Endorsement stamp digitally applied
Please keep attached to original document

Document # **1588970**
WASHINGTON COUNTY WISCONSIN
2023-12-13 8:44:00 AM
Sharon A. Martin
SHARON A MARTIN
WASHINGTON COUNTY
REGISTER OF DEEDS
Fee: **$30.00**

Pages: **9**

Document Number	**AMENDMENT NO. 1 TO DECLARATION OF CONDOMINIUM OF WOODLAND CREEK CONDOMINIUMS** **Title of Document**

9

Recording Area

Name and Return Address
Nicholas G. Chmurski
O'Neil, Cannon, Hollman, DeJong & Laing S.C.
111 E. Wisconsin Avenue, Suite 1400
Milwaukee, WI 53202

Parcel Identification Number (PIN):
See Exhibit A

Drafted By:
Attorney Nicholas G. Chmurski
O'Neil, Cannon, Hollman, DeJong & Laing S.C.
111 E. Wisconsin Avenue, Suite 1400
Milwaukee, WI 53202

AMENDMENT NO. 1 TO DECLARATION OF CONDOMINIUM OF WOODLAND CREEK CONDOMINIUMS

This Amendment No. 1 to Declaration of Condominium of Woodland Creek Condominiums ("Amendment") is made effective this 15th day of February 2023

RECITALS

1. The Declaration of Condominium of Woodland Creek Condominiums (the "Declaration") was recorded with the Washington County Register of Deeds on March 1, 2006, as Document No. 1119111, in association with the units described on Exhibit A and the real estate described on Exhibit B.

2. Woodland Creek Subdivision, LLC, a Wisconsin limited liability company, the declarant under the Declaration (the "Declarant"), wishes to amend the Declaration and Condominium Plat.

3. The Declarant has obtained the necessary approvals and consents under the condominium instruments and Chapter 703 of the Wisconsin Statutes.

AMENDMENT

For good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the Declarant hereby amends the Declaration as follows:

1. Article II, Section 3 – Description of Building and Units. The buildings, floor plans, and common and limited common elements shall be as set forth in Addendum No. 1 to Plat of Woodland Creek Condominiums, which is being recorded with the Washington County Register of Deeds contemporaneously and is attached hereto as Exhibit C ("Addendum No. 1 to Plat").

2. The following provision is hereby added to the Declaration:

   Article V, Section 3(d) – Installation of Deck and Patio. An Owner of a Unit shall have the right to install a patio and/or deck within the area designation on the Condominium Plat, as amended by Addendum No. 1 to Plat of Woodland Creek Condominiums. Any installation by a Unit Owner shall be in full compliance with all applicable building and zoning code requirements and shall be fully contained within the area designated on the Condominium Plat.

3. Article VII, Section 7(b) of the Declaration is deleted in its entirety and replaced with the following:

   (b) Unit Owners shall be responsible for the following landscaping and maintenance to their respective units: mowing and fertilizing the lawns, seal coating, patching repairs of driveways and sidewalks, snowplowing and

removal of snow on the driveway and front sidewalk area of each unit, trimming and maintaining the shrubberies and trees included within the original landscaping.

4. Amendment to Condominium Plat. The changes to the Declaration as reflected by this Amendment are consistent with the amended plat, Addendum No. 1 to Plat, which among the changes reflected herein, also relocates a utility easement to harmonize with the new building, floor plans, and common and limited common elements.

[Signature Page Addendum Follows]

ADDENDUM
TO AMENDMENT NO. 1 TO DECLARATION OF CONDOMINIUM OF
WOODLAND CREEK CONDOMINIUMS
DECLARANT'S SIGNATURE

CERTIFICATION

Pursuant to Article XVI, Section 10 of the Declaration, the Declarant by its undersigned members hereby certify that: (1) Woodland Creek Subdivision, LLC is the Declarant of Woodland Creek Condominiums; (2) Declarant is the owner of four (4) of the sixteen (16) units of Woodland Creek Condominiums; and (3) Declarant has obtained the necessary approvals and consents under the condominium instruments and Chapter 703 of the Wisconsin Statutes to amend the Declaration as contemplated herein.

WOODLAND CREEK SUBDIVISION, LLC,
a Wisconsin limited liability company

By: _____ (SEAL)
James A. Wessing, Member

By: _____ (SEAL)
Susan L. Wessing, Member

ACKNOWLEDGMENT

STATE OF WISCONSIN)
)ss
WASHINGTON COUNTY)

Personally came before me this 15th day of February 2023, the above named **James A. Wessing** and **Susan L. Wessing** to me known to be the persons who executed the foregoing instrument and acknowledged the same.

