

DISCLOSURE MATERIALS

**QUIET MEADOWS NORTH CONDOMINIUM
QUIET MEADOW ROAD
JOHNSON CREEK, WISCONSIN**

**DECLARANT: HOME PATH FINANCIAL, L.P.
a Wisconsin limited partnership
5116 N. 126TH STREET
BUTLER, WI 53007**

**SELLER: HOME PATH FINANCIAL, L.P.,
a Wisconsin limited partnership
5116 N. 126TH STREET
BUTLER, WI 53007**

1. THESE ARE THE LEGAL DOCUMENTS COVERING YOUR RIGHTS AND RESPONSIBILITIES AS A CONDOMINIUM OWNER. IF YOU DO NOT UNDERSTAND ANY PROVISIONS CONTAINED IN THEM, YOU SHOULD OBTAIN PROFESSIONAL ADVICE.

2. THESE DISCLOSURE MATERIALS GIVEN TO YOU AS REQUIRED BY LAW MAY, WITH THE EXCEPTION OF THE EXECUTIVE SUMMARY, BE RELIED UPON AS CORRECT AND BINDING. FOR A COMPLETE UNDERSTANDING OF THE EXECUTIVE SUMMARY, CONSULT THE DISCLOSURE DOCUMENTS TO WHICH A PARTICULAR EXECUTIVE SUMMARY STATEMENT PERTAINS. ORAL STATEMENTS MAY NOT BE LEGALLY BINDING.

3. YOU MAY AT ANY TIME WITHIN FIVE (5) BUSINESS DAYS FOLLOWING RECEIPT OF THESE DOCUMENTS, OR FOLLOWING NOTICE OF ANY MATERIAL CHANGES IN THESE DOCUMENTS, CANCEL IN WRITING THE CONTRACT OF SALE AND RECEIVE A FULL REFUND OF ANY DEPOSITS MADE. IF THE SELLER DELIVERS LESS THAN ALL OF THE DOCUMENTS REQUIRED, YOU HAVE FIVE (5) BUSINESS DAYS FOLLOWING RECEIPT OF THE DOCUMENTS TO CANCEL IN WRITING THE CONTRACT OF SALE OR, IF THE SELLER DELIVERS A COVER SHEET AND INDEX, TO DELIVER A WRITTEN REQUEST FOR ANY MISSING DOCUMENTS. SEE THE INDEX, IF ANY, FOLLOWING THIS INFORMATION TO DETERMINE IF DOCUMENTS ARE MISSING. IF YOU TIMELY DELIVER A REQUEST FOR MISSING DOCUMENTS, YOU MAY, AT ANY TIME WITHIN FIVE (5) BUSINESS DAYS FOLLOWING THE EARLIER OF EITHER THE RECEIPT OF THE REQUESTED DOCUMENTS OR THE SELLER'S DEADLINE TO DELIVER THE REQUESTED DOCUMENTS, CANCEL IN WRITING THE CONTRACT OF SALE AND RECEIVE A FULL REFUND OF ANY DEPOSITS MADE. YOU HAVE NO FURTHER RIGHT TO CANCEL THE CONTRACT OF SALE BASED ON THE DOCUMENTS UNLESS THE DOCUMENTS ARE MATERIALLY CHANGED.

INDEX OF DISCLOSURE MATERIALS

In compliance with disclosure requirements of the Wisconsin Condominium Ownership Act, these materials are provided to each prospective purchaser of a unit in Quiet Meadows North Condominium, and contains the following documents and exhibits:

- I. Executive Summary. The executive summary highlights for a buyer of a condominium unit essential information regarding the condominium. The executive summary begins at tab 1.
- II. Declaration. The Declaration, as amended, establishes and describes the condominium, the units, and the common areas. The Declaration begins at tab 2.
- III. Bylaws for Quiet Meadows North Condominium Association, Inc. The Bylaws contain the rules which govern the condominium and effect the rights and responsibilities of unit owners. The Bylaws begin at tab 3.
- IV. Articles of Incorporation for Quiet Meadows North Condominium Association, Inc. The operation of a condominium is governed by the condominium association, of which each unit owner is a member. Powers, duties and operation of an association are specified in the Articles of Incorporation. The Articles of Incorporation begin at tab 4.
- V. Management or Employment Contracts. The Association does not have a management company or any employees.
- VI. Rules and Regulations. The Association does not currently have any Rules and Regulations.
- VII. Annual Operating Budget for the Association. The Association incurs expenses for the operation of the Quiet Meadows North Condominium, which are assessed to the unit owners. The operating budget is an estimate of those charges. The annual operating budget begins at tab 5.
- VIII. Copies of Leases. The Association does not have any leases.
- IX. Expansion Plans. The Declarant has reserved the right to expand the condominium in the future up to a maximum number of 48 units.
- X. Floor Plan and Plat Map. The Declarant has had the condominiums surveyed and a condominium plat map prepared by a professional land surveyor in accordance with the Wisconsin Statutes. The Declarant has had the plat map recorded with the Register of Deeds of Jefferson County, Wisconsin. The plat map shows the location of the unit you are considering and all common areas which are part of the condominium. The plat map begins at tab 6.

EXECUTIVE SUMMARY

QUIET MEADOWS NORTH CONDOMINIUM

This Executive Summary is adopted effective April 6, 2022, and is a brief summary of some of the key provisions contained in the Condominium documents for Quiet Meadows North Condominium. It is not intended to be complete and you will need to review the Condominium documents for an accurate and complete description of your rights and responsibilities under the Condominium documents.

1. **Condominium identification.** The name and address of the Condominium is Quiet Meadows North Condominium, 445-470 Quiet Meadow Road, Johnson Creek, Wisconsin.
2. **Expansion plans.** Declarant has the right to expand the Condominium for a period of ten (10) years following recording of the Declaration and the expansion can include a maximum of 48 units.
3. **Governance.** The name of the Condominium Association is Quiet Meadows North Condominium Association, Inc., and its address is 19435 W. Capital Drive, Suite 102, Brookfield, Wisconsin 53045. The name, address and telephone number of the individual who may be contacted regarding the Condominium in general is Tom Patton who has an email address of tpatton@myhompath.com and telephone number of (414)312-3345.
4. **Special amenities.** There are no special amenities in the Condominium.
5. **Maintenance and repair of Units.** Each Unit Owner is responsible for maintaining, repairing, and replacing all improvements constructed within the Unit such as interior walls, floor coverings, drywall, and plumbing, electrical, heating, and air conditioning systems.
6. **Maintenance, repair and replacement of Common Elements and Limited Common Elements.** The Condominium Association is responsible for the maintenance, repair, and replacement of the Common Elements and all Limited Common Elements. Repairs and replacements will be funded from Assessments.
7. **Rental of Units.** Units may be rented subject to the restrictions set forth in the Declaration.
8. **Unit alterations.** Unit Owners may alter their Units and have the right of merger, separation, and boundary relocation per the terms of the Declaration.
9. **Parking.** All parking areas are Common Area.
10. **Reserves.** The Condominium Association does not maintain a statutory reserve account for repairs and replacements beyond routine maintenance.

11. **Amendments.** A Unit purchaser's rights and responsibilities may be altered by an Amendment to the Declaration or Bylaws. The Declaration may be amended by the written consent of not less than seventy-five percent (75%) the Unit Owners. The Bylaws may be amended at a properly called meeting by the affirmative vote of seventy-five percent (75%) of the votes in the Association.

12. **First Right of Purchase.** The Units are not subject to a right of first refusal.

13. **Transfer Fee.** The Association does not charge a fee in connection with the transfer of ownership of a Unit.

14. **Disclosure Material Fee.** The Association does not charge a fee for providing the disclosure materials.

15. **Payoff Statement Fee.** The Association does not charge a fee for providing a payoff statement.

16. **Other restrictions or features.** There are also additional restrictions on use of the Condominium as described in the Declaration and any Rules and Regulations adopted from time-to-time.

**MAJORITY CONSENT OF UNIT OWNERS
QUIET MEADOWS NORTH CONDOMINIUM ASSOCIATION, INC.**

The undersigned represents more than 75% of the Unit Owners in Quiet Meadows North Condominium Association, Inc., a Wisconsin non-stock corporation (the "Association"), is acting under the authority granted pursuant to Article XIV of the Association's Bylaws, hereby consents to the following actions taken without a formal meeting or notice thereof, each of which are hereby expressly waived:

WHEREAS, the Association desires to amend its Bylaws to establish an initial account of operating and reserve funds to provide for costs and unexpected expenditures which may arise from the Association's operation of the condominium in accordance with the Declaration, § 14C.

WHEREAS, the Association must raise funds to provide for the costs of operating the condominium.

WHEREAS, a one-time payment to the Association from the initial buyer of each Unit at closing adequately and immediately establishes the operating and reserve funds necessary to fund the Association's operations.

WHEREAS, pursuant to the Declaration, § 14A, the initial owner of each Unit, by the acceptance of a deed therefor, agrees to personally and individually pay to the Association this, and all other assessments.

WHEREAS, the Board has the power and authority to levy and collect assessments pursuant to Wis. Stat. § 703.15(3)(b) and the Association's Bylaws, Article VI, § 6.01(b).

NOW, THEREFORE, the Association wishes to amend their Bylaws as follows:

1.) Article IX, Section 9.08 is created with the following language:

9.08. Reserves. The Board of Directors shall build up and maintain adequate reserves for working capital and for repairs to and replacements of the Common Elements and may establish reserves for general operations, contingences and other matters. If the Board of Directors deems advisable, funds accumulated for reserves may be kept in separate bank accounts from operating funds. Extraordinary expenditures not originally included in the annual budget which may become necessary during the year shall be charged first against such reserves as appropriate in the discretion of the Board of Directors. Except where an emergency requires an expenditure to prevent or minimize loss from damage to, or deterioration of, the Common Elements, reserves accumulated by special assessments for one purpose may not be expended for any other purpose unless approved by a majority vote of the members of the Association.

2.) Article IX, Section 9.09 is created with the following language:

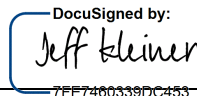
9.09. Working Capital Fund. There shall be established an initial working capital fund through the payment made by each Unit Owner of \$500.00 due from the buyer upon the purchase of a Unit. The working capital assessment is non-refundable and, upon its deposit, becomes the sole property of the Association. Declarant shall deliver such funds so collected to the Board of Directors to provide working capital for the Association. Except as otherwise set forth herein, neither the Declarant, any mortgagee who obtains title to Unit by foreclosure or deed in lieu thereof, any purchaser at a foreclosure sale, nor any purchaser upon resale of a Unit, shall be required to pay working capital assessments. The working capital fund may be used for any lawful purpose, as the Board of Directors, including any Declarant controlled Board of Directors, from time to time shall determine, including, but not limited to, spending for shortfalls in the operating budget of the Condominium prior to the conveyance of all Units, provided that during the period during which the Board of Directors is controlled by the Declarant, the Board of Directors may only authorize the spending of up to 50% of the entire working capital fund to be collected from 100% of all Units sold by Declarant, unless such additional expenditures are approved by the Association.

BE IT RESOLVED, that this amendment to the Bylaws is effective as of the date below.

BE IT FURTHER RESOLVED, that this Consent shall be delivered to the Secretary of the Association for inclusion in the books and records and shall also be delivered to the Unit Owners who have not signed this Consent.

HOME PATH FINANCIAL, LP

Date: 7/10/2023

By: 
 Jeff Kleiner, President, as owner of greater than 75% of the Units

Certificate Of Completion

Envelope Id: 2CEC7E9E72254D51BAE065B3134AB25C

Status: Completed

Subject: Complete with DocuSign: Resolution Amending Bylaws re_ Reserves and Working Capital Fund.pdf

Source Envelope:

Document Pages: 2

Signatures: 1

Envelope Originator:

Certificate Pages: 4

Initials: 0

Ken Frank

AutoNav: Enabled

19075 Lothmoor Dr

Enveloped Stamping: Enabled

Upper Brookfield, WI 53045

Time Zone: (UTC-08:00) Pacific Time (US & Canada)

kfrank@myhomepath.com

IP Address: 73.247.133.245

Record Tracking

Status: Original

Holder: Ken Frank

Location: DocuSign

7/10/2023 5:21:31 AM

kfrank@myhomepath.com

Signer Events

Jeff Kleiner

jeff@myhomepath.com

Jeff Kleiner President

Security Level: Email, Account Authentication
(None)**Signature**

DocuSigned by:



7FE7460339DC453...

Signature Adoption: Pre-selected Style
Using IP Address: 65.28.183.208**Timestamp**

Sent: 7/10/2023 5:23:45 AM

Viewed: 7/10/2023 5:26:09 AM

Signed: 7/10/2023 5:26:23 AM

Electronic Record and Signature Disclosure:

Accepted: 7/10/2023 5:26:09 AM

ID: ddc577ec-f3af-4c55-9818-f834b9adc2ba

In Person Signer Events**Signature****Timestamp****Editor Delivery Events****Status****Timestamp****Agent Delivery Events****Status****Timestamp****Intermediary Delivery Events****Status****Timestamp****Certified Delivery Events****Status****Timestamp****Carbon Copy Events****Status****Timestamp****Witness Events****Signature****Timestamp****Notary Events****Signature****Timestamp****Envelope Summary Events****Status****Timestamps**

Envelope Sent

Hashed/Encrypted

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Certified Delivered

Security Checked

7/10/2023 5:26:09 AM

Signing Complete

Security Checked

7/10/2023 5:26:23 AM

Completed

Security Checked

7/10/2023 5:26:23 AM

Payment Events**Status****Timestamps****Electronic Record and Signature Disclosure**

Document Number

**FIRST AMENDMENT TO THE
DECLARATION OF CONDOMINIUM FOR
QUIET MEADOWS NORTH CONDOMINIUM**



DocId:8161732

Tx:4108935

1461288

Office of Register of Deeds

Jefferson County, WI

RECEIVED FOR RECORD

04/14/2022 10:14:07 AM

Staci M. Hoffman

Total Pages: 22

REC FEE: 30.00

TRANSFER FEE:

EXEMPT #

Recording Area

Name and Return Address

Attorney Chris Jenny
von Briesen & Roper, s.c.
10 East Doty Street, Ste. 900
Madison, WI 53703

141/0715-1842-031

Parcel Identification Number (PIN)

FIRST AMENDMENT TO THE DECLARATION OF CONDOMINIUM FOR QUIET MEADOWS NORTH CONDOMINIUM

THIS FIRST AMENDMENT TO THE DECLARATION OF CONDOMINIUM FOR QUIET MEADOWS NORTH CONDOMINIUM (this "Amendment") was adopted by the Declarant as the sole member of Quiet Meadows North Condominium Association, Inc., pursuant to the Condominium Act of the State of Wisconsin, Chapter 703 of the Wisconsin Statutes (the "Act"), and the Declaration of Condominium for Quiet Meadows North Condominium dated April 14, 2020, recorded June 10, 2020 as Document No. 1425852 in the office of the Jefferson County Register of Deeds (the "Declaration"). The condominium is known as Quiet Meadows North Condominium (the "Condominium").

Pursuant to the provisions of Section 21 of the Declaration, and the provisions of the Act, the owners of at least three-quarters (3/4) of all Unit Owners have provided written consent to approve this Amendment, with the consent of the mortgagee of such Units, and hereby amend the Declaration in the following respects:

1. Exhibits. Exhibits A, A-1, B, and C to the Declaration shall be superseded and replaced by Exhibits A, A-1, B, and C attached hereto.

2. Definitions. The following shall be added to Section 1(E)(iv):

"The Condominium is a part of Quiet Meadow Subdivision and the Association is responsible for a pro rata share of the costs of maintenance of certain outlots, including stormwater management facilities, located within Quiet Meadow Subdivision pursuant to the Declaration of Restrictions for Quiet Meadow, recorded in the Register of Deeds Office on November 14, 2005, as Document Number 1188187. The Association's pro rata share shall be passed through to the Unit Owners."

3. Limited Common Elements. The last sentence of Section 4(A) of the Declaration shall be deleted and replaced with the following:

"The Limited Common Elements shall include any decks, walks, balconies, attached garages, garage doors, patios appurtenant to a Unit, and the roof and exterior finish of a Unit."

4. Restrictions on Use: Units. The following sentence shall be added as the last sentence to Section 6(A) of the Declaration:

"Notwithstanding the foregoing, the Unit Owner may use an in-Unit office for business purposes provided such use does not generate traffic or in-Unit in-person meetings."

5. Restrictions on Use: Unit Rental. The first sentence of Section 6(E) of the Declaration shall be deleted and replaced with the following:

"No Unit shall be rented for less than a term of twelve (12) months and may only be rented with a written lease."

6. Control of Association. The second sentence of Section 9(H) of the Declaration shall be deleted in its entirety.

7. Section References. The reference to "Section 4" in Section 13(B) of the Declaration shall instead refer to "Section 5". The reference to "Section 7" in Section 13(C) of the Declaration shall instead refer to "Section 5".

8. Purpose of Assessments. In Section 14(B) of the Declaration, "improvement of the Common Elements of the Condominium" shall be deleted and replaced with "improvement of the Common Elements and Limited Common Elements of the Condominium".

9. Definitions. All capitalized terms used in this Amendment shall have the same meaning as set forth in the Declaration, unless otherwise defined in this Amendment.

10. Ratification. Except as amended herein, all terms and conditions of the Declaration continue to be in full force and effect and are hereby ratified and confirmed.

CERTIFICATION

I, William Gentil, being the President of the Quiet Meadows North Condominium Association, Inc., do hereby certify on behalf of the board of directors that:

1. At least three-quarters (3/4) of the Units Owners have consented to and approved this Amendment.
2. The vote was taken by written ballot.
3. The written ballots and consent of mortgagees, to the extent necessary, as required, are on file with the Quiet Meadows North Condominium Association, Inc.

Executed this 2nd day of April, 2022.

Quiet Meadows North Condominium Association, Inc.

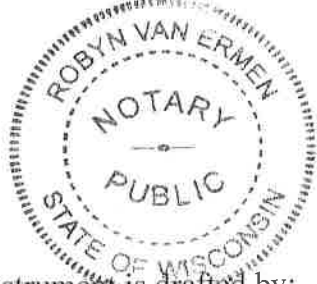
By: William Gentil
William Gentil, President

ACKNOWLEDGEMENT

STATE OF WISCONSIN)
) ss.
COUNTY OF Waushara)

On this 7 day of April, 2022, before me personally appeared William Gentil, as President of Quiet Meadows North Condominium Association, Inc., to me known to be the person who executed the foregoing instrument in such capacity.

IN WITNESS WHEREOF, I hereunto set my hand and notarial seal.



Print Name: Robyn Van Eenem
Notary Public, State of Wisconsin
My commission expires: 4/15/2024

This instrument is drafted by:
Attorney Chris A. Jenny
von Briesen & Roper, s.c.
10 E. Doty St., Ste. 900
Madison, WI 53703

EXHIBIT A

Legal Description

Part of Outlot 1, Quiet Meadows, being a part of the Northwest 1/4 of the Southeast 1/4 of section 18, Town 7 north, Range 15 East, Village of Johnson Creek, Jefferson County, Wisconsin, bounded and described as follows:
Commencing at the Northwest corner of said Outlot 1;
thence South 01°45'47" West along the West line of said Outlot 1 a distance of 708.185 feet to a point; thence North 75°24'19" East 12.506 feet to the point of beginning;
thence North 01° 45' 47" East 250.583 feet to a point;
thence South 88° 14' 13" East 89.000 feet to a point;
thence South 01° 45' 47" West 224.460 feet to a point;
thence South 75° 24' 19" West 92.755 feet to the point of beginning.
Containing 21,140 square feet or 0.4853 acres

Also

Part of Outlot 1, Quiet Meadows, being a part of the Northwest 1/4 of the Southeast 1/4 of section 18, Town 7 north, Range 15 East, Village of Johnson Creek, Jefferson County, Wisconsin, bounded and described as follows:
Commencing at the Northwest corner of said Outlot 1;
thence South 01°45'47" West along the West line of said Outlot 1 a distance of 708.185 feet to a point; thence North 75°24'19" East 119.851 feet to a point;
thence North 41°45'47" East 49.912 feet to a point;
thence North 86°45'52" East 76.761 feet to a point;
thence Northeasterly 28.283 feet on the arc of a curve whose center lies to the northwest, whose radius is 52.60 feet and whose chord bears North 71°21'39" East 27.943 feet to a point;
thence South 21°14'52" East 11.782 feet to the point of beginning;
thence 66.871 feet along an arc of a curve, whose center lies the left, whose radius is 64.000 feet and whose chord bears North 28° 35' 30" East 63.870 feet to a point;
thence North 01° 20' 28" West 94.018 feet to a point;
thence 20.260 feet along an arc of a curve whose center lies to the left, whose radius is 64.000 feet and whose chord bears North 10° 24' 36" West 20.175 feet to a point
thence North 59° 28' 02" East 47.919 feet to a point;
thence South 70° 37' 32" East 34.620 feet to a point;
thence South 42° 15' 58" East 15.213 feet to a point;
thence South 01° 20' 28" East 80.271 feet to a point;
thence South 48° 06' 29" West 24.047 feet to a point;
thence South 84° 42' 28" West 31.529 feet to a point;
thence South 00° 00' 00" West 4.483 feet to a point;
thence South 72° 20' 52" East 39.705 feet to a point;
thence South 40° 50' 34" East 13.636 feet to a point;
thence South 00° 30' 00" West 17.989 feet to a point;
thence South 22° 31' 59" West 78.934 feet to a point;
thence South 45° 31' 03" West 10.962 feet to a point;
thence South 83° 55' 34" West 13.979 feet to a point;
thence North 81° 19' 16" West 37.496 feet to a point;
thence North 21° 14' 52" West 52.502 feet to the point of beginning.

