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FOURTH AMENDED AND RESTATED DECLARATION OF CONDOMINIUM

BRIDLEWOOD CONDOMINIUM

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(See Exhibit B for Parcel Numbers)
Parcel Identification Number

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TABLE OF CONTENTS

Page

ARTICLE 1 DESCRIPTION OF THE BUILDINGS AND UNITS 1
1. Survey; Condominium Plat 1
2. Plans 1
3. Utility Services 1
4. Utility Lines 1
5. Location of Drives 1

ARTICLE 2 DIVISION OF CONDOMINIUM INTO SEPARATE FREEHOLD ESTATES 2
1. Units 2
2. Common Elements 2

ARTICLE 3 OWNERSHIP OF COMMON ELEMENTS 2
1. Ownership 2
2. Sharing of Expenses and Surpluses 2
3. Application of Surpluses 2

ARTICLE 4 ASSOCIATION OF UNIT OWNERS 2
1. Administration 2
2. Membership and Voting 2
3. Management 3

ARTICLE 5 ASSESSMENTS 3
1. Budget and Assessments 3
2. Liability; Late Payments 3
3. Liens 3
4. Association Statements 3
5. Rights of Mortgagees 3
6. Transfer Fee 3
7. First Assessment 4

ARTICLE 6 MAINTENANCE AND ALTERATION OF CONDOMINIUM 4
1. Unit Owner's Responsibility 4
2. Association Responsibility 5
3. Changes by Owners 5
4. Decorations; Signs 5
5. Interior Divisions 5
6. Structural Changes by Association 5
7. Approvals 5
8. Easements for Utility Maintenance 6

ARTICLE 7 RESTRICTIONS ON USE AND OCCUPANCY 6
1. Leases of Units 6
2. Animals 6
3. No Obstructions 6

4. Waste 6
5. Antennas 6
6. Temporary Structures 6
7. Encroachments 6
8. Mutual Enjoyment 7
9. Noxious Activity 7
10. Further Easements 7
11. Aesthetic and Safety Regulation 7
12. Airport Proximity 7
13. Use of Unit for Single-family Residential Purposes 7

ARTICLE 8 RECONSTRUCTION AFTER LOSS 7
1. Reconstruction 7
2. Insufficient Insurance Proceeds 8
3. Control of Restoration 8

ARTICLE 9 INSURANCE 8
1. Association Property Damage Insurance 8
2. Additional Association Insurance 9
3. Proceeds 9
4. Cost; Procedure 9
5. Insurance Deductible 9
6. Acts Affecting Insurance 9
7. Unit Owner Insurance 10

ARTICLE 10 CONDEMNATION 10
1. Definition 10
2. Right of Appeal 10
3. Allocation of Award 11
4. Reconstruction After Taking 11
5. Adjustment of Interests and Votes 11

ARTICLE 11 AMENDMENT OF DECLARATION 11
1. Procedure 11
2. VA Approval 11

ARTICLE 12 RIGHTS OF MORTGAGE HOLDERS 12
1. Notice 12
2. Other Provisions 12
3. Definition 12

ARTICLE 13 CLAIMS AND REMEDIES 12
1. Owner Claims: Mediation and Arbitration Requirements 12
2. Attorney's Fees 13
3. Damages 13

ARTICLE 14 SERVICE OF PROCESS 13

ARTICLE 15 RIGHT OF ENTRY 13

ARTICLE 16 CONSTRUCTION AND EFFECT 14
1. Number and Gender 14
2. Captions 14
3. Severability 14
4. Acceptance of Deed 14

FOURTH AMENDED AND RESTATED DECLARATION OF CONDOMINIUM OF BRIDLEWOOD CONDOMINIUM

Bridlewood Condominium (the "Condominium") was created by a Declaration of Condominium, recorded on August 10, 2005 with the Register of Deeds for Washington County as Document No. 1097616, as amended on September 28, 2006 as Document No. 1140143, as amended on August 28, 2008 as Document No. 1199962, as amended on January 15, 2021 as Document No 1520580 (as amended, the "Declaration").

WITNESSETH:

WHEREAS, the Declaration contains portions which have become obsolete due to changes in the law, the turnover of control from Declarant to Bridlewood Condominium Association, Inc. (the "Association"), and changes in common practice over the years;

WHEREAS, the Association desires to clarify and update the provisions of this Declaration through this Restatement, so that its covenants, as restated, will continue to run with the land and shall be binding on all subsequent owners and occupants of all or any part of the Condominium; and

WHEREAS, the real property (the "Property") subject to this Declaration is as described on Exhibit A appended hereto, and the addresses of the units that comprise the Condominium are as described on Exhibit B appended hereto;

NOW THEREFORE, the Association, pursuant to Chapter 703 of the Wisconsin Statutes, the Condominium Ownership Act, as the same may be amended, renumbered or renamed from time to time (the "Act"), hereby amends and restates its Declaration as follows.

ARTICLE 1
DESCRIPTION OF THE BUILDINGS AND UNITS

1. Survey; Condominium Plat. The buildings and other improvements are shown on the site map referred to as the Condominium Plat (as amended, the "Plat"). The Plat and Addendums are recorded with the Washington County Register of Deeds.

2. Plans. The Units, as described in Article 2 hereof, and their respective designations and locations are shown on the floor plans of the Condominium shown on the Plat.

3. Utility Services. Utility services including electricity, natural gas and municipal water and sewer shall be separately metered for each unit and separately for the Common Elements (if required), as described in Article 2 hereof.

4. Utility Lines. Any supply lines, waste lines, pipes, wires, conduits or public utility lines running through a Unit which serve more than one Unit shall be Common Elements.