TAMMY S BUTZ
Notary Public
State of Wisconsin

* _____
Notary Public, State of Wisconsin
My Commission is permanent. (If not, state)
Expiration date: 2/15/2023

Exhibit A

Units

Unit	Address	Tax Key
1	1631 Edgewood Road	V4_0003020001
2	1633 Edgewood Road	V4_0003020002
3	1675 Edgewood Road	V4_0003021001
4	1677 Edgewood Road	V4_0003021002
5	1679 Edgewood Road	V4_0003022001
6	1681 Edgewood Road	V4_0003022002
7	1783 Edgewood Road	V4_0003027001
8	1785 Edgewood Road	V4_0003027002
9	1787 Edgewood Road	V4_0003028001
10	1789 Edgewood Road	V4_0003028002
11	1791 Edgewood Road	V4_0003029001
12	1793 Edgewood Road	V4_0003029002
13	1795 Edgewood Road	V4_0003030001
14	1797 Edgewood Road	V4_0003030002
15	1821 Edgewood Road	V4_0003031001
16	5098 Emerald Pointe	V4_0003031002

Exhibit B

Legal Description of Property

Lots 20, 21, and 22 of Woodland Creek, a Subdivision of part of Lot 3, Block 1 of the Assessor's Plat of the Village of Kewaskum, TOGETHER with Lots 23, 24, 25, 26, and 27 of Woodland Creek Addition 1, a subdivision of part of Lot 3, Block 1 of the Assessor's Plat of the Village of Kewaskum, all being a part of the NW ¼ of the NW ¼, and part of the NE ¼ of the NW ¼, all in Section 9, Town 12 North, Range 19 East, Village of Kewaskum, Washington County, Wisconsin.

Doc #1588970

Sheet 1 of 3

Woodland Creek Condominiums

Addendum No. 1

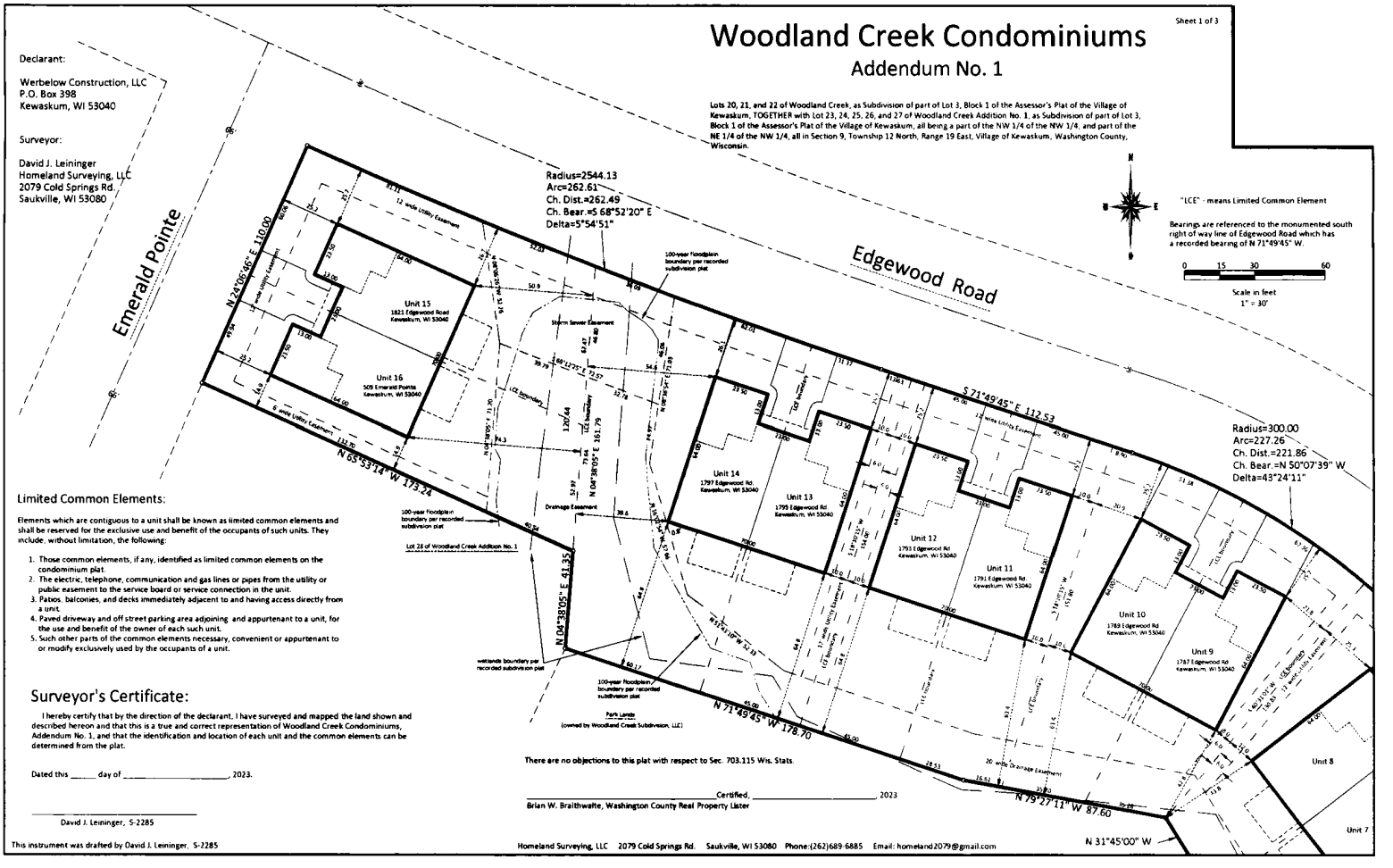
Lots 20, 21, and 22 of Woodland Creek, as Subdivision of part of Lot 3, Block 1 of the Assessor's Plat of the Village of Kewaskum, TOGETHER with Lot 23, 24, 25, 26, and 27 of Woodland Creek Addition No. 1, as Subdivision of part of Lot 3, Block 1 of the Assessor's Plat of the Village of Kewaskum, all being a part of the NW 1/4 of the NW 1/4, and part of the NE 1/4 of the NW 1/4, all in Section 9, Township 12 North, Range 19 East, Village of Kewaskum, Washington County, Wisconsin.