Containing 18,167 square feet or 0.4171 acres.

EXHIBIT A-1

Legal Description of Expansion Parcel

Part of Outlot 1, Quiet Meadows, being a part of the Northwest 1/4 of the Southeast 1/4 of section 18, Town 7 North, Range 15 East, Village of Johnson Creek, Jefferson County, Wisconsin, bounded and described as follows:

Commencing at the Northwest corner of said Outlot 1;
thence South 01°45'47" West along the West line of said Outlot 1 a distance of 708.185 feet to a point; thence North 75°24'19" East 12.506 feet to the point of beginning;
thence North 01° 45' 47" East 250.583 feet to the point of beginning;
thence North 01° 45' 47" East 442.713 feet to a point;
thence North 88° 39' 32" East 320.526 feet to a point;
thence South 01° 20' 28" East 13.000 feet to a point;
thence North 88° 39' 32" East 10.797 feet to a point;
thence South 01° 20' 28" East 120.103 feet to a point;
thence South 23°08'33" East 21.541 feet to a point;
thence South 01° 20' 28" East 185.125 feet to a point;
thence North 78° 24' 05" West 70.220 feet to a point;
thence South 82° 20' 39" West 90.484 feet to a point;
thence South 00° 00' 00" West 6.356 feet to a point;
thence South 82° 07' 00" East 92.407 feet to a point;
thence South 29° 02' 09" East 29.161 feet to a point;
thence South 08° 05' 13" West 36.077 feet to a point;
thence South 59° 28' 02" West 51.304 feet to a point;
thence Northwesterly 40.318 feet along an arc of a curve, whose center lies the Southwest, whose radius is 64.000 feet and whose chord bears North 60° 03' 07" West 39.654 feet to a point;
thence North 78° 05' 57" West 65.425 feet to a point;
thence North 01° 45' 47" East 71.317 feet to a point;
thence North 88° 14' 13" West 20.000 feet to a point;
thence North 01° 45' 47" East 82.891 feet to a point;
thence North 84° 34' 29" East 60.784 feet to a point;
thence Northeasterly 84.589 feet along an arc of a curve, whose center lies the Northwest, whose radius is 64.000 feet and whose chord bears North 46° 42' 38" East 78.565 feet to a point;
thence North 08° 50' 47" East 28.695 feet to a point;
thence Northerly 17.038 feet along the arc of a curve, whose center lies to the West whose radius of 64.000 feet, and whose chord bears North 01° 13' 12" East 16.988 feet to a point;
thence South 81° 08' 54" East 32.515 feet to a point;
thence North 88° 39' 32" East 56.747 feet to a point;
thence North 23°08'33" West 21.541 feet to a point;
thence South 88° 39' 32" West 46.963 feet to a point;
thence North 81° 08' 54" West 40.144 feet to a point;
thence Northwesterly 68.153 along the arc of a curve whose center lies to the Southwest, whose radius is 64.000 feet, and whose chord bears North 56° 48' 08" West 64.978 feet to a point;
thence North 01° 20' 28" West 0.630 feet to a point;
thence South 88° 39' 32" West 10.000 feet to a point;
thence South 01° 20' 28" East 0.472 feet to a point;

thence South $88^{\circ} 39' 32''$ West 36.398 feet to a point;
thence Southwesterly 97.064 feet along an arc of a curve whose center lies to the Southeast, whose radius is 64.000 feet and whose chord bears South $45^{\circ} 12' 40''$ West 88.025 feet to a point;
thence South $01^{\circ} 45' 47''$ West 297.785 feet to a point;
thence North $88^{\circ} 14' 13''$ West 89.000 feet to the point of beginning

Containing 104,959 square feet or 2.4095 acres.

Condominium Plat

Vol. 5, Page 344

Jan. 27, 1963
 Secretary of Defense (A-100-100) Deputy

All that part of the Northwest Quarter
Section Four, Township Four

Contains a net area of 6,826 Acres of land or 262,508 B Square Feet of land

L. J. S. H. Dijkster, a professional trial lawyer,



RECEIVED BY: KTH/EN - Văn Phòng Kĩ Thuật
 NGÀY MÃ: 11th day of MAY, 2000

STATE OF INCONSUMER

The above is a true and correct copy of the original as shown to me by the person who submitted it.

PETER A. MICH, -NOTARY PUBLIC
- My commission expires JULY 5TH, 2023

THE WEST LINE OF THE SOUTHEAST QUAR-

RECORDED BEARING OF NORTH 01°45'47" E
PER THE QUIET MEADOW FLAT

ADDRESS/UNIT IDENTIFICATION

Unit 11: The Great Depression and the New Deal

UNF 12. «Результаты исследования»

UNIT 4: 450 P HILARY GABLE

UAT 51 - 415 G HILARY CIRCLE
UAT 52 - 445 G HILARY CIRCLE

SCALE IN FEET

SCHEFFÉ TEST

 = LIMITED COMMON AREAS

GENERAL COMMON AREA

☐ **RECONSTRUCTED**

**Chrysomelids* (Coleoptera: Chrysomelidae) feeding on *Salix* spp. in the

There are a variety of the following:

Copyright © 2004 by John Wiley & Sons, Inc.

The Identified Corrosion Electret consists of the outside deck walls, posts or pilings, if any,

the dry (early summer) adjusted and
incorporated to the summer diet to each unit

FILE NO. JEFFERSON 115
SHEET 1 OF 6 SHEETS

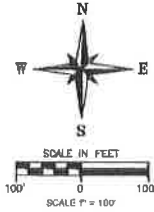
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DATE: 11-01-09 BY: J. J. J. J. J.

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VLE Page 3 of 4

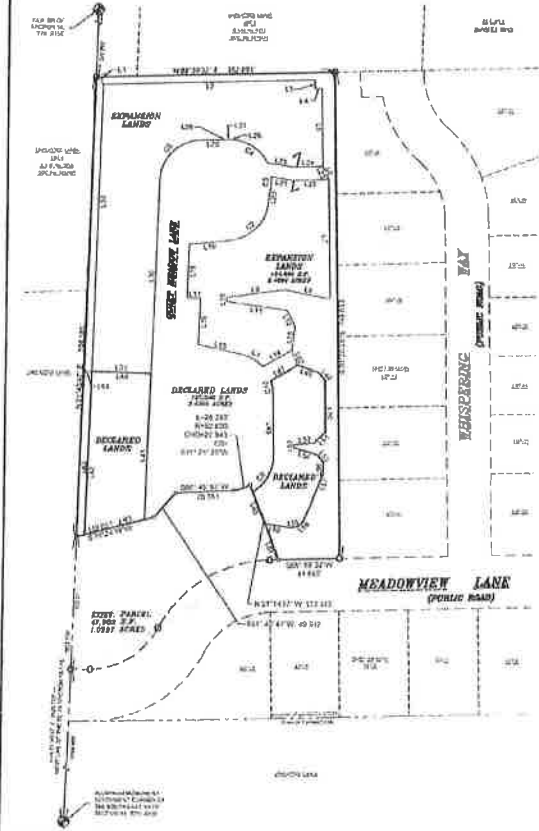
PLAT OF CONDOMINIUM
QUIET MEADOWS NORTH CONDOMINIUM
VILLAGE OF JOHNSON CREEK, JEFFERSON COUNTY, WISCONSIN
BOUNDARY DETAIL

John R. Stigler
JOHN R. STIGLER - WA #100, S-1030
Dated this 11th day of MAY, 2020
Notarized this 15th day of MAY, 2020



Curve #	Length	Radius	Chord Bearing	Chord Length	Area
C1	40.383	54.000	S64° 02' 00" W	70.554	30.9330
C2	44.697	54.000	S44° 42' 00" E	78.953	38.9404
C3	47.002	54.000	N04° 18' 12" E	83.970	42.1812
C4	24.167	54.000	N66° 48' 00" W	54.475	11.0064
C5	37.764	44.000	S45° 12' 47" W	68.827	28.3343
C6	38.614	54.000	S32° 30' 37" E	62.476	26.9713
C7	35.248	44.000	N70° 24' 30" W	53.172	19.0810

Line #	Length	Bearing
L1	18.822	S64° 47' 23" E
L2	208.620	N00° 29' 29" E
L3	15.488	S77° 32' 29" E
L4	13.784	N00° 30' 32" E
L5	129.712	S33° 20' 29" E
L6	21.441	S37° 28' 49" E
L7	185.102	S37° 32' 29" E
L8	35.528	N10° 24' 55" W
L9	13.453	N07° 20' 30" W
L10	8.240	N07° 00' 00" E
L11	61.487	S47° 01' 00" E
L12	73.761	S37° 59' 00" E
L13	26.577	N00° 40' 47" E
L14	81.334	S37° 29' 00" W
L15	48.420	N77° 47' 00" W
L16	71.317	N07° 42' 47" E
L17	22.043	N00° 14' 00" E
L18	47.891	N07° 40' 00" E
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L20	28.800	N07° 30' 47" E
L21	32.543	N00° 00' 00" E
L22	36.747	N00° 00' 00" E
L23	21.841	N07° 47' 29" W
L24	48.943	N07° 00' 00" E
L25	40.144	N07° 47' 29" W
L26	6.000	N07° 29' 29" E
L27	10.000	N07° 29' 29" E
L28	4.470	N77° 30' 00" E
L29	36.360	N47° 39' 37" W
L30	230.740	S04° 40' 40" W
L31	23.557	N00° 00' 00" E
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L33	234.963	N07° 46' 47" W
L34	205.511	N07° 46' 47" W
L35	82.780	S37° 27' 00" W
L36	39.080	S04° 54' 19" W
L37	73.507	N07° 14' 00" W
L38	84.040	N07° 00' 00" E
L39	47.578	N07° 29' 29" E
L40	24.820	S07° 27' 29" E
L41	73.240	S40° 18' 37" E
L42	86.475	S37° 27' 29" E
L43	78.847	S47° 00' 00" W
L44	71.537	N00° 42' 30" W
L45	4.487	S07° 00' 00" E
L46	28.120	N77° 30' 00" E
L47	12.438	N47° 30' 00" W
L48	17.588	S07° 29' 29" W
L49	78.634	S07° 29' 29" W
L50	81.907	N47° 27' 29" W
L51	13.875	N07° 20' 29" W
L52	31.280	N07° 14' 00" W
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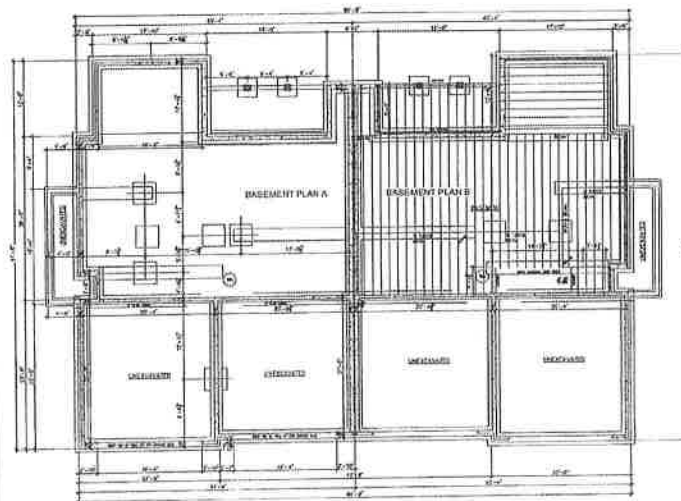


INSTRUMENT DRAFTED BY JOHN R. STIGLER
FILE NAME: S:\project\20-9117\Draw\20-9117 CONDO.dwg

FILE NO. JEFFERSON 110A
SHEET 2 OF 8 SHEETS

1425853
VIE Aug 31/16

PLAT OF CONDOMINIUM
QUIET MEADOWS NORTH CONDOMINIUM
VILLAGE OF JOHNSON CREEK, JEFFERSON COUNTY, WISCONSIN
BASEMENT/FOUNDATION PLAN

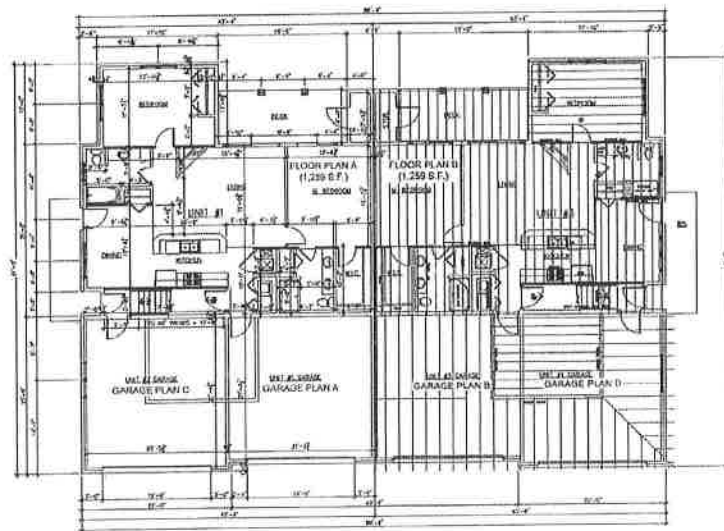


(FRONT)
BASEMENT & FOUNDATION PLAN
BASEMENT & FOUNDATION PLAN A & B
SCALE 1" = 10'

NOTE: BUILDINGS 2 & 3, AND PROPOSED EXPANSION BUILDINGS 4 & 6, WILL HAVE BASEMENTS. THE REMAINING BUILDINGS DO NOT
UNITS 5 AND 9 ARE BASEMENT PLAN A
UNITS 8 AND 10 ARE BASEMENT PLAN B

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PLAT OF CONDOMINIUM
QUIET MEADOWS NORTH CONDOMINIUM
VILLAGE OF JOHNSON CREEK, JEFFERSON COUNTY, WISCONSIN
FIRST FLOOR PLAN

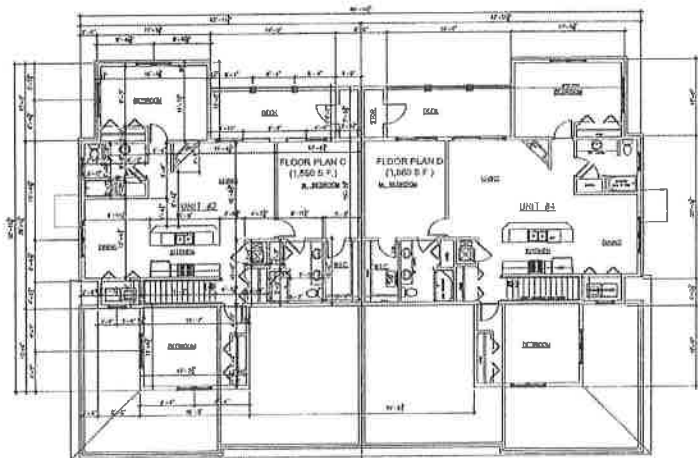


(FRONT)
FIRST FLOOR PLAN
FLOOR PLAN A-B
SCALE 1" = 10'

NOTE: UNITS 5, 9, 45 AND 46 ARE GARAGE A AND FLOOR PLAN A.
UNITS 6, 10, 46 AND 50 ARE GARAGE B AND FLOOR PLAN B.
UNITS 7, 11, 47 AND 51 ARE GARAGE C AND FLOOR PLAN C.
UNITS 8, 12, 48 AND 52 ARE GARAGE D AND FLOOR PLAN D.

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PLAT OF CONDOMINIUM
QUIET MEADOWS NORTH CONDOMINIUM
VILLAGE OF JOHNSON CREEK, JEFFERSON COUNTY, WISCONSIN
SECOND FLOOR PLAN

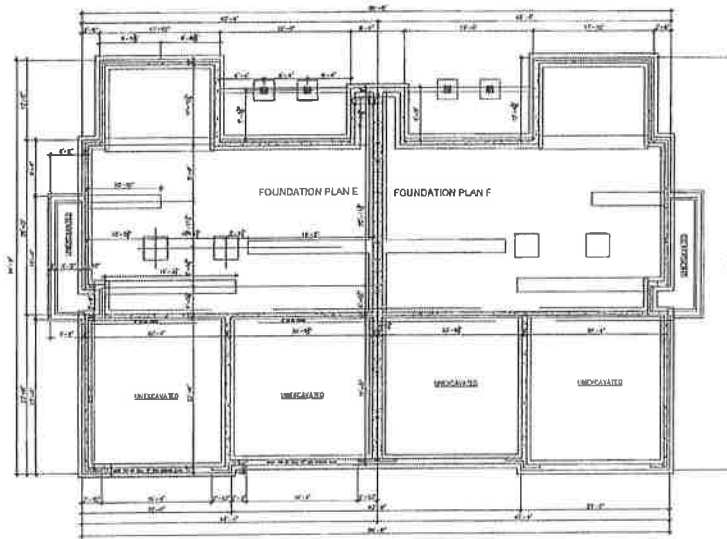


(FRONT)
SECOND FLOOR PLAN
FLOOR PLAN C-D
SCALE 1" = 10'

NOTE: UNITS 7, 11, 47 AND 51 ARE FLOOR PLAN C
UNITS 8, 12, 48 AND 52 ARE FLOOR PLAN D

1425853
14134.dwg 24c

PLAT OF CONDOMINIUM
QUIET MEADOWS NORTH CONDOMINIUM
VILLAGE OF JOHNSON CREEK, JEFFERSON COUNTY, WISCONSIN
FOUNDATION PLAN

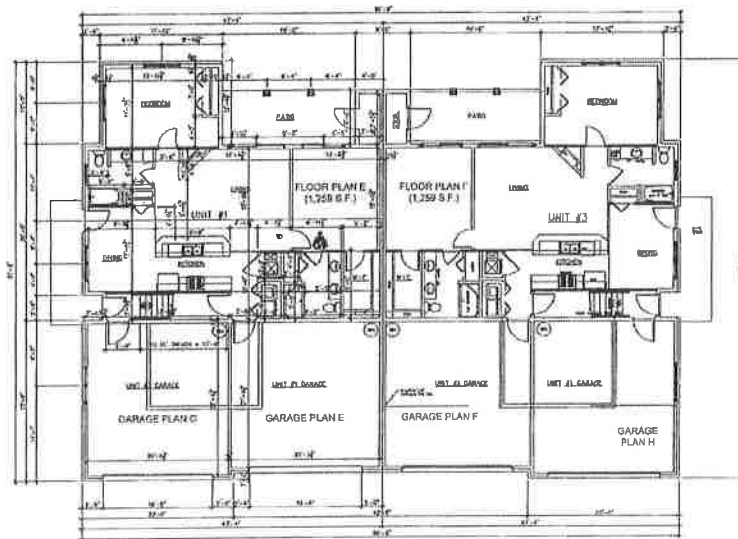


(FRONT)
FOUNDATION PLAN
FLOOR PLAN E-F
SCALE 1" = 10'

NOTE: UNITS 45 AND 46 ARE FOUNDATION PLAN E
UNITS 48 AND 50 ARE FOUNDATION PLAN F

1425853
JUL 24 Reg 244

PLAT OF CONDOMINIUM
QUIET MEADOWS NORTH CONDOMINIUM
VILLAGE OF JOHNSON CREEK, JEFFERSON COUNTY, WISCONSIN
FIRST FLOOR PLAN

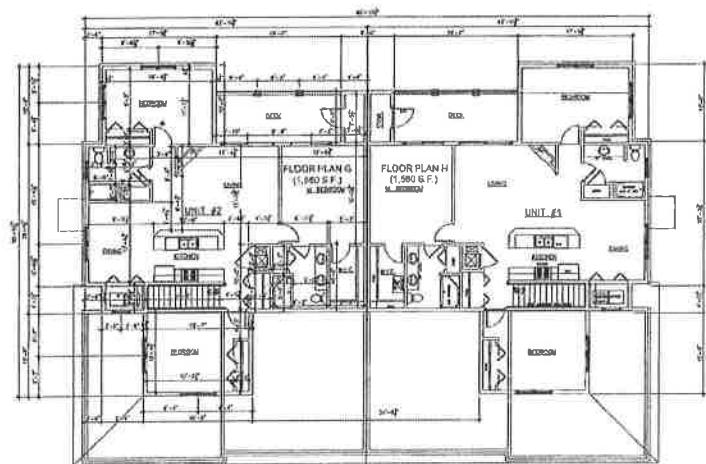


(FRONT)
FIRST FLOOR PLAN
FLOOR PLAN E-F
SCALE 1" = 10'

NOTE: UNITS 45 AND 48 ARE GARAGE E AND FLOOR PLAN E
UNITS 46 AND 50 ARE GARAGE F AND FLOOR PLAN F
UNITS 47 AND 51 ARE GARAGE G AND FLOOR PLAN G
UNITS 48 AND 52 ARE GARAGE H AND FLOOR PLAN H

