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RACINE COUNTY REGISTER OF DEEDS
January 16, 2025 10:41 AM

Karie J. Pope

KARIE POPE
RACINE COUNTY
REGISTER OF DEEDS
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Pages: 22

SEVENTH AMENDED AND RESTATED DECLARATION

GREEN RIDGE CONDOMINIUMS

Record this document with the Register of Deeds

Name and Return Address:
Lydia J. Chartre, Esq.
Kaman & Cusimano, LLC
111 E. Kilbourn Avenue,
Suite 1700
Milwaukee, WI 53202

(See Exhibit B for Parcel Numbers)
Parcel Identification Number

THIS INSTRUMENT DRAFTED BY:
LYDIA J. CHARTRE

SEVENTH AMENDED AND RESTATED CONDOMINIUM DECLARATION

OF

CONDITIONS, COVENANTS, RESTRICTIONS AND

FOR

GREEN RIDGE CONDOMINIUMS

Green Ridge Condominiums (the "Condominium") was created by a Declaration recorded on June 12, 1975 with the Racine County Register of Deeds as Document No. 957583, as amended on January 2, 1976 as Document No. 968785, as amended on November 9, 1982 as Document No. 1114830, as amended on November 17, 1983 as Document No. 1137146, as amended on August 23, 1985 as Document No. 1175563, as amended on December 30, 1985 as Document No. 1184385, and as further amended on November 3, 1992 as Document No. 1395978 (as amended, the "Declaration").

1. Statement of Declaration.

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

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

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

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

2. Description of Land and Name.

The real estate described on Exhibit A attached hereto has been subjected to the provisions of this Declaration.

3. Description and Location of Buildings.

The buildings on the real estate described in Paragraph 2(a) above contain a total of 336 units. Said buildings contain two stories, some have basements, and are constructed principally as wood frame buildings that may have brick, wood, and composition siding and asphalt roofing shingles. Located near the buildings are garages constructed as wood frame, and may have wood and composition siding, and asphalt roofing shingles. The buildings are located on the real estate as indicated in the recorded survey known as the Condominium Plat (the "Plat"), as amended, and made a part of this Declaration by reference.

4. Identification of Units.

A unit is that part of a building intended for individual, private use, comprised of one or more cubicles of air at one or more levels of space having outer boundaries formed by the interior surfaces of the perimeter walls, floors, ceilings, windows, window frames, doors and door frames of the buildings, together with all fixtures and improvements therein contained. The unit's windows, window frames, doors and door frames shall be considered part of the unit and unit owner responsibility. The units are designated as set forth on Exhibit B attached hereto. Each unit shall include the garage space as shown on the Plat. The location, area, number of rooms, immediate common areas to which the units have access and further details identifying the units are as set forth on the Plat.

5. Common Areas and Facilities.

The common areas and facilities shall consist of all of Green Ridge condominiums, except the individual units and limited common areas, as each of the aforementioned is hereunder defined, including, without limitation, the land on which the building or buildings are located, bearing walls; floors and ceilings (except the interior surfaces thereof, which form the outer boundaries of a unit); roofs; foundations; pipes, ducts, electrical wiring, and conduits that serve multiple units or the common area (pipes, ducts, electrical wiring, and conduits that serve an individual unit shall be part of that unit); centralized utility services, public utility lines, water and sewer laterals, outside walls, girders, beams and supports, and the walks, driveways, parking areas and landscaping.

Each unit owner shall have a valid, exclusive easement to the space between the interior and exterior walls for purposes of adding additional utility outlets, wall hangings, erection of non-bearing partition walls, and the like, where space between the walls may be necessary for such uses provided that the unit owner shall do nothing to impair the structural integrity of the buildings or the soundproofing of common walls between the units, and provided further that the common areas and facilities be restored to their former condition by the unit owner at his sole expense upon completion or termination of the use requiring the easement.

6. Limited Common Areas.

(a) All patios, entry walks, porches, attached stairways, individual unit utility service areas, storage areas, and planting areas which are identified as limited common areas on the Plat shall be appurtenant to the particular unit and shall be limited common areas for the exclusive uses of the owner or owners of such unit.

(b) The manner of use of such limited common areas shall be governed by the By-Laws of, and such rules and regulations as may be established by, the Association, and no unit owner shall decorate, landscape or adorn any limited common areas, or permit such, in any manner contrary to such By-Laws and rules and regulations. The association may, by rules and regulations, prohibit or limit the raising of animals in any unit or on the common areas.

7. Percentage of Ownership in Common Areas and Facilities and Limited Common Areas.

Each unit owner shall own an undivided interest in the common areas and facilities and limited common areas as a tenant in common with all other unit owners and, except as otherwise limited in this Declaration, shall have the right to use and occupy the common areas and facilities and limited common areas for all purposes incident to the use and occupancy of his unit as a place of residence, and such other incidental uses permitted by this Declaration, which rights shall be appurtenant to and run with his unit.

The percentage of undivided interest in the common areas and facilities and limited common areas relating to each unit and its owner for all purposes, including voting, shall be one-three hundred and thirty-sixth (1/336). In the event of any annexation of additional land and buildings as provided in this declaration the percentage of undivided interest shall be determined as the number one (1) divided by the total number of units actually constructed and within the provisions of this declaration after such annexation.

8. Purpose.

All buildings and the units therein contained are intended for and restricted exclusively to residential use as governed by the terms and conditions contained herein and the By-Laws of the Association. Lease or rental of a unit for residential purposes shall not be considered a violation of this covenant, but only to the extent leasing is specifically allowed in the By-Laws.

9. Service of Process.

The person to receive service of process shall be the registered agent of the Association, which at the time of recording this Restated Declaration is Washington Properties, Inc., 6939 Mariner Drive, Racine, WI 53406.

10. Association of Unit Owners.

(a) Duties and Obligations. All unit owners shall be entitled and required to be a member of an association of unit owners to be known as the Green Ridge Condominiums Association (herein "Association") which shall be responsible for carrying out the purposes of this Declaration including the exclusive management and control of the common areas and facilities and limited common areas. Such Association may be incorporated as a non-profit corporation under the laws of the state of Wisconsin. Each unit owner and the occupants of the units shall abide by and be subject to all of the rules, regulations, duties and obligations of this Declaration and the By-Laws and regulations of the Association.

(b) Voting Rights. Members of the Association shall be all Owners and shall be entitled to one vote for each Unit owned.

11. Unit Owner's Rights with Respect to Interiors.

Each unit owner shall have the exclusive right to paint, repaint, tile, panel, paper or otherwise refurnish and decorate the interior surfaces of the walls, ceilings, floors and doors forming the boundaries of his unit and all walls, ceilings, floors and doors within such boundaries, provided that such unit owner shall take no action which in any way will materially change any common walls. Partition walls of a nonstructural nature may be erected pursuant to the terms of paragraph 5 above.

12. Repairs and Maintenance.

(a) Common Areas and Facilities. The Association shall be responsible for the management and control of the common areas and facilities and shall cause the same to be kept in good, clean, attractive and sanitary condition, order and repair. Without in any way limiting the foregoing, this shall include all painting, repairing and decorating of exteriors, maintenance and repair of walks, drives, streets, and access routes, maintenance and repair of all common area lighting, sewer mains, water mains, landscaping except for plantings in patios, and maintenance repair of the recreation center, swimming pool, tennis courts, playgrounds and all other recreational facilities.

(b) Limited Common Areas and Individual Units. Each unit owner shall keep the limited common areas appurtenant to his unit, as defined herein in paragraph 6, hereof and as described on the Plat, in a good, clean, sanitary and attractive condition. Except for those portions which the Association is required to maintain and repair hereunder, if any, each unit owner shall be responsible for keeping the interior of his unit and all of its equipment, fixtures and appurtenances in good order, condition and repair and in a clean and satisfactory condition, and shall be responsible for decorating, painting and varnishing which may at any time be necessary to maintain the good appearance and condition of his unit. Without in any way limiting the foregoing, in addition to decorating and keeping the interior of the unit in good repair, each unit owner shall be responsible for the maintenance, repair or replacement, of any plumbing fixtures, water heaters, furnaces, lighting fixtures, refrigerators, air-conditioning equipment, dishwashers, disposals, laundry equipment such a washers and dryers, ranges, or other equipment which may be in, or connect with, the unit.

(c) Prohibition Against Structural Changes by Owner. A unit owner shall not, without first obtaining the written consent of the Association; make or permit to be made any structural alterations, changes or improvements to his unit, or in or to the exterior of any building or any common or limited common areas and facilities. A unit owner shall not perform, or allow to be performed, any act or work which will impair the structural soundness or integrity of any building, or the safety of the property, or impair any easement or hereditament, without the prior written consent of the Association.

(d) Entry For Repairs. The Association may enter any unit at reasonable times and under reasonable conditions when necessary in connection with any maintenance, construction or repair of public utilities, common or limited common elements, and for any other matters for which the Association is responsible. Unless under emergency circumstances, such entry shall be made with prior notice to the owners and with as little inconvenience to the owners as practical, and any damage caused thereby shall be repaired by the Association and treated as a common expense.

(e) Association Personnel. The Association may obtain and pay for the services of any person or entity to manage its affairs to the extent it deems advisable, and may hire such other personnel as it shall determine to be necessary or advisable for the proper operation of the project. The Association may arrange with other vendors to furnish lighting, heating, water, trash collection, sewer service and such other common services as may be required to each unit.

13. Destruction and Reconstruction.

In the event of a partial, or total destruction of a building or buildings, they shall be rebuilt and repaired as soon as practicable and substantially to the same design, plan and specifications as originally built, unless within 90 days of the date of the damage or destruction 75% of the unit owners agree not to rebuild or repair. On reconstruction, the design, plan and specifications of any building or unit may vary from that of the original upon approval of the Association, provided, however, that the number of square feet of any unit may not vary by more than 5% from the number of square feet for such unit as originally constructed, and the location of the buildings shall be substantially the same as prior to damage or destruction, The proceeds of any insurance collected for such damage or destruction shall be available to the Association for the purpose of repair or reconstruction as provided in paragraph 14 hereof. The Association shall have the right to levy assessments in the event that the proceeds of any insurance collected are insufficient to pay the estimated or actual costs of repair or reconstruction.

14. Insurance.

Property Damage Insurance. The Board of Directors of the Association shall obtain, to the extent available in the normal commercial marketplace, broad form insurance against loss by fire and against loss by lightening, windstorm, hail, snow storm and other risks normally included within risk of loss extended coverage, including vandalism and malicious mischief, insuring all Common Elements, Limited Common Elements, Units and Unit upgrades or betterments, together with all service machinery appurtenant thereto, as well as all personal property belonging to the association, but excluding any Unit Owner personal property, in an amount equal to the full replacement value, with code upgrades, without deduction for depreciation. Premiums shall be a common expense. To the extent possible, the insurance shall provide that the insurer waives its rights of subrogation as to any claim against unit owners, the Association, and their respective agents and guests, and that the insurance cannot be cancelled, invalidated nor suspended on account of conduct of any one or more unit owners, or the Association, or their agents and guests, without thirty (30) days prior written notice to the Association giving it opportunity to cure the defect within that time. The Board of Directors shall obtain a third-party insurance appraisal, to

be updated at least every 5 years, to determine the full replacement value of the Property insured.

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

(A) Worker's compensation insurance;

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

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

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

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

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

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

(A) The personal property within the Unit;

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

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

(D) Special perils contents coverage; and

(E) Sewer backup and sump pump failure coverage.

15. Liability For Common Expenses.

The costs of administration of the Association, repair, maintenance and other expenses of the common areas and facilities and limited common areas, shall be paid for by the Association and assessments shall be made against the unit owners, as well as the units themselves, for such expenses as provided in the By-Laws of said Association. No unit owner may exempt himself or his unit ownership from liability for his contribution toward the common expenses by waiver of the use of enjoyment of any of the common, or limited common areas and facilities or by the abandonment of his unit; and no conveyance shall relieve the unit owner grantor therein or his unit of such liability, and he shall be jointly, severally and personally liable for such common expenses along with his guarantee in any such conveyance until all expenses charged to his unit have been paid.

All common expenses, and assessments, when due shall immediately become a personal debt of the unit owner and also a lien, as provided in the Act, until paid, against the unit to which charged without the necessity of filing such lien, and this provision shall constitute sufficient notice to all successors of title to units.

16. Partition of Common Elements Prohibited.

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

17. Conveyance to Include Interests in Common Areas and Facilities and Limited Common Areas.

No unit owners shall execute any deed, mortgage, lease or other instrument affecting title to such unit ownership, without including therein both their interest in the unit and their corresponding percentage of ownership in the common, and limited common areas and facilities, it being the intention hereof to prevent any severance of such combined ownership. Any such deed, mortgage, lease or other instrument purporting to affect the one without including also the other shall be deemed and taken to include the interest so omitted even though the latter is not expressly mentioned or described herein.

18. Failure of Association to Insist on Strict Performance No Waiver; Claims and Remedies.

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

Owner Claims: Mediation and Arbitration Requirements. In the event that a Unit Owner or resident has a claim to assert against the Association or any member of the Board where the claim relates to or arises from the member's service on the Board, that claim must be submitted to binding arbitration, with Resolute Systems, Inc. or such other arbitrator or arbitrator facility agreed to by the parties, or by the chief judge of the county if the parties can't agree upon an arbitrator and Resolute Systems, Inc. is no longer in business or has a conflict. The unit owner(s) and the Association shall each pay half the cost of the arbitration. Such claims must be commenced with the arbitrator within one year of the date that the Unit Owner or resident knew or should have known of the underlying facts giving rise to the claim. Such claims may also be submitted to non-binding mediation before or during arbitration at the election of the claimant, with both sides paying half the cost of the mediator. The Association shall also have the option of arbitrating a claim against a Unit Owner (any non-assessment collection and non-declaratory judgment-related claim) using the same procedure above.

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

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

19. Amendments to Declaration.

This Declaration may be amended by the written consent of not less than 2/3 of all votes entitled to be cast by unit owners and their first mortgagees, to the extent set forth in the Act. Copies of such amendments shall be certified by the President and Secretary of the Association in a form suitable for recording. A copy of the amendment shall be recorded with the Register of Deeds for Racine County, and a copy of the amendment shall also be mailed or personally or electronically delivered to each unit owner at his address on file with the Association. This Declaration shall not be revoked except as provided by law.

20. Notices.

All notices and other documents required to be given by this Declaration or the By-Laws of the Association shall be sufficient if given to one registered owner of a unit regardless of the number of owners who have an interest therein. All owners shall provide the Secretary of the Association with an electronic and physical address for the mailing or service of any notice or other documents and such Secretary shall be deemed to have discharged his duty with respect to the giving of notice by mailing it or having it delivered personally or electronically to such address as is on file with the Secretary.

21. Easements, Reservations and Encroachments.

(a) Easements are hereby declared and granted for the benefit of the unit owners and the Association for utility purposes, including the right to install, lay, maintain, repair and replace water mains and pipes, sewer lines, gas mains, telephone wires and equipment, master television antenna system wires and equipment and electrical conduits and wires and equipment, including power transformers, over, under, along and on any part of the common areas and facilities.

(b) In the event that by reason of the construction, reconstruction, settlement, or shifting of any building, or the design or construction of all unit, any part of the common areas and facilities, or limited common areas, encroaches or shall hereafter encroach upon any part of any unit, or any part of any unit encroaches or shall hereafter encroach upon any part of the common areas and facilities, or limited common areas, or any portion of any unit encroaches upon any part of any other unit, valid easements for the maintenance of such encroachment are hereby established and shall exist for the benefit of such unit so long as all or any part of the building containing such unit shall remain standing; provided, however, that in no event shall a valid easement for any encroachment be created in favor of the owner of any unit or in favor of the owner or owners of the common areas or facilities, or limited common areas, if such encroachment occurred due to the willful conduct of said owner or owners.