Declarant:

Werbelow Construction, LLC
P.O. Box 398
Kewaskum, WI 53040

Surveyor:

David J. Leininger
Homeland Surveying, LLC
2079 Cold Springs Rd.
Saukville, WI 53080



Limited Common Elements:

Elements which are contiguous to a unit shall be known as limited common elements and shall be reserved for the exclusive use and benefit of the occupants of such units. They include, without limitation, the following:

1. Those common elements, if any, identified as limited common elements on the condominium plat.
2. The electric, telephone, communication and gas lines or pipes from the utility or public easement to the service board or service connection in the unit.
3. Patios, balconies, and decks immediately adjacent to and having access directly from a unit.
4. Paved driveway and off street parking area adjoining and appurtenant to a unit, for the use and benefit of the owner of each such unit.
5. Such other parts of the common elements necessary, convenient or appurtenant to or modify exclusively used by the occupants of a unit.

Surveyor's Certificate:

I hereby certify that by the direction of the declarant, I have surveyed and mapped the land shown and described hereon and that this is a true and correct representation of Woodland Creek Condominiums, Addendum No. 1, and that the identification and location of each unit and the common elements can be determined from the plat.

Dated this _____ day of _____, 2023.

_____
David J. Leininger, S-2285

This instrument was drafted by David J. Leininger, S-2285

There are no objections to this plat with respect to Sec. 703.115 Wis. Stats.

