

Document Number

**FIRST AMENDMENT TO
DECLARATION OF CONDOMINIUM
FOR THORNGATE CONDOMINIUMS**

DOC # 2046380
Recorded
AUG. 29, 2005 AT 06:55PM

James A. Ladwig

JAMES A LADWIG
RACINE COUNTY
REGISTER OF DEEDS

Fee Amount: \$17.00



Recording Area

Name and Return Address

Lloyd, Phenicie, Lynch, Kelly &
Hotvedt, S.C.
P.O. Box 700
Burlington, Wisconsin 53105

FROM
206-03-19-31-005-000
UNIT 1
206-03-19-31-005-010
TO
206-03-19-31-005-110

51-206-03-19-31-005-010

(Parcel Identification Number)

Unit 1 of Thorngate Condominiums, being a condominium created under the Condominium Ownership Act of the State of Wisconsin by a "Declaration of Condominium for Thorngate Condominiums", dated the 9th day of February, 1999, and recorded the 12th day of February, 1999, in the Office of the Register of Deeds for Racine County, Wisconsin in Vol. 2879 of Records, at Page 382, as Document No. 1670331 and by a Condominium Plat therefor

FIRST AMENDMENT TO DECLARATION OF CONDOMINIUM FOR
THORNGATE CONDOMINIUMS

This First Amendment (this "Amendment") is executed by Thorngate Condominium Association, Inc. (the "Association").

RECITALS

A. On February 9, 1999, Bell Tower Properties, LLP (the "Declarant") executed a Declaration of Condominium for Thorngate Condominiums which has been recorded with the Racine County Register of Deeds on February 9, 1999, as Document No. 1670331. Said Declaration is referred to herein as the "Declaration" and Thorngate Condominiums is referred to herein as the "Condominium".

B. Section 10.4 of the Declaration prohibits a unit owner from changing the dimensions or the exterior appearance of any portion of the Common Elements (including Limited Common Elements) without obtaining the prior written permission of the Association's Board of Directors and the prior written permission of the City of Burlington provided, however, that the patio of each unit, which is a Limited Common Element, may be improved pursuant to guidelines and procedures adopted by the Board of Directors of the Association.

C. Frederick J. Koenen and Mary J. Koenen, husband and wife, as the owners of Unit 1 of the Condominium, have requested permission from the Association's Board of Directors and the City of Burlington to change the dimensions and exterior appearance of Unit 1 by changing the Limited Common Element patio to a sunroom which will become part of Unit 1.

D. The Association's Board of Directors has given its written permission for the requested modification.

E. The City of Burlington, by written resolution of its City Council, has given its permission to amend the existing PUD Agreement to allow the requested modification.

F. The Association makes this Amendment to confirm the modification to the Condominium in general and Unit 1 in particular.

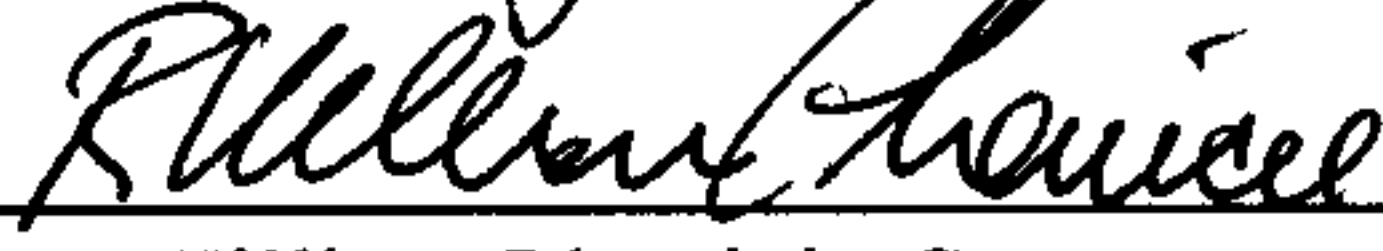
NOW, THEREFORE, the Association does hereby declare as follows:

1. Attach/Modification with Unit 1. The description of Unit 1 is hereby modified to provide that the outdoor patio (which is now a Limited Common Element) associated with Unit 1 shall be permitted as an enclosed sunroom to be part of Unit 1.

2. Addendum No. 1 to Condominium Plat. Contemporaneously herewith, the Association is recording Addendum No. 1 to the Condominium Plat for Thorngate Condominiums, a copy of which is attached hereto as Exhibit A and made a part hereof.

IN WITNESS WHEREOF, the Association has caused this Amendment to be executed by its authorized officers this 25th day of August, 2005.

