ENCLOSURE 1

S·P·R·I·N·G Meadows

CONDOMINIUMS

35th Avenue & 13th Street
Kenosha, Wisconsin

DISCLOSURE MATERIALS

DISCLOSURE MATERIALS

Spring Meadows Condominium
Kenosha, Wisconsin

Declarant: Bear Realty of Kenosha, Inc.
4011 80th Street
Kenosha, Wisconsin 53142

Declarant's Agent: Guy D. Trecroci
4011 80th Street
P.O. Box 338
Kenosha, Wisconsin 53142

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

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

3. 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.

CONTENTS

The disclosure materials the Declarant is required by law to provide to each prospective condominium purchaser contain the following documents and exhibits:

1. Declaration. The Declaration establishes and describes the condominium, the units and the common elements. The Declaration begins on page iii

2. Bylaws. The Bylaws contain the rules which govern the condominium and affect the rights and responsibilities of unit owners. The Bylaws begin on page iv

3. Articles of Incorporation. The operation of the condominium is governed by the Association, of which each unit owner is a member. Powers, duties and operation of an association are specified in its Articles of Incorporation. The Articles of incorporation begin on page v

4. 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 vi

5. 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 floor plans and map are set forth in the Condominium Plat which is Exhibit A to the Declaration, which begins on page iii

6. Expansion Plans. The Declarant has reserved the right to expand the condominium in the future. A description of the plans for expansion and its effect on unit owners is set forth in Section 13 and Exhibit A of the Declaration which begins on page iii

SPRING MEADOWS CONDOMINIUM
RESTATED DECLARATION OF CONDOMINIUM

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SPRING MEADOWS CONDOMINIUM
RESTATED DECLARATION OF CONDOMINIUM

THIS RESTATED DECLARATION is made and entered into by Bear Realty of Kenosha, Inc., a Wisconsin corporation, hereinafter referred to as the "Declarant" in order to amend Section 1 and Section 3 hereof to be consistent with the Condominium Plat made a part hereof as Exhibit A and restate the Declaration of Condominium.

WITNESSETH, THAT:

WHEREAS, the Declarant is the owner in fee simple of certain real estate, hereinafter described, located in the City of Kenosha, Kenosha County, Wisconsin; and

WHEREAS, the Declarant desires and intends by this Declaration to submit and subject said real estate, together with all buildings, structures, improvements and other permanent fixtures of whatsoever kind thereon, and all rights and privileges belonging or in anywise pertaining thereto, to the provisions of the Condominium Ownership Act of the State of Wisconsin as amended from time to time (hereinafter referred to as the "Act"); and

WHEREAS, the Declarant desires to establish certain rights and easements in, over and upon said real estate for the benefit of itself and the benefit of all future owners or occupants of the said real estate or any part thereof (which shall be known as Spring Meadows Condominium) and any unit or units thereof or therein contained, and to provide for the harmonious, beneficial and proper use and conduct of the property and all units, together with mutually beneficial restrictions and obligations with respect to the use and maintenance thereof; and

WHEREAS, the Declarant desires and intends that the several unit owners, mortgagees, occupants and other persons hereinafter acquiring any interest in the property shall at all times enjoy the benefits of, and shall hold their interests subject to the rights, easements, privileges and restrictions hereinafter set forth, all of which are declared to be in furtherance of a plan to promote, enhance and protect the common amenities and the cooperative aspect of ownership and to facilitate the proper administration of said property, and are established for the purpose of enhancing and protecting the value, desirability, appearance and aesthetics of the property; and

NOW, THEREFORE, the Declarant, as the holder of title of said real estate hereinafter described, and for the purpose hereinabove set forth, DECLARES AS FOLLOWS:

Section 1. Description of Land. The land which is the subject of this Declaration and upon which the condominium buildings and

improvements are and will be located is in Kenosha County, Wisconsin, and is more particularly described as follows:

Part of Lot 29 of Spring Meadows, a subdivision of record, said lot being part of the Northeast and Southeast quarters of the Northwest 1/4 of Section 13, Town 2 North, Range 22 East of the Fourth Principal Meridian, City of Kenosha, Kenosha County, Wisconsin, and being more particularly described as follows: Commencing at the Northeast corner of said Lot 29, run thence South 1°46'34" East along the east line of said lot and its extension, 538.93; thence North 88°38'05" West 347.65 feet; thence North 1°03'09" East 49.93 feet to the south line of said lot; thence North 63°40'47" West along said south line, 198.34 feet to the point of beginning of the following described parcel; thence South 85°55'33" West along said south line, 251.56 feet; thence North 88°56'51" West along said south line, 219.65 feet to the east line of 35th Avenue; thence North 14°56'51" West along said east line, 147.50 feet to a point of curvature; thence Northwesterly along the arc of a curve to the right and said east line, 296.90 feet, having a radius of 623.11 feet, a central angle of 27°18'00" and whose long chord bears North 1°17'51" West 294.095 feet to the south line of 13th Street; thence Southeasterly along the arc of a curve to the left and said south line, 287.46 feet, having a radius of 729.16 feet, a central angle of 22°35'16" and whose long chord bears South 88°39'13" East 285.60 feet to a point of reverse curvature; thence Northeasterly along the arc of a curve to the right and said south line, 24.77 feet, having a radius of 1883.04 feet, a central angle of 0°45'13" and whose long chord bears North 80°25'45.5" East 24.77 feet; thence South 9°29'53" East 40.56 feet to a point of curvature; thence Southeasterly along the arc of a curve to the right, 102.26 feet; having a radius of 500.13 feet, a central angle of 11°42'54" and whose long chord bears South 3°38'26" East 102.08 feet; thence North 83°07'01" East 136.03 feet; thence South 10°58'01" East 300.00 feet to the point of beginning.

Containing 4.2351 acres of land, more or less.

Subject to easements of record.

Section 2. Name of Condominium. The name by which the condominium shall be identified is Spring Meadows Condominium.

Section 3. Description of Buildings. Five buildings containing four units each have been constructed, or are in the process of construction, or will be constructed in the location as shown on the Condominium Plat attached to this Declaration as Exhibit A. The condominium dwelling units in the buildings are called "units", and their boundaries are

described in Section 4 of this Declaration. Declarant shall have no liability to any unit owner or mortgagee of a unit for any failure to commence or complete construction of any units, common elements, limited common elements, buildings, or other improvements to the property or condominium.

Each building has two levels of living space. The building is constructed principally of concrete foundations and/or concrete footings, wood frame, brick, wood and concrete floors. The roofs are asphalt shingle. Each unit is connected to the municipal sewer and water system and has an individual hot water heater and individual heating and air conditioning systems. All utilities will be separately metered. A garage space is provided as part of each unit.

Section 4. Description of Units.

A. Each unit has a letter and number designation, and the location and immediate common area to which it has access are shown on the Condominium Plat attached to this Declaration as Exhibit A. Working drawings and general specifications for the units are set forth within Exhibit A.

B. The boundaries of each unit, including the garage space belonging to the unit, shall consist of that part of the cubic area of the building enclosed as follows:

1. Horizontal Boundaries:

a. The upper boundaries of the units shall be the plane of the undecorated, finished ceiling including the first layer of drywall and extended to an intersection with the vertical boundaries; and

b. The lower boundaries of the unit shall be the plane of the undecorated, finished floor extended to an intersection with the vertical boundaries.

2. Vertical Boundaries: The vertical boundaries of the unit shall be the plane of the undecorated, finished interior of the perimeter walls including the first layer of drywall and extending to intersections with each other and with the upper and lower boundaries.

C. Each unit shall include the inner surfaces of the finished walls, ceilings and floors and all windows, mouldings, window frames and doors (including all glass in doors and garage doors) in or appurtenant to a unit and its respective garage.

D. Each building of four units contains the following:

1. Unit A consists of a foyer, great room, dining room, kitchen with dinette, two bedrooms, two bathrooms, den, utility room, storage area and two-stall garage, all on the lower level of the building. The approximate number of square feet in Unit A is 1,857 square feet, exclusive of the garage and any basement area.

2. Unit B consists of a foyer, great room, dining room, kitchen with dinette, two bedrooms, two bathrooms, utility room, storage area and a one- or two-stall garage, all on the lower level of the building. The approximate number of square feet in Unit B is 1,917 square feet, exclusive of the garage and any basement area.

3. Unit C consists of an entry area and two-stall garage on the lower level and great room, dining room, kitchen with dinette, family room, library, den, two bedrooms, two bathrooms and utility room on second level. The aproximate number of square feet in Unit C is 2,304 square feet, exclusive of the garage.

4. Unit D consists of an entry area and a one- or two-stall garage on the lower level and a great room, dining room, kitchen with dinette, two bedrooms, two bathrooms and a utility room on the second level. The approximate number of square feet in Unit D is 1,848 square feet, exclusive of the garage.

E. The structural portions of each building, any smoke detectors and fire alarms and the exterior surface of the garage door shall be common elements except as stated in Section 4C of this Declaration. Utility lines and plumbing equipment located outside of the units shall be repaired and maintained by and at the expense of the Spring Meadows Condominium Association, Inc. (the "Association"). The heating and air conditioning systems and water heater for each unit shall be considered part of the unit and repaired and maintained by and at the expense of the unit owner.

F. Each unit shall include the garage space as shown on Exhibit A and/or as described in subparagraph D above.

G. If any portion of the common or limited common elements shall encroach upon any unit, or if any unit shall encroach upon any other unit or upon a portion of the common or limited common elements as a result of the construction, reconstruction, or repair of the building, or as the result of settling or shifting of the building, a valid easement for the encroachment and for its maintenance shall exist so long as the building stands. The existing physical boundaries of a unit or common elements

constructed or reconstructed in substantial conformity with the Condominium Plat shall be conclusively presumed to be the boundaries of the unit, regardless of the shifting, settlement or lateral movement of the building and regardless of minor variations between the physical boundaries described in this Declaration or shown on the Condominium Plat and the existing physical boundaries of any such unit or common element.

H. It is intended and understood that real estate taxes are to be separately taxed to each unit owner for his unit and his corresponding percentage of ownership in the common elements, as provided in the Act. In the event that for any year, such taxes are not separately taxed to each unit owner, but are taxed on the property as a whole, then each unit owner shall pay his proportionate share thereof in accordance with his respective percentage of ownership interest in the common elements.

I. Each unit owner shall pay for his own natural gas, cable TV, telephone, electricity and other utilities which are separately metered or billed to each user by the respective utility company. Utilities which are not separately metered or billed, such as water and sewer, shall be treated as part of the common expenses.

J. Each unit owner shall be responsible for his own insurance on the contents of his own unit, and his additions and improvements thereto and decorating and furnishings and personal property therein, and his personal property stored elsewhere on the property, and his personal liability, all to the extent not covered by the fire and liability insurance for all of the unit owners obtained as part of the common expenses.

Section 5. Description of Common Elements and Limited Common Elements.

A. The common elements and facilities consist of all of the condominium other than the units themselves.

B. All decks, balconies, patios and driveways immediately adjacent to any unit shall be a part of the common area and not a part of any individual unit; however, as limited common elements, each unit owner shall be entitled to the exclusive use and possession of that deck, balcony, patio and outdoor parking space, direct access to which is provided from his respective unit, or which is or are located outside of and adjoining his respective unit or is designated for such unit. A unit owner shall not paint or otherwise decorate or adorn or change the appearance of any such common element, deck, balcony, patio, or driveway in any manner contrary to the rules and regulations as may be established by the Association.

Section 6. Interest in Common Areas and Voting Rights.

A. Each unit shall be treated as an individual property capable of independent use in fee simple ownership. Each unit owner shall have an equal, undivided percentage interest in the common and limited common areas and facilities. In the event the condominium is expanded as provided in Section 13 hereof, the common area interest shall be adjusted accordingly. Each unit shall have one vote on matters submitted by the Association for decision.

B. The management of the common areas and limited common areas shall be controlled by the Association.

C. The owner of a unit, including the Declarant, shall be a member of the Association and subject to its rules and regulations either upon issuance of a final occupancy permit for said unit by the City of Kenosha, or when a particular unit is conveyed by the Declarant to an owner, whichever is sooner.

Section 7. Residential Use and Lease of Unit.

A. All units are restricted to residential use, except that the Declarant reserves the right to use not more than three units as sales models until all units in the condominium are sold.

B. No owner shall lease or rent his unit for a term of less than six (6) months. Any owner who wishes to lease or rent his unit to any person not related by blood or marriage to the owner shall give to the Association Board of Directors no less than twenty (20) days prior written notice of the proposed lessee/tenant, and his or their financial and character references. If the Board of Directors, in its reasonable opinion, finds that the proposed lease or rental is contrary to the best interest of the unit owners and the Association, it may prohibit such lease or rental by written notice to the said owner. The Association Board of Directors shall adopt rules and regulations not inconsistent with the foregoing provisions for the purpose of implementing and effecutating the foregoing provisions.

Section 8. Service of Process. Service of process on the Declarant or the Association shall be made upon Guy D. Trecroci, 4011 80th Street, Kenosha, Wisconsin 53142, until all units have been sold and conveyed, at which time the Association may designate a successor registered agent by the vote of a majority of a quorum present at any meeting of the Association.

Section 9. Damage or Destruction. In the event eighty percent (80%) or more of the number of units of the property are destroyed or substantially damaged, action by the Association, by vote of seventy-five percent (75%) or more of the common interest taken within ninety

(90) days after such damage or destruction, shall be necessary to determine to rebuild, repair, or restore the property as more fully described in the Bylaws of the Association. Damage or destruction to a lesser extent shall be repaired or restored pursuant to an arrangement by the Board of Directors of the Association as provided by said Bylaws.

Section 10. Miscellaneous Matters.

A. All present and future owners and occupants of such owners, employees of owners, or any persons that in any manner use or come upon the property or any part thereof shall be subject to, and shall comply with, the provisions of this Declaration, the Articles and Bylaws of the Association and the rules and regulations adopted pursuant thereto, as those instruments may be amended from time to time. The acceptance of a deed or conveyance, or the entering into of a lease, or the entering into occupancy of any unit shall constitute an acceptance of the provisions of such instruments, as they may be amended and in effect from time to time, by such owner or occupant. The provisions contained in such instruments shall be covenants running with the land and shall bind any person having at any time any interest or estate in such unit, as though such provisions were recited and fully stipulated in each deed, conveyance, or lease thereof. The enforcement thereof may be by such judicial proceedings as the Board of Directors of the Association may deem appropriate as well as by the provisions of the Wisconsin Condominium Ownership Act.

B. Declarant hereby reserves for the Association, acting by and in the discretion of its Board of Directors, the right to grant to the City of Kenosha, Kenosha County, or public or semi-public utility companies, or any cable TV company serving the property, easements, and rights-of-way for the erection, construction and maintenace of all poles, wires, pipes, cable and conduits for the transmission of electricity, telephone and for other purposes, for sewers, storm water drains, gas mains, water pipes and mains, and similar services, and for performing any public or quasi-public utility function that the Board of Directors may deem fit and proper for the improvement and benefit of the property. Such easements and rights-of-way shall be confined, so far as possible, in underground pipes, cables, or other conduits, with the right to do whatever may be necessary to carry out the purposes for which this easement is created.

C. A perpetual easment is hereby granted for the free and uninterrupted access to the grounds hereinbefore described for any and all legally designated law enforcement agencies and fire departments for the performance of their duties.

D. A perpetual easement is hereby granted for the free and uninterrupted access to the grounds hereinbefore described for

any and all legally designated representatives of the United States Postal Service for the performance of their duties.

E. Each unit owner shall have the right to mortgage or encumber his own respective unit, together with his respective ownership interest in the common elements. No unit owner shall have the right or authority to mortgage or otherwise encumber in any manner whatsoever the property or any part thereof, except his own unit and his own respective ownership interest in the common elements as aforesaid.

Section 11. Termination. All of the unit owners may remove this condominium property from the provisions of the Wisconsin Condominium Ownership Act by an instrument to that effect duly executed and recorded in accordance with the provisions of Chapter 703 of the Wisconsin Statutes.

Section 12. Amending Declaration.

A. This Declaration may be amended by the affirmative vote of seventy-five percent (75%) of all the unit owners and seventy-five percent (75%) of all mortgagees of units in the condominium. The amendment shall be evidenced by an appropriate certificate entitling the same to be recorded. Declarant reserves the right, for itself and its successors and assigns, to amend this Declaration at any time and from time to time, without a vote of unit owners, to reflect the commencement or completion of units. Prior to completion of construction of units, Declarant shall be deemed the owner of the percentage interests in the common elements for all proposed units.

B. Except as provided in Section 13, no amendment shall change any unit's proportionate share of the common elements, common expenses, or voting rights, unless all owners of the condominium units shall approve thereof by a one hundred percent (100%) vote, nor shall any amendment change the rights of Declarant as contained in this Declaration.

Section 13. Expandable Condominium. Declarant owns additional land described as "Expandable Area" in Exhibit A hereto adjacent to the land which is the subject of this Declaration. Declarant reserves the absolute and unqualified right, for the period of ten (10) years from the date of filing of the Declaration, for itself, its successors and assigns, and on behalf of each unit owner, to amend this Declaration to add a part or all of such land and any buildings constructed thereon to be a part of this condominium, until there is a total of not more than sixty (60) units. Each unit's undivided interest in the common areas, common expenses and common surpluses, if any, shall be computed as in Section 6 of this Declaration. Declarant and its agents, assigns and contractors, shall at all times have an easement over, upon and across the common elements of the condominium for purposes of access to and

from and the commencement, continuation and completion of construction of improvments to, the property set forth on Exhibit A to this Declaration. Nothing contained herein shall be deemed to create an obligation or commitment on the part of the Declarant to add any property or to construct any additional units or common elements as part of this condominium, and neither the Association nor any unit owner shall have any rights in that regard. Declarant may, in his sole discretion, develop some, all, or none of the additional property and proposed building units shown in Exhibit A hereto. Declarant reserves the right to change the design, location and number of buildings, units and common elements to be constructed on the property described as "Expandable Area" in Exhibit A, provided that the maximum number of units in the condominium does not exceed sixty-four (64). This Declaration may also be amended by Declarant to interchange the types of units prior to the actual conveyance of any such unit and to change the location of any parking space serving a building prior to the initial conveyance of any unit in the building.

Section 14. Declarant's Initial Rights. Until such time as the Board of Directors provided for in this Declaration is formed, and until thirty (30) days after Declarant shall have consummated the sale of units aggregating seventy-five percent (75%) of all unit ownerships, the Declarant, or its successor or assigns, shall exercise the powers, rights, duties and functions of the Board of Directors and Association; provided, however, that the Declarant may relinquish such said powers, rights, duties and functions at any time after consummating the sale of units aggregating fifty-one percent (51%) of all unit ownerships. Declarant shall interpret the foregoing.

IN WITNESS WHEREOF, Bear Realty of Kenosha, Inc., a corporation, has caused this Declaration to be signed by its authorized officers this 21st day of November, 1989.

BEAR REALTY OF KENOSHA, INC.

By: _____
Guy D. Trecroci-President

Attest: _____
Stephen C. Mills - Secretary

AUTHENTICATION

Signatures of Guy D. Trecroci and Stephen C. Mills, authorized officers of Bear Realty of Kenosha, Inc., authenticated this 21st day of November, 1989.

_____
R. William Phenicie
MEMBER: State Bar of Wisconsin

This instrument was drafted by:
R. William Phenicie
Lloyd, Phenicie, Lynch & Kelly, S.C.
P.O. Box B
Burlington, WI 53105

Baxter & Woodman of Wisconsin
formerly Robers & Boyd, Inc.
engineers & surveyors

CERTIFICATE

STATE OF WISCONSIN)
) SS
COUNTY OF RACINE) VOL 1374 405

GEORGE J. APPEL, being first duly sworn, on oath deposes and states as follows:

1. That he is duly licensed and registered land surveyor in the State of Wisconsin.
2. That he is employed by Baxter & Woodman of Wisconsin, which is located at 326 North Pine Street, Burlington, Wisconsin.
3. That the plat is a correct representation of the condominium described and the identification and location of each unit and the common elements can be determined from the plat.

