

MAPLE TERRACE CONDOMINIUM

9600 WEST BELOIT ROAD
MILWAUKEE, WISCONSIN
53227

"DISCLOSURE MATERIALS"

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

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

3. YOU MAY BE AT ANY TIME WITHIN FIVE (5) BUSINESS DAYS FOLLOWING RECEIPT OF THESE DOCUMENTS, OR FOLLOWING NOTICE OF ANY MATERIAL CHANGES IN THESE DOCUMENTS, CANCEL IN WRITING THE CONTRACT OR SALE AND RECEIVE A FULL REFUND OF ANY DEPOSITS MADE.

REGISTERED AGENT

Marvin L. Stein
2230 South 108th Street
West Allis, Wisconsin
53227

-INDEX-

1. DECLARATION.

The declaration establishes and describes the condominium, the units and the common areas. The declaration begins on page D-1

2. BY-LAWS.

The by-laws contain rules which govern the condominium and effect the rights and responsibilities of unit owners. The by-laws begin on page....B-1

3. ARTICLES OF INCORPORATION.

The operation of a condominium is governed by the association, of which each unit owner is a member. Powers, duties, and operation of an association are specified in its articles of incorporation. The articles of incorporation begin on pageA-1

4. PROJECTED ANNUAL OPERATING BUDGET.

The association incurs expenses for the operation of the condominium which are assessed to the unit owners. The operating budget is an estimate of those charges which are in addition to mortgage and utility payments. The budget begins on page.... D-17

5. FLOOR PLAN AND MAP.

The declarant has provided a floor plan of the unit being offered for sale and a map of the condominium which shows the location of the unit you are considering and all facilities and common areas which are part of the condominium. The floor plan and map begin on page....D-15

6. RULES AND REGULATIONS.

The Board of Directors of the Association adopts and publishes rules and regulations governing the use of Common Elements and facilities and the personal conduct of members and guests page....R-1

DECLARATION OF CONDOMINIUM

Table of Contents

<u>ARTICLE</u>	<u>TITLE</u>	<u>PAGE</u>
I	Description of Condominium	D-1
II	Property Rights and Obligations of Owners	D-2
III	Association Membership and Voting Rights	D-5
IV	Rights and Obligations of the Association	D-6
V	Covenant for Assessments	D-7
VI	Insurance	D-11
VII	General Provisions	D-13
Exhibit A	Condominium Plat	D-15
Exhibit B	Condominium Floor Plans	D-16
	AMENDMENTS	

**ARTICLES OF INCORPORATION
OF MAPLE TERRACE HOMEOWNER'S ASSOCIATION, INC.**

Table of Contents

<u>ARTICLE</u>	<u>TITLE</u>	<u>PAGE</u>
II	Name of Corporation	A-1
III	Duration	A-1
III	Purposes of the Corporation	A-1
IV	Powers of the Association	A-2
V	Membership	A-3
VI	Voting Rights	A-4
VII	Registered Agent	A-4
VIII	Board of Directors	A-5
IX	Dissolution	A-5
X	Amendments	A-6
XI	Incorporation	A-6
XII	One Membership Vote Per Unit	A-6
Exhibits		A-7

MAPLE TERRACE CONDOMINIUM
BY-LAW AMENDMENT ARTICLE 11
PARAGRAPH 11 UNIT RENTAL
9600 W. BELOIT RD.
MILWAUKEE, WI. 53227

That Article 11, Paragraph 11 be amended to include a new final sentence as follows:

Nothing in this paragraph shall be construed to displace, limit, restrict or otherwise compromise the rules and regulations herein.