5. Location of Drives. The location of all drives on the Condominium are as shown on the Plat.

ARTICLE 2
DIVISION OF CONDOMINIUM INTO SEPARATE FREEHOLD ESTATES

The Condominium is divided into the following separate freehold estates:

1. Units. One hundred twenty six (126) separate freehold estates, each called a "Unit", collectively the "Units" as shown on the Plat, each consisting of the space bounded by the interior undecorated surfaces of the exterior perimeter walls and walls common with other units, including all drywall, the ceilings, floors, roof and foundation of such space on each floor of the building which it occupies and including the cubicle of space enclosed by such boundaries. The garage shall be a part of the Unit and all windows, window frames, doors, door frames, glass and locks shall be a part of the Unit.

2. Common Elements. A freehold estate in the "Common Elements" of the Condominium. The Common Elements shall consist of all the Condominium except the Units. Certain Common Elements shall be limited in use to the Unit to which it is appurtenant, such as patios and balconies.

ARTICLE 3
OWNERSHIP OF COMMON ELEMENTS

1. Ownership. The ownership of each Unit shall include a 1/126th undivided interest in the Common Elements. The interest of a particular owner in the Common Elements is calculated as 1 Unit divided by 126 and may hereinafter be referred to as such owner's "Interest".

2. Sharing of Expenses and Surpluses. The common expenses relating to the Common Elements shall be shared among the owners of all Units according to their respective Interests.

3. Application of Surpluses. All common surpluses of the Condominium derived from assessments for Common Elements for each fiscal year of the Association shall be retained for common expenses of the Condominium for the next succeeding fiscal year or years in accordance with the unit owner's Interest, or added to the Association's reserve funds, in the discretion of the Board of Directors.

ARTICLE 4
ASSOCIATION OF UNIT OWNERS

1. Administration. The Condominium shall be administered by an association to be incorporated and known as the Bridlewood Condominium Association, Inc. (the "Association"). The Association has adopted By-Laws in furtherance of its administration of the Condominium.

2. Membership and Voting. Each Unit owner shall be a member of the Association and membership shall commence and terminate with ownership. Members shall be possessed of votes commensurate with their Interest. The manner of casting ballots shall be as set forth in the By-laws.

3. Management. The Association may employ a professional management agent or company for the Condominium with such experience and qualifications and on such terms and conditions as are acceptable to the Board of Directors. Any such management agreement must be terminable without cause upon no more than sixty (60) days' notice without payment of any penalty.

ARTICLE 5
ASSESSMENTS

1. Budget and Assessments. The Association shall determine a budget of common expenses and levy assessments therefore as provided herein or in the By-Laws. The Association may also levy a special assessment on all owners for any purpose for which a general assessment may be levied and a special assessment on a particular Unit owner for the purpose of collecting any amounts due to the Association in accordance with any of the other provisions of this Declaration, the By-Laws or rules and regulations as may be adopted thereunder.

2. Liability; Late Payments. The By-Laws shall set forth the manner of making and collecting assessments for common expenses of the Condominium. Regular assessments not made for violations of the provisions of this Declaration, the By-Laws or Rules and Regulations shall be made on an annual basis but shall be due and payable in monthly assessments as determined by the Board of Directors. Any assessments or installment of an assessment not paid within ten (10) days of its due date may be subject to a late charge and/or interest as set forth in the By-Laws.

3. Liens. If a Unit owner defaults in any payment, the Association shall take appropriate measures as provided by law. The lien for unpaid assessments provided in the Act shall also secure the actual attorney's fees and costs incurred by the Association incident to the collection of such assessment or enforcement of such lien, as well as late charges and interest. The Association may purchase a Unit upon the foreclosure of its lien thereon.

4. Association Statements. The Association shall upon ten (10) days request, provide a letter to any Unit purchaser or mortgagee stating the existence, if any, of outstanding general or special assessments against the Unit being sold.

5. Rights of Mortgagees. Any first mortgagee who obtains title to a Unit pursuant to remedies provided in the mortgage or foreclosure of the mortgage shall not be liable for such Unit's unpaid assessments accruing prior to the acquisition of title to such unit by such mortgagee (except to the extent that any uncollected assessments may be included in any subsequent budget or revision to a budget, and except as otherwise provided in the Act).

6. Transfer Fee. Each time ownership of a Unit is transferred from one party to another, in whole or in part, including by purchase, sale, foreclosure, tax foreclosure, land contract or the taking of a deed in lieu of foreclosure, the transferee of the Unit shall pay a transfer fee to the Association in an amount equal to two (2) months' installments of the regular annual assessments at that time. The fee payment shall be non-refundable, shall be made to the Association at closing (or in any event, concurrent with the transfer) and shall be deposited by the Association into the operating account and/or the reserve account, at the discretion of the Board.

Notwithstanding anything herein to the contrary, the following transfers are exempt from paying the fee:

(a) When the transfer is to or from a trust where the sole beneficiary is the donor and Owner, or to or from an LLC where the Owner is the controlling manager/member, and no funds are exchanged on the transfer;

(b) When the transfer is solely between legally married spouses, domestic partners, and/or current Owners;

(c) When the transfer is solely between a parent and his, her or their child; and

(d) When the transfer is to or from the Association.

7. First Assessment. Regular assessments shall be levied and installments thereon shall commence being due and payable upon the issuance of an occupancy permit for a Unit.