Executed in the presence of:

Joan Labuzzi

Lucy DeLong

George J. Appel
GEORGE J. APPEL
Registered Land Surveyor 1612
Dated October 30, 1989
88173

SUBSCRIBED AND SWORN TO BEFORE
me this 30 day of October, 1989

WISCONSIN
GEORGE J. APPEL
S-1612
DELAVAN, WI
LAND SURVEYOR

Joan Labuzzi
Notary Public

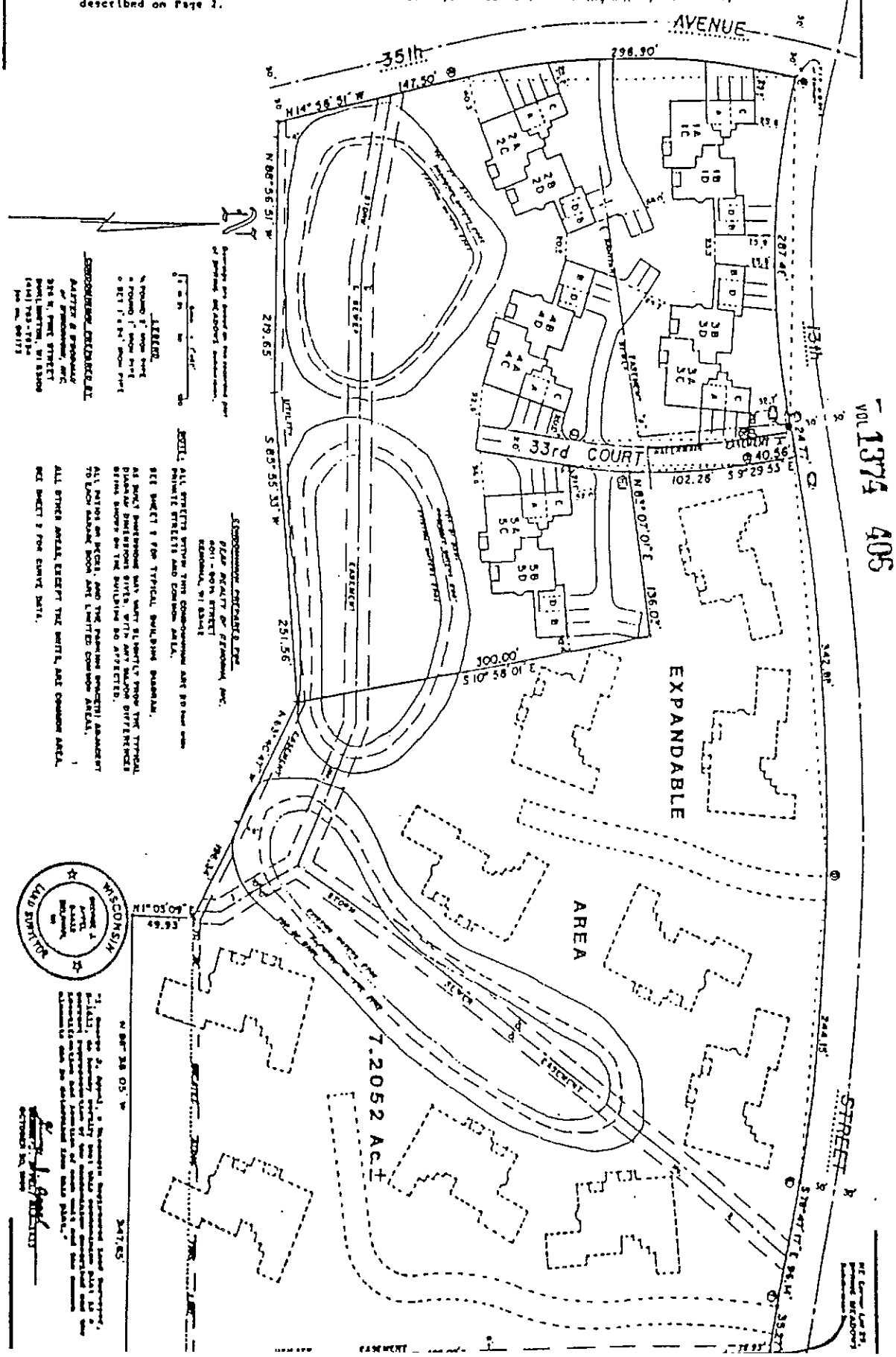
Racine
County, Wisconsin.

My Commission 1-17-90

EXHIBIT A TO DECLARATION OF CONDOMINIUM

SPRING MEADOWS CONDOMINIUM

Part of Lot 19 of Spring Meadows, a subdivision of record, said lot being part of the Northeast and Southeast Quarters of the Northwest 1/4 of Section 11, Town 2 North, Range 22 East of the Fourth Principal Meridian, City of Kenosha, Kenosha County, Wisconsin, and being more particularly described on Page 2.



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SPRING MEADOWS CONDOMINIUM

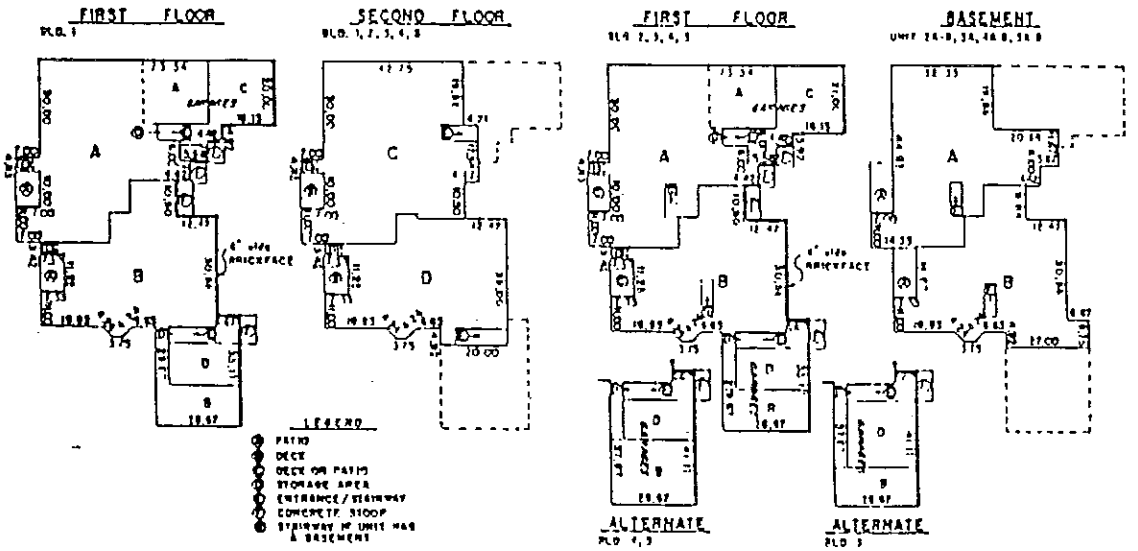
Part of Lot 29 of Spring Meadows, a subdivision of record, said lot being part of the Northeast and Southeast Quarters of the Northwest 1/4 of Section 13, Town 2 North, Range 22 East of the Fourth Principal Meridian, City of Kenosha, Kenosha County, Wisconsin, and being more particularly described as follows: Commencing at the Northeast corner of said Lot 29, run thence South 1°16'34" East along the east line of said lot and its extension, 538.93; thence North 88°38'05" West 347.65 feet; thence North 1°03'09" East 49.93 feet to the south line of said lot; thence North 63°40'47" West along said south line, 198.34 feet to the point of beginning of the following described parcel; thence South 85°55'33" West along said south line, 251.56 feet; thence North 88°56'51" West along said south line, 219.65 feet to the east line of 35th Avenue; thence North 14°56'51" West along said east line, 147.50 feet to a point of curvature; thence Northwesterly along the arc of a curve to the right and said east line, 296.90 feet, having a radius of 623.11 feet, a central angle of 27°18'00" and whose long chord bears North 1°17'51" West 294.095 feet to the south line of 13th Street; thence Southeasterly along the arc of a curve to the left and said south line, 287.46 feet, having a radius of 729.16 feet, a central angle of 22°35'16" and whose long chord bears South 88°39'13" East 285.60 feet to a point of reverse curvature; thence Northeasterly along the arc of a curve to the right and said south line, 24.77 feet, having a radius of 1883.04 feet, a central angle of 0°45'13" and whose long chord bears North 80°25'45.5" East 24.77 feet; thence South 9°23'53" East 40.56 feet to a point of curvature; thence Southeasterly along the arc of a curve to the right, 102.26 feet; having a radius of 500.13 feet, a central angle of 11°42'54" and whose long chord bears South 3°38'26" East 102.08 feet; thence North 83°07'01" East 136.03 feet; thence South 10°58'01" East 300.00 feet to the point of beginning.

Containing 4.2351 acres of land, more or less.

Subject to easements of record.

VOL 1374 407

TYPICAL BUILDING DIAGRAMS



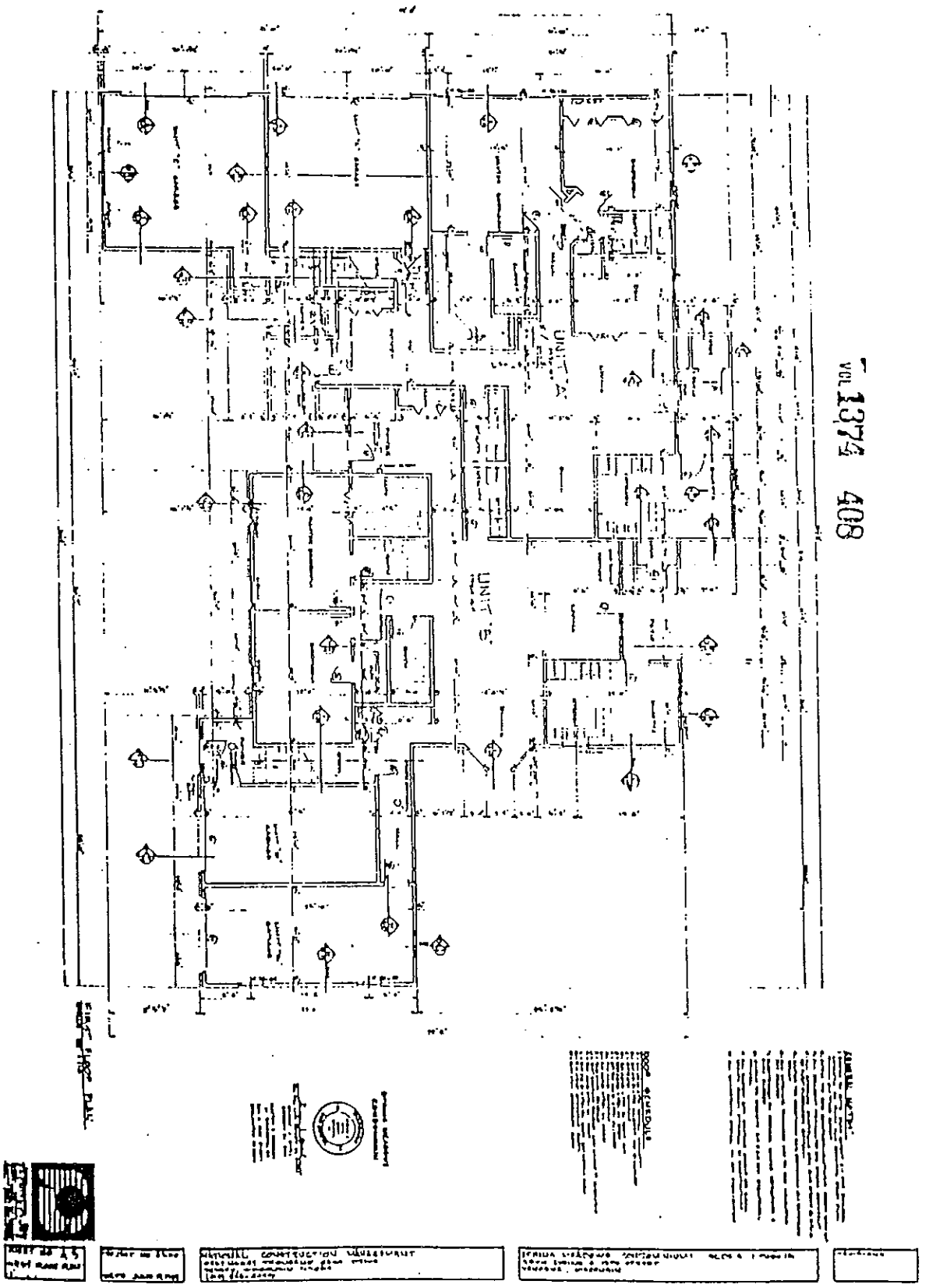
CURVE DATA TABLE

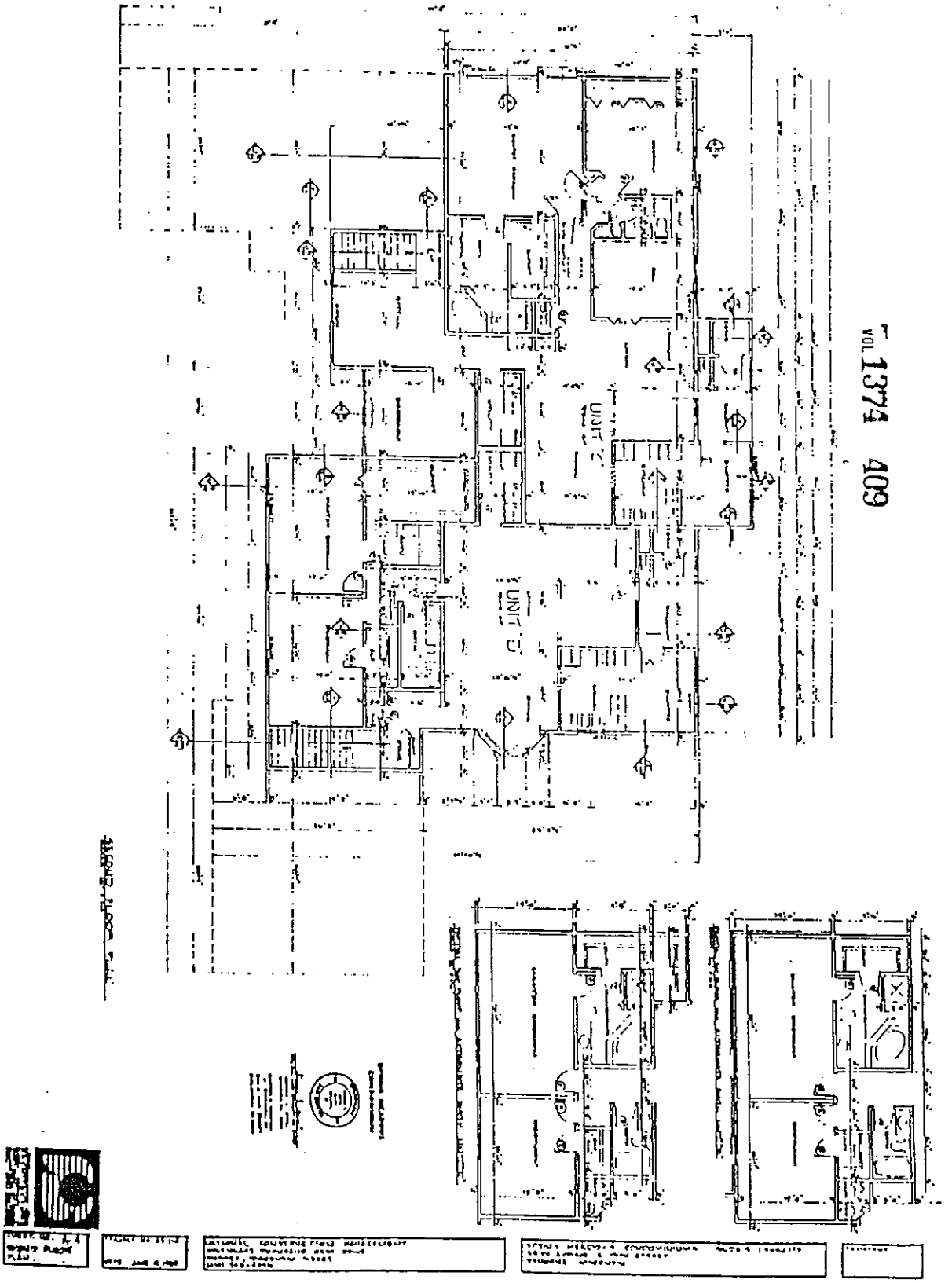
CURVE	RADIUS	CENTRAL ANGLE	LONG CHORD BEARING	LONG CHORD LENGTH	ARC LENGTH
A-B	623.11'	27°18'00"	N 1°17'51" W	294.095'	296.90'
B-C	729.16'	22°35'16"	S 88°39'13" E	285.60'	287.46'
C-D	1883.04'	11°11'12"	N 85°38'45" E	367.07'	367.65'
C-C.1	1883.04'	0°08'42"	N 80°07'30" E	4.77'	4.77'
C.1-C.2	1883.04'	0°36'31"	N 80°30'06.5" E	20.00'	20.00'
C-C.2	1883.04'	0°45'13"	N 80°25'45.5" E	24.77'	24.77'
C.2-D	1883.04'	10°25'59"	N 86°01'21.5" E	342.41'	342.88'
D-E	1402.68'	9°58'22"	S 83°46'28" E	243.84'	244.15'
F-G	908.53'	2°13'28"	S 79°54'01" E	35.27'	35.27'
H-I	500.13'	17°24'00"	S 0°47'53" E	151.30'	151.88'
H-H.1	500.13'	11°42'54"	S 3°38'26" E	102.08'	102.26'
H.1-I	500.13'	5°41'06"	S 5°03'34" W	49.60'	49.62'
J-K	480.13'	17°24'00"	N 0°47'53" W	145.25'	145.81'

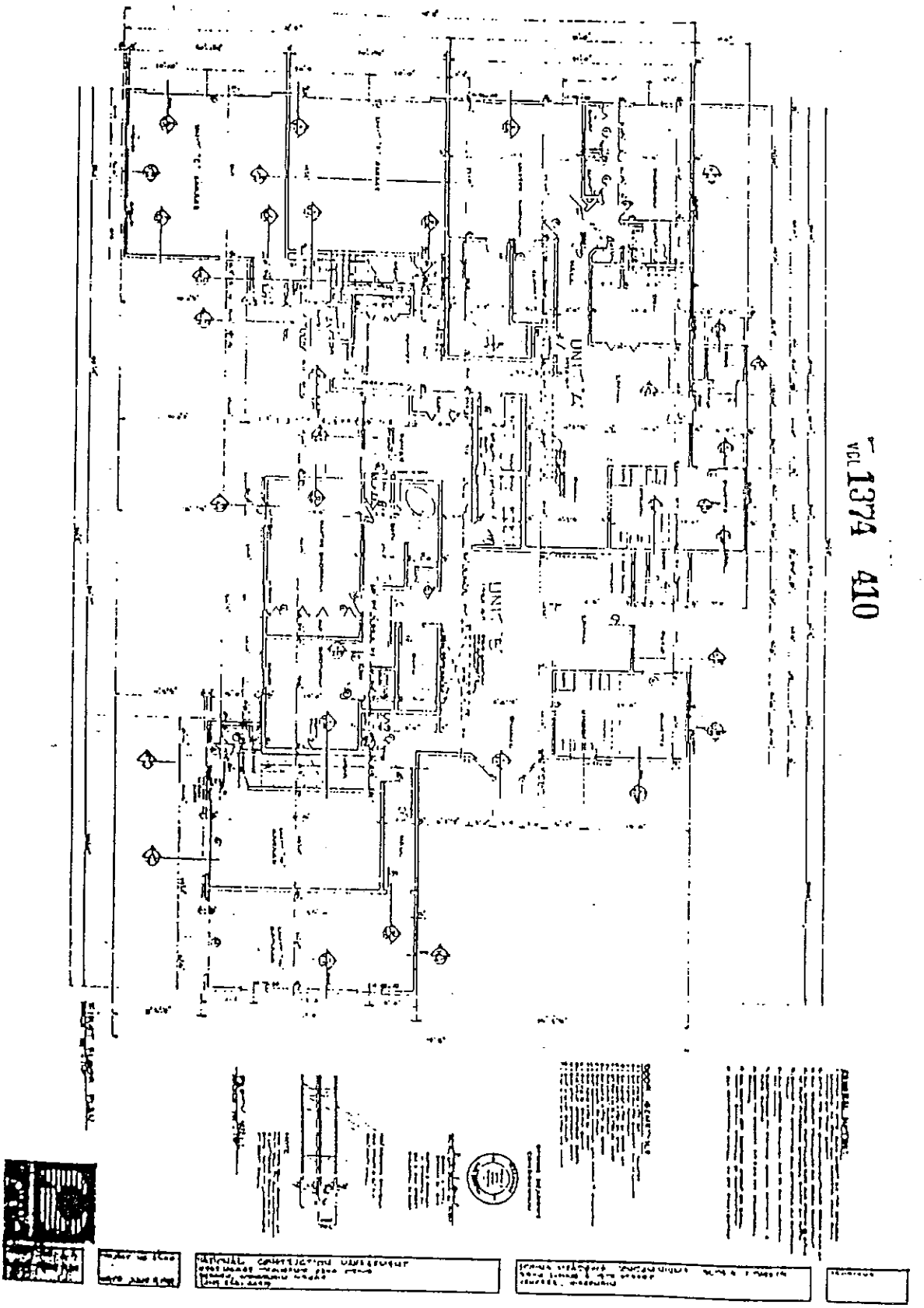
WISCONSIN
GEORGE J. APPEL
S-1611
DELAVAN, WI
LAND SURVEYOR

"I, George J. Appel, a Wisconsin Registered Land Surveyor, S-1611, do hereby certify that this condominium plat is a correct representation of the condominium described and the identification and location of each unit and the common elements can be determined from this plat."

