

Document Number	AMENDMENT TO DECLARATION OF CONDOMINIUM FOR PARADISE TRAILS CONDOMINIUM	4628435
Name and Return Address		REGISTER OF DEEDS WAUKESHA COUNTY, WI RECORDED ON October 27, 2021 08:37 AM James R Behrend Register of Deeds 6 PGS TOTAL FEE:\$30.00 TRANS FEE:\$0.00 Book Page - 
Adam A. Bardosy Mallery & Zimmerman, S.C. 731 North Jackson Street, Suite 900 Milwaukee, Wisconsin 53202		
See attached Exhibit A Parcel Identification Number (PIN)		Recording Area

Paradise Trails, LLC (“Declarant”) created under the Wisconsin Condominium Ownership Act (the “Act”) a condominium known as Paradise Trails Condominium (the “Condominium”), pursuant to a Declaration of Condominium for Paradise Trails Condominium, which was recorded in the Office of the Register of Deeds for Waukesha County, Wisconsin, on October 12, 2020, as Document No. 4519250 (as amended, the “Original Declaration”). The real estate comprising the Condominium is legally described on the attached Exhibit A. Capitalized terms not otherwise defined in this Amendment have the definitions provided in the Original Declaration.

Pursuant to Section 703.09(2) of the Wisconsin Statutes, Declarant, as current holder of at least two-thirds of the votes of the Association, amends the Original Declaration as follows (this “Amendment”):

1. Declaration Definition. As used in this Amendment, the term “Declaration” means the Original Declaration, as modified by this Amendment.

2. Required Consents and Approvals. All consents and approvals required for this Amendment were received as required by the Act.

3. Board of Directors. Section 10.4 of the Original Declaration is amended, in its entirety, to read as follows:

10.4 Board of Directors. The affairs of the Association shall be governed by a board of directors (“Board of Directors”). Prior to the conveyance of twenty-five percent (25%) of the Common Element interest of the Condominium to purchasers, the Association shall hold a meeting, and the Unit Owners other than the Declarant shall elect at least thirty-three and one-third percent (33 1/3%) of the directors on the Board of Directors. For purposes of calculating the percentages set forth in Section 10.3 and this Section 10.4, the percentage of Common Element interest conveyed shall be calculated based on the percentage of undivided interest pertaining to each Unit conveyed, assuming that all Units Declarant has the right to create by expansion are included in the Condominium.

4. Rules and Regulations. Section 10.6 of the Original Declaration is amended, in its entirety, to read as follows:

10.6 Rules and Regulations. The Association, through the Board of Directors, shall from time to time adopt rules and regulations governing the operation, maintenance and use of the Units and the Common and Limited Common Elements and facilities by the Unit Owners and occupants. Such Rules and Regulations of the Association shall not be inconsistent with the terms of the Declaration or the documents and easements referred to in the Declaration, and shall be designed to prevent unreasonable interference with the use of the respective Units and the Common Elements and facilities by persons entitled thereto. The Association members, their lessees or guests, and any occupants of the units shall conform to and abide by all such Rules and Regulations. A violation of any such Rules or Regulations shall constitute a violation of the Declaration. The Association through its Board of Directors shall designate such means or enforcement thereof as it deems necessary and appropriate. The Rules and Regulations may be adopted, altered, amended or repealed by the Board of Directors, in each case by an affirmative vote of 67% or more of the votes present or represented at a meeting at which a quorum is an attendance.

Except as modified by this Amendment, the terms of the Original Declaration remain in full force and effect.

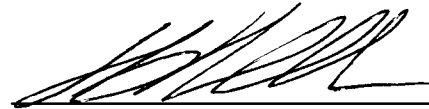
[Signatures on following page.]

Dated as of October 22, 2021.

DECLARANT:

PARADISE TRAILS, LLC

By:

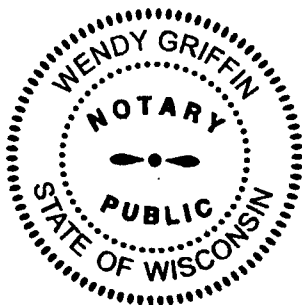


Steve DeCleene, Manager

ACKNOWLEDGMENT

STATE OF WISCONSIN)
) ss
COUNTY OF WAUKESHA)

This instrument was acknowledged before me on October 22, 2021 by Steve DeCleene, as Manager of Paradise Trails, LLC.