(c) All easements and rights described herein are easements appurtenant, running with the land, and are subject to the reasonable control of the Association. All easements and rights described herein are granted and reserved to, and shall inure to the benefit of and be binding on, the undersigned, its successors and assigns, and on all unit owners, purchasers and mortgagees and their heirs, executors, administrators, successors

and assigns. The Association shall have the authority to execute all documents necessary to carry out the intent of this paragraph 21.

22. Number and Gender.

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

23. Severability.

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

This Seventh Amended and Restated Declaration complies with the requirements of the Declaration and the applicable law, Wis. Stat. §703.09(2), in that it has been approved by the written consent of Unit owners with not less than two thirds (2/3) of the Unit Owners in the Association, and such consents have been approved by the mortgagees or holders of equivalent security interest in the Units to the extent required by the Act.

ATTEST:

GREEN RIDGE CONDOMINIUMS, INC., a Wisconsin Non-Stock Corporation,

By: Susan E Nunn
Susan E Nunn, Secretary

STATE OF WISCONSIN)
) ss.
COUNTY OF Racine)

This document was acknowledged before me by Susan Nunn, as Secretary of Green Ridge Condominiums, Inc. on this 15 day of January, 2025.

NOTARY PUBLIC
Meredith Dostal Orth
STATE OF WISCONSIN

Meredith Dostal Orth
Notary Public, State of Wisconsin
Name: Meredith Dostal Orth

My Commission Expires: 4/17/2027

IN WITNESS WHEREOF, the Association has executed this Seventh Amended and Restated Declaration of Condominium for Green Ridge Condominiums this 15 day of January, 2025.

GREEN RIDGE CONDOMINIUMS, INC., a Wisconsin Non-Stock Corporation,

By: _____
Heidi E John, President

STATE OF WISCONSIN)
) ss.
COUNTY OF Racine)

This document was acknowledged before me by Heidi John, as President of Green Ridge Condominiums, Inc. on this 15 day of January, 2025.

_____
Notary Public, State of Wisconsin
Name: Meredith Dostal Orth

My Commission Expires: 4/17/27 4/17/2027

NOTARY PUBLIC
Meredith Dostal Orth
STATE OF WISCONSIN

EXHIBIT A

Legal Description

Units 1L, 2U, 3, 4, 5 and 6 in Building 1, Units 1U, 2L, 3U, 4L, 5U and 6L in Building 3, Units 1L, 2U, 3L, 4, 5L and 6U in Building 4, Unit 1, 2, 3, 4, 5 and 6 in Building 5, Units 1, 2, 3, 4, 5 and 6 in Building 6, Units 1, 2, 3, 4, 5 and 6 in Building 7, Units 1, 2, 3, 4, 5 and 6 in Building 8, Units 1, 2, 3, 4, 5 and 6 in Building 9, Units 1U, 2L, 3L, 4U, 5U, 6L, 7L and 8U in Building 10, Units 1U, 2L, 3L, 4U, 5U, 6L, 7L and 8U in Building 11, Units 1, 2, 3, 4, 5 and 6 in Building 12, Units 1, 2, 3, 4, 5 and 6 in Building 13, Units 1U, 2L, 3L, 4U, 5U, 6, 7L and 8U in Building 14, Units 1, 2, 3, 4, 5 and 6 in Building 15, Units 1U, 2L, 3L, 4U, 5U, 6L, 7L and 8U in Building 16, Units 1, 2, 3, 4, 5 and 6 in Building 17, Units 1U, 2L, 3L, 4U, 5U, 6L, 7L and 8U in Building 18, Units 1, 2, 3, 4, 5 and 6 in Building 19, Units 1, 2, 3, 4, 5 and 6 in Building 20, Units 1U, 2L, 3L, 4U, 5U, 6L, 7L and 8U in Building 21, Units 1U, 2L, 3L, 4U, 5U, 6L, 7L and 8U in Building 22, Units 1, 2, 3, 4, 5 and 6 in Building 23, Unit 1U, 2L, 3L, 4U, 5U, 6L, 7L and 8U in Building 24, Units 1U, 2L, 3L, 4U, 5U, 6L, 7L and 8U in Building 25, Units 1, 2, 3, 4, 5 and 6 in Building 26, Units 1U, 2L, 3L, 4U 5U, 6L, 7L and 8U in Building 27, Units 1, 2, 3, 4, 5 and 6 in Building 28, Units 1U, 2L, 3L, 4U, 5U, 6L, 7L and 8U in Building 29, Units 1U, 2L, 3L, 4U, 5U, 6L, 7L and 8U in Building 30, Units 1, 2, 3, 4, 5 and 6 in Building 31, Units 1U, 2L, 3L, 4U, 5U, 6L, 7L and 8U in Building 32, Units 1U, 2L, 3L, 4U, 5U, 6L, 7L and 8U in Building 33, Units 1U, 2l, 3L, 4U, 5U, 6L, 7L and 8U in Building 34, Units 1, 2, 3, 4, 5 and 6 in Building 35, Units 1, 2, 3, 4, 5, 6, 7 and 8 in Building 36, Units 1, 2, 3, 4, 5 and 6 in Building 37, Units 1U, 2L, 3L, 4U, 5U, 6L, 7L and 8U in Building 38, Units 1U, 2L, 3L, 4U, 5U, 6L, 7L and 8U in Building 39, Units 1U, 2U, 3, 4, 5L and 6U in Building 40, Units 1U, 2L, 3, 4, 5L and 6U in Building 41, Units 1U, 2L, 3, 4, 5L and 6U in Building 42, Units 1U, 2L, 3, 4, 5L and 6U in Building 43, Units 1, 2, 3, 4 and 5 in Building 44, Units 1U, 2L, 3, 4, 5L and 6L in Building 45, Units 1, 2, 3, 4 and 5 in Building 46, Units 1U, 2L, 3, 4, 5L and 6U in Building 47, Units 1U, 2L, 3, 4, 5U and 6U in Building 48, Unit 1U, 2L, 3L, 4, 5U, 6L, 7L and 8U in Building 49, Units 1U, 2L, 3U, 4L, 5U and 6L in Building 50 and Units 1, 2, 3, 4, 5 and 6 in Building 51, in the Green Ridge Condominium(s) created by a "Declaration of Condominium" recorded on June 12, 1975, in the Office of the Register of Deeds for Racine County, Wisconsin, in Volume 1268 of Records, page 226, as Document No. 957583, and any amendments and/or corrections thereto, and by its Condominium Plat and any amendments and/or corrections thereto. Said land being in the Village of Mt. Pleasant, County of Racine and State of Wisconsin.

EXHIBIT B

Tax Key Numbers

Tax Key	Street Address
151032212054000	1412 Windsor Way, Maintenance Building
151032212054002	1412 Windsor Way, Pool Building and Tennis Courts
151032212060000	1401 Windsor Way, Unit 1L
151032212061000	1401 Windsor Way, Unit 2U
151032212062000	1401 Windsor Way, Unit 3
151032212063000	1401 Windsor Way, Unit 4
151032212064000	1401 Windsor Way, Unit 5
151032212065000	1401 Windsor Way, Unit 6
151032212066000	1423 Windsor Way, Unit 1U
151032212067000	1423 Windsor Way, Unit 2L
151032212068000	1423 Windsor Way, Unit 3U
151032212069000	1423 Windsor Way, Unit 4L
151032212070000	1423 Windsor Way, Unit 5U
151032212071000	1423 Windsor Way, Unit 6L
151032212072000	1435 Windsor Way, Unit 1L
151032212073000	1435 Windsor Way, Unit 2U
151032212074000	1435 Windsor Way, Unit 3L
151032212075000	1435 Windsor Way, Unit 4
151032212076000	1435 Windsor Way, Unit 5L
151032212077000	1435 Windsor Way, Unit 6U
151032212078000	1447 Windsor Way, Unit 1
151032212079000	1447 Windsor Way, Unit 2
151032212080000	1447 Windsor Way, Unit 3
151032212081000	1447 Windsor Way, Unit 4
151032212082000	1447 Windsor Way, Unit 5
151032212083000	1447 Windsor Way, Unit 6
151032212086000	5701 Cambridge Circle, Unit 1
151032212087000	5701 Cambridge Circle, Unit 2
151032212088000	5701 Cambridge Circle, Unit 3
151032212089000	5701 Cambridge Circle, Unit 4
151032212090000	5701 Cambridge Circle, Unit 5
151032212091000	5701 Cambridge Circle, Unit 6
151032212094000	5709 Cambridge Circle, Unit 1
151032212095000	5709 Cambridge Circle, Unit 2
151032212096000	5709 Cambridge Circle, Unit 3
151032212097000	5709 Cambridge Circle, Unit 4
151032212098000	5709 Cambridge Circle, Unit 5
151032212099000	5709 Cambridge Circle, Unit 6
151032212100000	5727 Cambridge Circle, Unit 1
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Tax Key	Street Address
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151032212138000	5748 Cambridge Circle, Unit 4
151032212139000	5748 Cambridge Circle, Unit 5
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Tax Key	Street Address
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Tax Key	Street Address
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Tax Key	Street Address
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151032212233006	5734 Cambridge Lane, Unit 4U
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151032212233010	5734 Cambridge Lane, Unit 6L
151032212233012	5734 Cambridge Lane, Unit 7L
151032212233015	5734 Cambridge Lane, Unit 8U
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Tax Key	Street Address
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Tax Key	Street Address
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151032212235174	5605 Cambridge Lane, Unit 6L
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151032212235178	5533 Cambridge Lane, Unit 2
151032212235180	5533 Cambridge Lane, Unit 3
151032212235182	5533 Cambridge Lane, Unit 4
151032212235184	5533 Cambridge Lane, Unit 5

Tax Key	Street Address
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151032212235196	5521 Cambridge Lane, Unit 5L
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151032212235200	5509 Cambridge Lane, Unit 1U
151032212235202	5509 Cambridge Lane, Unit 2L
151032212235204	5509 Cambridge Lane, Unit 3
151032212235206	5509 Cambridge Lane, Unit 4
151032212235208	5509 Cambridge Lane, Unit 5U
151032212235210	5509 Cambridge Lane, Unit 6U
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151032212235254	1521 Windsor Way, Unit 3L
151032212235256	1521 Windsor Way, Unit 4
151032212235258	1521 Windsor Way, Unit 5U
151032212235260	1521 Windsor Way, Unit 6L
151032212235262	1521 Windsor Way, Unit 7L
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151032212235266	1533 Windsor Way, Unit 1U
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151032212235278	1505 Windsor Way, Unit 1
151032212235281	1505 Windsor Way, Unit 2
151032212235284	1505 Windsor Way, Unit 3
151032212235286	1505 Windsor Way, Unit 4
151032212235288	1505 Windsor Way, Unit 5
151032212235290	1505 Windsor Way, Unit 6

Register's Office
Racine County, Wis. } ss. 95758
Received for Record [illegible] day o
[illegible] A.D., 19[illegible] at [illegible]
o'clock [illegible] M. and recorded in Volume
of Records on page 226
Stanley F. Bialecki
Register of Deeds
26.00

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CONDOMINIUM DECLARATION

OF

CONDITIONS, COVENANTS, RESTRICTIONS AND EASEMENTS

FOR

GREEN RIDGE CONDOMINIUMS

This Declaration is made pursuant to the Unit Ownership Act of the State of Wisconsin, Sections 230.70 to 230.97, Wisconsin Statutes (renumbered to Chapter 703, effective July 1, 1971, herein after sometimes referred to as the "Act") this 21st day of April, 1975 by MELVIN RABUSHKA, ORRIN STEARNS and LESTER SHAPIRO, being all of the partners of NONARO AND ASSOCIATES, a partnership, (hereinafter referred to as "Declarant").

1. Statement of Declaration.

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

Declarant hereby declares that it is the sole owner of the real property described in Paragraph 2 hereof, together with all buildings and improvements thereon (hereinafter referred to as "the property") which is held and shall be held, conveyed, devised, leased, encumbered, used, improved, and in any manner otherwise affected subject to the provisions, conditions, covenants, restrictions and easements of this Declaration and the Act. All

provisions hereof shall be deemed to run with the land and shall constitute benefits and burdens to the Declarant, their successors and assigns, and to all parties hereafter having any interest in the property.

2 (a). Description of Land and Name.

The following described real estate is subjected to the provisions of this Declaration:

That part of the Northwest ¼ of Section 12, Township 3 North, Range 22 East, in the Town of Mt. Pleasant, Racine County, Wisconsin, described as follows: Commence at the North ¼ corner of said Section 12; run thence S0°02'35"E 1208.86 feet along the East line of said Northwest ¼ of Section 12; thence N85°56'41"W 740.00 feet along the North line of C.T.H. "C" to the point of beginning; continue thence N85°56'41"W 339.25 feet along said North line; thence N01°35'28"W 408.34 feet; thence N84°34'29"E 40.00 feet; thence N7°34'32"E 241.00 feet; thence S78°25'28"E 140.00 feet; thence S0°02'35"E 563.31 feet to the point of beginning. Said parcel contains 4.141 acres.

2 (b). Annexation of Additional Land and Buildings

The Declarant reserves the right to annex any part or all of the additional land and buildings hereinafter described to the governing provisions of this declaration so as to become a part of GREEN RIDGE CONDOMINIUMS. Any part or all of such land and buildings may be annexed by the developer without the consent of the unit owners at any time within ten years of the execution of this declaration upon the recording of an amendment executed by the Declarant. Such additional land and buildings are described as follows:

That part of the Northwest ¼ of Section 12, Township 3 North, Range 22 East, in the Town of Mt. Pleasant, Racine County, Wisconsin, bounded as follows:

Commence at the North ¼ corner of said Section 12; run thence N89°26'22"W 33.03 feet to the point of beginning of this description; thence S02°02'35"E 633.96 feet; thence N89°25'28"W 681.39 feet; thence N00°21'13"E 33.94 feet; thence N75°25'28"W 140.00 feet; thence S47°34'32"W 241.00 feet; thence S84°34'29"W 40.00 feet; thence S01°35'28"E 408.34 feet; thence N85°56'41"W 908.41 feet; thence N02°16'09"W 1087.78 feet; thence S89°26'22"E 1949.72 feet to the point of beginning.

Said parcel contains 38.33 acres.

That certain parcel of land lying in the Town of Mt. Pleasant, Racine County, Wisconsin, described as the South 59½ acres of the Southwest ¼ of Section 1-3-22 East, EXCEPTing therefrom that part of the Southwest ¼ of Section 1-3-22 East in the Town of Mt. Pleasant, County of Racine, Wisconsin, bounded as follows:

Begin at the Southeast corner of said Southwest ¼; run thence North along the East line of said Southwest ¼, 239 feet; thence West parallel with the South line of said Section 729.9 feet; thence South parallel with the East line of said Southwest ¼, 239 feet to the South line of said section; thence East along the South line of said section 729.9 feet to the place of beginning. ALSO EXCEPTing therefrom that part of the Southwest ¼ of Section 1-3-22 East, described as follows: Beginning at the Northeast corner of the South 59½ acres of the Southwest ¼; run thence West on the North line of said South 59½ acres 435.6 feet; thence South 100 feet; thence East 435.6 feet to the North and South ¼ line of said section 1; thence North along said North and South ¼ line 100 feet to the place of beginning. Containing 1 acre.

The aforesaid real estate and all buildings and improvements thereon shall be known as GREEN RIDGE CONDOMINIUMS.

3. Description and location of Buildings.

The buildings on the real estate described in Paragraph 2(a) above contain 30 units. Said buildings contain two stories, have basements, and are constructed principally as wood frame buildings with brick, wood, and composition siding and asphalt roofing shingles. Located opposite the buildings are garages constructed as wood frame, wood and composition siding, and asphalt roofing shingles. Complete construction details are contained in the working plans and drawings available for inspection at the office of the Declarant. The buildings are located on the real estate as indicated in the survey marked Exhibit A attached hereto and made a part of this Declaration.