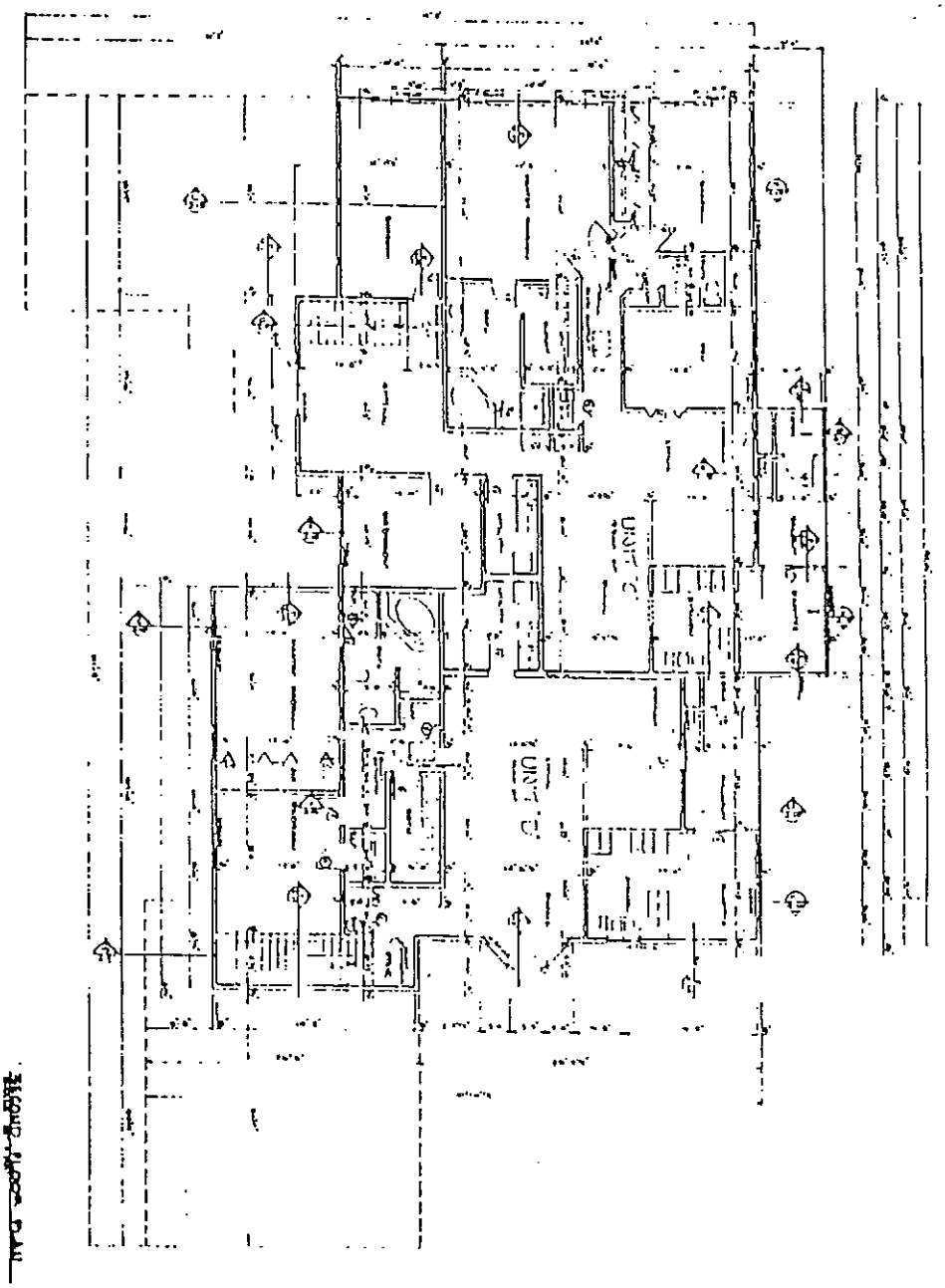
George J. Appel
GEORGE J. APPEL, S-1611
OCTOBER 30, 1989




UNIT 2
UNIT 1



VOL 1374 410



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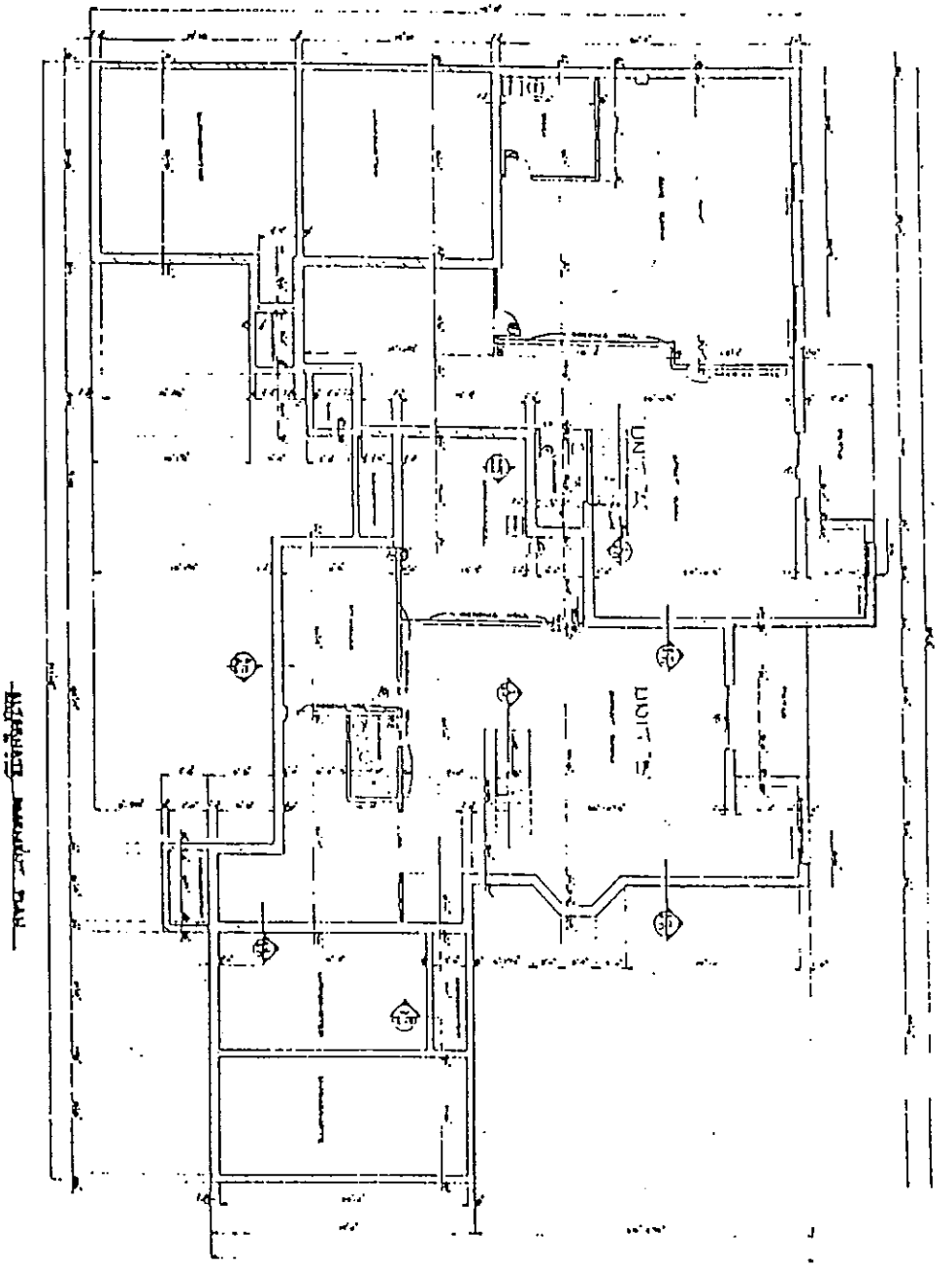

VOL 1374 412

Baxter & Woodman of Wisconsin
formerly Robers & Boyd, Inc.
engineers & surveyors

EXHIBIT "A"
SPRING MEADOWS CONDOMINIUM VOL 1374 413

Part of Lot 29 of Spring Meadows, a subdivision of record, said lot being part of the Northeast and Southeast Quarters of the Northwest 1/4 of Section 13, Town 2 North, Range 22 East of the Fourth Principal Meridian, City of Kenosha, Kenosha County, Wisconsin, and being more particularly described as follows: Commencing at the Northeast corner of said Lot 29, run thence South 1°46'34" East along the east line of said lot and its extension, 538.93; thence North 88°38'05" West 347.65 feet; thence North 1°03'09" East 49.93 feet to the south line of said lot; thence North 63°40'47" West along said south line, 198.34 feet to the point of beginning of the following described parcel; thence South 85°55'33" West along said south line, 251.56 feet; thence North 88°56'51" West along said south line, 219.65 feet to the east line of 35th Avenue; thence North 14°56'51" West along said east line, 147.50 feet to a point of curvature; thence Northwesterly along the arc of a curve to the right and said east line, 296.90 feet, having a radius of 623.11 feet, a central angle of 27°18'00" and whose long chord bears North 1°17'51" West 294.095 feet to the south line of 13th Street; thence Southeasterly along the arc of a curve to the left and said south line, 287.46 feet, having a radius of 729.16 feet, a central angle of 22°35'16" and whose long chord bears South 88°39'13" East 285.60 feet to a point of reverse curvature; thence Northeasterly along the arc of a curve to the right and said south line, 24.77 feet, having a radius of 1883.04 feet, a central angle of 0°45'13" and whose long chord bears North 80°25'45.5" East 24.77 feet; thence South 9°29'53" East 40.56 feet to a point of curvature; thence Southeasterly along the arc of a curve to the right, 102.26 feet; having a radius of 500.13 feet, a central angle of 11°42'54" and whose long chord bears South 3°38'26" East 102.08 feet; thence North 83°07'01" East 136.03 feet; thence South 10°58'01" East 300.00 feet to the point of beginning.

Containing 4.2351 acres of land, more or less.

Subject to easements of record.

WISCONSIN
GEORGE J. APPEL
S-1612
DELAVAN, WI
LAND SURVEYOR

GEORGE J. APPEL, RLS-1612
Baxter & Woodman of Wisconsin, Inc.
Job No. 88173
Dated October 30, 1989

Baxter & Woodman of Wisconsin
formerly Robers & Boyd, Inc.
engineers & surveyors

VOL 1374 414

EXHIBIT "C"
SPRING MEADOWS CONDOMINIUM
EXPANDABLE AREA

Part of Lot 29 of Spring Meadows, a subdivision of record, said lot being part of the Northeast and Southeast Quarters of the Northwest 1/4 of Section 13, together with part of the Southeast 1/4 of the Northwest 1/4 of Section 13, all in Town 2 North, Range 22 East of the Fourth Principal Meridian, City of Kenosha, Kenosha County, Wisconsin, and being combined and more particularly described as follows: Beginning at the Northeast corner of said Lot 29, run thence South 1°46'34" East along the east line of said lot and its extension, 538.93 feet; thence North 88°38'05" West 347.65 feet; thence North 1°03'09" East 49.93 feet to the south line of Lot 29; thence North 63°40'47" West along said south line, 198.34 feet; thence North 10°58'01" West 300.00 feet; thence South 83°07'01" West 136.03 feet to a point on a curve; thence Northwesterly along the arc of a curve to the left, 102.26 feet, having a radius of 500.13 feet, a central angle of 11°42'54" and whose long chord bears North 3°38'26" West 102.08 feet; thence North 9°29'53" West 40.56 feet to a point on a curve; thence Northeasterly along the arc of a curve to the right and the south line of 13th Street, 342.88 feet, having a radius of 1883.04 feet, a central angle of 10°25'59" and whose long chord bears North 86°01'21.5" East 342.41 feet to a point of compound curvature; thence Southeasterly along the arc of a curve to the right and said south line, 244.15 feet, having a radius of 1402.68 feet, a central angle of 9°58'22" and whose long chord bears South 83°46'28" East 243.84 feet; thence South 78°47'17" East along said south line, 96.14 feet to a point of curvature; thence Southeasterly along the arc of a curve to the left, 35.27 feet, having a radius of 908.53 feet, a central angle of 2°13'28" and whose long chord bears South 79°54'01" East 35.27 feet to the point of beginning.

Containing 7.2052 acres of land, more or less.

Subject to easements of record.

WISCONSIN
GEORGE J. APPEL
S-1612
DELAVAN, WI
LAND SURVEYOR

GEORGE J. APPEL, RLS-1612
Baxter & Woodman of Wisconsin
Job No. 88173
Dated October 30, 1989

PROPOSED
OPERATING BUDGET
SPRING MEADOWS CONDOMINIUM
JANUARY 1, 1990 TO DECEMBER 31, 1990

		BUDGET
1.	Administration	$1,920.00
2.	Capital Additions	By Developer
3.	Trees and Landscaping	By Developer
4.	Painting	By Developer
5.	Public Electricity	By Developer
6.	Water and Sewer	$3,500.00
7.	Insurance	$5,000.00
8.	Legal and Accounting	$ 500.00
9.	Repairs and Maintenance	By Developer
10.	Snow Removal	$1,500.00
11.	Grounds Labor and Maintenace	$2,100.00
12.	Special Projects	None Proposed
13.	Miscellaneous	$1,079.00
	Monthly assessment (payable in advance):	$ 65.00

SPRING MEADOWS CONDOMINIUM ASSOCIATION, INC.
BYLAWS

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SPRING MEADOWS CONDOMINIUM ASSOCIATION
AMENDMENT TO BYLAWS

Article II, Section 1 (As revised January 29, 1998):

Section 1. Number and Qualification. Until election of a new Board of Directors by unit owners, pursuant to Section 1 C, Article III of these By-laws, the Board of Directors shall consist of those persons named in the Articles of Incorporation, or such other persons as Bear Realty of Kenosha, Inc. (referred to as the "Declarant") shall name to replace them, or those persons elected as provided in Section 1 B, Article III of these Bylaws. Thereafter the Board of Directors shall be composed of three persons, each of whom shall be owners of units, fiduciary owners, members or employees of partnership owners, or officers, stockholders or employees of corporate owners, and one of whom may be the spouse of a unit owner or a mortgagee of a unit, a fiduciary mortgagee, a member or employee of a partnership mortgagee or an officer, stockholder or employee of a corporate mortgagee. Beginning with January 29, 1998, the Board of Directors shall be composed of five persons, each of whom shall be qualified as provided in this Section 1, Article II.

SPRING MEADOWS CONDOMINIUM ASSOCIATION
AMENDMENT TO BYLAWS

Article II, Section 4 (As revised January 29, 1998):

Section 4. Election and Term of Office. The members of the Board of Directors elected by the unit owners shall hold office for a term of one year and until their respective successor shall have been elected by the unit owners. At the first annual meeting of the unit owners, the term of office of one member of the Board of Directors shall be fixed at three years, the term of office of one member of the Board of Directors shall be fixed at two years, and the term of office of one member of the Board of Directors shall be fixed at one year. At the annual meeting of unit owners in June, 1998, the terms of office of all directors shall expire, and five new directors shall be elected, three of whom shall hold office for three years, and two of whom shall hold office for two years. Beginning with directors elected at the annual meeting of unit owners in June, 2001, all directors shall hold office for two years. The members of the Board of Directors shall hold office until their respective successors shall have been elected by the unit owners.

SPRING MEADOWS CONDOMINIUM ASSOCIATION
AMENDMENT TO BYLAWS

Article IX, Section 1 (As revised January 29, 1998):

Section 1. Records and Reports. The Board of Directors shall keep detailed records of the actions of the Association and the Board of Directors, minutes of the meetings of the Board of Directors, minutes of the meetings of the unit owners, and financial records, and books of account of the Association. A written report summarizing all receipts and expenditures of the Association shall be rendered by the Board of Directors to all unit owners at least semi-annually. In addition, an annual report of the receipts and expenditures of the Association shall be rendered by the Board of Directors to all unit owners and to all mortgagees of units who have requested it within a reasonable time after the end of the fiscal year.

SPRING MEADOWS CONDOMINIUM ASSOCIATION
AMENDMENT TO BYLAWS

Article III. Section 1(c) (As revised January 29, 1998):

C. On the earlier of 30 days after 75 percent of the undivided percentage interest in the common elements shall have been sold and conveyed by the Declarant, or 3 years after the recording of the Declaration. or such earlier time as determined by the Declarant, the Declarant shall call the first annual meeting of the unit owners. At this meeting, the designees of the Declarant and any other members of the Board of Directors elected by the unit owners shall resign as members of the Board of Directors, and all the unit owners, including the Declarant, shall elect a new Board of Directors. Thereafter, the annual meetings of the unit owners shall be held in June at a date and time selected in the discretion of the Board. At such meetings, the Board of Directors shall be elected by ballot of the unit owners in accordance with the requirements of Section 4 of Article II of these Bylaws. The unit owners may transact other business at the meetings as may properly come before them.

BYLAWS OF
SPRING MEADOWS CONDOMINIUM

ARTICLE I.
Plan of Unit Ownership

Section 1. Condominium Unit Ownership. Certain property located in the City of Kenosha, Kenosha County, State of Wisconsin ("Property"), known as Spring Meadows Condominium, has been submitted to the provisions of the Wisconsin Condominium Ownership Act ("Act") by a Declaration of Condominium ("Declaration") recorded in the office of the Register of Deeds for Kenosha County, Wisconsin.

Section 2. Adoption of Bylaws and Applicability of Definitions. These Bylaws are adopted as the Bylaws of Spring Meadows Condominium Association, Inc. ("Association"), a Wisconsin corporation organized under the Wisconsin nonstock Corporation Law to serve as an association of unit owners under the Act. The provisions of these Bylaws apply to the Property and to the use and occupancy of the Property. The terms used in these Bylaws shall, unless the context or the Declaration requires otherwise, have the same meaning as the definitions contained in section 703.02 of the Act.

Section 3. Office and Mailing Address. The office and mailing address of the Association and of the Board of Directors of the Association ("Board of Directors") shall be located at 4011 80th Street, Kenosha, Wisconsin 53142.

ARTICLE II.
Board of Directors

Section 1. Number and Qualification. Until election of a new Board of Directors by unit owners, pursuant to Section 1C, Article III of these Bylaws, the Board of Directors shall consist of those persons named in the Articles of Incorporation, or such other persons as Bear Realty of Kenosha, Inc. (referred to as the "Declarant") shall name to replace them, or those persons elected as provided in Section 1B, Article III of these Bylaws. Thereafter, the Board of Directors shall be composed of three persons, each of whom shall be owners of units, fiduciary owners, members, or employees of partnership owners, or officers, stockholders, or employees of corporate owners, and one of whom may be the spouse of a unit owner or a mortgagee of a unit, a fiduciary mortgagee, a member or employee of a partnership mortgagee, or an officer, stockholder or employee of a corporate mortgagee.

Section 2. Powers and Duties. The affairs of the Association and of the Property shall be governed by the Board of Directors. The Board of Directors shall have the powers and duties necessary for the administration of the affairs of the Association and of the Property, except

those powers and duties as by law or by the Declaration or by these Bylaws may not be delegated to the Board of Directors by the unit owners or have been specifically reserved by or to the unit owners. The Board of Directors shall have full power and authority necessary for or desirable for the complete enforcement and administration of the Property and the provisions of the Act, the Declaration, these Bylaws, and the rules and regulations.

Section 3. Managing Agent and Manager. The Board of Directors may employ for the Property a managing agent at a compensation established by the Board of Directors to perform the duties and services as the Board of Directors shall authorize.

Section 4. Election and Term of Office. The members of the Board of Directors elected by the unit owners shall hold office for a term of one year and until their respective successor shall have been elected by the unit owners.

Section 5. Removal of Members of the Board of Directors. At any regular or special meeting of unit owners, any one or more of the members of the Board of Directors previously elected by the unit owners may be removed with or without cause by a majority of the authorized votes of all unit owners, and a successor may be elected to fill the vacancy created. Any member of the Board of Directors whose removal has been proposed by the unit owners shall be given an opportunity to be heard at the meeting.

Section 6. Vacancies. Vacancies in the Board of Directors caused by any reason, other than the removal of a member by a vote of the unit owners, shall be filled by a vote of a majority of the remaining members at a special meeting of the Board of Directors held for that purpose promptly after the occurrence of the vacancy even though the members present at the meeting may be less than a quorum, and each person so elected shall be a member of the Board of Directors for the remainder of the term of the member so removed and until a successor is elected at the next annual meeting of the unit owners.