ARTICLE 6
MAINTENANCE AND ALTERATION OF CONDOMINIUM

1. Unit Owner's Responsibility. The owner of each Unit shall at its cost: (a) perform routine maintenance, repair and replacement of all the components or installations within or used by the unit so that the same are in good condition, including but not limited to, all utility lines and installations, the heating and air conditioning system for the Unit, the radon mitigation system for the Unit, if any (for those two-Unit buildings that share a radon mitigation system, any needed maintenance, repair, and replacement shall be performed cooperatively by the affected Unit Owners with the cost shared equally between the two. If there is a dispute between the two Unit Owners related to the radon mitigation system, the dispute should be brought to the Board who will resolve the dispute in its sole discretion), fixtures, appliances, interior surfaces of the perimeter walls of the Unit and all other walls within the Unit, flooring and ceilings, windows, window frames and doors and door frames, including all glass and locks in windows and doors; (b) paint and decorate all walls and surface areas of the Unit; (c) bear the financial responsibility for the repair and replacement any portion of the Common Elements damaged through the fault or negligence of such owner or such owner's family, guests, invitees or tenants or any other occupants of the Unit; (d) be responsible for the reasonable security and safety of such Unit and shall be liable for damages caused to any other Unit(s), or the Common Elements, to the extent not covered by insurance, as a result of a breach of such security; and (e) keep the patios, decks or balconies, if any, appurtenant to the Units in a clean and neat condition, clear of snow, ice and water. The Association is responsible for performing all other maintenance, repair, and replacement of patios, decks and balconies as needed at the discretion of the Board, and the cost of the same may be assessed to the Unit Owner to whose Unit the maintenance, repairs, or replacement is appurtenant. With respect to vents that only serve a single Unit, the Association shall be responsible for maintaining, repairing, and replacing the exterior-facing vent cover, but all other maintenance, repair, or replacement needed with respect to the vent is the responsibility of the Unit Owner. If repairs to Common Elements are required as a result of a Unit owner's actions as set forth in (a) - (e) herein, the Association shall have the right and obligation to repair such Common Element, but

shall levy an assessment against the responsible Unit owner for all costs incurred therefor in excess of any insurance proceeds received and applicable thereto.

2. Association Responsibility. The Association shall maintain in good condition and repair, replace and operate all of the Common Elements, except as provided above.

3. Changes by Owners. No Unit shall alter the Common Elements without the prior written consent of the Board of Directors.

4. Decorations; Signs. No Unit owner shall decorate or alter the exterior of a Unit or the Common Elements without the prior written consent of the Board of Directors. No owner of a Unit may erect, post or display posters, signs or advertising material on the Common Elements or at locations within a Unit which are visible from the Common Elements except as specifically set forth in the Rules and Regulations without the prior written consent of the Board of Directors. Signs that are permitted either by specific Rule or by the Board will be erected and maintained in accordance with all ordinances, rules and regulations applicable thereto. "Signs" as used herein shall be construed and interpreted in the broadest possible sense and shall include any placard, posters or other such devices as may be affixed to the interior of any exterior windows so as to be visible from the exterior of the Building. No awnings, enclosures, storm windows or doors shall be installed on patios or balconies. No grills shall be used or stored on patios, decks or balconies unless they are of a type using cover in place while in use. Patios, decks and balconies shall not be used for storage of any kind, including but not limited to, the storage of motorcycles, baby carriages, bicycles or wagons nor shall patios, decks or balconies be used for the drying or airing of laundry, carpets, rugs or clothing.

5. Interior Divisions. A unit owner may erect or change non-structural walls and barriers within its Unit provided that such owner shall not affect the Common Elements or the structural soundness of the unit and provided further that if such improvements may affect the Common Elements or structural soundness, such owner must submit plans and specifications for such improvements to the Board of Directors for its approval as provided in Article 6, Section 7, at least sixty (60) days prior to the commencement of construction.

6. Structural Changes by Association. The Association shall not make or permit any substantial alterations, modifications or additions of a structural nature or otherwise to the Common Elements or require replacement of windows without the affirmative vote of two-thirds (2/3) of the Board of Directors.

7. Approvals. The Association, acting through its Board of Directors, may approve or disapprove any proposal submitted to it pursuant to this Declaration, but shall apply any one or more of the following criteria in considering any such proposal and may apply any additional criteria as it may deem prudent: (i) matters of access and convenience to the other Units, (ii) requiring the written agreement of the Unit owner making any proposal to pay the costs of restoring the Common Elements affected by such proposal to their prior physical layout and condition upon the termination of such use, and (iii) requiring the written agreement of the owner of such Unit to pay a fair and reasonable monthly charge to the Association for any encroachment on Common Elements as a result of such proposal. The Association may at its discretion impose conditions upon its consent to any proposal. Approval by the Association of any proposal submitted herein

shall be deemed to have been given if the presiding officer thereof so indicates in writing, or if the presiding officer fails to respond within sixty (60) days following written submission of proposals. The presiding officer or the Association may delegate the duties of review and/or processing to any other person as he/she/it may deem appropriate. The Association may also delegate the duty of approval to any other person it deems appropriate.

8. Easements for Utility Maintenance. There is hereby expressly reserved an easement for the Association to enter upon such portions of each Unit as is necessary for the installation, repair or replacement of water, electric or other mechanical systems where such systems service more than one Unit, provided that such entry shall be at reasonable times and upon reasonable notice, except in emergency, and provided that the Association shall pay all the costs thereof, unless otherwise expressly provided herein.

ARTICLE 7
RESTRICTIONS ON USE AND OCCUPANCY

1. Leases of Units. Leasing of Units shall only be allowed to the extent set forth in the Bylaws and the Rules and Regulations.

2. Animals. Animals shall only be allowed to the extent set forth in the Bylaws and the Rules and Regulations.

3. No Obstructions. No owner shall cause or permit the Common Elements to be used as to deny to others the full use of the Common Elements. Additional restrictions with respect to obstructions of Common Elements shall be set forth in the Bylaws and Rules and Regulations.