1405850
Vol. 24 Aug 2019

PLAT OF CONDOMINIUM
QUIET MEADOWS NORTH CONDOMINIUM
VILLAGE OF JOHNSON CREEK, JEFFERSON COUNTY, WISCONSIN
SECOND FLOOR PLAN

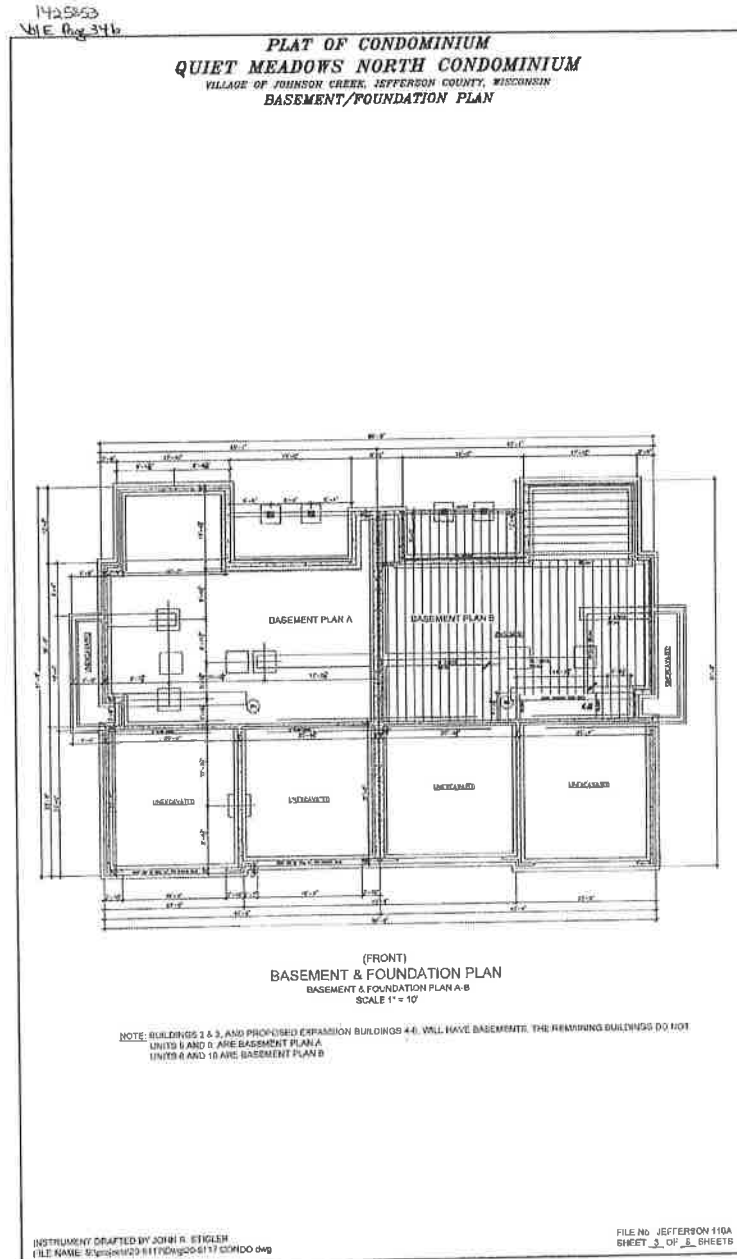


(FRONT)
SECOND FLOOR PLAN
FLOOR PLAN G-H
SCALE 1" = 10'

NOTE: UNITS 47 AND 51 ARE FLOOR PLAN G
UNITS 48 AND 52 ARE FLOOR PLAN H

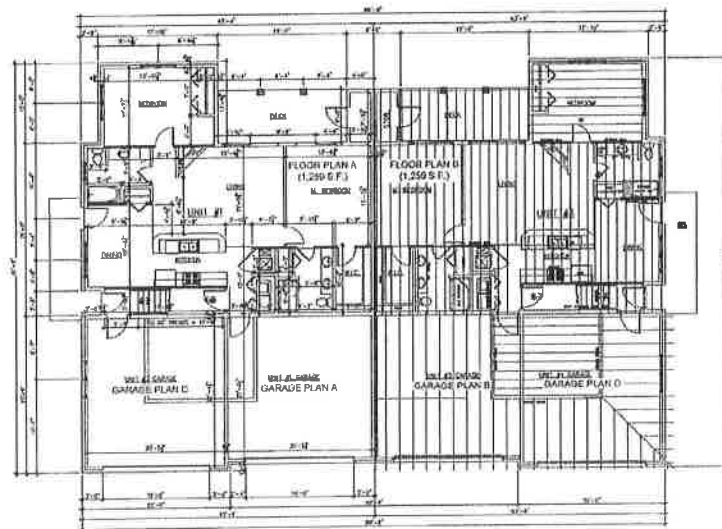
EXHIBIT C

Unit Descriptions



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PLAT OF CONDOMINIUM
QUIET MEADOWS NORTH CONDOMINIUM
VILLAGE OF JOHNSON CREEK, JEFFERSON COUNTY, WISCONSIN
FIRST FLOOR PLAN

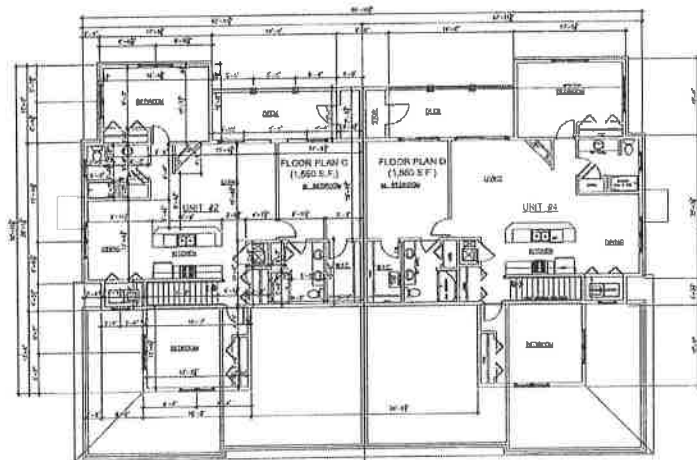


(FRONT)
FIRST FLOOR PLAN
FLOOR PLAN A-B
SCALE 1" = 10'

NOTE: UNITS 5, 9, 45 AND 49 ARE GARAGE A AND FLOOR PLAN A.
UNITS 6, 10, 46 AND 50 ARE GARAGE B AND FLOOR PLAN B.
UNITS 7, 11, 47 AND 51 ARE GARAGE C AND FLOOR PLAN C.
UNITS 8, 12, 48 AND 52 ARE GARAGE D AND FLOOR PLAN D.

1425853
Vol E Pg 2nd

PLAT OF CONDOMINIUM
QUIET MEADOWS NORTH CONDOMINIUM
VILLAGE OF JOHNSON CREEK, JEFFERSON COUNTY, WISCONSIN
SECOND FLOOR PLAN

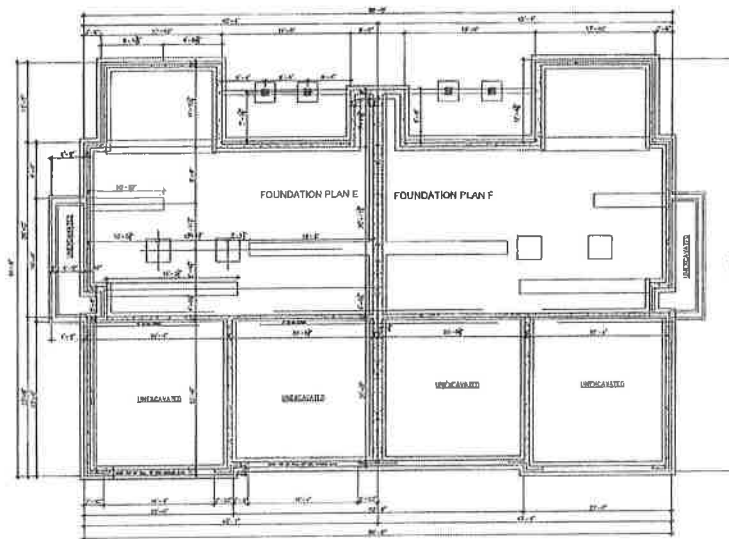


(FRONT)
SECOND FLOOR PLAN
FLOOR PLAN C-D
SCALE 1" = 10'

NOTE: UNITS 7, 11, 47 AND 51 ARE FLOOR PLAN C
UNITS 8, 12, 48 AND 52 ARE FLOOR PLAN D

1425853
Vol 24: 8/16/24

PLAT OF CONDOMINIUM
QUIET MEADOWS NORTH CONDOMINIUM
VILLAGE OF JOHNSON CREEK, JEFFERSON COUNTY, WISCONSIN
FOUNDATION PLAN

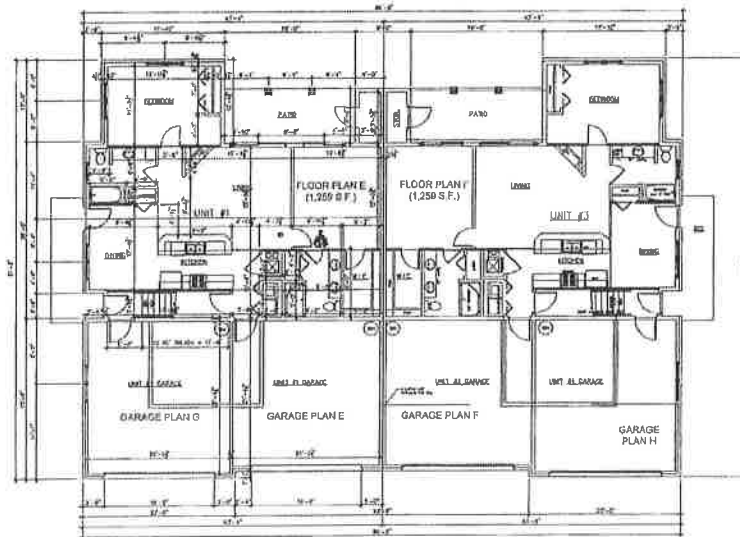


(FRONT)
FOUNDATION PLAN
FLOOR PLAN E-F
SCALE 1" = 10'

NOTE: UNITS 45 AND 48 ARE FOUNDATION PLAN E
UNITS 46 AND 50 ARE FOUNDATION PLAN F

1425853
VIA 241 Reg 241+

PLAT OF CONDOMINIUM
QUIET MEADOWS NORTH CONDOMINIUM
VILLAGE OF JOHNSON CREEK, JEFFERSON COUNTY, WISCONSIN
FIRST FLOOR PLAN

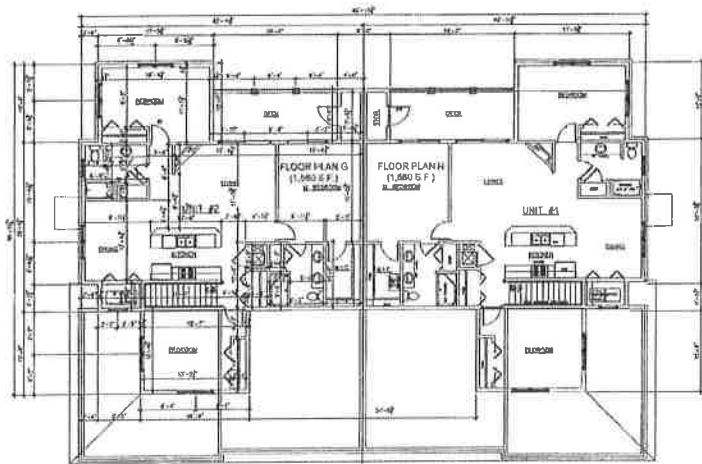


(FRONT)
FIRST FLOOR PLAN
FLOOR PLAN E F
SCALE 1" = 10'

NOTE: UNITS 45 AND 48 ARE GARAGE E AND FLOOR PLAN E
UNITS 46 AND 50 ARE GARAGE F AND FLOOR PLAN F
UNITS 47 AND 51 ARE GARAGE G AND FLOOR PLAN G
UNITS 48 AND 52 ARE GARAGE H AND FLOOR PLAN H

1425853
Vol. 24 Reg. 242

PLAT OF CONDOMINIUM
QUIET MEADOWS NORTH CONDOMINIUM
VILLAGE OF JOHNSON CREEK, JEFFERSON COUNTY, WISCONSIN
SECOND FLOOR PLAN



(FRONT)
SECOND FLOOR PLAN
FLOOR PLAN G-H
SCALE 1" = 10'

NOTE: UNITS 47 AND 51 ARE FLOOR PLAN G
UNITS 48 AND 52 ARE FLOOR PLAN H

DECLARATION OF CONDOMINIUM
For QUIET MEADOWS NORTH
CONDOMINIUM

Document Number

8 1 0 7 4 1 6
Tx:4071102**1425852**

Office of Register of Deeds
Jefferson County, WI

RECEIVED FOR RECORD**06/10/2020 08:28:51 AM****Staci M. Hoffman****Total Pages: 30****REC FEE: 30.00****TRANSFER FEE:****EXEMPT #**

Recording Area

Name and Return Address

Von Briesen & Roper

Attn: Ann K. Chandler

411 East Wisconsin Ave. Suite 1000

Milwaukee, WI 53202

141.0715.1842.031

Parcel Identification Number (PIN)

This cover sheet has been attached to the original document for the purpose of making the original document recordable under Wisconsin Statutes.

Except for the attachment of this cover page, the original document, as executed, remains unaltered.

Cover sheet prepared by **Land Title Services, Inc.**

**DECLARATION OF CONDOMINIUM
FOR
QUIET MEADOWS NORTH CONDOMINIUM**

THIS DECLARATION OF CONDOMINIUM FOR QUIET MEADOWS NORTH CONDOMINIUM ("Declaration") is made and entered into as of the 14th day April, 2020, by Home Path Financial, L.P. ("Declarant").

WHEREAS, Declarant is the owner of all of the real property located in Village of Johnson Creek, Jefferson County, Wisconsin described on Exhibit A (the "Property");

WHEREAS, the Declarant desires to submit the Property to the terms of this Declaration and Plat of Quiet Meadows North Condominium attached hereto as Exhibit B as hereinafter set forth.

NOW, THEREFORE, the Declarant, as sole owner of the Property, hereby declares the Property shall be submitted to the condominium form of use and ownership as provided in Chapter 703 of the Wisconsin Statutes (the "Act") subject to the terms of this Declaration, and which Property shall be held, conveyed, devised, leased, encumbered, used, improved, and in all respects otherwise affected subject to the provisions; conditions, covenants, restrictions and easements of this Declaration and the Act. All provisions hereof shall be deemed to run with the land and shall constitute benefits and burdens to the Declarant, its successors and assigns, and to all parties hereafter having any interest in the Property.

1. LEGAL DESCRIPTION, NAME, ADDRESS, AND DEFINITIONS.

A. Legal Description. The Property described on Exhibit A is submitted to the provisions of the Act by the recording of this Declaration.

B. Name. The aforesaid real estate and all improvements thereon shall be known as QUIET MEADOWS NORTH CONDOMINIUM.

C. Address. The address of the condominium Units are:

Building 2

Unit 5 - 460 A Quiet Meadow Lane

Unit 6 - 460 B Quiet Meadow Lane

Unit 7 - 460 C Quiet Meadow Lane

Unit 8 - 460 D Quiet Meadow Lane

Building 3

Unit 9 - 470 A Quiet Meadow Lane

Unit 10 - 470 B Quiet Meadow Lane

Unit 11 - 470 C Quiet Meadow Lane

Unit 12 - 470 D Quiet Meadow Lane

Building 12

Unit 45 - 455 A Hillary Circle

Unit 46 - 455 B Hillary Circle

Unit 47 - 455 C Hillary Circle

Unit 48 - 455 D Hillary Circle

Building 13

Unit 49 - 445 A Hillary Circle

Unit 50 - 445 B Hillary Circle

Unit 51 - 445 C Hillary Circle

Unit 52 - 445 D Hillary Circle

D. Association. The Quiet Meadow North Condominium Association, Inc., a Wisconsin nonstock corporation.

E. Definitions. For all purposes related to this Declaration, the Articles of Incorporation and the By-Laws of the Association, the following words and terms whenever used shall have the same meaning as provided for such words and terms in the Act: "Addendum," "Association," "Common Elements," "Common Expenses and Common Surpluses," "Condominium," "Limited Common Elements," "Mortgagee," "Person," "Property," "Resultant Condominium," "Unit," "Unit Number," and "Unit Owner." Undefined capitalized terms shall

have the meanings specified in this Declaration and the Quiet Meadows North Condominium Plat.

(i) "Board of Directors" means the individuals elected by the Association to manage the business and affairs of the Association subject to such limitations as may be contained in this Declaration or in the Articles or Bylaws.

(ii) "Declarant" shall mean Home Path Financial, L.P. and the successors and assigns of Declarant.

(iii) "Declaration" shall mean this Declaration of Condominium for Quiet Meadows North Condominium as the same may be amended from time to time.

(iv) "Estates" means the residential subdivision governed by the Quiet Meadows HOA Declaration.

(v) "Condominium Plat" or "Plat" means the Quiet Meadows North Condominium Plat as set forth as Exhibit B attached hereto and incorporated herein by reference.

(vi) "Expansion Real Estate shall mean the real estate described on Exhibit A-1 attached hereto and incorporated herein which may hereafter be added to the Condominium pursuant to Article 7 hereof.

(vii) "Occupant" means a tenant and any other person other than the Unit Owner in possession of all or any portion of one or more Units.

(viii) "Phase" shall mean any group of Units subjected to this Declaration at the same time. The first Phase consists of those Units described herein and each subsequent Phase will be identified in expansion amendments pursuant to Article 7 hereof.

(ix) "Plat" shall mean that certain condominium plat comprised of plat of survey of the Property, building floor plans, Unit addresses and Expansion Real Estate as recorded or to be recorded in the Register's Office and as the same may be amended from time to time.

(x) "Property" shall mean the real estate subject to this Declaration as described and depicted on Exhibit A, and such portions of the Expansion Real Estate as are hereafter added to the Condominium in the manner described in Article 7 hereof.

(xi) "Pro rata basis" or "pro rata percentage" means a proportionate share equal to one (1) divided by the total number of Units in the Condominium.

2. DESCRIPTION AND LOCATION OF THE UNITS.

At the time of this Declaration, each Unit shall initially consist of an area of land which is described and shown on Exhibit A. At the time of and by virtue of the recordation of this Declaration the Condominium shall consist of 16 Units consisting of four (4) Units located in four (4) separate buildings. All Units are shown on the Condominium Plat attached hereto as Exhibit B and incorporated herein by reference and further described on Exhibit C attached hereto. The legal description of each Unit shall consist of the identifying number of such Unit as shown on the Condominium Plat. The Units, their respective designations and locations within the Condominium and the Common Elements and Limited Common Elements to which they have access or to which they are appurtenant are shown on Exhibit B. The addresses of the Units are set forth in 1(C) above. Each floorplan for a Unit shall fit within the building envelope for the Unit depicted on Exhibit B. The Unit boundary of each Unit shall include that part of the Building that lies within the following boundaries:

- (i) The vertical boundaries shall be the interior undecorated surfaces of the perimeter walls of the Unit on each floor of the Unit.
- (ii) The horizontal boundaries shall be (i) the lower boundary – the plane of the undecorated finished floor of the Unit, and (ii) upper boundary – the plane of the interior undecorated ceiling of the Unit.
- (iii) All windows, window frames and doors, including all glass in windows and doors, shall be considered a part of the Unit; and,
- (iv) The Unit shall include the heating and cooling units and water heater servicing the Unit.

3. COMMON ELEMENTS.

The Common Elements shall consist of all of QUIET MEADOWS NORTH CONDOMINIUM improvements and appurtenances, except the individual Units and except the Limited Common Elements, as each of the aforementioned is hereunder defined. The Common Elements include without limitation, the land on which the Unit is located, outside walks and driveways, landscaping, parking spaces, storm water maintenance facilities, wells, septic systems, all pipes, wires, pumps, mechanical and electrical equipment, conduits and public utility lines running to a Unit and serving more than one Unit or serving, or extending into, the Common Elements, or any part thereof.

4. **LIMITED COMMON ELEMENTS.**

A. Limited Common Elements. Those portions of the Common Elements for the exclusive use and benefit of an individual Unit for which each is reserved shall be designated as Limited Common Elements. The Limited Common Elements shall include any decks, balconies, attached garages and patios appurtenant to a Unit.

B. Use. The use of such Limited Common Elements shall be governed by this Declaration, the By-Laws of and such rules and regulations the ("Rules and Regulations") as may be established by the Association of Unit Owners from time to time. No Unit Owner or Occupant shall use or permit the use of any of the Limited Common Elements in any manner contrary to such By-Laws and Rules and Regulations.

5. **PERCENTAGE OF OWNERSHIP IN COMMON ELEMENTS.**

Each Unit Owner shall own his or her pro rata undivided interest in the Common Elements as a tenant-in-common with all other condominium Unit Owners in the percentage determined pursuant to the formula described below. The formula for the pro rata share of ownership in the Common Elements shall be determined herein based upon the number of Units owned by the Unit Owner divided by the total number of Units in the Condominium and Unit Owners, upon accepting a deed of conveyance to a Unit, agree to be bound by such percentages as they may presently exist or be amended in the future.