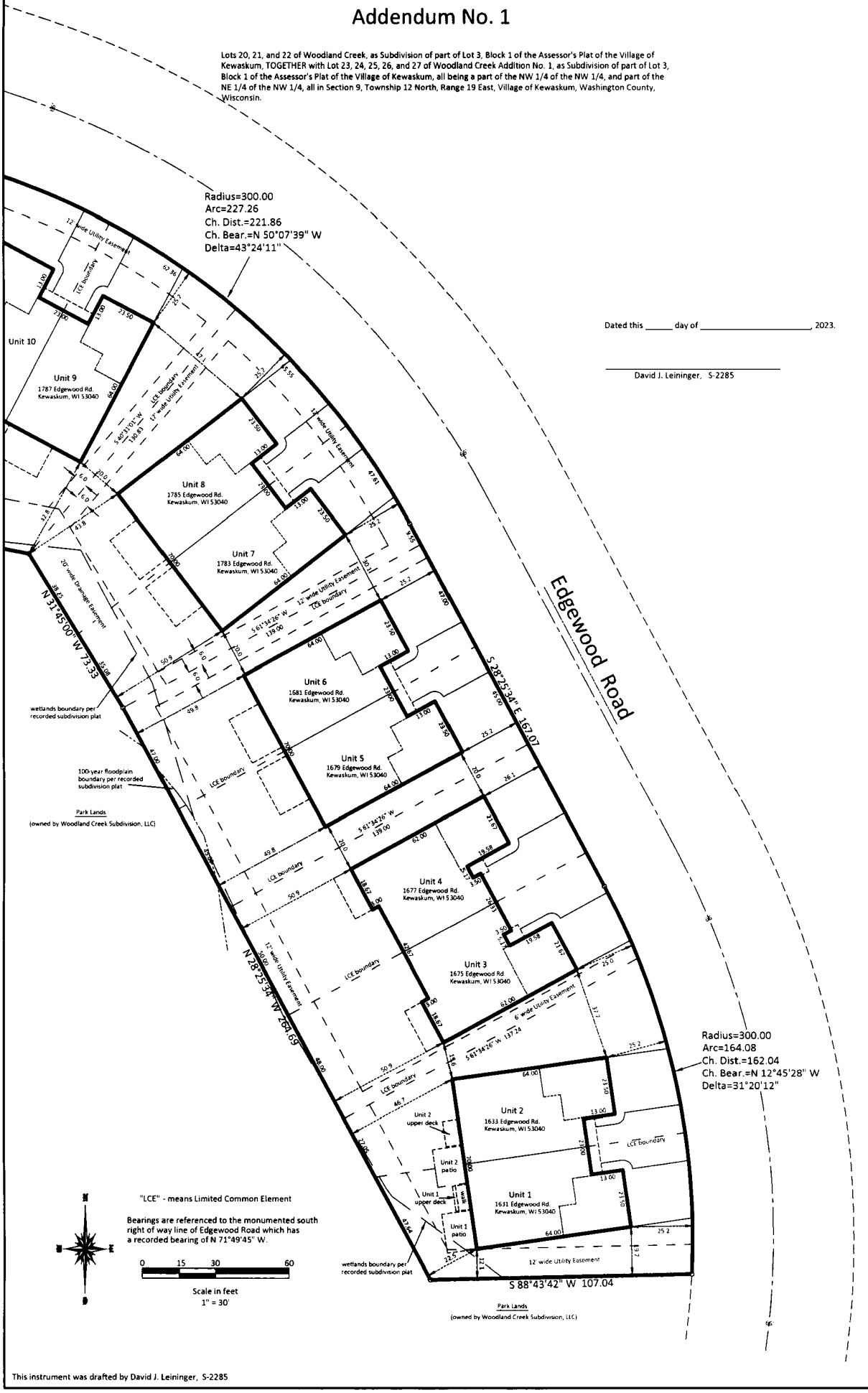
_____ Certified, _____ 2023
Brian W. Braithwaite, Washington County Real Property Lister

Homeland Surveying, LLC 2079 Cold Springs Rd. Saukville, WI 53080 Phone:(262)689-6885 Email: homeland2079@gmail.com

Woodland Creek Condominiums

Addendum No. 1

Lots 20, 21, and 22 of Woodland Creek, as Subdivision of part of Lot 3, Block 1 of the Assessor's Plat of the Village of Kewaskum, TOGETHER with Lot 23, 24, 25, 26, and 27 of Woodland Creek Addition No. 1, as Subdivision of part of Lot 3, Block 1 of the Assessor's Plat of the Village of Kewaskum, all being a part of the NW 1/4 of the NW 1/4, and part of the NE 1/4 of the NW 1/4, all in Section 9, Township 12 North, Range 19 East, Village of Kewaskum, Washington County, Wisconsin.



Dated this _____ day of _____, 2023.

_____
David J. Leininger, S-2285

This instrument was drafted by David J. Leininger, S-2285

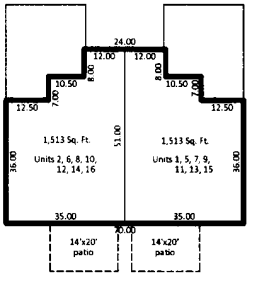
Woodland Creek Condominiums

Addendum No. 1

Lots 20, 21, and 22 of Woodland Creek, as Subdivision of part of Lot 3, Block 1 of the Assessor's Plat of the Village of Kewaskum, TOGETHER with Lot 23, 24, 25, 26, and 27 of Woodland Creek Addition No. 1, as Subdivision of part of Lot 3, Block 1 of the Assessor's Plat of the Village of Kewaskum, all being a part of the NW 1/4 of the NW 1/4, and part of the NE 1/4 of the NW 1/4, all in Section 9, Township 12 North, Range 19 East, Village of Kewaskum, Washington County, Wisconsin.

