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RECORDED
December 30, 2014 9:00 AM
SHARON A MARTIN
REGISTER OF DEEDS
WASHINGTON COUNTY, WI
Recording Fee Paid: $30.00

Document Number

Amendment No. 2 to the Declaration of Steeple Hill Condominiums

Title of Document

The declaration of Steeple Hill Condominiums recorded on December 22, 2004, as Document No. 1073145 in the Office of the Register of Deeds of Washington County and as amended by Amendment No. 1 recorded March 8, 2005, as Document No. 1080363 in the Office of the Register of Deeds of Washington County is amended as follows:

Section 8.15, Leasing of Units, is amended to read as follows:

Section 8.15 Leasing of Units.
LEASING OF UNITS. The Declarant may lease units which it owns upon such terms and conditions as it determines. After a unit has been sold by the Declarant, each Unit or any part thereof may be rented by written lease, provided that:

(a) The term of any such lease shall not be less than twelve (12) months;

(b) The lease contains a statement obligating all tenants to abide by the Declaration, the Articles, the Bylaws, and all rules and regulations of the Association and providing that the lease is subject and subordinate to the same;

(c) The lease provides that any default arising out of the tenant's failure to abide by the Declaration, the Articles, the Bylaws, and all rules and regulations of the Association shall be enforceable by the Association as a third-party beneficiary to the Lease and that the Association shall have, in addition to all rights and remedies provided under the Declaration, the Articles, the Bylaws, and the rules and regulations of the Association, the right to evict the tenant or terminate the Lease should any such violation continue for a period of ten (10) days following delivery of written notice to the tenant specifying the violation; and

(d) A true and complete copy of the Lease shall be provided to the Association at least ten (10) days prior to execution so that the Association can confirm that the Lease meets the requirements of this section.

During the term of lease of all or any part of a Unit, each Unit Owner shall remain liable for the compliance of the Unit, such Unit Owner, and all tenants of the Unit with all provisions of this Declaration, the Bylaws, and the rules and regulations of the Association, and shall be responsible for securing such compliance from the tenants of the Unit. The restrictions against leasing contained in this Section shall not apply to leases of the Units by the Declarant or leases of the Units to the Association, and may not be amended to impose further restrictions on the right to lease or deleted without the prior written consent of Declarant.

I, James Emmer, senior executive officer of the Association, pursuant to Section 703.093, Wis. Stats., and Section 15.07 of the Declaration, certify that the written consent of at least two-thirds (2/3) of the unit owners and any mortgagees of the units have been received and shall be retained on file and made available for inspection upon request at 4508 Dollar Drive, West Bend, WI 53095.

Dated this 30th day of December, 2014.

James Emmer

James Emmer, Senior Executive Officer, Steeple Hill Condominium Owner's Association

Personally came before me on the 30th day of December, 2014, the above-named James Emmer, to me known to be the person who executed the foregoing instrument and acknowledge the same.

Margaret A. Reith

Notary Public, State of Wisconsin
My commission expires: 9/1/18
This instrument drafted by: Attorney Ian Prust, State Bar No. 1079977
O'Meara Law Firm, LLP, 622 Elm Street, West Bend, WI 53095

MARGARET A. REITH NOTARY PUBLIC STATE OF WISCONSIN

Record this document with the Register of Deeds

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Name and Return Address:

Emmer Real Estate Group, Inc.
4508 Dollar Drive
West Bend, WI 53095

(Parcel Identification Number)

Description of Land. The land, which is the subject of this Declaration, is described as follows:

Lot 1 of Certified Survey Map No. 5655 as recorded in the Washington County Registry in Volume 41 of Certified Survey Maps on pages 70-74, as Document No. 1023185, being part of the NE ¼ of the NW ¼ on Section 13 and part of the SE ¼ of the SW ¼ of Section 12, all in Township 11 North, Range 20 East, Village of Newburg, Washington County, Wisconsin.

EXHIBIT A

Building	Unit #	Street Address	Tax Key Number
Building 1	1	932 Spring Road	V6-0279-00Q-001
Building 1	2	934 Spring Road	V6-0279-00Q-002
Building 1	3	936 Spring Road	V6-0279-00Q-003
Building 1	4	938 Spring Road	V6-0279-00Q-004
Building 2	5	931 Spring Road	V6-0279-00Q-005
Building 2	6	933 Spring Road	V6-0279-00Q-006
Building 2	7	935 Spring Road	V6-0279-00Q-007
Building 2	8	937 Spring Road	V6-0279-00Q-008
Building 3	9	941 Spring Road	V6-0279-00Q-009
Building 3	10	943 Spring Road	V6-0279-00Q-010
Building 3	11	945 Spring Road	V6-0279-00Q-011
Building 3	12	947 Spring Road	V6-0279-00Q-012
Building 4	13	951 Spring Road	V6-0279-00Q-013
Building 4	14	953 Spring Road	V6-0279-00Q-014
Building 4	15	955 Spring Road	V6-0279-00Q-015
Building 4	16	957 Spring Road	V6-0279-00Q-016
Building 5	17	961 Spring Road	V6-0279-00Q-017
Building 5	18	963 Spring Road	V6-0279-00Q-018
Building 5	19	965 Spring Road	V6-0279-00Q-019
Building 5	20	967 Spring Road	V6-0279-00Q-020
Building 6	21	971 Spring Road	V6-0279-00Q-021
Building 6	22	973 Spring Road	V6-0279-00Q-022
Building 6	23	975 Spring Road	V6-0279-00Q-023
Building 6	24	977 Spring Road	V6-0279-00Q-024
Building 7	25	981 Spring Road	V6-0279-00Q-025
Building 7	26	983 Spring Road	V6-0279-00Q-026
Building 7	27	985 Spring Road	V6-0279-00Q-027
Building 7	28	987 Spring Road	V6-0279-00Q-028
Building 8	29	991 Spring Road	V6-0279-00Q-029
Building 8	30	993 Spring Road	V6-0279-00Q-030
Building 8	31	995 Spring Road	V6-0279-00Q-031
Building 8	32	997 Spring Road	V6-0279-00Q-032
Building 9	33	992 Spring Road	V6-0279-00Q-033
Building 9	34	994 Spring Road	V6-0279-00Q-034
Building 9	35	996 Spring Road	V6-0279-00Q-035
Building 9	36	998 Spring Road	V6-0279-00Q-036

Building 10	37	984 Spring Road	V6-0279-00Q-037
Building 10	38	986 Spring Road	V6-0279-00Q-038
Building 10	39	988 Spring Road	V6-0279-00Q-039
Building 10	40	990 Spring Road	V6-0279-00Q-040