Executive Summary was approved at the Annual Meeting on 5/25/06.

EXECUTIVE SUMMARY

Windsor Place Coach House Condominium Association

Pursuant to Section 703.33(1) (h) Wisconsin Statues, provided below is the Executive Summary setting forth the following information:

1. Condominium Identification: The name of the condominium is Windsor Place Coach House Condominium.

2. Expansion Plans: The Declarant has no further plans to expand the condominium.

3. Governance: The Condominium Association shall be governed by its Owners, but managed by Prospect Management Company. The contact information is as follows:

Prospect Management Company
Attn: William Huettner
5645 N. Green Bay Avenue
Glendale, Wisconsin 53209
Phone: 414-540-0004
Email Address: whuettner@prospectmanagementco.com

4. Maintenance and Repair of Units: Each unit owner shall be responsible for the maintenance and repair of the interior of his or her unit and all of its equipment, fixtures and appurtenances, and for keeping them in good order, condition and repair and in a clean and sanitary condition. This includes lighting fixtures, refrigerators, air-conditioning equipment, furnaces or heating equipment, dishwashers, disposal, laundry equipment, such as washers and dryers, ranges or other equipment which may be in or connect with the unit. See Article 11, Section 11.1 of the Declaration and Article VII, Section 7.1 of the Bylaws.

5. Maintenance, Repair and Replacement of Common Elements: The Association is responsible for the maintenance, repair and replacement of common elements, including the repair, maintenance and snow removal of all driveways and walkways, and all grass cutting and landscape maintenance. Any expenses incurred in the maintenance or repair of common elements will be a common expense of the Association. See Article 12, Section 12.2 of the Declaration and Article VII, Section 7.2 of the Bylaws.

6. Rental of Units: Owners of units may lease their units on whatever terms and conditions they may wish, provided the following conditions are met: (1) There must be a written lease, signed by both the owner and the tenant; (2) The lease must be for a term of no less than one year; (3) The lease must specifically obligate the tenant to abide by the governing documents of Windsor Place. See Article VIII, Section 8.1(c) of the Bylaws.

7. Unit Alterations: Unit Owners may alter their units provided that they take no action which will materially change any common walls. See Article 11, Section 11.5 of the Declaration.

8. Parking: Each unit includes an enclosed parking garage, providing parking spaces for two cars for each unit. It is understood that each unit owner will keep his garage door closed at all times, except for the purpose of ingress and degress to garage. See Article 5, Section 5.3 of the Declaration.

9. Pets: Owners are allowed to keep common house pets such as cats and dogs. A pet shall not be allowed at large within the commons, and shall always be leashed and within the immediate control of a person when outside of any building. All droppings must be picked up and disposed of by the person in control of any pet. Owners of pets shall take reasonable precautions and efforts to prevent their pets from being a nuisance or annoyance to other unit owners. See Article VIII, Section 8.1 (e) & (f) of the By Laws.

10. Reserves: The Association shall maintain a reserve fund for contingencies and periodic expenses such as driveway repair, paving, repair and renovation of the building common elements. See Article VI, Section 6.4 of the Bylaws.

11. Declarant Obligation for Assessments: Declarant obligation for assessments ended when the project became 100% sold.

12. Amendments: The Declaration may be amended with the written consent of unit owners with at least four-fifths (4/5) of the aggregate voting percentage in the Association. The Bylaws may be altered, amended or repealed and new Bylaws may be adopted by the members, at any meeting called for such purpose, by the affirmative vote of unit owners having eighty percent (80%) or more of the votes in the Association. See Article 19 in the Declaration and Article X, Section 10.1 and 10.2 of the Bylaws.

13. Common Element Alterations: Unit owners may not make any alterations to any common areas without first obtaining the written consent of the Association. See Article 11, Section 11.2 of the Declaration.

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The *Disclosure Materials* the *Declarant* is required by law to provide to each prospective condominium purchaser contains the following documents and exhibits:

1. **DECLARATION**. The Declaration establishes and describes the condominium, the Units and the common areas. The Declaration begins on Page One (1).

2. **FLOOR PLAN AND MAP**. The Declarant has provided a floor plan of the Unit being offered for sale and a map of the condominium which shows the location of the Unit you are considering and all facilities and common areas which are part of the condominium. The legal descriptions for declared property, survey map, building unit identification, and floor plans begin on Page 17.

3. **BY-LAWS**. The By-Laws contain rules which govern the condominium and effect the rights and responsibilities of Unit owners. The By-Laws begin on Page Twenty Two (22).

4. **ARTICLES OF INCORPORATION**. The operation of a condominium is governed by the Association, of which each Unit owner is a member. Powers, duties, and operations of an Association are specified in its Articles of Incorporation. The Articles of Incorporation begin on Page Thirty Eight (38).

5. **ANNUAL OPERATING BUDGET**. The Association incurs expenses for the operation of the condominium which are assessed to the Unit owners. The operating budget is an estimate of those charges which are in addition to mortgage and utility payments. The budget begins on Page Thirty Nine (39).

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 ADVISE.

THESE DISCLOSURE MATERIALS GIVEN TO YOU AS REQUIRED BY LAW MAY BE RELIED UPON AS CORRECT AND BINDING, ORAL STATEMENTS MAY NOT BE LEGALLY BINDING.

YOU MAY AT ANY TIME WITHIN 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.

DECLARATION OF CONDOMINIUM
OF
WINDSOR PLACE COACH HOUSES CONDOMINIUMS.
2010 E. WINDSOR PLACE
MILWAUKEE, WISCONSIN 53211

Declarant
NEW LAND ENTERPRISES

Prepared By

Michael M. Krill
Attorney at Law
N63 W23583 Main Street
Sussex, Wisconsin 53089

CONDOMINIUM DECLARATION

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CONDOMINIUM DECLARATION
OF
WINDSOR PLACE COACH HOUSES CONDOMINIUMS

THIS DECLARATION is made pursuant to the Condominium Ownership Act of the State of Wisconsin, Chapter 703 of the Wisconsin Statues (hereinafter sometimes referred to as the "Act") this ____ day of February 1998 by New Land Company, a Wisconsin general partnership (hereinafter referred to as "Declarant").

1. STATEMENT OF DECLARATION.

The purpose of this Declaration is to submit the lands hereinafter described and the improvements constructed or to be constructed thereon to the condominium form of ownership in the manner provided by the Act and this declaration.

This Condominium is subject to use restrictions as provided by this Declaration and the Master Declaration and corresponding Bylaws for Windsor Place Coach House Condominiums.

Declarant hereby declares that it is the sole owner of the real property described in Section 3 hereof, together with all buildings and improvements thereon or to be constructed thereon (hereinafter referred to as "the Property") which is hereby submitted to the condominium use and ownership as provided in the Act and this Declaration and which Property shall be held, conveyed, conveyed devised, leased, encumbered, used, improved and in all respects otherwise effected 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.

2. NAME AND ADDRESS.

The real estate described in Section 3 and all buildings and improvements thereon and thereto shall be known as " WINDSOR PLACE COACH HOUSE CONDOMINIUM ". The Condominium is located at 2010 E. Windsor Place, Milwaukee, Wisconsin 53211.

3. LEGAL DESCRIPTION.

The following described real estate, also described in the Condominium Plat attached hereto, is hereby subjected to the provisions of this Declaration:

The Easterly 60.02 feet of the Westerly 100.02 feet of Lot 1 and that part of vacated Windsor Place adjoining, and the Southerly 30 feet EXCEPT the Easterly

50 feet of Lot 2, Block 11, Glidden and Lockwood's Addition of Lots 1 and 2 in Fractional Section 22, Town 7 North, Range 22 East, in the City of Milwaukee, County of Milwaukee, State of Wisconsin.

4. DEFINITION AND DESCRIPTION OF UNITS.

4.1 Number. There shall be two buildings. One building containing two condominium units. The second building containing three condominium units. All five condominium units are hereby declared as WINDSOR PLACE COACH HOUSE CONDOMINIUMS and as fully described in the Condominium Plat marked exhibit A attached hereto (" Condominium Plat ").

4.2 Definition. Each unit shall be a single apartment unit as more fully described as set forth on exhibit A the " Condominium Plat " intended for residential use only, comprised of one or more cubicles of air at one or more levels of space, having outer boundaries formed by the interior surfaces of the perimeter walls, floors, ceilings, windows, window frames, doors, and door frames of the building, together with all fixtures and improvements therein contained, and including such garages, porches, patios and other appurtenant and related structures and equipment, with similar boundaries, as may be constructed and shown as related to the unit in the Condominium Plat.

4.3 Identification. The units are designated by identifying numbers as shown herein and in the Plat. The unit designations and locations and floor plans for the units are as set forth in the Condominium Plat. The approximate dimensions and floor area of each unit, and further details identifying and describing the units shall be as set forth in the Condominium Plat.

Complete construction details are contained in working plans and drawings available for inspection at the office of the Declarant. The two buildings are to be located on the real estate as indicated in the Condominium Plat. Declarant shall have the right to amend this Declaration at its sole discretion for the purpose of recording a plat of survey or plans depicting the lay-out, location, unit numbers and dimensions of the building and units as finally located and erected.

5. BUILDINGS AND RESTRICTION.

Building Restrictions. The buildings and units constructed or to be constructed on the Property shall in each instance comply with each of the following conditions and restrictions:

5.1 Improvements. Only one residential apartment shall be constructed within each unit location as shown in the Condominium Plat. Any garage, other improvements, paved areas, accessory systems or equipment serving the unit or the unit garage shall be located as shown in the Condominium Plat.

5.2 Residential Use. All Units shall be used for residential purposes only. No residential unit shall be erected, altered or placed within WINDSOR PLACE COACH HOUSE CONDOMINIUMS other than type of building approved by the City of Milwaukee, not to exceed three stories in height, including a separate enclosed parking garage for each unit. No other accessory buildings shall be constructed to serve a unit without prior written consent of the Association (described hereinafter).

