Wood-Haven Bridges, Inc.

A CONDOMINIUM

8500 W. Waterford Ave. Unit 9 Greenfield, WI 53228-2329

DECLARATION
&
BY-LAWS

REDACTED AND REPRINTED FROM A RESOLUTION
AMENDING THE BY-LAWS
ADOPTED BY THE MEMBERS OF THE ASSOCIATION ON
JANUARY 20, 2018

WOOD-HAVEN BRIDGES

DESCRIPTION: LOT 1, WOOD-HAVEN "NEW LOT A" BEING A RE-SUBDIVISION OF LOTS 1, 5 THROUGH 10, 12 THROUGH 25 & ALL OF THE VACATED STREETS IN WOOD-HAVEN, BEING A SUBDIVISION OF RECORD OF A PART OF THE EAST 1/2 OF THE EAST 1/2 OF THE NORTHWEST 1/4 OF SECTION 21, TOWN 6 NORTH, RANGE 21 EAST, IN THE CITY OF GREENFIELD, MILWAUKEE COUNTY, WISCONSIN.

STATE OF WISCONSIN
COUNTY OF MILWAUKEE

I JAMES W. LANDRY, REGISTERED LAND SURVEYOR, DO HEREBY CERTIFY THAT I HAVE MADE A SURVEY OF THE ABOVE DESCRIBED PROPERTY AND THAT THE ABOVE PLAT IS A TRUE REPRESENTATION OF SAID SURVEY. I ALSO CERTIFY THAT I MADE A SURVEY OF THE BUILDINGS, PARKING LOTS AND SERVICE DRIVES AND THAT THEIR LOCATION IS CORRECTLY SHOWN ON THE ABOVE PLAT.

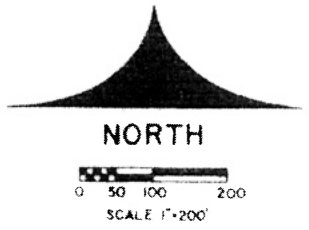
MILWAUKEE WISCONSIN, SEPTEMBER 11, 1971 JAMES W. LANDRY R.L.S.-662

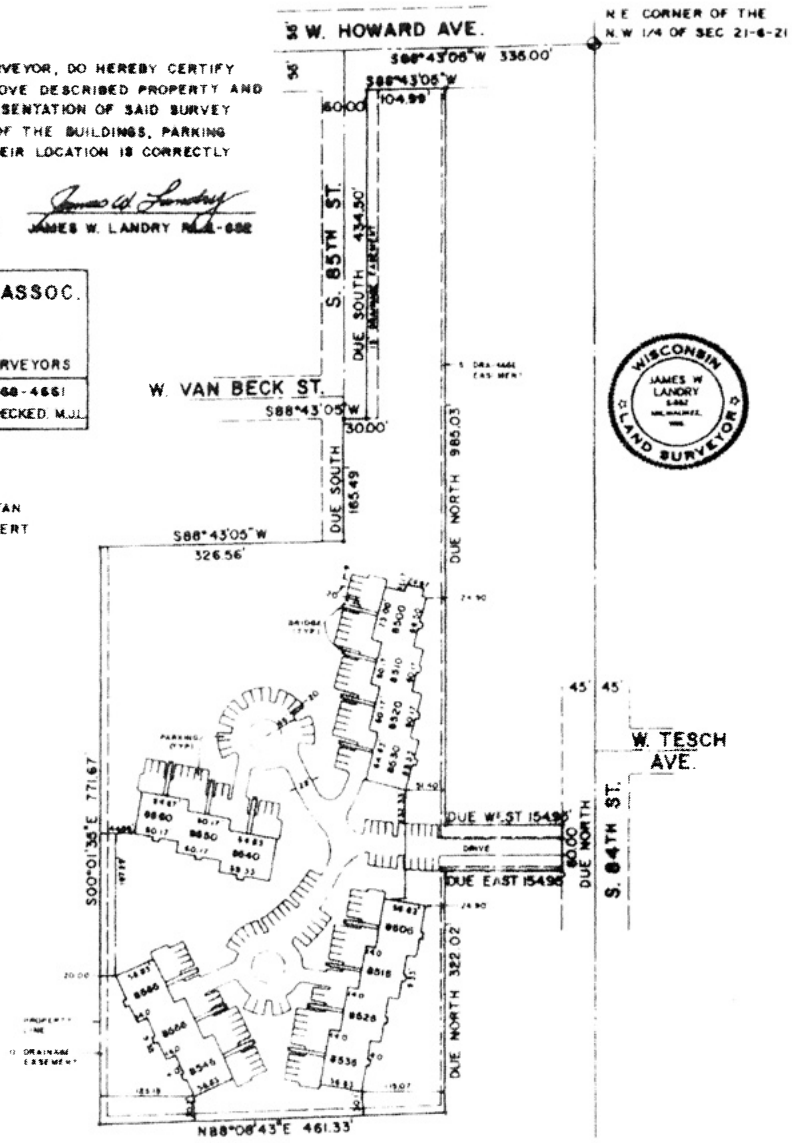
NIENOW, LANDRY, WEBSTER & ASSOC.	
850 NORTH ELM GROVE ROAD	
ELM GROVE, WISCONSIN	
ENGINEERS	SURVEYORS
DATE SEPT 11, 1971	FILE NO SC 1368-4661
	DRAWN JEK, CHECKED MJL

NOTE
ALL ELEVATIONS REFER TO CITY OF GREENFIELD AND MILWAUKEE METROPOLITAN SEWERAGE COMMISSION DATUM TO CONVERT TO MEAN SEA LEVEL DATUM, 1929 ADJUSTMENT, ADD 580.56 FEET

NOTE
BUILDING, DRIVE AND PARKING DIMENSIONS ARE TYPICAL

• DENOTES 2"X30" IRON PIPE WEIGHING 3.65 LB./LIN. FT.