Section 7. Organizational Meeting. The first meeting of the members of the Board of Directors following the first annual meeting of the unit owners shall be held within ten days after the annual meeting, at a time and place fixed by the unit owners at the meeting at which the Board of Directors has been elected, and no notice shall be necessary to the newly elected members of the Board of Directors in order legally to constitute the meeting, providing a majority of the whole Board of Directors shall be present at the meeting.

Section 8. Regular Meetings. Regular meetings of the Board of Directors may be held at the time and place as determined from time to time by a majority of the members of the Board of Directors. Notice of regular meetings of the Board of Directors shall be given to each

mber of the Board of Directors, by mail or telegram, at least 48 hours prior to the time of the meeting.

Section 9. Special Meetings. Special meetings of the Board of Directors may be called by the President on 48 hours' notice to each member of the Board of Directors, given by mail or telegraph, and the notice shall state the time, place and purpose of the meeting. Special meetings of the Board of Directors shall be called by the President or Secretary in like manner and on like notice on the written request of at least one member of the Board of Directors.

Section 10. Waiver of Notice. Any member of the Board of Directors may, at any time, waive notice of any meeting of the Board of Directors in writing, and the waiver shall be deemed equivalent to the giving of the notice. Attendance by a member of the Board of Directors at any meeting of the Board shall be a waiver of notice of the time and place of the meeting. If all members of the Board of Directors are present at any meeting of the Board, no notice shall be required and any business may be transacted at the meeting.

Section 11. Quorum of Board of Directors. At all meetings of the Board of Directors, a majority of the members shall constitute a quorum for the transaction of business, and the votes of a majority of the members of the Board of Directors present at a meeting at which a quorum is present shall constitute a decision of the Board of Directors. If, at any meeting of the Board of Directors, there shall be less than a quorum present, a majority of those present may adjourn the meeting from time to time. At any adjourned meeting at which a quorum is present, any business which might have been transacted at the meeting originally called may be transacted without further notice.

Section 12. Fidelity Bonds. The Board of Directors shall obtain fidelity bonds for all officers and employees of the Association handling or responsible for funds. The bonds shall be in amounts not less than one and one-half times the anticipated annual common expenses and reserves for the Property, as reflected on the budget adopted by the Board of Directors. The premiums on the bonds shall constitute a common expense.

Section 13. Compensation. No member of the Board of Directors shall receive any compensation from the Association for acting as a Director.

Section 14. Liability of the Board of Directors. The members of the Board of Directors shall not be liable to the unit owners for any mistake of judgment, failure to adhere to the provisions of the Declaration or these Bylaws, negligence or otherwise, except for their own individual, willful misconduct or bad faith. The unit owners shall indemnify and hold harmless each member of the Board of Directors against all contractual liability to others arising out of contracts made by the Board of Directors on behalf of the Association unless any contract

shall have been made in bad faith. It is intended that the members of the Board of Directors shall have no personal liability with respect to any contracts made by them on behalf of the Association. It is also intended that the liability of the unit owners arising out of any contract made by the Board of Directors or out of the indemnity in favor of the members of the Board of Directors shall be shared equally by all of the unit owners, and the liability of any single unit owner shall be limited to an equal proportionate share of the total liability. At the option of the Board of Directors, Directors' liability insurance may be obtained and shall be paid for as a common expense.

Section 15. Informal Action. Any action which is required to be taken at a meeting of the Board of Directors or which may be taken at a meeting, may be taken without a meeting if a consent in writing setting forth the action so taken shall be signed by all of the Directors entitled to vote with respect to the subject matter. The consent shall have the same force and effect as a unanimous vote.

ARTICLE III.
Unit Owners

Section 1. Annual Meetings.

A. Until the first annual meeting of the unit owners as described below, until the Declarant designates otherwise, or until the unit owners elect a member of the Board of Directors pursuant to this Section prior to the first annual meeting of the unit owners, the initial Board of Directors named in the Articles of Incorporation of the Association shall serve as the Board of Directors.

B. Prior to the conveyance of 25 percent of the undivided percentage interest in the common elements, the Declarant shall call a meeting of the unit owners. At such meeting, one of the designees of the Declarant on the Board of Directors shall resign and the unit owners in attendance shall elect a successor by vote of a majority of those unit owners. Prior to the conveyance of 50 percent of the undivided percentage interest in the common elements, the Declarant shall call a similar meeting, if necessary, to provide for any additional resignations and elections required in order that unit owners other than the Declarant shall have elected one-third of the total directors. Any successor shall serve until the first annual meeting of the unit owners. If the successor shall resign prior to the first annual meeting of the unit owners, a successor shall be elected in the same manner.

C. On the earlier of 30 days after 75 percent of the undivided percentage interest in the common elements shall have been sold and conveyed by the Declarant, or 3 years after the recording of the Declaration, or such earlier time as determined by the

Declarant, the Declarant shall call the first annual meeting of the unit owners. At this meeting, the designees of the Declarant and any other members of the Board of Directors elected by the unit owners shall resign as members of the Board of Directors, and all the unit owners, including the Declarant, shall elect a new Board of Directors. Thereafter, the annual meetings of the unit owners shall be held on the second Saturday of June of each succeeding year at 9:00 a.m. At such meetings, the Board of Directors shall be elected by ballot of the unit owners in accordance with the requirements of Section 4 of Article II of these Bylaws. The unit owners may transact other business at the meetings as may properly come before them.

Section 2. Place of Meetings. Meetings of the unit owners shall be held at the principal office of the Association or at any other suitable place convenient to the unit owners as may be designated by the Board of Directors.

Section 3. Special Meetings. It shall be the duty of the President to call a special meeting of the unit owners if so directed by resolution of the Board of Directors or upon a petition signed and presented to the Secretary by unit owners having 25 percent of the total authorized votes of all unit owners. The notice of any special meeting shall state the time, place and purpose of the meeting. No business shall be transacted at a special meeting except as stated in the notice.

Section 4. Notice of Meetings. The Secretary shall mail to each unit owner of record or cause to be delivered to each unit owner a notice of each annual or special meeting of the unit owners, at least 10 but not more than 20 days prior to the meeting, stating the purpose of the meeting as well as the time and place where it is to be held.

Section 5. Adjournment of Meetings. Any meeting of unit owners at which a quorum has or has not attended may be adjourned at the option of the unit owners by vote of a majority of the authorized votes of the unit owners who are present, either in person or by proxy, at the meeting.

Section 6. Title to Units. Title to units may be taken in the name of an individual or in the names of two or more persons as marital property, as survivorship marital property, as tenants in common or as joint tenants, in the name of a corporation or partnership, or in the name of a fiduciary.

Section 7. Voting. Each unit owner shall furnish the Association with the owner's name and current mailing address. No unit owner may vote at meetings of the Association until this information is furnished. The owner or owners of each unit, or some person designated by the owner or owners to act as proxy and who need not be an owner, shall be entitled to cast the vote belonging to the unit at all meetings of unit owners. The designation of any proxy shall be made in writing to the Secretary, and shall be revocable at any time by written notice to the Secretary

by the owner or owners so designating. Any proxy shall be effective only for a maximum period of 180 days following its issuance unless granted to a mortgagee, land contract vendor or lessee of a unit. Each unit owner (including the Declarant and the Board of Directors, if the Declarant, or the Board of Directors or its designee, shall then hold title to one or more units) shall be entitled to cast at all meetings of the unit owners the vote belonging to each unit owned. Where ownership is in the name of two or more persons, the vote may be cast by any one joint owner; provided, however, that if any joint owner protests promptly the casting of the vote to the person presiding over the meeting or files a written statement with the Secretary stating that thereafter the vote must be cast pro rata in accordance with each joint owner's interest in the unit, then the vote shall thereafter be cast pro rata by all joint owners in accordance with their interests in the unit. Where a unit is leased, the lessor shall be entitled to vote the vote belonging to the unit (where there are two or more lessors, they shall be considered joint owners). Where the unit is sold under a land contract, the land contract vendee shall be entitled to vote the vote for that unit (where there are two or more vendees, they shall be considered joint owners). Notwithstanding the provisions of this section, if the Association has recorded a statement of condominium lien on a unit and the amount necessary to release the lien has not been paid at the time of the meeting, such unit owner may not vote at the meeting.

Section 8. Majority of Unit Owners. As used in these Bylaws, the term "majority of unit owners" shall mean those unit owners having more than 50 percent of the authorized votes of all unit owners present in person or by proxy and voting at any meeting of the unit owners, determined in accordance with the provisions of Section 7 of this Article III.

Section 9. Quorum. Except as otherwise provided in these Bylaws, the presence in person or by proxy of unit owners having 33 1/3 percent of the total authorized votes of all unit owners shall constitute a quorum at all meetings of the unit owners.

Section 10. Majority Vote. The vote of a majority of unit owners at a meeting at which a quorum shall be present shall be binding upon all unit owners for all purposes except where a higher percentage vote is required by law, by the Declaration, or by these Bylaws.

Section 11. Action by Unanimous Consent. Any action required to be taken or which may be taken at a meeting of unit owners may be taken without a meeting of unit owners by execution of a consent in writing setting forth the action taken signed by all unit owners entitled to vote. The signature required in each instance shall be that person who is then entitled to cast the vote for a unit. All such consent action shall have the same force and effect as a unanimous vote.

Section 12. Membership.

A. All unit owners shall be members of the Association. This is not intended to include persons who hold an interest in the unit merely as security for the performance of an obligation. Land contract vendors shall not be members; land contract vendees shall be members. Membership shall belong to and may not be separated from ownership of any unit.

B. Initial membership in the Association shall be established by the recording of the Declaration in the office of the Register of Deeds for Kenosha County, Wisconsin. Transfer of membership in the Asssociation shall be established by the recording in the office of the Register of Deeds for Kenosha County of a deed or other instrument establishing a change of record title to a unit or the recording in that office of a land contract. A certified copy of the instrument or land contract shall be delivered to the Association by the transferee or vendee. The transferee designated by the instrument or the vendee shall then become a member of the Association, and the membership of the prior owner or vendor shall then be terminated. Until the delivery, the transferee or vendee shall not be entitled to vote as a member of the Association and shall not be entitled to notice of meetings of unit owners. The Association shall maintain a current roster of names and addresses of every unit owner to whom notice of meetings of the Association must be sent.

ARTICLE IV.
Officers

Section 1. Designation, Election and Removal. The principal officers of the Association shall be the President, the Vice President, the Secretary and the Treasurer, all of whom shall be elected annually by the Board of Directors. The Board of Directors may appont such other officers as in its judgment may be necessary. Any two or more offices may be held by the same person, except the offices of President and Secretary and President and Vice President. Any officer may with or without cause, be removed by the Board of Directors, and a successor selected, by majority vote of the members of the Board of Directors, at any regular meeting of the Board of Directors, or at any special meeting called for that purpose.

Section 2. President. The President shall be the chief executive officer of the Association and shall preside at all meetings of the unit owners and of the Board of Directors. The President shall have all of the general powers and duties of the President of a stock corporation organized under the Wisconsin Business Corporation Law, including, but not limited to, the power to appoint unit owners to any committee which is established under these Bylaws.

Section 3. Vice President. The Vice President shall take the place of and perform the duties of the President whenever the President shall be absent or unable to act. If neither the President nor the Vice President is able to act, the Board of Directors shall appoint some other member of the Board of Directors to act in the place of the President on an interim basis. The Vice President shall also perform such other duties as shall from time to time be requested by the Board of Directors or by the President.

Section 4. Secretary. The Secretary shall keep the minutes of all meetings of the unit owners and of the Board of Directors, have charge of such books and papers as the Board of Directors may direct, and shall, in general, perform all the duties of Secretary of a stock corporation organized under the Wisconsin Business Corporation Law. The Secretary shall count the votes at the meetings of the Association.

Section 5. Treasurer. The Treasurer shall be responsible for Association funds and securities and for keeping full and accurate financial records and books of account showing all receipts and disbursements and for the preparation of all required financial statements. The Treasurer shall be responsible for the deposit of all monies and other valuable effects in the name of the Association in such depositories as may from time to time be designated by the Board of Directors and shall, in general, perform all the duties of Treasurer of a stock corporation organized under the Wisconsin Business Corporation Law.

Section 6. Agreements, Contracts, Deeds, Checks, Etc. All agreeements, contracts, deeds, leases, checks and other instruments of the Association may be executed by any two officers or by such other person or persons as may be designated by the Board of Directors.

Section 7. Compensation of Officers. No officer shall receive any compensation from the Association for acting as an officer.

ARTICLE V.
Operation of the Property

Section 1. Determination of Common Expenses. The Board of Directors shall, at least annually, prepare a budget for the Property, determine the amount of the common expenses for the forthcoming year and allocate and assess the common expenses against the unit owners according to their respective, undivided percentage interests in the common elements as described in the Declaration. The assessment for common expenses for the entire year shall be effective as of January 1 of each year but shall be payable at such time or times as the Board of Directors shall determine. The common expenses shall include, among other things, the cost of all insurance premiums on all policies of insurance required to be or which have been obtained by the Board of Directors pursuant to the provisions of Section 2 of this Article V. The common expenses may also include such amounts as the Board of

Directors may deem proper for the operation and maintenance of the Property, including without limitation an amount for working capital (which for the initial months of operation shall be equal to three months' assessment collected upon the first sale of each unit), for a general operating reserve, for a reserve fund for replacement, and for making up any deficit in the common expenses for any prior year, sewer service, and water consumed or used in or in connection with the Property. The initial contribution to the working capital fund is not refundable to, or assignable by, the unit owner. The common expenses may also include such amounts as may be required for the purchase or lease by the Board of Directors or its designee, corporate or otherwise, on behalf of all unit owners, of any unit whose owner has elected to sell or lease such unit or of any unit which is to be sold at a foreclosure or other judicial sale. The Board of Directors shall advise each unit owner in writing of the amount of common expenses payable by the unit owner, and shall furnish copies to all unit owners by each budget on which the common expenses are based.

Section 2. Insurance. The Board of Directors shall obtain and maintain, to the extent obtainable, fire insurance with extended coverage, vandalism and malicious mischief endorsements, insuring all buildings (including all of the units and the bathroom and kitchen fixtures initially installed by the Declarant, but not including furniture, furnishings, or other personal property supplied or installed by unit owners), together with all air conditioning equipment and other service machinery contained in the units, and all limited common elements. The insurance shall cover the Property and shall name as insureds the Association, and all unit owners and their mortgagees, as their interest may appear, in an amount equal to not less than the replacement value of the buildings, without deduction for depreciation. Each policy shall provide that proceeds shall be payable to the Association or the insurance trustee as provided in these Bylaws as trustee for all unit owners and their mortgagees or land contract vendors as their interest may appear. All such policies shall provide that adjustment of loss shall be made by the Association, and that the net insurance proceeds, if $10,000 or less, shall be payable to the Association, and if more than $10,000, shall be payable to the insurance trustee.

All policies of physical damage insurance shall contain waivers of subrogation and waivers of any defense based on co-insurance or of invalidity arising from any acts of the insured, and shall provide that the policies may not be cancelled or substantially modified without at least 10 days' prior written notice to all of the insureds. Prior to obtaining any policy of fire insurance or any renewal of the policy, the Association shall obtain an appraisal from a fire insurance company or otherwise of the full replacement value of the buildings including all of the units and all of the common and limited common elements without deduction for depreciation, for the purpose of determining the amounts of fire insurance to be purchased.

The Board of Directors shall also obtain and maintain, to the extent obtainable, public liability insurance in such limits as the Association may from time to time determine, covering each member of the Board of Directors, the managing agent, the manager, and each unit owner and appropriate fidelity bond coverage for any person handling Association funds. The public liability coverage shall also cover cross liability claims of one insured against another. The Board of Directors shall review the insurance limits once each year. Until the first meeting of the Board of Directors following the first annual meeting of the unit owners, the public liability insurance shall be in a single limit of at least $1,000,000 covering all claims for bodily injury or property damage arising out of one occurrence. The Association may obtain and maintain worker's compensation insurance to the extent necessary to comply with any applicable laws.

Unit owners or their mortgagees or land contract vendors shall not be prohibited from carrying other insurance for their own benefit provided that all policies shall contain waivers of subrogation, and that the liability of the carriers issuing insurance obtained by the Association shall not be affected or diminished by reason of any additional insurance. The insurance obtained by the Association will not cover the contents of units or public liability claims arising out of occurrences happening within the boundaries of the units.

Section 3. Repair and Reconstruction after Damage.

A. In the event of any damage to or destruction of the Property in the amount of $10,000 or less whether or not the insurance proceeds, if any, are sufficient to complete repair or reconstruction, the Board of Directors is authorized to and shall arrange for the prompt repair and reconstruction (including any damaged units, and any kitchen or bathroom fixtures initially installed by the Declarant, but not including any wall, ceiling or floor decorations or coverings or other furniture, furnishings, fixtures or equipment installed by unit owners in the units), and the Board of Directors shall disburse any insurance proceeds to the contractors engaged in the repair and reconstruction in appropriate progress payments. Any cost of repair and reconstruction in excess of the insurance proceeds shall be a common expense, and the Board of Directors may assess all the unit owners for the deficit as part of the common expenses.

By acceptance of the deed to a unit, each unit owner shall be deemed to have consented to this authorization and direction for repair and reconstruction. The authorization and direction shall be deemed continuous action by the Association by unanimous consent pursuant to Section 11, Article III of these Bylaws and shall constitute the determination by the unit owners and the Association to repair or reconstruct as required by the Act. If, notwithstanding the foregoing provisions, a determination to repair and reconstruct is submitted to the vote of the unit owners,

then the affirmative vote of one unit owner shall be sufficient to determine to repair or reconstruct.

B. In the event the Property is destroyed or damaged in an amount in excess of $10,000 and insurance proceeds, if any, less an amount not exceeding $10,000 are insufficient to complete repair or reconstruction, the Association by vote of a majority of unit owners shall determine within 90 days after the damage or destruction whether to proceed with repair, reconstruction or sale. If the Association determines to repair or reconstruct, the Board of Directors shall arrange for the repair or reconstruction in accordance with the preceding paragraph of this section. If the Association, within 90 days after such damage or destruction in excess of $10,000 fails to make a determination to repair, reconstruct or sell, the Property shall be deemed to be owned in common by the unit owners in the same percentages as previously owned by each unit owner in the common elements and be subject to an action for partition at the suit of any unit owner. In the event of a partition action, the net proceeds of sale, together with the net insurance proceeds, shall be divided by the Board of Directors, or the insurance trustee, as the case may be, among all the unit owners in proportion to their respective interests in common elements, after first paying out of the share of each unit owner, to the extent sufficient for the purpose, all liens on the undivided interest in the property owned by each unit owner.

C. In the event the Property is destroyed or damaged in an amount in excess of $10,000 and insurance proceeds less an amount not exceeding $10,000 are sufficient to complete repair or reconstruction, the Board of Directors is authorized and shall arrange for the repair or reconstruction in accordance with paragraph 1 of Section 3, Article V.

By acceptance of the deed to a unit, each unit owner shall be deemed to have consented to this authorization and direction for repair and reconstruction. The authorization and direction shall be deemed continuous action by the Association by unanimous consent pursuant to Section 11, Article III of these Bylaws and shall constitute the determination by the unit owners and the Association to repair or reconstruct as required by the Act. If, notwithstanding the foregoing provisions, a determination is submitted to the vote of the unit owners, then the affirmative vote of one unit owner shall be sufficient to determine to repair or reconstruct.

Section 4. Payment of Common Expenses. All unit owners shall pay the common expenses assessed by the Board of Directors pursuant to the provisions of Section 1 of this Article, at such time or times as the Board of Directors shall determine. A late charge of up to $25 may be imposed by the Board of Directors against a unit owner if any balance in common expense remains unpaid by the 10th day of the month when due.

No unit owner shall be liable for the payment of any part of the common expenses assessed against the unit after a sale, transfer or other conveyance of the unit by the owner (made in accordance with the provisions of Section 1, Article VII of these Bylaws). A purchaser of a unit shall be liable for the payment of common expenses assessed against the unit before the acquisition by the purchaser of the unit, except that if the Association or Board of Directors furnishes a statement pursuant to the Act, the liability shall be limited to the amount set forth in the statement.

Each unit owner shall be obligated to pay common expenses under these Bylaws, notwithstanding the fact that the unit owner may have a pending dispute with the Association or the Board of Directors on any matter.

Section 5. Collection of Assessments. The Board of Directors shall assess common expenses against the unit owners from time to time at least annually and shall take prompt action to collect from a unit owner any assessment due which remains unpaid by the unit owner for more than 30 days from the due date for its payment.