4. Identification of Units.

A unit is that part of a building intended for individual, private use, comprised of one or more cubicles of air at one or more levels of space having outer boundaries formed by the interior surfaces of the perimeter walls, floors, ceilings, windows, window frames, doors and door frames of the buildings as said boundaries are shown on the building and floor plans available at the office of the Declarant, together with all fixtures and improvements therein contained.

The units are designated as: Units 1, 2, 3, 4, etc.; as set forth on Exhibit A attached hereto. Each unit shall include the garage space as shown on Exhibit A. The location, area, number of rooms, immediate common areas to which the units have access and further details identifying the units are as set forth in Exhibits A and B attached hereto.

5. Common Areas and Facilities.

The common areas and facilities shall consist of all of Green Ridge Condominiums, except the individual units and limited common areas, as each of the aforementioned is hereunder defined, including, without limitation, the land on which the building or buildings are located; bearing walls; floors and ceilings (except the interior surfaces thereof, which form the outer boundaries of a unit); roofs; foundations; pipes; ducts; electrical wiring and conduits; centralized utility services; public utility lines; water and sewer laterals, outside walls; girders, beams and supports; and the walks, driveways, parking areas and landscaping.

Each unit owner shall have a valid, exclusive easement to the space between the interior and exterior walls for purposes of adding additional utility outlets, wall hangings, erection of non-bearing partition walls, and the like, where space between the walls may be necessary for such uses provided that the unit owner shall do nothing to impair the structural integrity of the buildings or the soundproofing of common walls between the units, and provided further that the common areas and facilities be restored to their former condition by the unit owner at his sole

expense upon completion or termination of the use requiring the easement.

6. Limited Common Areas.

(a) All patios, entry walks, porches, attached stairways, individual unit utility service areas, storage areas, and planting areas which are identified as limited common areas on Exhibit A shall be appurtenant to the particular unit and shall be limited common areas for the exclusive uses of the owner or owners of such unit.

(b) The manner of use of such limited common areas shall be governed by the By-Laws of, and such rules and regulations as may be established by, the Association (hereinafter described), and no unit owner shall decorate, landscape or adorn any limited common areas, or permit such, in any manner contrary to such By-Laws and rules and regulations. The association may, by rules and regulations, prohibit or limit the raising of animals in any unit or on the common areas.

7. Percentage of Ownership in Common Areas and Facilities and Limited Common Areas.

Each unit owner shall own an undivided interest in the common areas and facilities and limited common areas as a tenant in common with all other unit owners and, except as otherwise limited in this Declaration, shall have the right to use and occupy the common areas and facilities and limited common areas for all purposes incident to the use and occupancy of his unit as a place of residence, and such other incidental uses permitted by this Declaration, which rights shall be appurtenant to and run with his unit.

The percentage of undivided interest in the common areas and facilities and limited common areas relating to each unit and its owner for all purposes, including voting, shall be one-thirtieth (1/30). In the event of any annexation of additional land and buildings as provided in this declaration the percentage of undivided interest shall be determined as the number one (1) divided by the total number of units actually constructed and within the provisions of this declaration after such annexation.

8. Purpose.

All buildings and the units therein contained are intended for and restricted exclusively to residential use as governed by the terms and conditions contined herein and the By-Laws of the Association. Lease or rental of a unit for residential purposes shall not be considered a violation of this covenant.

9. Service of Process.

The person to receive service of process shall be ORRIN STEARNS, 4710 Northwestern Ave., Racine, Wisconsin 53406, or such other person as may be designated from time to time by the Board of Directors of the Association, which designation shall be filed with the Register of Deeds of Racine County.

10. Association of Unit Owners.

(a) Duties and Obligations.

All unit owners shall be entitled and required to be a member of an association of unit owners to be known as the Green Ridge Condominiums Association (herein "Association") which shall be responsible for carrying out the purposes of this

Declaration including the exclusive management and control of the common areas and facilities and limited common areas. Such Association may be incorporated as a non-profit corporation under the laws of the State of Wisconsin. Each unit owner and the occupants of the units shall abide by and be subject to all of the rules, regulations, duties and obligations of this Declaration and the By-Laws and regulations of the Association.

(b) Voting Rights: The Association shall have two classes of voting membership:

(1) Class A. Class members shall be all Owners with the exception of the Declarant and shall be entitled to one vote for each Unit owned.

(2) Class B. The Class B member shall be the Declarant and shall be entitled to three votes for each completed Unit owned and for each Unit under construction; provided, however, that notwithstanding the foregoing provisions for voting the Declarant shall have at least thirty (30) votes until the Units in Stage 1 are completed and sold .

(c) Paragraphs (1) and (2) above shall also apply in the event of annexation of the additional land described herein. The Declarant shall be entitled to the same number of votes, in proportion to the number of units under construction or completed, as described in paragraph (2) above.

11. Right of First Refusal on Conveyance or Other Disposition.

No unit owner shall at any time sell, convey, contract to sell, lease or devise, whether by operation of law or

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otherwise, without first complying with the provisions hereinafter contained in this paragraph. No such sale, conveyance, contract of sale, devise, gift, lease, sublease, or alienation of any other kind shall be made unless the Association is given no less than fifteen days prior written notice of the terms thereof, together with the name and address of the proposed purchaser, vendee, donee, devisee, lessee, or alienee.

The Association shall at all times have the first right and option to purchase or lease such unit upon the same terms as those upon which it is offered, which option shall be exercisable for a period of fifteen days following the date of receipt of notice. If the option is not exercised by the Association within fifteen days, the owner or lessee may, at the expiration of said fifteen day period and at any time within thirty days after the expiration of said period, sell or lease such unit to the proposed purchaser or lessee named in such notice upon the terms specified therein.

In the event that the unit owner shall desire to dispose of his unit by gift or devise to other than his lawful spouse or his heirs at law under the laws of the State of Wisconsin said unit owner or his personal representative shall give the Association no less than thirty days prior written notice of the name and address of the proposed donee or devisee. The Association shall have the right and option to purchase such unit at the fair market value to be determined by a panel of three qualified appraisers one of which shall be selected by the unit owner or his legal representative, one by the Association, and one by the

Declarant, provided that the Association shall notify the unit owner or his personal representative of its intent to exercise such right and option within thirty days after the receipt of notice from the unit owner or his personal representative as provided herein.

The Association shall not exercise any of the options herein set forth to purchase or lease any unit without the prior consent of unit owners holding at least 75% of the votes entitled to be cast at any meeting duly called to consider such action.

Unit ownership or interests therein acquired pursuant to the terms of this paragraph shall be held of record in the name of the Association, or such nominee as it shall designate, for the benefit of all of the owners. Said unit ownership or interests therein shall be sold or leased by the Association for the benefit of the owners. All proceeds of such sale or leasing after repayment of borrowed funds and special assessments levied for such purposes shall be deposited in such funds as the Association may establish and may thereafter be disbursed at such time and in such manner as the Association shall determine.

12. Right of Declarant to Dispose of Units.

The provisions of paragraph 11 shall not be applicable to or binding upon the Declarant until subsequent to the initial sale of all 30 units, and the initial sale of any additional units annexed as provided in paragraph 2 (b)

hereof. Declarant shall have the right to dispose of units by land contract or by such other form of installment sale as it may choose, and in the event that Declarant shall be forced to foreclose or otherwise recover possession of any unit as the result of the default of a purchaser under such an installment sale Declarant shall be free to dispose of any such unit by any means whatsoever, free of any restrictions set forth in paragraph 11 above. Nothing herein contained shall in any way restrict Declarant's right to lease units not otherwise disposed of.

13. Unit Owner's Rights with Respect to Interiors.

Each unit owner shall have the exclusive right to paint, repaint, tile, panel, paper or otherwise refurnish and decorate the interior surfaces of the walls, ceilings, floors and doors forming the boundaries of his unit and all walls, ceilings, floors and doors within such boundaries, provided that such unit owner shall take no action which in any way will materially change any common walls. Partition walls of a nonstructural nature may be erected pursuant to the terms of paragraph 5 above.

14. Repairs and Maintenance.

(a) Common Areas and Facilities.

The Association shall be responsible for the management and control of the common areas and facilities and shall cause the same to be kept in good, clean, attractive and sanitary condition, order and repair. Without in any way limiting the foregoing, this shall include all painting, repairing and decorating of exteriors, maintenance and repair of walks, drives,

streets, and access routes, maintenance and repair of all common area lighting, sewer mains, water mains, landscaping except for plantings in patios, and maintenance repair of the recreation center, swimming pool, tennis courts, playgrounds and all other recreational facilities.

(b) Limited Common Areas and Individual Units.

Each unit owner shall keep the limited common areas appurtenant to his unit, as defined herein in paragraph 6 hereof and as described in Exhibit A, in a good, clean, sanitary and attractive condition. Except for those portions which the Association is required to maintain and repair hereunder, if any, each unit owner shall be responsible for keeping the interior of his unit and all of its equipment, fixtures and appurtenances in good order, condition and repair and in a clean and satisfactory condition, and shall be responsible for decorating, painting and varnishing which may at any time be necessary to maintain the good appearance and condition of his unit. Without in any way limiting the foregoing, in addition to decorating and keeping the interior of the unit in good repair, each unit owner shall be responsible for the maintenance, repair or repalcement of any plumbing fixtures, water heaters, furnaces, lighting fixtures, refrigerators, air-conditioning equipment, dishwashers, disposals, laundry equipment such as washers and dryers, ranges, or other equipment which may be in, or connect with, the unit.

(c) Prohibition Against Structural Changes by Owner.

A unit owner shall not, without first obtaining the written consent of the Association, make or permit to be made

any structural alterations, changes or improvements to his unit, or in or to the exterior of any building or any common or limited common areas and facilities. A unit owner shall not perform, or allow to be performed, any act or work which will impair the structural soundness or integrity of any building, or the safety of the property, or impair any easement or hereditament, without the prior written consent of the Association.

(d) Entry For Repairs.

The Association may enter any unit at reasonable times and under reasonable conditions when necessary in connection with any maintenance, construction or repair of public utilities and for any other matters for which the Association is responsible. Such entry shall be made with prior notice to the owners and with as little inconvenience to the owners as practical, and any damage caused thereby shall be repaired by the Association and treated as a common expense.

(e) Association Personnel.

The Association may obtain and pay for the services of any person or entity to manage its affairs to the extent it deems advisable, and may hire such other personnel as it shall determine to be necessary or advisable for the proper operation of the project. The Association may arrange with other to furnish lighting, heating, water, trash collection, sewer service and such other common services as may be required to each unit. Without limiting the foregoing, the Association may enter into a contract with the Declarant or the owners of the land described in paragraph 2 (b) hereof for the care and maintenance of the common areas, the

costs for such services to be equitably divided in proportion to the total number of living units constructed on both parcels described in paragraph 2(a) and 2 (b) hereof.

15. Destruction and Reconstruction.

In the event of a partial or total destruction of a building or buildings, they shall be rebuilt and repaired as soon as practicable and substantially to the same design, plan and specifications as originally built, unless within 90 days of the date of the damage or destruction all unit owners agree not to rebuild or repair. On reconstruction, the design, plan and specifications of any building or unit may vary from that of the original upon approval of the Association, provided, however, that the number of square feet of any unit may not vary by more than 5% from the number of square feet for such unit as originally constructed, and the location of the buildings shall be substantially the same as prior to damage or destruction. The proceeds of any insurance collected for such damage or destruction shall be available to the Association for the purpose of repair or reconstruction as provided in paragraph 16 hereof. The Association shall have the right to levy assessments in the event that the proceeds of any insurance collected are insufficient to pay the estimated or actual costs of repair or reconstruction.

16. Insurance

The Board of Directors of the Association shall provide and maintain fire and extended loss insurance coverage of the buildings and any portion thereof in the amount of the full

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insurable value (replacement value) of the buildings. Such insurance shall be obtained in the name of the Association as trustee for all unit owners and their respective mortgagees as their interests may appear. The premiums for such insurance on the units shall be deemed common expenses; provided, however, that in charging the same to the unit owners, consideration may be given to the higher premium rates on some units than on others. To the extent possible, the insurance shall provide that the insurer waives its rights of subrogation as to any claim against unit owners, the Association, and their respective servants, agents and guests and that the insurance cannot be cancelled, invalidated nor suspended on account of conduct of any one or more unit owners, or the Association, or their servants, agents and guests, within thirty (30) days prior written notice to the Association giving it an opportunity to cure the defect within that time. The amount of protection and the types of hazards to be covered shall be reviewed by the Board of Directors at least annually and the amount of coverage may be increased or decreased at any time it is deemed necessary as determined by the Board of Directors to conform to the requirements of full insurable value.

In the event of partial or total destruction of a building or buildings and it is determined to repair or reconstruct such building or buildings in accordance with paragraph 15 hereof, the proceeds of the insurance shall be paid to the Association to be applied to the cost thereof. If it is determined not to reconstruct or repair, then the proceeds shall be distributed to

the unit owners and their mortgagees, if any, as their respective interests may appear.

If insurance coverage is available to combine protection for the Association and the unit owner's individual unit, the Board of Directors is hereby given discretionary power to negotiate such combination of insurance protection on an equitable cost-sharing basis under which the unit owner would be assessed individually for the amount of insurance which he directs the Board of Directors to include in such policies for his additional protection. Copies of all such policies shall be provided to each mortgagee. Nothing contained in this paragraph shall be deemed to prohibit any unit owner, at his own expense, to provide any additional insurance coverage which will not duplicate any insurance provided by the Association of Unit Owners.

The Board of Directors shall also provide public liability Insurance covering the common areas and facilities and general common areas in such amounts as may be determined at the discretion of the Board of Directors from time to time. The Board of Directots may also provide workmen's compensation insurance and fidelity bonds on such officers and employees and in such amounts as is determined by the Board of Directors to be necessary from time to time. The Board of Directors may also provide "additional living expense" insurance for the benefit of unit owners.

17. Liability For Common Expenses.

The costs of administration of the Association, repair, maintenance and other expenses of the common areas and

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facilities and limited common areas, shall be paid for by the Association and assessments shall be made against the unit owners, as well as the units themselves, for such expenses as provided in the By-Laws of said Association. No unit owner may exempt himself or his unit ownership from liability for his contribution toward the common expenses by waiver of the use of enjoyment of any of the common, or limited common areas and facilities or by the abandoment of his unit; and no conveyance shall relieve the unit owner grantor therein or his unit of such liability, and he shall be jointly, severally and personally liable for such common expenses along with his guarantee in any such conveyance until all expenses charged to his unit have been paid.

All common expenses and assessments, when due shall immediately become a personal debt of the unit owner and also a lien, as provided in the "Act", until paid, against the unit to which charged without the necessity of filing such lien, and this provision shall constitute sufficient notice to all successors of title to units.

18. Partition of Common Elements Prohibited.

There shall be no partition of the common areas and facilities and limited common areas through judicial proceedings or otherwise until this agreement is terminated and the property is withdrawn from its terms or from the terms of the applicable statutes regarding unit ownership or condominium ownership; provided, however, that if any unit shall be owned by two or more co-owners as tenants in common or as joint tenants,

nothing contained shall be deemed to prohibit a voluntary or judicial partition of said single unit as between such co-owners.

19. Conveyance to Include Interests in Common Areas and Facilities and Limited Common Areas.

No unit owners shall execute any deed, mortgage, lease or other instrument affecting title to such unit ownership without including therein both their interest in the unit and their corresponding percentage of ownership in the common, and limited common areas and facilities, it being the intention hereof to prevent any severance of such combined ownership. Any such deed, mortgage, lease or other instrument purporting to affect the one without including also the other shall be deemed and taken to include the interest so omitted even though the latter is not expressly mentioned or described herein.