5.3 Garages. All units shall include a separate appurtenant enclosed parking garage, providing parking spaces for each condominium unit.

5.4 Fences. No fences are allowed to be constructed or erected within Windsor Place Coach House Condominiums, except as shown on the Condominium Plat.

5.5 Building Exteriors. To maintain a uniform exterior appearance of the condominium, each unit shall maintain the exact same exterior paint, roof, and brick colors. All exterior replacement items, such as windows, siding, doors, garage doors, roofing, et al, shall be the exact name brand, product and color as originally installed. If the original product or color is no longer available, substitution of the product or color shall not be allowed without prior written consent of the Association.

5.6 Maintenance. To maintain a quality and pleasant appearance of the WINDSOR PLACE COACH HOUSE CONDOMINIUMS, the Association shall maintain the exterior of the building in a condition that shall not detract from the condominium. All exterior paint, brick, siding, roofing, et al, shall be maintained, painted, replaced and kept in pristine condition. The Association shall perform such work on the building and special assess the unit owners for the same. In the event that a unit owner does not pay the special assessment as described above within fourteen (14) days of receiving the invoice for the repairs, the Association may lien and assess the unit for that amount of money and encumber the non-conforming owner's title, until paid in full.

6. COMMON ELEMENTS AND FACILITIES.

6.1 Description. The common elements and facilities shall consist of all of the WINDSOR PLACE COACH HOUSE CONDOMINIUMS improvements and appurtenances, except the individual units (including garages) and fixtures therein, as defined hereunder, including without limitation, the land on which the building is located; common roads, drives, walkways; open areas as shown in the Condominium Plat; water system lines, utility services; public utility lines; master television cable or antenna and line, if any; the landscaping comprising or which may comprise the condominium Property, bearing walls, floors, and ceilings (except the interior surfaces thereof which form the outer boundaries of each unit), roofs foundations, entrances, and exits, pipes, ducts, electrical wiring, sewer laterals, outside walls, girders, beams and support and structural parts of the buildings.

Each unit owner shall have an undivided ownership interest in the common elements of Windsor Place Coach House Condominiums. Said ownership interest is identified in this Declaration.

6.2 Easements. Each unit owner shall have a valid exclusive easement to the space between the interior and exterior walls for the purpose of adding additional utility outlets, wall hangings, erection of non-bearing partition walls and the like, where space between the walls may be necessary for such uses, provided that the unit owner shall do nothing to impair the structural integrity of the building or the soundproofing of common walls between units, and provided further that the common elements and facilities be restored to their former condition by the unit owner at his sole expense upon completion or termination of the use requiring the easement. Easements are hereby granted and declared for the benefit of the unit owners, and the Association of Unit Owners (hereinafter described) for the installation, maintenance and repair of common utility services in and on any part of the common elements or units.

6.3 Signage. No exterior signage of any kind or size shall be allowed in the common areas, attached to the buildings or displayed on the buildings.

7. LIMITED COMMON ELEMENTS.

7.1 Description. A portion of the common elements and facilities are designated as "limited common elements," as shown in the Condominium Plat. Such limited common elements shall be reserved for the exclusive use of the owner of unit to which the limited common elements are appurtenant, to the exclusion of all other units in the condominium. Such limited common elements consist of the land, patios, stoops and porches appurtenant to such unit and as more fully shown on the Condominium Plat.

7.2 Use. The manner of use of the limited common elements shall be determined exclusive by the owner of such unit in which such limited common area is appurtenant to only and no unit owner or occupant shall landscape, obstruct or damage any limited common element, or permit such, in any manner.

8. OWNERSHIP OF UNIT AND PERCENTAGE OF OWNERSHIP IN COMMON ELEMENTS AND FACILITIES AND LIMITED COMMON ELEMENTS.

Each unit owner shall own a fee simple interest in his or her condominium unit. Each unit owner shall also own an undivided interest in the common elements and facilities as a tenant in common with all other unit owners. Except as otherwise limited in this Declaration, unit owners and occupants shall have the right to use and occupy the common elements and facilities for all purposes incidental to the use and occupancy of their respective unit as a place of residence, and such other incidental uses permitted by this Declaration, which rights shall be appurtenant to and run with each unit.

The percentage of the undivided ownership interest in the common elements and facilities relating to each unit and its owner for all purposes, including ownership, voting, and proportionate payment of common expenses, shall be determined by the number of individual apartments in each unit, and shall be as follows:

UNIT #	ADDRESS	OWNERSHIP %AGES
Unit A	2010 Windsor Place	20%
Unit B	2010 Windsor Place	20%
Unit C	2010 Windsor Place	20%
Unit D	2010 Windsor Place	20%
Unit E	2010 Windsor Place	20%

8. ASSOCIATION OF UNIT OWNERS.

9.1 Membership, Duties and Obligations. All unit owners shall be entitled and required to be a member of an association of unit owners to be known as WINDSOR PLACE COACH HOUSE CONDOMINIUMS, INC.. (herein "Association"), which shall be responsible for carrying out the purposes of this Declaration, including the exclusive management and control of the common elements and facilities and limited common elements. Such Association shall be 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 all of the rules, regulations, duties and obligations of this Declaration and the By-Laws and rules and regulations of the Association.

9.2 Voting Rights. Each unit shall be entitled to one vote at meetings of the Association. Only one membership shall exist for each unit; if title to a unit is held by more than one person, the membership related to that unit shall be shared by such owners in the same proportionate interests and by the same type of tenancy in which title to the unit is held. Voting rights may not be split, and shared membership interests must be voted pursuant to the designation contained in the Membership List maintained pursuant to the By-Laws. The Declarant shall be entitled to cast the votes pertaining to any unit or units declared as a part of the condominium but not yet constructed or sold until such time as the respective units are constructed and sold by Declarant or its successors or assigns.

The respective rights, qualifications and obligations of the members shall be as set forth in the By-Laws of the Association.

9.3 Declarant Control. Notwithstanding any other provisions herein contained, Declarant, its successors and assigns, shall have the right, at its option, to appoint and

remove the members of the Board of Directors and officers of the Association and to amend the By-Laws or rules and regulations of the Association, until the earlier of: (a) one (1) year from the date of first sale of a unit by Declarant, (b) thirty (30) days after the conveyance of Seventy Five percent (75%) of the common element interest to purchasers by Declarant, or © until such earlier time as may be determined by Declarant, subject in each case to provisions of the Act. Each owner of a condominium unit in WINDSOR PLACE COACH HOUSE CONDOMINIUMS shall be deemed by acceptance of any deed to any unit to agree, approve and consent to the right of Declarant to so control the Association.

9.4 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, and may hire such other personnel as it shall determine to be necessary or advisable for the proper operation of the condominium.

9.5 Common Services. The Association may contract for common services or utilities as may be required for each unit.

S 9.6 Association Records. The Association shall have current copies of this Declaration, the Articles of Incorporation and the By-Laws of the Association, the Condominium Plat, any rules or regulations affecting WINDSOR PLACE COACH HOUSE CONDOMINIUMS, and the Associations's books, records and financial statements available for inspection during normal business hours by unit owners or by holders, insurers or guarantors of first mortgages secured by condominium units in WINDSOR PLACE COACH HOUSE CONDOMINIUMS. Upon written request, the Association shall provide a written financial statement for the preceding fiscal year to any such holder, insurer or guarantor.

10. RESIDENTIAL PURPOSE.

The condominium units and the apartments therein contained are intended for and restricted exclusively to residential uses as governed by the terms and conditions contained herein and the By-Laws of the Association.

11. REPAIRS AND MAINTENANCE.

11.1 Individual Units. Each unit owner shall be responsible for keeping the interior of his unit and all of its equipment, fixtures and appurtenances in good order, pristine condition and repair and in a clean and sanitary condition, and shall be responsible for decorating, painting and maintenance, which may at any time be necessary to maintain the good appearance and condition of his unit, all as is more fully set forth in the By-Laws of the Association. Without in any way limiting the foregoing, in addition to decorating and keeping the interior of the unit in good repair, each unit owner shall be responsible for the lighting fixtures, refrigerators, air-conditioning equipment, furnaces or heating equipment, dishwashers, disposal, laundry equipment, such as washers and dryers, ranges or other equipment which may

be in or connect with the unit. Each unit owner shall keep the limited common areas appurtenant to his unit, as defined herein and on the Condominium Plat in a good, clean, sanitary and attractive condition. Upon failure of the unit owner to do so, the Association may accomplish repairs and maintenance to the units, as determined to be necessary by the Association, and assess the respective unit owner for the expenses thereof, after thirty (30) days written notice to the unit owner, giving the owner the opportunity to perform the needed maintenance or repair within such thirty (30) day period.

11.2 Common Elements and Facilities. The Association shall be responsible for the management and control of the common elements and facilities and shall cause the same to be kept in a well-maintained, good, clean and attractive condition, order and repair. Without in any way limiting the foregoing, this shall include all repair, maintenance and snow removal for driveways and walkways; and all grass cutting and mowing and landscape maintenance, all as is more fully set forth in the By-Laws. All expenses of maintenance of the common elements and facilities shall be a common expense of the Association. The Association shall have authority over all additions, improvements and alterations to common elements and limited common elements. In the event any repair or maintenance of the common elements is necessitated by reason of the negligence or misuse of a unit owner or the tenant, guest or agent of a unit owner, such expense shall be charged and specifically assessed against the responsible unit owner.

11.3 Entry for Repairs. The Association may enter any unit at reasonable times and under reasonable conditions when necessary in connection with any maintenance, construction or repair of public utilities or for any other matters for which the Association is responsible. Such entry shall be made with prior notice to the owner, except in the case of an emergency when injury or property damage will result from delayed entry, and with as little inconvenience to the owner as practical, and any damage caused thereby shall be repaired by the Association and treated as common expense except as allocable to an individual unit or units at the discretion of the Board of Directors.