That Article 11, Paragraph 11 be amended as follows:

Owner Occupied

i. Effective March 22, 2010, all units are required to be owner occupied. No residential unit owner shall rent, lease or otherwise so demise any residential unit or any part therein. Owners shall not permit the use of said unit by any party other than owner or owner's immediate family member. In the event of changes in unit ownership, for estate planning purposes, the board wishes to clarify the meaning of owner occupancy. Immediate family members are considered to be husband, wife, or children only.

ii. In any proceedings arising out of any alleged default by a residential unit owner of this Paragraph 11, Maple Terrace Homeowner's Association, shall be entitled to recover the costs of such proceeding and such reasonable attorney's fees as may be determined by the court.

iii. The violation of this Paragraph 11 by a unit owner shall give the board the right to enjoin, abate or remedy by appropriate legal proceedings, either at law or in equity, the continuance of such breach.

Lawrence Koss
Lawrence Koss, President

Gloria Funk
Gloria Funk (Sec./Treas.)

03/22/2010

David Funk
David Funk Vice-President

Date

RULES AND REGULATIONS

1

AUTHORITY TO ACT

These rules and regulations are adopted by the Board of directors of "MAPLE TERRACE HOMEOWNER'S ASSOCIATION, INC.", pursuant to the authority vested in them under Article IV, paragraph g. of the "Articles of Incorporation" and further authorized under the "By-Laws".

11

PURPOSE

To provide the residents an equitable and orderly procedure for making Maple Terrace Condominiums a pleasant and wholesome place in which to live.

111

SCOPE

To serve as a set of Rules and Regulations for MAPLE TERRACE HOMEOWNERS ASSOCIATION, INC. Rules may be deleted, added or amended from time to time as it is considered necessary to remain consistent with the purpose of these rules.

IV

ENFORCEMENT OF RULES AND REGULATIONS

Violations of any Rules and Regulations should be reported in writing to the Board of Directors of the Association. The Board shall have the authority to reprimand violators in a manner that they deem fair, including loss of privileges and reasonable fines. A variance of any rule due to special or extra-ordinary circumstances may be granted by the Board of Directors upon written request by a unit owner. Such variance shall be granted in writing and may be revoked by a majority vote of the members of the Association. Unpaid fines may result in the assessment against the unit of the violator.

R-1

ARTICLE VIII

AMENDMENTS

1. These By-Laws may be amended at a regular or special meeting of the members of the affirmative vote of Owners representing 67% of the Units.

2. In the case of any conflict between the Articles of Incorporation and these By-Laws, the Articles shall control and in the case of any conflict between the Declaration and these By-Laws, the Declaration shall control.

IN WITNESS WHEREOF, WE, being all of the Directors of
MAPLE TERRACE HOMEOWNERS ASSOCIATION, INC., have hereunto set our
hands this 1st day of January, 1983.

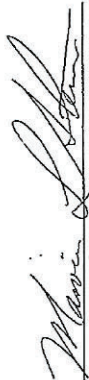

MARVIN L. STEIN


BONNIE L. STEIN


MARY SHELEY

telephone, gas, water and sewer for use in the subject premises, which traverse across, over, under or through all or any portion of the Common Elements described herein, and as may be added hereto by annexation pursuant to the provisions hereof. The Declarant, his successors and assigns right to execute and deliver such easements shall cease when his Class B membership is converted to Class A membership as set forth in Article III, paragraph 2 (b).

IN WITNESS WHEREOF, I, MARVIN L. STEIN, hereunto set my hand
this 1st day of November, 1983.


Marvin L. Stein

STATE OF WISCONSIN)
) SS.
COUNTY OF MILWAUKEE)

Personally came before me this 1st day of November, 1983, the above Marvin L. Stein to me known to be the person who executed the foregoing Declaration and acknowledged the same.


Mary Shelby, Notary Public.
Milwaukee County, Wisconsin.
My commission expires 6/16/85.