6. **RESTRICTIONS ON USE.**

A. Units. Except for rental for residential purposes, no Unit shall be used at any time for any business or commercial activity of any kind, including, but not limited to, hotel or Airbnb transient lodging facilities, uses which generate traffic (e.g., parties, receptions), except the Declarant or its nominee may use such Unit(s) which it owns as an office, model or display Unit until the sale of all Units owned by the Declarant.

B. Noxious Activity. No use or practice shall be allowed on the Condominium which: (i) is a nuisance, or (ii) is in violation of the By-Laws or Rules and Regulations of the Association; or, (iii) unreasonably interferes with or is an unreasonable annoyance to the peaceful possession or proper use of the Condominium by the Unit Owners or Occupants, including but not limited to loud or noxious pets or activities, the use of musical instruments, television, radios, electronic or similar equipment at such times or in such volumes

of sound as to be objectionable. The decision of the Association as to the existence of noxious activity shall be final.

C. Pets. No more than two pets may be kept in any Unit (other than fish). Only domestic pets shall be allowed. Miniature pigs, goats and horses are expressly prohibited. All dogs must be registered with the Association. The Association may adopt rules prohibiting certain breeds of dogs. The foregoing restrictions shall be inapplicable to the extent the application of the restriction to a specific Occupant of a Unit is prohibited by law. All pet owners must clean-up their pet's waste. Pets must be kept on leash under their owner's control and shall only be walked in designated areas. The Association shall have the right to require the immediate removal of any vicious pets or any pets causing a nuisance.

D. No Obstructions. No Unit Owner shall cause or allow the Common or Limited Common Elements to be blocked or used in such a way as to deny other Unit Owners the full use of such portion of the Common or Limited Common Elements that they are entitled to use. Without limiting the generality of the foregoing, walks and drives are to be kept clean and orderly.

E. Unit Rental. No Unit shall be rented for less than a month. Each Unit owner shall provide copies of this Declaration and the Rules and Regulations to all occupants of their Unit and shall ensure such Occupant's compliance with same. Each Unit Owner shall defend and hold the Association harmless from and against any and all claims, actions, causes of actions and damages arising out of or related to the failure of any such Unit owner's Occupants and/or guests to comply with the provisions of this Declaration and the Association's Rules and Regulations.

F. Rules and Regulations. The Association shall have the power to adopt and enforce additional Rules and Regulations for the occupancy and use of the Condominium, its Units, Common Elements and Limited Common Elements. The Association shall furnish a copy of the Rules and Regulations to the Unit Owners. The Association shall have the power to levy reasonable fines and penalties from time to time for violation of the terms of the Declaration, the By-Laws or the Rules and Regulations.

G. Acts Affecting Insurance. No Unit Owner or Occupant shall commit or permit any violation of the policies of insurance taken out by the Association in accordance with the provisions of Section 12 hereof, or do or permit anything to be done, or keep or permit

anything to be kept, or permit any condition to exist, which might (i) result in the termination of any such policies, (ii) adversely affect the right of-recovery thereunder, (iii) result in reputable insurance companies refusing to provide Association policies, or (iv) result in an increase in risk or in the insurance rate or premium unless, in the case of such increase, the Unit Owner responsible for such increase shall pay the same.

H. Legal Restrictions. No unlawful use may be made of the Condominium or any part thereof and each Unit Owner shall strictly comply with and cause Occupants of such Owner's Unit to comply with all valid laws, statutes, ordinances, orders, Rules and Regulations of all governmental agencies having jurisdiction thereof (collectively "Legal Requirements"). Compliance with any Legal Requirements shall be accomplished by and at the sole expense of the Unit Owner or owners or the Association, as the case may be, whichever shall have the obligation under the Declaration to maintain and repair the portion of the Condominium affected by any such Legal Requirements.

7. EXPANSION OF THE CONDOMINIUM.

A. Right to Expand. The Declarant expressly reserves unto itself, its successors and assigns, the right to expand the Condominium subject to the restrictions contained herein, without the consent or approval of the Association or any Unit Owner thereof, at any time and from time to time on or prior to the expiration of ten (10) years from the date of recording of this Declaration by subjecting all or any portion of the Expansion Real Estate to the Declaration.

B. Number, Location and Style of Units. The maximum number of Units in the Condominium as expanded is forty-eight (48) Units. Declarant reserves the right to change the location of the Units to achieve the best development in the opinion of Declarant. The additional improvements shall be of similar quality of construction and materials as the then existing improvements, but need not be of an identical architectural design. Without limiting the generality of the foregoing, the Units to be constructed on the Expansion Real Estate may differ in exterior appearance and may contain different floorplans than the initial Condominium Units.

C. Method of Expansion. Expansion shall occur upon recording amendments to this Declaration and the Plat describing and showing the location and floor plans of the Units, other improvements and Common Elements of that expansion. Expansion Amendments need be executed only by Declarant.

D. Construction Easement. The Declarant hereby reserves a non-exclusive easement over, across and upon the Condominium to the extent reasonably required for providing access to the Expansion Real Estate and for the purpose of constructing Units on the Expansion Real Estate and related improvements. This non-exclusive easement shall include, but not be limited to, the right of access to and ingress and egress over, across and upon the Condominium, the right to temporarily place appropriate construction equipment and materials on the Common Elements, the right to connect utilities located within the Condominium to the Expansion Real Estate and other reasonable activities as are generally required. The easements shall be located so as not to unreasonably interfere with the use of the Condominium or any of the Common or Limited Common Elements. The Declarant shall, as a condition of exercising its rights under this subparagraph, at its sole expense, keep the construction area reasonable clean and free of refuse and promptly repair, replace or restore any and all portion of the Common Elements or Limited Common Elements that may have been damaged or destroyed by the Declarant in exercising its easement rights hereunder.

E. Reservation of Declarant Rights. Notwithstanding anything contained in this Declaration to the contrary, the rights reserved in this Article 7 may not be amended or terminated without the prior written express consent of Declarant.

8. **ENCROACHMENTS AND EASEMENTS; JOINT USE AGREEMENTS**

A. Encroachments. If by reason of construction, reconstruction, settlement, shifting, or the design or construction of any Unit, any part of the Common Elements or Limited Common Elements encroaches or shall hereafter encroach upon any part of any Unit, or any part of any Unit encroaches or shall hereafter encroach upon any part of the Common Elements or Limited Common Elements, or any part of the Common Elements or Limited Common Elements encroaches or shall hereafter encroach upon any part of the Condominium, valid easements for the maintenance of such encroachment are hereby established and shall exist for the benefit of such Unit, Common Elements or Limited Common Elements so encroaching so long as all or any part of such Unit, Common Elements or Limited Common Elements so encroaching shall remain standing; provided, however, that in no event shall a valid easement for any encroachment be created in favor of the owner of any Unit if such encroachment occurred due to the willful conduct of said owner.

B. Utility and Roadway Easements. Easements are hereby declared and granted for the benefit of the Property and the Expansion Parcel for utility and road ingress and egress purposes within the Condominium including access rights and the right to install, lay, maintain, repair and replace water mains and pipes, sewer lines, gas mains, cable television, telephone wires and equipment, and electrical conduits, wires and equipment and pave or construct and maintain roadways over, under, along and on any part of the Common Elements and the Limited Common Elements. The exact location of these easements shall be mutually shall be so located so as not to unreasonably interfere with the use of the Condominium or any of the Common or Limited Common Elements. The Declarant shall, as a condition of exercising its rights under this subparagraph, at its sole expense, promptly repair, replace or restore any and all Common or Limited Elements that may have been damaged or destroyed by the Declarant in exercising its rights hereunder.

D. HOA Easements and Stormwater Maintenance Agreement. The HOA Declaration provides for easements benefitting and burdening the Property and the Expansion Real Estate. The Stormwater Maintenance Agreement sets forth certain easements across, over and through the Property and the Expansion Real Estate for the drainage of stormwater from the Estates over, across through and to the Expansion Real Estate.

E. Benefits. All easements and rights described herein, including without limitation, the easements across the Common Elements of Quiet Meadows Condominium and easements set forth in the HOA Declaration and stormwater maintenance agreements set forth in the Development Agreement for the HOA are easements appurtenant to, shall run with the land, and shall inure to the benefit of and be binding on the undersigned, its successors and assigns, and any owner, purchaser, mortgagee and other person having an interest in said land, or any part or portion thereof.

F. Creation. Reference in the respective deeds of conveyance, or in any mortgage or land contract or other evidence of obligation to the easements and rights described in this Declaration shall be, sufficient to create and reserve such easements and rights to the respective grantees, Mortgagees and trustees of such parcels as fully and completely as though such easements and rights were recited fully and set forth in their entirety in such documents.

9. ASSOCIATION OF UNIT OWNERS.

A. Powers. The Association may take any or all of the following actions on the behalf of the Condominium:

- (i) make contracts and incur liabilities, borrow funds, enter into leases for land and equipment; and,
- (ii) regulate, lease or otherwise impose charges for the use of Common Elements; and,
- (iii) cause additional improvements to be made as a part of the Common Elements; and,
- (iv) acquire, lease, hold, encumber and convey any right, title or interest in or to real property; and,
- (v) grant easements through or over the Common Elements; and,
- (vi.) receive any income derived from payments, fees or charges for the use, rental or operation of the Common Elements.

B. Duties and Obligations. All Unit Owners shall be entitled and required to be members of an association of Unit Owners to be known as the QUIET MEADOWS NORTH CONDOMINIUM ASSOCIATION, INC. (herein the "Association"), which shall be responsible for carrying out the purposes of this Declaration, including the management and control of the Common Elements and Limited Common Elements. The Association is incorporated as a non-profit corporation under the laws of the State of Wisconsin. Each Unit Owner and the Occupants of the Units shall abide by and be subject to this Declaration and the By-Laws and Rules and Regulations, as amended, of the Association.

C. Directors. Commencing with an election to be held within sixty (60) days following the recording of this Declaration, the Association shall be managed by a Board of Directors comprised of three (3) Directors to be elected "at large."

D. Voting.

(i) Election of Directors. Except as set forth in 9(H) below, a quorum of one-third (1/3) of the Unit Owners, represented by person or proxy, shall elect the Directors.

(ii) All Other Matters. For all other matters requiring the vote of the Unit Owners, each Unit Owner shall have one (1) vote for each Unit owned. If any Unit Owner consists of more than one person, the voting rights of such Unit Owner shall not be divided but shall be exercised pursuant to the By-Laws. The Declarant may exercise voting rights with

respect to Units owned by it without regard as to the manner in which it shares expenses pursuant to Section 14(J) hereof. No action shall be taken by less than a majority of the votes of the Unit Owners present at a meeting of said Unit Owners at which a quorum is present as defined in the By-Laws except that if a different percentage vote is specified in this Declaration, that percentage shall control.

E. Voting by Board of Directors. No action shall be taken by less than a majority of the Directors present at a meeting of the Board of Directors at which a quorum is present as defined in the By-Laws.

F. Association Personnel. The Association may obtain and pay for the services of any person or entity to manage its affairs to the extent it deems advisable, may hire such other personnel as it shall determine to be necessary or advisable for the proper operation of the Condominium. In addition to the rental management agreement referenced in B above, the Association may contract for, telephone, lighting, water, trash collection, snow removal, sewer service, and such other common services as may be required for each Unit, the Common Elements, or the Limited Common Elements or by this Declaration. The Association may contract with an entity to manage the financial affairs of the Condominium. In such case, the preparation of a budget and the collection of assessments as further described in Section 13 hereof may also be relegated by the Association to such management company. The Declarant and entities affiliated with Declarant may also contract with the Association for management and/ or maintenance of the Condominium. Such contracts shall be binding upon the Association provided that the fees charged by such entity do not exceed the fees typically charged by third parties for such services.

G. Board's Determination Binding. In the event of any dispute or disagreement between any Unit Owners relating to the Property or any question of interpretation or application of the provisions of the Declaration or By-Laws, the determination thereof by the Board shall be final and binding on each and all of such Unit Owners, except as otherwise provided by law. If the dispute or disagreement pertains to the administration of Common Elements and Limited Common Elements by the Association, the determination thereof shall be by the Board of Directors, and shall be final and binding on each and all of the Unit Owners, except as otherwise provided by law.

H. Control of Association. The Declarant shall have the right to appoint and remove officers of the Association and to exercise any and all of the powers and responsibilities assigned to the Association and its officers by the Articles, Bylaws, the Act, this Declaration and the Wisconsin Nonstock Corporation Law from the date the first Unit is conveyed by the Declarant to any person other than Declarant until the earlier of : (i) thirty (30) days after the conveyance of seventy-five percent (75%) of the Voting Interests to purchasers; or (ii) Declarant's election to waive its right of control. Prior to the conveyance of twenty-five percent (25%) of the Interests to purchasers, the Association shall hold a meeting, and the Owners other than the Declarant shall elect at least one-third (1/3) of the Directors. For purposes of calculating the percentages set forth in this Article 9, the percentage of Interests conveyed to purchasers shall be calculated as if complete development had taken place and the maximum number of Units constructed thereon.

10. **REPAIRS AND MAINTENANCE.**

Responsibility for maintenance of the Condominium and restrictions upon the alteration and improvement thereof are as follows:

A. Owner's Responsibility. The owner of each Unit shall (a) maintain in good condition and repair and replace all of the interior components or installations within or appurtenant to the Unit, with equal or better to original construction quality components and workmanship, including but not limited to, fixtures, appliances, water heater, equipment, interior walls, partitions, flooring, ceilings, doors, all utility lines and installations contained in the Unit, heating apparatus, and air conditioning equipment, if any, windows, grids and window frames; (b) paint and decorate the interior of the perimeter walls and all walls and surface areas within the Unit; (c) keep and maintain in good and orderly condition the portion of the Limited Common Elements appurtenant to the Unit; and (d) promptly repair and replace any portion of the Common Elements or Limited Common Elements damaged through the fault or negligence of such Unit Owner or the fault or negligence of such Unit Owner's family, guests, tenants or invitees or any other Occupant of the Unit.

B. Association's Responsibility. Except as provided in 10(A) above, the Association shall maintain in good condition and repair, replace and operate all of the Common Elements and Limited Common Elements including, without limitation, the repair and replacement of roofs and repainting of the Units when reasonably necessary.

C. Structural Changes – Owner. No Unit Owner shall make or permit to be made any structural alterations, changes or improvements to his, her or its Unit, or make or permit to be made any structural changes, alterations or improvements in or to the exterior of any Unit or any Common or Limited Common Element without first obtaining the written consent of the Association. In no event shall access to water, sewer, or other mechanical controls be blocked or the same be concealed. A Unit Owner shall not perform, or allow to be performed, any act or work which would impair the structural soundness or integrity of any Building, or the safety of the Property, or impair any easement or hereditament without the prior written consent of the Association. A Unit Owner shall promptly report to the Association any need for repairs, the responsibility for which is that of the Association. No Unit owner may further subdivide his Unit into more than one condominium Unit without the affirmative vote or written consent of more than three-quarters (3/4) of the votes of all Units in the Condominium.

D. Structural Changes – Association. Except as reserved to the Declarant, its successors and assigns, for the construction of Units, the Association shall not make any alterations to the exterior of any of the Units or make any other substantial alterations or additions of a structural nature or otherwise to the Common Elements without the affirmative vote or written consent of more than three-quarters (3/4) of the votes of all Units in the Condominium. In no case shall any such alterations or additions prejudice the rights of any owner of a Unit unless his or her written consent has been obtained.

11. **SEPARATE REAL ESTATE TAXES.**

Real estate taxes shall be separately taxed to each Unit Owner for his or her Unit and its corresponding percentage of ownership in the Common Elements, as provided in the Act. In the event that for any years such taxes are not separately taxed to each Unit Owner, but are taxed on the Property as a whole, then each Unit Owner shall pay his or her proportionate share thereof in accordance with his or her respective pro rata percentage of ownership interest in the Common Elements.

12. **INSURANCE.**

A. Association Insurance. The Board of Directors of the Association shall obtain and continue in effect insurance coverage on each Building and other improvements on or within the Condominium in an amount equal to the maximum insurable replacement value, with “agreed amount” and “Condominium replacement cost” endorsements, without deduction or

allowance for depreciation, which amount shall be reviewed annually by the Association, together with a "waiver of subrogation" with respect to all Unit Owners, their family members and officers and Directors of the Association, affording protection against loss or damage by fire and such hazards covered by a standard extended coverage endorsement and such other risks or hazards as from time to time shall be customarily covered with respect to buildings similar in construction, location, and use. Said insurance shall be for the benefit of the Association and the owners of Units and their Mortgagees as their interests may appear; provided, however, all proceeds payable by reason of said insurance shall be paid to the Association as trustee for the Unit Owners and their Mortgagees for the express purpose of reconstruction and repair or as otherwise provided in Section 16 hereof. The foregoing provisions of this section are without prejudice to the right of any owner of a Unit to obtain individual Unit insurance or the right of the Association to obtain additional insurance; provided, however, that neither a Unit Owner nor the Association shall be entitled to exercise any right to maintain insurance in such a way as to decrease the amount which the Association may realize as trustee under any insurance policy obtained by reason of the provisions of this Section.

The Association shall provide public liability in such amounts as may be determined in the discretion of the Association from time to time. The Association may also provide worker's compensation insurance, Directors' liability insurance and such other insurance coverage, which in the opinion of the Association, is reasonably necessary and not inconsistent with this Declaration and the By-Laws of the Association, and may obtain fidelity bonds on such officers and employees and in such amounts as is determined to be necessary from time to time.

B. Cost; Waiver. All insurance premiums for any insurance coverage obtained by the Association shall be a Common Expense of the Association. The Association and each Unit Owner hereby expressly waive any claim it or they may have against the other for any loss insured under any policy obtained by the Association, however caused, including such losses as may be due to negligence of such other party, its agents or employees. All such policies of insurance shall contain a provision that they are not invalidated by the foregoing waiver, but such waiver shall cease to be effective if the existence thereof precludes the Association from obtaining any such policy.

C. Exclusions from Coverage. Notwithstanding anything to the contrary herein, the insurance coverage obtained by the Association shall exclude (i) any coverage of any

personal property located within or appertaining to the exclusive use of a Unit or its appurtenant Limited Common Element, including but not limited to vehicles, personal property stored in Unit, appliances, carpeting and floor coverings, wall coverings, such as wallpaper, mirrored walls and paneling, (ii) any liability coverage on a Unit Owner, its guests, invitees, employees or other Occupants of such Unit or its appurtenant Limited Common Element relating in any way whatsoever to said personal property and fixtures; and, (iii) rental or income loss. It is the sole responsibility for each Unit Owner to obtain such insurance coverages as are excluded from the insurance coverage obtained by the Association.

13. **COMMON EXPENSES AND SURPLUSES.**

A. Common Expenses. Common Expenses are defined as follows:

(i) All sums lawfully assessed against the Unit Owners by the Association.

(ii) Expenses declared Common Expenses by the Act, this Declaration or the By-Laws including without limitation, costs, assessments and expenses assessed to the Property or incurred by the Declarant or Association in compliance with the terms of the HOA Declaration or any stormwater maintenance agreement.

B. Common Surpluses. After the payment of all Common Expenses, the balance of all income, rents, profits and revenues from the Common Elements shall constitute the funds of the Association to be held in its general funds. The Unit Owners shall have an interest in the Common Surpluses in the same proportion as reflected by their pro rata percentage interest in the Common Elements as provided in Section 4.

C. Liability for Common Expense. Each Unit Owner shall be responsible for the payment of his or her proportionate share of the Common Expenses as reflected by his or her pro rata percentage interest in the Common Elements as provided in Section 7.

14. **ASSESSMENT FOR COMMON EXPENSES.**

A. Covenant to Pay Assessments. In accordance with liability created by the Act, the owner of each Unit by the acceptance of a deed therefor, whether or not it be so expressed in the deed, shall be conclusively deemed to have covenanted and agreed with every other Unit Owner and with the Association to personally and individually pay to the Association, all assessments, general or special, in accordance with the provisions of the Act, the Declaration, and the By-Laws. No Unit Owner may exempt himself or herself or his or her Unit Ownership

from liability for contribution toward the Common Expenses by waiver of the use or enjoyment of any of the facilities or by the abandonment of the Unit; and no conveyance shall relieve the Unit Owner-grantor or his or her Unit of such liability along with his or her grantee in any such conveyance for the Common Expenses incurred up to the date of sale, until all expenses charged to the Unit have been paid.

B. Purpose of Assessments. The assessments levied by the Association shall be used exclusively to promote the health, safety and welfare of the Unit Owners and Occupants of the Condominium, to provide for the repair, maintenance and improvement of the Common Elements of the Condominium, to provide for such emergency repairs as the Association may deem necessary, to pay and to maintain funds for the purposes authorized by the Declaration.

C. Annual Budget. Each year, on or before April 1, the Association shall prepare a budget for the Condominium in the manner provided in the appropriate By-Laws, and shall present the budgets so prepared. Each Unit Owner's annual assessment for the ensuing year shall be based upon such budgets. In addition to the normal operating expenses of the Condominium, the budgets shall provide for reserves, working capital and other sums deemed reasonably necessary by the Association for the proper conduct of the affairs of the Condominium and for the protection of the Common Elements and Units thereof.

