' 20' 40'
BEARINGS ARE REFERENCED TO THE
CENTRINE OF BELLEVUE STREET, ASSUMED
TO BEAR STRAIGHT



SURVEYOR'S CERTIFICATE
I, Joseph W. Lee, Registered Land Surveyor, do hereby certify that this plat is a
correct representation of the condominium described and that the identification and
location of each unit and the common elements can be determined from this plat.

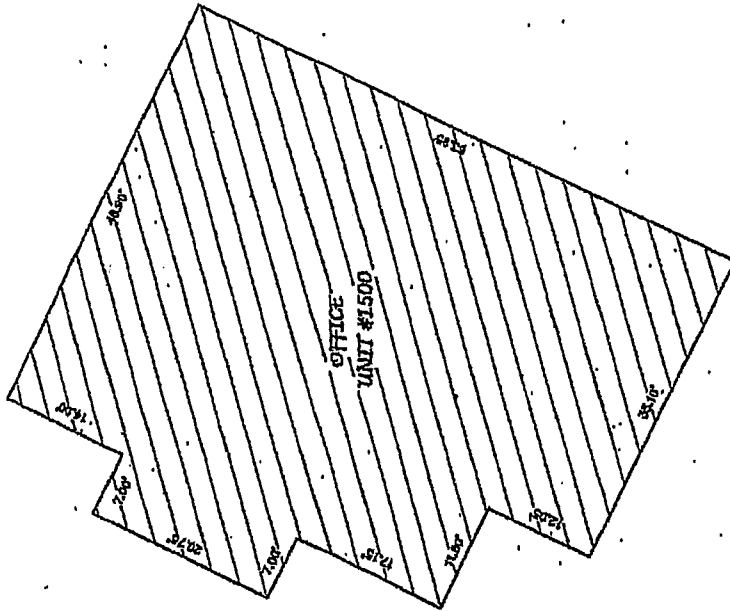
Dated this 23rd day of June, 2008.



Joseph W. Lee
R.L.S. #2202
ROBERT E. LEE & ASSOCIATES, INC.

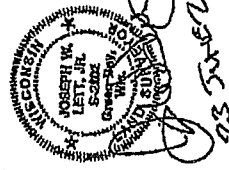
RIVER PINES CONDOMINIUM ELEVENTH ADDENDUM TO PLAT

BEING PART OF RIVER PINES CONDOMINIUM FOURTH
AMENDMENT, LOCATED IN PART OF PRIVATE CLAIM 17,
EAST SIDE OF THE FOX RIVER, VILLAGE OF BELLEVUE,
BROWN COUNTY, WISCONSIN.



SCALE: 1"=10'

FOUNDATION PLAN



SHEET 3 OF 3
FOR INFORMATION OF THE PUBLIC, THIS PLAT WAS FILED FOR RECORDING IN THE PUBLIC RECORDS OF THE COUNTY OF BROWN, WISCONSIN, ON 05/21/2003 AT 10:00 AM.
Robert E. Lea & Associates, Inc.
REGISTERED PROFESSIONAL SURVEYORS
1000 WEST PARK COURT
CHESA, WI 54103
PHONE (920) 662-3541
FAX (920) 662-3141
INTERNET: www.ralea.com

Document Number

**THIRD AMENDMENT TO RESTATED
CONDOMINIUM DECLARATION OF
RIVER PINES CONDOMINIUM**

THIS AMENDMENT to the Declaration of Condominium of River Pines Condominium was enacted by a meeting of the membership.

WITNESSETH:

A. The legal description is Units 1500, 1501, 1503, 1504, 1505, 1506, 1507, 1508, 1509, 1510, 1511, 1512, 1513, 1514, 1515, 1516, 1517, 1518, 1519, 1520, 1521, 1522, 1523, 1524, 1525, 1526, 1527, 1528, 1530, 1532, 1534, 1540, 1544, 1546, 1550, 1552, 1554, 1559, 1560, 1561, 1562, 1563, 1564, 1565, 1567, 1568, 1569, 1570, 1575, 1576, 1577, 1578, 1580, 1581, 1583, 1584, 1585, 1586, 1587, 1588, 1589, 1600, 1601, 1602, 1603, 1604, 1605, 1609, 1610, 1611, 1612, 1614, 1616, 1617, 1619, 1620, 1622, 1623, 1625, 1631, 1633, 1636, 1637, 1638, 1639, 1643, 1645, 1647, 1648, 1649, 1650, 1651, 1653, 1654, 1656, 1657, 1659, 1663, 1664, 1665, 1666, 1667, 1668, 1669, 1673, 1676, 1677, 1678, 1679, 1681, 1682, 1684, 1685, 1686, 1687, 1689, 1690, 1691, 1692, 1693, 1695, 1696, 1697, 1698, 1699, together with an undivided interest in and to the common elements and facilities set forth in the Declaration of Condominium of River Pines Condominium, a condominium declared and existing under and by virtue of the Condominium Ownership Act of the State of Wisconsin, according to the Declaration of Condominium of River Pines Condominium, recorded in the Office of the Register of Deeds on August 7, 1995, as Document No. 1461068; the First Amendment to Condominium Declaration recorded on September 8, 1995 as Document No. 1465656; Second Amendment to Condominium Declaration recorded on

December 15, 1995 as Document No. 1478299; Third Amendment to Condominium Declaration recorded on January 25, 1996, as Document No. 1482871; Fourth Amendment to Condominium Declaration recorded on March 1, 1996, as Document No. 1487309; Fifth Amendment to Condominium Declaration recorded on November 25, 1996, as Document No. 1529054; Sixth Amendment to Condominium Declaration recorded on May 2, 1997, as Document No. 1549018; Seventh Amendment to Condominium Declaration recorded on August 22, 1997, as Document No. 1566774; Eighth Amendment to Condominium Declaration recorded on May 1, 1998, as Document No. 1611225; Ninth Amendment to Condominium Declaration recorded on December 11, 2001, as Document No. 1862221; the restated Declaration for River Pines Condominium, recorded on November 26, 2002 as Document No. 1956391; the First Amendment to the restated Condominium Declaration recorded on February 9, 2005, as Document No. 2172289; and the Second Amendment to restated Condominium Declaration recorded on June 28, 2005, as Document No. 2198378.

