

UNANIMOUS CONSENT OF THE BOARD OF DIRECTORS
OF
THE HIDDEN RESERVE CONDOMINIUMS OWNERS ASSOCIATION, INC.

The undersigned, being of all the directors of the board of directors (the "Board") of **THE HIDDEN RESERVE CONDOMINIUMS OWNERS ASSOCIATION, INC.**, A Wisconsin non-stock corporation (the "Corporation"), acting pursuant to, without limitation, Chapter 181 of the Wisconsin Statutes, the Declaration of Condominium of The Hidden Reserve Condominiums, as amended (the "Declaration"), and the By-Laws of the Hidden Reserve Condominiums Owners Association, Inc., as amended (the "Bylaws"), hereby waive notice of meeting and unanimously consent in writing to the adoption of the following resolution as if such action were taken at a regularly scheduled meeting:

WHEREAS, Article V, Section 3, of the Bylaws authorizes the Board to make and enforce Rules and Regulations, and amendments thereto, respecting the operation, use, and occupancy of The Hidden Reserve Condominiums property (the "Condominium Property"); and

WHEREAS, Unit Owners from time to time have inquired about the possibility of constructing additions, or otherwise making structural alterations, to their Units ("Addition") and the Board having previously adopted a Rule on additions to units, which the Board has determined does not address all of the issues involved with a potential Addition; and

WHEREAS, Article VIII, Section 4 of the Declaration provides that there shall be no change to existing structures or appearance without the prior approval of the Corporation and Article VIII, Section 8 requires a two-thirds vote of the Board to permit any Addition or and change to the Common Elements; and

WHEREAS, the original developer of the condominium failed to have a final plat prepared and approved by the City of Mequon ("City"), which final plat will need to be prepared, approved and then amended before any Addition can be approved by either the city or the corporation; and

WHEREAS, the Board recognizing the unique ownership structure of a condominium development and the impact any addition to a Unit would have on the Common Elements and, Unit Owners undivided 1/54th interest in the Common Elements (Article II of First Amendment to the Declaration) and other aspects of the condominium, desires to adopt rules, regulations, and procedures providing for the Board's review and consideration of any proposed Addition to any Unit as more fully set forth herein.

I. Scope.

A. All additions to a Unit are prohibited unless first approved by the Board in accordance with this Resolution.

B. The Rule on additions adopted in July of 2004, and any other rule pertaining to additions is hereby repealed and replaced in its entirety by this Resolution.

II. APPLICATION AND SUBMITTALS.

A. Any unit owner desiring an Addition to a Unit shall make an application to the Board by submitting the following information and materials to the Board President on forms as may be adopted by the Board from time to time:

1. Name and address of the Unit and the Unit Owner.
2. An application fee of \$500.00.
2. Architectural floor and elevation plans and a site map showing proposed location and type of the Addition.
3. Name and address of adjacent Unit Owners affected by the Addition including, but not limited to, the common wall Unit Owner, and any Unit Owner whose sight line would be affected by the Addition.
4. Written statement certifying the Unit Owner discussed the addition or change with the common wall and other affected Unit Owners and providing such Owners' reactions.
5. An Offer to Purchase, from the Association, that portion of the Common Elements that the Addition would occupy, which Offer proposes a definitive price that the Unit Owner proposes to pay:
6. A Final Condominium Plat showing the current location, as built, of all units along with approval of the Final Plat by the City of Mequon ("City")
7. A proposed Amended Plat reflecting the proposed addition or change, in a form as required by the City;
8. Plans showing any modification which the Addition would require to grading, drainage or landscaping of Common Elements;
9. Certification from a registered architect that the Addition will:
 - a) Not cause the unit to exceed the maximum square footage of 3,500 square feet as provided in Article VII, Section (4)(2) of the Declarations;
 - b) Have a full basement as required by Article VII, (4)(b);
 - c) Not encroach on any easements;

d) otherwise meet the requirements of Article VII of the Declarations and the requirements of the City of Mequon.

10. The applicant shall have the portion of the Common Elements affected by the addition or change staked for review by the Board and other owners who might be affected by the addition.

11. Proof of approval of 51% of the Unit mortgage holders as required by Article XXI 2. (g) and (i);

12. An illustration that the exterior materials, and architectural design of the Addition will be compatible with the exterior materials and architectural design of the original construction. No metal or all glass structures will be allowed;

13. A landscape plan must be submitted and be completed within six months after the Addition is completed and which landscape plan includes elevations and drainage such that there will be no adverse impact on neighboring units;

14. The applicant shall provide an agreement to be responsible to pay for any and all costs, filing fees, expert appraisal, legal or other similar fees which the Corporation incurs in connection with its consideration of the application.

III. BOARD REVIEW AND ACTION.

A. The Board shall review the contents of the application, and the Board President shall contact the Unit Owner to schedule a meeting on-site with a quorum of the Board in attendance, and if possible, the common wall Unit Owner. The site meeting shall occur not earlier than fourteen (14) days after the date on which completed application and supporting materials have been mailed, electronically or by U.S. mail, to the common wall Unit Owner.