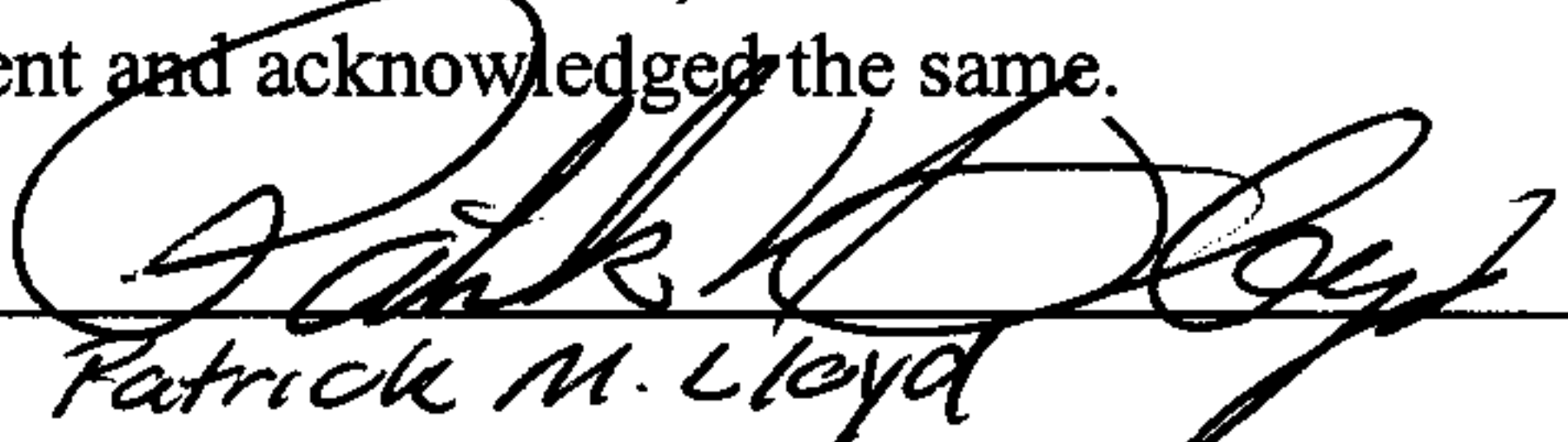
THORNGATE CONDOMINIUM ASSOCIATION, INC.

By: 
Frederick J. Koenen-President
Attest: 
R. William Phenicie-Secretary

ACKNOWLEDGMENT

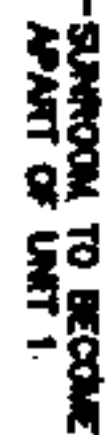
State of Wisconsin)
) ss.
County of Racine)

Personally came before me this 25th day of August, 2005, the above named Frederick Koenen and R. William Phenicie who acknowledged themselves to be the duly authorized president and secretary of Thorngate Condominium Association, Inc. and to me known to be the persons who executed the foregoing instrument and acknowledged the same.


Patrick M. Lloyd
Notary Public, State of Wisconsin
My commission is permanent

This instrument drafted by
R. William Phenicie
Attorney at Law

A CONDOMINIUM LOCATED IN PART OF THE NORTHEAST 1/4 OF SECTION 31,
TOWN 3 NORTH, RANGE 19 EAST, CITY OF BURLINGTON, RACINE COUNTY, WISCONSIN



NOTE:

EXISTING UNIT DIMENSIONS TAKEN FROM ORIGINAL CONDOMINIUM PLAN OF RECORD AND DO NOT REPRESENT AS BUILT MEASURED DIMENSIONS.

THIS ADDENDUM IS EXCLUSIVELY TO CHANGE THAT PART OF THE LIMITED COMMON ELEMENTS FOR THORNHILL, A CONDOMINIUM, TO BECOME A SUBROD AS PART OF UNIT 1.

I HEREBY CERTIFY THAT THIS CONDOMINIUM ADDENDUM REDEFINES THE SIZE OF UNIT 1 OF THORNHASTE, A CONDOMINIUM TO INCLUDE THAT PART OF THE LIMITED COMMON ELEMENTS ENCOMPASSED BY LANDS SHOWN AS A PROPOSED SHARROCK ATTACHED TO THE EXISTING UNIT 1, ALL OTHER MATTERS OF RECORD FOR THORNHASTE, A CONDOMINIUM REMAIN THE SAME.

DATED: MAY 11, 2005

ELIUS-GERARDON RLS 2101

FARRIS, HANSEN & ASSOCIATES, INC.
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PROJ. NO. 00020 DATE 05/02/2005 SHEET 1 OF 1