20. Failure of Association to Insist on Strict Performance No Waiver.

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

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deemed to have been made unless expressed in writing and signed by the Association.

21. Amendments to Declaration.

Except as otherwise provided by the "Act," with respect to percentage of interest as provided in paragraph 7 hereof and except for amendments as may be made by the Declarant as provided in paragraph 2 (b) hereof, this Declaration may be amended by an affirmative vote of not less than 2/3 of all votes entitled to be cast by unit owners in the condominiums project following the initial sale of all 30 units by the Declarant herein. Prior to that time, no amendment shall be effective without a 2/3 vote of all votes entitled to be cast plus the contract in writing of the Declarant herein. Copies of such amendments shall be certified by the President and Secretary of the Association in a form suitable for recording. A copy of the amendment shall be recorded with the Register of Deeds for Racine County, and a copy of the amendment shall also be mailed or personally delivered to each unit owner at his address on file with the Association. This Declaration shall not be revoked except as provided by law.

22. Notices

All notices and other documents required to be given by this Declaration or the By-Laws of the Association shall be sufficient if given to one registered owner of a unit regardless of the number of owners who have an interest therein. Notices and other documents to be served upon Declarant shall be given to the Agent specified for receipt of process herein. All owners shall provide the Secretary of the Association with an address for

for the mailing or service of any notice or other documents and such Secretary shall be deemed to have discharged his duty with respect to the giving of notice by mailing it or having it delivered personally to such address as is on file with him.

23. Easements, Reservations and Encroachments.

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

(b) In the event that by reason of the construction, reconstruction, settlement, or shifting of any building, or the design or construction of any unit, any part of the common areas and facilities, or limited common areas, encroaches or shall hereafter encroach upon any part of any unit, or any part of any unit encroaches or shall hereafter encroach upon any part of the common areas and facilities, or limited common areas, or any portion of any unit encroaches upon any part of any other unit, valid easements for the maintenance of such encroachment are hereby established and shall exist for the benefit of such unit so long as all or any part of the building containing such

unit shall remain standing; provided, however, that in no event shall a valid easement for any encroachment be created in favor of the owner of any unit or in favor of the owner or owners of the common areas or facilities, or limited common areas, if such encroachment occurred due to the willful conduct of said owner or owners.

(c) Easements are hereby reserved for the benefit of Declarant, the owner of the parcel described in paragraph 2 (b) hereof and any lessees or tenants of all or any part of such parcel, to enter upon and make reasonable, nonexclusive use of any of the drives, walks and other open common areas and facilities.

(d) All easements and rights described herein are easements appurtenant, running with the land, and are subject to the reasonable control of the Association. All easements and rights described herein are granted and reserved to, and shall inure to the benefit of and be binding on, the undersigned, its successors and assigns, and on all unit owners, purchasers and mortgagees and their heirs, executors, administrators, successors and assigns. The Association shall have the authority to execute all documents necessary to carry out the intent of this paragraph 23.

24. Staged Development

Section 1 Subsequent Stages: Developer expressly reserves unto itself, its successors and assigns, the right to annex to the plan of condominium ownership, which is the subject of this Declaration, at any time and from time to time through

December 31, 1985, all or any portion of the balance of the real property described herein.

There may be constructed on the balance of the property described herein, as so annexed, up to a maximum of three hundred eighteen (318) additional Units in buildings of generally comparable quality and compatible design as located on the condominium property preceding the annexation. Annexation may be in successive stages as determined by Declarant from time to time. The Units on such annexed real estate and their owners and the Common Areas and Recreation facilities thereon shall be subject to, and shall be entitled to the benefits of, all the By-Laws of the Association, and the rules, regulations, decisions and resolutions as may from time to time be adopted by the Association in accordance with its By-Laws. In the event and upon each annexation as aforesaid, the percentage of undivided interest in the Common Areas and Recreation facilities appertaining to each Unit shall be adjusted as follows: Each Unit's percentage of ownership in the Common Areas shall be the number one (1) divided by the total number of Units then subject to this Declaration.

The right of annexation herein created and reserved unto Declarant, its successors and assigns, shall be exercised by the recording of a Supplement or Supplements to this Declaration in the Office of the Register of Deeds for Racine County, Wisconsin. Such a Supplement or Supplements to this Declaration shall not be deemed an amendment of this Declaration

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within the meaning of Section 25, hereof following. Nothing contained in this Declaration shall be construed so as to create any obligation on behalf of Declarant, its successors and assigns, to in fact effectuate any annexation. By acceptance of a Deed of conveyance from Declarant, the Guarantee of such Unit and each successor in title to such Unit shall, in the event of an annexation as aforesaid, be deemed to consent and agree to the adjustment in the percentage of undivided interest in the Common Areas and, Recreation facilities appertaining to such Unit as aforesaid; and Declarant, its successors and assigns, shall have, in the event of such an annexation, the right, power and authority to execute and deliver, on behalf of the Grantee and each successor in title to such Unit, such instrument, if any, as may be required to effectuate such annexation and adjustment in the percentage of undivided interest in the Common Areas and Recreation facilities.

Upon the request of any title company issuing an owners' policy of title insurance for a Unit, the original Grantee of a Unit and each successor in title shall sign a consent form on the deed conveying title, in form acceptable to the title company, consenting and agreeing to the adjustment in the percentage of undivided interest in the Common Areas and Recreation facilities and the method of accomplishing such adjustment, as provided in the foregoing paragraphs of this Declaration.

25. Amendments

Except as hereinafter limited and provided,

this Declaration may be amended by an instrument signed by the Declarant alone.

There shall be no amendment to the use restrictions without the approval of the City of Mt. Pleasant.

No amendment to this Declaration shall be adopted which would operate to affect the validity or priority of any mortgage held by a mortgagee or which would alter, amend or modify, in any manner whatsoever the right, powers, and privileges granted and reserved herein in favor of any mortgages or in favor of the Declarant without the consent of all such mortgagees or the Declarant, as the case may be.

Any amendment must be recorded in Racine County, Wisconsin.

26. Number and Gender.

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

27. Severability.

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

IN WITNESS WHEREOF, the said NONARO AND ASSOCIATES, Declarant, has caused this document to be signed by ORRIN STEARNS, MELVIN RABUSHKA and LESTER SHAPIRO, being all of its partners, at Racine, Wisconsin, this 21st day of April, 1971.

NONARO AND ASSOCIATES

In Presence of:

Melvin Rabushka

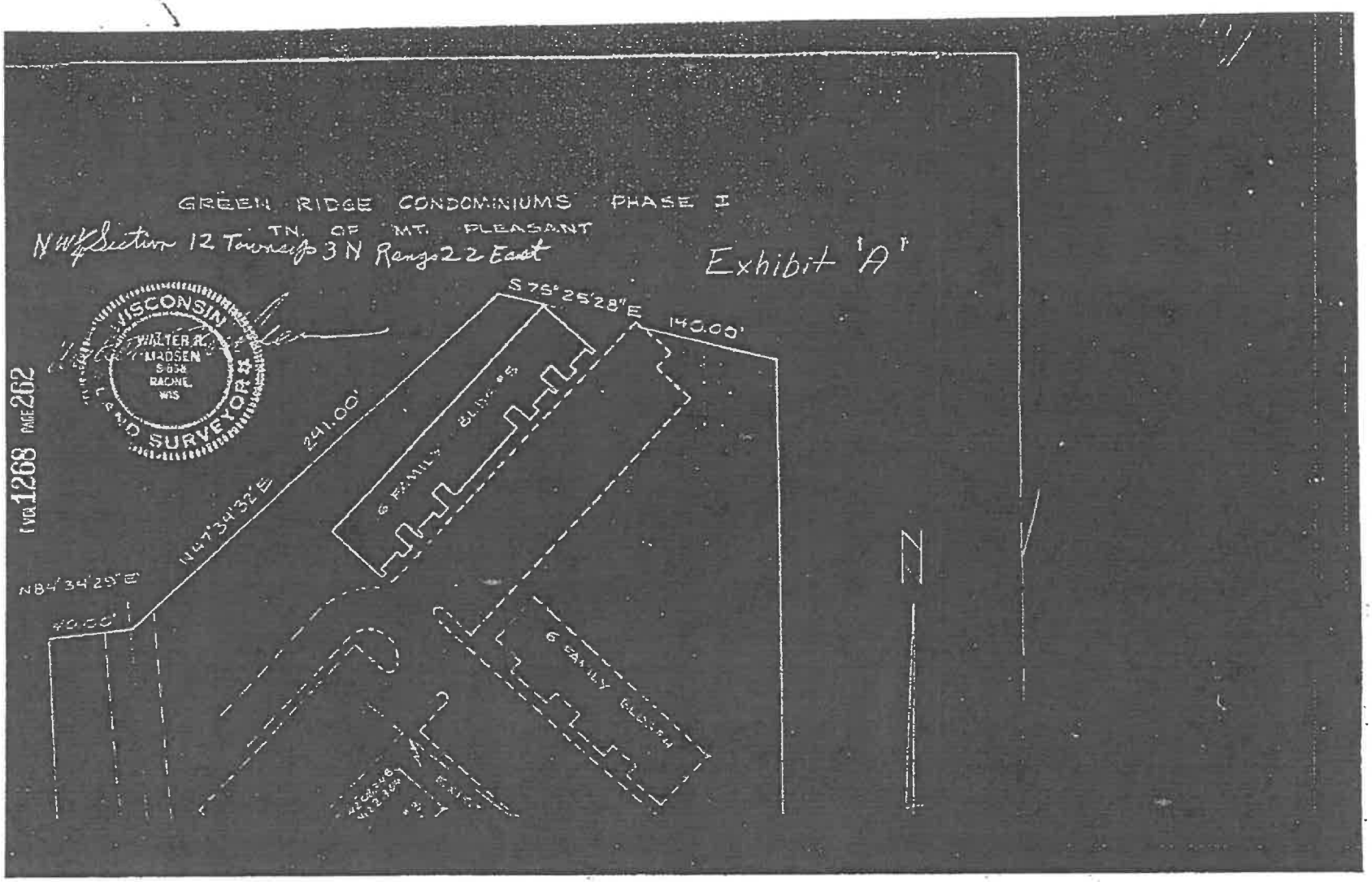
Orrin Stearns

Lester Shapiro

STATE OF WISCONSIN)
: ss.
RACINE COUNTY)

Personally came before me this 21st day of April, 1975, Melvin Rabushka, Orrin Stearns and Lester Shapiro, of the above named partnership, to me know to be the persons who executed the foregoing instrument as partners of said Company and acknowledged that they executed the foregoing instrument as such partners as the deed of the partnership, by its authority.

JOYCE STEARNS, Notary Public, Racine County, Wisc.
My commission: Sept. 17, [illegible]



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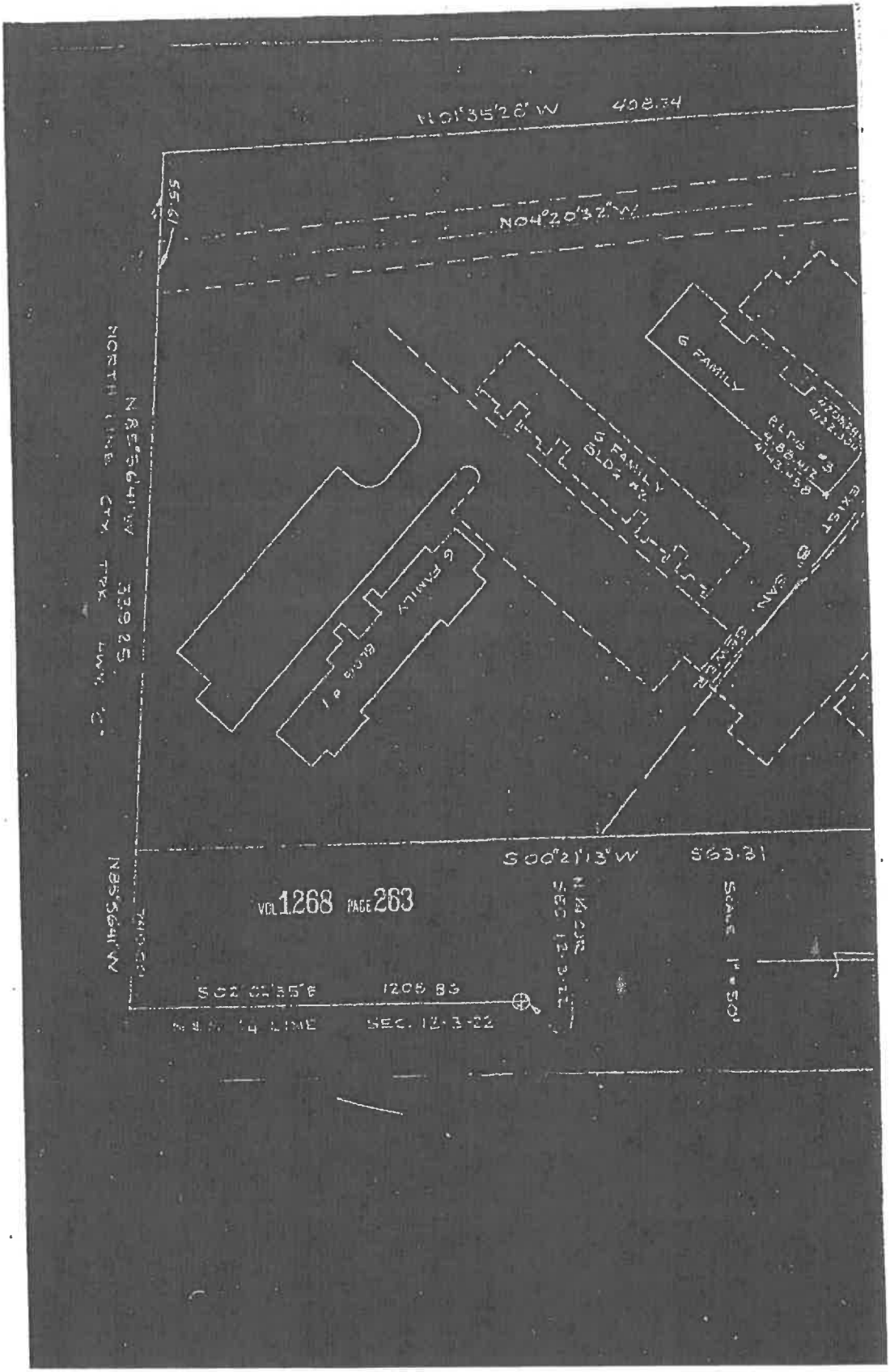
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SEC. 12-3-22

AMENDMENT I

TO CONDOMINIUM DECLARATION OF

CONDITIONS, COVENANTS, RESTRICTIONS AND EASEMENTS

FOR

GREEN RIDGE CONDOMINIUMS

This amendment is submitted by Nonaro and Associates, sole owner of the real property described herein, this 31st day of December, 1975.

The purpose of this amendment is to annex the lands hereinafter described and the improvements heretofore or hereafter to be constructed thereon to the governing provisions of the Green Ridge Condominiums Declaration and to become a part of GREEN RIDGE CONDOMINIUMS, as provided in the Condominium Declaration of Conditions, Covenants, Restrictions and Easements for Green Ridge Condominiums recorded in the office of the recorder of deeds for Racine County, Wisconsin on June 12, 1975 in vol. 1268 of records, page 226, document #957583.