11.4 Prohibition Against Structural Changes By Owner. A unit owner shall not, without first obtaining the written consent of the Association, make or permit to be made any structural alterations, changes, or improvements to his unit, or in or to the exterior of any building or common or limited common elements and facilities. 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 easements or hereditament, without the prior written consent of the Association.

11.5 Unit Owner's Rights With Respect To Interiors. Each unit owner shall have the exclusive right to paint, repaint, tile, panel, paper, or otherwise refurnish and decorate the interior surfaces of the walls, ceilings, floors, and doors forming the boundaries of his unit and all walls, ceiling, floors, and doors within such boundaries, and to erect partition walls of non-structural nature, provided that such unit owner shall take no action which in any way will

materially change any common walls.

12. DESTRUCTION AND RECONSTRUCTION.

12.1 Units. In the event of a partial or total damage or destruction of a unit, the repair and restoration of same shall be the responsibility of the unit owner, utilizing insurance upon the unit maintained by the unit owner. The unit shall be repaired and rebuilt as soon as practicable, and substantially to the same design, plan and color specifications as originally built. On reconstruction, the design, plan and specifications of any building or unit may vary from that of the original upon approval of the Association, provided however, that the number of square feet of any unit may not vary by more than two percent (2%) from the number of square feet for such unit as originally constructed.

12.2 Common Elements. In the event of a partial or total damage or destruction of any part of the common elements, such shall be repaired and rebuilt as soon as practicable and substantially to the same design, plan and specifications as originally built, so as to be compatible with the remainder of the condominium. The proceeds of any insurance provided by the Association and collected for such damage or destruction shall be available to the Association for the purpose of repair or reconstruction, as provided in Section 13 hereof. However, in the case of damage or destruction, the repair or reconstruction of which would exceed available insurance proceeds, or the sum of $100,000.00 in the aggregate, the Association may determine not to rebuild or repair by written consent of unit owners with not less than eighty percent (80%) of the aggregate voting percentage in the Association (such written consent is not effective unless it is approved by the mortgagee of the unit, if any) within ninety (90) days of the date of the damage or destruction. In such event, the Property shall be subject to an action for partition and shall be partitioned pursuant to §703.18 of the Wisconsin Statues, providing for distribution of net proceeds of sale of the Property and net proceeds of insurance in proportion to the undivided percentage ownership interests in the common elements and in accordance with the priority of interests in each unit. If it is determined to repair and rebuild, all costs of repair or reconstruction in excess of available insurance proceeds shall be a common expense, and the Association shall have the right to levy assessments as a common expense against all unit owners to the extent that the proceeds of any insurance collected are insufficient to pay the estimated or actual costs of repair or reconstruction.

13. INSURANCE.

The Board of Directors of the Association shall obtain and maintain insurance for the two buildings against loss or damage by fire and such hazards for not less than full replacement value of the property insured. The of Board of Directors shall review, at least annually, the insurance coverage to insure it meets the requirements of full insurable value as stated herein above. The insurance shall also cover the replacement of interior walls, heating, and air conditioning units, electrical wires and conduit, plumbing pipes, and heating and air-conditioning duct work in the interior and exterior walls. The insurance shall be obtained in the

name of the Association. Premiums shall be a common expense. To the extent possible, the insurance shall provide that the insurer waives its right to subrogation as to any claim against unit owners, the Association, and their respective servants, agents, and guests, and that the insurance cannot be canceled, invalidated nor suspended on account of conduct of any one or more unit owners of the Association or their servants, agents, and guests, without thirty (30) days prior written notice to the Association giving it opportunity to cure the defect within that time.

Individual unit owners shall provide and maintain fire and broad form extended coverage insurance on their unit and any portion thereof and accessory structures (including garages), in an amount not less than the full replacement value thereof from time to time. Premiums and payments for such insurance shall be an individual expense of the respective unit owners.

The Board of Directors of the Association shall provide and maintain broad form extended coverage insurance on the common elements as defined herein and any portion thereof in an amount not less than the full replacement value thereof from time to time. Such insurance shall be obtained in the name of the Association as trustee for each of the unit owners and their respective mortgagees in the percentages established in this Declaration, as their interests may appear. Premiums shall be a common expense.

In the event of partial or total destruction of common elements and the repair or reconstruction of same in accordance with Section 12 hereof, the proceeds of such insurance shall be paid to the Association as trustee to be applied to the cost thereof. If it is determined not to reconstruct or repair, then the insurance proceeds together with the net proceeds of sale shall be distributed to the unit owners and their mortgages, if any, as their respective interests may appear, in the manner provided by the Act.

13.4 Liability Insurance. The Board of Directors shall also provide liability insurance covering the common elements with respect to all claims commonly insured against in such amounts as may be determined at the discretion of the Board of Directors from time to time. The Board of Directors may also provide workman's compensation insurance, directors' and officers' liability insurance and fidelity bonds on such officers and employees in such amounts and with such coverage as is determined by the Board of Directors to be necessary or advisable from time to time.

To the extent possible, the insurance obtained by the Association shall provide that the insurer waives its rights of subrogation as to any claim against unit owners, occupants, the Association, and their respective agents and guests, and that the insurance cannot be canceled, invalidated nor suspended on account of conduct of any one or more unit owners, occupants, or the Association, or their agents and guests, without thirty (30) days prior written notice to the Association giving it opportunity to cure the defect within that time. The amount of

protection and the types of hazards to be covered shall be reviewed by the Board of Directors at least annually and the amount of coverage may be increased or decreased at any time it is deemed necessary as determined by the Board of Directors to conform to the requirements of full insurable value.

14. LIABILITY FOR COMMON EXPENSES.

The costs of administration of the Association, common element insurance, repair maintenance and other expenses of the common elements and facilities pursuant to Section 11.2 herein, including common services provided to the unit owners such as common lighting, grass cutting for common elements, snow removal, repair and maintenance of drives, and common utilities and water service, shall be paid for by the Association. The Association shall make assessments against the unit owners and the units for such common expenses in accordance with the percentage of the undivided interest in the common and limited common elements and facilities relating to each unit, in the manner provided in the By-Laws of the Association. No unit owner may exempt himself or his unit ownership from liability for his contribution toward the common expenses by waiver of the use or enjoyment of any of the common elements and facilities or services or by abandonment of his unit; and no conveyance shall relieve the unit owner/grantor or his unit of such liability, and he shall be jointly, severally and personally liable along with his grantee in any such conveyance for the common expenses incurred up to the date of sale, until all expenses charged to his unit have been paid.

All assessments, when due, shall immediately become a personal debt of the unit owner and also a lien, until paid, against the unit to which charged, as provided in the Act. Assessments shall be made against the unit owners and the units at the beginning of each fiscal year of the Association to meet estimated common expenses of the Association for the ensuing year; however, if prorated and paid in installments, the assessments shall not be considered due until the respective installment payment dates. In the event of delinquency in payment, the Association may assess penalties, interest and collection costs, and may accelerate annual assessments remaining unpaid with respect to such delinquent unit for purposes of collection or foreclosure action by the Association.

15. PARTITION, SUBDIVISION; CONVERSION TO CONDOMINIUM.

15.1 Partition. There shall be no partition of the common elements and facilities and limited common elements through judicial proceedings or otherwise, except as otherwise provided in this Declaration, until this Declaration is terminated and the Property is withdrawn from its terms or from the terms of the applicable statutes regarding unit ownership or condominium ownership; provided, however, that if any unit shall be owned by two or more co-owners as tenants in common or as joint tenants, nothing contained herein shall be deemed to prohibit a voluntary or judicial partition of said single unit as between such co-owners.

15.2 Subdivision; Condominium Conversion. No unit may be subdivided or

separated except that an individual unit owner may, pursuant to provisions of the Wisconsin Statutes, declare his unit to be a condominium for the purpose of selling or using the individual apartments as separate condominium units. Any condominium declaration for such unit shall specify the Association described herein as its "master association" under the Act, and shall further delegate all existing powers and duties with regard to such unit to the Association as a master association under the Act, so that all powers and duties of the Association described herein shall be retained and exercised by the Association. The new condominium and its unit owners shall have and divide the ownership percentage, voting rights and obligations as to common expenses of the unit which was converted to condominium ownership.

16. CONVEYANCE TO INCLUDE INTERESTS IN COMMON ELEMENTS AND FACILITIES AND LIMITED COMMON ELEMENTS.

The percentage of the undivided interest in the common and limited common elements and facilities shall not be separated from the unit to which it appertains. No unit owner shall execute any deed, mortgage, lease or other instrument affecting title to such unit ownership without including therein both his interest in the unit and his corresponding percentage of ownership in the common elements and facilities, it being the intention hereof to prevent any severance of such combined ownership. Any such deed, mortgage, lease or other instrument purporting to affect the one without including also the other shall be deemed and taken to include the interest so omitted even thought the latter is not expressly mentioned or described therein.

17. EASEMENTS, RESERVATIONS AND ENCROACHMENTS.

17.1 Utilities. Easements are hereby declared and granted for the benefit of the unit owners and the Association and reserved for the benefit of the Declarant for utility purposes, including the right to install, lay, maintain, repair and replace water mains and pipes, sewer lines, gas mains, telephone wires and equipment, master television cable or antenna system wires and equipment, and electrical conduits and wires and equipment, including power transformers, over, under, along and on any part of the common elements and facilities, including the limited common elements, to service the condominium Property.

17.2 Encroachments. In the event that by reason of the construction, reconstruction, settlement, or shifting of any building, or the design or construction of any unit, any part of the common elements and facilities, 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 and facilities, or limited common elements, or any portion of any unit encroaches upon any part of any other unit, valid easements for the maintenance of such encroachment are hereby established and shall exist for the benefit of such unit so long as all or any part of the building containing such unit shall remain standing, and unit and common element boundaries shall be as provided in the Act. Provided, however, that in no event shall a valid easement for any encroachment be created in favor of the owner of any unit or in favor of the owner or owners of common elements or facilities, if such encroachment

occurred due to the willful and knowing conduct of said owner or owners.