Section 6. Default in Payment of Common Expenses. In the event of default by any unit owner in paying to the Board of Directors the assessed common expenses, the unit owner shall be obligated to pay interest at the rate of 18 percent per year, or the highest rate allowed by law if less than 18 percent per year, on the common expenses from the due date, together with all expenses, including attorney's fees, incurred by the Board of Directors in any proceeding brought to collect the unpaid common expenses. The Board of Directors shall have the right and duty to attempt to recover the common expenses, together with interest, and the expenses of the proceedings, including attorneys' fees, in an action brought against the unit owner, or by foreclosure of the lien on the unit granted by the Act. The Board of Directors shall also have the right to prohibit a unit owner from voting at a meeting of the Association if the Association has recorded a statement of condominium lien on the unit, and the amount necessary to release the lien has not been paid at the time of the meeting.

Section 7. Foreclosure of Liens for Unpaid Common Expenses. In any action brought by the Board of Directors to foreclose a lien on a unit because of unpaid common expenses, the unit owner shall be required to pay reasonable rent for the use of the unit and the plaintiff in the foreclosure action shall be entitled to the appointment of a receiver to collect the rent. The Board of Directors, acting on behalf of all unit owners, shall have the power to purchase the unit at the foreclosure sale and to acquire, hold, lease, mortgage, vote the votes belonging to, convey, or otherwise deal with the unit after purchase. A suit to recover a money judgment for unpaid common expenses shall be maintainable without foreclosing or waiving the lien securing the amount due.

Section 8. Statement of Common Expenses. The Board of Directors shall promptly provide any unit owner who makes a request in writing with a written statement of the unit owner's unpaid common expenses.

Section 9. Abatement and Enjoining of Violations. The violation of any rule or regulation adopted by the Board of Directors, or the breach of any Bylaw, or the breach of any provision of the Declaration, shall give the Board of Directors the right, in addition to any other rights set forth in these Bylaws: (a) to enter the unit in which the violation or breach exists and to abate and remove, at the expense of the defaulting unit owner, any structure, thing or condition that may exist in the unit contrary to the intent and meaning of the provisions of this Section. The Board of Directors shall not be deemed guilty in any manner of trespass in so acting; or (b) to enjoin, abate or remedy the thing or condition by appropriate legal proceedings.

Section 10. Grievance Procedure.

A. Any unit owner may file a written complaint with the Secretary of the Association against another unit owner for violation of the Act, the Declaration, these Bylaws and the rules and regulations. Upon receipt of a complaint, the Secretary shall furnish a written notice of the alleged violation, the penalties for the violation and the hearing procedure to the unit owner complained of by personal delivery or by regular mail. The unit owner complained of may, within five days of delivery of the notice, file a written answer with the Secretary admitting or denying the allegations in the notice. If, within the time period allowed, the unit owner complained of fails to file an answer or admits the allegations of the notice, a violation will be conclusively deemed to have occurred. If, within the time period allowed, the unit owner complained of denies the allegations of the notice, the Secretary shall schedule a hearing before the Grievance Committee to be held not less than 14 or more than 30 days after delivery or mailing of a notice of hearing to the parties.

B. Upon mailing of the notice of hearing, the President of the Association shall appoint the Grievance Committee. The Grievance Commmittee shall consist of three unit owners who are not members of the Board of Directors, relatives of the unit owner complaining or complained of, witnesses at the hearing or persons otherwise interested in the hearing.

C. The hearing shall be conducted by the Grievance Committee. The Board of Directors shall represent the complaining unit owner. The parties and the Grievance Committee shall be entitled to representation at the hearing by counsel and shall be entitled to examine and cross-examine witnesses. When summoned by the Grievance Committee to do so, it shall be the obligation of each unit owner to appear and testify at the hearing and to produce

records and data relevant to the subject matter of the hearing. The hearing shall be informal, and conformity to the legal rules of evidence shall not be required. Within seven days after the conclusion of the hearing, the Grievance Committee shall file a written decision with the Secretary which shall be binding upon the unit owners.

D. Upon a determination by the Grievance Committee that a violation has occurred, the Board of Directors shall, without limiting any other rights set forth in the Bylaws, impose a fine against the defaulting unit owner in the amount of $25 for the first violation and $50 for later violations which, if not paid within 3 days, shall bear interest at the rate of 18 percent per year, or the highest rate permitted by law if less than 18 percent per year, and shall be a lien against the unit until paid in full.

Section 11. Maintenance and Repair.

A. All maintenance of and repairs to any unit (including replacement of window panes and glass doors, if any), structural or nonstructural, ordinary or extraordinary, shall be made by the owner of the unit. Each unit owner shall be responsible for all damages to any other unit and to the common and limited common elements resulting from the unit owner's negligence, misuse, or misconduct.

B. All maintenance, repairs and replacements to the common and limited common elements (unless necessitated by the negligence, misuse, or misconduct of a unit owner, in which case the expense shall be charged to the unit owner) shall be made by the Board of Directors and be charged to all the unit owners as a common expense.

Section 12. Use of Property. In order to provide for congenial occupancy of the Property and for the protection of the values of the units, the use of the Property shall be subject to the following limitations:

A. The units shall be used for residential purposes only provided that the Declarant shall have the right to maintain and operate a sales office and model units on the property during development. Any garage space shall not be used for any purpose other than as a garage, except with the advance written permission of the condominium Association Board of Directors.

B. The common and limited common elements shall be used only for the purposes for which they are reasonably suited and which are incidental to the use and occupancy of units. This may include the construction and maintenance of a workshop/storage building.

C. No nuisances shall be allowed on the Property, nor shall any use or practice be allowed which is a source of annoyance to its residents or which interferes with the peaceful possession or proper use of the Property by its residents.

D. No immoral, improper, offensive, or unlawful use shall be made of the Property, and all valid laws, zoning ordinances and regulations of all governmental bodies having jurisdiction over the Property shall be allowed. Compliance shall be accomplished at the sole expense of the unit owners or the Board of Directors, whichever shall have the obligation to maintain or repair the affected portion of the Property.

E. A unit owner shall not place any furniture, packages or objects in the common elements unless permitted by the Board of Directors. A unit owner shall place only those items on the deck, patio, balcony, or parking space assigned to the unit as approved by the rules and regulations adopted by the Board of Directors. The unit owner shall not park or store any vehicle, other than vehicles which may be licensed as automobiles and pick-up trucks in the State of Wisconsin, or perform any repair work of any sort upon any type of vehicles (except in the case of an emergency), on any part of the common elements or limited common elements, including but not limited to outside parking areas.

F. No animals, rabbits, livestock, fowl, or poultry of any kind shall be raised, bred, or kept in any unit or in the common areas and facilities, except that a dog, cat, or other domesticated household pet may be kept in units, subject to rules and regulations adopted by the Board of Diretors, provided that they are not kept, bred, or maintained for any commercial purposes; and provided further that any such pet causing or creating a nuisance or unreasonable disturbance shall be permanently removed from the property subject to these restrictions upon three days' written notice from the Board of Directors. A unit owner may keep a dog or cat on the premises that does not exceed twenty-five (25) pounds in weight, except for seeing eye or hearing dogs trained and utilized for the express purpose of assisting someone under handicap.

G. Occupancy of any unit in the condominium shall be limited to a maximum of two persons per bedroom per unit plus an additional two persons per unit. Occupancy is defined to mean residing in the unit for overnight or sleeping purposes and shall not be deemed to restrict or limit social entertaining.

H. No draperies, curtains or screening shall be used or displayed to exterior view having other than a neutral color.

I. No signs, including but not limited to signs advertising sale or rental of units, shall be allowed in the common elements, limited common elements, or units, except as specifically authorized by the Board of Directors and except for Declarant's signs offering units for sale.

J. No motor vehicles shall be used, stored or maintained on the real estate subject to this Declaration, except pickup trucks and standard automobiles including sedans, coupes, station wagons, convertibles, sports cars, economy cars and antique automobiles, without the prior written consent of the Association Board of Directors. This restriction shall not be construed to prohibit deliveries of products, moving of personal effects or service vehicles from having access to all units during reasonable hours or in case of emergency. This restriction shall apply to all power-driven vehicles including trucks (except pickup trucks) recreational vehicles, motor homes, campers, all terrain vehicles, snowmobiles, motorcycles, mini-bikes, and the like unless specifically exempted as hereinbefore provided.

K. In the event any unit owner, occupant, guest, invitee, family member, or licensee shall dismantle or otherwise make inoperative any motorized vehicle on the common elements, except for temporary and emergency repairs, and refuse to remove same within twelve (12) hours after receipt of written notice to immediately repair or remove said motorized vehicle, the Board shall have the right to enter on the common elements and remove therefrom said inoperative motorized vehicle. The costs of removal and storage of said vehicle shall be assessed against the unit owner and shall become collectable as herein provided for any assessment.

L. Trash, garbage, and other wastes shall be kept only in enclosed sanitary containers, and shall be disposed of in a clean, sightly, healthy, and sanitary manner, and as may be prescribed from time to time by the rules and regulations of the Association Board of Directors. Refuse containers shall be kept inside of the garage portion of the unit or the unit until the day same is to be picked up by the refuse hauler at which time same shall be placed outside in the duly designated area: The containers, once emptied shall be returned to the inside area within twelve (12) hours after the refuse has been picked up.

M. Fencing and screening or enclosing of patios or balconies shall only be done with the prior approval of the Association Board of Directors. The installation, repair and maintenance of same shall be the expense of the Unit Owner. Failure to repair and maintain same in a safe and sightly manner shall be grounds for the Board, at its option, to remove or repair same and assess the cost of same to the Unit Owner.

or other common or limited common elements in the unit or elsewhere in the building, and to correct any condition which violates the provisions of any mortgage covering another unit. Requests for entry shall be made in advance, and entry shall be scheduled for a time reasonably convenient to the unit owner. However, in case of an emergency, the right of entry shall be immediate, whether the unit owner is present at the time or not.

ARTICLE VI.

Mortgages

Section 1. Mortgage of Units. Each unit may be separately mortgaged.

Section 2. Notice of Board of Directors. A unit owner who mortgages a unit shall notify the Board of Directors of the name and address of the mortgagee.

Section 3. Notice of Unpaid Common Expenses. The Board of Directors, whenever so requested in writing by a mortgagee of a unit, shall promptly report any unpaid common expenses or other default by the owner of the mortgaged unit.

Section 4. Notice of Default. The Board of Directors, when giving notice to a unit owner of a default in paying common expenses or other default, shall send a copy of the notice to each holder of a mortgage covering the unit whose name and address have previously been furnished to the Board of Directors.

Section 5. Examination of Books. Each unit owner and each mortgagee of a unit shall be permitted to examine the books of account of the Association at reasonable times, on business days, but not more often than once a month.

Section 6. Land Contracts. For purposes of these Bylaws, land contract vendors and vendees shall have the same rights as mortgagees and mortgagors, respectively.

ARTICLE VII.

Sales and Leases of Units

Section 1. Sales and Leases. Unit owners may sell or lease their units or any interest in the units provided the provisions of this Article are followed. A unit owner's sale of the unit shall include the sale of (a) the undivided percentage interest in the common and limited common elements belonging to the unit; (b) the interest of the unit owner in any units previously acquired by the Association, or its designee, on behalf of all unit owners, or the proceeds of the sale or

lease of those units, if any; and (c) the interest of the unit owner in any other assets of the Association.

Section 2. No Severance of Ownership. No unit owner shall execute any deed, mortgage, or other instrument conveying or mortgaging title to a unit without including the interests described in Section 1 of this Article VII, it being the intention to prevent any severance of the combined ownership. Any deed, mortgage, or other instrument purporting to affect one or more of these interests, without including all interests, shall be deemed and taken to include the interest or interests so omitted, even though the latter shall not be expressly mentioned or described. No part of these interests of any unit may be sold, transferred, or otherwise disposed of, except as a part of a sale, transfer, or other disposition of the unit to which the interests belong, or as part of a sale, transfer or other disposition of that part of these interests belonging to all units.

Section 3. Financing of Purchase of Units by Association. Acquisition of units by the Association or its designee, on behalf of all unit owners, may be made from the working capital and assessments for common expenses possessed by the Board of Directors, or if these funds are insufficient, the Association may borrow money to finance the acquisition of the unit; provided, however, that no financing may be secured by an encumbrance or hypothecation of any property other than the unit so to be acquired by the Association. Title to any real or personal property acquired by the Associaton shall be taken in the name of the Association. The Association shall act to borrow money, and acquire and convey property in the same manner as corporations formed under Chapter 181, Wisconsin Statutes.

Section 4. Waiver of Right of Partition with Respect to Units Acquired by Association. In the event that a unit shall be acquired by the Association or its designee, on behalf of all unit owners as tenants in common, all unit owners shall be deemed to have waived all rights of partition with respect to the unit.

Section 5. Rental. No owner shall lease or rent his unit for a term of less than six (6) months. Any owner who wishes to lease or rent his unit to any person not related by blood or marriage to the owner shall give to the Association Board of Directors no less than twenty (20) days prior written notice of the proposed lessee/tenant, and his or their financial and character references. If the Board of Directors, in its reasonable opinion, finds that the proposed lease or rental is contrary to the best interest of the unit owners and the Association, it may prohibit such lease or rental by written notice to the said owner. The Association Board of Directors shall adopt rules and regulations not inconsistent with the foregoing provisions for the purpose of implementing and effectuating the foregoing provisions.

Section 6. Payment of Assessments. No unit owner shall be permitted to convey, mortgage, pledge, hypothecate, will, or lease a

unit unless and until the unit owner shall have paid in full to the Association all unpaid common expenses previously assessed by the Board of Directors against the unit.

ARTICLE VIII.

Condemnation

Section 1. Common Elements. In the event of a taking in condemnation or by eminent domain of part or all of the common elements of the Property, the award made for the taking shall be payable to the Association. The Association shall promptly undertake to restore the common elements. The proceeds of the award shall be disbursed to effect the restoration, and any costs in excess of the award shall be a common expense. The Board of Directors shall effect the restoration in accordance with paragraph (1) of Section 3, Article V of these Bylaws.

Section 2. Units. In the event of a taking in condemnation or by eminent domain of any of the units, the Association, by vote of a majority of unit owners of the Condominium within 90 days of payment of the award (or other payment if conveyed in lieu of the taking), shall determine whether to proceed with repair or reconstruction. If the Association determines to repair or reconstruct, the Board of Directors shall effect the repair or reconstruction in accordance with paragraph A of Section 3, Article V of these Bylaws. Any cost of repair or reconstruction in excess of the award shall be a common expense. If the Association determines not to repair or reconstruct or fails to vote within the 90-day period, the entire net proceeds shall be disbursed to those unit owners whose units have been taken in proportion to the percentage of interest in the common elements belonging to their respective units. If any unit owner is in default in paying common expenses, the amount of the common expenses shall be deducted from that owner's share of the proceeds. Upon receipt of the share of the proceeds, each unit owner shall execute a release, in form satisfactory to the Association, of that owner's undivided percentage interest in the common elements and shall thereafter no longer be considered a unit owner. The interests of the remaining unit owners in the common elements shall be recomputed by the Board of Directors, whose decision shall be final, to reflect the releases. The unit owner's rights to a share of the proceeds shall be subject to rights of all holders of liens on the unit.

ARTICLE IX.

Records

Section 1. Records and Reports. The Board of Directors shall keep detailed records of the actions of the Association and the Board

of Directors, minutes of the meetings of the Board of Directors, minutes of the meetings of the unit owners, and financial records, and books of account of the Association. A written report summarizing all receipts and expenditures of the Association shall be rendered by the Board of Directors to all unit owners at least semi-annually. In addition, an annual report of the receipts and expenditures of the Association, prepared by an independent, certified public accountant (which report need not be certified), shall be rendered by the Board of Directors to all unit owners and to all mortgagees of units who have requested it within a reasonable time after the end of the fiscal year.

ARTICLE X.

Miscellaneous

Section 1. Notices. All notices to the Board of Directors or the Association shall be sent by registered or certified mail to the office of the Board of Directors or to such other address as the Board of Directors may hereafter designate from time to time. Except when delivered in person, all notices to any unit owner shall be mailed or hand delivered to the unit or to such other address as may have been designated by the owner from time to time, in writing, to the Board of Directors. All notices to mortgagees of units shall be mailed or hand delivered to their respective addresses, as designated by the unit owners to the Board of Directors. All notices shall be deemed to have been given when mailed, except notices of change of address which shall be deemed to have been given when received. Notices to the unit owners or their mortgagees need not be mailed by registered or certified mail.

Section 2. Invalidity. The invalidity of any part of these Bylaws shall not impair or affect in any manner the validity, enforceability, or effect of the balance of these Bylaws.

Section 3. Captions. The captions in these Bylaws are inserted only as a matter of convenience and for reference, and in no way define, limit, or describe the scope of these Bylaws or the intent of any provision of these Bylaws.

Section 4. Singular - Plural. The use of the singular in these Bylaws shall be deemed to include the plural, whenever the context so requires.

Section 5. Waiver. No restriction, condition, obligation, or provision contained in these Bylaws shall be deemed to have been abrogated or waived by reason of any failure of enforcement, regardless of the number of violations or breaches which may occur.

Section 6. Insurance Trustee. The insurance trustee shall be a bank in the state of Wisconsin, designated by the Board of Directors and have a capital, surplus and undivided profits of $500,000 or more.

The Board of Directors shall pay the fees and disbursements of any insurance trustee, and the fees and disbursements shall constitute a common expense.

ARTICLE XI.

Conflicts

Section 1. Control of Conflicts. These Bylaws are set forth to comply with the requirements of the Act. In case any of these Bylaws conflicts with the provisions of the Act, the provisions of the Act shall control. In case any of these Bylaws conflict with the provisions of the Declaration or Articles of Incorporation, the Declaration or Articles of Incorporation, as applicable, shall control.

ARTICLE XII.

Fiscal Year

Section 1. Adoption of Fiscal Year. The fiscal year of the Association shall begin on the first day of January and end on the last day of December in each year.

ARTICLE XIII.
Amendments to Bylaws

Section 1. Amendments to Bylaws. These Bylaws may be modified or amended by vote of at least two-thirds of the authorized votes of all unit owners, which vote shall be taken at a meeting of unit owners duly held for that purpose.

Section 2. Rights of Declarant. No amendment of these Bylaws shall alter or abrogate the rights of Declarant as contained in these Bylaws.

SPRING MEADOWS CONDOMINIUM ASSOCIATION, INC.

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State of Wisconsin
OFFICE OF THE SECRETARY OF STATE

831820

VOL 1373 510-13
REGISTER'S OFFICE
KENOSHA COUNTY, WI
REGISTERED AT

12.00

10 10 AM '89

DONNA M. DIETMAN
REGISTER OF DEEDS

To All to Whom These Presents Shall Come:

The undersigned, as Secretary of State of the State of Wisconsin, certifies that the attached is a duplicate of a document accepted and filed in my office.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal, at Madison, on the date of filing of said document.

Douglas La Follette

DOUGLAS La FOLLETTE
Secretary of State

ARTICLES OF INCORPORATION
OF
SPRING MEADOWS CONDOMINIUM ASSOCIATION, INC.

The undersigned, a natural person over the age of 18 years and acting as incorporator of a nonstock, nonprofit corporation under the provisions of the Wisconsin Nonstock Corporation Law, Chapter 181 of the Wisconsin Statutes, hereby adopts the following as the Articles of Incorporation of the Corporation:

ARTICLE I

Name

The name of the Corporation shall be: Spring Meadows Condominium Association, Inc.

ARTICLE II

Period of Existence

The period of existence of the Corporation shall be perpetual.

ARTICLE III

Purposes

The purposes of the Corporation are:

A. To serve as an association of unit owners under the Wisconsin Condominium Ownership Act ("Act") who own certain condominium units located in the City of Kenosha, Kenosha County, State of Wisconsin (the "Property") subject to the terms and conditions of the Declaration of Condominium as the Declaration may be amended and restated from time to time (the "Declaration") for Spring Meadows Condominium (the "Condominium"), as recorded in the office of the Register of Deeds for Kenosha County, Wisconsin;

B. To serve as a means through which the unit owners may collectively and efficiently manage, maintain, operate, reconstruct and care for the Property in accordance with the Act and the Declaration; and

C. To engage in any lawful activity permitted by the Act for which a nonstock, nonprofit corporation may be organized under the Wisconsin Nonstock Corporation Law.

ARTICLE IV

Powers

The Corporation shall have all of the powers enumerated in the Wisconsin Nonstock Corporation Law, to the extent not inconsistent with the Act, the Declaration and the Bylaws of the Corporation, including without limitation, the following:

A. To exercise exclusive management and control of the common elements described in the Declaration;

B. To operate, repair, replace, reconstruct, protect and maintain the common elements described in the Declaration;

C. To purchase, lease, or otherwise acquire units on behalf of all the unit owners and to sell, lease, mortgage, vote the votes attributed to those units and otherwise deal with the units so acquired on behalf of all the unit owners;

D. To hire, engage, or employ and discharge such persons or entities as it may deem necessary or advisable to assist in the management of its affairs and the maintenance and operation of the Property;

E. To determine, levy and collect assessments against the unit owners and use the proceeds of these assessments in the exercise of its powers and duties, including without limitation, the payment of operating expenses of the Corporation and the common expense relating to the maintenance, repair, replacement, reconstruction, operation and protection of the common elements described in the Declaration;

F. To purchase insurance on the Property and insurance for the benefit of the Corporation and its members;

G. To adopt and amend rules and regulations governing the use and operation of the Property;

H. To enforce by legal means the provisions of the Wisconsin Condominium Ownership Act, the Declaration, the Bylaws of the Corporation and any rules and regulations governing the use and operation of the Property;

I. To establish and maintain one or more bank accounts for deposit and withdrawal of the funds of the Corporation; and

J. To do all things necessary or convenient to effectuate the purposes of the Corporation.

ARTICLE V

Members

There shall be one class of members designated as "unit owners". The rights and qualifications of members are set forth in the Bylaws of the Corporation.