The additional lands and buildings to be annexed are described as follows:

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GREENRIDGE: PHASE II

That part of the Northwest ¼ of Section 12, Township 3 North, Range 22 East, in the Town of Mt. Pleasant, Racine County, Wisconsin, described as follows:
Commence at the North ¼ corner of said Section 12; run

thence S02°02'35"E 1208.86 feet along the North-South ¼ line of said Section 12 to the North line of C.T.H."C"; thence N85°56'41"W 740.00 feet along said North line; thence N00°21'13"E 529.38 feet to the point of beginning; continue thence N00°21'13"E 33.93 feet; thence N75°25'28"W 140.00 feet; thence S47°34'32"W 241.00 feet; thence S84°34'29"W 40.00 feet; thence S01°35'28"E 163.58 feet; thence S78°21'13"W 229.78 feet; thence N31°38'47"W 270.00 feet; thence N55°21'13"E 253.00 feet; thence N00°21'13"E 246.00 feet; thence S89°38'47"E 456.00 feet; thence S19°38'47"E 225.00 feet; thence S47°38'47"E 33.13 feet; thence S00°21'13"W 62.72 feet; thence N89°25'28"W 65.00 feet to the point of beginning. Said parcel contains 5.714 acres.

IN WITNESS WHEREOF, NONARO AND ASSOCIATES has caused this document to be signed by Orrin Stearns, Melvin Rabushka, and Lester Shapiro, being all of its partners, at Racine, Wisconsin, this 31st day of December 1975.

Register's Office
Racine County, Wis.
Received for Record 2nd day of January A.D. 1976 at 2:13 o'clock P M. and recorded in Volume 1297 of Records on page 303-304
368785
Cindy F. Bialecki
Register of Deeds

3.00

NONARO AND ASSOCIATES

Melvin Rabushka

Orrin Stearns

Lester Shapiro

STATE OF WISCONSIN)
: ss.
RACINE COUNTY)

Personally came before me this 31st day of December, 1975, Melvin Rabushka, Orrin Stearns, and Lester Shapiro, of the above named partnership, to me known to be the persons who executed the foregoing instrument as partners of said Company and acknowledged that they executed the foregoing instrument as such partners as the deed of the partnership, by its authority.

JOYCE STEARNS NOTARY PUBLIC STATE OF WISCONSIN

Notary Public, Racine County, Wisconsin
My commission: Expires 4/17/78

SECOND AMENDMENT
TO CONDOMINIUM DECLARATION OF CONDITIONS, COVENANTS,
RESTRICTIONS AND EASEMENTS FOR
GREEN RIDGE CONDOMINIUMS

1114830

THIS SECOND AMENDMENT is made this 13th day of October, 1982 by GREEN RIDGE CONDOMINIUMS, INC., a Wisconsin Corporation (the "Association") and NONARO AND ASSOCIATES, a partnership (the "Declarant").

WITNESSETH:

Declarant recorded a Condominium Declaration of Conditions, Covenants, Restrictions and Easements for Green Ridge Condominiums, a condominium, in the office of the Register of Deeds for Racine County, Wisconsin on June 12, 1975 as Document No. 957583, as amended by Amendment I thereto recorded on January 2, 1976 as Document No. 968785, which subjected certain property in the Town of Mt. Pleasant, Wisconsin, to the Condominium Ownership Act (the "Act"). Such Declaration, as amended, is hereinafter called the "Declaration".

Pursuant to the terms of Section 703.09 (2) of the Act, the Declaration may be amended with the written consent of 75% of the unit owners and mortgagees.

At a regularly scheduled meeting of the Board of Directors of the Association held on March 23, 1982, the following Resolution was unanimously adopted:

> John Gothner moved the board go on record in favor of cooperating to obtain FHA and VA financing and to gather documents necessary to put this in to effect. Jim Larson seconded. Motion passed. John Gothner proposed these documents be left at the Heritage Office.

Written consents have been received and placed on file with the Secretary of the Association, consisting of more than 75% of the unit owners and mortgagees, consenting to such amendment to the Declaration.

NOW THEREFORE, pursuant to Paragraph 21 of the Declaration and Section 703.09 (2) of the Act, Declarant and the Association in accordance with the aforesaid Resolution, hereby amend the Declaration in the following manner:

1.

Paragraph 11 entitled "Right of First Refusal on Conveyance or other Disposition" is hereby deleted in its entirety.

2.

Paragraphs 10 (b) and 10 (c) of the Declaration are hereby amended by deleting all of the provisions thereof and by substituting the following provisions therefor:

(b) Voting Rights: Members of the Association shall be all Owners and shall be entitled to one vote for each Unit owned. The Declarant shall be entitled to one vote for each completed Unit owned and for each Unit under construction.

(c) The above paragraph (b) shall also apply in the event of annexation of the additional land described herein. The Declarant shall be entitled to the same number of votes in proportion to the number of Units under construction or completed, as described in the above paragraph (b).

By its execution hereof, the Declarant hereby confirms that it has relinquished all special rights, expressed or implied, through which it may directly or indirectly control, direct, modify or veto any action of the Association, its executive board, or a majority of Unit owners and that control of the Association has passed to the unit owners.

Executed on the day and date first mentioned above.

GREEN RIDGE CONDOMINIUMS, INC.

By: _____
Gerald J. Huter, President

Attest: _____
Phyllis K. McCray, Secretary

HOBARD AND ASSOCIATES, A partnership

By: _____
Melvin Nabuchna

STATE OF WISCONSIN }
RACINE COUNTY } SS

Personally came before me this 18th day of October, 1982 the above named [illegible] to me known to be the persons who executed by foregoing instrument and acknowledged the same.

_____
Notary Public Joyce Stearns
My commission expires Sept. [illegible]

1114830

Register's Office }
Racine County, Wis. } SS

Received for Record 9th day of November, A.D. 1982 at 1:25 o'clock P.M. and recorded in Volume 1660 of Records, on page 672-678

Helen M. Schuttler
Register of Deeds

6.00

1137146

THIRD AMENDMENT TO CONDOMINIUM DECLARATION OF CONDITIONS, COVENANTS, RESTRICTIONS AND EASEMENTS FOR GREEN RIDGE CONDOMINIUMS

This is a Third Amendment ("Third Amendment") to the Condominium Declaration of Conditions, Covenants, Restrictions and Easements for Green Ridge Condominiums ("Declaration"), which was recorded on June 12, 1975, Volume 1268 of Records, Page 226, Document No. 957583, Racine County Records, as amended by Amendment I ("First Amendment") recorded on January 2, 1976, Volume 1297 of Records, Page 303, Document No. 968785, and as amended by the Second Amendment ("Second Amendment") recorded November 9, 1982, Volume 1660 of Records, Page 677, Document No. 1114830, Racine County Records. This amendment is made August 22, 1983, by Nonaro and Associates, a partnership (the "Declarant"), pursuant to the authority reserved to the Declarant under paragraph 2(a) of the Declaration.

The purpose of this Third Amendment is to resolve any concern about the validity of previous annexations of land and buildings to Green Ridge Condominiums, to recognize the addition of, and to annex certain land and buildings to Green Ridge Condominiums. The following lands and buildings are hereby annexed to Green Ridge Condominiums as all of Phase III and that Part of Phase IV containing presently existing buildings:

PHASE III

Commence at the North ¼ corner of said Section 12; run thence S02°02'35"E 1207.7P feet along the North-South ¼ line of said Section 12; thence N85°56'41"W 1079.25 feet to the point of beginning of this description; continue thence N85°56'41"W 901.43 feet; thence N02°16'05"W 819.79 feet; thence S85°09'55"E 770.50 feet; thence S00°21'13"W 246.00 feet; thence S55°21'13"W 253.00 feet; thence S31°38'47"E 270.00 feet; thence N78°21'13"E 229.78 feet; thence S01°35'28"E 244.76 feet to the point of beginning. Said parcel contains 13.747 acres.

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8704 11 17 44.00 1

K/B

PHASE IV (Existing Buildings)

That part of the Northwest 1/4 of Section 12, Township 3 North, Range 22 East, in the Town of Mt. Pleasant, Racine County, Wisconsin, bounded as follows: Begin at a point on the North line of Section 12 located N89°25'28"W 522.84 feet from a standard Racine County monument with a brass cap marking the North 1/4 corner of said Section; run thence S21°04'21"W 169.88 feet; thence S68°55'39"E 102.00 feet; thence S21°04'21"W 135.96 feet; thence N89°38'47"W 552.75 feet; thence N04°25'32"W 136.00 feet; thence S85°34'28"W 43.27 feet; thence N68°55'39"W 157.32 feet; thence S21°04'21"W 36.30 feet; thence S04°25'32"E 146.68 feet; thence N85°09'55"W 674.99 feet; thence N02°16'05"W 267.85 feet to the North line of said Section 12; thence S89°25'28"E 1452.96 feet on said North line to the point of beginning. Containing 9.480 acres.

The following lands are annexed to Phase II of Green Ridge Condominiums:

That part of the Northwest 1/4 of Section 12, Township 3 North, Range 22 East, in the Town of Mt. Pleasant, Racine County, Wisconsin, described as follows: Commence at the North 1/4 corner of said Section 12; run thence S02°02'35"E 1207.78 feet along the North-South 1/4 line of said Section to the North line of C.T.H. "C"; thence N85°56'41"W 740.00 feet along said North line; thence N00°21'13"E 527.30 feet; thence S89°25'28"E 65.00 feet; thence N00°21'13"E 64.81 feet; thence N47°38'47"W 53.13 feet; thence N19°38'47"W 133.64 feet to the point of beginning of this description; run thence N19°38'47"W 91.36 feet; thence S89°38'47"E 108.54 feet; thence S42°21'13"W 115.52 feet to the point of beginning. Containing 0.107 acre.

The percentage interests of the unit owners and the votes which each unit owner may cast in the condominium as expanded shall be as set forth in the Second Amendment.

The number of units contained in Phase I, II, and III is 174; the number of units contained in Phase IV (Existing Buildings) is 94 for a total of 268 units presently located upon Green Ridge Condominiums. The number of units which may be constructed upon the balance of Phase IV, if annexed by the Declarant, is 76.

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The total number of units which may be located upon Green Ridge Condominiums following the completion of the expansion upon the balance of Phase IV is 344, located generally as shown on the attached Exhibit A. The Declarant has the right, until December 31, 1985, to annex the balance of Phase IV, consisting of presently vacant land described as follows:

Part One

That part of the Northwest 1/4 of Section 12, Township 3 North, Range 22 East, in the Town of Mt. Pleasant, Racine County, Wisconsin, described as follows: Begin at a standard Racine County monument with a brass cap marking the North 1/4 corner of said Section; run thence S02°02'35"E 634.97 feet along the centerline of Newman Road; thence N89°25'28"W 649.51 feet; thence N00°21'13"E 64.81 feet; thence N47°38'47"W 53.13 feet; thence N19°38'47"W 133.64 feet; thence N42°21'13"E 115.52 feet; thence S89°38'47"E 95.21 feet; thence N21°04'21"E 135.96 feet; thence N68°55'39"W 102.00 feet; thence N21°04'21"E 169.88 feet to the North line of said Section; thence S89°25'28"E 522.14 feet to the point of beginning. Containing 8.898 acres. SUBJECT TO the rights of the public in and to Newman Road.

Part Two

That part of the Northwest 1/4 of Section 12, Township 3 North, Range 22 East, in the Town of Mt. Pleasant, Racine County, Wisconsin, described as follows: Commence at a standard Racine County cast iron monument with a brass cap marking the North 1/4 corner of said Section; run thence N89°25'28"W 1238.05 feet along the North line of said Section; thence S21°04'21"W 146.82 feet to the point of beginning of this description; run thence S21°04'21"W 36.30 feet; thence S04°25'32"E 146.68 feet; thence S85°09'55"E 95.51 feet; thence S89°38'47"E 107.00 feet; thence N04°25'32"W 136.00 feet; thence S85°34'28"W 43.27 feet; thence N68°55'39"W 157.32 feet to the point of beginning. Containing 0.709 acre.

Except as amended by this Third Amendment, the Second Amendment,

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and the First Amendment, the Declaration remains in full force and effect.

Signed August 22, 1983.

NONARO AND ASSOCIATES, a partnership

By: _____
Melvin Rabuchka, Partner

By: _____
Lester Shapiro, Partner

ACKNOWLEDGMENT

STATE OF WISCONSIN)
) ss.
COUNTY OF RACINE)

Personally came before me this 22nd day of August, 1983, the above-named Melvin Rabuchka and Lester Shapiro to me known to be the persons who executed the foregoing instrument and acknowledged the same as an act of the partnership by its authority.

_____
Joyce Stearns
Notary Public, Racine County, WI
My Commission: Expires Sept. 7, 1986

GREEN RIDGE CONDOMINIUMS
FIRST AMENDMENT TO CONDOMINIUM PLAT

The undersigned hereby certifies that this First Amendment to the Condominium Plat is a correct representation of Green Ridge Condominiums after the Third Amendment to the Declaration of Condominium and the identification and location of each unit and the common elements can be determined from the condominium plat. This certification is made pursuant to section 703.11, Wisconsin Statutes.

Dated: Nov. 8, 1983

Walter R. Madsen

of

Nielsen, Madsen & Barber
1339 Washington Avenue
Racine, WI 53403

This instrument was drafted by:

Robert R. Henzl
Thompson & Coates, Ltd.
P. O. Box 516
Racine, WI 53401

Exhibit A

1175563

FOURTH AMENDMENT TO CONDOMINIUM DECLARATION OF CONDITIONS, COVENANTS, RESTRICTIONS AND EASEMENTS FOR GREEN RIDGE CONDOMINIUMS

This is a Fourth Amendment ("Fourth Amendment") to the Condominium Declaration of Conditions, Covenants, Restrictions and Easements for Green Ridge Con[illegible]iums ("Declaration"), which was recorded on June 12, 1975, Vol. 1268 of Records, Page 226, Document No. 957583, Racine County Records, as amended by Amendment I ("First Amendment") recorded on January 2, 1976, Volume 1297 of Records, Page 303, Document No. 968785, and as amended by the Second Amendment ("Second Amendment") recorded November 9, 1982, Volume 1660 of Records, Page 677, Document No. 1114830, and as amended by the Third Amendment ("Third Amendment"), recorded November 17, 1983, Volume 1696 of Records, Pages 461-473, Document No. 1137146, Racine County Records. This amendment is made August 16, 1985, by Nonaro and Associates, a partnership (the "Declarant"), pursuant to the authority reserved to the Declarant under paragraph 2(a) of the Declaration.

The purpose of this Fourth Amendment is to annex to Green Ridge Condominiums those parts of Phase IV (Vacant Land) referred to in the Third Amendment and described on the attached Exhibit A, which have been or will be improved with 2 buildings and garages. The land described on the attached Exhibit A is hereby annexed.

Register's Office
Racine County, Wis. } SS
Received for Record 23rd day of August A.D. 1985 at 11:10 o'clock A. M. and recorded in Volume 19 of Records on page 144-164

Helen M. Schuttler
Register of Deeds

Vol 1764 Page 144

5185 08 23

3200 1

Thompson & Coates

The description of Phase IV (Existing Buildings) following the annexation is as follows:

That part of the Northwest 1/4 of Section 12, Township 3 North, Range 22 East, in the Town of Mt. Pleasant, Racine County, Wisconsin, described as follows:

Begin at a point on the North line of Section 12 located N89°25'28"W 392.60 feet from a standard Racine County monument marking the North 1/4 corner of said Section; run thence S21°04'21"W 215.48 feet; thence N68°55'39"W 20.00 feet; thence S21°04'21"W 135.96 feet; thence N89°38'47"W 659.75 feet; thence N85°09'55"W 770.50 feet; thence N02°16'05"W 267.85 feet to the North line of said Section 12; thence S89°25'28"E 1583.20 feet on said North line to the point of beginning. Containing 10.706 acres.

The percentage interests of the unit owners and the votes which each unit owner may cast in the condominium as expanded shall be as set forth in the Second Amendment.