17.3 Rights of Ingress and Egress. Each unit owner shall have an unrestricted right of ingress an egress to and from his or her unit and common areas, that shall be perpetual and pass with the unit upon transfers of ownership.

17.4 Binding Effect. All easements and rights described in this Section 17 are easements appurtenant, running with the land, and are subject to the reasonable control of the Association. All easements and rights described herein are granted and reserved to, and shall inure to the benefit of and be binding on, the undersigned, its successors and assigns, and on all unit owners, purchasers and mortgagees and their heirs, personal representatives, successors and assigns. The Association or the Declarant shall have the authority to execute and record all documents necessary to carry out the intent of this Section 17.

18. RIGHTS OF ACTION: FAILURE OF ASSOCIATION TO INSIST ON STRICT PERFORMANCE NOT WAIVER.

18.1 Rights of Action. If any unit owner fails to comply with this Declaration or the By-Laws or decisions made by the Association, the Association or any other unit owner may sue such unit owner for damages caused by the failure or for injunctive relief, and such unit owner shall be responsible for any and all legal fees incurred by the Association In addition, the Association shall have the enforcement authority contained in the By-Laws of the Association.

18.2 No 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, and with knowledge of the breach of any covenant hereof, shall not be deemed a waiver of such breach. 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.

19. AMENDMENTS TO DECLARATION.

Except as otherwise provided by the Act with respect to termination of the condominium form of ownership and except as provided in Section 5 herein, this Declaration may be amended with the written consent of unit owners with at least four-fifths (4/5 s) of the aggregate voting percentage in the Association. Prior to the completion of construction and initial sale of all declared condominium units by Declarant, the consent in writing of the Declarant, or its successors or assigns, shall also be required. No amendment shall alter or abrogate the rights of Declarant as contained in this Declaration. Copies of amendments shall be

certified by the President and Secretary of the Association in a form suitable for recording. A copy of the amendment shall be recorded with the Register of Deeds for Milwaukee County, and a copy of the amendment shall also be mailed or personally delivered to each unit owner at the address on file with the Association.

20. NOTICES.

All notices and other documents required to be given by this Declaration or 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 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 duty with respect to the giving or notice by mailing it or having it delivered personally to such address as is on file with him.

21. RESIDENT AGENT.

The Resident Agent for the Condominium shall be Michael M. Krill N63 W23583 Main Street, Sussex, Wisconsin or such other person or entity as may be designated from time to time by the Board of Directors of the Association, which designation shall be filed with the secretary of State of the state of Wisconsin. A designation of a Resident Agent in replacement of said Agent shall be filed by the Association within thirty (30) days after the date Declarant has sold all units in the Condominium, or at such earlier time as may be requested by said Agent. The Association may designate successors to the Resident Agent by affirmative vote of the unit owners with a majority of the designate successors to the Resident Agent by affirmative vote of the unit owners with a majority of the votes present or represented by proxy at a meeting of the Association at which a quorum is in attendance.

22. MORTGAGEE RIGHTS.

22.1 The holder, insurer or guarantor of any first mortgage or land contract upon a unit in WINDSOR PLACE COACH HOUSE CONDOMINIUMS ("Mortgagee"), upon the submission of a request to the Association in writing, delivered to the Resident Agent, shall be entitled to receive notice from the Association of the following matters:

22.1.1 Written notice as to any default or delinquency in the performance by the individual unit owner who is in the Mortgagee's mortgagor as to any obligation under condominium documents, which default or delinquency is not cured within thirty (30) days after written notice of said default or delinquency by the Association to said mortgagor;

22.1.2 Written notice of the call of any meeting of the membership or Board of Directors of the Association to be held for the purpose of considering any proposed

amendment to the Declaration, the Articles of Incorporation or the Association, or the By-Laws of the Association in any material request. A change to any of the following is considered material hereunder:

(a) voting rights;

(b) assessments, assessment liens, or the priority of assessment liens;

© reserves for maintenance and repairs;

(d) responsibility for maintenance and repairs;

(e) reallocation of interests in the common or limited common elements;

(f) redefinition of any unit boundaries;

(g) insurance or fidelity bond;

(h) leasing of units;

(I) imposition of any restriction on a unit owner's right to sell or transfer his or her unit;

(j) a decision by the Association to establish self-management;

(k) restoration or repair of WINDSOR PLACE COACH HOUSE CONDOMINIUMS hazard damage or partial condemnation in a manner other than that specified in the Declaration;

(l) any action to terminate the legal status of WINDSOR PLACE CONDOMINIUMS substantial destruction or condemnation occurs; or

(m) any provisions contained in the Declaration that expressly benefit mortgage holders, insurers or guarantors.

22.1.3 Written notice of any damage or destruction to the common elements of the condominium, which is in an aggregate amount exceeding $50,000.00, at such time as such damage of destruction is known to the Board of Directors.

22.1.4 Written notice of a lapse, cancellation or material modification of any insurance policy or fidelity bond maintained by the Association.

22.1.5 Written notice of any proposed action that requires the consent of a specified percentage of mortgagees.

22.2 Except as provided by the act in the case of damage to or destruction of all or any part of the Property, or changing percentages of ownership, the Association shall not, unless the Mortgagees of at least four-fifths (4/5s) of the units (including therein any units which are not mortgaged) have given their prior written consent.

22.2.1 Change the undivided percentage interest in the common elements of the condominium appurtenant to any unit, or the manner of making assessments for common expenses based upon such percentage.

22.2.2 Partition or subdivide any unit or common elements of the condominium except that with respect to conversion of units to condominium form of ownership pursuant to Section 15 herein, approval of the Mortgagees of all affected units need only be obtained.

22.2.3 By act or omission seek to abandon or terminate the condominium or encumber or convey any part of the common elements of the condominium.

22.3 To be entitled to receive notification as provided for herein, the Mortgagee must send a written request to the Resident Agent of the Association, stating its name, address and the unit number or address and the unit number or address on which it has a mortgage, insurance policy or guaranty.

23 NUMBER AND GENDER.

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

24 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.

25 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 provision thereof.

26. ARBITRATION.

All claims, disputes, and other matters in question arising out of or relating to this Declaration shall be subject to and decided by mandatory arbitration by and in accordance with the rules of Resolute Systems or an arbitration firm of equivalent caliber, unless the parties mutually agree otherwise.

Demand for arbitration pursuant to this paragraph shall be made in writing and shall be either served personally upon or sent by certified mail to the parties involved within 30 days from the date of the occurrence of the Dispute. Failure to submit a demand for arbitration pursuant to the terms of this paragraph shall constitute a waiver of any such claim or dispute.

To the extent not inconsistent with this paragraph and the rules of the applicable arbitration panel, the arbitration conducted pursuant to this Declaration shall be governed by the provisions of Chapter 788 of the Wisconsin Statutes.

IN WITNESS WHEREOF, the said Declarants, Boris Gokhman and Vladimir Shuk d/b/a New Land Enterprises have causes this Declaration to be executed at Milwaukee, Wisconsin, this ___ day of February, 1998.

NEW LAND ENTERPRISES, a Wisconsin general partnership

BORIS GOKHMAN,
Partner

VLADIMIR SHUK,
Partner

STATE OF WISCONSIN)
)ss
MILWAUKEE COUNTY)

On this ___ day of February, 1998, before me personally came Boris Gokhman and Vladimir Shuk to me known to the persons described in and who executed the foregoing instrument and said person acknowledged that said person executed the same freely and voluntarily, for the uses and purposes therein expressed.

This instrument was drafted by:
Michael M. Krill, Esq.
N63 W23483 Main Street
Sussex, Wisconsin 53089

Notary Public, State of Wisconsin
My Commission is Permanent

NONSTOCK ARTICLES OF INCORPORATION
OF
WINDSOR PLACE COACH HOUSE CONDOMINIUMS, INC.

The undersigned, a natural person of the age of eighteen (18) years or more, hereby executes these Articles of Incorporation for the purpose of forming a Wisconsin corporation under Chapter 181 of the Wisconsin Statutes WITHOUT STOCK AND NOT FOR PROFIT.

ARTICLE I

Name

The name of the Corporation shall be WINDSOR PLACE COACH HOUSE CONDOMINIUMS, INC.

ARTICLE II

Period of Existence

The period of existence shall be perpetual.

ARTICLE III

Purpose

The purposes for which the Corporation is organized are to engage in any lawful activity within the purposes for which corporations may be organized under the Wisconsin Corporation Law, Chapter 181 of the Wisconsin Statutes.

ARTICLE IV

Principal Office and Registered Agent

The principal office is located in Waukesha County, Wisconsin, and the address of the principal office is:

N63 W23583 Main Street
Sussex, WI 53089

The initial registered agent is:

Michael M. Krill
N63 W23583 Main Street
Sussex, WI 53089

ARTICLE V

Amendment to Articles

These articles may be amended in the manner authorized by law at the time of the amendment.

ARTICLE VI

Directors

The number of directors shall be fixed by by-law but shall be not less than three. The names and addresses of the initial Board of Directors are:

Boris Gokhman
3049 W. Renee Court
Mequon, WI 53092

Vladimir Shuk
11326 Country View Drive
Mequon, WI 53092

Michael M. Krill
N63 W23583 Main Street
Sussex, WI 53089

ARTICLE VII

Membership Provisions

The membership provisions of the Corporation are set forth in the by-laws.

ARTICLE VIII

Incorporator

The name and address of the incorporator are:

Michael M. Krill, Esq.
N63 W23583 Main Street
Sussex, Wisconsin 53089

Executed in duplicate this _____ day of March, 1998.

_____
Michael M. Krill,
Incorporator

STATE OF WISCONSIN)
) SS.
WAUKESHA COUNTY)

Personally came before me this ____ day of March, 1998 the above-named Michael M. Krill, to me known to be the person who executed the foregoing instrument and acknowledged the same.