D. Failure to Prepare Annual Assessments for Common Expenses. The failure or delay of the Association to prepare the Annual Budget, or to notify any Unit Owner of his or her assessment, shall not constitute a waiver or release of such Unit Owner's obligation to pay his or her proportionate share of the Common Expense, necessary reserves, working capital and emergency requirements as herein provided whenever the same shall be determined; and, to that end, each Unit Owner shall continue to pay his or her assessment at the then existing rate established for the previous year until the new assessment shall have been mailed or delivered to the Unit Owner.

E. Special Assessments. In addition to the regular annual assessments, the Association may levy a special assessment upon the Units or certain Units for the purpose of defraying, in whole or in part, the cost of any construction, reconstruction, repair or replacement of capital improvements of the Common Elements or Limited Common Elements, including equipment, fixtures and personal property related thereto. In addition, a Special Assessment may be assessed by the Association against a Unit for any repairs or replacements to a Unit not made

by the Unit Owner as required by Section 11(A) hereof. All of such special assessments shall be made in the manner provided in the Declaration and in the By-Laws. Any special assessments made for the purposes stated above shall be held by the Association as a segregated fund to be disbursed only for the purposes for which the same were levied.

F. Rate of Assessment. The annual assessments and any special assessments shall be levied against the Unit Owners, as well as the Units themselves in accordance with the pro rata percentage of the undivided interest in the Common Elements relating to each Unit. Any assessments made by the Association shall be as are necessary and desirable to maintain and administer the Common Elements, Limited Common Elements and the Units subject hereto in an aesthetically pleasing, cohesive uniform manner, for the benefit of all Unit Owners,

G. Late Payments. Any assessment not paid within ten (10) days of its due date shall be delinquent and the Unit Owner shall be charged interest at a rate not in excess of the lower of (i) the highest rate not prohibited by law, or (ii) twelve percent (12%) per annum (or such other interest rate as determined by the Association from time to time) on the unpaid assessment, calculated from the date when the assessment was first due until the date it is paid. All payments upon account shall be first applied to the interest, if any, then to the cost of collection and then to the assessment payment due. Further, the Association shall have the authority to levy late payment penalties of Fifty Dollars (\$50.00) per day (or such other amount as set by the Association from time to time) for assessments that are not paid timely.

H. Liens. If a Unit Owner defaults in the payment of any assessment, the Association shall take appropriate measures as provided by law in accordance with the By-laws. The lien for unpaid assessments provided in the Act shall also secure reasonable attorney's fees and costs incurred by the Association incident to the collection of such assessment or enforcement of such lien.

I. Rights of Mortgagees. Any first Mortgagee who obtains title to a Unit pursuant to the remedies provided in the mortgage or foreclosure of the mortgage shall not be liable for such Unit's unpaid assessments that accrued prior to the acquisition of title to such Unit by such Mortgagee.

J. Assessment Against Declarant. Notwithstanding any of the provisions in this Declaration, the Declarant shall not be required to pay common expenses or reserve funds to the Association with regard to unsold Units. However, Declarant shall make customary

payments of assessments as to unsold Units owned by Declarant beginning no later than 6 months after the date construction of a Unit is completed, evidenced by issuance of an occupancy permit for such Unit. At such time as Declarant is making customary payments of assessments pursuant to the annual budget as to all Units owned by Declarant, whether or not Declarant is required to do so, Declarant shall no longer be responsible for paying any deficiency in operating expenses of the Association.

K. Statement of Assessments. The Association, upon receipt of a purchaser's name and proposed date of closing, shall within ten (10) days after request provide a statement setting forth the existence of any outstanding general or special assessments against the owner of the Unit being sold.

L. Quarterly Assessment. The Association may upon written notice to the Unit Owners require that annual assessments be paid in advance in quarterly installments.

15. PARTITION OF COMMON ELEMENTS PROHIBITED.

There shall be no partition of the Common Elements and facilities and Limited Common Elements through judicial proceedings or otherwise until this Declaration is terminated and the Property is withdrawn from its terms or from the terms of the applicable statutes regarding Condominium ownership.

16. DESTRUCTION AND RECONSTRUCTION.

Reconstruction or repairs in the event of fire, casualty, or disaster shall be in accordance with the following:

A. Reconstruction – Sufficient Insurance Proceeds. In the event of fire, casualty or any other disaster affecting one or more of the Units, or one or more of the Buildings or other improvements on or within the Condominium (the "damaged premises"), the damaged premises shall be reconstructed and repaired if the insurance proceeds are sufficient for such purposes. Reconstruction and repair as used herein shall mean restoring the damaged premises to substantially the same condition they were in prior to the fire, casualty or disaster. The Association shall undertake to cause such reconstruction and repair to be accomplished within a reasonable period of time.

B. Destruction – Insurance Proceeds Equal to 90% of Reconstruction. If the insurance proceeds are insufficient to reconstruct or repair the damaged premises, but are equal to at least ninety percent (90%) of the cost of said reconstruction and repair, then the damaged

premises shall be reconstructed and repaired by the Association with the insurance proceeds, and the Unit Owners shall be assessed for the deficiency in the same manner as if the deficiency is a Common Expense of the Condominium.

C. Insurance Proceeds Insufficient. If the insurance proceeds are less than ninety percent (90%) of the cost to reconstruct and repair the damaged premises, then the determination as to whether or not to reconstruct and repair the damaged premises shall be made by a vote taken by (i) the owners of the Units in which the damage occurred and (ii) in the case of any damage to a Common Elements, by all of the Unit Owners of the Association, within ninety (90) days from the date of the fire, casualty or disaster. An affirmative vote of at least three-quarters (3/4) of the total number of Unit owners entitled to vote shall be required in order to reconstruct and repair the damaged premises, and, upon such affirmative vote, the owners of Units shall be assessed for the deficiency in accordance with and in the same manner as if the deficiency is a Common Expense of the Condominium. If the required number of members do not vote in favor of reconstruction and repair within said ninety (90) day period, (i) the Building shall not be repaired or reconstructed and the Unit Owners affected thereby shall be entitled to the insurance proceeds in the proportion of their percentage interest in the Condominium and the affected Unit Owners shall deed over such Units not to be reconstructed to the Association, and (ii) in the case of any other damage, the Condominium shall be subject to an action for partition upon obtaining the written consent of the members having seventy-five percent (75%) or more of the votes and their respective Mortgagees cast in person or by proxy or otherwise as is in accordance with the Act and the Association. In the case of partition, the net proceeds of sale together with any net proceeds of insurance shall be considered as one fund and shall be divided among all Unit Owners in proportion to their percentage interest in the Common Elements and shall be distributed in accordance with the priority of interests in each Unit, all in accordance with the Act and as required by the provisions of any mortgages encumbering the affected Unit(s).

17. CONVEYANCE TO INCLUDE INTERESTS IN COMMON ELEMENTS AND LIMITED COMMON ELEMENTS.

The percentage of the undivided interest in the Common Elements shall not be separated from the Unit to which it appertains. No Unit Owner shall execute any deed, mortgage, or other instrument (excepting a lease) affecting title to such Unit Ownership without

including therein both the interest in the Unit and the corresponding percentage of ownership in the Common Elements, it being the intention hereof to prevent any severance of such combined ownership. Any such deed, mortgage, or other instrument purporting to affect the one without including the other shall be deemed and taken to include the interest so omitted even though the latter is not expressly mentioned or described therein.

18. RIGHTS OF DECLARANT.

The Declarant, its successors and assigns, may, pending the sale of all of the Units of the Condominium as constructed and to which this Declaration is applicable, acting alone and subject to the terms of this Declaration:

A. Use. Declarant may use any unsold Units to facilitate the sale of all Units thereon, including, but not limited to, maintaining a sales office and models, showing the Condominium or maintaining signs.

B. Grant of Easements. Declarant reserves the right to grant appropriate easements upon, over, through and across the Common Elements as may be required for furnishing any kind of utility services, including cable television or master antenna service, which easements may be granted to itself or its nominee and/or as may be necessary for excavation and construction of any of the Units on the Property or construction on the Expansion Real Estate.

C. Alteration of Unit. Declarant reserves the right to (i) change the exterior design of any Unit prior to construction; and (ii) alter and change the interior arrangement of any Unit or Apartment owned by the Declarant, but any changes referred to in (i) above shall be reflected in an amendment to this Declaration.

D. Relocation of Boundaries. Declarant reserves the right to reallocate the boundaries between adjoining Units owned by the Declarant or its successors and assigns, in which event the Declarant, or its successors and assigns, shall cause this Declaration to be amended so as to, among other things, (i) reflect such reallocation and (ii) apportion between the Units affected by such reallocation, the percentage of ownership of Common Elements and Limited Common Elements.

By acceptance of a deed of conveyance of a Unit from the Declarant, the grantee of such Unit and each successor in title to such Unit or an interest therein shall, in the event of the occurrence of any or all of the events specified in the first paragraph of this Section or at

subparagraphs B, C and D above of this paragraph, be deemed to consent and agree to the action so taken; and each such grantee of a Unit and each successor in title to such Unit or an interest therein, hereby constitutes and appoints Declarant, its successors and assigns, as its true and lawful attorney (i) to execute, deliver and record on behalf of the grantee and each successor in title to such Unit or an interest therein, such instruments, if any, as may be required to effectuate the same, and (ii) to do all other things necessary to accomplish the action so taken.

All rights and benefits reserved or covenanted for or to the Declarant under this Declaration, including but not limited to those rights reserved under this paragraph, shall inure to the benefit of and be binding upon its successors and assigns. Any reference in this Declaration to the "successors and assigns" of the Declarant shall be deemed to refer only to such person or entity to whom the Declarant has expressly assigned all of said rights and benefits by an instrument in writing specifically identifying the provisions contained in this Section.

19. FAILURE OF ASSOCIATION TO INSIST ON STRICT PERFORMANCE NOT WAIVER.

The failure of the Association to insist, in any one or more instances, upon the strict performance of any of the terms, covenants, conditions or restrictions of this Declaration, or to exercise any right or option herein contained, or to serve any notice or to institute any action, shall not be construed as a waiver or a relinquishment for the future of such term, covenant, condition or restriction, but such term, covenant, condition or restriction shall remain in full force and effect. The receipt by the Association of payment of any assessment from a Unit Owner, with knowledge of the breach of any covenant hereof, shall not be deemed as a waiver of such breach, and no waiver by the Association of any provision hereof shall be deemed to have been made unless expressed in writing and signed by the Association.

20. RIGHT OF ENTRY.

The Association, for itself and its successors and assigns, reserves the right of entry to each Unit by itself or its agents or any person authorized to make installations, alterations or repairs, upon prior request and at times convenient for the owner or Occupant thereof. All Unit Owners shall provide the Association with a key for entry into the Unit. An authorized representative of the Association may enter each unoccupied Unit at reasonable times during cold weather to confirm that thermostats are set in Unit to not less than 55 degrees to prevent pipes from freezing, however, in no event shall this permission create any liability for

the authorized representatives or the Association for failure to do so or for any consequence of failure to appropriately heat any Unit. In granting this permission, each Unit Owner specifically releases the designated representative, the Board of Directors and the Association from and of all liability for failure of heat for whatever reason, whether or not such failure occurred in his or her Unit. Notwithstanding anything to the contrary, in case of emergency, entry into a Unit may be made immediately, whether the owner of the Unit or Occupant of the Unit is or is not present and without liability to the Declarant, the Board of Directors, the Association or their agents. Any damage or loss caused as a result of such entry shall be at the expense of the Unit Owner if, in the judgment of those authorizing entry, such entry was for emergency purposes.

21. AMENDMENTS TO DECLARATION.

Subject to the Declarant's right to amend this Declaration as set forth in Sections 7 and 18, this Declaration may be amended only with the written consent of not less than three-quarters (3/4) of all Unit Owners and Mortgagees. No amendment shall alter or abrogate the rights of the Declarant as contained in this Declaration. Copies of amendments shall be certified by the President and Secretary of the Association in form suitable for recording. A copy of the amendment shall be recorded with the Register of Deeds for Jefferson County, Wisconsin, and a copy of the amendment shall also be mailed or personally delivered to each Unit Owner at his or her address on file with the Association.

22. NOTICES.

All notices and other documents required to be given by this Declaration or by the By-Laws of the Association shall be sufficient if given to one (1) registered owner of a Unit regardless of the number of owners who have an interest therein. Notices and other documents to be served upon the Declarant shall be given to the agent specified for receipt of process herein. All owners shall provide the Secretary of the Association with an address for the mailing or service of any notice or other documents and the Secretary shall be deemed to have discharged his or her duty with respect to the giving of notice by mailing it or having it delivered personally to such address as is on file with him or her.

23. SERVICE OF PROCESS.

The person to receive service of process shall be, or such other person or address as may be designated from time to time by the Association.

24. NUMBER AND GENDER.

Whenever used herein, unless the context shall otherwise provide, the singular number shall include the plural, the plural shall include the singular, and the use of any gender shall include all genders.

25. CAPTIONS.

The captions and section headings herein are inserted only as matters of convenience and for reference, and in no way define nor limit the scope or intent of the various provisions hereof.

26. SEVERABILITY.

The provisions hereof shall be deemed independent and severable, and the invalidity or partial invalidity or unenforceability of any one provision or portion thereof shall not affect the validity or enforceability of the remaining portion of said provision or of any other provisions hereof.

27. TERMINATION OF CONDOMINIUM.

In the event the Condominium is terminated as provided under the Act, the Unit Owners shall own the remainder of the Condominium Property as tenants in common. Reciprocal easements for ingress and egress, parking and maintenance shall be granted by Unit Owners, and shall be subject to administration by the Association as an Owner's Association.

IN WITNESS WHEREOF, Declarant has caused this document to be executed as of the date first set forth above.

"DECLARANT"

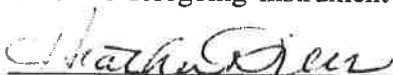
HOMEPAATH FINANCIAL, LP

By: 
Print Name: Jeff Kleiner
Its: President

STATE OF WISCONSIN)
)ss.
WAUKESHA COUNTY)

Personally came before me this 14th day of April, 2020, Jeff Kleiner, the President of Homepath Financial, L.P., to me known to be the person who executed the foregoing instrument as such and acknowledged that he has executed the foregoing instrument in such capacity on behalf of the limited liability company.




Notary Public, State of Wisconsin Heather Dries
Waukesha County
My Commission: 12-1-23

This instrument was drafted by ~~and~~ should be returned to:
Ann K. Chandler
von Briesen & Roper, s.c.
411 East Wisconsin Ave., Suite 1000
Milwaukee, WI 53202

All that part of the Northwest Quarter (NW 1/4) of the Southeast Quarter (SE 1/4) of Section 18, Township 7 North, Range 15 East, Village of Johnson Creek, Jefferson County, Wisconsin bounded and described as follows: Commencing at the southwest corner of said Southeast Quarter (SE 1/4) being marked by an aluminum monument; thence North 01°45'47" East along the West line of the Southeast Quarter (SE 1/4) 1602.176 feet to the place of beginning of the lands herein after described; thence continuing North 01°45'47" East 708.185 feet along the West line of the Southeast Quarter (SE 1/4) of Section 18, Township 7, North 88°39'32" East 362.691 feet along the South line of Lot-3 of Certified Survey Map No. 3773 and being the North line of Outlot-1 of the Plat of Quiet Meadows; thence South 01°20'28" East 748.023 feet along the East line of said Outlot-1 to the North right-of-way line of Meadowview Lane being the South line of Outlot-1, Quiet Meadows; thence South 88°39'32" West 94.885 feet along said right-of-way and South line of Outlot-1, thence North 21°14'52" West 123.346 feet; thence westerly 28.28 feet along the arc-of-a-curve of radius 52.60 feet center lies to the North, chord bears South 71°21'39" West 27.94 feet; thence South 86°45'52" West 86.761 feet; thence South 41°45'47" West 49.912 feet; thence South 75°24'19" West 119.85 feet to the place of beginning.

Containing a new area of 6.8264 Acres of land or 262,508.8 Square Feet of land.

EXHIBIT A

LEGAL DESCRIPTION

OUTLOT-1 QUIET MEADOWS SUBDIVISION LEGAL DESCRIPTION:

Excluding remaining Expansion Lands described as follows:

Outlot 1, Quiet Meadow being a subdivision of part of the Northwest Quarter (NW 1/4) of the Southeast Quarter (SE 1/4) of Section 18, Township 7 North, Range 15 East, Village of Johnson Creek, Jefferson County, Wisconsin excepting the land bounded and described as follows: Commencing at the northwest corner of said Outlot 1; thence South 44°47'20" East 16 529 feet to the place of beginning of the land herein after to be described; thence North 88°39'32" East 320.526 feet; thence South 01°20'28" East 13.000 feet; thence North 88°39'32" East 10.797 feet; thence South 01°20'28" East 120.103 feet; thence South 23°08'33" East 21.541 feet; thence South 01°20'28" East 185.125 feet; thence North 78°24'05" West 70.220 feet; thence South 82°20'39" West 90.484 feet; thence South 00°00'00" East 6.356 feet; thence South 82°07'00" East 92.407 feet; thence South 29°02'09" East 29.181 feet; thence South 08°05'13" West 36.077 feet; thence South 59°28'02" West 51.304 feet; thence Westerly 40.318 feet along the arc of a curve radius 64.000 feet, curve center lies to the South chord bears North 60°03'07" West 39.654 feet; thence North 78°05'57" West 65.425 feet; thence North 01°45'47" East 71.317 feet; thence North 88°14'13" West 20.000 feet; thence North 01°45'47" East 82.891 feet; thence North 64°34'29" East 60.784 feet; thence Northerly 84.589 along the arc of a curve of radius 64.000 feet, curve center lies to the West, chord bears North 46°42'38" East 78.565 feet; thence Northerly 17.038 feet along the arc of a curve of radius 64.000 feet, curve center lies to the west, chord bears North 01°13'12" East 16.988 feet; thence North 81°08'54" East 32.515 feet; thence North 88°39'32" East 56.747 feet; thence North 23°08'33" West 21.541 feet; thence South 88°39'32" West 46.963 feet; thence North 81°08'54" West 40.144 feet; thence South 68.153 feet along the arc of a curve of radius 64.000 feet, curve center lies to the South, chord bears North 56°48'08" West 64.97 feet; thence North 01°20'28" West 0.630 feet; thence South 88°39'32" West 10.000 feet; thence South 01°20'28" East 0.472 feet; thence South 88°39'32" West 36.398 feet; thence Southwesterly 97.064 feet along the arc of a curve of radius 64.000 feet, curve center lies to East; chord bears South 45°12'40" West 88.025 feet; thence South 01°45'47" West 297.785 feet; thence North 88°14'13" West 89.000 feet; thence North 01°45'47" East 442.713 feet: to the place of beginning. Containing a net area of 104,960 square feet or 2.409 acres of land.

EXHIBIT A-1
LEGAL DESCRIPTION OF EXPANION PARCEL

EXHIBIT B
CONDOMINIUM PLAT

EXHIBIT C
UNIT DESCRIPTIONS

**BYLAWS OF
QUIET MEADOWS NORTH CONDOMINIUM ASSOCIATION, INC.**

**ARTICLE I
NAME AND ADDRESS**

1.01. Name. The name of the association shall be QUIET MEADOWS NORTH CONDOMINIUM ASSOCIATION, INC. (the "Association").

1.02. Address. The principal office of the Association shall be located at 19435 W. Capital Drive, Suite 102, Brookfield, Wisconsin 53045. This address shall also be the mailing address of the Association.

1.03. Binding Effect. These Bylaws (the "Bylaws") shall be binding upon the Unit Owners, their heirs, successors, and assigns and shall govern the use, occupancy, operation, and administration of the Condominium.

1.04 Capitalized Terms. Capitalized terms not defined in these Bylaws shall have the definitions given to such terms in the Declaration of Condominium for Quiet Meadows North Condominium Association executed by Home Path Financial, L.P., a Wisconsin limited partnership (the "Declarant") and recorded in the office of the Jefferson County Register of Deeds, as amended (the "Declaration").

**ARTICLE II
MEMBERSHIP**

2.01. Membership. The membership of the Association shall at all times consist exclusively of all of the Unit Owners of the Condominium (hereinafter the "Members" or "Unit Owners"). Land contract vendees and not land contract vendors shall be Members of the Association. Persons who hold an interest in a Unit merely as security for the performance of an obligation (including Mortgagees) are not Members of the Association.

2.02 Membership Interest. Each Unit Owner shall have the number of votes assigned to his/her/its Unit in the Declaration. Should a Unit be owned by more than one person or entity, the Owners thereof are entitled, collectively, to only the votes assigned to that Unit in the Declaration and the Owners shall designate a single Owner to exercise any and all of the votes appertaining to their Unit. Every Unit Owner upon acquiring title to a Unit shall automatically become a Member of the Association and shall remain a Member thereof until such time as his/her/its ownership of such Unit ceases for any reason, at which time his/her/its membership in the Association shall automatically cease. If a Unit Owner's ownership interest passes to his/her/its personal representative or to a trustee upon the Unit Owner's death, such personal representative or trustee shall be a Member of the Association.