This instrument was drafted by:

Marvin L. Stein
2230 South 108th Street
West Allis, WI 53227

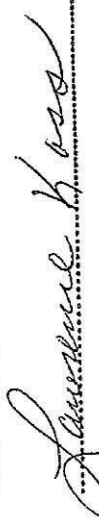
AMENDMENT OF BY-LAWS

Maple Terrace Homeowner's Association
9600 W. Beloit Rd.
Milwaukee, WI. 53227

June 28th, 2011

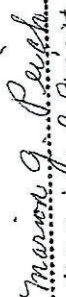
That ARTICLE V, D-10 Paragraph 10 be amended according to the current Leading Rules for condominiums, that all condominiums nationwide abide by the new ruling. This amends the Reserve Fund from \$100.00 per Unit per year to \$8.50 per Unit per month, payable when the monthly Maintenance Funds are due, before the 15th of the month. All of the Units will now be acceptable for financing which will make them more marketable.

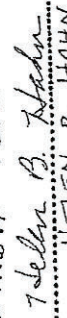
SIGNED BY:


Lawrence Koss (President MTHA) Unit #3

UNIT #1 
BRIAN D. FUNK


KATHLEEN VOJTA-FUNK

UNIT #2 
MARION G. PELEHA

UNIT #4 
HELEN B. HAHN

UNIT #5 
RICHARD A. SCHILL PR VIRGINIA BYKOWSKI ESTATE

UNIT #6 
LISA RABIEGA

UNIT #7 
HEATHER LEE MUEHLINS

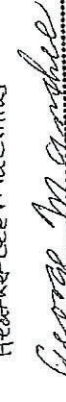
UNIT #8 
GEORGE MARSKIE

EXHIBIT "A"

CONDOMINIUM

PLAT OF SURVEY

SURVEY FOR: HARTWOOD BUILDERS

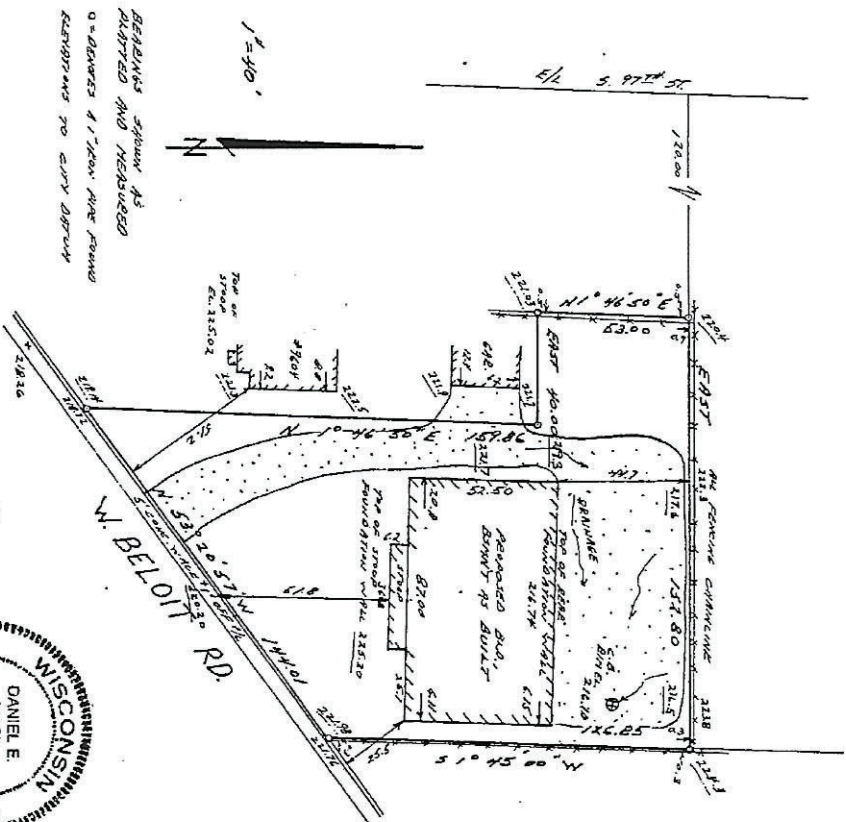
"MAPLE TERRACE" Condominium

SURVEY No. N119885 &

DESCRIPTION OF PROPERTY

(Known As 9600 West Beloit Road)

Parcel 2 of C.S.M. No. 4338, being a Division of a part of the Southwest 1/4 of the Northeast 1/4 of Section 17, Township 6 North, Range 21 East, in the City of Milwaukee, Milwaukee County, Wisconsin.



