

Document Number

Document # **2600492**
RACINE COUNTY REGISTER OF DEEDS
July 30, 2021 11:13 AM

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

Karie Pope

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

Pages: 4

30-4.

Recording Area

Name and Return Address

Dennis R. Lynch
Lloyd, Phenicie, Lynch & Kelly, LLC
432 Milwaukee Ave.
Burlington, WI 53105

*

(Parcel Identification Number)

*Unit 1: 206-03-19-32-005-010
Unit 2: 206-03-19-32-005-020
Unit 3: 206-03-19-32-005-030
Unit 4: 206-03-19-32-005-040
Unit 5: 206-03-19-32-005-050
Unit 6: 206-03-19-32-005-060
Unit 7: 206-03-19-32-005-070
Unit 8: 206-03-19-32-005-080
Unit 9: 206-03-19-32-005-090
Unit 10: 206-03-19-32-005-110

Units 1 through 10 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 as thereafter amended, and by a Condominium Plat therefor.

THIRD AMENDMENT TO DECLARATION OF CONDOMINIUM FOR THORNGATE CONDOMINIUMS

This Third Amendment (this "Amendment") is executed by duly authorized officers of THORNGATE CONDOMINIUM ASSOCIATION, INC. (the "Association")

RECITALS

WHEREAS, a Declaration of Condominium for Thorngate Condominiums dated February 9, 1999 was recorded with the office of the Racine County Register of Deeds on February, 12, 1999, as Document No. 1670331 (the Declaration"); and

WHEREAS, a First Amendment to Declaration of Condominium for Thorngate Condominiums dated August 25, 2005, was recorded with the Racine County Register of Deeds on August, 29, 2005, as Document No. 2046380; and

WHEREAS, a Second Amendment to Declaration of Condominium for Thorngate Condominiums dated June 25, 2006, as Document No. 2091587, and

WHEREAS, a meeting of unit owners on June 22, 2021, consent of unit owners owning eighty percent (80%) of the units was obtained to the amendment contained herein.

AMENDMENT

NOW, THEREFORE, Thorngate Condominium Association, Inc., by its duly authorized officers, does hereby declare that section 14.4 of the Declaration be amended to provide as follows:

"14.4 Unit Sale: Reserve Fund. Except as otherwise provided herein, unpaid Common Expenses assessed against a Unit shall be a joint and several liability of the seller and purchaser in a voluntary transfer of the Unit if a Statement of Condominium Lien covering the delinquency shall have been recorded prior to the transfer. In addition, at the time of each voluntary transfer of a unit, the buyer thereof (or the acquirer of title, if other than a purchase) shall pay an additional nonrefundable fee equal to six (6) monthly installments of the then current assessments for Common Expenses for deposit into the Association's reserve fund. The reserve fund shall be used by the Association for capital improvements or extraordinary expenses, as the Board shall determine."

IN WITNESS WHEREOF, the undersigned officer have executed this Amendment on behalf of the Association this 26 day of JULY, 2021.

THORNGATE CONDOMINIUM ASSOCIATION, INC.

By: Therese M. Newbury

Therese M. Newbury, President

Attest: William H. Scherrer

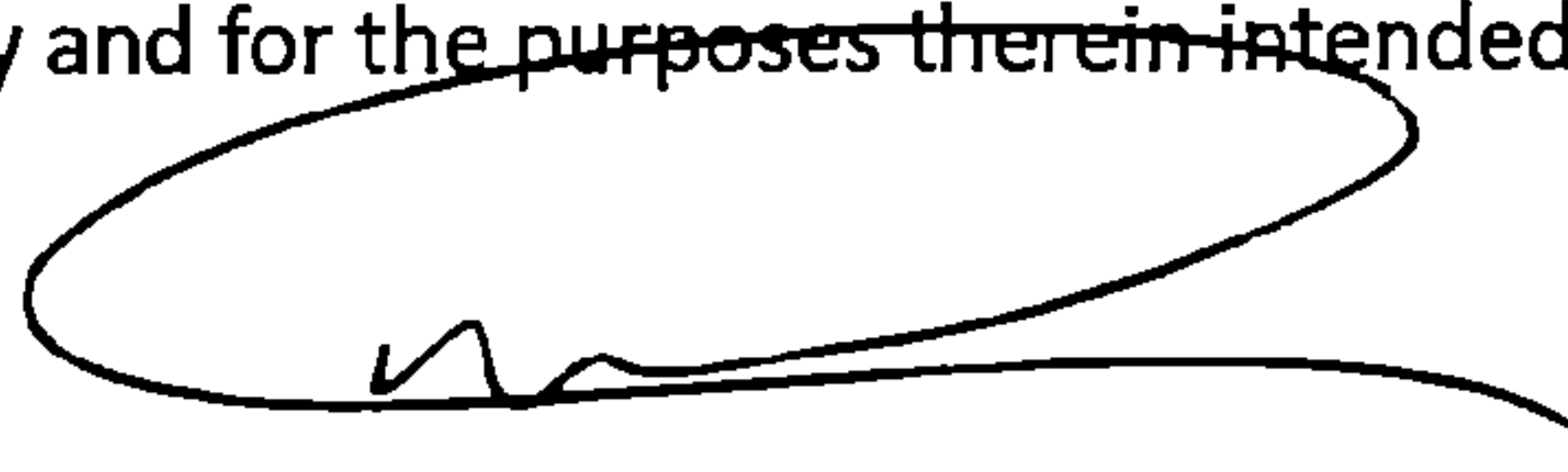
William H. Scherrer, Secretary /Treasurer

