BYLAWS

OF

COACHLIGHT VILLAGE TOWNHOUSES

CONDOMINIUM IV, INC.

ARTICLE I

IDENTITY

These Bylaws are the Bylaws of Coachlight Village Townhouses Condominium IV, Inc., a nonstock, nonprofit corporation created under the provisions of the Wisconsin Nonstock Corporation Law, Chapter 181 of the Wisconsin Statutes, which Articles were filed with the Secretary of State of the State of Wisconsin on August 12, 1974 and subsequently recorded in the office of the Register of Deeds for Waukesha and Milwaukee Counties.

ARTICLE II

OFFICES

The principal offices of the corporation in the State of Wisconsin shall be located at 16131 W. Heritage Lane, New Berlin, Waukesha County, Wisconsin 53151, and the name and address of its registered agent is Richelle Rawski whose address is 16131 W. Heritage Lane, New Berlin, Waukesha County, Wisconsin 53151.

ARTICLE III

FISCAL YEAR

The fiscal year of the corporation shall begin on the first day of January and end on the thirty-first day of December in each year.

ARTICLE IV

SEAL

The corporation shall have no seal.

ARTICLE V

MEMBERS

SECTION1. Qualification of Membership. The membership of Coachlight Village Townhouses Condominium , Inc. shall consist of all the Unit Owners of Coachlight Village Townhouses Condominium, Inc. A land contract vendee shall not be deemed to be an owner for membership purposes unless the owner of the fee relinquishes his ownership to the land contract vendee. Each Condominium unit shall have but one vote upon each matter submitted to a vote within the Association, regardless of how many persons are owners of each individual unit.

SECTION 2. Annual Meeting. The annual meeting of the membership shall be held on the 15th day of January in each year beginning with the year 1975 at the hour of 7:00 o'clock P.M. for the purpose of electing directors and for the transaction of such other business as may come before the meeting. If the day fixed for the annual meeting shall be a legal holiday in the State of Wisconsin, such meeting shall be held on the next succeeding business day. If the election of directors shall not be held on the day designated herein for any annual meeting of the members, or any adjournment thereof, the Board of Directors shall cause the election to be held at a special meeting of the members as soon thereafter as may be convenient.

SECTION 3. Special Meeting. Special meetings of the members, for any purpose or purposes, unless otherwise prescribed by statute, may be called by the President or the Board of Directors, and shall be called by the President at the request of either 2 directors or of 75% of all unit owners entitled to vote at the meeting.

SECTION 4. Place of Meeting. Meeting of the Association of Unit Owners shall be held at a convenient place such as may be designated by the Board of Directors.

SECTION 5. Notice of Meeting. Written notice stating the place, day and hour of the meeting and, in case of a special meeting, the purpose or purposes for which the meeting is called, shall be delivered not less than ten days nor more than fifty days before the date of the meeting, either personally or by mail, by or at the direction of the president, or the Secretary, or the officer or persons calling the meeting, to each member of record entitled to vote at such meeting. If mailed, such notice shall be deemed to be delivered when deposited in the United States mail, addressed to the owner at his address as it appears on the records of the Association, with postage thereon prepaid.

SECTION 6. Quorum. Except as otherwise provided, a majority of owners entitled to vote, represented in person or by proxy, shall constitute a quorum at a meeting of owners and a majority of votes cast at any meeting at which a quorum is present shall be decisive of any motion or election.

SECTION 7. Proxies. At all meetings of owners, an owner entitled to vote may vote by proxy appointed in writing by the owner or by his duly authorized attorney in fact. Such proxy shall be filed with the Secretary of the Association before or at the time of the meeting. No proxy shall be valid after eleven months from the date of its execution, unless otherwise provided in the proxy.

SECTION 8. Voting of Owners. Each owner entitled to vote shall be entitled to one vote upon each matter submitted to a vote at a meeting of the owners.

SECTION 9. Waiver of Notice by Owners. Whenever any notice whatever is required to be given to any owner under the Articles of Incorporation or by the Bylaws or any provisions of law, a waiver thereof in writing, signed at any time, whether before or after the time of meeting, by the owner entitled to such notice, shall be deemed equivalent to the giving of such notice.

SECTION 10. Informal Action of Owners. Any action required or permitted by the Articles of Incorporation or Bylaws of any provision of law to be taken at a meeting of the owners, may be taken without a meeting if a consent in writing, setting forth the action so taken, shall be signed by all of the owners entitled to vote with respect to the subject matter thereof.