ARTICLE VI

Principal Office and Registered Agent

The location of the principal office of the Corporation shall be located in Kenosha County at 4011 80th Street, Kenosha, Wisconsin 53142. The initial registered agent shall be Guy D. Trecroci, and the address of the initial registered agent is 4011 80th Street, Kenosha, Wisconsin 53142. This document is to be recorded in Kenosha County, Wisconsin.

ARTICLE VII

Directors

The number of directors of the Corporation shall be fixed in the Bylaws of the Corporation and in no event shall be less than three. The manner in which directors shall be elected, appointed and removed shall be set forth in the Bylaws of the Corporation.

The number of directors constituting the initial Board of Directors shall be three, and the names and addresses of the initial directors are:

Guy D. Trecroci
P.O. Box 338
Kenosha, WI 53140

Stephen C. Mills
P.O. Box 338
Kenosha, WI 53140

Sandra C. Trecroci
P.O. Box 338
Kenosha, WI 53140

ARTICLE VIII

Incorporator

The name and address of the incorporator of the corporation is:

Guy D. Trecroci
P.O. Box 338
Kenosha, WI 53142

3939 80th St

ARTICLE IX

Dissolution

The Corporation shall not have or issue shares of stock. No dividend shall ever be paid, and no part of the net earnings, assets, or surplus of the Corporation shall inure to the benefit of or be distributed to its members, directors, officers, or any other private individual other than by a rebate of excess membership dues, fees, or assessments. The Corporation may pay compensation in reasonable amounts to employees, members, directors, or officers for services rendered and may confer benefits upon its members in conformity with its purposes and to the extent not prohibited by its Bylaws.

Executed in duplicate this 2nd day of November, 1989.

Guy D. Trecroci - Incorporator

State of Wisconsin)
) ss.
County of Racine)

Personally came before me this 2nd day of November, 1989, the above named Guy D. Trecroci, known to me to be the person whose name is subscribed to the foregoing Articles of Incorporation, and he acknowledged that he executed the same for the purposes therein contained.

R. William Phenicle
Notary Public, State of Wisconsin
My commission is permanent

This instrument was drafted by
R. William Phenicle
Attorney at Law

PLEASE RETURN TO:
Lloyd, Phenicie, Lynch & Kelly, S.C.
P.O. Box B
Burlington, WI 53105

STATE OF WISCONSIN
FILED
NOV 0 8 1989
DOUGLAS LA FOLLETTE
SECRETARY OF STATE

AMENDMENT NUMBER ONE
TO
DECLARATION OF CONDOMINIUM
FOR
SPRING MEADOWS CONDOMINIUM

This Amendment to Declaration of Condominium is made and entered into by BEAR REALTY OF KENOSHA, INC., a Wisconsin corporation, hereinafter referred to as the "Declarant".

R E C I T A L S

WHEREAS, on November 21, 1989, the Declarant caused to be executed the Restated Declaration of Condominium for Spring Meadows Condominium; and

WHEREAS, the Restated Declaration of Condominium for Spring Meadows Condominium was recorded on November 21, 1989, in Volume 1374 of Records at pages 396-419 inclusive, as Document No. 832278, at the office of the Kenosha County Register of Deeds; and

WHEREAS, pursuant to the provisions of Section 13 of the Restated Declaration of Condominium, the Declarant reserved the right to expand the condominium into and upon a certain area described in the Declaration and on the Condominium Plat, and has also reserved the right to change the design, location and number of buildings and units to be constructed on the expansion area on certain terms and conditions; and

WHEREAS, the undersigned Declarant desires to expand the condominium pursuant to the provisions of the Restated Declaration of Condominium.

NOW, THEREFORE, Bear Realty of Kenosha, Inc., a Wisconsin corporation, as holder of title to the real estate hereinafter described, and for the purposes hereinabove set forth and hereinbefore set forth in the Restated Declaration of Condominium for Spring Meadows Condominium, hereby declares as follows:

1. A portion of the real estate described as "expandable area" in the Restated Declaration of Condominium for Spring Meadows Condominium and more particularly described on Exhibit A-1 attached hereto, is hereby submitted and subjected to the provisions of the Condominium Ownership Act of the State of Wisconsin and is added to Spring Meadows Condominium and shall hereafter be part thereof.

2. Exhibit A attached hereto and made a part hereof consists of a copy of the Condominium Plat describing the design, location and number of buildings and units constructed and to be constructed

on the original condominium, the area to be added to the condominium and the expandable area.

A. Exhibit A-1 is the legal description of the portion of the "expandable area" real estate added to the condominium.

B. Exhibit A-2 is the legal description of Spring Meadows Condominium Amendment Number One consisting of the original condominium area and the portion of the expandable area added thereto.

C. Exhibit A-3 is the legal description of the remaining expandable area of Spring Meadows Condominium.

D. Exhibit A-4 is the legal description of 32nd Court, a 20-foot-wide private street to be constructed in Spring Meadows Condominium as shown on the Plat of Amendment Number One to Spring Meadows Condominium.

E. Exhibit A-5 is the revised legal description of private sewer easement "A" as shown on the plat of Amendment Number One to Spring Meadows Condominium.

F. Exhibit A-6 is the legal description of the private sewer easement "B" shown on the Plat of Amendment Number One to Spring Meadows Condominium.

G. Exhibit A-7 is the revised legal description of the private water main easement "A" shown on the Plat of Amendment Number One to Spring Meadows Condominium.

H. Exhibit A-8 is the legal description of a private water main easement "B" shown on the Plat Amendment Number One to Spring Meadows Condominium.

3. The condominium Units in Buildings, 6, 7, 8, 9 and 10 shall be subject to the use, occupancy and other regulations and all benefits and obligations provided in the Restated Declaration of Condominium and the Bylaws of Spring Meadows Condominium.

4. Except as set forth herein, all provisions of the Restated Declaration of Condominium hereinbefore described are continued in full force and effect.

IN WITNESS WHEREOF, the undersigned have executed this Amendment Number One to Declaration of Condominium for Spring Meadows Condominium this 11th day of January, 1991.

BEAR REALTY OF KENOSHA, INC.

By: _____
Guy D. Tredroci-President

By: _____
Stephen C. Mills-Secretary

AUTHENTICATION

Signatures of Guy D. Trecroci and Stephen C. Mills, authorized officers of Bear Realty of Kenosha, Inc., authenticated this 11th day of January, 1991.

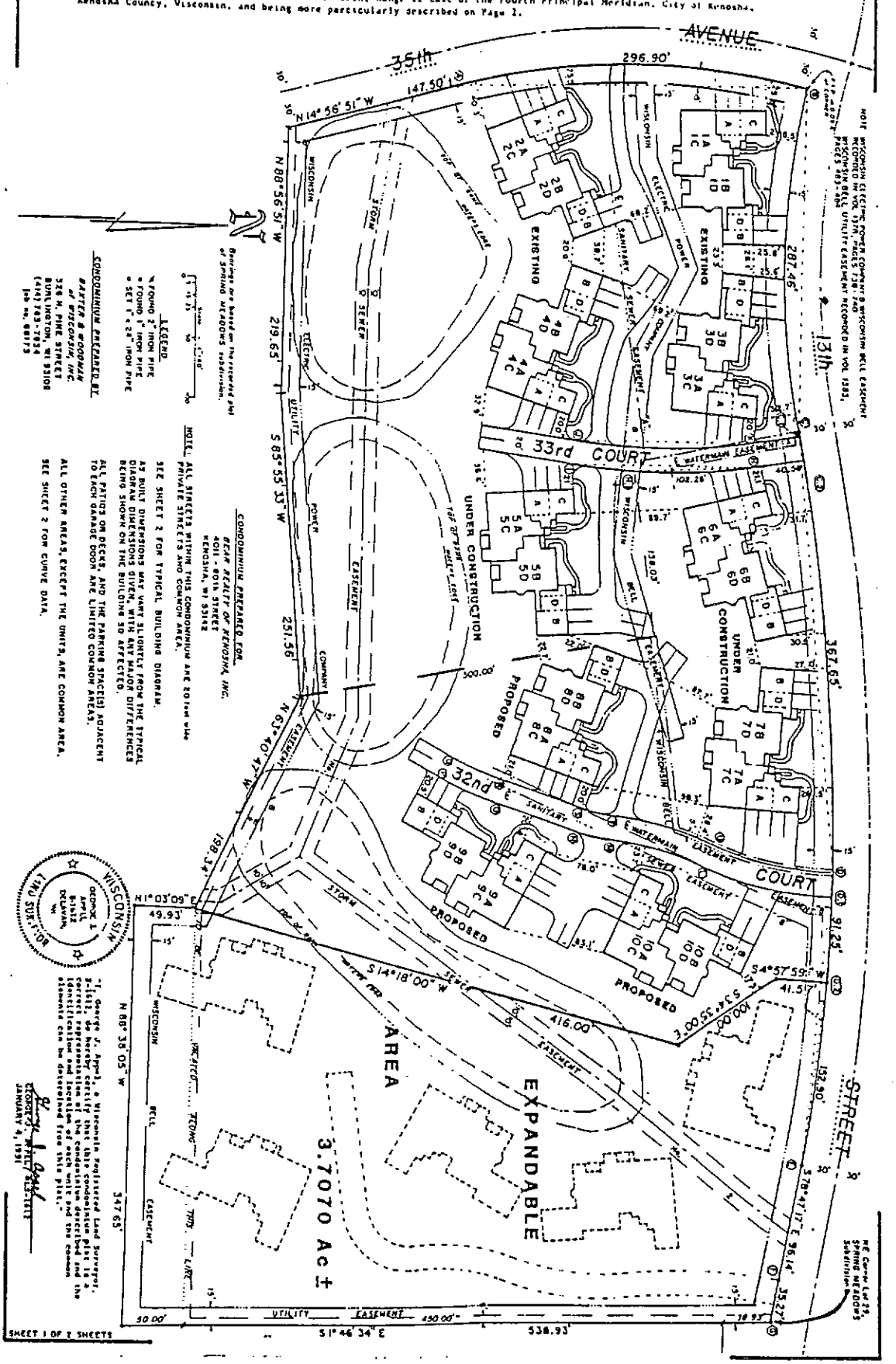
_____
R. William Phenicie
MEMBER: State Bar of Wisconsin

This instrument was drafted by
R. William Phenicie
Lloyd, Phenicie, Lynch & Kelly, S.C.
P.O. Box B
Burlington, WI 53105

SPRING MEADOWS CONDOMINIUM

AMENDMENT NUMBER ONE

Part of Lot 29 of Spring Meadows, a subdivision of record, said lot being part of the Northeast and Southeast Quarters of the Northwest 1/4 of Section 13, Town 2 North, Range 22 East of the Fourth Principal Meridian, City of Kenosha, Kenosha County, Wisconsin, and being more particularly described on Page 2.



LEGEND

- FOUND 2" IRON PIPE
- FOUND 1" IRON PIPE
- SET 1" x 24" IRON PIPE

Bearings are based on the recorded plat of SPRING MEADOWS subdivision.

CONDOMINIUM PREPARED BY
BAXTER & WOODMAN of WISCONSIN, INC.
328 N. PINE STREET
BURLINGTON, WI 53105
(414) 763-7834
Job no. 88113

CONDOMINIUM PREPARED FOR
BEAR REALTY OF KENOSHA, INC.
4011 - 80th STREET
KENOSHA, WI 53142

NOTE: ALL STREETS WITHIN THIS CONDOMINIUM ARE 50 feet wide PRIVATE STREETS AND COMMON AREA.

SEE SHEET 2 FOR TYPICAL BUILDING DIAGRAM.

AS BUILT DIMENSIONS MAY VARY SLIGHTLY FROM THE TYPICAL DIAGRAM DIMENSIONS GIVEN, WITH ANY MAJOR DIFFERENCES BEING SHOWN ON THE BUILDING SO AFFECTED.

ALL PATIOS OR DECKS AND THE PARKING SPACE(S) ADJACENT TO EACH GARAGE DOOR ARE LIMITED COMMON AREAS.

ALL OTHER AREAS, EXCEPT THE UNITS, ARE COMMON AREA.

SEE SHEET 2 FOR CURVE DATA.

I, George J. Appel, a Wisconsin Registered Land Surveyor, S-1611, do hereby certify that this condominium plat is a correct representation of the condominium described and that the identification and location of each unit and common elements can be determined from this plat.

GEORGE J. APPEL
JANUARY 4, 1991

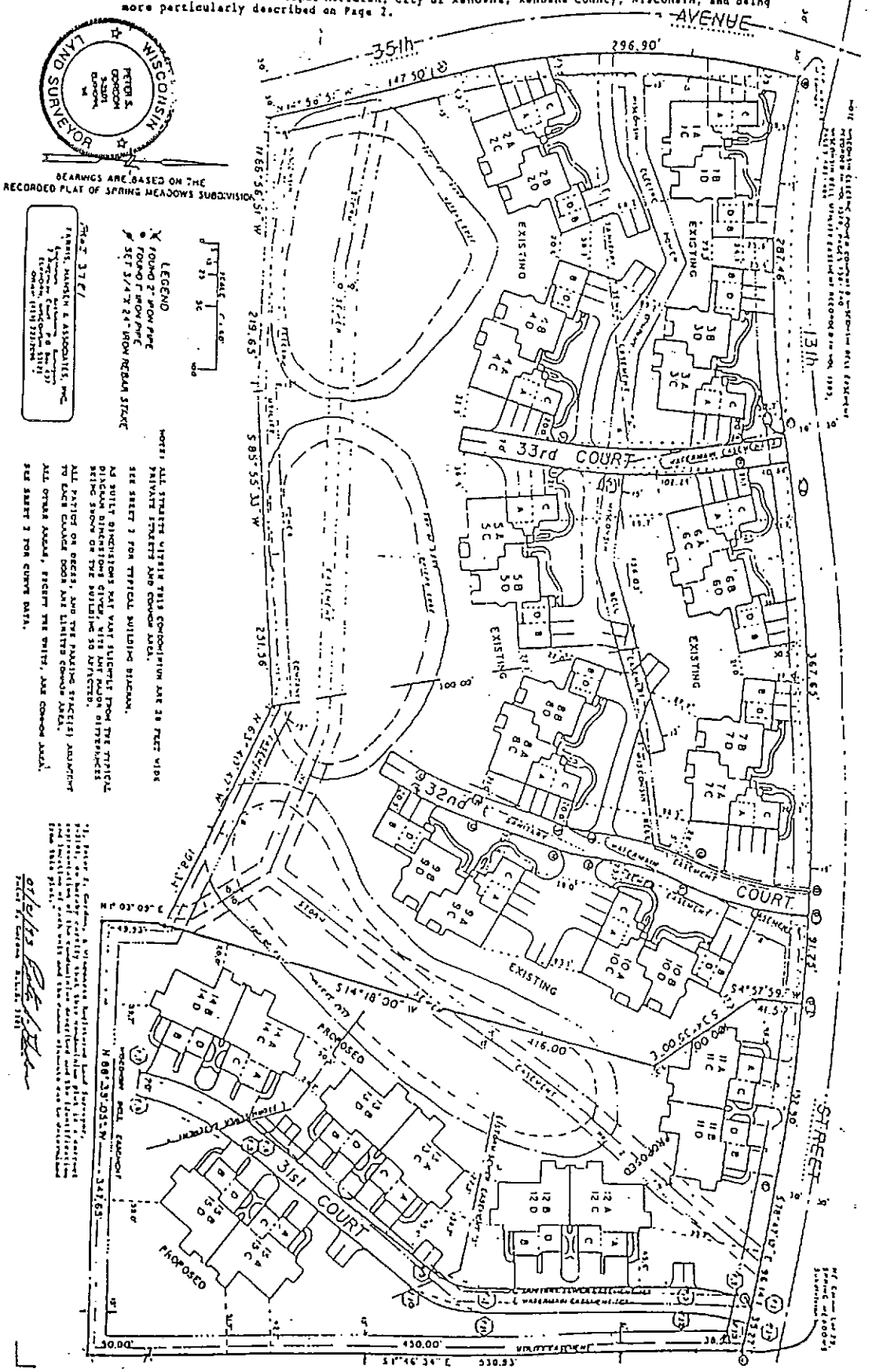
SHEET 1 OF 2 SHEETS

1618 PAGE 541

SPRING MEADOWS CONDOMINIUM

AMENDMENT NUMBER TWO

Part of Lot 29 of Spring Meadows, a subdivision of record, said lot being part of the Northeast and Southeast Quarters of the Northwest 1/4 of Section 13, Town 2 North, Range 22 East of the Fourth Principal Meridian, City of Kenosha, Kenosha County, Wisconsin, and being more particularly described on Page 2.



SPRING MEADOWS CONDOMINIUM

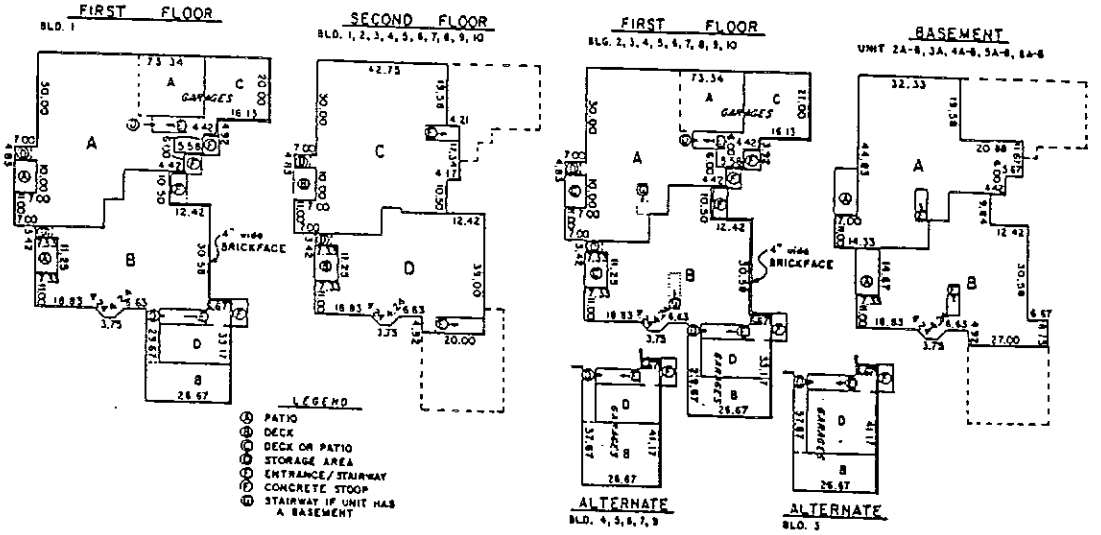
AMENDMENT NUMBER ONE

Part of Lot 29 of Spring Meadows, a subdivision of record, said lot being part of the Northeast and Southeast Quarters of the Northwest 1/4 of Section 13, Town 2 North, Range 22 East of the Fourth Principal Meridian, City of Kenosha, Kenosha County, Wisconsin, and being more particularly described as follows: Commencing at the Northeast corner of said Lot 29, run thence South 1°46'34" East along the east line of said lot and its extension, 538.93; thence North 88°38'05" West, 347.65 feet; thence North 1°03'09" East, 49.93 feet to the south line of said lot and the point of beginning of the following described parcel; thence North 61°40'47" West along said south line, 198.34 feet; thence South 85°55'33" West along said south line, 251.56 feet; thence North 88°56'51" West along said south line, 219.65 feet to the east line of 35th Avenue; thence North 14°56'51" West along said east line, 147.50 feet to a point of curvature; thence Northwesterly along the arc of a curve to the right and said east line, 296.90 feet, having a radius of 623.11 feet, a central angle of 27°18'00" and whose long chord bears North 1°17'51" West, 294.095 feet to the south line of 13th Street; thence Southeasterly along the arc of a curve to the left and said south line, 287.46 feet, having a radius of 729.16 feet, a central angle of 22°35'16" and whose long chord bears South 88°39'13" East, 285.60 feet to a point of reverse curvature; thence Northeasterly along the arc of a curve to the right and said south line, 367.65 feet, having a radius of 1883.04 feet, a central angle of 11°11'12" and whose long chord bears North 85°38'45" East, 367.07 feet to a point of compound curvature; thence Southeasterly along the arc of a curve to the right and said south line, 91.25 feet, having a radius of 1402.68 feet, a central angle of 3°43'38" and whose long chord bears South 86°53'50" East, 91.23 feet; thence South 4°57'59" West, 41.57 feet; thence South 34°35'00" East, 100.00 feet; thence South 14°18'00" West, 416.00 feet to the point of beginning.

