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WASHINGTON COUNTY
REGISTER OF DEEDS
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Pages: **5**

FIRST AMENDMENT TO
DECLARATION

WOOD RIVER, A CONDOMINIUM

Record this document
with the Register of
Deeds

Name and Return
Address:

Lydia J. Chartre, Esq.
Kaman & Cusimano LLC
111 E. Kilbourn Avenue,
Suite 1700
Milwaukee, WI 53202

(See Exhibit B for Parcel
Numbers)

Parcel Identification Number

THIS INSTRUMENT DRAFTED BY:
LYDIA J. CHARTRE

Wood River, a Condominium (the "Condominium") was created by a Declaration of Condominium, recorded on December 18, 2001 with the Register of Deeds for Washington County as Document No. 912932 (the "Declaration").

WHEREAS, the Wood River Condominium Owners' Association (the "Association"), pursuant to the rights reserved in Section 14.7 of the Declaration, desires to amend the Declaration:

NOW THEREFORE, the Association does hereby amend the Declaration as follows:

Section 8.13 shall be amended by deleting the ~~strikeout~~ language and inserting the underlined language to read as follows:

Section 8.13 - Leasing of Units Prohibited; Owner Occupancy Required. ~~The Declarant may lease units which it owns upon such terms and conditions as it determines. After a unit has been sold by the Declarant, the unit owner may not thereafter lease the unit for a term of less than one month. The owner of a leased unit shall notify the Association of the tenant's name and telephone number. No Units may be leased and all Units must be owner occupied (the "Owner Occupancy Requirement"). For purposes of this section, the Owner Occupancy Requirement will not be breached if the occupants are the Unit Owner's immediate family members, herein defined as a parent, child, spouse/domestic partner, sibling, grandparent, or grandchild, by blood, adoption, marriage, or registered domestic partner; further, if a Unit is owned by an entity, the Owner Occupancy Requirement shall be met if the person occupying the Unit has a substantial ownership interest in the entity or is a trustee or beneficiary of a Trust. The Board of Directors is entitled to ask for evidence showing the purported relationship or ownership interest in the Unit. In no event will the Owner Occupancy Requirement apply to Mortgagees of the Unit, or the Association, where the Unit is acquired by foreclosure of the mortgagee's or Association's interest, either judicially or by accepting a deed in lieu of foreclosure.~~

This First Amendment to Declaration 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 two-thirds (2/3) 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 executive this First Amendment to Declaration of Wood River Condominium Owners' Association, Inc. this 17th day of September, 2025.

WOOD RIVER CONDOMINIUM OWNERS'
ASSOCIATION

By: Monica Plascan (President)
Monica Plascan (Print Name)

STATE OF WISCONSIN)

) ss.

COUNTY OF Washington)

This document was acknowledged before me by Monica Plascan as President of Wood River Condominium Owners' Association on this 17th day of September 2025.

[Signature]
Notary Public, State of Wisconsin

Name: Kevin J. Roach

My Commission Expires: 5/23/28

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

KEVIN J ROACH
NOTARY PUBLIC
STATE OF WISCONSIN

EXHIBIT A

Legal Description

Units 1-4 in Building 1, Units 1-4 in Building 2, Units 1-4 in Building 3, Units 1-4 in Building 4, Units 1-4 in Building 5, Units 1-4 in Building 6, Units 1-4 in Building 7, Units 1-4 in Building 8, Units 1-4 in Building 9 in the Wood River Condominium(s) created by a "Declaration of Condominium" recorded on December 18, 2001, in the Office of the Register of Deeds for Washington County, Wisconsin, as Document No. 912932, and any amendments and/or corrections thereto, and by its Condominium Plat and any amendments and/or corrections thereto. Said land being in the City of West Bend, County of Washington, Wisconsin.

EXHIBIT B

Tax Key Numbers

<u>Tax Key</u>	<u>Street Address</u>
11201843011	724 Wood River Court, Unit 1
11201843012	724 Wood River Court, Unit 2
11201843013	724 Wood River Court, Unit 3
11201843014	724 Wood River Court, Unit 4
11201843021	720 Wood River Court, Unit 1
11201843022	720 Wood River Court, Unit 2
11201843023	720 Wood River Court, Unit 3
11201843024	720 Wood River Court, Unit 4
11201843031	680 Wood River Court, Unit 1
11201843032	680 Wood River Court, Unit 2
11201843033	680 Wood River Court, Unit 3
11201843034	680 Wood River Court, Unit 4
11201843041	660 Wood River Court, Unit 1
11201843042	660 Wood River Court, Unit 2
11201843043	660 Wood River Court, Unit 3
11201843044	660 Wood River Court, Unit 4
11201843051	657 Wood River Court, Unit 1
11201843052	657 Wood River Court, Unit 2
11201843053	657 Wood River Court, Unit 3
11201843054	657 Wood River Court, Unit 4
11201843061	677 Wood River Court, Unit 1
11201843062	677 Wood River Court, Unit 2
11201843063	677 Wood River Court, Unit 3
11201843064	677 Wood River Court, Unit 4
11201843071	683 Wood River Court, Unit 1
11201843072	683 Wood River Court, Unit 2
11201843073	683 Wood River Court, Unit 3
11201843074	683 Wood River Court, Unit 4
11201843081	723 Wood River Court, Unit 1
11201843082	723 Wood River Court, Unit 2
11201843083	723 Wood River Court, Unit 3
11201843084	723 Wood River Court, Unit 4
11201843091	727 Wood River Court, Unit 1
11201843092	727 Wood River Court, Unit 2
11201843093	727 Wood River Court, Unit 3
11201843094	727 Wood River Court, Unit 4