B. The Board shall take into consideration the following standards in conducting its review of the application:

1. The area enclosed by the addition causes a minimal impact on the limited common elements and common elements and does not adversely interfere with other Unit Owners use and enjoyment of the common elements.

2. The price to be paid by the applicant to the corporation for acquisition of a portion of the Common Elements represents fair market value.

3. All City of Mequon approvals have been obtained.

4. The Addition and use thereof will not be hazardous, harmful, offensive, or otherwise have an adverse impact on other Unit Owners, including, but not

limited to, the common wall Unit Owner, or the Condominium Property, including, without limitation, the wetlands and preservation areas.

5. The Addition is compatible with the site, existing structures, neighboring uses, common areas, driveway location, wetlands, and natural preservation areas and does not exceed the unit square foot limitation contained in the Declaration.

The Unit Owner shall have the burden to prove the application meets the standards set forth above. Notwithstanding the foregoing, the Board retains full discretion to approve or deny any application.

C. The Board's decision on the application shall be issued, in writing, within ten (10) days after the site review, subject to any extensions granted to, or by, the Unit Owner. The Board shall approve, disapprove, or require the submittal of a modified application, and the Board's decision shall include the general reasons for such decision. The Board may also place any conditions on an approval that the Board decides will reasonably further the intent of these Rules and Regulations.

D. Any Unit Owner adversely affected by the Board's decision shall have one (1) opportunity within five (5) business days after the date of the Board's decision to submit to the Board President a written request to reconsider the Board's decision and the reasons therefor. The Board shall have the discretion to grant or reject a request to reconsider its decision. If the Board grants a request to reconsider its decision, all affected parties, such as the Unit Owner and the common wall Unit Owner, shall be provided notice of the same and of the reconsideration process to be followed, and shall have an opportunity to be heard and provide materials to the Board as part of the reconsideration process. The Board shall issue a decision on the reconsideration not later than thirty (30) days after the date on which the Board granted the request for reconsideration, subject to any extensions granted to, or by, the Unit Owner.

E. Any Unit Owner who receives an approval for an Addition, hereby agrees and accepts that as part of such approval it shall indemnify and hold the Association harmless from and against any and all claims, actions, and liabilities whatsoever, including, but not limited to, injury to person or damage to property, relating to the approval, including the Association's reasonable attorneys' fees and costs.

IV. COMPLIANCE; AMENDMENTS.

A. The Unit Owner, upon completion of the Addition shall provide the Board with a written certification from the Unit Owner and the contractor who constructs the addition that was completed in substantial compliance with the Board's decision and approval.

B. Any changes, modifications, or alterations to the approved Addition shall require the prior written approval of the Board, which such approval may be withheld in

the Board's sole discretion, after first following the procedures required to approve the original addition.

C. The Unit Owner shall comply with the Board's written approval and any and all conditions thereto, the Declaration, the Bylaws, the Rules and Regulations, and all other condominium instruments of the Condominium.

V. EFFECT.

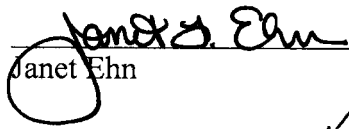
The effective date of this Resolution shall be April 18, 2013. This Resolution may be referred to as "The Hidden Reserve Condominiums Unit Addition Regulation." This resolution may be amended from time to time without prior notice or hearing to Unit Owners, but a copy of any amendment shall be mailed to each Unit Owner at his or her Unit.

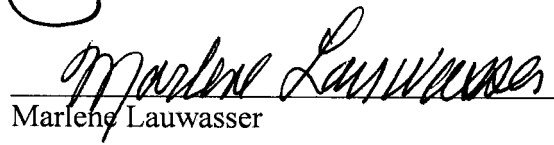
VI. DEFINITIONS.

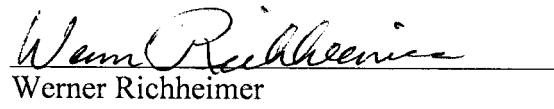
As used in this Resolution, the capitalized terms shall have the same meaning as those terms are defined in the Declaration, Bylaws, and the Condominium Act, except as otherwise expressly defined in this Resolution.

IN WITNESS WHEREOF, the undersigned have executed this Unanimous Consent of the Board of Directors of **THE HIDDEN RESERVE CONDOMINIUMS OWNERS ASSOCIATION, INC.**, to be filed as part of the minutes of the Corporation as of the 18th day of April, 2013.

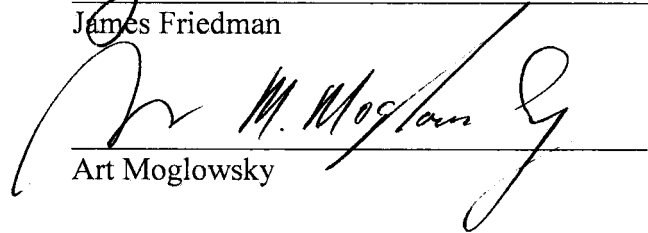
[SIGNATURES COMMENCE ON NEXT PAGE]


Janet Ehn


Marlene Lauwasser


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