Floor Plans

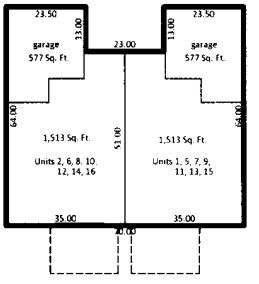
Units 1 & 2, 5 & 6, 7 & 8, 9 & 10, 11 & 12, 13 & 14, 15 & 16



Foundation Plan

Scale: 1" = 30'

Note: See Sheet 2 of 3 for deck and patio locations for Units 1 and 2

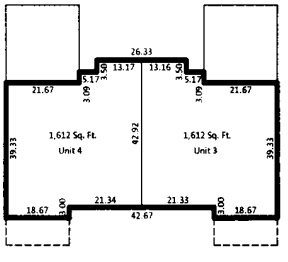


First Floor Plan

Scale: 1" = 30'

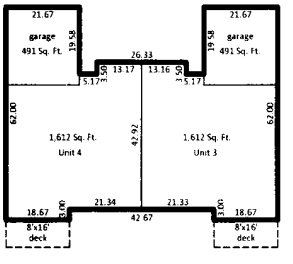
Floor Plans

Units 3 & 4



Foundation Plan

Scale: 1" = 30'



First Floor Plan

Scale: 1" = 30'

Dated this _____ day of _____, 2023.

_____
David J. Leininger, S-2285

This instrument was drafted by David J. Leininger, S-2285

Endorsement stamp digitally applied
Please keep attached to original document

Document # **1594348**
WASHINGTON COUNTY WISCONSIN
2024-04-23 10:23:00 AM
Sharon A. Martin
SHARON A MARTIN
WASHINGTON COUNTY
REGISTER OF DEEDS
Fee: **$30.00**

Return via MAIL (REGULAR)
Pages: **5**

AMENDMENT NO. 2 TO DECLARATION OF CONDOMINIUM

5

Return to:

Kettle Moraine Legal LLC
PO Box 516
Kewaskum, WI 53040

See attached listing of parcels
Parcel Numbers

AMENDMENT NO. 2 TO DECLARATION OF CONDOMINIUM OF WOODLAND CREEK CONDOMINIUMS

THIS AMENDMENT NO. 2 TO DECLARATION OF CONDOMINIUM OF WOODLAND CREEK CONDOMINIUMS (this "Amendment"), is made this 17th day of April, 2024 by WOODLAND CREEK HOMEOWNERS ASSOCIATION, U.A. (the "Declarant") and is made pursuant to Article XVI, Section 10 of the Declaration and the Condominium Ownership Act of the State of Wisconsin, being Chapter 703 of the Wisconsin Statutes (the "Act").

RECITALS

1. This Amendment No. 2 to Declaration amends the Declaration as recorded on March 1, 2006 in the Washington County Registry as Document No. 1119111, and Amendment No. 1 to Declaration recorded as Document No. 1588970.

2. This Amendment is made pursuant to Article XVI, Section 10 of the Declaration and the Declarant attests that not less than sixty-seven percent (67%) of the Unit Owners have consented to and approved the Amendment and that proper notice of said Amendment has been provided to all Unit Owners.

3. That the legal description of the real estate which is subject to this Amendment is attached as Exhibit A and the list of Units subject to this Amendment are attached as Exhibit B.

AMENDMENTS

NOW THEREFORE, in accordance with the Act, the Declaration, and the foregoing recitals, the Declarant does hereby amend the Declarations as follows:

1. Article VII, Section 3 is hereby deleted in its entirety and replaced with the following Article VII, Section 3:

Section 3. Animals and Pets. No animals, livestock or poultry of any kind shall be raised, bred, or kept on the property, except that each unit may keep common household pets such as fish, canaries, parakeets (provided that they are not kept, bred or maintained for any commercial purposes) and no more than 2 animals consisting of 1 dog weighing no more than 25 pounds and 1 cat, or 2 cats. Owners may have additional animals as temporary guests for a period not to exceed 2 weeks (14 days) provided the total number of pets does not exceed two at any time. Any pet guests must comply with all other association rules for animals. No outside kennels, dog coops, or dog houses may be constructed or placed on any of the exterior of a unit, in the common elements, or in any garage. Said pets much be on a leash when outside of a unit. No pet shall be permitted which causes an unreasonable disturbance, including excessive barking. Any pet excrement in common elements shall be removed and properly disposed of immediately by the owner of the unit in which the resides or is a guest. Pets may only be tethered in rear of unit. The leash used to tether pets much be kept to a reasonable length so as not to become a nuisance to other residents or their guests. Cat litter must be placed in a plastic bag and securely tied. The only exception to the above restrictions on animals and pets is for a legally permissive service or assistance animal, as defined pursuant to Wisconsin Statutes and the Fair Housing Act, and the Declarant or Association retains the right to verify and obtain documentation illustrating the need for said service or assistance animal pursuant to Wisconsin Statutes.

IN WITNESS WHEREOF, Declarant, on behalf of and as approved by at least sixty-seven percent (67%) of the Unit Owners, has caused this instrument to be signed this 17th day of April, 2024.