_____

This document was drafted by and
return copy to:
Michael M. Krill, Esq.
N63 W23583 Main Street
Sussex, Wisconsin 53089

EXHIBIT A
PROPOSED BUDGET FOR WINDSOR PLACE CONDOMINIUMS

Item	Proposed Cost
1. Insurance.	$3,500.00
2. Snow Removal and Lawn Maintenance.	$1,500.00
3. Sewer and Water.	$1,100.00
4. Electricity.	$1,200.00
5. Repairs.	$1,200.00
6. Maintenance Reserve.	$2,400.00
Total Yearly Budget	$10,900.00
Monthly Payment	$185.00

BY LAWS

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BY-LAWS
OF
WINDSOR PLACE COACH HOUSE CONDOMINIUMS.

ARTICLE I

Name and Purpose

Pursuant to the Articles of Incorporation of Windsor Place Coach House Condominiums, and the Condominium Declaration for Windsor Place Coach House Condominiums recorded in the Office of the Register of Deeds for Milwaukee County, Wisconsin (hereinafter the "Declaration"), the following are adopted as the By-Laws of Windsor Place Coach House Condominiums. (Hereinafter sometimes referred to as the "Association"), which is a non-profit, non-stock corporation formed and organized to serve as an association of unit owners who own real estate and improvements (hereinafter the "Property") under the condominium form of ownership, as provided in the Condominium Ownership Act under the laws of the State of Wisconsin and subject to the terms and conditions of the Declaration.

These By-Laws shall be deemed covenants running with the land and shall be binding on the unit owners, their heirs, administrators, personal representatives, successors and assigns.

ARTICLE II

Members, Voting and Meetings

2.1 MEMBERS. The rights and qualifications of the members are as follows:

a. Defined. Members of the Association shall be all unit owners as the term "unit" is defined in Section 5 of the Declaration. Every unit owner upon acquiring title to a unit under the terms of the Declaration shall automatically become a member of the Association and shall remain a member until such time as his ownership of such unit ceases for any reason, at which time his membership in the Association shall automatically cease.

b. One Membership and Vote Per Unit. One membership and one vote shall exist for each unit. If title to a unit is held by more than one person, the membership related to that unit shall be shared by such unit owners in the same proportionate interests and by the same type of tenancy in which the title to the unit is held. Voting rights may not be split, and shared membership interests with regard to a single unit must be voted by one person pursuant to the designation of that person contained in the Membership List. If a unit is sold under a land contract, the land contract vendee shall be entitled to cast the vote appurtenant to the unit. Notwithstanding the provisions of this section, if the Association has filed a statement of condominium lien against a unit and the amount necessary to release such lien has not been paid

at the time of an Association meeting, the owners of such unit shall not be entitled to vote at such meeting.

c. Membership List. The Association shall maintain a current Membership List showing the membership pertaining to each unit, the address to which notice of meetings of the Association shall be sent, the mortgagee of the unit, if any, and the person designated to cast the vote pertaining to such unit. Only the person so designated shall be entitled to cast a vote in person or by proxy. A designation may be limited in time or may be changed by notice in writing to the Secretary of the Association signed by a majority of the persons having an ownership interest in the unit.

d. Transfer of Membership. Each membership shall be appurtenant to the unit upon which it is based and shall be transferred automatically upon conveyance of that unit. Upon transfer of a unit, the Association shall, as soon as possible thereafter, be given written notice of such transfer, including the name and address of the new owner, identification of unit, date of transfer, name of the person designated to vote, the mortgagee of the unit, if any, and any other information about the transfer which the Association may deem pertinent, and the Association shall make appropriate changes to the Membership List effective as of the date of transfer. The Association may provide Membership Certificates to its members.

2.2 QUORUM AND PROXIES FOR MEMBERS' MEETINGS. A quorum for members meetings shall consist of four-fifths (4/5's) of the votes in the Association. Votes may be cast in person or by proxy in accordance with designations in the Membership List. Proxies shall be valid only for the particular meeting(s) or time period designated therein, up to a maximum of 90 days, unless sooner revoked, and must be filed with the Secretary before the appointed time of the meeting. If any meeting of members cannot be organized because a quorum is not present, a majority of the members who are present, either in person or by proxy, may adjourn the meeting from time to time until a quorum is present, without further notice. At such adjourned meeting at which a quorum shall be present or represented, any business may be transacted which might have been transacted at the meeting as originally noticed.

2.3 ACT BY MAJORITY. The act of a majority of votes of the Association present in person or by proxy at any meeting at which a quorum is present shall be the act of the Association, unless provided otherwise under the Condominium Ownership Act of Wisconsin.

2.4 TIME, PLACE, NOTICE AND CALLING OF MEMBERS' MEETINGS. Written notice of all meetings stating the time and the place and the purposes for which the meeting is called shall be given by the President or Secretary, unless waived in writing by all unit owners, to each member at his address as it appears on the books of the Association and shall be mailed or personally delivered not less than ten (10) days nor more than ninety (90) days prior to the date of the meeting. Meetings shall be held at such time and place as may be designated by the Board of Directors.

2.5 ANNUAL AND SPECIAL MEETINGS. The annual meeting shall be held on

the second Tuesday in November of each year for the purpose of electing directors and of transacting any other business authorized to be transacted by the Members. Special meetings of the members shall be held whenever called by the President or any two members of the Board of Directors and must be called by such officers upon receipt of a written request signed by members with no less than four-fifths (4/5's) of the votes in the Association.

ARTICLE III

Board of Directors

3.1 POWERS AND DUTIES OF THE BOARD OF DIRECTORS. The affairs of the Association, including management and operation of the condominium property, shall be governed by the Board of Directors. All powers and duties as shall be necessary for the administration of the affairs of the Association shall be exercised by the Board of Directors. Such powers and duties shall be exercised in accordance with the provisions of the Declaration, the Articles of Incorporation, and these By-Laws.

3.2 INITIAL BOARD OF DIRECTORS. The initial Board of Directors shall consist of three (3) persons, appointed by Declarant, who need not be members of the Association, to serve until control of the Association passes to the unit owners pursuant to terms of the Declaration. Notwithstanding the foregoing, prior to the conveyance of 25% of the common element interests in Windsor Place Coach Houses Condominiums to purchasers, an Association meeting shall be held and unit owners other than Declarant shall elect at least 25% of the Board of Directors. Prior to the conveyance of 50% of the common element interests by Declarant to purchasers, an Association meeting shall be held and the unit owners other than Declarant shall elect at least one-third (1/3) of the Board of Directors.

3.3 NUMBER AN QUALIFICATIONS OF DIRECTORS. After control of the Association passes to the unit owners pursuant to terms of the Declaration, the Board of Directors shall consist of three (3) persons, to be classified with respect to the terms for which they severally hold office as set forth in Paragraph 3.4 below. Each member of the Board of Directors shall be a member of the Association or, in the event that such member of the Association is not a natural person, the appointee of such member of the Association.

3.4 ELECTION AND TERM OF DIRECTORS. At the first annual meeting of the Association after Association control passes to the unit owners, the members shall elect three (3) directors to be classified with respect to the terms for which they hold office by dividing them into two (2) classes as follows:

a. Two (2) directors whose terms will expire after one (1) year, at the next annual meeting of the Association (Class "A" Directors).

b. One (1) director whose terms will expire after two (2) years, at the

second annual meeting of the Association after his election (Class "B" Directors).

The successors to the class of directors whose terms expire as set forth above shall be elected to hold office for a term of two (2) years or until their successors are duly elected and qualified, or until any of said directors shall have been removed in the manner hereinafter provided, so that the term of one class of directors shall expire in each year.

3.5 VACANCIES ON BOARD. Vacancies on the Board of Directors caused by any reason other than the removal of a director by a vote of the members shall be filled by a vote of the majority of the remaining directors, even though they may constitute less than a quorum, and each person so elected shall be a director until a successor is elected at the next annual meeting of the members at which that class of directors is to be elected.

3.6 REMOVAL OF DIRECTORS. At any regular or special meeting duly called, any one or more of the directors may be removed with or without cause by a majority of the votes of the membership present or represented at such meeting, providing a quorum is in attendance, and a successor may then and there be elected to fill the vacancy thus created.

3.7 ANNUAL MEETING AND NOTICE. An annual meeting of the Board of Directors shall be held immediately after, and at the same place as, the annual meeting of the members, for the purpose of transacting such business as may come before the meeting. Notice of the regular annual meeting of the Board of Directors shall not be required.

3.8 REGULAR MEETINGS AND NOTICE. The Board of Directors may provide by resolution for regular or periodic meetings of the Board, to be held at a fixed time and place, and upon the passage of any such resolution, such meetings shall be held at the stated time and place without the necessity of other notice than such resolution.

3.9 SPECIAL MEETINGS AND NOTICE. Special meetings of the Board of Directors may be called by the President or by two (2) directors on three (3) days prior written notice to each director, given personally or by mail, which notice shall state the time, place and purpose of the meeting.

3.10 WAIVER OF NOTICE. Before, at or after any meeting of the Board of Directors, any director may, in writing, waive notice of such meeting and such waiver shall be deemed equivalent to the giving of such notice. Attendance by a director at any meeting of the Board shall be a waiver by him of notice of the time and place thereof. If all of the directors are present at any meeting of the Board, no notice shall be required and any business may be transacted at such meeting.

3.11 QUORUM OF DIRECTORS/ADJOURNMENTS. At all meetings of the Board of Directors, a majority of the directors shall constitute a quorum for the transaction of business,

and the majority of the directors present at a meeting at which quorum is present shall be the act of the Board of Directors. If, at any meeting of the Board of Directors, there shall be less than a quorum present, the majority of those present may adjourn the meeting from time to time without further notice. At any such adjourned meeting at which a quorum is present, any business which might have been transacted at the meeting as originally called at be transacted.

3.12 FIDELITY BONDS. The Board of Directors shall require that officers and/or employees of the Association handling or responsible for Association funds shall furnish adequate fidelity bonds. The premiums on any such bonds shall be paid for by the Association.