SECTION 11. Lack of Quorum. If any meeting of owners cannot be organized because of a lack of a quorum, the Unit Owners who are present, either in person or by proxy, may adjourn the meeting to a time not less than forty-eight hours from the time the original meeting was called.

SECTION 12. Order of Business. The order of business at all meetings shall be set and determined by the President or other presiding officer.

ARTICLE VI

BOARD OF DIRECTORS

SECTION 1. General Powers. The business and affairs of the Association shall be managed by its Board of Directors

SECTION 2. Number, Tenure and Qualifications. The number of directors of the corporation shall be no less than five (5). Each director shall be a Unit Owner entitled to membership in the Association. The initial Board of Directors shall be five (5) in number. Each director shall hold office unit the next annual meeting of owners and until his successor shall have been elected, or until his death or until he shall resign or shall have been removed in the manner hereinafter provided. A director may be removed from office by affirmative vote of a majority of the owners entitled to vote for the election of such director, taken at a special meeting of the owners called for that purpose. A director may resign at any time by filing his written resignation with the Secretary of the Association.

SECTION 3. Regular Meetings. A regular meeting of the Board of Directors shall be held without other notice than this Bylaw immediately after, and at the same place as, the annual meeting of owners, and each adjourned session thereof. The Board of Directors may provide, by resolution, the time and place, for the holding of additional regular meetings without other notice than such resolution.

SECTION 4. Special Meetings. Special meetings of the Board of Directors may be called by or at the request of the President, Secretary or any two Directors.

SECTION 5. Notice. Notice of any special meeting shall be given at least forty-eight hours previously thereto by written notice delivered personally or mailed to each director at his residence. If mailed, such notice shall be deemed to be delivered when deposited in the United States mail so addressed, with postage thereon prepaid. Whenever any notice whatever is required to be given to any director of the Corporation under the Articles of Incorporation or Bylaws or any provision of law, a waiver thereof in writing, signed at any time, whether before, during or after the time of meeting, by the director entitled to such notice, shall be deemed equivalent to the giving of such notice.

The attendance of a director at a meeting shall constitute a waiver of such notice of such meeting, except where a director attends a meeting and objects there at to the transaction of any business because the meeting is not lawfully called or convened. Neither the business to be transacted at, nor the purpose of, any regular or special meeting of the Board of Directors need be specified in the notice or waiver of notice of such meeting.

SECTION 6. Quorum. Except as otherwise provided, a majority of the number of directors shall constitute a quorum for the transaction of business at any meeting of the Board of Directors, but a majority of the directors present (though less than such quorum) may adjourn the meeting from time to time without further notice.

SECTION 7. Manner of Acting. The act of the majority of the directors present at a meeting at which a quorum is present shall be the act of the Board of Directors, unless the act of a greater number is required by law or by the Articles of Incorporation or these Bylaws.

SECTION 8. Vacancies. Any vacancy occurring in the Board of Directors, including a vacancy created by an increase in the number of directors, may be filled until the next succeeding annual election by the affirmative vote of a majority of the directors then in office, though less than a quorum of the Board of Directors.

SECTION 9. Compensation. The Board of Directors, by affirmative vote of a majority of the directors then in office, and irrespective of any personal interest of any of its members, may establish reasonable compensation of all directors for services to the corporation as directors, officers or otherwise, or may delegate such authority to an appropriate committee.

change to any

SECTION 10. Presumption of Assent. A Director of the corporation who is present at a meeting of the Board of Directors or a committee thereof at which action on any corporate matter is taken shall be presumed to have assented to the action taken unless his dissent shall be entered in the minutes of the meeting or unless he shall file his written dissent to such action with the person acting as the Secretary of the meeting

before the adjournment thereof or shall forward such dissent by registered mail to the Secretary of the corporation immediately after the adjournment of the meeting.

SECTION 11. Fidelity Bonds. The Board of Directors for the Association shall require that all officers and employees handling or responsible for Association funds shall furnish adequate fidelity bonds. The premiums on which bonds shall be paid for by the Association of Unit Owners protected by such bonds and charged to the Unit Owners in such condominium project.

SECTION 12. Committees. The Board of Directors by resolution adopted by the affirmative vote of a majority of the number of directors may designate one or more committees, each committee to consist of three or more directors appointed by the President and approved by the Board of Directors, which to the extent provided in said resolution as initially adopted, and as thereafter supplemented or amended by further resolution adopted by a like vote, shall have and may exercise, when the Board of Directors is not in session, the powers of the Board of Directors in the management of the business and affairs of the Association, within the limits of the authority prescribed for them by the Board of Directors, except action in respect to election of officers or the filling of vacancies in the Board of Directors or committees created pursuant to this section. The Board of Directors may elect one or more of its members as alternate members of any such committee who may take the place of any absent member or members at any meeting of such committee, upon request by the President or upon request by the chairman of such meeting. Each such committee shall fix its own rules governing the conduct of its activities and shall make such report to the Board of Directors of its activities as the Board of Directors may request.