By: Michael Kelling
Title: President of Woodland Creek Homeowners Association, U.A.

STATE OF WISCONSIN)
) ss.
COUNTY OF WASHINGTON)

Personally came before me this 17th day of April, 2024, MICHAEL KELLING, the President of Woodland Creek Homeowners Association, U.A., who acknowledged the foregoing document for the purposes recited therein on behalf of said Association.

Name: Katherine A. Breuer
Notary Public, State of Wisconsin
My Commission is permanent.
☐ This notarial act involved the use of communication technology.

This document drafted by Katie Breuer
and should be returned to:
Kettle Moraine Legal LLC
PO Box 516
Kewaskum, WI 53040
262.477.3350

EXHIBIT A – LEGAL DESCRIPTION

Lots 20, 21, and 22 of Woodland Creek, a Subdivision of part of Lot 3, Block 1 of Assessor's Plat of the Village of Kewaskum, TOGETHER with Lots 23, 24, 25, 26, and 27 of Woodland Creek Addition 1, a subdivision of Lot 3, Block 1 of Assessor's Plat of the Village of Kewaskum, all being a part of the NW ¼ of the NW ¼ and part of the NE ¼ of the NW ¼ all in Section 9, Town 12 North, Range 19 East, Village of Kewaskum, Washington County, Wisconsin.

Now known as Units One (1) through Sixteen (16) of Woodland Creek Condominiums, a condominium declared and existing under and by virtue of the Condominium Ownership Act of the State of Wisconsin, according to the Declaration of Woodland Creek Condominiums, dated March 1, 2006, and recorded March 1, 2006, as Document No. 1119111 in the Washington County Registry and as depicted in Condominium Plat No. 646, as recorded in the Washington County Registry on March 1, 2006 as Document No. 1119110, and as amended by Condominium Plat No. 904 recorded in the Washington County Registry on December 13, 2023 as Document No. 1588969.

EXHIBIT B

Unit	Address	Tax Key
1	1631 Edgewood Road	V4_0003020003
2	1633 Edgewood Road	V4_0003020004
3	1675 Edgewood Road	V4_0003021003
4	1677 Edgewood Road	V4_0003021004
5	1679 Edgewood Road	V4_0003022003
6	1681 Edgewood Road	V4_0003022004
7	1783 Edgewood Road	V4_0003027003
8	1785 Edgewood Road	V4_0003027004
9	1787 Edgewood Road	V4_0003028003
10	1789 Edgewood Road	V4_0003028004
11	1791 Edgewood Road	V4_0003029003
12	1793 Edgewood Road	V4_0003029004
13	1795 Edgewood Road	V4_0003030003
14	1797 Edgewood Road	V4_0003030004
15	1821 Edgewood Road	V4_0003031003
16	509 Emerald Pointe	V4_0003031004

Endorsement stamp digitally applied
Please keep attached to original document

Document # **1594349**
WASHINGTON COUNTY WISCONSIN
2024-04-23 10:23:00 AM
Sharon A. Martin
SHARON A MARTIN
WASHINGTON COUNTY
REGISTER OF DEEDS
Fee: **$30.00**

Return via MAIL (REGULAR)
Pages: **5**

AMENDMENT NO. 3 TO DECLARATION OF CONDOMINIUM

5

Return to:

Kettle Moraine Legal LLC
PO Box 516
Kewaskum, WI 53040

See attached listing of parcels
Parcel Numbers

AMENDMENT NO. 3 TO DECLARATION OF CONDOMINIUM OF WOODLAND CREEK CONDOMINIUMS

THIS AMENDMENT NO. 3 TO DECLARATION OF CONDOMINIUM OF WOODLAND CREEK CONDOMINIUMS (this "Amendment"), is made this 17th day of April, 2024 by WOODLAND CREEK HOMEOWNERS ASSOCIATION, U.A. (the "Declarant") and is made pursuant to Article XVI, Section 10 of the Declaration and the Condominium Ownership Act of the State of Wisconsin, being Chapter 703 of the Wisconsin Statutes (the "Act").

RECITALS

1. This Amendment No. 3 to Declaration amends the Declaration as recorded on March 1, 2006 in the Washington County Registry as Document No. 1119111, and Amendment No. 1 to Declaration recorded as Document No. 1588970.

2. This Amendment is made pursuant to Article XVI, Section 10 of the Declaration and the Declarant attests that not less than sixty-seven percent (67%) of the Unit Owners

have consented to and approved the Amendment and that proper notice of said Amendment has been provided to all Unit Owners.

3. That the legal description of the real estate which is subject to this Amendment is attached as Exhibit A and the list of Units subject to this Amendment are attached as Exhibit B.