Located in the Village of Bellevue, Brown County, Wisconsin.

Continued next page.

2346121

CATHY WILLIQUETTE
BROWN COUNTY RECORDER
GREEN BAY, WI

RECORDED ON
12/26/2007 04:00:51PM

REC FEE: 17.00
TRANS FEE:
EXEMPT #
PAGES: 4

Recording Area

Name and Return Address

River Pines Owner's Association
1502 River Pines Drive
Green Bay, WI 54311

Parcel Identification Number (PIN)

B. The current owners of units at River Pines Condominium wish to revise their Condominium Declaration so that the Condominium Master Insurance Policy covers all real property, including fixtures and appliances located within the units. Also, the Association wishes to minimize multiple small insurance claims by increasing, within reason, its insurance deductible. The Association desires to create a mechanism whereby the deductible portion of the loss is the responsibility of the condominium homeowner who can personally insure that risk at a relatively low cost. It is anticipated that as a result of this strategy, the Association will be able to obtain a lower cost on insurance rates by reducing the risk to the insurer of recurring small claims. The transfer of the deductible responsibility to the homeowner, moreover, will tend to encourage homeowners to engage in proactive maintenance of their units.

THE ASSOCIATION RESOLVES AS FOLLOWS:

Section 15 of the Declaration is amended by deleting the ~~strikeout~~ language and adding the underlined language as follows:

15. Insurance.

15.1 Coverage of Association 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~~ property including fixtures and appliances when reasonably obtainable in the amount of the full insurable value (replacement value) of the buildings, but subject to a deductible. 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 interest may appear. ~~If the insurer itemizes the premium(s) to be paid on each Unit, the Unit Owner shall be responsible for that portion of the premium assigned to his/her unit and the balance of the premium shall be a common expense. If the premiums are not so itemized, the entire premium shall be a common expense.~~

15.2 Special Provision Allocating Deductible Expense.

Notwithstanding the foregoing, if maintenance or repair is required as a result of an insured loss, the amount of the deductible shall be considered a maintenance expense to be paid by the person or persons (including the Association) who would be responsible for such maintenance or repair in the absence of insurance, as specified in Section 11 of this Declaration which assigns maintenance and repair responsibilities. If the loss affects more than one Unit or a Unit and the Common Elements, the cost of the deductible may be apportioned equitably by the Board among the parties suffering loss in accordance with the total cost of repair.

The Association may enforce payment of any amount due from an individual Owner toward the deductible in accordance with its power to collect assessments as set forth at Article 5.6 of the Bylaws. The Board's decision on the allocation of the deductible shall be conclusive, provided that the Board shall first obtain the opinion of any interested party and shall secure expert advice, if it is deemed required. During the period of the review procedure, the assessment shall remain as a lien on the Unit.

The Board of Directors or its designee shall, on a periodic basis, review the insurance market to determine whether homeowners insurance covering the deductible amount is available to the homeowners at a reasonable price. Because of the changing insurance market, the Board shall have the power to suspend or alter the insurance provisions of this subsection, provided that the suspension or alteration shall be published to the membership in advance of any loss to which the suspension may apply.

The Board shall not contract for insurance containing a deductible or any other clause which is not permitted in underwriting guidelines of the Federal National Mortgage Association, the Federal Home Loan Mortgage Corporation or any other comparable governmental or quasi-governmental agency insuring or involved in the making or purchasing of mortgages of any Unit.

15.3 Partial or Total Destruction. In the event of partial or total destruction of a building or buildings and the determination to repair or reconstruct such building or buildings in accordance with Section 14 hereof, the proceeds of such insurance shall be paid to the Association to be applied to the cost thereof. If it is determined to not reconstruct or repair, then the proceeds shall be distributed to the Unit Owners and their mortgagees, if any, as their respective interest may appear, in the manner provided by the Act.

~~If the 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 or she directs the Board of Directors to include in such policies for his or her 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 or her expense, to provide any additional insurance coverage on his or her improvements which will not duplicate any insurance provided by the Association.~~

15.4 Liability and Worker's Compensation Insurance. The Board of Directors shall also provide public liability insurance covering the common elements and facilities and the limited common elements property in such amount as may be determined at the discretion of the Board of Directors from time to time. The Board of Directors may also provide worker'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.

Section 16 of the Declaration is amended by deleting the ~~strikeout~~ language and adding the underlined language as follows:

16. Liability for Common Expenses. The costs of administration of the Association, insurance, repair, maintenance, landscaping and other expenses of the common elements and common services provided to the Unit Owners 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 elements and facilities relating to each Unit, in the manner provided in the Bylaws of the Association, except the fire and broad form extended coverage insurance as more fully set forth in Paragraph 15 above.

A special assessment may be made by the Board of Directors against a particular Unit Owner and his or her Unit for liabilities, costs, and expenses incurred by the Association for the amount of damage within the limits of any applicable insurance deductible pursuant to Section 15 of this Declaration.

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 line, and this provision shall constitute notice to all successors of title to Units.

BE IT FURTHER RESOLVED, that this amendment shall not affect first mortgage lenders.

BE IT FURTHER RESOLVED, that this amendment shall take effect upon the recording of same.

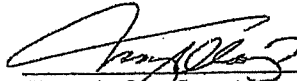
C. I, Harry A. Olp, being Secretary of River Pines Owners Association, Inc., do hereby certify that:

1. All of the owners of at least seventy-five percent of the units have consented to and approve to this amendment to the Declaration of Condominium.

2. The vote was taken by written ballot.

3. The written ballots, and the consent of mortgagees as required, are on file with Secretary of River Pines Owners Association, Inc. or its legal counsel.

Signed this 15 day of December, 2007.


Harry A. Olp, Secretary

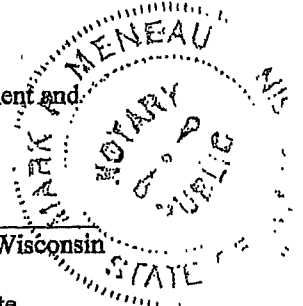
This document was drafted by Jessica L. Boeldt.

ACKNOWLEDGEMENT

State of Wisconsin)
County of Brown) ss.