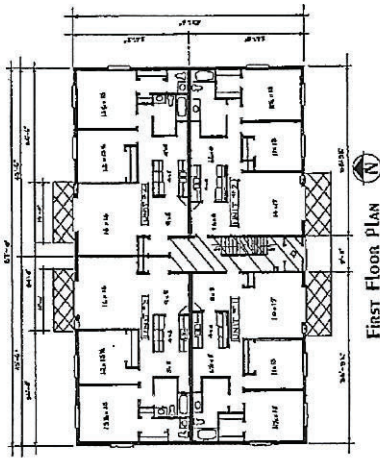
STATE OF WISCONSIN) SS
COUNTY OF MILWAUKEE)
I HEREBY CERTIFY THAT I HAVE SURVEYED THE ABOVE DESCRIBED PROPERTY AND THAT THE ABOVE MAP IS A TRUE REPRESENTATION THEREOF
AND SHOWS THE SIZE AND LOCATION OF THE PROPERTY, ITS EXTERIOR BOUNDARIES, THE LOCATION OF ALL BUILDINGS, ENCLOSURES, AND SURVEY
MONUMENTS, AND THE LOCATION OF ALL PRINCIPAL BUILDINGS, BOUNDARY LINES, APPARENT EASEMENTS, EASEMENTS, AND VISIBLE ENCROACHMENTS, IF ANY.
THE SURVEY WAS MADE FOR THE USE OF THE PRESENT OWNERS OF THE PROPERTY, AND ALSO TO SHOW PURCHASE, MORTGAGE, OR GUARANTEE
THE TITLE HEREIN WITHIN ONE (1) YEAR FROM DATE HEREOF.

DATED AT... MILWAUKEE, WISCONSIN... THIS... 27th... DAY
OF... AUGUST, 1983...

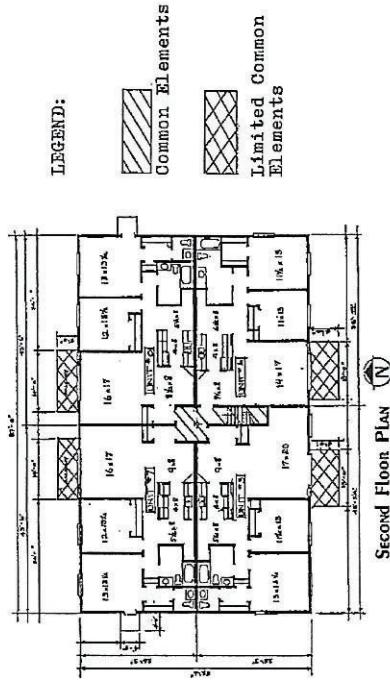
DANIEL E. MACK
REGISTERED LAND SURVEYOR 4-1310

MAPLE TERRACE

EXHIBIT "B" FLOOR PLANS CONDOMINIUMS



First Floor Plan



Second Floor Plan

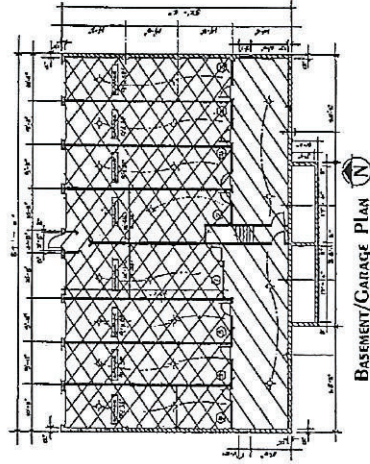
LEGEND:



Common Elements



Limited Common Elements



Basement/Garage Plan

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CITY DEVELOPMENT