The number of units contained in Phase I, Phase II, and Phase III is 174; the number of units contained in Phase IV (Existing Buildings) added by the Third Amendment is 94; and the number of units added to Phase IV (Existing Buildings) by this Fourth Amendment is 16 for a total of 284 units presently located upon Green Ridge Condominiums. Each unit owner therefore has a 1/284 interest and is entitled to one vote for each completed unit owned and for each unit under construction. The number of units which may be constructed upon the balance of Phase IV, if annexed

by the Declarant, is 60.

The total number of units which may be located upon Green Ridge Condominiums following the completion of the expansion upon the balance of Phase IV is 344, located generally as shown on the attached Exhibit B. The Declarant has the right, until December 31, 1985, to annex the balance of Phase IV, consisting of presently vacant land, described as follows:

> That part of the Northwest 1/4 of Section 12, Township 3 North, Range 23 East, in the Town of Mt. Pleasant, Racine County, Wisconsin, described as follows: Begin at a standard Racine County monument with a brass cap marking the North 1/4 corner of said Section; run thence S02°02'35"E 634.87 feet along the centerline of Newman Road; thence S89°25'28"W 649.51 feet; thence N00°21'13"E 64.81 feet; thence N47°38'47"W 53.13 feet; thence N19°38'47"W 133.64 feet; thence N42°21'13"E 115.52 feet; thence S89°38'47"E 95.21 feet; thence N21°04'21"E 135.96 feet; thence S68°55'39"E 20.00 feet; thence N21°04'21"E 215.48 feet to the North line of said Section; thence S89°25'28"E 392.60 feet to the point of beginning. Containing 8.359 acres. SUBJECT TO the rights of the public in and to Newman Road.

Except as amended by this Fourth Amendment, the Third Amendment, the Second Amendment, and the First Amendment, the Declaration remains in full force and effect.

Signed August 16, 1985.

NONARO AND ASSOCIATES, a partnership

By: _____
Melvin Rabuzzka, Partner

By: _____
Lester Shapiro, Partner

Vol 1764 Rec 146

ACKNOWLEDGMENT

STATE OF MISSOURI)
)SS
COUNTY OF ST. LOUIS)

Personally came before me this 16th day of August, 1985, the above-named Melvin Rabushka and Lester Shapiro to me known to be the persons who executed the foregoing instrument and acknowledged the same as an act of the partnership by its authority.

Joyce Stearns

Notary Public, Racine County, WI
My Commission: Expires Sept 7, 1986

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Exhibit A

Land annexed to Green Ridge Condominiums by Fourth Amendment to Condominium Declaration of Conditions, Covenants, Restrictions and Easements for Green Ridge Condominiums:

Parcel 1 - Building 32

That part of the Northwest 1/4 of Section 12, Township 3 North, Range 22 East, in the Town of Mt. Pleasant, Racine County, Wisconsin described as follows:
Commence at a standard Racine County monument with a brass cap marking the North 1/4 corner of said Section; run thence N89°25'28"W 1238.03 feet along the North line of said Section; thence S21°04'21"W 146.82 feet to the point of beginning of this description; run thence S21°04'21"W 36.30 feet; thence S04°25'32"E 146.68 feet; thence S85°09'55"E 85.51 feet; thence S89°38'57"E 107.00 feet; thence N04°25'32"W 136.00 feet; thence S85°34'28"W 43.27 feet; thence N68°55'39"W 157.32 feet to the point of beginning. Containing 0.709 acre.

Parcel 2 - Building 39

That part of the Northwest 1/4 of Section 12, Township 3 North, Range 22 East, in the Town of Mt. Pleasant, Racine County, Wisconsin, described as follows: Begin at a point on the North line of said Section located N89°25'28"W 392.60 feet from a standard Racine County monument with a brass cap marking the North 1/4 corner of said Section; run thence S21°04'21"W 215.48 feet; thence N68°55'39"W 122.00 feet; thence N21°04'21"E 169.38 feet to the North line of said Section; thence S89°25'28"E on said North line 130.25 feet to the point of beginning. Containing 0.540 acres.

Building 32

008-03-22-12-234-012
008-03-22-12-234-014
008-03-22-12-234-016
008-03-22-12-234-018
008-03-22-12-234-020
008-03-22-12-234-022
008-03-22-12-234-024
008-03-22-12-234-026

Building 39

008-03-22-12-234-088
008-03-22-12-234-090
008-03-22-12-234-092
008-03-22-12-234-094
008-03-22-12-234-096
008-03-22-12-234-098
008-03-22-12-234-100
008-03-22-12-234-102

Exhibit B

GREEN RIDGE CONDOMINIUMS
Second Amendment to Condominium Plat

Surveyor's Certificate. 1

Survey of Parcel 1 Annexed by Fourth Amendment to Declaration. 2

Survey of Parcel 2 Annexed by Fourth Amendment to Declaration. 3

Survey of Green Ridge Condominiums After Fourth Amendment to Declaration. 4

Floor Plans of Country Squire Building Effective June 17, 1985 Units are the same as, or mirror images of, the unit depicted. 5

GREEN RIDGE CONDOMINIUMS
SECOND AMENDMENT TO CONDOMINIUM PLAT

The undersigned hereby certifies that this Second Amendment to the Condominium Plat is a correct representation of lands annexed to Green Ridge Condominiums by the Fourth Amendment to the Declaration of Condominium and that the identification and location of each unit and the common elements on the lands annexed can be determined from this amendment to the condominium plat. The undersigned further certifies that the condominium plat which is attached to this certificate correctly reflects Green Ridge Condominiums after this amendment. This certification is made pursuant to section 703.11, Wisconsin Statutes.

Dated: August 22, 1985.



Walter R. Madsen

of

Nielsen, Madsen & Barber
1339 Washington Avenue
Racine, WI 53403

This instrument was drafted by:

Robert R. Henzl
Thompson & Coates, Ltd.
P.O. Box 516
Racine, WI 53401

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1184385

Register's Office
Racine County, Wis.
Received for Record 30th day
December A.D. 1975 at 3
o'clock P. M. and recorded in Vol. 91
of Records on page 389
Helen M. Schutten
Register of Deeds

40.00

FIFTH AMENDMENT TO CONDOMINIUM DECLARATION OF CONDITIONS, COVENANTS, RESTRICTIONS AND EASEMENTS FOR GREEN RIDGE CONDOMINIUMS

This is a Fifth Amendment ("Fifth Amendment) to the Condominium Declaration of Conditions, Covenants, Restrictions and Easements for Green Ridge Condominiums ("Declaration"), which was recorded on June 12, 1975 volume 1268 of Records, Page 226, Document No. 957583, Racine County Records, as amended by Amendment I ("First Amendment") recorded on January 2, 1976, Volume 1296 of Records, page 303, Document No. 968785, and as amended by the Second Amendment ("Second Amendment") recorded November 9, 1982, Volume 1660 of Records, Page 677, Document No. 1114830, and as amended by the Third Amendment ("Third Amendment"), recorded November 17, 1983, Volume 1696 of Records, Pages 461-473, Document No. 1137146, and as amended by the Fourth Amendment recorded August 23, 1985, Volume 1764 of Records, Pages 144-154, Document No. 1175563, Racine County Records. This amendment is made December 26, 1985, by Nonaro and Associates, a partnership (the "Declarant"), pursuant to the authority reserved to the Declarant under paragraph 2(a) of the Declaration.

The purpose of this Fifth Amendment is to annex to Green Ridge Condominiums the balance of Phase IV (Vacant Land) referred to in the Fourth Amendment and described on the attached Exhibit A, which has been or will be improved with 9 buildings and garages. The land described on the attached Exhibit A is hereby annexed.

The description of Phase IV including Existing Buildings

5232 12 30 4000 1

after the Fourth Amendment and the balance of Vacant land after the annexation provided in this Fifth Amendment is also set forth on the attached Exhibit A.

The percentage interests of the unit owners and the votes which each unit owner may cast in the condominium as expanded, shall be as set forth in the Second Amendment.

The number of units contained in Phase I, Phase II, and Phase III is 174; the number of units contained in Phase IV (Existing Buildings) added by the Third Amendment is 94; the number of units added to Phase IV (Existing Buildings) by the Fourth Amendment is 16; and the number of units added by this Fifth Amendment is 54 for a total of 338 units presently located or to be located upon Green Ridge Condominiums. Each unit owner therefore has a 1/338 interest and is entitled to one vote for each completed unit owned and for each unit under construction. The Declarant will construct 54 units on the land annexed by this Fifth Amendment and waives the right to construct additional units beyond those 54 units.

The total number of units which may be located upon Green Ridge Condominiums following the completion of the expansion upon the balance of Phase IV is 338, rather than 344 as originally provided in the Declaration and Amendments located generally as shown on the attached Exhibit B.

In connection with this annexation, the Declarant hereby modifies the floor plan for the buildings and units added by this Fifth Amendment as shown on the attached Exhibit B. The buildings

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each contain 6 units, two of which units shall contain living spaces at two levels and 4 of which units shall contain living spaces on one level, and each unit shall also include at least one space in an attached garage. Each building shall contain eight garages, with alternate plans for those garages also set forth on the attached Exhibit B. The Declarant shall sell all garages in a building to owners of units within that building by appropriate reference to the garage in the conveyance transferring title to the unit, following which the garage or garages shall be part of the unit conveyed; and the Declarant shall not retain any garages in a building after all of the units in that building have been conveyed by the Declarant. The unit owners shall also have exclusive use of the limited common areas adjacent to their units as shown on the attached Exhibit B.

Except as amended by this Fifth Amendment, the Fourth Amendment, the Third Amendment, the Second Amendment, and the First Amendment, the Declaration remains in full force and effect.

Signed December 24th, 1985.

NONARO AND ASSOCIATES, a partnership

By: _____
Melvin Rabushka, Partner

By: _____
Lester Shapiro, Partner

ACKNOWLEDGMENT

STATE OF MISSOURI)
)SS
COUNTY OF ST. LOUIS)

Personally came before me this 24th day of December, 1985, the above-named Melvin Rabushka to me known to be the person who executed the foregoing instrument and acknowledged the same as an act of the partnership by its authority.

Lois A. Mulderig
Notary Public, St. Louis, MO
My Commission: 2/19/88

LOIS A. MULDERIG, Notary Public
STATE OF MISSOURI, ST. LOUIS COUNTY
MY COMMISSION EXPIRES FEB. 19, 1988

ACKNOWLEDGMENT

STATE OF ILLINOIS)
)SS
COUNTY OF COOK)

Personally came before me this 26th day of December, 1985, the above-named Lester Shapiro to me known to be the person who executed the foregoing instrument and acknowledged the same as an act of the partnership by its authority.

Eugene Fishman
EUGENE FISHMAN
Notary Public, Cook County, Illinois
My Commission: April 1987

This document was drafted by
Robert R. Henzl

EXHIBIT A

Land annexed to Green Ridge Condominiums by Fifth Amendment to Condominium Declaration of Conditions, Covenants, Restrictions and Easements for Green Ridge Condominiums:

That part of the Northwest 1/4 of Section 12, Township 3 North, Range 22 East, in the Town of Mt. Pleasant, Racine County, Wisconsin, described as follows; Begin at a standard Racine County monument with a brass cap marking the North 1/4 corner of said Section; run thence S02°02'35"E 634.97 feet along the centerline of Newman Road; thence N89°25'28"W 649.51 feet; thence N00°21'13"E 64.81 feet; thence N47°38'47"W 53.13 feet; thence N19°38'47"W 133.64 feet; thence N42°21'13"E 115.52 feet' thence S89°38'47"E 95.21 feet; thence N21°04'21"E 135.96 feet; thence S88°55'39"E 20 feet; thence N21°04'21"E 215.48 feet to the North line of said section; thence S89°25'28"E 383.60 feet to the point of beginning. Containing 8.359 acres. SUBJECT TO the rights of the public in and to Newman Road.

Building 40

Unit 1L	51-008-03-22-12-235-104
Unit 2U	51-008-03-22-12-235-106
Unit 3	51-008-03-22-12-235-108
Unit 4	51-008-03-22-12-235-110
Unit 5U	51-008-03-22-12-235-112
Unit 6L	51-008-03-22-12-235-114

Building 41

Unit 1L	51-008-03-22-12-235-116
Unit 2U	51-008-03-22-12-235-118
Unit 3	51-008-03-22-12-235-120
Unit 4	51-008-03-22-12-235-122
Unit 5U	51-008-03-22-12-235-124
Unit 6L	51-008-03-22-12-235-126

Building 42

Unit 1L	51-008-03-22-12-235-128
Unit 2U	51-008-03-22-12-235-130
Unit 3	51-008-03-22-12-235-132
Unit 4	51-008-03-22-12-235-134
Unit 5U	51-008-03-22-12-235-136
Unit 6L	51-008-03-22-12-235-138

Building 43

Unit 1L	51-008-03-22-12-235-140
Unit 2U	51-008-03-22-12-235-142
Unit 3	51-008-03-22-12-235-144
Unit 4	51-008-03-22-12-235-146
Unit 5U	51-008-03-22-12-235-148
Unit 6L	51-008-03-22-12-235-150

Building 44

Unit 1L	51-008-03-22-12-235-152
Unit 2U	51-008-03-22-12-235-154
Unit 3	51-008-03-22-12-235-156
Unit 4	51-008-03-22-12-235-158
Unit 5U	51-008-03-22-12-235-160
Unit 6L	51-008-03-22-12-235-162

Building 45

Unit 1L	51-008-03-22-12-235-164
Unit 2U	51-008-03-22-12-235-166
Unit 3	51-008-03-22-12-235-168
Unit 4	51-008-03-22-12-235-170
Unit 5U	51-008-03-22-12-235-172
Unit 6L	51-008-03-22-12-235-174

Building 46

Unit 1L	51-008-03-22-12-235-176
Unit 2U	51-008-03-22-12-235-178
Unit 3	51-008-03-22-12-235-180
Unit 4	51-008-03-22-12-235-182
Unit 5U	51-008-03-22-12-235-184
Unit 6L	51-008-03-22-12-235-186

Building 47

Unit 1L	51-008-03-22-12-235-188
Unit 2U	51-008-03-22-12-235-190
Unit 3	51-008-03-22-12-235-192
Unit 4	51-008-03-22-12-235-194
Unit 5U	51-008-03-22-12-235-196
Unit 6L	51-008-03-22-12-235-198

Building 48

Unit 1L	51-008-03-22-12-235-200
Unit 2U	51-008-03-22-12-235-202
Unit 3	51-008-03-22-12-235-204
Unit 4	51-008-03-22-12-235-206
Unit 5U	51-008-03-22-12-235-208
Unit 6L	51-008-03-22-12-235-210

EXHIBIT B

GREEN RIDGE CONDOMINIUMS
Third Amendment to Condominium Plat

Surveyor's Certificate. 1

Survey of Parcel Annexed by Fifth Amendment to Declaration. 2

Survey of Green Ridge Condominiums After Fifth Amendment to Declaration. 3

Floor Plans of Buildings to be Constructed on Land Annexed by the Fifth Amendment to Declaration Units are the same as, or mirror images of, the units depicted. 4

GREEN RIDGE CONDOMINIUMS
THIRD AMENDMENT TO CONDOMINIUM PLAT

The undersigned hereby certifies that this Third Amendment to the Condominium Plat is a correct representation of lands annexed to Green Ridge Condominiums by the Fifth Amendment to the Declaration of Condominium and that the identification and location of each unit and the common elements on the lands annexed can be determined from this amendment to the condominium plat. The undersigned further certifies that the condominium plat which is attached to this certificate correctly reflects Green Ridge Condominiums after this amendment. This certification is made pursuant to section 703.11, Wisconsin Statutes.