Personally came before me this 15th day of December, 2007 the above-named Harry Olp to be known to be the person who executed the foregoing instrument and acknowledge the same.


Notary Public, Brown County, Wisconsin
MARK MENEAU
My commission is permanent. (If not, state
expiration date: 8-14, 2011.)





8 0 2 3 6 5 0 7
Tx:40160507

**FOURTH AMENDMENT TO RESTATED
CONDOMINIUM DECLARATION
OF RIVER PINES CONDOMINIUM**

2681836

**CATHY WILLIQUETTE LINDSAY
BROWN COUNTY RECORDER**

GREEN BAY, WI

RECORDED ON

10/03/2014 4:07 PM

REC FEE: 30.00

EXEMPT #

PAGES: 3

THIS INSTRUMENT DRAFTED BY
AND RETURN TO:

Attorney Christopher J. Pahl
Metzler, Timm, Treleven, Pahl, Beck, S.C.
222 Cherry Street
Green Bay, WI 54301-4223

③
18

**FOURTH AMENDMENT TO RESTATED CONDOMINIUM DECLARATION
OF RIVER PINES CONDOMINIUM**

THIS FOURTH AMENDMENT TO RESTATED CONDOMINIUM DECLARATION OF RIVER PINES CONDOMINIUM (this "Amendment"), is made this 11 day of July, 2014, by RIVER PINES DEVELOPMENT, LLC, a Wisconsin limited liability company (the "Declarant").

WITNESSETH:

WHEREAS, the Declarant desires to amend the Restated Condominium Declaration of River Pines Condominium, as amended (the "Declaration") in order to assign Declarant's rights and obligations as a declarant under Chapter 703 of the Wisconsin Statutes, and under the Declaration, pursuant to Section 703.09(4) of the Wisconsin Statutes; and

WHEREAS, Nicolet National Bank ("Nicolet") desires to accept the assignment of Declarant's rights and obligations from the Declarant.

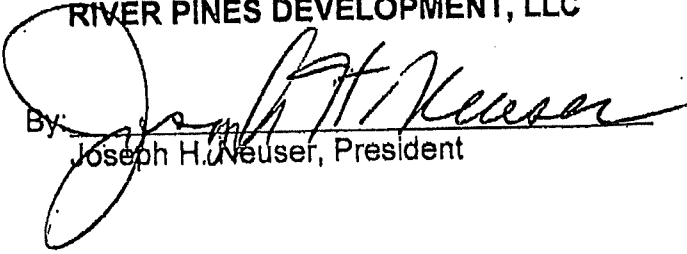
NOW THEREFORE, the Declarant does hereby declare as follows:

1. **Assignment of Declarant's Rights and Obligations.** All of Declarant's rights and obligations as a declarant under Chapter 703 of the Wisconsin Statutes, and under the Declaration, shall be, and hereby are, assigned to Nicolet, effective as of the date set forth above.

2. **Full Force and Effect.** Except as set forth herein, all other terms of the Declaration shall remain in full force and effect, unaffected by the amendment herein.

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

RIVER PINES DEVELOPMENT, LLC

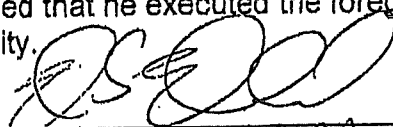
By: 
Joseph H. Neuser, President

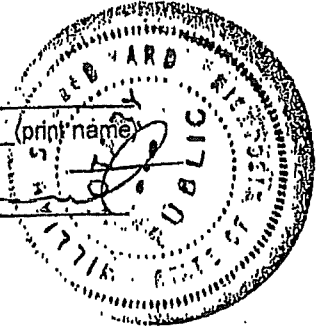
THIS DOCUMENT DRAFTED BY:

Attorney Christopher J. Pahl
Metzler, Timm, Treleven, Pahl, Beck, S.C.
222 Cherry Street
Green Bay, WI 54301-4223
(920) 435-9393

STATE OF WISCONSIN)
) SS.
COUNTY OF BROWN)

Personally came before me this 11 day of July, 2014, the above-named Joseph H. Neuser of River Pines Development, LLC, to me known to be the person who executed the foregoing instrument, and to me known to be such President of River Pines Development, LLC, and acknowledged that he executed the foregoing instrument as the deed of said company, by its authority.


Lem S Woodward (print name)
Notary Public, State of Wisconsin
My commission expires on: 10/1/15



ACCEPTANCE OF ASSIGNMENT

Nicolet National Bank hereby accepts the foregoing assignment of all of the rights and obligations of River Pines Development, LLC under Chapter 703 of the Wisconsin Statutes and under the Declaration, pursuant to Section 703.09(4) of the Wisconsin Statutes.

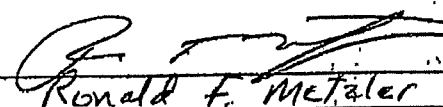
DATED this 25th day of ~~July~~ ^{September}, 2014.

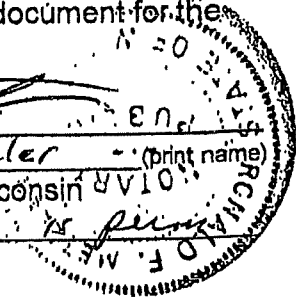
NICOLET NATIONAL BANK

By: 
Brad Hutjens, SVP, Chief Credit Officer

STATE OF WISCONSIN)
) SS.
COUNTY OF BROWN)

Personally came before me this 25th day of ~~July~~ ^{September}, 2014, the above-named Brad Hutjens of Nicolet National Bank, who acknowledged the foregoing document for the purposes recited therein.


Ronald F. Mettler (print name)
Notary Public, State of Wisconsin
My commission expires on: 10/1/15



FIFTH AMENDMENT TO RESTATED CONDOMINIUM
DECLARATION OF RIVER PINES CONDOMINIUM



2762118

CATHY WILLIQUETTE LINDSAY
BROWN COUNTY RECORDER
GREEN BAY, WI
RECORDED ON
10/10/2016 10:25 AM
REC FEE: 30.00
EXEMPT #
PAGES: 3

THIS INSTRUMENT DRAFTED BY
AND RETURN TO:

380

Jack Knippel
Bakaba LLC
1620 Twin Lakes Circle
Green Bay, WI 311

**FIFTH AMENDMENT TO RESTATED CONDOMINIUM DECLARATION
OF RIVER PINES CONDOMINIUM**

THIS FIFTH AMENDMENT TO RESTATED CONDOMINIUM DECLARATION OF RIVER PINES CONDOMINIUM (This "Amendment"), is made this 18th day of September, 2015 by Nicolet National Bank (the "Declarant").