AMENDMENT

NOW THEREFORE, in accordance with the Act, the Declaration, and the foregoing recitals, the Declarant does hereby amend the Declarations as follows:

1. Article V, Section 2 is hereby deleted in its entirety and replaced with the following Article V, Section 2:

   Section 2. Use of Units. The Units shall be occupied and used only for private residential occupancy and related activities and for no other purpose. Commercial activity is permitted in or on the Condominium only to the extent that commercial activity is permitted for residential use under provisions of statutes, rules and ordinances affecting the Property. There shall be no leasing of a Unit or other occupation of a Unit by another other than the Unit Owner. If an Owner of a Unit intends to leave such Unit for a period of more than one (1) month, such Owner shall notify the Association prior thereto of his/her forwarding address and of a telephone number where he/she can be reached.

IN WITNESS WHEREOF, Declarant, on behalf of and as approved by at least sixty-seven percent (67%) of the Unit Owners, has caused this instrument to be signed this 17th day of April, 2024.

By: Michael Kelling
Title: President of Woodland Creek Homeowners Association, U.A.

STATE OF WISCONSIN)
) ss.
COUNTY OF WASHINGTON)

Personally came before me this 17th day of April, 2024, MICHAEL KELLING, the President of Woodland Creek Homeowners Association, U.A., who acknowledged the foregoing document for the purposes recited therein on behalf of said Association.

Name: Katherine A. Breuer
Notary Public, State of Wisconsin
My Commission is permanent.
☐ This notarial act involved the use of communication technology.

This document drafted by Katie Breuer
and should be returned to:
Kettle Moraine Legal LLC
PO Box 516
Kewaskum, WI 53040
262.477.3350

EXHIBIT A – LEGAL DESCRIPTION

Lots 20, 21, and 22 of Woodland Creek, a Subdivision of part of Lot 3, Block 1 of Assessor's Plat of the Village of Kewaskum, TOGETHER with Lots 23, 24, 25, 26, and 27 of Woodland Creek Addition 1, a subdivision of Lot 3, Block 1 of Assessor's Plat of the Village of Kewaskum, all being a part of the NW ¼ of the NW ¼ and part of the NE ¼ of the NW ¼ all in Section 9, Town 12 North, Range 19 East, Village of Kewaskum, Washington County, Wisconsin.

Now known as Units One (1) through Sixteen (16) of Woodland Creek Condominiums, a condominium declared and existing under and by virtue of the Condominium Ownership Act of the State of Wisconsin, according to the Declaration of Woodland Creek Condominiums, dated March 1, 2006, and recorded March 1, 2006, as Document No. 1119111 in the Washington County Registry and as depicted in Condominium Plat No. 646, as recorded in the Washington County Registry on March 1, 2006 as Document No. 1119110, and as amended by Condominium Plat No. 904 recorded in the Washington County Registry on December 13, 2023 as Document No. 1588969.

EXHIBIT B

Unit	Address	Tax Key
1	1631 Edgewood Road	V4_0003020003
2	1633 Edgewood Road	V4_0003020004
3	1675 Edgewood Road	V4_0003021003
4	1677 Edgewood Road	V4_0003021004
5	1679 Edgewood Road	V4_0003022003
6	1681 Edgewood Road	V4_0003022004
7	1783 Edgewood Road	V4_0003027003
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12	1793 Edgewood Road	V4_0003029004
13	1795 Edgewood Road	V4_0003030003
14	1797 Edgewood Road	V4_0003030004
15	1821 Edgewood Road	V4_0003031003
16	509 Emerald Pointe	V4_0003031004

Document # **1620289**
WASHINGTON COUNTY WISCONSIN
2025-09-10 7:53:00 AM

LISA BUDISH
WASHINGTON COUNTY
REGISTER OF DEEDS
Fee: **$30.00**

The above recording information verifies this document has been electronically recorded
Returned to **Kettle Moraine Legal LLC**
Pages: **4**

AMENDMENT NO. 4 TO DECLARATION OF CONDOMINIUM

Return to:

Kettle Moraine Legal LLC
PO Box 516
Kewaskum, WI 53040

See attached listing of parcels
Parcel Numbers

AMENDMENT NO. 4 TO DECLARATION OF CONDOMINIUM OF WOODLAND CREEK CONDOMINIUMS

THIS AMENDMENT NO. 4 TO DECLARATION OF CONDOMINIUM OF CONDOMINIUM OF WOODLAND CREEK CONDOMINIUMS (this "Amendment"), is made this 9th day of September, 2025 by WOODLAND CREEK HOMEOWNERS ASSOCIATION, U.A. (the "Declarant") and is made pursuant to Article XVI, Section 10 of the Declaration and the Condominium Ownership Act of the State of Wisconsin, being Chapter 703 of the Wisconsin Statutes (the "Act").