4. Waste. Any accumulation of waste, litter, excess or unused building materials or trash is prohibited, and garbage containers shall be situated only in designated locations. No materials shall be consumed by fire in incinerators, open fires or elsewhere.

5. Antennas. No antennas, aerials or cable for television or radio reception shall be erected or installed on or in any roof or any other portion of the Condominium, except any community antennas or cable receivers erected by Declarant or its successors or assigns or by the Association and except any individual antennas erected or installed in conformance with the Rules and Regulations.

6. Temporary Structures. No structure, trailer, tent, shack or barn, temporary or otherwise, except for those maintained by Association, shall be placed or maintained on any portion of the Condominium.

7. Encroachments. If any portion of the Common Elements encroaches upon a Unit or any Unit encroaches upon the Common Elements or upon any other unit or if any utility lines encroach upon either the Common Elements or a Unit, a valid easement for the encroachment and for the maintenance of the same shall exist for the duration of the encroachment, except that if such encroachment is the result of a change to the Unit or Common Elements effectuated by an owner or occupant after the date on which the particular building containing the Unit was submitted to the Act and this Declaration, then no easement shall exist unless the procedures and approvals provided in Article 6, Section 7 hereof have been followed and obtained. Minor

encroachments of parts of the Common Elements and utility lines due to reconstruction of a part or all of a building shall be permitted and a valid easement for such encroachments and the maintenance thereof shall exist from the Unit owners.

8. Mutual Enjoyment. Each Unit owner shall have the right to use its unit in accordance with this declaration and applicable law, free from unreasonable interference with the peaceful possession and operation thereof and conduct of residential rentals therein and free from immoral, improper, unreasonably annoying or offensive activity by the conduct of each other unit owner.

9. Noxious Activity. No use or practice shall be allowed on the Condominium which is immoral, improper or offensive in the opinion of the Board of Directors or which is in violation of the By-Laws or Rules or Regulations of the Association.

10. Further Easements. The Association may grant easements over or through the Common Elements for such purposes as it deems reasonable for the benefit of the unit owners.

11. Aesthetic and Safety Regulation. The Association may require uniform treatment of windows or, in appropriate circumstances, repair or replacement of a window at Association cost.

12. Airport Proximity. There is an airport, the Hartford Municipal Airport, in proximity to Bridlewood Condominium and potential for the airport to expand in conformance with adopted Airport Layout Plans (ALPs) or any plans prepared by the Southeastern Wisconsin Regional Planning Commission (SEWRPC), and/or the State of Wisconsin Bureau of Aeronautics, and the City of Hartford. Further, an "Aviation noise Easement, Height limitation Declaration, and Non-Suit Covenant" (hereinafter the "Covenant") exists with respect to the real property described in Exhibit "A".

13. Use of Unit for Single-family Residential Purposes. Each Unit shall be used for single-family residential purposes and for no other purpose unless otherwise authorized by the Board of Directors of the Association prior to the commencement of such use.

ARTICLE 8
RECONSTRUCTION AFTER LOSS

1. Reconstruction. In the event of fire, casualty or any other disaster affecting one or more of the Units or other improvements on the Condominium (the "Damaged Premises"), the Damaged Premises shall be reconstructed and repaired, unless otherwise provided herein. Reconstruction and repair as used herein shall mean restoring the Damaged premises to at least the same condition they were in prior to the fire, casualty or disaster; provided that the internal non-stress bearing improvements within a Unit need not be restored in the same location or constructed of the same materials or design. The Association shall undertake to cause such reconstruction and repair to be accomplished within a reasonable period of time. Perpetual easements are hereby reserved to the Association for the reconstruction or repair contemplated herein.

2. Insufficient Insurance Proceeds. If the insurance proceeds are insufficient to reconstruct or repair the Damaged Premises, then:

(a) The entire Condominium shall be subject to an action for partition upon obtaining the written consent of the Unit owners having 75% or more of the votes in the Association. In the case of partition, the net proceeds of sale of the entire Condominium (which the Association may in its discretion determine to sell as a whole or in parts) together with any net proceeds of insurance shall be considered as one fund ("Partition Proceeds") and shall be divided among all Unit owners in proportion to their respective Interests.

(b) If the consent required under subparagraph (a) above is not obtained within thirty (30) days from the date of the loss, then the Damaged Premises shall be reconstructed and repaired by the Association with the insurance proceeds and, subject to Section 3 hereof, all Units shall be assessed for the deficiency in proportion to their Interests. The provisions of Article 5 shall apply to all assessed for any deficiency.

3. Control of Restoration. The Association shall have the sole power to settle adjustments with the insurance carrier for policies purchased by the Association. If the Damaged premises are solely within a unit or Units owned by the same owner, the Association may permit such Unit owner to settle adjustments, except that no such adjustment shall cause an increase in premium or a decrease in coverage afforded. The Association shall have the sole power to engage contractors to restore the Damaged Premises, provided that a Unit owner's recommendations regarding restoration of a Unit shall be accepted if reasonable. If the insurance proceeds are insufficient for complete restoration because of additional work within a Unit requested by a unit owner, the Association shall apply to the restoration of any Unit only that portion of the proceeds of insurance which the insurance carrier shall specify is applicable to the particular Damaged premises and such Unit shall pay to the Association the deficiency caused thereby prior to performance of the work.

ARTICLE 9
INSURANCE

1. Association Property Damage Insurance. The Association shall obtain and maintain fire, casualty, and multi-peril insurance on a full replacement basis, with code upgrades, and without deduction for depreciation. Such insurance shall cover the entire Condominium including the Units, Unit upgrades or betterments, Common Elements, Limited Common Elements, fixtures, building service equipment and supplies, personal property of the Association. All premiums for such insurance shall be Common Expenses. To the extent possible, the insurance shall provide that the insurer waives its rights of subrogation as to any claim against unit owners, the Association, and their respective agents and guests, and that the insurance cannot be cancelled, invalidated nor suspended on account of conduct of any one or more unit owners, 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 Board of Directors shall obtain a third-party insurance appraisal when deemed appropriate to determine the full replacement value of the Property insured.