WITNESSETH:

WHEREAS, the Declarant desires to amend the Restated Condominium Declaration of River Pines Condominium, as amended (the "Declaration") in order to assign Declarant's rights and obligations as a declarant under Chapter 703 of the Wisconsin Statutes, and under the Declaration, pursuant to Section 703.09(4) of the Wisconsin Statutes; and

WHEREAS, BAKABA, LLC, a Wisconsin limited liability company, desires to accept the assignment of Declarant's rights and obligations from the Declarant.

NOW THEREFORE, THE Declarant does hereby declare as follows:

1. **Assignment of Declarant's Rights and Obligations.** All of Declarant's rights and obligations as a declarant under Chapter 703 of the Wisconsin Statutes, and under the Declaration shall be, and hereby are, assigned to BAKABA LLC, effective as of the date set forth above.
2. **Full Force and Effect.** Except as set forth herein, all other terms of the Declaration shall remain in full force and effect, unaffected by the amendment herein.

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

NICOLET NATIONAL BANK

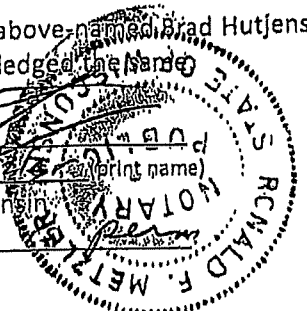
By: 

Brad Hutjens, Chief Credit Officer

STATE OF WISCONSIN)
) SS.
COUNTY OF BROWN)

Personally came before me this 18th day of September, 2015, the above-named Brad Hutjens of Nicolet National Bank who executed the foregoing instrument and acknowledged the same


Ronald F. Mettler (Print name)
Notary Public, State of Wisconsin
My commission expires on: _____



ACCEPTANCE OF ASSIGNMENT

BAKABA LLC hereby accepts the foregoing assignment of all of the rights and obligations of River Pines Development, LLC under Chapter 703 of the Wisconsin Statutes and under the Declaration, pursuant to Section 703.09(4) of the Wisconsin Statutes.

DATED this 21 day of September, 2015.

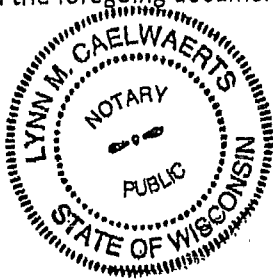
BAKABA LLC

By: Jack Knippel

Jack Knippel, Member

STATE OF WISCONSIN)
) SS.
COUNTY OF BROWN)

Personally came before me this 21 day of September, 2015, the above-named Jack Knippel, who acknowledged the foregoing document for the purposes recited therein.



Lynn M. Caelwaerts
Lynn M. Caelwaerts (print name)
Notary Public, State of Wisconsin
My commission expires on: 7/1/17

1529054

FIFTH AMENDMENT TO
CONDOMINIUM DECLARATION
AND PLAT OF RIVER PINES
CONDOMINIUM

J 27964 I 01

REGISTER OF DEEDS
BROWN COUNTY

'96 NOV 25 PM 4 19

GATHY WILLIQUETTE
REGISTER OF DEEDS

WHEREAS, the original Condominium Declaration of River Pines, dated August 4, 1995, was recorded in the Office of the Register of Deeds for Brown County, Wisconsin, on August 7, 1995, at 4:03 o'clock p.m. at Jacket 25343, Image 10, as Document Number 1461068; and,

Recording area

Name and return address:
Attorney William S. Woodward
345 S. Jefferson Street
Green Bay, WI 54301

320

WHEREAS, the original Condominium Plat of River Pines Condominium was recorded in the Office of the Register of Deeds for Brown County, Wisconsin, on August 7, 1995, at Volume 2 of Condominiums, Page 60, as Document Number 1461067; and,

WHEREAS, the First Amendment to Condominium Declaration and Plat of River Pines and plat entitled River Pines Condominium First Amendment, Phase 1 were recorded in the Office of the Register of Deeds for Brown County, Wisconsin, on September 8, 1995, at Jacket Number 25517, Image 54 as Document Number 1465656 and Volume 2 of Plats, Page 69 as Document Number 1465655, respectively; and,

WHEREAS, the Second Amendment to Condominium Declaration and Plat of River Pines and plat entitled River Pines Condominium, Phase 1, Second Amendment were recorded in the Office of the Register of Deeds for Brown County, Wisconsin, on December 15, 1995, at Jacket Number 25998, Image 31 as Document Number 1478299 and Volume 2 of Plats, page 78 as Document Number 1478298; and

J 27964 I 02

WHEREAS, the Third Amendment to Condominium Declaration of River Pines was recorded in the Office of the Register of Deeds for Brown County, Wisconsin, on January 25, 1996, at Jacket Number J26175, Image 06 as Document Number 1482871; and

WHEREAS, the Fourth Amendment to Condominium Declaration and Plat of River Pines and plat entitled River Pines Condominium, Fourth Amendment were recorded in the Office of the Register of Deeds for Brown County, Wisconsin, on March 1, 1996, at Jacket Number 26355, Image 43 as Document Number 1487308 and Volume 2C of Plats, page 79; and

WHEREAS, the said original Declaration provided at Paragraph 2.4 that the condominium was created with the Declarant reserving the right under Section 703.26, Wisconsin Statutes, to expand such condominium in the future; and

WHEREAS, the Declarant wish to expand the Condominium to include Phase II and Phase III; and

WHEREAS, the said original Declaration provided at Paragraph 2.5 sets forth the legal description of the real estate to be subject to the provisions of the Declaration and Paragraph 2.6, as amended by the Fourth Amendment to Condominium Declaration and Plat of River Pines, sets forth the legal descriptions of the real estate to be included in Phase II and Phase III of the Development; and

WHEREAS, the said original Declaration provided at Paragraph 2.7 the formula for calculating the initial ownership interest and voting rights for the Condominium.