SECTION 13. Informal Action without Meeting. Any action required or permitted by the Articles of Incorporation or Bylaws or any provision of law to be taken by the Board of Directors at a meeting or by resolution may be taken without a meeting if a consent in writing, setting forth the action so taken, shall be signed by all of the directors then in office.

SECTION 14. Management of Condominium. The Board of Directors may engage the services of a manager or managing agent.

SECTION 15. Manner of Electing Board Members. The election of two (2) members of the Board of Directors shall be solely made by the Unit Owners of the Units numbered 6055 - 6107 inclusive, which said group of units shall be referenced herein as the "east" units. The election of two (2) members of the Board of Directors shall be solely made by the Unit Owners of the Units numbered 6131 - 6167 inclusive, which said group of units shall be referenced herein as the "west" units. The right to elect the fifth member of the Board of Directors shall alternate between both groups (ie "east" and "west") of Unit Owners on an annual basis. By way of example, commencing with the year 2004, the West group of Unit Owners shall have the right to elect the fifth board member. For the year 2005, the East group of Unit Owners shall have the right to elect

the fifth board member. Thereafter, the right to appoint the fifth board member shall alternate between each group of Unit Owners on an annual basis respectively.

SECTION 16. Architectural Review Committee. The Board of Directors shall establish an architectural review committee composed of three (3) Unit Owners and shall appoint the members of this committee. Said committee members shall serve for a one (1) year term. The Board of Directors shall establish the powers and duties of the Architectural Review Committee and shall either establish architectural standards or delegate the establishment of said standards to the Architectural Review Committee. A Unit petitioning for approval before the Architectural Review Committee may exercise one (1) and only one (1) preemptory challenge to remove one (1) Architectural Review Committee member irrespective of the number of individual persons having any interest in said petitioning Unit. A member so removed by the exercise of a preemptory challenge shall be replaced by the random selection of a replacement from a list of alternate Unit Owners willing to serve as an alternate on the Architectural Review Committee. Said random selection operation is to be done by the President of the Association.

ARTICLE VII

OFFICERS

SECTION 1. Number. The principal officers of the corporation shall be a President, one Vice-President, a Secretary, and a Treasurer, each of whom must also be on the Board of Directors. A director may hold more than one office in accordance with Section 181.0840 (3) of the Wisconsin Statutes. Such other officers and assistant officers as may be deemed necessary may be elected or appointed by the Board of Directors.

SECTION 2. Election and Term of Office. The officers of the corporation to be elected by the Board of Directors shall be elected annually by the Board of Directors at the first meeting of the Board of Directors held after each annual meeting of the owners. If the election of officers shall not be held at such meeting, such election shall be held as soon thereafter as conveniently may be. Each officer shall hold office until his successor shall have been duly elected, or until his death, or until he shall resign, or shall have been removed in the manner hereinafter provided.

SECTION 3. Removal. Any officer or agent elected or appointed by the Board of Directors may be removed by the Board of Directors whenever in its judgment the best interest of the Association will be served thereby.

SECTION 4. Vacancies. A vacancy in any principal office because of death, resignation, removal, disqualification or otherwise, shall be filled by the Board of Directors for the unexpired portion of the term.

SECTION 5. President. The President shall be the principal executive officer of the Association and, subject to the control of the Board of Directors, shall in general

supervise and control all of the business and affairs of the Association. He shall preside over the meetings of the Board of Directors and of the Association of Unit Owners. He shall have authority, subject to such rules as may be prescribed by the Board of Directors, to appoint such agents and employees of the corporation as he shall deem necessary, to prescribed their powers, duties and compensation, and to delegate authority to them. Such agents and employees shall hold office at the discretion of the President.

He shall have the authority to sign, execute and acknowledge, on behalf of the Association, all deeds, mortgages, bonds, contracts, leases, reports and all other documents or instruments necessary or proper to be executed in the course of the Association's regular business, or which shall be authorized by resolution of the Board of Directors, or by the Unit Owners; and except as otherwise provided by law or the Board of Directors, he may authorize any Vice-President or other officer or agent of the Association to sign, execute and acknowledge such documents or instruments in his place and stead. In general he shall perform all duties incident to the office of President and such other duties as may be prescribed by the Board of Directors from time to time.