ARTICLE IV

Officers

4.1 DESIGNATION, ELECTION AND REMOVAL. The principal officers of the Association shall be a President, Vice-President, Secretary and Treasurer, to be elected annually by the Board of Directors. Upon the affirmative vote of the majority of the members of the Board of Directors, any officer may be removed, either with or without cause, and his successor shall be elected at a regular meeting of the Board of Directors, or at any special meeting called for that purpose. Any two or more offices, except a combination of the offices of the President and Vice-President, or a combination of the offices of President and Secretary, may be held by the same person.

4.2 PRESIDENT. The President shall be selected from among the members of the Board of Directors and shall be the chief executive officer of the Association. He shall preside at all meetings of the Association and of the Board of Directors. He shall have all the general powers and duties which are usually vested in the office of the President including, but not limited to, the power to sign, together with any other officer designated by the Board, any contracts, checks, drafts or other instruments on behalf of the Association in accordance with the provisions herein. The President shall perform such duties and have such other authority as may be delegated by the Board of Directors.

4.3 VICE-PRESIDENT. The Vice-President shall take the place of the President and perform his duties whenever the President shall be absent or unable to act. If both the President and the Vice-President are unable to act, the Board of Directors shall appoint some other member of the Board to act on an interim basis. The Vice-President shall also perform such other duties as shall from time to time be imposed upon him by the Board of Directors.

4.4 SECRETARY. The Secretary shall keep the minutes of all meetings of the Board of Directors and of the Association and shall have charge of the Association's books and records, and shall, in general, perform all duties incident to the office of the Secretary. The Secretary shall be responsible for maintaining the Membership List and the issuance of Membership Certificates for the Association.

4.5 TREASURER. The Treasurer shall have responsibility for the Association's funds and shall be responsible for keeping full and accurate accounts of all receipt and disbursements and financial records and books of account on behalf of the Association. The Treasurer shall be responsible for the deposit of all monies and all valuable effects in the name, and to the credit, of the Association in such depositories as may from time to time be designated by the Board of Directors. The Treasurer shall also be responsible for the billing and collection of all common and special charges and assessments made by the Association. The Treasurer shall count votes at meetings of the Association.

4.6 LIABILITY OF DIRECTORS AND OFFICERS. No person shall be liable to the Association for any loss or damage suffered by it on account of any action taken or admitted to be taken by him as a director or officer of the Association, if such person (a) exercised and used the same degree of care and skill as a prudent person would have exercised or used under the circumstances in the conduct of his or her own affairs, or (b) took or omitted to take such action in reliance upon advise of counsel for the Association or upon statements made or information furnished by officers or employees of the Association which he had reasonable grounds to believe to be true. The foregoing shall not be exclusive of other rights and defenses to which he may be entitled as a matter of law. The Board of Directors may provide directors' and officers' liability insurance in such amounts and with such coverage as may be determined by the Board of Directors to be necessary or advisable from time to time.

4.7 INDEMNIFICATION OF OFFICERS AND DIRECTORS. The corporation shall, to the fullest extent permitted or required by Sections 181.041 to 181.053, inclusive, of the Wisconsin Nonstock Corporation Law ("Statute"), including any amendments thereto (but in the case of any such amendment, only to the extent such amendment permits or requires the corporation to provide broader indemnification rights than prior to such amendment), indemnify its Directors and Officers against any and all Liabilities, and advance any and all reasonable Expenses, incurred thereby in any Proceeding to which any Director or Officer is a party because such Director or Officer is a Director of the corporation. The corporation may indemnify its employees and authorized agents, acting within the scope of their duties as such, to the same extent as Directors or Officers hereunder. The rights to indemnification granted hereunder shall not be deemed exclusive of any other rights to indemnification against Liabilities or the advancement of Expenses which such Director or Officer may be entitled under any written agreement, board resolution, vote of the Members, the Statute or otherwise. All capitalized terms used in the Section 11.4 and not otherwise defined herein shall have the meaning set forth in Section 181.041 of the Statute.

The Corporation may, but shall not be required to, supplement the foregoing right to indemnification against Liabilities and advancement of Expenses under the foregoing paragraph by (a) the purchase of insurance on behalf of any one or more of such Directors or Officers whether or not the corporation would be obligated to indemnify or advance Expenses to such Director or Officer under the foregoing paragraph, and (b) entering into individual or group indemnification agreements with any one or more of such Directors or Officers.

4.8 COMPENSATION. No director or officer of the corporation shall receive any fee or other compensation for services rendered to the Association except by specific resolution of the membership.

ARTICLE V

Declarant Control

Notwithstanding any other provisions contained in these By-Laws, Declarant, its successors and assigns, shall have the right at its option to appoint and remove the members of the Board of Directors and officers of the Association and to amend the By-Laws or rules and regulations of the Association until the earlier of (a) one (1) year after the first sale of a unit in Windsor Place Coach House Condominiums by Declarant, (b) thirty (30) days after the conveyance of eighty percent (80%) of the common element interest to purchasers by Declarant, or (c) until such earlier time as may be determined by Declarant, subject in each case to provisions of the Condominium Ownership Act of Wisconsin. Each owner of a condominium unit in Windsor Place Coach House Condominiums shall be deemed by acceptance of any deed to any unit to agree, approve and consent to the right of Declarant to so control the Association.

ARTICLE VI

Operation of the Property

6.1 THE ASSOCIATION. The Association, acting through the Board of Directors, shall be responsible for the administration, maintenance, management and operation of the condominium property, in accordance with the Condominium Ownership Act, the Declaration, the Articles of Incorporation, and these By-Laws. The Association, by resolution of the Board of Directors, shall have full power and authority to borrow money and acquire and convey property on behalf of the Association, provided that any single Association loan, acquisition, conveyance, or mortgage involving the sum of $100.00 or more, shall first be approved by the membership at an annual or special meeting called for such purpose. The Association shall contract for management services or a managing agent with respect to the administration and operation of the condominium.

6.2 RULES AND REGULATIONS. The Association, through the Board of Directors, shall from time to time adopt rules and regulations governing the operation, maintenance and use of the units and the common elements and facilities by the unit owners and occupants. Such rules and regulations of the Associations shall not be inconsistent with the terms of the Declaration or the contracts, documents, and easements referred to in the Declaration, and shall be designated to prevent unreasonable interference with the use of the respective units and the common elements and facilities by persons entitled thereto. The Association members, their lessees or guests, and any occupants of the units, shall conform to and abide by all such rules and regulations. The Association through its Board of Directors shall

designate such means of enforcement thereof as it deems necessary and appropriate. The rules and regulations may be adopted, altered, and amended or repealed by either the members of the Association or the Board of Directors, in each case by an affirmative vote of 80% or more of the votes present or represented at a meeting at which a quorum is in attendance, provided such action has been included in the notice of meeting, and provided that no rule or regulation adopted by the members shall be amended or repealed by the Board of Directors if the rule or regulation so adopted so provides.

6.3 COMMON EXPENSES. The Board of Directors shall determine the common expenses of the Association, and shall prepare an annual operating budget for the Association in order to determine the amount of the assessments payable by each unit to meet the estimated common expenses of the Association for the ensuing year. The amounts required by such budget shall be assessed against the units and allocated among the members of the Association according to their respective percentages of ownership in the common elements and facilities of the Condominium as set forth in the Declaration. The assessments shall be made on an annual basis and shall be prorated and due and payable in installments. If not paid on or before the due date, the assessment shall bear interest at the prevailing prime rate of interest as specified in the Wall Street Journal (or a comparable publication if the Wall Street Journal is no longer published), determined as of the first day of each month, until paid in full. If delinquent for more than thirty (30) days, the Association may accelerate the annual assessment remaining unpaid with respect to such delinquent unit for purposes of collection or foreclosure action by the Association. In the event the annual budget and assessments are not determined prior to the beginning of a fiscal year of the Association, the assessment for the prior year shall remain in effect until revised by the Board of Directors.

6.4 OPERATING BUDGET. The annual operating budget shall provide for two funds, one of which shall be designated the "operating fund" and the other the "reserve fund." The operating fund shall be used for all common expenses which occur annually or more frequently, such as amounts required for the cost of services, snow and lawn maintenance, insurance on the common elements, administration, materials and supplies. The reserve fund shall be used for contingencies and periodic expenses such as driveway repair, paving, repair and renovation of the building common elements. In the event the Association incurs extraordinary expenditures not originally included in the annual budget, then such sums as may be required in addition to the operating fund may be charged against the reserve fund up to a maximum of 10% of the reserve fund. In the event that such funds prove inadequate to meet the necessary common expenses, or at the discretion of the Board of Directors, the directors may levy further assessment(s) against the unit owners. The reserve fund shall not be implemented until 80% of the unit owners approve that the reserve fund is necessary.

The reserve fund may also be used to discharge mechanic's liens or other encumbrances levied against the entire property, or against each unit, if resulting from action by the Association. The unit owner or owners responsible for any lien which is paid by the Association but not the obligation of the Association shall be specially assessed for the full

amount thereof. The directors may also use the reserve fund for the maintenance and repair of any unit it such maintenance and repair, although the obligation of the unit owner, is necessary to protect the common property. The full amount of the cost of any such maintenance or repair shall be specially assessed to the unit owner responsible therefore. Any charges against the reserve fund in accordance with the foregoing paragraphs which are not otherwise repaid to the fund shall be replenished by additional assessments against the unit owners in subsequent years.

The annual budget shall be prepared and determined by November 1st of each calendar year. The Board of Directors shall advise all members of the Association in writing of the amount of common assessments payable on behalf of each unit by the date of the annual membership meeting and shall furnish copies of the budget on which such common assessments are based to each member.

If within fifteen (15) days after the annual membership meeting a petition is presented to the Board of Directors protesting such assessments or the budget upon which they are based, and the petition is signed by members representing more than eighty percent (80%) of the Association votes, then the directors shall notify all members of a meeting called for the sole purpose of reviewing such assessments or budget. At such meeting, the vote of more than eighty percent (80%) of the Association votes may revise the budget and assessments, and such revised budget and corresponding assessments shall replace for all purposes the ones previously established; provided, however, that the annual budget and assessments may not be revised downward to a point lower than the average total budget for the preceding two years and provided further, that if a budget and assessments have not been established and made for any two preceding years, then the budget and assessments may not be revised downward until two years of experience exist.