Dated: December 27, 1985.



of

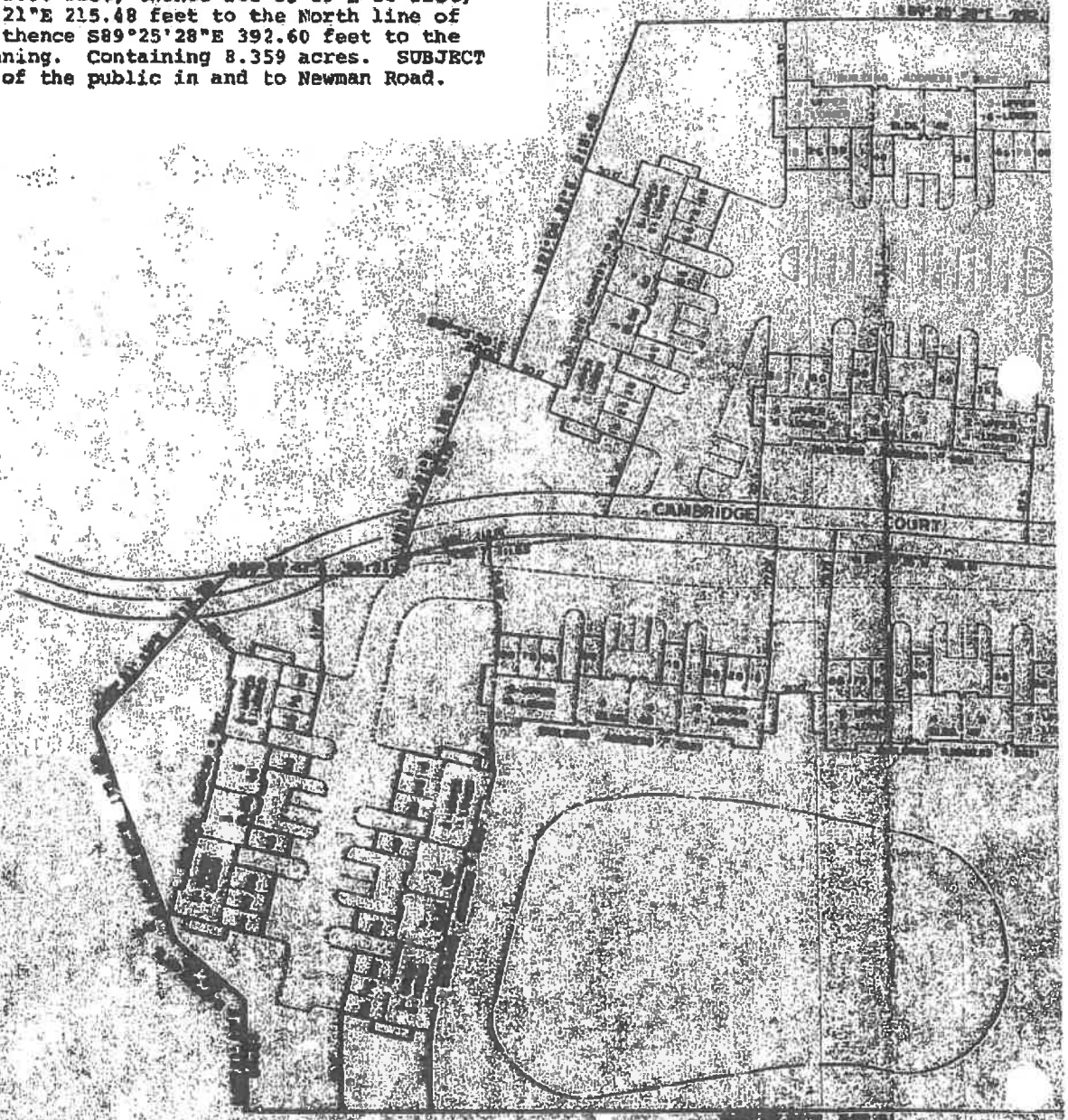
Nielsen, Madsen & Barber
1339 Washington Avenue
Racine, WI 53403

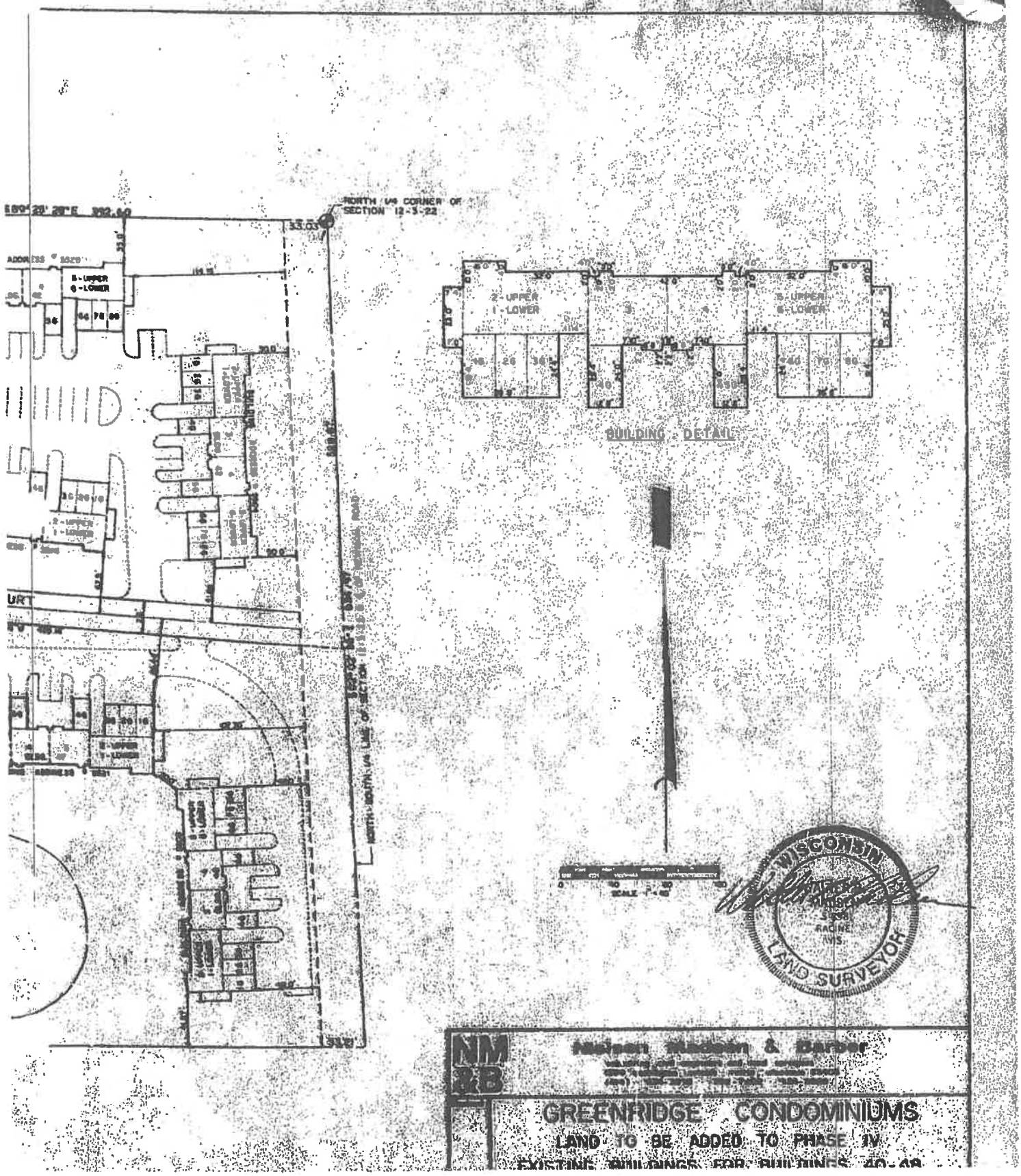
This instrument was drafted by:

Robert R. Benzl
Thompson & Coates, Ltd.
P.O. Box 516
Racine, WI 53401

VOL 1780 PAGE 384

That part of the Northwest 1/4 of Section 12, Township 3 North, Range 22 East, in the Town of Mt. Pleasant, Racine County, Wisconsin, described as follows: Begin at a standard Racine County monument with a brass cap marking the North 1/4 corner of said Section; run thence S02°02'35"E 634.97 feet along the centerline of Newman Road; thence N89°25'28"W 649.51 feet; thence N00°21'13"E 64.81 feet; thence N47°38'47"W 53.13 feet; thence N19°38'47"W 133.64 feet; thence N42°21'13"E 115.52 feet' thence S89°38'47"E 95.21 feet; thence N21°04'21"E 135.96 feet; thence S68°55'39"E 20 feet; thence N21°04'21"E 215.48 feet to the North line of said section; thence S89°25'28"E 392.60 feet to the point of beginning. Containing 8.359 acres. SUBJECT TO the rights of the public in and to Newman Road.




NORTH 1/4 CORNER OF SECTION 12-3-22
5-UPPER
6-LOWER
2-UPPER
1-LOWER
BUILDING DETAIL
WISCONSIN
RACINE
LAND SURVEYOR
NM&B
Nielsen Madsen & Barber
GREENRIDGE CONDOMINIUMS
LAND TO BE ADDED TO PHASE IV
EXISTING BUILDINGS FOR BUILDINGS 40-48

PLAT OF GREEN RIDGE CONDOMINIUM AFTER THIRD AMENDMENT TO PLAT

DESCRIPTIONS FOR GREEN RIDGE DEVELOPMENTS OF THOSE PARTS OF THE NORTHWEST ¼ OF SECTION 12, TOWNSHIP 3 NORTH, RANGE 22 EAST, IN THE TOWN OF MT. PLEASANT, RACINE COUNTY, WISCONSIN, BOUNDED AS FOLLOWS:

PHASE I
Commence at the North ¼ corner of said Section 12; run thence S02°02'35"E 1207.78 feet along the East line of said Northwest ¼ of Section 12; thence N85°56'41"W 740.00 feet along the North line of C.T.H. "C" to the point of beginning of this description; continue thence N85°56'41"W 339.25 feet along said North line; thence S01°35'28"E 408.36 feet; thence N84°34'29"E 40.00 feet; thence N47°34'32"E 201.00 feet; thence S75°25'28"E 140.00 feet; thence N00°21'13"W 563.32 feet to the point of beginning. Said parcel contains 4.141 acres.

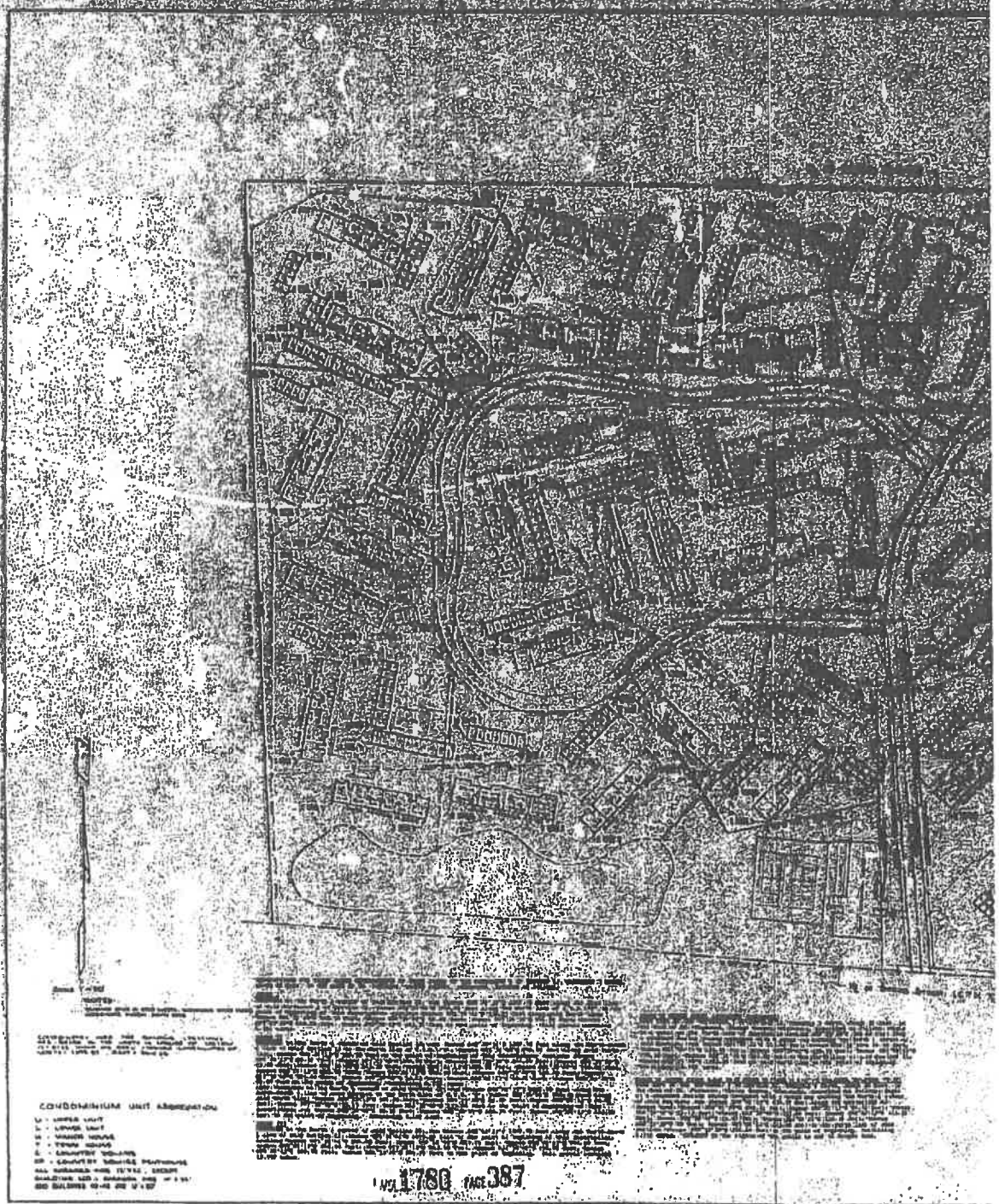
PHASE II
Commence at the North ¼ corner of said Section 12; run thence S02°02'35"E 1207.78 feet along the North-South ¼ line of said Section 12 to the North line of C.T.H. "C"; thence N85°56'41"W 740.00 feet along said North line; thence N00°21'13"E 527.30 feet to the point of beginning of this description; continue thence N00°21'13"E 36.82 feet; thence N75°25'28"W 140.00 feet; thence S47°34'32"W 201.00 feet; thence S84°34'29"W 40.00 feet; thence S01°35'28"E 163.58 feet; thence S70°21'13"W 229.78 feet; thence N31°38'47"W 270.00 feet; thence N55°21'13"E 253.00 feet; thence N00°21'13"E 246.00 feet; thence S89°38'47"E 456.00 feet; thence S19°38'47"E 225.00 feet; thence S47°38'47"E 53.13 feet; thence S00°21'13"W 64.81 feet; thence N89°25'28"W 65.00 feet to the point of beginning. Containing 5.717 acres.
ALSO: Commence at the North ¼ corner of said Section 12; run thence S02°02'35"E 1207.78 feet along the North-South ¼ line of said Section to the North line of C.T.H. "C"; thence N85°56'41"W 740.00 feet along said North line; thence N00°21'13"E 527.30 feet; thence S89°25'28"E 65.00 feet; thence N00°21'13"E 64.81 feet; thence N47°38'47"W 53.13 feet; thence N19°38'47"W 133.64 feet to the point of beginning of this description; run thence N19°38'47"W 91.36 feet; thence S89°38'47"E 108.50 feet; thence S02°21'13"W 115.52 feet to the point of beginning. Containing 0.107 acre.