2. Additional Association Insurance. In addition to the insurance required above, the Board shall obtain, to the extent available in the normal commercial marketplace, with the costs thereof to be borne as a Common Expense:

(a) Worker's compensation insurance;

(b) Liability insurance providing coverage in an amount not less than two million dollars ($2,000,000) per occurrence for injury, including death, and property damage covering the Association, the Board of Directors, officers, and all agents and employees of the Association, and all Unit Owners and other persons entitled to occupy any Unit or other portion of the Property;

(c) Directors and Officers Insurance covering the officers, directors, property managers and volunteers;

(d) Fidelity insurance covering officers, directors, property managers, employees, and other persons who handle or are responsible for handling Association funds. Such insurance shall be in an amount at least equal to no less than three (3) months' operating expenses plus reserves on hand as of the beginning of the fiscal year and shall contain waivers of any defense based upon the exclusion of persons serving without compensation; and

(e) Such other insurance, including cyber or automobile insurance, as it deems necessary.

3. Proceeds. Association Insurance shall be for the benefit of the Association and the owners of Units and their mortgagees as their interests may appear; provided, however, all proceeds payable thereunder shall be paid to the Association as trustee for the owners of Units and their mortgagees for the purpose provided in Article 9 hereof. In the case of proceeds from liability coverage, the same shall be applied as the Association directs.

4. Cost; Procedure. All premiums for Association Insurance and other insurance obtained by the Association shall be a common expense of the Condominium, except that any increase in the rating or premium charged for any such insurance caused by the character of the use of any Unit shall be an expense solely of such Unit owner. A complete insurance appraisal of each building on the Condominium shall be made at least once every three years.

5. Insurance Deductible. In the event of any insured loss on the Association's master insurance policy, the Association's deductible shall be the responsibility of the person or entity (including the Association) who would be responsible for such damage under the Condominium Documents, in the absence of insurance. If the cause of loss originates within a Unit, the Unit Owner is responsible for the damage costs up to the Association's master insurance policy deductible. If the cause of the loss originates in more than one Unit or a Unit and the Common Elements, the responsibility for paying the Association's deductible shall be equitably apportioned by the Board in its sole discretion among the Unit(s) and/or Common Elements where the loss originated.

6. Acts Affecting Insurance. No Unit owner or occupant shall commit or permit any violation of covenants or agreements contained in any of the policies of insurance obtained by the Association, or do or permit anything to be done, or keep or permit anything to be kept, or permit

any condition to exist, which might (i) result in termination of any such policies, (ii) adversely affect the right of recovery thereunder, (iii) result in reputable insurance companies refusing to provide such insurance, or (iv) result in an increase in the insurance rate or premium over the premium which would have been charged in the absence of such violation or condition, unless, in the case of such increase, the Unit owner responsible for such increase shall pay the same. If the rate of premium payable with respect to the Association Insurance or with respect to any policy or insurance carried by any Unit owner shall be increased over the rate charged for the lowest-rated Unit, (a) by reason of anything that is done or kept in a particular Unit, or (b) as a result of the failure of any Unit owner or any occupant of a Unit to comply with the requirements of the Association Insurance, or (c) as a result of the failure of any such Unit owner or occupant to comply with any of the other terms and provisions of this Declaration or the By-Laws, then the Unit owner of that particular Unit shall reimburse the Association and such other Unit owners individually for the resulting additional premiums which shall be payable by the Association or such other Unit owners, as the case may be. The amount of any such reimbursement due the Association may without prejudice to any other remedy of the Association be enforced by assessing the same to that particular Unit pursuant to the By-Laws.

7. Unit Owner Insurance. The Unit Owners shall be responsible for and shall obtain insurance coverage for:

(a) The personal property within the Unit;

(b) Coverage A with special perils coverage added, which changes the perils covered from "named perils" to "all risks unless excluded", which insurance should also cover Building/Additions and Alterations/Improvements and Betterments in an amount of at least the Association's master policy deductible(s);

(c) Loss assessment coverage, at a minimum limit of the maximum amount that the insurer will cover of the Association's master policy deductible(s);

(d) Special perils contents coverage; and

(e) Sewer backup and sump pump failure coverage.

ARTICLE 10
CONDEMNATION

1. Definition. The phrases "taking" and "condemnation" include any sale in settlement of any pending or threatened condemnation proceeding.

2. Right of Appeal. Each Unit owner shall have the right of appeal of the necessity of the taking and of the condemnation award with respect to its Unit. The Association shall have the exclusive right of appeal of the necessity of the taking and of the condemnation award with respect to the Common Elements. An appeal by the Association or such owner shall be binding upon all the owners affected thereby.

3. Allocation of Award. Any damages for a taking shall be awarded as follows:

(a) Each Unit owner is entitled to the entire award for the taking of all or part of its respective Unit and for consequential damages to its Unit.

(b) In the event no reconstruction is undertaken as below, any award for the taking of Common Elements shall be allocated to all Unit owners in proportion to their respective Interests.