2.03. Withdrawal or Expulsion. No Unit Owner may voluntarily withdraw or be expelled from membership in the Association.

2.04. Membership Certificates. Membership certificates shall not be issued.

2.05. Membership List. The Association shall maintain a current membership list listing all Unit Owners of each Unit, the current mailing address for each Unit Owner to which notice of meetings of the Association shall be sent, all Mortgagees of the Unit, if any, and, in the case of multiple owners of a Unit, the Unit Owner, if any, designated to cast any or all of the votes pertaining to such Unit in accordance with the Declaration. Each Unit Owner shall promptly provide written notice to the Association of any transfer of his/her/its Unit and of any change in such Unit Owner's name or current mailing address. No Unit Owner may vote at meetings of the Association until the name and current mailing address of such Unit Owner has been provided to and received by the Secretary of the Association. Any Unit Owner that mortgages his/her/its Unit or any interest therein or enters into a land contract with respect to his/her/its Unit shall notify the Secretary of the name and mailing address of his/her/its Mortgagee and shall also notify the Secretary when such mortgage has been released or such land contract has been fulfilled, and the Secretary shall make appropriate changes to the membership list effective as of the date of the mortgage, release, land contract, or fulfillment, as the case may be.

2.06. Transfer of Membership. Each membership shall be appurtenant to the Unit upon which it is based and shall be transferred automatically upon conveyance with the transfer of a Unit. As soon as possible following the transfer of a Unit, the new Unit Owner shall give written notice to the Secretary of the Association of such transfer identifying the Unit and setting forth the names and mailing addresses of the new Unit Owner, the date of the transfer, the names and addresses of each Mortgagee, if any, and in the case of a Unit owned by multiple Unit Owners, the name of the person designated to vote, if any. The Association shall make appropriate changes to the membership list described in Section 2.05 effective as of the date of transfer.

2.07. Effect of Condominium Lien. No Unit Owner may vote on any matter submitted to a vote of the Unit Owners if the Association has recorded a statement of condominium lien on the Unit owned by such Unit Owner and the amount necessary to release the lien has not been paid at the time of the voting.

2.08. Quorum. Unit Owners holding Thirty-Three Percent (33%) of the total votes of the Association as set forth in the Declaration, present in person or represented by proxy, shall constitute a quorum at all meetings of the Unit Owners for the transaction of business.

2.09. Vote Required to Transact Business. When a quorum is present in person or represented by proxy at any meeting, a majority of the votes cast shall decide any question brought before the meeting unless the question requires a different vote by express provision in the Declaration, Articles of Incorporation of the Association (the "Articles"), Wisconsin Condominium Ownership Act, Wisconsin Nonstock Corporation Law, or these Bylaws, in which case such express provision shall apply.

2.10. Proxies. All proxies shall be in writing, signed by the Unit Owner giving such proxy, and filed with the Secretary of the Association before or at the time of the meeting. No proxy shall be valid after one hundred eighty (180) days from its date of issuance, unless granted to a Mortgagee or tenant of a Unit.

ARTICLE III **MEETINGS OF MEMBERS**

3.01. Place. All meetings of the Unit Owners shall be held on a date, at a time and at a place in Jefferson County, Wisconsin, that is stated in the notice of meeting referred to in Section 3.04 following.

3.02. Annual Meetings. The first annual meeting of the Unit Owners shall be held on the first Tuesday of April in 2022. Thereafter, regular annual meetings of the Unit Owners shall be held on the first Tuesday of April of each succeeding year.

3.03. Special Meetings. Special meetings of the Unit Owners may be called at any time by the President of the Association and shall be called upon the written request of Unit Owners holding at least Twenty Percent (20%) of the votes. Business transacted at special meetings shall be limited to the objects stated in the notice of such meeting.

3.04. Notice of Meetings. No annual or special meeting of the Unit Owners may be held except upon at least ten (10) days' (but not more than 60 days') written notice delivered or mailed to each Unit Owner at the address shown on the Association's current membership list. Such notice shall specify the place, day, and hour of the meetings and, in the case of a special meeting, the purpose of the meeting. Prior notice of a meeting is not required to any Unit Owner that signs a waiver of notice of such meeting.

3.05. Adjourned Meetings. If a quorum shall not be present in person or represented by proxy at any meeting, the Unit Owners present shall have the power to adjourn the meeting from time to time, without notice other than announcement at the meeting, until a quorum shall be present or represented by proxy. At such adjourned meeting at which a quorum shall be present or represented by proxy, any business may be transacted which might have been transacted at the meeting originally called.

3.06. Duties of Officers at Meetings. The President of the Association shall preside at all meetings of the Unit Owners. The Secretary shall take the minutes of the meeting and keep such minutes in the Association's minute book. Votes at all meetings shall be counted by the Secretary.

3.07. Order of Business. The order of business at all meetings of the Unit Owners shall be as follows:

- (a) Calling the meeting to order.
- (b) Calling the roll of Unit Owners and certifying the proxies.
- (c) Proof of notice of meeting or waiver of notice.
- (d) Reading and disposal of any unapproved minutes.
- (e) Reports of Officers.
- (f) Reports of committees (if appropriate).
- (g) Unfinished business.
- (h) New business.
- (i) Adjournment.

3.08. Action Without a Meeting by Written Consent. Any action required or permitted by any provision of the Wisconsin Condominium Ownership Act, the Wisconsin Nonstock Corporation Law, the Declaration, the Articles, or these Bylaws to be taken by the vote of the Unit Owners may be taken without a meeting if a written consent, setting forth the action so taken, is signed and dated by all Unit Owners that would have been entitled to vote upon the action at such meeting and that hold a number of votes equal to Fifty Percent (50%) of the total number of votes in the Association.

3.09. Meeting by Telephone or Other Electronic Means. Unit Owners may participate in a meeting through the use of any means of communication by which any of the following occurs: (i) all participating Unit Owners may simultaneously hear each other during the meeting; or (ii) all communication during the meeting is immediately transmitted to each participating Unit Owner and each participating Unit Owner is able to immediately send messages to all other participating Unit Owners. If a meeting is conducted by one of the foregoing means, all participants must be informed that a meeting is taking place at which official business may be transacted and each participant in such a meeting shall be deemed present in person at such meeting.

ARTICLE IV **BOARD OF DIRECTORS**

4.01. Composition of the Board. The affairs of the Association shall be managed by a Board of Directors (the "Board") composed of three (3) members selected by the Declarant. Prior to such time as Declarant has conveyed seventy-five percent (75%) of the Percentage Interest in the Common Elements as determined under the Declaration to purchasers, the Declarant shall call a meeting of the Unit Owners. At such meeting the designees of the Declarant on the Board of Directors shall resign and the Unit Owners other than the Declarant shall elect successors by vote of the majority of those Unit Owners. Such successors shall serve until the next annual meeting of the Unit Owners, and if such successors shall resign prior to the next annual meeting of the Unit Owners, then another successor shall be elected in the same manner. All directors must be a Unit Owner; provided, however, that during the period of Declarant control as provided in the Declaration, any person named by the Declarant to the Board of Directors shall be deemed to be a "Unit Owner" for purposes of this requirement only and provided further, that in the case of a Unit that is owned by an entity rather than an individual, any person who is an officer, member, partner, director, employee, or designee of such entity shall be deemed to be a "Unit Owner" for purposes of this requirement only. Directors shall take office upon election and shall serve until the next annual meeting or until his or her successor shall be elected.

4.02. Election of Directors. One (1) month prior to the annual meeting of the Members, the Secretary of the Association shall mail to all Owners a notice setting a deadline for nomination of persons to serve as directors. All nominations shall be mailed to the Secretary. Unit Owners must obtain the prior consent of any person they nominate and may nominate themselves. Only Unit Owners entitled to vote upon the election of any director may nominate a person to serve as a director. If the number of nominees equals the number of directors to be elected, the nominees shall automatically become the new directors to take office at the annual meeting. If the number of nominees is fewer than the number of directors

to be elected, the Secretary shall solicit further nominees by mail. If the number of nominees exceeds the number of directors to be elected, the Secretary shall conduct an election by written ballot. Each Unit shall have the number of votes provided in the Declaration. The persons receiving the largest number of votes shall be elected as directors and shall take office at the annual meeting.

4.03 Vacancy and Replacement. If the office of any director becomes vacant because of death, resignation, disqualification, or removal from office, such vacancy shall be filled by vote of a majority of the remaining directors at a special meeting of the Board of Directors held for that purpose promptly after the occurrence of such vacancy, even though the directors present may constitute less than a quorum, and each person so elected shall be a member of the Board of Directors for the remainder of the term of the director who left office or until a successor is elected in accordance with these Bylaws. Notwithstanding the foregoing, during the period of Declarant control as described in the Declaration, only the Declarant shall have the right to replace any director elected by Declarant.

4.04 Compensation. No director shall receive any compensation for his or her services as a Director of the Association other than reimbursement for reasonable out-of-pocket expenses incurred in the performance of Directors' duties.

ARTICLE V

MEETINGS OF THE BOARD

5.01. Regular Meetings. The regular meeting of the Board shall be held quarterly on the first Tuesday in March, June, September, and December in Jefferson County, Wisconsin, at the time and place designated in the notice of such meeting.

5.02. Special Meetings. Special meetings of the Board may be called at any time by any Member of the Board. Business transacted at all special meetings shall be limited to the subjects stated in the notice of such meeting.

5.03. Notice of Special Meetings. No special meeting of the Board may be held except upon at least three (3) days prior written notice delivered or mailed by the Secretary to each Member of the Board. Such notice shall specify the place, day, and hour of the meeting of the Board and the purpose of the meeting. Attendance by any Member at any meeting of the Board shall be deemed a waiver of such notice.

5.04. Quorum. The presence of the majority of the Board shall constitute a quorum for the transaction of business by the Board. If a quorum is not present at the meeting, the Board then present may adjourn the meeting until such time as a quorum is present, and at such later meeting at which a quorum is present, may transact any business which might have been transacted at the meeting as originally called.

5.05. Vote Required to Transact Business. A majority vote is required to decide any question brought before the meeting.

5.06. Action Without a Meeting by Written Consent. Any action required or

permitted by the Articles or these Bylaws to be taken by the Board may be taken without a meeting if a written consent, setting forth the action so taken, is signed by all of the directors.

5.07. Meeting by Telephone or Other Electronic Means. The Board may permit any or all directors to participate in a meeting or to conduct its meeting through the use of any means of communication by which any of the following occurs: (i) all participating directors may simultaneously hear each other during the meeting; or (ii) all communication during the meeting is immediately transmitted to each participating director and each participating director is able to immediately send messages to all other participating directors. If a meeting is conducted by one of the foregoing means, all participants must be informed that a meeting is taking place at which official business may be transacted and each participant in such a meeting shall be deemed present in person at such meeting.

ARTICLE VI

POWERS AND DUTIES OF BOARD

6.01. Powers and Duties. All of the powers and duties of the Association under the Declaration, these Bylaws, and the Wisconsin Condominium Ownership Act, shall be exercised by the Board. The powers and duties of the Board include, without limitation, the power or duty to:

- (a) Adopt budgets for revenues, expenditures, and reserves;
- (b) Levy and collect Assessments and disburse funds in payment of the Association's expenses;
- (c) Manage, maintain, repair, replace, improve, operate, and regulate the Common Elements, Limited Common Elements, and any property owned or leased by the Association as provided in the Declaration;
- (d) Hire and supervise any property manager or agent, security manager or agent, other manager or agent, employee, attorney, accountant, or any other independent contractor whose services the Board determines are necessary or appropriate;
- (e) Sue on behalf of all Unit Owners;
- (f) Make contracts and incur liabilities;
- (g) Purchase, take, receive, rent, or otherwise acquire and hold any interest in real or personal property, including any Unit of the Condominium;
- (h) Receive any income derived from payments, fees or charges for the use, rental, or operation of the Common Elements and any property owned or leased by the Association;
- (j) Insure the Condominium property and property owned or leased by the Association against loss by fire and other casualty and the Association and Unit Owners against public liability as provided in the Declaration and purchase such other insurance as the Board may deem advisable;
- (j) Keep all of the books and records and prepare accurate reports of all

transactions of the Association;

- (k) Appoint committees to carry out any tasks which the Board deems necessary or appropriate;
- (l) Designate depositories and establish accounts for the funds of the Association and determine which Officers or agents shall be authorized to withdraw and transfer funds deposited in such accounts;
- (m) Maintain such reserve funds for the operation, maintenance, repair, and replacement of Common Elements, Limited Common Elements, and any property owned or leased by the Association, for contingencies and for making up any deficit in the Common Expenses for any prior year as the Board may deem proper or as may be required by law; and
- (n) Delegate any or part of the powers and duties of the Board or Association Officers to committees of the Association or to a manager or managing agent.

6.02. Manager. The Board may hire a manager or managing agent at a compensation rate established by the Board to perform such duties and services as the Board shall authorize, including, without limitation, the duties enumerated in Section 6.01.

ARTICLE VII

OFFICERS AND THEIR DUTIES

7.01. Officers. The principal Officers of the Association shall be the President, Secretary, and Treasurer, all of whom shall be elected by the Board. All Officers shall be Unit Owners, provided that in the case of a Unit that is owned by an entity rather than an individual, any person who is an officer, member, partner, director, employee, or designee of such entity shall be deemed to be a "Unit Owner" for purposes of this requirement only. The same individual may simultaneously hold more than one office in the Association.

7.02. Election of Officers. The first election of Officers shall take place at the first meeting of the initial Board. Thereafter, the Officers shall be elected annually by the Board at its March meeting.

7.03. Term. Each Officer of the Association shall hold office for a term of one (1) year or until his or her successor shall be elected.

7.04. Special Appointments. The Board may elect such other Officers as the affairs of the Association may require, each of whom shall hold office for a period specified by the Board which shall not exceed three (3) years, and have such authority and perform such duties as the Board may from time to time determine.

7.05. Resignation and Removal. Any officer may be removed from office by the Board of Directors whenever in its judgment the best interests of the Association will be served thereby. Any officer may at any time resign by giving written notice to the President or the

Secretary. Such resignation shall take effect on the date of receipt of such notice by the President or the Secretary or at any later time specified in the notice. Unless otherwise specified in the notice, the acceptance of the resignation described in the notice shall not be necessary for its effectiveness.

7.06 Vacancies. A vacancy in any office may be filled by appointment by the Board of Directors. The officer appointed to fill such vacancy shall serve for the remainder of the term of the officer replaced.

7.07 Duties. Unless otherwise indicated by the Board or delegated to a manager or managing agent pursuant to Article VI, the duties of the Officers are as follows:

- (a) **President.** The President shall preside at all meetings of the Members of the Association and of the Board; oversee the implementation of the Board's orders and resolutions; sign all leases, mortgages, deeds, contracts, checks, promissory notes, and other written instruments on behalf of the Association; generally manage the business of the Association; supervise and direct all other Officers of the Association; and perform such other duties incident to the office of president as may be required under the Wisconsin Condominium Ownership Act, the Declaration, or these Bylaws, or by the Board.
- (b) **Secretary.** The Secretary shall record the votes and keep the minutes of all meetings and proceedings of the Board; serve notices of the meetings of the Board; keep all books and records of the Association; receive and deposit in appropriate bank accounts all monies of the Association and disburse such funds as directed by the President or by the Board; keep complete and accurate books of account; prepare the annual report of the business transacted by the Association each year; and perform such other duties incident to the office as may be required under the Wisconsin Condominium Ownership Act, the Declaration, or these Bylaws, or by the Board.
- (c) **Treasurer.** The Treasurer shall prepare a proposed annual operating budget each year for consideration of the Board and perform such other duties incident to the office as may be required under the Wisconsin Condominium Ownership Act, the Declaration, or these Bylaws, or by the Board.

7.06. Compensation. No Officer shall receive any compensation for his or her services as an Officer of the Association, other than reimbursement for reasonable out-of-pocket expenses incurred in the performance of Officers' duties.

7.07. Fidelity Bonds. The Board may require that any Officers, agents, or employees of the Association handling or responsible for Association funds shall furnish adequate fidelity bonds. The premiums of such bonds shall be paid by the Association.

ARTICLE VIII

BOOKS AND RECORDS

The books, records, minutes, papers, and membership list of the Association shall at all times, during reasonable business hours, be subject to inspection by any Unit Owner upon reasonable advance notice. The Declaration and the Bylaws shall be available for inspection by any Unit Owner, Mortgagee, or prospective purchaser of a Unit at the principal office of the Association or at such other location as may be designated by the Board. Copies of said documents may be purchased at a reasonable cost.

ARTICLE IX

BUDGET, ASSESSMENT, AND ANNUAL REPORT

9.01. Fiscal Year. The fiscal year of the Association shall begin on the first day of January and end on the last day of December.

9.02. Budget. The Board shall adopt an annual operating budget for the Association on or before April 1 of each calendar year.

9.03. Levying and Payment of Assessments. Based on the duly adopted annual operating budget, the Board shall levy Assessments against the Unit Owners as provided in the Declaration. Assessments shall be payable to the Association in twelve (12) equal installments which shall be due monthly in advance on the first day of each month. Such installments shall be mailed or delivered to the principal office of the Association and shall be deemed paid on the date of mailing or on the date of delivery, as the case may be.

9.04. Special Assessments. Special Assessments may from time to time be levied against Unit Owners by a vote of the Board for any of the purposes enumerated in the Declaration and shall be due and payable in the manner and upon the date or dates designated by the Board.

9.05. Fines. If a Unit Owner violates any provision of the Declaration or these Bylaws, the Board may take appropriate measures as permitted by law or in equity to enforce compliance including without limitation, the right of the Board to impose a fine upon the defaulting Owner as provided herein. Prior to the imposition of any fine, the Board shall provide the defaulting Owner with a minimum of thirty (30) days' prior written notice of such default. If such default remains uncured after the expiration of such thirty (30) day period, the Board may impose a fine upon the defaulting Owner in an amount to be determined by the Board not to exceed One Hundred Dollars (\$100.00) per day for each day the violation remains uncured. If the Owner fails to pay any fine within fifteen (15) days of when due, the defaulting Owner shall be responsible for all costs incurred by the Board in seeking to enforce payment including the Association's reasonable attorneys' fees. Owners shall be personally liable for fines and a lien shall be imposed upon such Owner's Unit for any unpaid fines. The lien shall be effective as of the recording of a notice thereof in the Register's Office, in the same manner as a condominium lien would be imposed. The lien shall be enforced generally in the manner in which condominium liens are enforced. Liens for fines shall also extend to and secure interest on the unpaid amount at the rate of 18% per annum and reasonable costs of collection including attorneys' fees incurred by the Association incident to the collection of fines or enforcement of

liens. The Association may purchase a property upon the foreclosure of a lien. The lien of the Association provided for herein shall be subordinate to the lien of any first mortgage now or hereafter placed upon the affected Unit.

9.06 Association Remedies upon Nonpayment of Assessments. If a regular assessment or a special assessment levied against any Unit remains unpaid for a period of 30 days from the date of such levy, the Board may, in its discretion, charge interest on the unpaid amount not to exceed 18% per annum as a late fee. If the full amount of the assessment and any late fees are not paid within 60 days of the levy, the Association may, in its discretion, file a claim for a maintenance lien against such Unit ("Claim"). The Claim may be filed at any time within six months after the date of the levy. The Claim shall be filed in the office of the Clerk of Circuit Court of Jefferson County. The Claim shall refer to the resolution authorizing the levy and the date of such resolution, the name of the Association or its assignee, the name of the Person against whom the assessment is levied, a description of the Unit affected by the levy, and a statement of the amount claimed which may include the late fee and costs including attorneys' fees. The Claim shall be signed on behalf of the Association by two of its officers or by its counsel. The Association may, in the discretion of the Board, foreclose upon any Claim, pursuant to the provisions of Wis. Stat. §779.70, as amended from time to time. The lien of the Association provided for herein shall be subordinate to the lien of any first mortgage now or hereafter placed upon the affected Unit. No Unit Owner may waive or otherwise escape liability for the assessments provided herein by nonuse of the Common Elements or abandonment of his/her/its Unit.

9.07 Enforcement. The restrictions and covenants contained in the Declaration may also be enforced by any Owner or any governmental body having authority over the premises by proceedings at law or in equity against any Person violating or attempting to violate the same, either to recover damages or to demand compliance.

ARTICLE X

INDEMNIFICATION OF OFFICERS AND DIRECTORS

10.01. Indemnity of Officers and Directors. Every person who is or was a Director or an Officer of the Association (together with the heirs, executors, and administrators of such person) shall be indemnified by the Association against all losses, costs, damages, and expenses (including reasonable attorney's fees) asserted against, incurred by, or imposed upon him/her in connection with or resulting from any claim, action, suit, or proceedings including criminal proceedings to which he/she is made or threatened to be a party by reason of his/her being or having been such Director or Officer, except as to matters as to which he/she shall be finally adjudged in such action, suit, or proceeding to be liable for gross negligence or willful misconduct. In the event of a settlement, indemnification shall be provided only in connection with such matters covered by the settlement as to which the Association is advised by its counsel that the person to be indemnified has not been guilty of gross negligence or willful misconduct in the performance of his/her duty as such Director or Officer in relation to the matter involved. The Association, by its Board, may indemnify in like manner, or with any limitations, any employee or former employee of the Association with respect to any action taken or not taken in his/her capacity as such employee. The foregoing rights of indemnification shall be in addition to all rights to which Officers, Directors, or employees may be entitled as a matter of law.