Containing 7.7334 acres of land, more or less.

Subject to easements of record.

TYPICAL BUILDING DIAGRAMS



CURVE DATA TABLE

CURVE	RADIUS	CENTRAL ANGLE	LONG CHORD BEARING	LONG CHORD LENGTH	ARC LENGTH
A-B	623.11'	27°18'00"	N 1°17'51" W	294.095'	296.90'
B-C	729.16'	22°35'16"	S 88°39'13" E	285.60'	287.46'
C-D	1883.04'	11°11'12"	N 85°38'45" E	367.07'	367.65'
C-C.1	1883.04'	0°08'42"	N 80°03'30" E	4.77'	4.77'
C.1-C.2	1883.04'	0°36'31"	N 80°30'06.5" E	20.00'	20.00'
C-C.2	1883.04'	0°43'13"	N 80°25'45.5" E	24.77'	24.77'
C.2-D	1883.04'	10°25'59"	N 86°01'21.5" E	342.41'	342.88'
D-E	1402.68'	9°58'22"	S 83°46'28" E	243.84'	244.15'
D-D.1	1402.68'	0°49'01"	S 88°21'06.5" E	20.00'	20.00'
D.1-D.2	1402.68'	1°54'31"	S 86°29'19.5" E	71.24'	71.25'
D-D.2	1402.68'	3°41'38"	S 84°53'50" E	91.23'	91.25'
D.2-E	1402.68'	6°16'44"	S 81°54'39" E	152.82'	152.90'
F-G	908.33'	2°13'28"	S 78°54'01" E	35.27'	35.27'
H-I	500.13'	17°24'00"	S 0°47'53" E	151.30'	151.88'
H-H.1	500.13'	11°42'54"	S 3°58'26" E	102.08'	102.26'
H.1-I	500.13'	5°41'06"	S 5°03'34" W	49.60'	49.62'
J-K	480.13'	17°24'00"	N 0°47'53" W	145.25'	145.81'
O.1-L	379.50'	22°15'13"	S 12°33'41.5" W	107.88'	104.56'
L-M	260.00'	17°30'02"	S 14°36'18" W	80.60'	80.93'
M-N	127.47'	12°39'03"	S 12°00'44.5" W	28.09'	28.15'
O-P	294.86'	10°19'50"	S 23°30'10" W	53.08'	53.15'
Q-R	274.86'	10°19'50"	N 23°30'10" E	49.44'	49.54'
S-T	107.47'	12°39'03"	N 12°00'44.5" E	23.68'	23.73'
T-U	260.00'	17°30'01"	N 14°36'18" E	86.80'	87.15'
U-O	139.50'	22°16'58"	N 12°32'50" E	100.29'	100.93'

WISCONSIN GEORGE J. APPEL S-1612 DELAVAN, WI LAND SURVEYOR

"I, George J. Appel, a Wisconsin Registered Land Surveyor, S-1612, do hereby certify that this condominium plat is a correct representation of the condominium described and the identification and location of each unit and the common elements can be determined from this plat."

GEORGE J. APPEL, RLS-1612
JANUARY 4, 1991

SHEET 2 OF 2 SHEETS

Baxter & Woodman of Wisconsin
formerly Robers & Boyd, Inc.
engineers & surveyors

CERTIFICATE

STATE OF WISCONSIN)
)SS
COUNTY OF RACINE)

GEORGE J. APPEL, being first duly sworn, on oath deposes and states as follows:

1. That he is duly licensed and registered land surveyor in the State of Wisconsin.
2. That he is employed by Baxter & Woodman of Wisconsin, which is located at 326 North Pine Street, Burlington, Wisconsin.
3. That the plat is a correct representation of the condominium described and the identification and location of each unit and the common elements can be determined from the plat.

Executed in the presence of:

Mark P. Kolgaski

Beverly R. Gill

George J. Appel
GEORGE J. APPEL
Registered Land Surveyor 1612
Dated January 4, 1991
88173

SUBSCRIBED AND SWORN TO BEFORE me this 9th day of January

Shirley J. Gerndusen
Notary Public

Racine
County, Wisconsin.

My Commission expires 10-30-94

WISCONSIN
GEORGE J. APPEL
S-1612
DELAVAN, WI
LAND SURVEYOR

EXHIBIT A - Page 3

326 NORTH PINE STREET / BURLINGTON, WI 53105 / 414/763-7834

Baxter & Woodman of Wisconsin
formerly Robers & Boyd, Inc.
engineers & surveyors

EXHIBIT "A-1"
SPRING MEADOWS CONDOMINIUM
LANDS BEING ADDED BY AMENDMENT NUMBER ONE

Part of Lot 29 of Spring Meadows, a subdivision of record, said lot being part of the Northeast and Southeast Quarters of the Northwest 1/4 of Section 13, Town 2 North, Range 22 East of the Fourth Principal Meridian, City of Kenosha, Kenosha County, Wisconsin, and being more particularly described as follows: Commencing at the Northeast corner of said Lot 29, run thence South 1°46'34" East along the east line of said lot and its extension, 538.93; thence North 88°38'05" West, 347.65 feet; thence North 1°03'09" East, 49.93 feet to the south line of said lot and the point of beginning of the following described parcel; thence North 63°40'47" West along said south line, 198.34 feet; thence North 10°58'01" West, 300.00 feet; thence South 83°07'01" West, 136.03 feet to a point on a curve; thence Northwesterly along the arc of a curve to the left, 102.26 feet, having a radius of 500.13 feet, a central angle of 11°42'54" and whose long chord bears North 3°38'26" West, 102.08 feet; thence North 9°29'53" West, 40.56 feet to a point on a curve and the south line of 13th Street; thence Northeasterly along the arc of a curve to the right and said south line, 342.88 feet, having a radius of 1883.04 feet, a central angle of 10°25'59" and whose long chord bears North 86°01'21.5" East, 342.41 feet to a point of compound curvature; thence Southeasterly along the arc of a curve to the right and said south line, 91.25 feet, having a radius of 1402.68 feet, a central angle of 3°43'38" and whose long chord bears South 86°53'50" East, 91.23 feet; thence South 4°57'59" West, 41.57 feet; thence South 34°35'00" East, 100.00 feet; thence South 14°18'00" West, 416.00 feet to the point of beginning.

Containing 3.4983 acres of land, more or less.

Subject to easements of record.

WISCONSIN
GEORGE J. APPEL S-1612 DELAVAN, WI
LAND SURVEYOR

George J. Appel
GEORGE J. APPEL, RLS-1612
Baxter & Woodman of Wisconsin, Inc.
Job No. 88173
Dated January 4, 1991

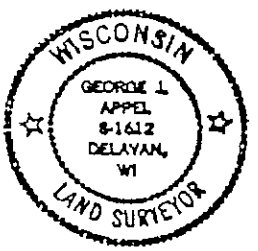
Baxter & Woodman of Wisconsin
formerly Robers & Boyd, Inc.
engineers & surveyors

EXHIBIT "A-2"
SPRING MEADOWS CONDOMINIUM
AMENDMENT NUMBER ONE

Part of Lot 29 of Spring Meadows, a subdivision of record, said lot being part of the Northeast and Southeast Quarters of the Northwest 1/4 of Section 13, Town 2 North, Range 22 East of the Fourth Principal Meridian, City of Kenosha, Kenosha County, Wisconsin, and being more particularly described as follows: Commencing at the Northeast corner of said Lot 29, run thence South 1°46'34" East along the east line of said lot and its extension, 538.93; thence North 88°38'05" West, 347.65 feet; thence North 1°03'09" East, 49.93 feet to the south line of said lot and the point of beginning of the following described parcel; thence North 63°40'47" West along said south line, 198.34 feet; thence South 85°55'33" West along said south line, 251.56 feet; thence North 88°56'51" West along said south line, 219.65 feet to the east line of 35th Avenue; thence North 14°56'51" West along said east line, 147.50 feet to a point of curvature; thence Northwesterly along the arc of a curve to the right and said east line, 296.90 feet, having a radius of 623.11 feet, a central angle of 27°18'00" and whose long chord bears North 1°17'51" West, 294.095 feet to the south line of 13th Street; thence Southeasterly along the arc of a curve to the left and said south line, 287.46 feet, having a radius of 729.16 feet, a central angle of 22°35'16" and whose long chord bears South 88°39'13" East, 285.60 feet to a point of reverse curvature; thence Northeasterly along the arc of a curve to the right and said south line, 367.65 feet, having a radius of 1883.04 feet, a central angle of 11°11'12" and whose long chord bears North 85°38'45" East, 367.07 feet to a point of compound curvature; thence Southeasterly along the arc of a curve to the right and said south line, 91.25 feet, having a radius of 1402.68 feet, a central angle of 3°43'38" and whose long chord bears South 86°53'50" East, 91.23 feet; thence South 4°57'59" West, 41.57 feet; thence South 34°35'00" East, 100.00 feet; thence South 14°18'00" West, 416.00 feet to the point of beginning.

Containing 7.7334 acres of land, more or less.

Subject to easements of record.



GEORGE J. APPEL, RLS-1612
Baxter & Woodman of Wisconsin, Inc.
Job No. 88173
Dated January 4, 1991

Baxter & Woodman of Wisconsin
formerly Robers & Boyd, Inc.

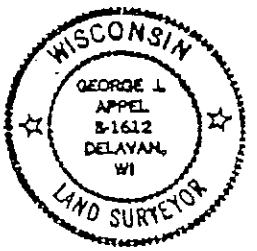
engineers & surveyors

EXHIBIT "A-3"
SPRING MEADOWS CONDOMINIUM
AMENDMENT NUMBER ONE
EXPANDABLE AREA

Part of Lot 29 of Spring Meadows, a subdivision of record, said lot being part of the Northeast and Southeast Quarters of the Northwest 1/4 of Section 13, together with part of the Southeast 1/4 of the Northwest 1/4 of Section 13, all in Town 2 North, Range 22 East of the Fourth Principal Meridian, City of Kenosha, Kenosha County, Wisconsin, and being combined and more particularly described as follows: Beginning at the Northeast corner of said Lot 29, run thence South 1°46'34" East along the east line of said lot and its extension, 538.93 feet; thence North 88°38'05" West, 347.65 feet; thence North 1°03'09" East, 49.93 feet to the south line of Lot 29; thence North 14°18'00" East, 416.00 feet; thence North 34°35'00" West, 100.00 feet; thence North 4°57'59" East, 41.57 feet to a point on a curve and the south line of 13th Street; thence Southeasterly along the arc of a curve to the right and said south line, 152.90 feet, having a radius of 1402.68 feet, a central angle of 6°14'44" and whose long chord bears South 81°54'39" East, 152.82 feet; thence South 78°47'17" East along said south line, 96.14 feet to a point of curvature; thence Southeasterly along the arc of a curve to the left, 35.27 feet, having a radius of 908.53 feet, a central angle of 2°13'28" and whose long chord bears South 79°54'01" East, 35.27 feet to the point of beginning.

Containing 3.7070 acres of land, more or less.

Subject to easements of record.

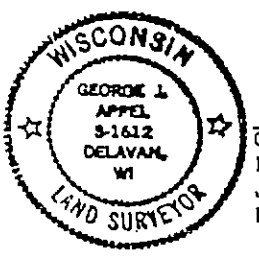


GEORGE L. APPEL, PLS-1612
Baxter & Woodman of Wisconsin, Inc.
Job No. 88173
Dated January 4, 1991

Baxter & Woodman of Wisconsin
formerly Robers & Boyd, Inc.
engineers & surveyors

EXHIBIT "A-4"
SPRING MEADOWS CONDOMINIUM
AMENDMENT NUMBER ONE
32ND COURT
A 20 FOOT WIDE PRIVATE DRIVE

Part of Lot 29 of Spring Meadows, a subdivision of record, said lot being part of the Northeast and Southeast Quarters of the Northwest 1/4 of Section 13, Town 2 North, Range 22 East of the Fourth Principal Meridian, City of Kenosha, Kenosha County, Wisconsin, and being more particularly described as follows: Commencing at the Northeast corner of said Lot 29, run thence South 1°46'34" East along the east line of said lot and its extension, 538.93; thence North 88°38'05", West 347.65 feet; thence North 1°03'09" East, 49.93 feet to the south line of said lot; thence North 63°40'47" West along said south line, 198.34 feet; thence South 85°55'33" West along said south line, 251.56 feet; thence North 88°56'51" West along said south line, 219.65 feet to the east line of 35th Avenue; thence North 14°56'51" West along said east line, 147.50 feet to a point of curvature; thence Northwesterly along the arc of a curve to the right and said east line, 296.90 feet, having a radius of 623.11 feet, a central angle of 27°18'00" and whose long chord bears North 1°17'51" West, 294.095 feet to the south line of 13th Street; thence Southeasterly along the arc of a curve to the left and said south line, 287.46 feet, having a radius of 729.16 feet, a central angle of 22°35'16" and whose long chord bears South 88°39'13" East, 285.60 feet to a point of reverse curvature; thence Northeasterly along the arc of a curve to the right and said south line, 367.65 feet, having a radius of 1883.04 feet, a central angle of 11°11'12" and whose long chord bears North 85°38'45" East, 367.07 feet to a point of compound curvature and the point of beginning of the following described drive; thence Southeasterly along the arc of a curve to the right and said south line, 20.00 feet, having a radius of 1402.68 feet, a central angle of 0°49'01" and whose long chord bears South 88°21'08.5" East, 20.00 feet; thence Southwesterly along the arc of a curve to the right, 108.56 feet, having a radius of 279.50 feet, a central angle of 22°15'13" and whose long chord bears South 12°23'42.5" West, 107.88 feet to a point of reverse curvature; thence Southwesterly along the arc of a curve to the left, 80.93 feet, having a radius of 260.00 feet, a central angle of 17°50'02" and whose long chord bears South 14°36'18" West, 80.60 feet to a point of reverse curvature; thence Southwesterly along the arc of a curve to the right, 28.15 feet, having a radius of 127.47 feet, a central angle of 12°39'03" and whose long chord bears South 12°00'48.5" West, 28.09 feet; thence South 18°20'20" West, 73.68 feet to a point of curvature; thence Southwesterly along the arc of a curve to the right, 53.15 feet, having a radius of 294.86 feet, a central angle of 10°19'40" and whose long chord bears South 23°30'10" West, 53.08 feet; thence South 28°40'00" West, 26.79 feet; thence North 61°20'00" West, 20.00 feet; thence North 28°40'00" East, 26.79 feet to a point of curvature; thence Northeasterly along the arc of a curve to the left, 49.54 feet, having a radius of 274.86 feet, a central angle of 10°19'40" and whose long chord bears North 23°30'10" East, 49.48 feet; thence North 18°20'20" East, 73.68 feet to a point of curvature; thence Northeasterly along the arc of a curve to the left, 23.73 feet, having a radius of 107.47 feet, a central angle of 12°39'03" and whose long chord bears North 12°00'48.5" East, 23.68 feet to a point of reverse curvature; thence Northeasterly along the arc of a curve to the right, 87.15 feet, having a radius of 280.00 feet, a central angle of 17°50'02" and whose long chord bears North 14°36'18" East, 86.80 feet to a point of reverse curvature; thence Northeasterly along the arc of a curve to the left, 100.92 feet, having a radius of 259.50 feet, a central angle of 22°16'58" and whose long chord bears North 12°22'50" East, 100.29 feet to the point of beginning.



George J. Appel

GEORGE J. APPEL, RLS-1612
Baxter & Woodman of Wisconsin, Inc.
Job No. 88173
Dated January 4, 1991

Baxter & Woodman of Wisconsin
formerly Robers & Boyd, Inc.
engineers & surveyors

EXHIBIT "A-5"
SPRING MEADOWS CONDOMINIUM
A 10 FOOT WIDE PRIVATE SANITARY SEWER EASEMENT "A"
REVISED

Part of Lot 29 of Spring Meadows, a subdivision of record, said lot being part of the Northeast and Southeast Quarters of the Northwest 1/4 of Section 13, Town 2 North, Range 22 East of the Fourth Principal Meridian, City of Kenosha, Kenosha County, Wisconsin, and being more particularly described as follows: Commencing at the Northeast corner of said Lot 29, run thence South 1°46'34" East along the east line of said lot and its extension, 538.93 feet; thence North 88°38'05" West, 347.65 feet; thence North 1°03'09" East, 49.93 feet to the south line of said lot; thence North 63°40'47" West along said south line, 198.34 feet; thence South 85°55'33" West along said south line, 251.56 feet; thence North 88°56'51" West along said south line, 219.65 feet to the east line of 35th Avenue; thence North 14°56'51" West along said east line, 147.50 feet to a point of curvature; thence Northwesterly along the arc of a curve to the right and said east line, 296.90 feet, having a radius of 623.11 feet, a central angle of 27°18'00" and whose long chord bears North 1°17'51" West, 294.095 feet to the south line of 13th Street; thence Southeasterly along the arc of a curve to the left and said south line, 287.27 feet, having a radius of 729.16 feet, a central angle of 22°34'24" and whose long. chord bears South 88°38'47" East, 285.42 feet to the point of beginning of the following described centerline; thence South 12°19'25" East, 131.98 feet; thence South 82°36'12" West, 236.47 feet to the point of ending of said centerline.



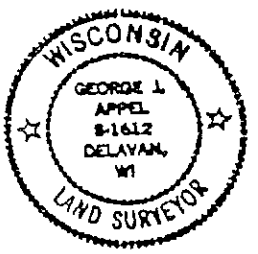
GEORGE J. APPEL, RLS-1612
Baxter & Woodman of Wisconsin, Inc.
Job No. 88173
Dated October 30, 1989
Revised January 4, 1991

Baxter & Woodman of Wisconsin
formerly Robers & Boyd, Inc.

engineers & surveyors

EXHIBIT "A-6"
SPRING MEADOWS CONDOMINIUM
AMENDMENT NUMBER ONE
10 FOOT WIDE PRIVATE SANITARY SEWER EASEMENT "B"

Part of Lot 29 of Spring Meadows, a subdivision of record, said lot being part of the Northeast and Southeast Quarters of the Northwest 1/4 of Section 13, Town 2 North, Range 22 East of the Fourth Principal Meridian, City of Kenosha, Kenosha County, Wisconsin, and being more particularly described as follows: Commencing at the Northeast corner of said Lot 29, run thence Northwesterly along the arc of a curve to the right and the south line of 13th Street, 35.27 feet, having a radius of 908.53 feet, a central angle of 2°13'28" and whose long chord bears North 79°54'01" West, 35.27 feet; thence North 78°47'17" West along said south line, 96.14 feet to a point of curvature; thence Northwesterly along the arc of a curve to the left and said south line, 120.88 feet, having a radius of 1402.68 feet, a central angle of 4°56'16" and whose long chord bears North 81°15'25" West, 120.85 feet to the point of beginning of the following described centerline; thence South 36°47'00" West, 19.04 feet; thence North 87°32'00" West, 66.00 feet; thence South 23°40' West, 290.00 feet to the point of ending of said centerline.

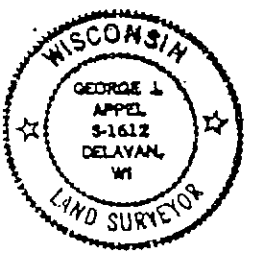


George J. Appel
GEORGE J. APPEL, RLS-1612
Baxter & Woodman of Wisconsin, Inc.
Job No. 88173
January 4, 1991

Baxter & Woodman
of Wisconsin
formerly Robers & Boyd, Inc.
engineers & surveyors

EXHIBIT "A-7"
SPRING MEADOWS CONDOMINIUM
A 10 FOOT WIDE PRIVATE WATERMAIN EASEMENT "A"
REVISED

Part of Lot 29 of Spring Meadows, a subdivision of record, said lot being part of the Northeast and Southeast Quarters of the Northwest 1/4 of Section 13, Town 2 North, Range 22 East of the Fourth Principal Meridian, City of Kenosha, Kenosha County, Wisconsin, and being more particularly described as follows: Commencing at the Northeast corner of said Lot 29, run thence South 1°46'34" East along the east line of said lot and its extension, 538.93 feet; thence North 88°38'05" West, 347.65 feet; thence North 1°03'09" East, 49.93 feet to the south line of said lot; thence North 63°40'47" West along said south line, 198.34 feet; thence South 85°55'33" West along said south line, 251.56 feet; thence North 88°56'51" West along said south line, 219.65 feet to the east line of 35th Avenue; thence North 14°56'51" West along said east line, 147.50 feet to a point of curvature; thence Northwesterly along the arc of a curve to the right and said east line, 296.90 feet, having a radius of 623.11 feet, a central angle of 27°18'00" and whose long chord bears North 1°17'51" West, 294.095 feet to the south line of 13th Street; thence Southeasterly along the arc of a curve to the left and said south line, 274.99 feet, having a radius of 729.16 feet, a central angle of 21°36'30" and whose long chord bears South 88°09'50" East, 273.37 feet to the point of beginning of the following described centerline; thence South 5°18'00" East, 2.00 feet; thence North 84°42'00" East, 23.73 feet; thence South 12°19'25" East, 108.86 feet; thence North 77°40'35" East, 17.00 feet to the point of ending of said centerline.