6.5 WORKING CAPITAL FUND. A working capitol fund shall be established equal to two months' initial estimated common expenses for each unit in Windsor Place Coach House Condominiums. The working capital fund shall be used to meet unforseen expenditures or to purchase additional equipment or services, and any amount paid into the working capital fund shall not be considered as advance payments of regular assessments. Each unit's share of the working capital fund shall be collected at the time the first sale of the unit is closed and title to the unit is conveyed by the Declarant. While Declarant is in control of the Association, Declarant shall not use any part of the working capital fund to defray its expenses or construction costs or to make up any budget deficits. When control is transferred to the Association, the working capital fund shall be transferred to the Association for deposit into the reserve fund.

6.6 COMMENCEMENT OF PAYMENT. Each unit in the condominium shall begin paying monthly payments of common expenses to the Association as of the date of the first transfer of title to such unit by the Declarant. Such monthly payments of common expenses shall be in accordance with the proposed annual budget prepared by Declarant for the Association. Until such time as a unit in the condominium has been sold by Declarant, or until 6 months after the date construction of a unit is completed, whichever shall first occur, Declarant shall not be

required to pay monthly common expenses or reserve funds to the Association with regard to unsold units. However, during such time Declarant shall be responsible for paying any deficiency in operating expenses of the Association which are not covered by the assessments paid by unit owners pursuant to the annual budget. Declarant shall make customary payments of monthly 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.

6.7 DEFAULT AND LIENS. All assessments, until paid, together with interest at the prime rate (as described in Section 6.3) and actual costs of collections, constitute a lien on the units on which they are assessed and on the undivided interest in the common elements appurtenant thereto. If a member of the Association is in default in payment of any charges or assessments for a period of more than thirty (30) days, the Board of Directors, in the name of the Association, may file liens therefore and bring suit for and on behalf of the Association, as representative of all members, to enforce collection of such delinquencies or to foreclose the lien therefore, as provided by law, and there shall be signed and verified on behalf of the Association by any officer of the Association. The owners of a unit against which a lien has been filed shall not be entitled to vote at Association meetings until the lien has been paid in full.

ARTICLE VII

Repair and Maintenance

7.1 INDIVIDUAL UNITS. Each unit owner, at his sole expense, shall be responsible for keeping the interior of his unit and all of its equipment, fixtures and appurtenances in good order, pristine condition and repair and in a clean and sanitary condition. Each unit owner must perform properly or cause to be performed all maintenance and repair work to or within his own unit which if omitted would affect the project in its entirety or in a portion belonging to other owners. Upon failure of the unit owner to maintain his unit, the Association may accomplish necessary repairs and maintenance and assess the respective unit owner for the costs and expenses thereof, after thirty (30) days written notice to the unit owner giving the owner opportunity to perform the needed maintenance or repair within such thirty (30) day period.

Without in any way limiting the foregoing, each unit will owner shall be responsible for the following:

- All painting, repairing, restoration, maintenance, and decorating of unit interiors, windows and balconies;

- Decorating and keeping the interior of the unit in good repair;

- Maintenance, repair or replacement of any doors and windows (including replacement of broken glass), patio doors, garage doors, garages, screens and screening;

- Maintenance and repair of lighting fixtures, refrigerators, ranges, heating and air-conditioning equipment (including appurtenant compressor and equipment), plumbing fixtures, dishwashers, disposals, laundry equipment such as washers and dryers, water heaters, and water softeners.

Upon failure of the unit owner to do so, the Association may accomplish repairs and maintenance to the unit, as determined to be necessary by the Association, and assess the respective owner for the costs and expenses thereof, after thirty (30) day written notice to the unit owner giving the owner opportunity to perform the needed maintenance or repair within such thirty (30) day period.

For purposes of uniformity of external appearance and quality, the Association may specify the type, color and quality of materials to be used in replacing, repairing, painting or maintaining external fixtures such as entry doors, garage doors, windows, lighting fixtures and other items which may be determined from time to time by the Board of Directors of the Association.

7.2 COMMON ELEMENTS AND FACILITIES. The Association shall be responsible for the management and control of the common elements and facilities and limited common elements, and shall cause the same to be maintained, repaired and kept in good, clean, attractive and sanitary condition, order and repair, except to the extent individual unit owners are responsible therefore as provided hereinafter with respect to limited common elements. The Association shall be responsible, at Association expense unless necessitated by the negligence or misuse of a unit owner, or the tenant, guest or agent of a unit owner, in which case such expense shall be charged and specially assessed to such unit owner), for accomplishment of the following specific items of maintenance and repair with respect to the common elements:

- All cleaning, painting, repair, restoration and general maintenance of the common property;

- All maintenance, repair and restoration of driveways and walkways;

- Snow and ice removal from driveways and walkways;

- Lawn care, landscaping, tree cutting, erosion control, and general care and maintenance of any plantings and shrubberies which may from time to time be located within the common elements;

- Necessary care and maintenance of utility services and line within the common elements, including master television and communication cables, lines or antennae, and utility connection to mains;

7.3 LIMITED COMMON ELEMENTS. The owner of unit 4, at his sole expense, shall be responsible for keeping the limited common elements appurtenant to his unit, as defined in the Declaration, in a good, sanitary and attractive condition.

7.4 ASSOCIATION SERVICES. The Association may provide any service or maintenance requested by a unit owner or owners with respect to individual units or limited common elements that the Association is able and willing to provide or perform, and shall specify assess such requesting owner or owners therefore.

ARTICLE VIII

Duties and Obligations of Unit Owners

8.1 RULES AND REGULATIONS. The units and the common elements and facilities and limited common elements (herein sometimes called the "commons") shall be occupied and used in accordance with the Declaration, the Articles of Incorporation, these By-Laws, and the rules and regulations adopted by the Association from time to time, , including the following:

(a) Apartments. No unit owner, lessee or occupant shall occupy or use an apartment, as that term is defined in Section 5.2.3 of the Declaration, or the common elements, or permit the same or any part thereof to be occupied or used, for any purpose other than residential purposes. No trade or business shall be conducted on the condominium property or from any unit, except that one apartment within each unit may be used as a model for purposes of selling additional units or renting individual apartments.

(b) Occupancy. Individual apartments within units in Windsor Place Coach House Condominiums shall not be used or occupied by any person or persons for a period of less than 365 consecutive days, except with prior written approval of the Association. The intent of this provision is to prohibit business, transient or similar uses of the units which would involve multiple occupancies by different persons or groups or persons.

© Leases. Owners of units in Windsor Place Coach House Condominiums may lease their units on whatever terms and conditions they may wish, provided that in each instance the following terms and conditions are met:

- The lease must be in writing, signed by the owner and the tenant.
- The lease must be for a period of no less than One (1) year.

- The lease must specifically obligate the tenant to abide by the terms and conditions of the Declaration, these By-Laws, and all rules and regulations of the Association.

(d) Parking. Each unit in Windsor Place Coach House Condominiums includes an enclosed parking garage, providing parking spaces for two cars for each unit. It is understood that each unit owner will keep his garage door closed at all times, except for the purpose of ingress and egress to garage.

(e) Animals. Common house pets such as cats and dogs shall be allowed to be kept on the premises of Windsor Place Coach House Condominiums.

(f) Pet Restrictions. A pet shall not be allowed at large within the commons, and shall always be leashed and within the immediate control of a person when outside of any building. All droppings must be picked up and disposed of by the person in control of a pet. Owners of pets shall take reasonable precautions and efforts to prevent their pets from being a nuisance or annoyance to other unit owners.

(g) Antennas and Fences. Unit owners may not place a television tower antenna, satellite antenna dish or fences of any kind within the common elements adjacent to a unit.

(h) Obstructions. There shall be no obstruction of the commons.

(I) Increase of Insurance Rates. Nothing shall be done or kept in any unit or in the commons which will increase the rate of insurance on the commons, without the prior consent of the Association. No unit owner shall permit anything to be done or kept in his unit or in the commons which will result in the cancellation of insurance on any unit or any part of the commons, or which would be in violation of any law or ordinance. No waste will be committed in the commons.

(j) Signs. No signs of any kind shall be displayed to the public view on or from any unit or the commons.

(k) Noxious Activity. No noxious or offensive activity shall be carries on in any units or in the commons, nor shall anything be done therein which may be or become an annoyance or nuisance to others.

(l) Alteration, Construction or Removal. Nothing shall be altered or constructed in or removed from the common elements and facilities, except upon the written consent of the Association.

(m) Conflict. The above rules and regulations, and those which may be

hereafter adopted by the Associations, are in addition to the Declaration, and the documents, contracts, declarations, and easements set forth in the Declaration, and in the event of a conflict, the Declaration and contract, declarations, and easements set forth and referenced therein shall govern.

(n) Enforcement. The foregoing rules and regulations and other rules and regulations adopted by the Association shall be enforced by such means as the Association deems necessary and appropriate, including recourse to civil authorities, court action if necessary, and monetary fines of not less than $50.00 per violation to be charged and assessed by the Association uniformly against the owners of units who violate or whose tenants or unit occupants violate such rules and regulations. Such fines shall be uniformly levied, and shall be charged and assessed against the subject unit and may be enforced and collected as an assessment for common expenses, including the foreclosure of a lien therefore.

(o) Decks and Patios. Tenants shall keep their patios and decks in a clean and neat state. Patios and decks are not to be used for storage including, but not limited to, motorcycles, toys, baby carriages, wagons.

(p) Paper Boxes and Decorations. Unit owners or tenants shall not place newspaper boxes or decorations within the common areas or attach to any buildings.