NOW, THEREFORE, the undersigned Declarant hereby certify the following amendments to the Declaration:

A. PARAGRAPH 2.5 of the DECLARATION shall be amended to read as follows:

2.5 Declaration. The following described real estate is subject to the provisions of this Declaration.

Phase I, Legal Description

A parcel of land being a part of Private Claims 17, 18 and 19, East side of the Fox River (E.S.F.R.), Town of Bellevue, Brown County, Wisconsin described as follows:

Commencing at the Southeast corner of said Private Claim 18; thence N65°07'34"W along the south line of said Private Claim 18, 1,114.73 feet to the westerly right of way of Bellevue Street (C.T.H. XX), the Point of Beginning; thence S16°26'00"W along said westerly right of way 577.23 feet to the northerly right of way of Manderly Way; thence N66°57'00"W along said northerly right of way, 1,063.94 feet to the northwesterly corner of Manderly Way right of way; thence S23°03'00"W along the westerly end of Manderly Way right of way, 35.00 feet to the centerline of said Manderly Way; thence N66°57'00"W, 277.10 feet; thence S22°33'58"W, 166.89 feet (previously recorded as S25°35'42"W, 199.50 feet); thence S86°21'38"W, 303.42 feet; thence N75°53'07"W, 234.87 feet; thence N63°19'09"W, 325.67 feet; N52°22'31"W, 271.98 feet; thence N24°51'37"E, 933.78 feet (previously recorded as N27°47'E, 983.78 feet); to the south line of Private Claim 18; thence S65°07'34"E along the south line of Private Claim 18, 131.77 feet; thence N40°52'26"E, 310.00 feet; thence N53°21'00"E, 520.00 feet; thence N28°51'31"E, 426.57 feet to the southerly right of way of Alouëz Avenue (C.T.H. O); thence S81°33'50"E, along said right of way 112.65 feet; thence S65°02'38"E along said right of way 736.01 feet to a meander line which traverses the westerly bank of Willow Creek in the next five courses. (Said beginning of meander line is N65°02'38"W, 138' +/- from the center of Willow Creek) (1) S06°41'54"E, 221.28 feet; (2) S14°48'34"W, 151.59 feet; (3) S56°33'25"E, 429.41 feet; (4) S29°25'08"W, 369.75 feet; (5) S34°05'22"E, 75.52 feet to the end of said meander line (Said point being N64°49'29"W, 45' +/- from the center of Willow Creek) said point also being on the north line of said Private Claim 18; thence S64°49'29"E along the north line of said Private Claim 18, 335.53 feet to the westerly right of way of Bellevue

J 27964 I 04

Street (C.T.H. XX); thence S16°26'00"W along said westerly right of way 404.76 feet to the Point of Beginning of herein described parcel. Including all lands lying between said meander lines and the center of Willow Creek.

EXCEPT:

A parcel of land being a part of Private Claim 18 and 19, East side of the Fox River (E.S.F.R.), Town of Bellevue, Brown County, Wisconsin described as follows:

Commencing at the Southeast corner of Private Claim 18; thence N65°07'34"W along the south line of Private Claim 18, 1,267.15 feet to the Point of Beginning; thence N24°52'26"E, 58.63 feet; thence N50°13'16"W, 200.48 feet; thence N58°37'44"W, 235.03 feet; thence N52°41'24"W, 270.25 feet; thence N35°17'31"W, 152.81 feet; thence S81°05'39"W, 264.10 feet; thence N04°44'42"W, 241.07 feet; thence N66°00'57"W, 127.77 feet; thence S66°00'00"W, 200.00 feet; thence N77°00'00"W, 280.00 feet; thence S81°00'00"W, 180.00 feet; thence S32°00'00"W, 270.00 feet; thence S08°00'00"W, 160.00 feet; thence S12°00'00"E, 295.00 feet; thence S60°00'00"E, 250.00 feet; thence N87°30'00"E, 500.00 feet; thence N69°00'00"E, 220.00 feet; thence N45°02'57"E, 132.11 feet; thence S52°48'06"E, 249.44 feet; thence S60°51'29"E, 299.93 feet; thence S64°24'41"E, 278.00 feet; thence N34°09'26"E, 108.00 feet; thence N07°45'00"W, 138.69 feet to the Point of Beginning.

Said Phase I contains 2,761,162 square feet or 63.39 acres of land more or less.

Phase II Legal Description

A parcel of land being a part of Private Claim 18 and 19, East side of Fox River (E.S.F.R.), Town of Bellevue, Brown County, Wisconsin described as follows:

Commencing of the Southeast corner of said Private claim 18; thence N65°07'34"W along the south line of said Private Claim 18, 1,267.15 feet to the Point of Beginning; thence N24°52'26"E, 58.63 feet; thence N50°13'16"W, 200.48 feet; thence N58°37'44"W, 235.03 feet; thence N52°41'24"W, 270.25 feet; thence N35°17'31"W, 152.81 feet; thence S81°05'39"W, 264.10 feet; thence S11°24'30"E, 74.46 feet; thence S42°52'03"E, 258.81 feet; thence S26°49'41"W, 110.54 feet; thence S52°42'06"E, 249.44 feet; thence S60°51'29"E, 299.93 feet; thence S64°24'41"E, 278.00 feet; thence N34°09'26"E, 108.00 feet; thence N07°45'00"W, 138.69 feet to the Point of

J 27964 I 05

Beginning...containing 319,448 square feet or 7.33 acres of land more or less.