SECTION 6. Vice-President. In the absence of the President or in the event of his death, inability or refusal to act, the Vice-President shall perform the duties of the President, and when so acting, shall have all the powers of and be subject to all the restrictions upon the President.

SECTION 7. Secretary. The Secretary shall; (a) keep the minute book and minutes wherein resolutions shall be recorded of the Association and of the Board of Directors' meetings in one or more books provided for that purpose; (b) see that all notices are duly given in accordance with the provisions of these bylaws or as required by law; (c) be custodian of all of the Association records; (d) in general perform all duties incident to the office of Secretary and have such other duties and exercise such authority as from time to time may be delegated or assigned to him by the President or by the Board of Directors.

SECTION 8. Treasurer. If required by the Board of Directors, the Treasurer shall give a bond for the faithful discharge of his duties in such sum and with such surety or sureties as the Board of Directors shall determine. He shall: (a) have charge and custody of and be responsible for all funds and other securities of the Association; receive and give receipts for moneys due and payable to the Association from any source whatsoever, and deposit all such moneys in the name of the Association in such banks, or other depositories as shall be selected in accordance with the provisions of these Bylaws; and (b) keep all financial records and books of account; and (c) in general perform all the duties incident to the office of the Treasurer and have such other duties and exercise such other authority as from time to time may be delegated or assigned to him by the President or by the Board of Directors; and (d) be responsible for the counting of all votes cast at annual meetings, special meetings, and Board of Directors meetings.

SECTION 9. Salaries. The salaries of the officers shall be fixed from time to time by the Board of Directors and no officer shall be prevented from receiving such salary by reason of the fact that he is also a director of the corporation.

ARTICLE VIII

MAINTENANCE, REPAIR AND REPLACEMENT OF THE COMMON AREAS AND FACILITIES

SECTION 1. The necessary work of maintenance, repair and replacement of the common areas and facilities shall be carried out by the Board of Directors and paid for by assessments established by the Board of Directors who shall also establish the method of approving payment vouchers.

SECTION 2. Accounts. The receipts and expenditures of the Association shall be credited and charged to accounts under the following classifications as shall be appropriate, all of which expenditures shall be common expenses:

A. Current expense, which shall include all receipts and expenditures to be made within one year for which the budget is made including a reasonable allowance for contingencies and working funds, except expenditures chargeable to reserves or to betterments. The balance in this fund at the end of the year shall be applied to reduce the assessments for current expenses for the succeeding year.

B. Reserve for deferred maintenance, which shall include funds for maintenance items that occur less frequently than annually.

C. Reserve for replacement, which shall include funds for repair or replacements required because of damage, depreciation or obsolescence.

D. Betterments, which shall include the funds to be used for capital expenditures for additional improvements or additional personal property which will be a part of the common element. Any expenditure in excess of $1,000.00 for capital improvements shall only be made after affirmative vote by the majority of the Unit Owners.

E. Insurance shall include the funds to be used for the purchase of any and all insurance policies.

SECTION 3. Payment of Expenses. No expenses shall be paid unless the voucher has been first approved by any two of the officers of the Association.

SECTION 4. Assessments for Common Expenses. Assessments against the Unit Owners for their shares of the items of the budget shall be made for the calendar year annually in advance on or before December 20 preceding the year for which the assessments are made. Such assessments shall be due in twelve equal installments on the first days of each month of the year for which the assessments are made. If an annual

assessment is not made as required, an assessment shall be presumed to have been made in the amount of the last prior assessment and monthly installments thereof shall be due upon each installment payment date until changed by an amended assessment. In the event the annual assessment proves to be insufficient, the budget and assessments therefore may be amended at any time by the Board of Directors if the accounts of the amended budget do not exceed the limitations thereon for that year. Any account which does exceed such limitations shall be subject to the approval of the membership of the Association heretofore required. The unpaid assessment for the remaining portion of the calendar year for which the amended assessment is made shall be due upon the date of the assessment if made on or after July 1, and if made prior to July 1, one-half of the increase shall be due upon the date of the assessment and the balance of the assessment upon the next July 1. The first assessment for the year 1974 shall be $25.00 per month which shall include assessment for insurance coverage.

SECTION 5. Assessments for Charges. Charges by the Association against Unit Owners for other than common expense shall be payable in advance. Such charges shall be collected in the same manner as assessments for common expense, and when circumstances permit, such charges shall be added to the assessments for common expense.