RECITALS

1. This Amendment No. 4 to Declaration amends the Declaration as recorded on March 1, 2006 in the Washington County Registry as Document No. 1119111, Amendment No. 1 to Declaration recorded as Document No. 1588970, Amendment No. 2 to Declaration recorded as Document No. 1594348, and Amendment No. 3 to Declaration recorded as Document No. 1594349.

2. This Amendment is made pursuant to Article XVI, Section 10 of the Declaration and the Declarant attests that not less than sixty-seven percent (67%) of the Unit Owners have consented to and approved the Amendment and that proper notice of said Amendment has been provided to all Unit Owners.

3. That the legal description of the real estate which is subject to this Amendment is attached as Exhibit A and the list of Units subject to this Amendment are attached as Exhibit B.

AMENDMENTS

NOW THEREFORE, in accordance with the Act, the Declaration, and the foregoing recitals, the Declarant does hereby amend the Declarations as follows:

1. Article VII, Section 7(b) of the Declaration is hereby deleted in its entirety and replaced with the following new Article VII, Section 7(b):

    7. (b) The Woodland Creek Homeowners Association, U.A., shall be responsible for the following landscaping and maintenance to all Unit Owners respective units: mowing and fertilizing the lawns, snowplowing and removal of snow on the driveway and front sidewalk area of each unit. All unit owners shall be responsible for the following landscaping and maintenance to their respective units: patching repairs of driveways and sidewalks, trimming and maintaining the shrubberies and trees included within the original landscaping.

IN WITNESS WHEREOF, Declarant, on behalf of and as approved by at least sixty-seven percent (67%) of the Unit Owners, has caused this instrument to be signed this 9th day of September, 2025.

By: Michael Kelling
Title: President of Woodland Creek Homeowners Association, U.A.

STATE OF WISCONSIN)
) ss.
COUNTY OF WASHINGTON)

Personally came before me this 9th day of September, 2025, MICHAEL KELLING, the President of Woodland Creek Homeowners Association, U.A., who acknowledged the foregoing document for the purposes recited therein on behalf of said Association.

Name: Katherine A. Breuer
Notary Public, State of Wisconsin
My Commission: is permanent.
☐ This notarial act involved the use of communication technology.

This document drafted by and should be returned to:
Kettle Moraine Legal LLC/Attorney Katherine A. Breuer
PO Box 516, Kewaskum, WI 53040
262.477.3350/katie@kettlemorainelegal.com

EXHIBIT A – LEGAL DESCRIPTION

Lots 20, 21, and 22 of Woodland Creek, a Subdivision of part of Lot 3, Block 1 of Assessor's Plat of the Village of Kewaskum, TOGETHER with Lots 23, 24, 25, 26, and 27 of Woodland Creek Addition 1, a subdivision of Lot 3, Block 1 of Assessor's Plat of the Village of Kewaskum, all being a part of the NW ¼ of the NW ¼ and part of the NE ¼ of the NW ¼ all in Section 9, Town 12 North, Range 19 East, Village of Kewaskum, Washington County, Wisconsin.

Now known as Units One (1) through Sixteen (16) of Woodland Creek Condominiums, a condominium declared and existing under and by virtue of the Condominium Ownership Act of the State of Wisconsin, according to the Declaration of Woodland Creek Condominiums, dated March 1, 2006, and recorded March 1, 2006, as Document No. 1119111 in the Washington County Registry and as depicted in Condominium Plat No. 646, as recorded in the Washington County Registry on March 1, 2006 as Document No. 1119110, and as amended by Condominium Plat No. 904 recorded in the Washington County Registry on December 13, 2023 as Document No. 1588969.

EXHIBIT B

Unit	Address	Tax Key
1	1631 Edgewood Road	V4_0003020003
2	1633 Edgewood Road	V4_0003020004
3	1675 Edgewood Road	V4_0003021003
4	1677 Edgewood Road	V4_0003021004
5	1679 Edgewood Road	V4_0003022003
6	1681 Edgewood Road	V4_0003022004
7	1783 Edgewood Road	V4_0003027003
8	1785 Edgewood Road	V4_0003027004
9	1787 Edgewood Road	V4_0003028003
10	1789 Edgewood Road	V4_0003028004
11	1791 Edgewood Road	V4_0003029003
12	1793 Edgewood Road	V4_0003029004
13	1795 Edgewood Road	V4_0003030003
14	1797 Edgewood Road	V4_0003030004
15	1821 Edgewood Road	V4_0003031003
16	509 Emerald Pointe	V4_0003031004