Phase III Legal Description

A parcel of land being a part of Private Claim 18 and 19, East side of the Fox River (E.S.F.R.), Town of Bellevue, Brown County, Wisconsin described as follows:

Commencing at the Southeast corner of said Private Claim 18; thence N65°07'34"W along the south line of said Private Claim 18, 1,267.15 feet; thence N24°52'26"E, 58.63 feet; thence N50°13'16"W, 200.48 feet; thence N58°37'44"W, 235.03 feet; thence N52°41'24"W, 270.25 feet; thence N35°17'31"W, 152.81 feet; thence S81°05'39"W, 264.10 feet to the Point of Beginning; thence N04°44'42"W, 241.07 feet; thence N66°00'57"W, 127.77 feet; thence S66°00'00"W, 200.00 feet; thence N77°00'00"W, 280.00 feet; thence S81°00'00"W, 180.00 feet; thence S32°00'00"W, 270.00 feet; thence S08°00'00"W, 160.00 feet; thence S12°00'00"E, 295.00 feet; thence S60°00'00"E, 250.00 feet; thence N87°30'00"E, 500.00 feet; thence N69°00'00"E, 220.00 feet; thence N45°02'57"E, 132.11 feet; thence N26°49'41"E, 110.54 feet; thence N42°52'03"W, 258.81 feet; thence N11°24'30"W, 74.46 feet the Point of Beginning:

Said parcel contains 730,373 square feet or 16.77 acres of land more or less.

Said parcels are subject to all exceptions, reservations, restrictions, conditions and easements contained in prior conveyances of record.

B. PARAGRAPH 2.7 of the DECLARATION shall be amended to read as follows:

2.7 Unit Ownership Formula. The present ownership interest and voting rights formula shall be a 1/136 (approximately .735 percent) interest for each Unit and Contemplated Unit. The formula for determining each Member's ownership interest in the common elements and voting rights shall be as follows: The numerator shall be the number of Units owned by the Member, and the denominator shall be the total number of Units and Contemplated Units at a particular time, as set forth in the Declaration, subject to amendment. Accordingly, the existing ownership interest in the common areas shall be .735 of one percent, which is the quotient of one, divided by the total number of Units and Contemplated Units in the project.

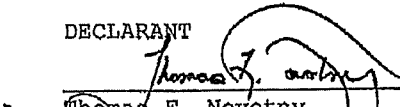
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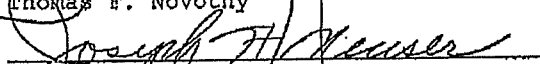
C. The floor plans of Units F & G specifically showing the Limited Common Elements are attached hereto as Exhibits 1 and 2 and are incorporated into Addendum A to the Declaration as referenced in Section 3.1.

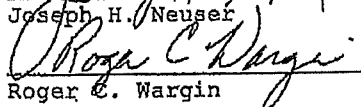
D. The PLAT shall be amended for the purpose of depicting the boundaries of the Condominium (Phase I as built, and the contemplated location and dimensions of the Units and amenities for Phases II and III). A copy of the amended plat is attached hereto and marked as Exhibit A.

IN WITNESS WHEREOF, the undersigned have caused this Fifth Amendment to Declaration and Plat to be executed at Green Bay, Wisconsin, this 18th day of October, 1996.