State of Wisconsin)

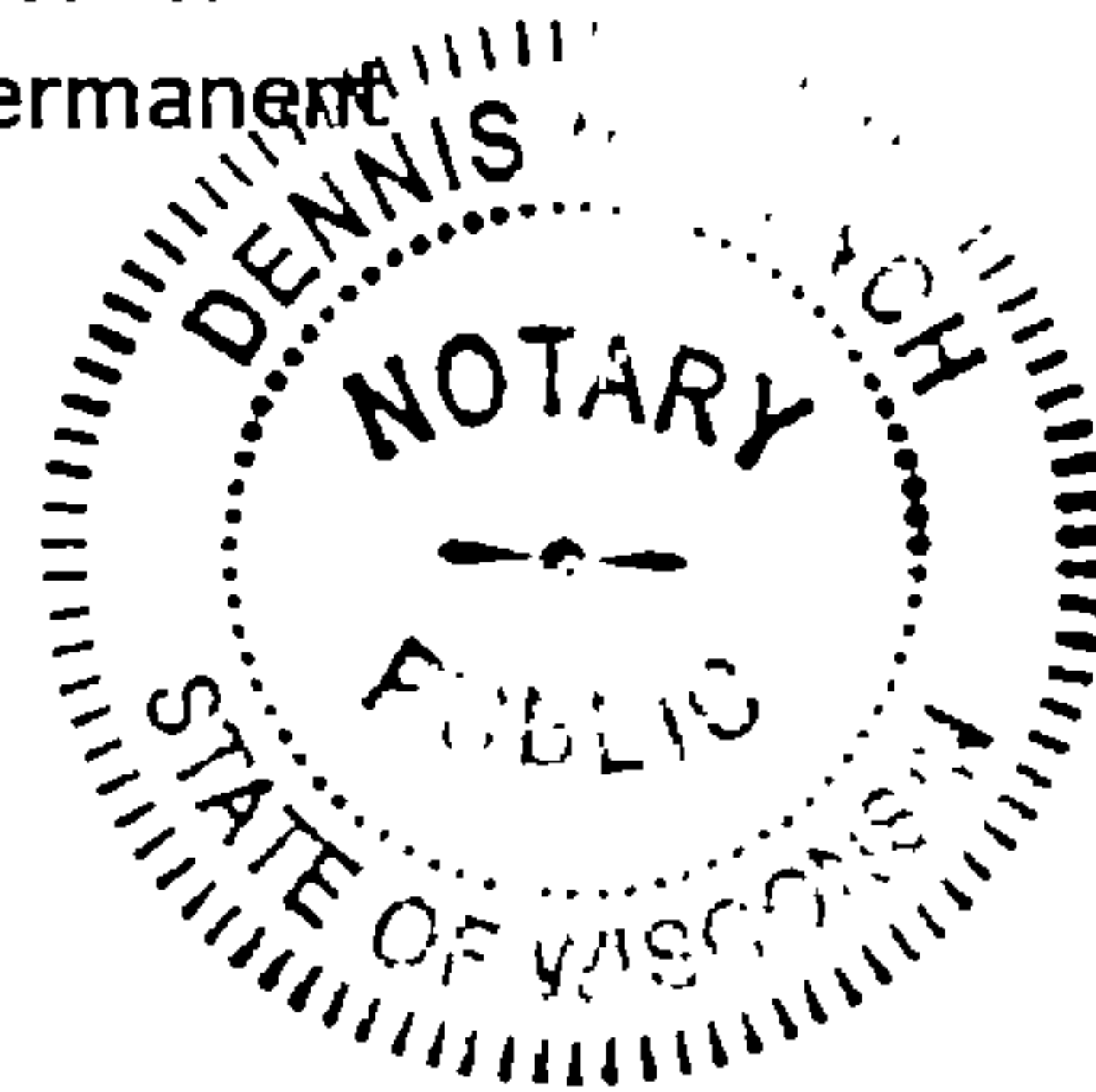
) ss.

County of Racine)

Personally came before me this 26th day of July, 2021, Therese Newbury and William H Scherrer, to me known to be the persons who executed the foregoing instrument and acknowledge the same in their capacity and for the purposes therein intended.



Dennis R. Lynch
Notary Public, State of Wisconsin
My commission is permanent



THIRD AMENDMENT TO

DECLARATION OF CONDOMINIUM
FOR THORNGATE CONDOMINIUMS

FROM
206-03-19-31-005-000
UNIT 1
206-03-29-31-005-010
TO
206-03-19-005-110

Units 1 through 10 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. 2079 of Records, at page 282, as Document No. 1670331, and as thereafter amended, and by a Condominium Plat therefor.