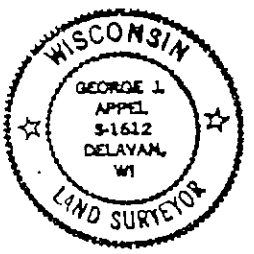
GEORGE J. APPEL, RLS-1612
Baxter & Woodman of Wisconsin, Inc.
Job No. 88173
Dated October 30, 1989
Revised January 4, 1991

Baxter & Woodman
of Wisconsin
formerly Robers & Boyd, Inc.

engineers & surveyors

EXHIBIT "A-8"
SPRING MEADOWS CONDOMINIUM
AMENDMENT NUMBER ONE
10 FOOT WIDE PRIVATE WATER MAIN EASEMENT "B"

Part of Lot 29 of Spring Meadows, a subdivision of record, said lot being part of the Northeast and Southeast Quarters of the Northwest 1/4 of Section 13, Town 2 North, Range 22 East of the Fourth Principal Meridian, City of Kenosha, Kenosha County, Wisconsin, and being more particularly described as follows: Commencing at the Northeast corner of said Lot 29, run thence Northwesterly along the arc of a curve to the right and the south line of 13th Street, 35.27 feet, having a radius of 908.53 feet, a central angle of 2°13'28" and whose long chord bears North 79°54'01" West, 35.27 feet; thence North 78°47'17" West along said south line, 96.14 feet to a point of curvature; thence Northwesterly along the arc of a curve to the left and said south line, 137.65 feet, having a radius of 1402.68 feet, a central angle of 5°37'22" and whose long chord bears North 81°35'58" West, 137.60 feet to the point of beginning of the following described centerline; thence South 2°28'00" West, 4.74 feet; thence North 87°32'00" West, 70.99 feet; thence South 2°28'00" West, 12.71 feet; thence South 23°40'00" West, 285.36 feet to the point of ending of said centerline.



GEORGE J. APPEL, RLS-1612
Baxter & Woodman of Wisconsin, Inc.
Job No. 88173
Dated January 4, 1991

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REGISTERED ... KENOSHA ...

SEP 10 9 53 AM '93
DONNA H. DIETMAN, Reg of Deeds
DONNA H. DIETMAN
REGISTER OF DEEDS

AMENDMENT NUMBER TWO
TO
DECLARATION OF CONDOMINIUM
FOR
SPRING MEADOWS CONDOMINIUM

This Amendment to Declaration of Condominium is made and entered into by BEAR REALTY OF KENOSHA, INC., a Wisconsin corporation, hereinafter referred to as the "Declarant".

R E C I T A L S

WHEREAS, on November 21, 1989, the Declarant caused to be executed the Restated Declaration of Condominium for Spring Meadows Condominium; and

WHEREAS, the Restated Declaration of Condominium for Spring Meadows Condominium was recorded on November 21, 1989, in Volume 1374 of Records at pages 396-419 inclusive, as Document No. 832278, at the office of the Kenosha County Register of Deeds; and

WHEREAS, pursuant to the provisions of Section 13 of the Restated Declaration of Condominium, the Declarant reserved the right to expand the condominium into and upon a certain area described in the Declaration and on the Condominium Plat, and has also reserved the right to change the design, location and number of buildings and units to be constructed on the expansion area on certain terms and conditions; and

WHEREAS, Amendment Number One to the Declaration of Condominium for Spring Meadows Condominium dated January 11, 1991, was subsequently recorded at the office of the Kenosha County Register of Deeds, expanding the condominium into the expansion area; and

WHEREAS, the undersigned Declarant desires to further expand the condominium pursuant to the provisions of the Restated Declaration of Condominium.

NOW, THEREFORE, Bear Realty of Kenosha, Inc., a Wisconsin corporation, as holder of title to the real estate hereinafter described, and for the purposes hereinabove set forth and hereinbefore set forth in the Restated Declaration of Condominium for Spring Meadows Condominium, hereby declares as follows:

1. A portion of the real estate described as "expandable area" in the Restated Declaration of Condominium for Spring Meadows Condominium and more particularly described on page 2 of Exhibit A attached hereto, is hereby submitted and subjected to the provisions of the Condominium Ownership Act of the State of Wisconsin and is added to Spring Meadows Condominium and shall hereafter be part thereof.

2. Exhibit A attached hereto and made a part hereof consists of a copy of the Condominium Plat describing the design, location and number of existing buildings and units constructed and proposed to be constructed on the original condominium, the area added to the condominium by Amendment Number One, and the remainder of the expandable area to be added to the condominium.

A. Exhibit A-1 is the revised legal description of Storm Sewer Easement "2" as shown on the plat of Amendment Number Two to Spring Meadows Condominium.

B. Exhibit A-2 is the legal description of the Water Main Easement "C" shown on the plat of Amendment Number Two to Spring Meadows Condominium.

C. Exhibit A-3 is the legal description of the Sanitary Sewer Easement "C" shown on the plat of Amendment Number Two to Spring Meadows Condominium.

D. Exhibit A-4 is the legal description of the Storm Sewer Easement "3" shown on the plat of Amendment Number Two to Spring Meadows Condominium.

E. Exhibit A-5 is the legal description of Storm Sewer Easement "4" shown on the plat of Amendment Number Two to Spring Meadows Condominium.

3. Each building of four units contains the following:

A. Unit A and Unit B each consist of a foyer, living room/dining room, den, kitchen with dinette area, two bedrooms, utility room and two-stall garage, all on the ground level of the building. The approximate number of square feet within Unit A or Unit B is 1,567 square feet, exclusive of the garage and any basement area. A full basement is optional. The Declarant shall have the option to expand Unit A and Unit B in Buildings 13, 14 and 15 from the dimensions set forth on the condominium plat as follows:

(1) The outside wall of the den may be extended up to 2 feet, adding approximately 24 square feet.

(2) The outside "fireplace" wall of the living room/dining room may be extended up to 3 feet and the outside wall of the den may be extended up to 2 feet, adding approximately 90 square feet.

The changes set forth above may be made only at the time of the initial construction of the building by the Declarant and subsequent unit owners shall have no right to expand the boundaries of any unit except as set forth in the Declaration and Bylaws of the condominium.

B. Unit C and Unit D each consist of a foyer, living room/dining room, kitchen with dinette and utility area, den, a half bathroom and a two-stall garage, all on the ground level of the building and two bedrooms, two bathrooms and a sitting area on the second level of the building. The approximate number of square feet within Unit C or Unit D is 1,887 square feet, exclusive of the garage and basement area. A full basement is optional.

4. Except as set forth herein, the condominium Units in Buildings 11, 12, 13, 14 and 15 shall be subject to the use, occupancy and other regulations and all benefits and obligations provided in the Restated Declaration of Condominium and the Bylaws of Spring Meadows Condominium.

5. Except as set forth herein, all provisions of the Restated Declaration of Condominium hereinbefore described are continued in full force and effect.

IN WITNESS WHEREOF, the undersigned have executed this Amendment Number One to Declaration of Condominium for Spring Meadows Condominium this 31st day of August, 1993.

BEAR REALTY OF KENOSHA, INC.

By: _____
Guy D. Trecroci-President

By: _____
Stephen C. Mills-Secretary

AUTHENTICATION

Signatures of Guy D. Trecroci and Stephen C. Mills, authorized officers of Bear Realty of Kenosha, Inc., authenticated this 31st day of August, 1993.

_____
R. William Phenicie
MEMBER: State Bar of Wisconsin

This instrument drafted by
R. William Phenicie
Lloyd, Phenicie, Lynch & Kelly, S.C.
P.O. Box 700
Burlington, Wisconsin 53105

SPRING MEADOWS CONDOMINIUM

AMENDMENT NUMBER TWO

A PARCEL OF LAND LOCATED IN PART OF LOT 19 OF SPRING MEADOWS, A SUBDIVISION OF RECORD, SAID LOT BEING PART OF THE NORTHEAST AND SOUTHEAST QUARTERS OF THE NORTHWEST 1/4 OF SECTION 13, TOWN 2 NORTH, RANGE 22 EAST OF THE PRINCIPAL MERIDIAN, CITY OF KENOSHA, KENOSHA COUNTY, WISCONSIN; MORE PARTICULARLY DESCRIBED AS:
BEGINNING AT THE NORTHEAST CORNER OF SAID LOT 19; THENCE S 01DEG 46MIN 31SEC E, 538.93 FEET; THENCE N 88DEG 38MIN 05SEC W, 347.65 FEET; THENCE N 01DEG 03MIN 09SEC E, 49.93 FEET; THENCE N 14DEG 18MIN E, 416.00 FEET; THENCE N 31DEG 35MIN W, 100.00 FEET; THENCE N 04DEG 57MIN 59SEC E, 41.57 FEET TO THE SOUTHERLY RIGHT OF WAY LINE OF 13th STREET; THENCE ALONG SAID RIGHT OF WAY LINE 152.90 FEET ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 1402.68 FEET AND A CHORD WHICH BEARS S 81DEG 54MIN 39SEC E, 152.82 FEET; THENCE CONTINUING ALONG SAID RIGHT OF WAY, S 78DEG 47MIN 17SEC E, 96.14 FEET; THENCE CONTINUE ALONG SAID RIGHT OF WAY, 35.27 FEET ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 908.53 FEET AND A CHORD WHICH BEARS S 79DEG 54MIN 01SEC E, 35.27 FEET TO THE POINT OF BEGINNING. CONTAINING 161,175 SQUARE FEET OF LAND (3.707 ACRES) MORE OR LESS.

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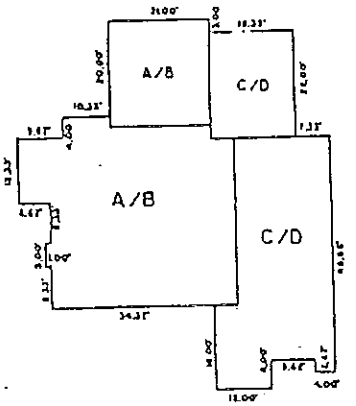
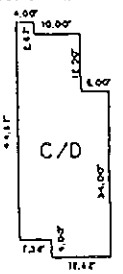
TYPICAL BUILDING DIAGRAMS

BUILDINGS (U2)(3)(4)(5)

FIRST FLOOR



SECOND FLOOR



CURVE DATA TABLE

CURVE	RADIUS	CENTRAL ANGLE	BEARING	LONG CHORD LENGTH	ARC LENGTH
A-B	623.17'	22°34'00"	N 41°13'30" W	244.03'	245.50'
B-C	123.16'	22°33'34"	S 88°39'53" E	163.10'	167.43'
C-D	1464.09'	6°33'"	N 33°36'43" E	167.07'	167.43'
C-C1	1464.09'	00°01'51"	N 90°01'30" E	4.31'	4.31'
C1-C	1464.09'	00°31'52"	N 90°30'06.3" E	19.00'	20.00'
C-C	1464.09'	00°45'33"	N 89°29'43.3" E	19.47'	19.47'
C-D	1464.09'	10°25'38"	N 85°07'25.3" E	152.47'	152.54'
D-E	1402.68'	5°58'2"	S 82°46'26" E	153.04'	153.15'
E-E1	1402.68'	0°49'0"	S 88°22'08.3" E	20.00'	20.00'
E1-E2	1402.68'	2°05'3"	S 86°23'33.3" E	51.23'	51.23'
E2-E3	1402.68'	2°43'30"	S 84°53'30" E	51.23'	51.23'
E3-E	1402.68'	5°38'54"	S 81°54'39" E	137.27'	137.30'
E-F	908.53'	2°13'38"	S 79°54'00" E	35.27'	35.27'
F-G	500.13'	17°34'00"	S 0°47'33" E	151.10'	153.41'
G-G1	500.13'	10°47'24"	S 5°36'26" E	102.04'	101.31'
G1-G2	500.13'	3°46'06"	S 1°03'38" W	43.60'	43.61'
G-K	500.13'	17°34'00"	N 0°47'33" W	153.33'	153.40'
K-L	278.50'	62°30'13"	S 15°33'43.8" W	107.61'	109.25'
L-M	250.00'	12°39'03"	S 6°53'31" W	49.40'	49.33'
M-N	127.47'	12°39'03"	S 6°53'31" W	25.03'	25.15'
O-P	224.15'	10°58'30"	N 23°30'30" W	31.01'	31.15'
O-Q	224.15'	10°58'30"	N 23°30'30" E	33.16'	33.21'
Q-T	107.47'	12°39'03"	N 12°00'28.5" E	23.15'	23.73'
T-U	250.00'	12°39'03"	N 6°53'31" E	49.10'	49.33'
U-O	253.00'	22°58'06"	N 12°28'30" E	100.23'	100.51'

CURVE DATA TABLE

CURVE	RADIUS	CENTRAL ANGLE	BEARING	LONG CHORD LENGTH	ARC LENGTH
F1-F2	210.00'	11°33'	S 05°08'30" W	43.60'	43.66'
F1-F3	13.00'	90°00'	S 18°43'30" W	18.45'	18.24'
F2-F3	230.00'	23°06'	S 23°45'45" W	123.75'	123.78'
F3-F3	230.00'	23°06'	N 23°45'45" E	123.69'	123.91'
F10-F11	75.00'	39°01'	N 12°24'30" E	50.50'	51.05'
F11-F11	130.00'	15°35'	N 05°08'30" E	35.48'	35.37'
F14-F	201.77'	00°45'33"	N 73°53' W	10.07'	10.07'



"I, Peter S. Gordon, a Wisconsin Registered Land Surveyor, S-1101, do hereby certify that this condominium plat is a correct representation of the condominium described and the identification and location of each unit and the common elements can be determined from this plat."

07/01/93
Peter S. Gordon R.L.S. 1101

FARRIS, HANSEN & ASSOCIATES, INC.
Engineers Surveyors Surveyors
7 Simmons Court P.O. Box 127
Kenosha, Wisconsin 53141
Office (414) 552-2444

FHOT3741

EXHIBIT "A-1"
SPRING MEADOWS CONDOMINIUM AMENDMENT NUMBER TWO
STORM SEWER EASEMENT "2"

618 PAGE 543

AN EASEMENT FOR THE CONSTRUCTION AND MAINTENANCE OF A STORM DRAINAGE SEWER AND ALL APPURTENANT STRUCTURES LOCATED IN PART OF LOT 29 OF SPRING MEADOWS, A SUBDIVISION OF RECORD, IN PART OF THE NORTHEAST AND SOUTHEAST 1/4'S OF THE NORTHWEST 1/4 OF SECTION 13, TOWN 2 NORTH, RANGE 22 EAST, CITY OF KENOSHA, KENOSHA COUNTY, WISCONSIN. SAID EASEMENT TO BE CONTIGUOUS AND ADJACENT TO AN EXISTING STORM SEWER EASEMENT AS SHOWN ON SPRING MEADOWS CONDOMINIUM, AMENDMENT NUMBER ONE AS STORM SEWER EASEMENT NO. 2; RECORDED AS EXHIBIT "G" ON PAGE 15 OF EXHIBIT A OF THE DECLARATIONS TO SAID AMENDMENT NUMBER ONE; DESCRIBED AS FOLLOWS; COMMENCING AT THE NORTHEAST CORNER OF THE AFORESAID LOT 29; THENCE NORTHWESTERLY ALONG THE NORTH LINE OF SAID LOT, WHICH LINE HERE IS THE ARC OF A CIRCULAR CURVE THAT IS CONCAVE NORTHEASTERLY, 35.27 FEET, SAID CURVE HAVING A RADIUS OF 908.53 FEET, A CENTRAL ANGLE OF 2DEG 13MIN 28SEC AND A CHORD WHICH BEARS NORTH 79DEG 54MIN 01SEC WEST A DISTANCE OF 35.27 FEET; THENCE CONTINUE ALONG THE NORTH LINE OF SAID LOT, NORTH 78DEG 47MIN 17SEC WEST 26.78 FEET TO THE NORTHEAST CORNER OF SAID STORM SEWER EASEMENT NO. 2; THENCE ALONG THE SOUTHEASTERLY LINE OF SAID EASEMENT; S 38DEG 15MIN 33SEC W, 52.96 FEET TO THE POINT OF BEGINNING; THENCE S 35DEG 11MIN 36SEC W 48.20 FEET; THENCE S 41DEG 07MIN 05SEC W, 51.58 FEET TO THE SOUTHEASTERLY LINE OF SAID EASEMENT NO. 2; THENCE N 38DEG 15MIN 33SEC E, 99.64 FEET TO THE POINT OF BEGINNING.

EXHIBIT "A-2"
SPRING MEADOWS CONDOMINIUM AMENDMENT NUMBER TWO
WATERMAIN EASEMENT "C"

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Part of Lot 29 of Spring Meadows subdivision, a subdivision of record in the Northwest 1/4 of Section 13, Town 2 North, Range 22 East of the Fourth Principal Meridian, lying and being in the City of Kenosha, Kenosha County, Wisconsin, described as follows: Commencing at the Northeast corner of the aforesaid Lot 29; thence Northwesterly along the north line of said Lot, which line here is the arc of a circular curve that is concave northeasterly, 35.27 feet, said curve having a radius of 908.53 feet, a central angle of 02deg 13min 28sec and a chord which bears N 79deg 54min 01sec W, a distance of 35.27 feet; thence continue along the north line of said Lot, N 78deg 47min 17Sec W, a distance of 3.32 feet to the point of beginning of the centerline to be herein described; thence S 20deg W, a distance of 14.51 feet; thence S 02deg E, a distance of 225.00 feet; thence S 40deg W, a distance of 220.00 feet to the end of said easement.

EXHIBIT "A-3"
SPRING MEADOWS CONDOMINIUM AMENDMENT NUMBER TWO
SANITARY SEWER EASEMENT "C"

Part of Lot 29 of Spring Meadows subdivision, a subdivision of record in the Northwest 1/4 of Section 13, Town 2 North, Range 22 East of the Fourth Principal Meridian, lying and being in the City of Kenosha, Kenosha County, Wisconsin, described as follows: Commencing at the Northeast corner of the aforesaid Lot 29; thence Northwesterly along the north line of said Lot, which line here is the arc of a circular curve that is concave northeasterly, 35.27 feet, said curve having a radius of 908.53 feet, a central angle of 02deg 13min 28sec and a chord which bears N 79deg 54min 01sec W, a distance of 35.27 feet; thence continue along the north line of said Lot, N 78deg 47min 17Sec W, a distance of 15.97 feet to the point of beginning of the centerline to be herein described; thence S 20deg W, a distance of 4.19 feet; thence S 02deg E, a distance of 236.5 feet; thence S 40deg W, a distance of 210.00 feet to the end of said easement.

EXHIBIT "A-4"
SPRING MEADOWS CONDOMINIUM AMENDMENT NUMBER TWO
STORM SEWER EASEMENT "3"

Part of Lot 29 of Spring Meadows subdivision, a subdivision of record in the Northwest 1/4 of Section 13, Town 2 North, Range 22 East of the Fourth Principal Meridian, lying and being in the City of Kenosha, Kenosha County, Wisconsin, described as follows: Commencing at the Northeast corner of the aforesaid Lot 29; thence S 01deg 46min 34sec E, a distance of 284.76 feet; thence S 88deg W, a distance of 45.00 feet to the point of beginning of the centerline to be herein described; thence N 24deg W, a distance of 60.00 feet; thence N 79deg W, 130.00 feet to the end of said easement.

EXHIBIT "A-5"
SPRING MEADOWS CONDOMINIUM AMENDMENT NUMBER TWO
STORM SEWER EASEMENT "4"

Part of Lot 29 of Spring Meadows subdivision, a subdivision of record in the Northwest 1/4 of Section 13, Town 2 North, Range 22 East of the Fourth Principal Meridian, lying and being in the City of Kenosha, Kenosha County, Wisconsin, described as follows: Commencing at the Northeast corner of the aforesaid Lot 29; thence S 01deg 46min 34sec E, a distance of 486.76 feet; thence S 88deg 13min 21sec W, a distance of 165.66 feet to the point of beginning of the centerline to be herein described; thence N 16deg W, a distance of 128.00 feet; thence N 54deg W, 100.00 feet to the end of said easement.