4. Reconstruction After Taking. Following the taking of all or a part of the Common Elements, the Association shall promptly undertake to restore the improvements of the Common Elements to an architectural whole compatible with the existing structure. Any costs of such restoration in excess of the condemnation award shall be a common expense payable in accordance with Article 8, Section 2(b) hereof. If the taking diminishes the Condominium to the extent that reconstruction or restoration is not practical in the opinion of the Association, the entire Condominium shall be subject to an action for partition upon obtaining the written consent of the Unit owners having 75% or more of the vote. In the case of partition, the net proceeds of sale of the Condominium, together with any net proceeds of the award for taking, shall be considered as one fund and shall be divided among all Unit owners in accordance with Article 8, Section 2(a) hereof. If such consent is not obtained within thirty (30) days of the decision of the Association, then reconstruction shall take place in accordance with Article 8, Section 3 hereof.

5. Adjustment of Interests and Votes. The Interests and the sharing of common expense under Article 3 hereof and the votes under Article 4 hereof appertaining to the remaining Units shall be adjusted after the taking of a Unit in the same manner as set forth in Article 12, Section 2 hereof. A partial taking of a Unit shall not include the Interest or the votes appurtenant to the Unit. The Association shall cause the recordation of an amendment hereto which discloses the nature of the taking and the adjustments hereunder.

ARTICLE 11
AMENDMENT OF DECLARATION

1. Procedure. Except as otherwise provided herein, this Declaration may only be amended by the written consent of Unit owners representing at least 67% or more of the total allocated votes of the Association. A Unit owner's written consent is not effective unless it is approved by the mortgagee of the Unit, if any, and to the extent set forth in the Act. Any amendment to this Declaration shall be prepared and executed by the presiding officer of the Association and shall become effective when recorded in the Office of the Register of Deeds for Washington County, Wisconsin. No action to challenge the validity of an amendment shall be commenced more than one (1) year after the amendment is recorded.

2. VA Approval. If any Unit is subject to a mortgage owned or guaranteed under the U.S. Veterans Administration Programs, then the condominium regime created hereunder may not be amended or merged with a successor regime without prior written approval in accordance with regulations implementing such program.

ARTICLE 12
RIGHTS OF MORTGAGE HOLDERS

1. Notice. Upon written request to the Association, identifying the name and address of the holder, insurer or guarantor of a Unit mortgage and the Unit number or address, any such mortgage holder, insurer or guarantor will be entitled to timely written notice of:

(a) Any condemnation or casualty loss which affects either a material portion of the Condominium or the Unit securing its mortgage;

(b) Any thirty (30) day delinquency in the payment of assessments owned by the owner of any Unit on which it holds a mortgage or any breach of the provisions of any instrument or rule governing the Condominium which is not cured by such owner within thirty (30) days of such breach;

(c) Any lapse, cancellation or material modification of any insurance policy or fidelity bond maintained by the Association; and

(d) Any proposed action which would require the consent of a specified percentage of eligible mortgage holders according to the Act.

2. Other Provisions. Mortgage holders shall also be afforded the following rights:

(a) Any restoration or repair of the Condominium after a partial condemnation or damage due to an insurable hazard, shall be performed substantially in accordance with this Declaration and the original plans and specifications, unless other action is approved by holders of mortgages on Units which have at least Fifty-one Percent (51%) of the votes of Units subject to mortgages.

(b) Any election to terminate the Condominium after substantial destruction or a substantial taking in condemnation of the Property must require the approval of holders of mortgages on Units which have at least Fifty-one Percent (51%) of the votes of Units subject to mortgages.

3. Definition. For purposes of this Declaration and the Association's By-Laws, the terms "Mortgagee" or "Mortgage holder" shall be defined as limited to holders of a first lien mortgage and first land contract vendors. Persons described by such definition are required to register with the Association in order to claim a right to notice under this Declaration and By-Laws.

ARTICLE 13
CLAIMS AND REMEDIES

1. Owner Claims: Mediation and Arbitration Requirements. In the event that a Unit Owner or resident has a claim to assert against the Association or any member of the Board where the claim relates to or arises from the member's service on the Board, that claim must be submitted to binding arbitration, with Resolute Systems, Inc. or such other arbitrator or arbitrator facility agreed to by the parties, or by the chief judge of the county if the parties can't agree upon an

arbitrator and Resolute Systems, Inc. is no longer in business or has a conflict. The unit owner(s) and the Association shall each pay half the cost of the arbitration. Such claims must be commenced with the arbitrator within one year of the date that the Unit Owner or resident knew or should have known of the underlying facts giving rise to the claim. Such claims may also be submitted to non-binding mediation before or during arbitration at the election of the claimant, with both sides paying half the cost of the mediator. The Association shall also have the option of arbitrating a claim against a Unit Owner (any non-assessment collection and non-declaratory judgment-related claim) using the same procedure above.

2. Attorney's Fees. The prevailing party in any claim brought by or against the Association or a Director by a Unit Owner or resident shall be entitled to recover their attorney's fees and costs. In addition, for any claim that is mediated or arbitrated as set forth above, the Association is entitled to recover its pre-mediation and/or pre-arbitration attorney's fees and costs if it is ultimately the prevailing party.

3. Damages. The Association may assess a Unit Owner the actual damages the Association incurs from the Unit Owner's (its residents, occupants, or guests) failure to abide by the Condominium Declaration, Bylaws, or Rules and Regulations (the "Condominium Documents"). Where appropriate, the Association may also fine for violations of the Condominium Documents, and a schedule of progressive fines shall be set forth in the Rules and Regulations. There shall be a Grievance Procedure set forth in the Rules and Regulations, whereby a Unit Owner may contest the alleged violation. The decision of the Grievance Committee is final and binding. The Association may also assess to the Unit Owner interest and late fees on unpaid fines and assessments, as well as attorney's fees and costs incident to the Unit Owner's failure to abide by the Condominium Documents.