All liability, loss, damage, costs, and expenses incurred or suffered by the Association by reason of or arising out of, or in connection with, the foregoing indemnification provisions shall be treated and handled by the Association as common expenses provided, however, that nothing contained in this Article shall be deemed to obligate the Association to indemnify any member or owner of a Condominium Unit who is or has been an employee, Director, or Officer of the Association with respect to any duties or obligations assumed or liability incurred by him/her under and by virtue of the Declaration, Wisconsin's Condominium Ownership Act, the Articles and Bylaws of the Association, as a member of the Association, or as the owner of a Condominium Unit covered thereby.

The Association shall purchase (if available) appropriate liability insurance with limits of liability to be decided upon by the Board to cover the possible errors and omissions of the Officers and Directors of the Association. The premiums shall be borne by the Association as a common expense.

12.02. Benefit. The rights to indemnification, defense, and advancement of expenses provided by, or granted pursuant to, this Article shall continue as to a person who has ceased to be a Director or Officer and shall inure to the benefit of the heirs, executors, and administrators of such a person.

12.03. Amendment. No amendment or repeal of this Article shall be effective to reduce the obligations of the Association under this Article with respect to any proceeding based upon occurrences which take place prior to such amendment or repeal.

ARTICLE XIII **GENERAL PROVISIONS**

13.01. Seal. The Association shall not have a corporate seal.

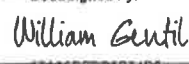
13.02. Interpretation. These Bylaws are subject to all provisions of the Declaration and the laws of the State of Wisconsin. If any provision of these Bylaws shall be held invalid, such invalidity shall not render invalid any other provision hereof which can be given effect. Any invalid provision or portion thereof shall be interpreted as having been amended to comply with the provisions of the Wisconsin Condominium Ownership Act in effect on the date of the adoption of these Bylaws. Nothing in these Bylaws shall be deemed or construed to authorize the Association to conduct or engage in any active business for profit on behalf of any or all of the Unit Owners.

13.03. Notices. Except as otherwise may be provided in the Wisconsin Condominium Ownership Act, notices to any Unit Owner that are to be delivered or mailed pursuant to these Bylaws shall be deemed to have been given (a) in the case of delivered notices, on the date when the notice is delivered to the address on file with the Secretary of the Association, or (b) in the case of mailed notices, on the date when the notice, addressed to the address on file with the Secretary of the Association, is deposited in the United States mail with sufficient postage to effect delivery.

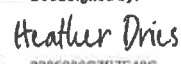
ARTICLE XIV
AMENDMENT

These Bylaws may be amended only with the assent of at least seventy-five percent (75%) of the votes of the Unit Owners. Any first Mortgagee or its insurer or guarantor shall, upon written request to the Association, be entitled to timely written advance notice of any proposed amendment to these Bylaws.

These Bylaws are accepted by the initial Board of Directors this 6th day of April, 2022.

DocuSigned by:

67A30DF0B3E04D5...
William Gentil, Director


Tim Pykett, Director

DocuSigned by:

2286086C7B7E48C...
Heather Dries, Director

37465669_2



Wisconsin Department of Financial Institutions

Strengthening Wisconsin's Financial Future

Corporations Bureau

Form 102-Nonstock Corporation Articles of Incorporation

Name of Corporation

Name of Corporation: Quiet Meadows North Condominium Association, Inc.

Principal Office

Mailing Address: 19435 W. Capitol Drive #102
City: Brookfield
State: WI
Zip Code: 53045

Registered Agent

Registered Agent Individual: Edward Woodland
Name of Entity:
Street Address: 19435 W. Capitol Drive #102
City: Brookfield
State: WI
Zip Code: 53045

Select Statement

Select one statement: The corporation will have members
Is this corporation authorized to make distributions under the statute?: Yes
This document was drafted by: ANN CHANDLER

Incorporator

Name: ANN CHANDLER
Street Address: VON BRIESEN & ROPER, S.C.
City: MILWAUKEE
State: WI
Zip Code: 53202

Incorporator Signature

I understand that checking this box constitutes a legal signature: Yes
Incorporator Signature: Ann K. Chandler, Esq.

Optional Articles

The purpose(s) for which the corporation is incorporated: Condominium Association
Delayed Effective date:

Directors**Optional Contact Information**

Name: ANN CHANDLER
Address: VON BRIESEN & ROPER, S.C., 411 E.
WISCONSIN AVENUE, SUITE 1000
City: MILWAUKEE
State: WI
Zip Code: 53202
Phone Number: 414-287-1490
Email Address: rjacque@vonbriesen.com

Endorsement

Received Date: FILED
09/04/2019

Quiet Meadows North

Condominium Association, Inc.

2022 Operating Budget

	Annual	Monthly	Per Unit
INCOME			
Assessment Revenue	\$ 80,040.00	\$ 6,670.00	\$ 138.96
Total Income	\$ 80,040.00	\$ 6,670.00	\$ 138.96
EXPENSE			
Accounting	\$ 200.00	\$ 16.67	\$ 0.35
Common Electric	\$ 5,000.00	\$ 416.67	\$ 8.68
General Maintenance	\$ 2,607.00	\$ 217.25	\$ 4.53
Insurance	\$ 20,000.00	\$ 1,666.67	\$ 34.72
Landscape	\$ 14,000.00	\$ 1,166.67	\$ 24.31
Landscape Improvements	\$ 1,500.00	\$ 125.00	\$ 2.60
Legal Counsel	\$ 500.00	\$ 41.67	\$ 0.87
License & Fees	\$ 10.00	\$ 0.83	\$ 0.02
Management Fees	\$ 13,248.00	\$ 1,104.00	\$ 23.00
Meeting Expense	\$ 200.00	\$ 16.67	\$ 0.35
Office Services	\$ 250.00	\$ 20.83	\$ 0.43
Professional Reports	\$ 525.00	\$ 43.75	\$ 0.91
Reserve Contribution	\$ -	\$ -	\$ -
Common Water & Sewer	\$ 10,000.00	\$ 833.33	\$ 17.36
Snow Removal	\$ 12,000.00	\$ 1,000.00	\$ 20.83
Total Expense	\$ 80,040.00	\$ 6,670.00	\$ 138.96
Net Income (Loss)	\$ -	\$ -	\$ -

QUIET MEADOWS NORTH CONDOMINIUM

JOHNSON CREEK, WI

REC'D LOT NO. 168719-JPC
FEBRUARY 28, 2023



S:\S168719\DWG\SX101 DEED.dwg \ Doc 1415360 aerial

raSmith
CREATIVITY BEYOND ENGINEERING

16745 W. Bluemound Road
Brookfield, WI 53005-5938
(262) 781-1000
rasmith.com

The legal description of the expansion parcel of
Quiet Meadows North Condominium.

Part of Outlot 1, Quiet Meadows, being a part of the Northwest 1/4 of the Southeast 1/4 of section 18, Town 7 North, Range 15 East, Village of Johnson Creek, Jefferson County, Wisconsin, bounded and described as follows:

Commencing at the Northwest corner of said Outlot 1;
thence South 01°45'47" West along the West line of said Outlot 1 a distance of 708.185 feet to a point;
thence North 75°24'19" East 12.506 feet to the point of beginning;
thence North 01° 45' 47" East 250.583 feet to the point of beginning;
thence North 01° 45' 47" East 442.713 feet to a point;
thence North 88° 39' 32" East 320.526 feet to a point;
thence South 01° 20' 28" East 13.000 feet to a point;
thence North 88° 39' 32" East 10.797 feet to a point;
thence South 01° 20' 28" East 120.103 feet to a point;
thence South 23°08'33" East 21.541 feet to a point;
thence South 01° 20' 28" East 185.125 feet to a point;
thence North 78° 24' 05" West 70.220 feet to a point;
thence South 82° 20' 39" West 90.484 feet to a point;
thence South 00° 00' 00" West 6.356 feet to a point;
thence South 82° 07' 00" East 92.407 feet to a point;
thence South 29° 02' 09" East 29.161 feet to a point;
thence South 08° 05' 13" West 36.077 feet to a point;
thence South 59° 28' 02" West 51.304 feet to a point;
thence Northwesterly 40.318 feet along an arc of a curve, whose center lies the Southwest, whose radius is 64.000 feet and whose chord bears North 60° 03' 07" West 39.654 feet to a point;
thence North 78° 05' 57" West 65.425 feet to a point;
thence North 01° 45' 47" East 71.317 feet to a point;
thence North 88° 14' 13" West 20.000 feet to a point;
thence North 01° 45' 47" East 82.891 feet to a point;
thence North 84° 34' 29" East 60.784 feet to a point;
thence Northeasterly 84.589 feet along an arc of a curve, whose center lies the Northwest, whose radius is 64.000 feet and whose chord bears North 46° 42' 38" East 78.565 feet to a point;

Sheet 2

thence North 08° 50' 47" East 28.695 feet to a point;
thence Northerly 17.038 feet along the arc of a curve, whose center lies to the West whose radius of 64.000 feet, and whose chord bears North 01° 13' 12" East 16.988 feet to a point;
thence South 81° 08' 54" East 32.515 feet to a point;
thence North 88° 39' 32" East 56.747 feet to a point;
thence North 23° 08' 33" West 21.541 feet to a point;
thence South 88° 39' 32" West 46.963 feet to a point;
thence North 81° 08' 54" West 40.144 feet to a point;
thence Northwesterly 68.153 along the arc of a curve whose center lies to the Southwest, whose radius is 64.000 feet, and whose chord bears North 56° 48' 08" West 64.978 feet to a point;
thence North 01° 20' 28" West 0.630 feet to a point;
thence South 88° 39' 32" West 10.000 feet to a point;
thence South 01° 20' 28" East 0.472 feet to a point;
thence South 88° 39' 32" West 36.398 feet to a point;
thence Southwesterly 97.064 feet along an arc of a curve whose center lies to the Southeast, whose radius is 64.000 feet and whose chord bears South 45° 12' 40" West 88.025 feet to a point;
thence South 01° 45' 47" West 297.785 feet to a point;
thence North 88° 14' 13" West 89.000 feet to the point of beginning

Containing 104,959 square feet or 2.4095 acres.

Prepared by: John P. Casucci, PLS

Project No.: 168719

Date: March 28, 2022

1425853

Vol. E, Pg. 34

JEFFERSON COUNTY APPROVAL:
This condominium instrument has
been reviewed and is approved, per
Jefferson County ordinance,
Date 4/10/2022

John R. Stigler
Register of Deeds (strike one) Deputy

PLAT OF CONDOMINIUM
QUIET MEADOWS NORTH CONDOMINIUM
VILLAGE OF JOHNSON CREEK, JEFFERSON COUNTY, WISCONSIN
EXTERIOR

1425853

MAP #:
VOLUME: E PAGE: 34
Office of Register of Deeds
Jefferson County, WI
RECEIVED FOR RECORD
06/10/2020 08:28:52 AM
Staci M. Hoffman
Total Pages: 8
REC FEE: \$0.00

LEGAL DESCRIPTION:

All that part of the Northwest Quarter (NW 1/4) of the Southeast Quarter (SE 1/4) of Section 18, Township 7 North, Range 15 East, Village of Johnson Creek, Jefferson County, Wisconsin bounded and described as follows: Commencing at the southwest corner of said Southeast Quarter (SE 1/4) being marked by an aluminum monument; thence North 01°45'47" East along the West line of the Southeast Quarter (SE 1/4) 1802.176 feet to the place of beginning of the lands herein after described; thence continuing North 01°45'47" East 708.185 feet along the West line of the Southeast Quarter (SE 1/4) of Section 18, Township 7, North 68°39'32" East 362.691 feet along the South line of Lot-3 of Certified Survey Map No. 3773 and being the North line of Outlot-1 of the Plat of Quiet Meadows; thence South 01°20'28" East 748.023 feet along the East line of said Outlot-1 to the North right-of-way line of Meadowview Lane being the South line of Outlot-1, Quiet Meadows; thence South 88°39'32" West 94.885 feet along said right-of-way and South line of Outlot-1, thence North 21°14'52" West 123.346 feet; thence westerly 28.28 feet along the arc-of-a-curve of radius 52.60 feet center lies to the North, chord bears South 71°21'39" West 27.94 feet; thence South 66°45'52" West 86.761 feet; thence South 41°45'47" West 49.912 feet; thence South 75°24'18" West 119.85 feet to the place of beginning.

Containing a new area of 6.6264 Acres of land or 262,508.8 Square Feet of land.

CERTIFICATE OF SURVEYOR:

I, John R. Stigler, a professional land surveyor, authorized to practice that profession in the State of Wisconsin, do hereby certify this condominium is a correct representation of QUIET MEADOWS NORTH CONDOMINIUM and the identification and location of each unit, and to the extent feasible, the common elements can be determined from the Plat. The diagrammatic floor plans show only the approximate dimensions, floor areas and location of each unit.

John R. Stigler
JOHN R. STIGLER - Wis Reg. No. S-1820
Signed this 11th day of MAY, 2020
Revised this 15th day of MAY, 2020



STATE OF WISCONSIN ss
COUNTY OF WAUKESHA)
The above certificate subscribed and sworn to me
this 15th day of MAY, 2020

Peter A. Muehl
PETER A. MUEHL - NOTARY PUBLIC
My commission expires JULY 6TH, 2023

REFERENCE BEARING:

THE WEST LINE OF THE SOUTHEAST QUARTER
(SE 1/4) OF SECTION 18, T7N, R15E WAS USED
AS THE REFERENCE BEARING AND HAS A
RECORDED BEARING OF NORTH 01°45'47" EAST
PER THE QUIET MEADOW PLAT.

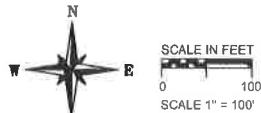
ADDRESSES/UNIT IDENTIFICATION:

BUILDING 2 - UNIT 5 - 460 A QUIET MEADOW LANE
UNIT 6 - 460 B QUIET MEADOW LANE
UNIT 7 - 460 C QUIET MEADOW LANE
UNIT 8 - 460 D QUIET MEADOW LANE

BUILDING 3 - UNIT 9 - 470 A QUIET MEADOW LANE
UNIT 10 - 470 B QUIET MEADOW LANE
UNIT 11 - 470 C QUIET MEADOW LANE
UNIT 12 - 470 D QUIET MEADOW LANE

BUILDING 12 - UNIT 45 - 455 A HILLARY CIRCLE
UNIT 46 - 455 B HILLARY CIRCLE
UNIT 47 - 455 C HILLARY CIRCLE
UNIT 48 - 455 D HILLARY CIRCLE

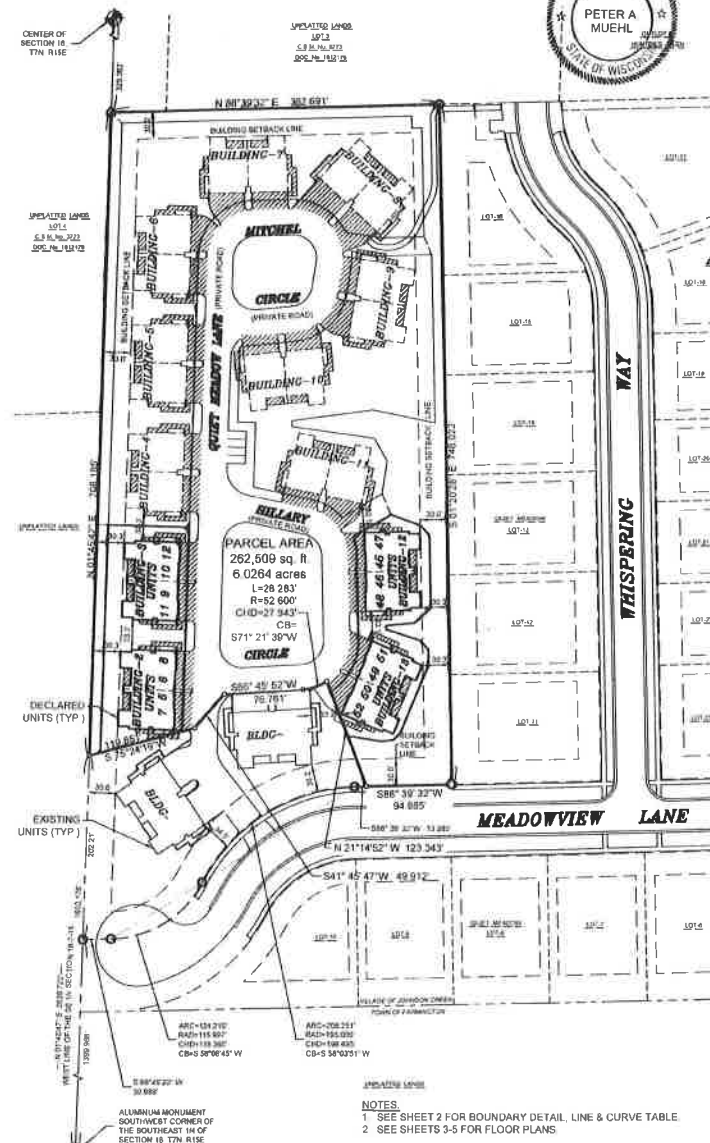
BUILDING 13 - UNIT 49 - 445 A HILLARY CIRCLE
UNIT 50 - 445 B HILLARY CIRCLE
UNIT 51 - 445 C HILLARY CIRCLE
UNIT 52 - 445 D HILLARY CIRCLE

**LEGEND:**

- = LIMITED COMMON AREAS
- = GENERAL COMMON AREAS
- = EXISTING BUILDING
- = PROPOSED BUILDING

"Common Elements" shall consist of all of the Condominium, except for the Units, and are composed of two categories. Certain Common Elements are available for the nonexclusive use and enjoyment of all Unit Owners and are referred to as the "General Common Elements." Other Common Elements are limited to the use of an individual Unit to which they are appurtenant and are referred to as "Limited Common Elements."

The Limited Common Elements consist of the outside deck, walks, patio or porches, if any, immediately adjacent and appurtenant to each unit to which it has access by a door from the unit and the driveway immediately adjacent and appurtenant to the garage door to each unit.



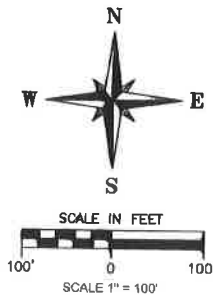
1425853

Vol E

Page 34a

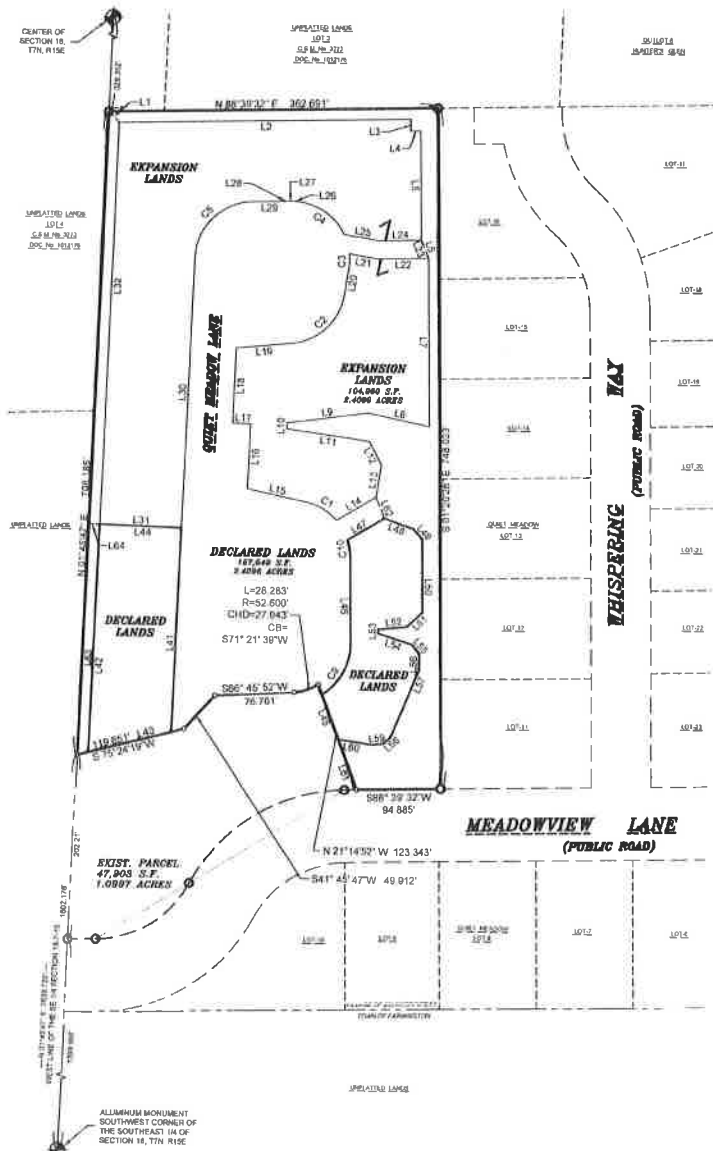
PLAT OF CONDOMINIUM
QUIET MEADOWS NORTH CONDOMINIUM
 VILLAGE OF JOHNSON CREEK, JEFFERSON COUNTY, WISCONSIN
BOUNDARY DETAIL

John R. Stigler
 JOHN R. STIGLER - Wis Reg. No. S-1820
 Dated this 11th day of MAY, 2020
 Revised this 15th day of MAY, 2020