DECLARANT

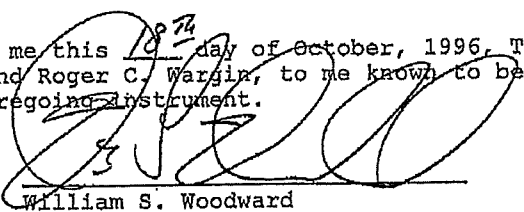

Thomas F. Novotny


Joseph H. Neuser

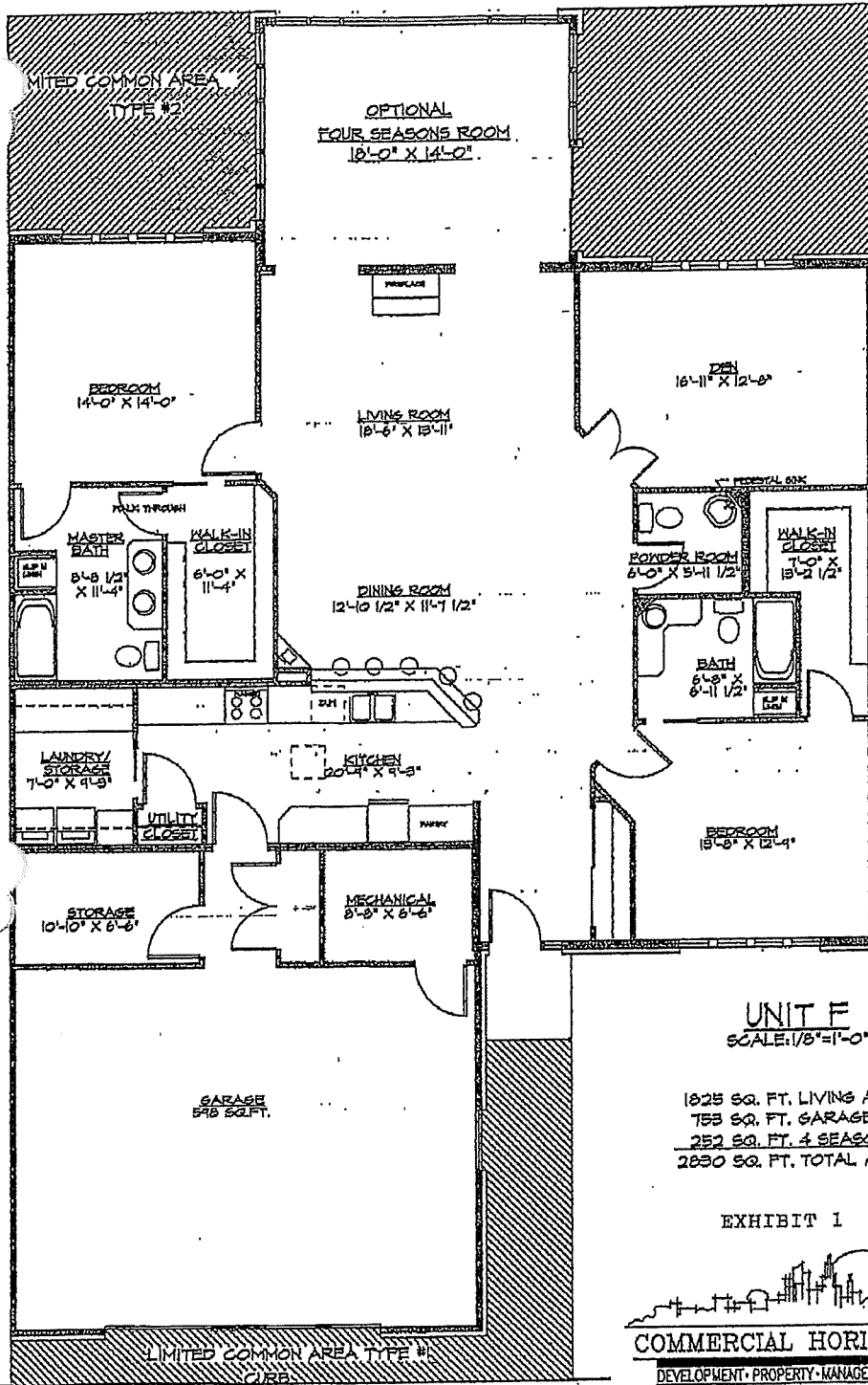

Roger C. Wargin

STATE OF WISCONSIN)
) SS
COUNTY OF BROWN)

Personally came before me this 18th day of October, 1996, Thomas F. Novotny, Joseph H. Neuser and Roger C. Wargin, to me known to be the persons who executed the foregoing instrument.


William S. Woodward
Notary Public, Brown County, WI
My Commission is permanent

THIS INSTRUMENT WAS DRAFTED BY:
Attorney William S. Woodward
Hanaway, Ross, Hanaway, Weidner & Bachhuber, S.C.
345 S. Jefferson Street
Green Bay, Wisconsin 54301

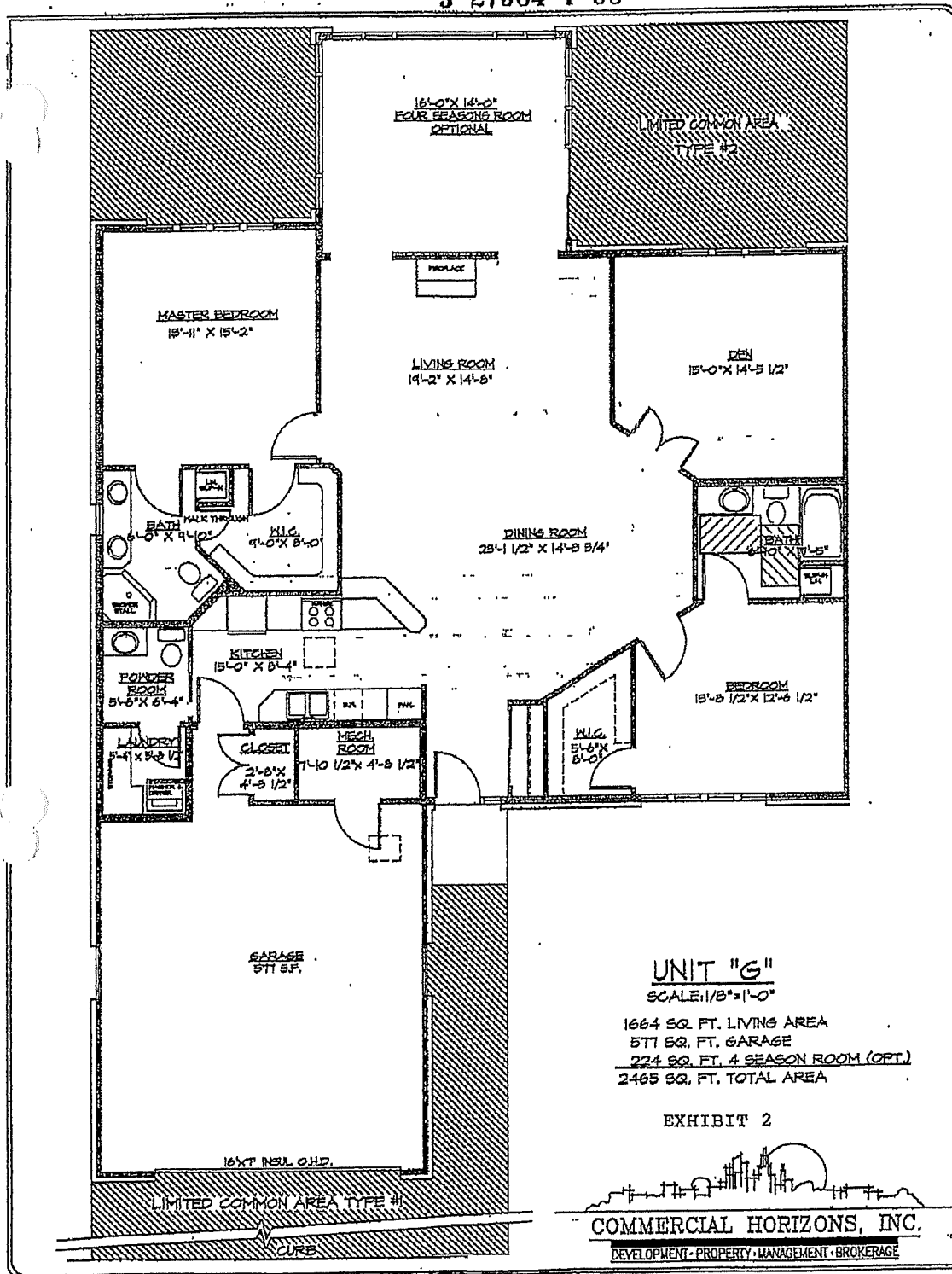


UNIT F
SCALE: 1/8" = 1'-0"

1825 SQ. FT. LIVING AREA
753 SQ. FT. GARAGE
252 SQ. FT. 4 SEASON ROOM (OPT.)
2830 SQ. FT. TOTAL AREA

EXHIBIT 1

COMMERCIAL HORIZONS, INC.
DEVELOPMENT • PROPERTY • MANAGEMENT • BROKERAGE



UNIT "G"
 SCALE: 1/8" = 1'-0"
 1664 SQ. FT. LIVING AREA
 571 SQ. FT. GARAGE
 224 SQ. FT. 4 SEASON ROOM (OPT.)
 2465 SQ. FT. TOTAL AREA

EXHIBIT 2

COMMERCIAL HORIZONS, INC.
 DEVELOPMENT • PROPERTY • MANAGEMENT • BROKERAGE

RIVER PINES CONDOMINIUM FIFTH AMENDMENT

BEING ALL OF PHASE II AND PHASE III RIVER PINES CONDOMINIUM, IN AND INCLUDING PART OF PRIVATE CLAIMS IN AND INCLUDING THE FOX RIVER, TOWN OF BELLEVUE, BROWN COUNTY, WISCONSIN.