ARTICLE 14
SERVICE OF PROCESS

Service of process shall be made on the Association's registered agent as stated on file with the Wisconsin Department of Financial Institutions. At the time of recording this Restated Declaration, the registered agent is Ogden & Company, Inc., 1665 N. Water Street, Milwaukee, WI 53202.

ARTICLE 15
RIGHT OF ENTRY

A right of entry to the Units as reserved by Article 6, Section 8 shall exist for the owners thereof or their agents or any person authorized by the Association for the purposes provided in such Article provided request for entry is made in advance and at a convenient time for the Member. However, in case of emergency, entry of a Unit may be made immediately, whether the owner or occupant of the Unit is or is not present and without liability to the Unit owner, the Association or its agents. Any damage or loss caused as a result of such emergency entry shall be at the sole expense of the Unit owner if, in the reasonable judgment of those authorizing the entry, such entry was for emergency purposes.

ARTICLE 16
CONSTRUCTION AND EFFECT

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

2. Captions. The captions and Article headings herein are intended only as matters of convenience and for reference and in no way define or limit the scope or intent of the various provisions hereof.

3. Severability. If any provision, or any part thereof, of this Declaration or the application thereof to any person or circumstance shall, to any extent, be invalid or unenforceable, the remainder of this Declaration, or the application of such provision, or any part thereof, to persons or circumstances other than those to which it is held invalid or unenforceable, shall not be affected thereby. Each provision, or any part thereof, of this Declaration shall be valid, and be enforced, to the fullest extent permitted by law.

4. Acceptance of Deed. By acceptance of a deed of conveyance of a, the grantee of such Unit and each successor in title to such Unit or an interest therein shall, in the event of the occurrence of any or all of the events specified in Article 11, be deemed to consent and agree to the action so taken. Each such grantee of a Unit and each successor in title to such Unit or an interest therein, hereby constitutes and appoints the Association, by its Board of Directors, as its true and lawful attorney (i) to execute, deliver and record on behalf of the grantee and each successor in title to such Unit or an interest therein, such instruments, if any, as may be required to effect such action, and (ii) to do all other things necessary to accomplish the action so taken.

This Fourth Amended and Restated Declaration of Condominium complies with the requirements of the Declaration and the applicable law, Wis. Stat. §703.09(2), in that it has been approved by the written consent of Unit owners with not less than sixty-seven percent (67%) of the Unit Owners in the Association, and such consents have been approved by the mortgagees or holders of equivalent security interest in the Units to the extent required by the Act.

IN WITNESS WHEREOF, the Association has executed this Fourth Amended and Restated Declaration of Condominium for Bridlewood Condominium this 17th day of December, 2025.

BRIDLEWOOD CONDOMINIUM ASSOCIATION, INC., a Wisconsin Non-Stock Corporation,

By: _____ (President)
PATRICK E. PAVICH (Print)

STATE OF WISCONSIN)
) ss.
COUNTY OF Milwaukee)

This document was acknowledged before me by PATRICK PAVICH, as President of Bridlewood Condominium Association, Inc. on this 17th day of December, 2025.

_____
Notary Public, State of Wisconsin
Name: Tawny Tate
My Commission Expires: 9/8/26

This instrument was drafted by:
Lydia J. Chartre, Esq.
Kaman & Cusimano LLC
111 E. Kilbourn Avenue, Suite 1700
Milwaukee, WI 53202

TAWNY TATE NOTARY PUBLIC STATE OF WISCONSIN

EXHIBIT A

Legal Description

Units 751, 753, 757, 759, 761, 763, 767, 769, 773, 775. 779, 781, 783, 785, 789, 791, 792, 793, 794. 795. 796. 798, 799, 800, 801, 802, 804, 805, 806, 807, 808, 810, 811, 812, 813, 814, 817, 818, 819, 820, 823, 825, 828, 830, 831, 834, 835, 836, 841, 843, 849, 850, 851, 852, 854, 856, 859, 860, 861, 862, 863, 865, 866, 870, 872, 873, 874, 877, 878 and 880 on Bridlewood Drive, Units 1101, 1102, 1103, 1104, 1201, 1202, 1203 and 1204 0n 754 Bridlewood Drive, Units 2101, 2102, 2103, 2104, 2201, 2202, 2203 and 2204 on 752 Bridlewood Drive, Units 3101, 3102, 3103, 3104, 3201, 3202, 3203, and 3204 on 758 Bridlewood Drive, Units 4101, 4102, 4103, 4104, 4201, 4202, 4203 and 4204 on 766 Bridlewood Drive, Units 5101, 5102, 5103, 5104, 5201, 5202, 5203 and 5204 on 772 Bridlewood Drive, Unit 6101, 6102, 6103, 6104, 6201, 6202, 6203 and 6205 in 770 Bridlewood Drive, Units 1746, 1748, 1762, 1763, 1764, 1769, 1781 and 1783 on Conestoga Court, together with an undivided interest in and to the common elements and facilities set forth in the declaration of condominium for Bridlewood Condominium, a condominium declared and existing under and by virtue of the Condominium Ownership Act of the State of Wisconsin, according to the declaration of condominium recorded in the Office of the Register of Deeds on August 10, 2005 as Document No. 1097616 and as amended. Located in the City of Hartford, Washington County, Wisconsin.