Curve Table					
Curve #	Length	Radius	Chord Bearing	Chord Length	Delta
C1	40.318'	64.000'	N89° 03' 07" W	36.854'	36° 05' 39"
C2	84.589'	64.000'	N46° 42' 38" E	78.565'	75° 43' 41"
C3	17.038'	64.000'	N01° 13' 12" E	16.988'	15° 15' 12"
C4	66.153'	64.000'	N56° 48' 06" W	64.978'	61° 00' 51"
C5	97.064'	64.000'	S45° 12' 40" W	88.025'	86° 53' 45"
C8	66.671'	64.000'	N28° 35' 30" E	63.870'	59° 51' 57"
C10	20.260'	64.000'	N10° 24' 36" W	20.175'	18° 08' 16"

Line Table		
Line #	Length	Direction
L1	16.529'	S44° 47' 20" E
L2	320.526'	N88° 38' 32" E
L3	13.000'	S01° 20' 28" E
L4	10.797'	N88° 39' 32" E
L5	120.103'	S01° 20' 28" E
L6	21.541'	S23° 08' 33" E
L7	185.128'	S01° 20' 28" E
L8	70.220'	N78° 24' 05" W
L9	60.484'	S82° 20' 39" W
L10	6.366'	S00° 00' 00" E
L11	92.407'	S82° 07' 00" E
L12	29.161'	S29° 02' 09" E
L13	36.077'	S08° 05' 13" W
L14	51.304'	S69° 26' 02" W
L15	55.425'	N78° 05' 57" W
L16	71.317'	N01° 45' 47" E
L17	20.000'	N88° 14' 13" W
L18	82.691'	N01° 45' 47" E
L19	60.754'	N84° 34' 29" E
L20	28.695'	N08° 50' 47" E
L21	32.615'	S81° 08' 54" E
L22	56.747'	N88° 39' 32" E
L23	21.541'	N23° 08' 33" W
L24	45.063'	S88° 39' 32" W
L25	40.144'	N81° 08' 54" W
L26	0.630'	N01° 20' 28" W
L27	10.000'	S88° 39' 32" W
L28	0.472'	S01° 20' 28" E
L29	36.308'	S88° 39' 32" W
L30	207.785'	S01° 45' 47" W
L31	69.000'	N88° 14' 13" W
L32	442.713'	N01° 45' 47" E
L41	224.460'	S01° 45' 47" W
L42	250.583'	N01° 45' 47" E
L43	92.765'	S75° 24' 19" W
L44	89.000'	S88° 14' 13" E
L45	52.502'	N21° 14' 52" W
L46	94.018'	N01° 20' 28" W
L47	47.010'	N59° 28' 02" E
L48	34.620'	S70° 37' 32" E
L49	15.213'	S42° 15' 58" E
L50	80.271'	S01° 20' 28" E
L51	24.047'	S48° 06' 29" W
L52	31.529'	S84° 42' 28" W
L53	4.483'	S00° 00' 00" E
L54	39.705'	S72° 20' 52" E
L55	13.636'	S40° 50' 34" E
L56	17.689'	S00° 30' 00" W
L57	75.834'	S22° 31' 58" W
L58	10.962'	S45° 31' 03" W
L59	13.979'	S83° 55' 34" W
L60	37.496'	N81° 19' 16" W
L61	59.059'	N21° 14' 52" W
L62	25.216'	S23° 01' 39" E
L63	254.101'	N01° 45' 47" E
L64	12.000'	S88° 14' 13" E



INSTRUMENT DRAFTED BY JOHN R. STIGLER
 FILE NAME: S:\projects\20-0117\dwg\20-0117 CONDO.dwg

FILE No. JEFFERSON 116A
 SHEET 2 OF 8 SHEETS

The architectural floor plan of the basement level is divided into two main sections: BASEMENT PLAN A and BASEMENT PLAN B. The plan includes various rooms and areas with dimensions and labels.

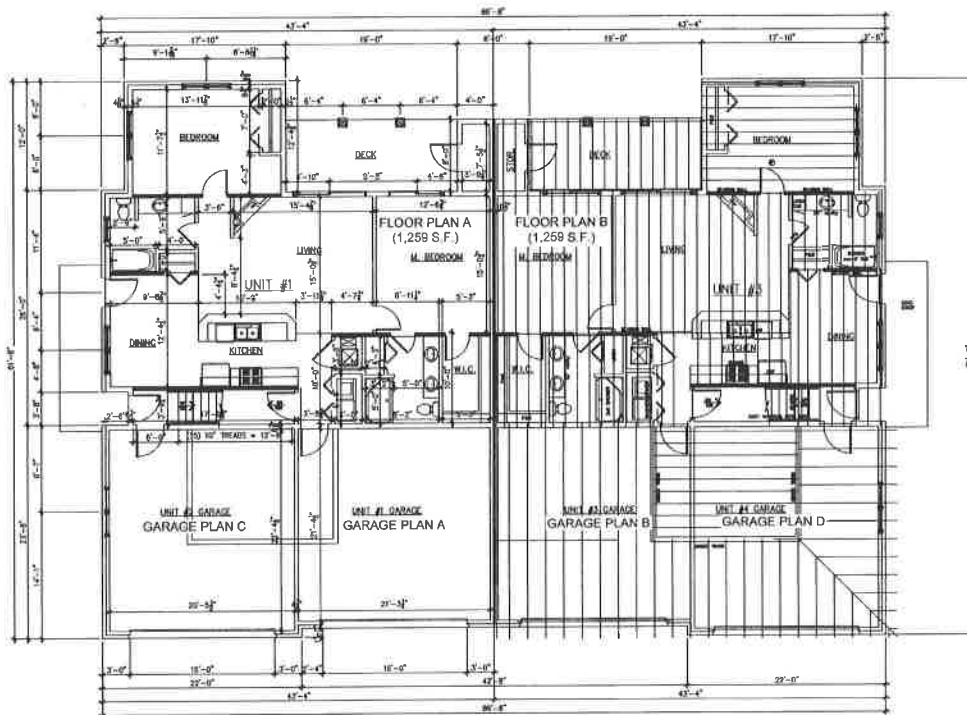
BASEMENT PLAN A:

- Rooms include: 1000, 1001, 1002, 1003, 1004, 1005, 1006, 1007, 1008, 1009, 1010, 1011, 1012, 1013, 1014, 1015, 1016, 1017, 1018, 1019, 1020, 1021, 1022, 1023, 1024, 1025, 1026, 1027, 1028, 1029, 1030, 1031, 1032, 1033, 1034, 1035, 1036, 1037, 1038, 1039, 1040, 1041, 1042, 1043, 1044, 1045, 1046, 1047, 1048, 1049, 1050, 1051, 1052, 1053, 1054, 1055, 1056, 1057, 1058, 1059, 1060, 1061, 1062, 1063, 1064, 1065, 1066, 1067, 1068, 1069, 1070, 1071, 1072, 1073, 1074, 1075, 1076, 1077, 1078, 1079, 1080, 1081, 1082, 1083, 1084, 1085, 1086, 1087, 1088, 1089, 1090, 1091, 1092, 1093, 1094, 1095, 1096, 1097, 1098, 1099, 1100, 1101, 1102, 1103, 1104, 1105, 1106, 1107, 1108, 1109, 1110, 1111, 1112, 1113, 1114, 1115, 1116, 1117, 1118, 1119, 1120, 1121, 1122, 1123, 1124, 1125, 1126, 1127, 1128, 1129, 1130, 1131, 1132, 1133, 1134, 1135, 1136, 1137, 1138, 1139, 1140, 1141, 1142, 1143, 1144, 1145, 1146, 1147, 1148, 1149, 1150, 1151, 1152, 1153, 1154, 1155, 1156, 1157, 1158, 1159, 1160, 1161, 1162, 1163, 1164, 1165, 1166, 1167, 1168, 1169, 1170, 1171, 1172, 1173, 1174, 1175, 1176, 1177, 1178, 1179, 1180, 1181, 1182, 1183, 1184, 1185, 1186, 1187, 1188, 1189, 1190, 1191, 1192, 1193, 1194, 1195, 1196, 1197, 1198, 1199, 1200, 1201, 1202, 1203, 1204, 1205, 1206, 1207, 1208, 1209, 1210, 1211, 1212, 1213, 1214, 1215, 1216, 1217, 1218, 1219, 1220, 1221, 1222, 1223, 1224, 1225, 1226, 1227, 1228, 1229, 1230, 1231, 1232, 1233, 1234, 1235, 1236, 1237, 1238, 1239, 1240, 1241, 1242, 1243, 1244, 1245, 1246, 1247, 1248, 1249, 1250, 1251, 1252, 1253, 1254, 1255, 1256, 1257, 1258, 1259, 1260, 1261, 1262, 1263, 1264, 1265, 1266, 1267, 1268, 1269, 1270, 1271, 1272, 1273, 1274, 1275, 1276, 1277, 1278, 1279, 1280, 1281, 1282, 1283, 1284, 1285, 1286, 1287, 1288, 1289, 1290, 1291, 1292, 1293, 1294, 1295, 1296, 1297, 1298, 1299, 1300, 1301, 1302, 1303, 1304, 1305, 1306, 1307, 1308, 1309, 1310, 1311, 1312, 1313, 1314, 1315, 1316, 1317, 1318, 1319, 1320, 1321, 1322, 1323, 1324, 1325, 1326, 1327, 1328, 1329, 1330, 1331, 1332, 1333, 1334, 1335, 1336, 1337, 1338, 1339, 1340, 1341, 1342, 1343, 1344, 1345, 1346, 1347, 1348, 1349, 1350, 1351, 1352, 1353, 1354, 1355, 1356, 1357, 1358, 1359, 1360, 1361, 1362, 1363, 1364, 1365, 1366, 1367, 1368, 1369, 1370, 1371, 1372, 1373, 1374, 1375, 1376, 1377, 1378, 1379, 1380, 1381, 1382, 1383, 1384, 1385, 1386, 1387, 1388, 1389, 1390, 1391, 1392, 1393, 1394, 1395, 1396, 1397, 1398, 1399, 1400, 1401, 1402, 1403, 1404, 1405, 1406, 1407, 1408, 1409, 1410, 1411, 1412, 1413, 1414, 1415, 1416, 1417, 1418, 1419, 1420, 1421, 1422, 1423, 1424, 1425, 1426, 1427, 1428, 1429, 1430, 1431, 1432, 1433, 1434, 1435, 1436, 1437, 1438, 1439, 1440, 1441, 1442, 1443, 1444, 1445, 1446, 1447, 1448, 1449, 1450, 1451, 1452, 1453, 1454, 1455, 1456, 1457, 1458, 1459, 1460, 1461, 1462, 1463, 1464, 1465, 1466, 1467, 1468, 1469, 1470, 1471, 1472, 1473, 1474, 1475, 1476, 1477, 1478, 1479, 1480, 1481, 1482, 1483, 1484, 1485, 1486, 1487, 1488, 1489, 1490, 1491, 1492, 1493, 1494, 1495, 1496, 1497, 1498, 1499, 1500, 1501, 1502, 1503, 1504, 1505, 1506, 1507, 1508, 1509, 1510, 1511, 1512, 1513, 1514, 1515, 1516, 1517, 1518, 1519, 1520, 1521, 1522, 1523, 1524, 1525, 1526, 1527, 1528, 1529, 1530, 1531, 1532, 1533, 1534, 1535, 1536, 1537, 1538, 1539, 1540, 1541, 1542, 1543, 1544, 1545, 1546, 1547, 1548, 1549, 1550, 1551, 1552, 1553, 1554, 1555, 1556, 1557, 1558, 1559, 1560, 1561, 1562, 1563, 1564, 1565, 1566, 1567, 1568, 1569, 1570, 1571, 1572, 1573, 1574, 1575, 1576, 1577, 1578, 1579, 1580, 1581, 1582, 1583, 1584, 1585, 1586, 1587, 1588, 1589, 1590, 1591, 1592, 1593, 1594, 1595, 1596, 1597, 1598, 1599, 1600, 1601, 1602, 1603, 1604, 1605, 1606, 1607, 1608, 1609, 1610, 1611, 1612, 1613, 1614, 1615, 1616, 1617, 1618, 1619, 1620, 1621, 1622, 1623, 1624, 1625, 1626, 1627, 1628, 1629, 1630, 1631, 1632, 1633, 1634, 1635, 1636, 1637, 1638, 1639, 1640, 1641, 1642, 1643, 1644, 1645, 1646, 1647, 1648, 1649, 1650, 1651, 1652, 1653, 1654, 1655, 1656, 1657, 1658, 1659, 1660, 1661, 1662, 1663, 1664, 1665, 1666, 1

NOTE: BUILDINGS 2 & 3, AND PROPOSED EXPANSION BUILDINGS 4-6, WILL HAVE BASEMENTS, THE REMAINING BUILDINGS DO NOT.
UNITS 5 AND 9 ARE BASEMENT PLAN A.
UNITS 6 AND 10 ARE BASEMENT PLAN B.

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PLAT OF CONDOMINIUM
QUIET MEADOWS NORTH CONDOMINIUM
 VILLAGE OF JOHNSON CREEK, JEFFERSON COUNTY, WISCONSIN
FIRST FLOOR PLAN

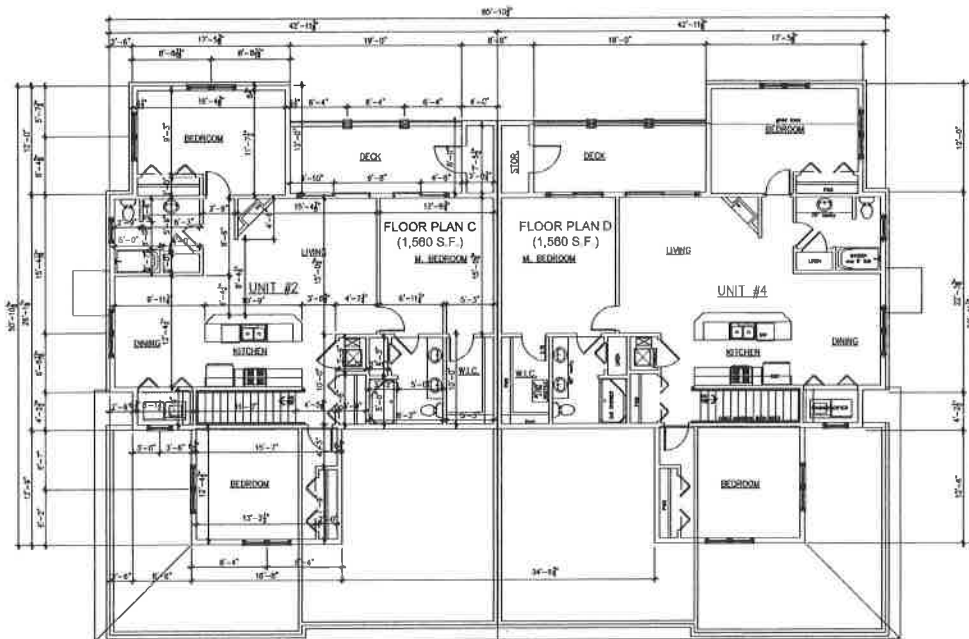


(FRONT)
FIRST FLOOR PLAN
 FLOOR PLAN A-B
 SCALE 1" = 10'

NOTE: UNITS 5, 9, 45 AND 49 ARE GARAGE A AND FLOOR PLAN A.
 UNITS 6, 10, 46 AND 50 ARE GARAGE B AND FLOOR PLAN B.
 UNITS 7, 11, 47 AND 51 ARE GARAGE C AND FLOOR PLAN C.
 UNITS 8, 12, 48 AND 52 ARE GARAGE D AND FLOOR PLAN D.

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PLAT OF CONDOMINIUM
QUIET MEADOWS NORTH CONDOMINIUM
VILLAGE OF JOHNSON CREEK, JEFFERSON COUNTY, WISCONSIN
SECOND FLOOR PLAN



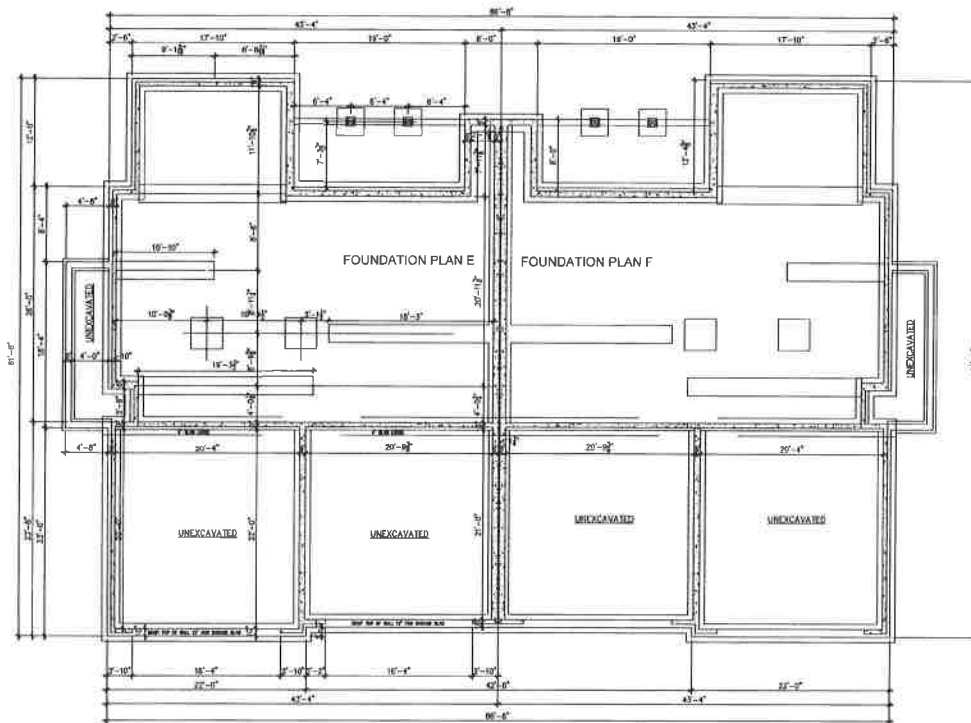
(FRONT)
SECOND FLOOR PLAN
FLOOR PLAN C-D
SCALE 1" = 10'

NOTE: UNITS 7, 11, 47 AND 51 ARE FLOOR PLAN C.
UNITS 8, 12, 48 AND 52 ARE FLOOR PLAN D.

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PLAT OF CONDOMINIUM
QUIET MEADOWS NORTH CONDOMINIUM
 VILLAGE OF JOHNSON CREEK, JEFFERSON COUNTY, WISCONSIN
FOUNDATION PLAN



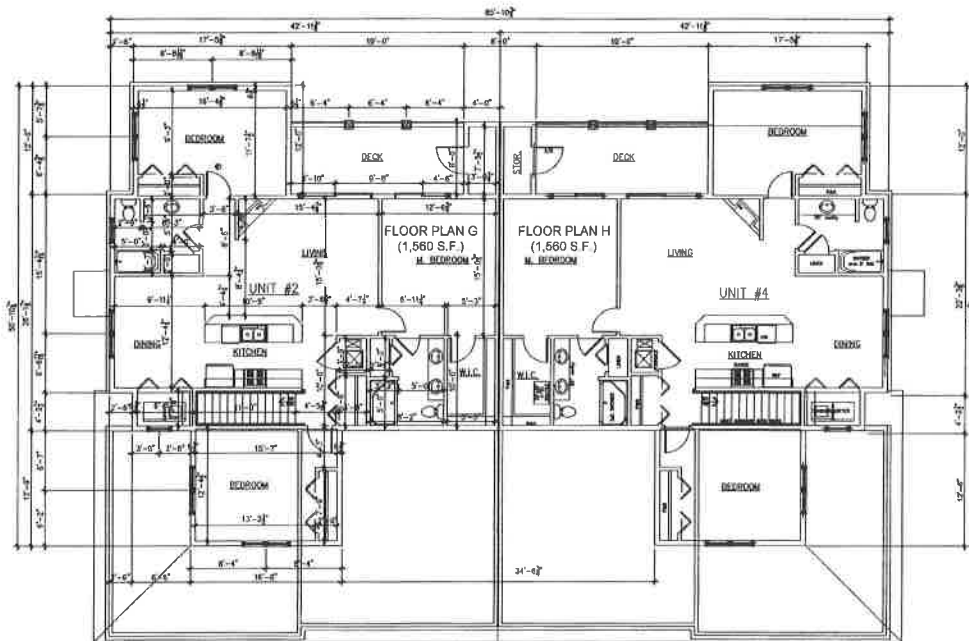
(FRONT)
FOUNDATION PLAN
 FLOOR PLAN E-F
 SCALE 1" = 10'

NOTE: UNITS 45 AND 49 ARE FOUNDATION PLAN E
 UNITS 46 AND 50 ARE FOUNDATION PLAN F

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PLAT OF CONDOMINIUM
QUIET MEADOWS NORTH CONDOMINIUM
 VILLAGE OF JOHNSON CREEK, JEFFERSON COUNTY, WISCONSIN
SECOND FLOOR PLAN



(FRONT)
SECOND FLOOR PLAN
 FLOOR PLAN G-H
 SCALE 1" = 10'

NOTE: UNITS 47 AND 51 ARE FLOOR PLAN G
 UNITS 48 AND 52 ARE FLOOR PLAN H