Notary Public, State of Wisconsin

My commission 2/5/25

CONSENT OF MORTGAGEE

The undersigned Mortgagee consents to the foregoing Amendment to Declaration of Condominium for Paradise Trails Condominium.

MIDLAND STATES BANK

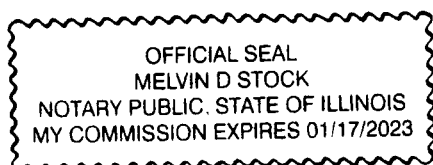
By:

Mandy Henning,
Regional Portfolio Manager

ACKNOWLEDGMENT

STATE OF ILLINOIS)
) ss
COUNTY OF EFFINGHAM)

This instrument was acknowledged before me on October 25th, 2021 by Mandy Henning, as Regional Portfolio Manager of Midland States Bank.



Notary Public, State of Illinois

My commission 1-17-2023

**Drafted by Adam A. Bardosy
Mallery s.c.
731 North Jackson Street, Suite 900
Milwaukee, Wisconsin 53202**

LEGAL DESCRIPTION / EXHIBIT A

Units 1-47, together with said unit's undivided interest in the common elements and the exclusive use of the limited common elements appurtenant to said unit, all in Paradise Trails Condominium, a condominium declared and existing under and by virtue of the Condominium Ownership Act of the State of Wisconsin and recorded by a Declaration as such condominium in the Office of the Register of Deeds for Waukesha County, Wisconsin, on October 12, 2020, as Document No. 4519249, and by any amendments thereto. Said Condominium being located in the Village of Hartland, Waukesha County, Wisconsin on the real estate described in said Declaration and Amendments and incorporated herein by this reference thereto.

Parcel Identification Numbers:

All are a part of HAV 0423-981 for 2020

and

Unit 1: HAV 0423-981-004

Unit 2: HAV 0423-981-005

Unit 3: HAV 0423-981-006

Unit 4: HAV 0423-981-007

Unit 5: HAV 0423-981-008

Unit 6: HAV 0423-981-009

Unit 7: HAV 0423-981-010

Unit 8: HAV 0423-981-011

Unit 9: HAV 0423-981-012

Unit 10: HAV 0423-981-013

Unit 11: HAV 0423-981-014

Unit 12: HAV 0423-981-015

Unit 13: HAV 0423-981-016

Unit 14: HAV 0423-981-017

Unit 15: HAV 0423-981-018

Unit 16: HAV 0423-981-019

Unit 17: HAV 0423-981-020

Unit 18: HAV 0423-981-021

Unit 19: HAV 0423-981-022

Unit 20: HAV 0423-981-023

Unit 21: HAV 0423-981-024

Unit 22: HAV 0423-981-025

Unit 23: HAV 0423-981-026

Unit 24: HAV 0423-981-027

Unit 25: HAV 0423-981-028

Unit 26: HAV 0423-981-029

Unit 27: HAV 0423-981-030

Unit 28: HAV 0423-981-031

Unit 29: HAV 0423-981-032

Unit 30: HAV 0423-981-033

Unit 31: HAV 0423-981-034

Unit 32: HAV 0423-981-035

Unit 33: HAV 0423-981-036

Unit 34: HAV 0423-981-037

Unit 35: HAV 0423-981-038

Unit 36: HAV 0423-981-039

Unit 37: HAV 0423-981-040

Unit 38: HAV 0423-981-041

Unit 39: HAV 0423-981-042

Unit 40: HAV 0423-981-043

Unit 41: HAV 0423-981-044

Unit 42: HAV 0423-981-045

Unit 43: HAV 0423-981-046

Unit 44: HAV 0423-981-047

Unit 45: HAV 0423-981-048

Unit 46: HAV 0423-981-049

Unit 47: HAV 0423-981-050