SECTION 6. Acceleration of Assessment Installments upon Default. If a Unit Owner shall be in default in the payment of an installment upon an assessment, the Board of Directors may accelerate the remaining installments of the assessment upon notice thereof to the Unit Owner, and thereafter the unpaid balance of the assessment shall come due upon the date stated in said notice, but no less than ten days after delivery thereof to Unit Owners, or not less than twenty days after the mailing of said notice to him by registered or certified mail, whichever shall first occur. Interest on delinquent accounts shall run at 10% per annum.

SECTION 7. Depository. The depository of the Association shall be such bank or banks as shall be designated from time to time by the directors and in which the moneys of the Association shall be deposited. Withdrawal of moneys from such accounts shall be only by checks signed by such persons as are authorized by the directors.

SECTION 8. Audit. An audit of the accounts of the Association shall be made annually by a certified public accountant, and a copy of the audit report shall be furnished to each member not later than April 1 of the year following the year for which the audit is made.

SECTION 9. Maintenance Personnel. The maintenance personnel necessary for the maintenance, repair and replacement of the common areas and facilities shall be hired by, supervised, fired and replaced, if necessary, by The President or designated agent. Firing of personnel shall be done only with the approval of the Board of Directors.

ARTICLE IX

PENALTIES FOR VIOLATION

Tha Board of Directors for the Association of Unit Owners may prescribe fines and penalties for failure of the condominium owners or residents to comply with the Declaration of Condominium, Bylaws, or rules and regulations which may be promulgated by the Board of Directors. Such fines and penalties shall also become a personal obligation of the Unit Owner or Owners, jointly and severally, and shall bear interest at the rate of 10% per annum until paid. Enforcement may be by action at law or by an action to foreclose the lien, and violations may be enjoined. All judgments and actions involving enforcement shall provide for reasonable attorney fees.

ARTICLE X

AMENDMENTS

These Bylaws may be amended in the following manner:

SECTION 1. Notice. Notice of the subject matter of a proposed amendment shall be included in the notice of any meeting at which a proposed amendment is considered.

SECTION 2. Resolution. A resolution adopting a proposed amendment may be proposed by either the Board of Directors of the Association or by the members of the Association. Directors and members not present in person or by proxy at the meeting considering the amendment may express their approval in writing, providing such approval is delivered to the Secretary at or prior to the meeting. Except as elsewhere provided, such approvals must be by either;

A. Not less than seventy-five percent of the entire membership of the Board of Directors and by not less than seventy-five percent of the votes of the entire membership of the Association; or

B. By not less than eighty percent of the votes of the entire membership of the Association.

SECTION 3. Proviso. Provided, however, that no amendment shall discriminate against any Unit Owner nor against any unit or class or group of units unless the unit owners so affected shall consent. No amendment shall be made which is in conflict with the Articles of Incorporation or the Declaration of Condominium.

ARTICLE XI

DEFINITIONS

Where the word "Corporation" is used in these Bylaws it shall mean "Association" and where the word "Association" is used in these Bylaws it shall mean "Corporation" and both shall refer to the Association of Unit Owners.

THE FOREGOING were adopted as the Bylaws of COACHLIGHT VILLAGE TOWNHOUSES CONDOMINIUM IV, INC.

_____

President Date

_____

Vice President Date

State of Wisconsin)

) SS

Milwaukee County)

Personally came before me this ____ day of _____, the above named and, to me known to be the persons who executed the foregoing instrument and acknowledged the same.

_____

Notary Public, State of Wisconsin

My Commission expires: _____

Robert Christie
16101 W Heritage Ln
New Berlin WI 53151

I, Robert Christie, am writing this affidavit letter to present the facts about a case regarding removal of tree on CVTC 4 property. I hereby affirm that the information provided in this affidavit is accurate and truthful.

I am a past president of Coachlight Village Condo townhouse 4, witnessing that the tree at 16107 was damaging the shingles and roof. Suggesting that tree should be removed to prevent any further damage. Pam stated that she spoke to the President , Richard Temple, gave her permission to remove tree at her expense and CVTC4 would reimburse her in the future given that CVTC4 association is lacking funds at that time.

I swear under oath that the above stated details are true to the best of my knowledge and belief. I understand the importance of telling the truth and the consequence of providing false information in an affidavit. If require, I am willing to testify in court to validate the accuracy of the facts mentioned herein.

Sincerely,

Robert Christie

Robert Christie 5/11/25

Sworn and subscribed before me on the [illegible] in the jurisdiction of Waukesha CO.

5/11/25