(r) Parking and Storage of Vehicles. No tenant shall cause or permit the common areas to be used in such a way as to deny others the full use of these common areas. Accordingly, there shall be no obstruction of any common areas other than temporary parking of motor vehicles in the outdoor parking spaces. Junked, inoperative or unlicensed vehicles shall not be permitted anywhere in the apartment complex. Trailers, vans, trucks, campers, house trailers, boats, boat trailers, motorcycles, snowmobiles, shall not be stores, parked or placed outside.

(s) Mutual Quiet Enjoyment for Other Tenants. Each unit owner shall have the right to use their unit in accordance with these rules and regulations, applicable by law, free from unreasonable interference, with the peaceful possession and operation thereof. Conduct of each unit owner or their tenants therein should be free from immoral, improper, unreasonably annoying and/or offensive activity.

8.2 ASSOCIATION RULES. The Association, acting through the Board of Directors, may approve and distribute to unit owners and tenants additional rules and regulations, and amendments to such rules and regulations, approved and adopted by the Board of Directors from time to time pursuant to Section 6.2 herein. All such rules and regulations shall be in writing and shall be distributed to the unit owners and tenants no less than 30 days prior to the effective date of such rules and regulations. Such rules and regulations may be altered, amended, or repealed pursuant to Section 6.2 herein. The rules and regulations contained in Section 8.1 of these By-Laws may be amended only as provided in Article X.

ARTICLE IX

General

9.1 FISCAL YEAR. The fiscal year of the Corporation shall begin on the first day of January and end on the last day of December in each year, unless a different fiscal year is elected on the first annual tax return filed by the Association.

9.2 ADDRESS. The mailing address of the Association shall be 2010 Windsor Place Unit ___, Milwaukee, Wisconsin 53211. The mailing address may be changed from time to time by Board of Directors.

9.3 SEAL. The Corporation shall have no seal.

ARTICLE X

Amendments

10.1 BY MEMBERS. These By-Laws may be altered, amended or repealed and new By-Laws may be adopted by the members, at any meeting called for such purpose, by the affirmative vote of unit owners having eighty percent (80%) or more of the votes in the Association.

10.2 RIGHTS OF DECLARANT. No amendment of these By-Laws shall alter or abrogate the rights of Declarant as contained in these By-Laws.

ARTICLE XI

Miscellaneous

11.1 RECORD OF OWNERSHIP. Every unit owner shall promptly cause to be duly recorded or filed or record the deed, assignment or other conveyance to him or such unit or other evidence of his title thereto, and shall present evidence of his title to the Board of Directors, and the Secretary shall maintain all such information in the Membership List of the Association.

11.2 MORTGAGES. Any unit owner who mortgages his unit or any interest therein shall notify the Board of Directors of the name and address of his mortgagee, and also of any release of such mortgage, and the Secretary shall maintain all such information in the Membership List of the Association.

11.3 STATEMENT OF ASSESSMENTS. The Board of Directors or Treasurer or the Association, at the request of any mortgagee or any prospective purchaser or any unit or interest therein, shall provide a statement to such person as to the amount of any assessments

against such unit then due and unpaid, within ten (10) business days after such request is received.

11.4 SUBORDINATION. These By-Laws are subordinate and subject to al provisions of the Declaration and any amendments thereto and the Condominium Ownership Act under the laws of the State of Wisconsin, which shall control in case of any conflict. All terms herein (except where clearly repugnant to the context) shall have the same meanings as in the Declaration of said Condominium Ownership Act.

11.5 INTERPRETATION. In case any provision of these By-Laws shall be held invalid, such invalidity shall not render invalid any other provision hereof which can be given effect. Nothing in these By-Laws shall be deemed or construed to authorize the Association or Board of Directors to conduct or engage in any active business for profit on behalf of any or all of the unit owners.

IN WITNESS WHEREOF, these By-Laws of the Windsor Place Coach House Condominiums have been adopted by the Board of Directors as of the day, month and year first above written.

_____ _____

_____

CONDOMINIUM PLAT OF SURVEY

WINDSOR PLACE COACH HOUSE CONDOMINIUMS

CITY OF MILWAUKEE, MILWAUKEE COUNTY, WISCONSIN

ADDRESS: 2058 N. SUMMIT AVENUE
2010 E. WINDSOR PLACE

LEGAL DESCRIPTION: (SEE PAGE 1 OF 5 PAGES)

WISCONSIN JOHN W. JAHNKE S-917 WAUKESHA, WIS. LAND SURVEYOR

JOHN W. JAHNKE – Wis. Reg. No. S – 917

Dated this 20th day of FEBRUARY, 1998.

STATE OF WISCONSIN }
COUNTY OF WAUKESHA } ss

The above certificate subscribed and sworn to me this 20th day of February 1998

GERALDINE E. CHALTRY – NOTARY PUBLIC
My commission expires September 2, 2001

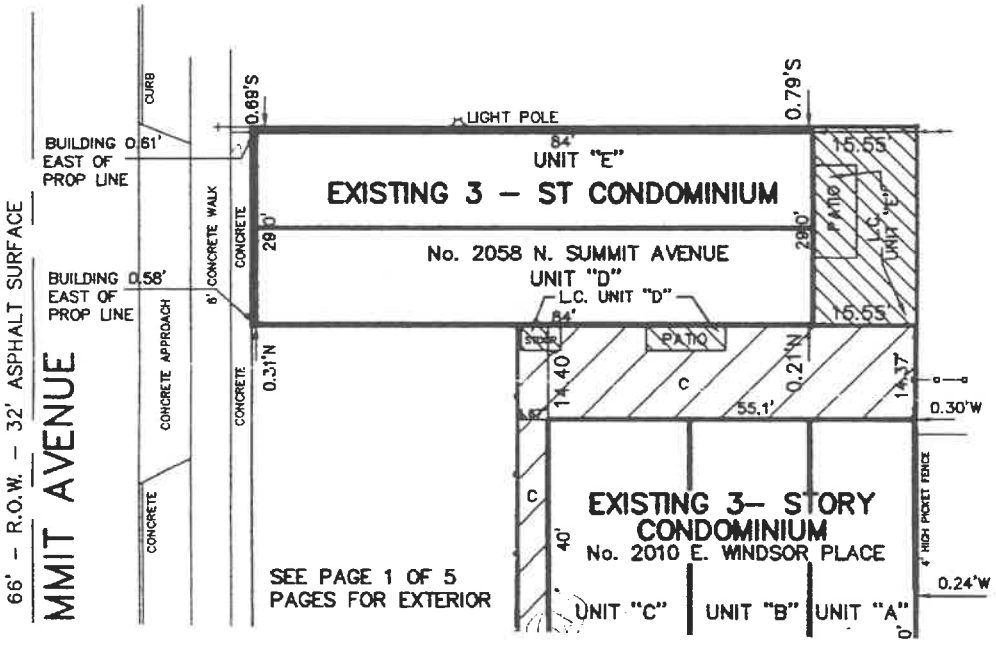
NOTARY PUBLIC GERALDINE E. CHALTRY STATE OF WISCONSIN

N E S W

GRAPHIC SCALE

20 0 10 20 40

(IN FEET)
1 inch = 20 ft.



CONDOMINIUM PLAT OF SURVEY
WINDSOR PLACE COACH HOUSE CONDOMINIUMS
CITY OF MILWAUKEE, MILWAUKEE COUNTY, WISCONSIN

ADDRESS: 2058 N. SUMMIT AVENUE
2010 E. WINDSOR PLACE

LEGAL DESCRIPTION:
The Easterly 60.02 feet of the Westerly 100.02 feet of Lot 1 and that part of vacated Windsor Place adjoining, and the Southerly 30 feet EXCEPT the Easterly 50 feet of Lot 2, Block 11, Glidden and Lockwood's Addition of Lots 1 and 2 in Fractional Section 22, Town 7 North, Range 22 East, in the City of Milwaukee, County of Milwaukee, State of Wisconsin.

REFERENCE BEARING:
The east right-of-way line of North Summit Avenue abutting Lots 1 and 2 was used as the reference bearing and has a recorded bearing of N35°00'00"E as shown on Map No. 356 of the NW 1/4 of Section 22, T7N, R22E.

CERTIFICATE OF SURVEYOR:
I, John W. Jahnke, a registered land surveyor, authorized to practice that profession in the State of Wisconsin, do hereby certify that there is shown in foregoing Condominium Plat of Survey for WINDSOR PLACE COACH HOUSE CONDOMINIUMS 2058 NORTH SUMMIT AVENUE and 2010 EAST WINDSOR PLACE, a correct representation of the condominium described in the Declaration. The identification and location of each and the common elements either as constructed or proposed can be determined from the Plat of Survey and the other documents and drawings attached.

John W. Jahnke

JOHN W. JAHNKE, Wis. Reg. No. S-917
Dated this 20th day of FEBRUARY, 1998.

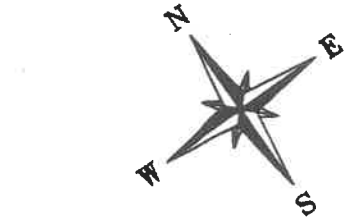
WISCONSIN JOHN W. JAHNKE S-917 WAUKESHA, WIS. LAND SURVEYOR

STATE OF WISCONSIN)SS
COUNTY OF WAUKESHA)
The above certificate subscribed and sworn to me this 20th day of February 1998.

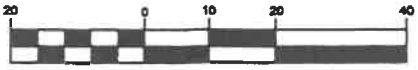
Geraldine E. Chaltry

GERALDINE E. CHALTRY – NOTARY PUBLIC
My commission expires September 2, 2001.

NOTARY PUBLIC GERALDINE E. CHALTRY STATE OF WISCONSIN



GRAPHIC SCALE



(IN FEET)
1 inch = 20 ft.

NOTE:
The Limited Common Elements consist of the outside deck, 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.

CAUTION

NOTE: The location and size of the underground structures and utilities shown hereon have been located to a reasonable degree of accuracy, but the Engineer does not guarantee their exact location or the location of others not shown.
Contact Diggers Hotline, Inc.