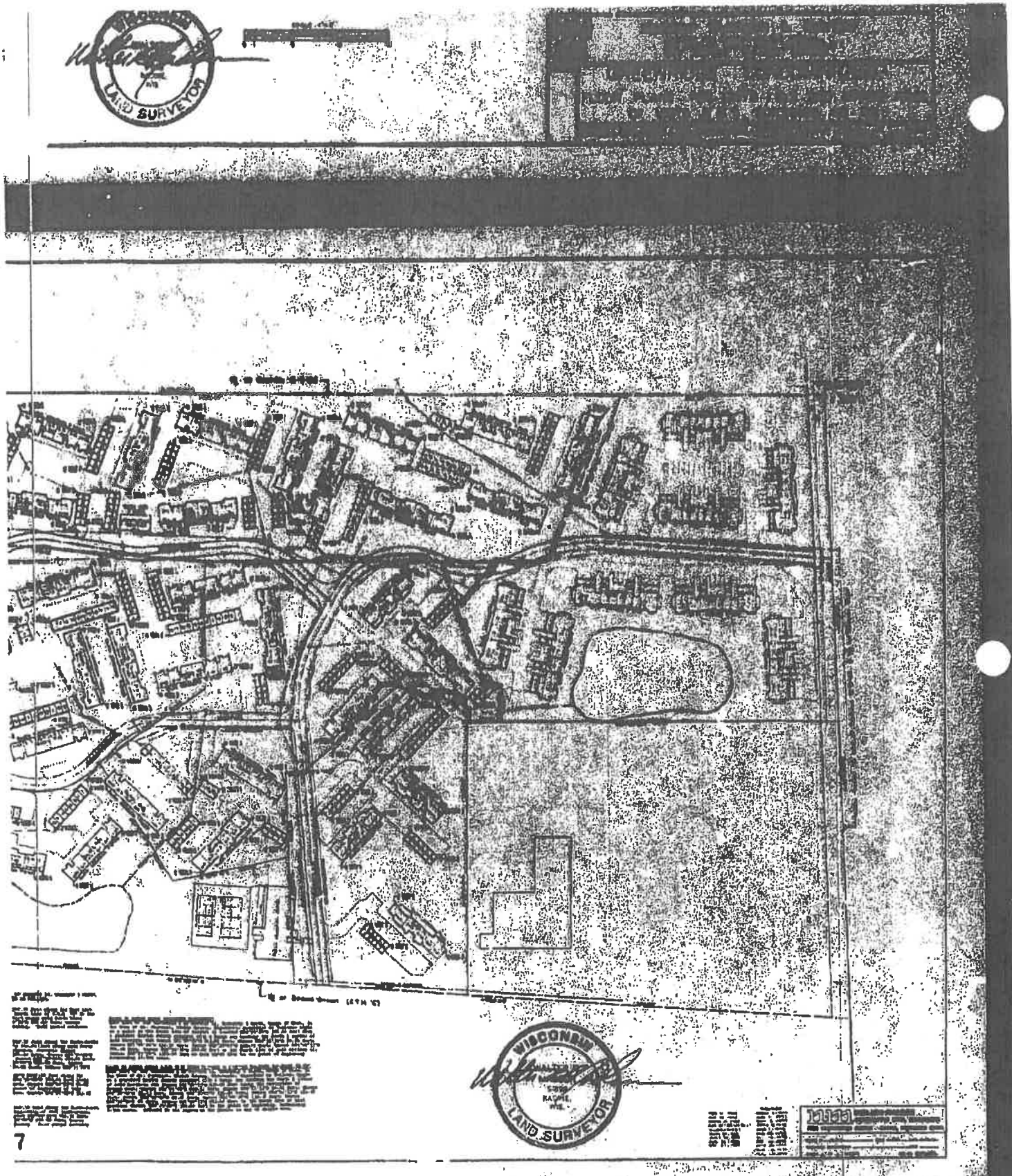
PHASE III
Commence at the North ¼ corner of said Section 12; run thence S02°02'35"E 1207.78 feet along the North-South ¼ line of said Section 12; thence N85°56'41"W 1079.25 feet to the point of beginning of this description; continue thence N85°56'41"W 961.43 feet; thence N42°16'05"W 819.79 feet; thence S85°09'55"E 770.50 feet; thence S00°21'13"W 246.00 feet; thence S55°21'13"W 253.00 feet; thence N31°38'47"W 270.00 feet; thence N70°21'13"E 229.78 feet; thence S01°35'28"E 244.76 feet to the point of beginning. Said parcel contains 13.747 acres.

PHASE IV GREEN RIDGE (EXISTING BUILDINGS)
That part of the Northwest ¼ of Section 12, Township 3 North, Range 22 East, in the Town of Mt. Pleasant, Racine County, Wisconsin, described as follows: Begin at a point on the North line of Section 12 located N89°25'28"W 392.60 feet from a standard Racine County monument with a brass cap marking the North ¼ corner of said Section; run thence S21°04'21"W 215.48 feet; thence S68°55'39"E 20.00 feet; thence S21°04'21"W 135.96 feet; thence S89°38'47"W 659.75 feet; thence N85°09'55"W 770.50 feet; thence N02°16'05"W 267.85 feet to the North line of said Section 12; thence S89°25'28"E 1583.20 feet on said North line to the point of beginning. Containing 10.706 acres.

PHASE IV GREEN RIDGE (LAND TO BE ADDED TO PHASE IV EXISTING BUILDINGS, BUILDINGS 40-48)
That part of the Northwest ¼ of Section 12, Township 3 North, Range 22 East, in the Town of Mt. Pleasant, Racine County, Wisconsin, described as follows: Begin at a standard Racine County monument with a brass cap marking the North ¼ corner of said Section; run thence S02°02'35"E 634.97 feet along the centerline of Newman Road; thence N89°25'28"W 649.51 feet; thence N00°21'13"E 64.81 feet; thence N47°38'47"W 53.13 feet; thence N19°38'47"W 133.64 feet; thence N42°21'13"E 115.52 feet; thence S89°38'47"E 95.21 feet; thence N21°04'21"E 135.96 feet; thence S68°55'39"E 20 feet; thence N21°04'21"E 215.48 feet to the North line of said section; thence S89°25'28"E 392.60 feet to the point of beginning. Containing 8.359 acres. SUBJECT TO the rights of the public in and to Newman Road.

WISCONSIN LAND SURVEYOR

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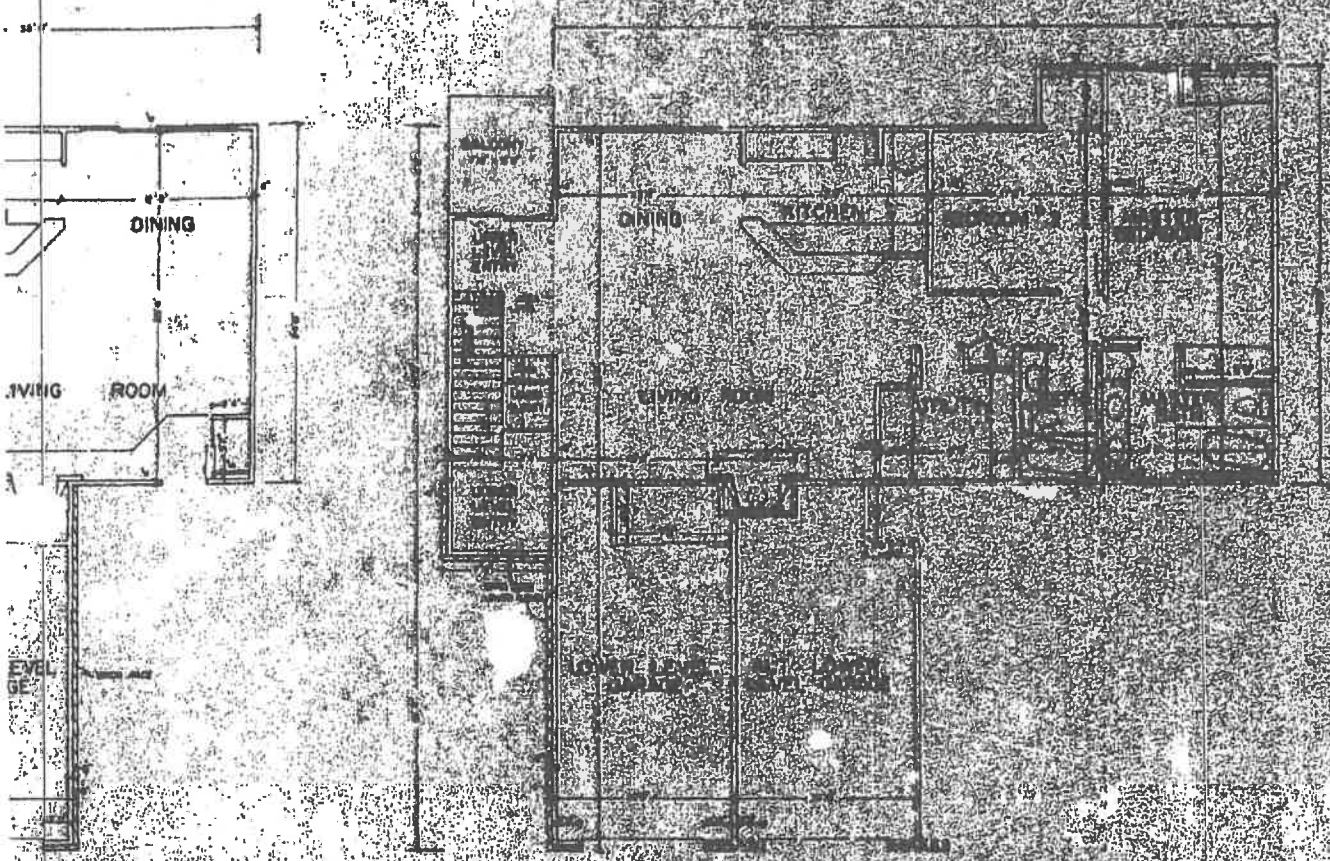
WISCONSIN
LAND SURVEYOR

GREENRIDGE CONDOMINIUMS

FLOOR PLANS FOR BUILDINGS 40-48



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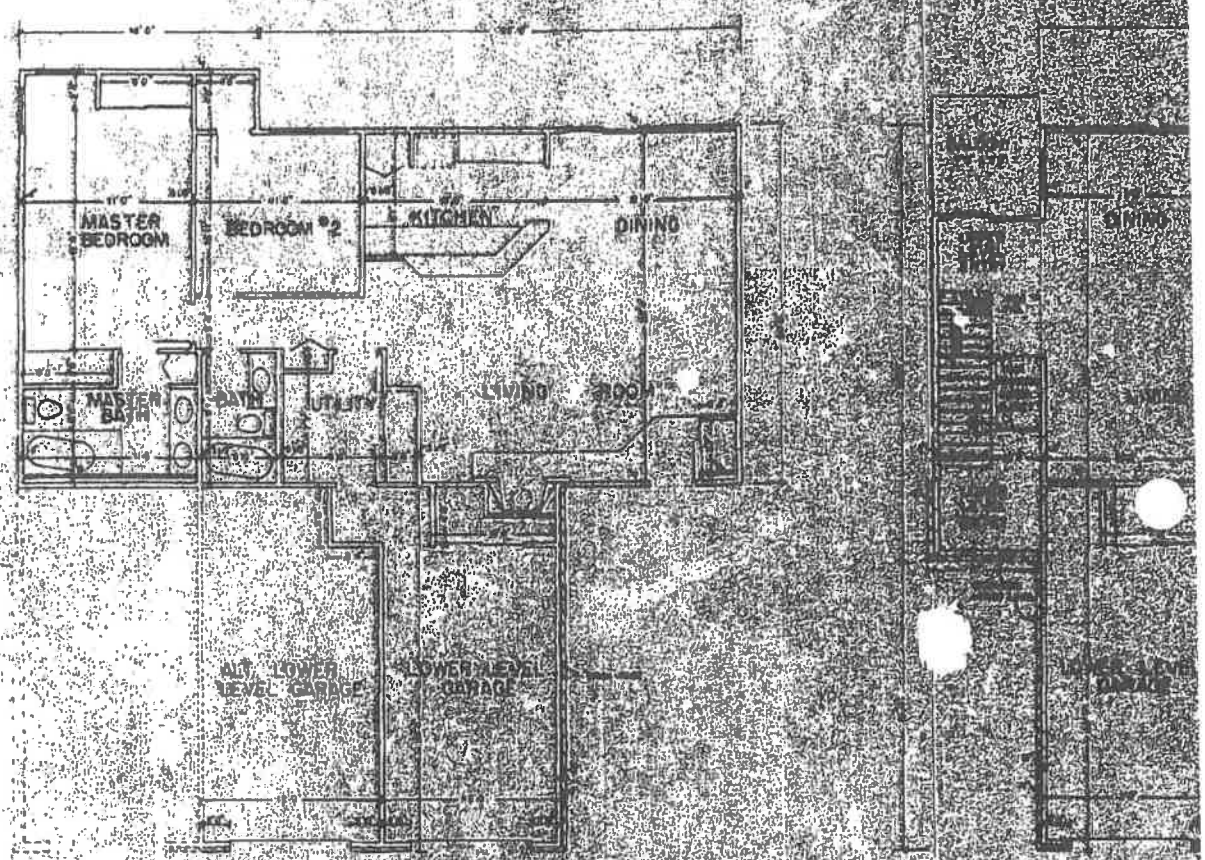
LAND SURVEYOR

GREENRIDGE CONDOMINIUMS

GREENRIDGE CONDOM

FLOOR PLANS FOR BUILDINGS #1



LOWER LEVEL UNIT

UNIT 1 AND MIRROR IMAGE OF UNIT 6

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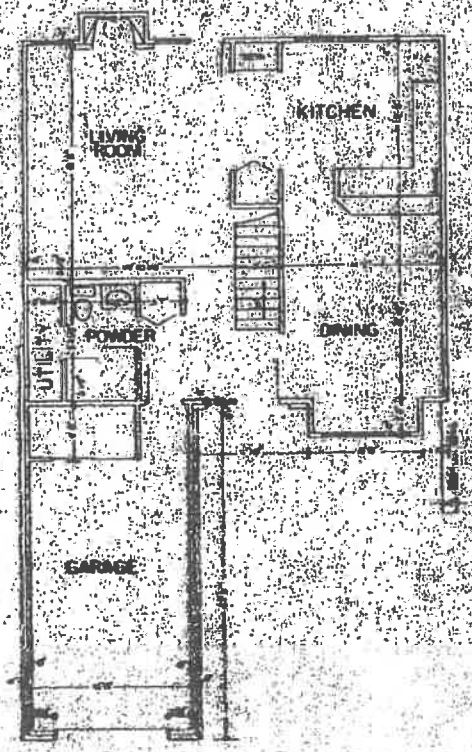
LAND SURVEYOR

GREENRIDGE COND

FLOOR PLANS FOR BUILDINGS



FIRST FLOOR

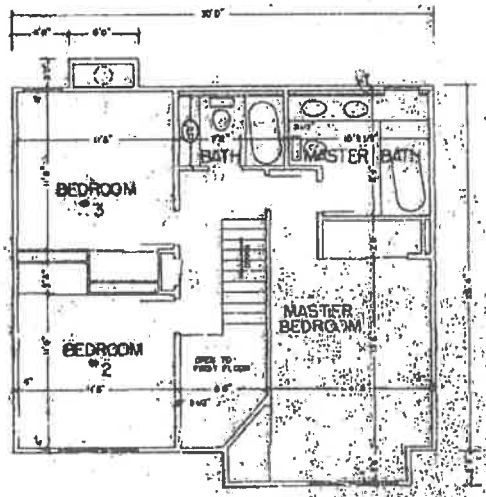
UNIT 3 AND MIRROR IMAGE OF UNIT 4

=1780 =360



GREENRIDGE CONDOMINIUMS

FLOOR PLANS FOR BUILDINGS 40-48



SECOND FLOOR

UNIT 3 AND MIRROR IMAGE OF UNIT 4

WISCONSIN
LAND SURVEYOR

NSM
AB

GREENRIDGE CONDOMINIUMS

FLOOR PLANS FOR UNIT 3 AND MIRROR IMAGE OF UNIT 4, BUILDINGS 40 - 48