EXHIBIT B

Tax Key Numbers

Tax Key	Street Address
1702007013	831 Bridlewood Drive
1702007014	835 Bridlewood Drive
1702007015	841 Bridlewood Drive
1702007016	843 Bridlewood Drive
1702007017	849 Bridlewood Drive
1702007018	851 Bridlewood Drive
1702007019	859 Bridlewood Drive
1702007020	861 Bridlewood Drive
1702007021	863 Bridlewood Drive
1702007022	865 Bridlewood Drive
1702007023	873 Bridlewood Drive
1702007024	877 Bridlewood Drive
1702007082	751 Bridlewood Drive
1702007083	753 Bridlewood Drive
1702007084	757 Bridlewood Drive
1702007085	759 Bridlewood Drive
1702007086	761 Bridlewood Drive
1702007087	763 Bridlewood Drive
1702007088	767 Bridlewood Drive
1702007089	769 Bridlewood Drive
1702007090	773 Bridlewood Drive
1702007091	775 Bridlewood Drive

1702007092	779 Bridlewood Drive
1702007093	781 Bridlewood Drive
1702007094	783 Bridlewood Drive
1702007095	785 Bridlewood Drive
1702007096	789 Bridlewood Drive
1702007097	791 Bridlewood Drive
1702007098	793 Bridlewood Drive
1702007099	795 Bridlewood Drive
1702007100	799 Bridlewood Drive
1702007101	801 Bridlewood Drive
1702007102	805 Bridlewood Drive
1702007103	807 Bridlewood Drive
1702007104	811 Bridlewood Drive
1702007105	813 Bridlewood Drive
1702007106	817 Bridlewood Drive
1702007107	819 Bridlewood Drive
1702007108	823 Bridlewood Drive
1702007109	825 Bridlewood Drive
1702008021	754 Bridlewood Drive, Unit 1101
1702008022	754 Bridlewood Drive, Unit 1102
1702008023	754 Bridlewood Drive, Unit 1103
1702008024	754 Bridlewood Drive, Unit 1104
1702008025	754 Bridlewood Drive, Unit 1201
1702008026	754 Bridlewood Drive, Unit 1202
1702008027	754 Bridlewood Drive, Unit 1203

1702008028	754 Bridlewood Drive, Unit 1204
1702008029	752 Bridlewood Drive, Unit 2101
1702008030	752 Bridlewood Drive, Unit 2102
1702008031	752 Bridlewood Drive, Unit 2103
1702008032	752 Bridlewood Drive, Unit 2104
1702008033	752 Bridlewood Drive, Unit 2201
1702008034	752 Bridlewood Drive, Unit 2202
1702008035	752 Bridlewood Drive, Unit 2203
1702008036	752 Bridlewood Drive, Unit 2204
1702008037	758 Bridlewood Drive, Unit 3101
1702008038	758 Bridlewood Drive, Unit 3102
1702008039	758 Bridlewood Drive, Unit 3103
1702008040	758 Bridlewood Drive, Unit 3104
1702008041	758 Bridlewood Drive, Unit 3201
1702008042	758 Bridlewood Drive, Unit 3202
1702008043	758 Bridlewood Drive, Unit 3203
1702008044	758 Bridlewood Drive, Unit 3204
1702008045	766 Bridlewood Drive, Unit 4101
1702008046	766 Bridlewood Drive, Unit 4102
1702008047	766 Bridlewood Drive, Unit 4103
1702008048	766 Bridlewood Drive, Unit 4104
1702008049	766 Bridlewood Drive, Unit 4201
1702008050	766 Bridlewood Drive, Unit 4202
1702008051	766 Bridlewood Drive, Unit 4203
1702008052	766 Bridlewood Drive, Unit 4204

1702008053	772 Bridlewood Drive, Unit 5101
1702008054	772 Bridlewood Drive, Unit 5102
1702008055	772 Bridlewood Drive, Unit 5103
1702008056	772 Bridlewood Drive, Unit 5104
1702008057	772 Bridlewood Drive, Unit 5201
1702008058	772 Bridlewood Drive, Unit 5202
1702008059	772 Bridlewood Drive, Unit 5203
1702008060	772 Bridlewood Drive, Unit 5204
1702008061	770 Bridlewood Drive, Unit 6101
1702008062	770 Bridlewood Drive, Unit 6102
1702008063	770 Bridlewood Drive, Unit 6103
1702008064	770 Bridlewood Drive, Unit 6104
1702008065	770 Bridlewood Drive, Unit 6201
1702008066	770 Bridlewood Drive, Unit 6202
1702008067	770 Bridlewood Drive, Unit 6203
1702008068	770 Bridlewood Drive, Unit 6204
1702008069	878 Bridlewood Drive
1702008070	880 Bridlewood Drive
1702008071	872 Bridlewood Drive
1702008072	874 Bridlewood Drive
1702008073	866 Bridlewood Drive
1702008074	870 Bridlewood Drive
1702008075	860 Bridlewood Drive
1702008076	862 Bridlewood Drive
1702008077	854 Bridlewood Drive

1702008078	856 Bridlewood Drive
1702008079	850 Bridlewood Drive
1702008080	852 Bridlewood Drive
1702008081	1763 Conestoga Court
1702008082	1769 Conestoga Court
1702008083	1781 Conestoga Court
1702008084	1783 Conestoga Court
1702008085	1762 Conestoga Court
1702008086	1764 Conestoga Court
1702008087	1746 Conestoga Court
1702008088	1748 Conestoga Court
1702008089	836 Bridlewood Drive
1702008090	834 Bridlewood Drive
1702008131	828 Bridlewood Drive
1702008132	830 Bridlewood Drive
1702008133	818 Bridlewood Drive
1702008134	820 Bridlewood Drive
1702008135	812 Bridlewood Drive
1702008136	814 Bridlewood Drive
1702008137	808 Bridlewood Drive
1702008138	810 Bridlewood Drive
1702008139	804 Bridlewood Drive
1702008140	806 Bridlewood Drive
1702008141	800 Bridlewood Drive
1702008142	802 Bridlewood Drive

1702008143	792 Bridlewood Drive
1702008144	794 Bridlewood Drive
1702008145	796 Bridlewood Drive
1702008146	798 Bridlewood Drive