SCALE 1"=200'

BEARING AND DISTANCE TO BE CORRECTED TO THE CORNER OF BELLEVUE STREET, REDUCED TO MEAN SEA LEVEL.

LEGEND

- 50' 1" x 24" iron pipe
- Existing 1" x 6" iron pipe
- Existing 2" x 6" iron pipe
- Reconstructed County Monument
- Previously Recorded Survey Distance
- 1/4" Golf Course
- Future Use Or Improvement
- Existing Filled In

Existing this to be checked by River Pines Condominium Fifth Amendment

SHEET 1 OF 4

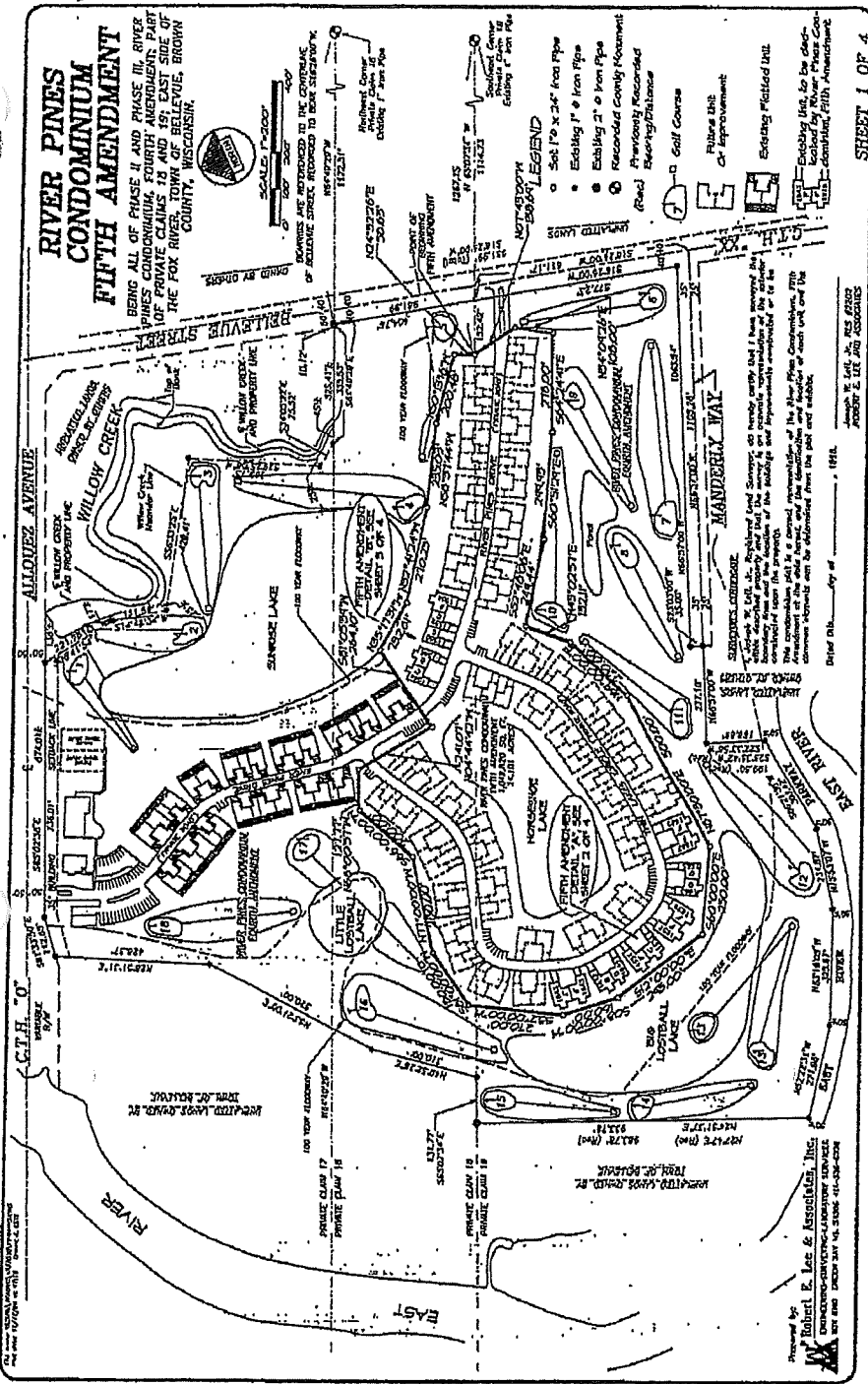


EXHIBIT A

RIVER PINES CONDOMINIUM FIFTH AMENDMENT

BEING ALL OF PHASE II AND PHASE III, RIVER PINES
CONDOMINIUM, FOURTH AMENDMENT, PART OF PRIVATE
CLAIMS 18 AND 19, EAST SIDE OF THE FOX RIVER,
TOWN OF BELLEVUE, BROWN COUNTY, WISCONSIN



SCALE: 1"=60'
0' 20' 40' 60' 80'

MEASUREMENTS ARE REFERENCED TO THE CENTERLINE
OF BELLEVUE STREET, ADJACENT TO BEAR STREET

DETAIL "B"

See Sheet 4 of 4 for continuation of
River Pines Condominium Fifth Amendment

LEGEND

0 5/8" 1/4" x 24" Iron Pipe

Recorded County Horizontal

Indicates Limited Common Element, Type I

Indicates Limited Common Element, Type II

SHARED LAKE

Indicates driveway
to the corner (Type I)

Indicates Street Address
(See River Pines Street Map)

Indicates Style of each
D.R. (D.R. = Type)

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Prepared by:
Robert E. Lee & Associates, Inc.
CONDOMINIUM-OWNERS-LANDLORDS-SERVICE
200 E. 23RD STREET, SUITE 400, MILWAUKEE, WI 53212