WOOD-HAVEN BRIDGES
DECLARATION OF CONDOMINIUM

SCHANDELMEIER CONST., INC. (hereinafter referred to as the "Declarant"), does hereby declare that the real estate described below is subject to the Wisconsin Unit Ownership Act. The said real estate and all the improvements now or subsequently placed thereon and the appurtenances thereto shall hereafter be known and described as Wood-Haven Bridges Condominium.

1. Description of Land. The land which is the subject of this declaration and upon which the buildings and improvements are and will be located is in Milwaukee County, Wisconsin, and more particularly described as Lot 1, Wood-Haven "New Lot A" being a re-subdivision of Lots 1, 5 throught 10, 12 through 25 and all of the vacated streets in Wood-Haven, being a subdivision of record of a part of the east ½ of the Northwest ¼ of Section 21, Township 6 North, Range 21 East, City of Greenfield.

2. Description of Buildings. Four buildings are in process of construction upon the land with locations as shown on the plat of survey attached hereto as Exhibit A. Each building has a basement and five split levels of living space. There are 24 condominium apartment units (hereinafter call "units") in each of two buildings and 32 units in each of two buildings for a total of 112 units in four buildings. The principal materials of which the buildings are and will be constructed are concrete block foundation and basement, wood frame, wood floors, brick and wood (principally rough sawn cedar) exterior and asphalt shingle roof. The bathrooms contain tile floors. Each eight unit module in each building is centrally heated by a gas fueled furnace with individual controls in each unit. Air conditioning is supplied by a separate wall air conditioner in one living room of each unit; the two bedroom and den units also have a separate wall air conditioner in one bedroom (and a built-in dishwasher).

3. Description of Units.

(a) The unit number of each unit and the approximate area, location, number of rooms and immediate common area to which it has access are shown on the set of floor plans of each building prepared by Luedtke-Kowalski Associates, Inc., architects, and attached hereto as Exhibits B-1 through B-12. The unit number is determined by the numerals of the address as a prefix and the apartment number as a suffix (e.g. 8500 West Waterford Avenue, apartment 7, has unit number 8500-7).

(b) The boundaries of each unit shall consist of that part of the cubic area of each building which is enclosed as follows:

(i) The vertical boundaries of the unit shall be (a) interior building walls - the center line of walls bounding an apartment; and (b) exterior building walls - the interior of the outside walls of the building bounding an apartment;

(ii) The upper and lower boundaries of a unit shall be (a) lower boundary - the plane of the under surfaces of the floor; and (b) upper boundary - the plane of the under surfaces of the floor of the floor above except for apartments at the top level of a building as to which the upper boundary shall be the plane of the upper surfaces of the ceiling.

(c) If any portion of the common or limited common areas or facilities shall encroach upon any unit, or if any unit shall encroach upon any other unit or upon any portion of the common or limited common areas of facilities as a result of the construction of the building, or as a result of settling or shifting of the building, a valid easement for the encroachment and for its maintenance shall exist so long as the building stands. In the event the building, the unit, any adjoining unit, or any adjoining common or limited common area or facility, shall be partially or totally destroyed as a result of fire or other casualty or as a result of condemnation or eminent domain proceedings, and then rebuilt, any resulting encroachment of a part of the common or limited common areas or facilities upon any unit or of any unit upon any other unit or upon any part of the common or limited common areas or facilities shall be permitted, and a valid easement for such encroachment and for its maintenance shall exist so long as the building stands.

4. Description of Common Areas and Facilities. The common areas and facilities shall include those matters described in section 703.02(6) of the Wisconsin Unit Ownership Act, including, but not limited to the following: land, road and walks, hallways, stairways, basements, parking facilities (except the parking space specifically and permanently assigned to each unit), recreational areas and central services, apparatus and equipment.

5. Description of Limited Common Areas and Facilities. The limited common areas and facilities shall consist of the following:

(a) One parking space assigned to each unit as shown on Exhibits B-1, B-4, B-7 and B-10.

(b) The balcony or patio immediately adjacent to each unit to which it has direct access by a door from the unit.

6. Unit Value for Common Area Ownership and Voting. The percentage of interest for each unit as shown on Exhibit C attached hereto shall serve as a basis for determination of the undivided ownership interest pertaining to each unit in the common and limited common areas or facilities of the property and the voting percentage of each unit on matters for determination by unit owners and as to other matters described in the Wisconsin Unit Ownership Act.

7. Residential Use. All units are intended for and shall be restricted to residential use only.

8. Service of Process. Service of process shall be made upon the resident agent in actions against the Association. The resident agent for the Association is Deutch, Hansher & Grodsky, S.C. located at 161 West Wisconsin Avenue, Milwaukee, Wisconsin 53203. The Association of Unit Owners may designate a successor by a vote of the simple majority of a quorum present at any meeting of the Association.

9. Damage or Destruction. In the event of 80% or more of the number of units of the property are destroyed or substantially damaged, the Association of Unit Owners by vote of 75% or more of the common interests taken within 90 days after such damage or destruction shall be necessary to determine to rebuild, repair or restore the property as more fully described in section 3, Article V of the By-Laws. Damage or destruction to a lesser extent shall be repaired and restored pursuant to arrangement by the Board of Directors of the Association of Unit Owners as provided in said section of the By-Laws.

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

11. Amendment of Declaration. This Declaration may be amended by the vote of at least 75% in number and in common interest of all unit owners cast in person or by proxy by unit owners at a meeting duly held in accordance with the provisions of the By-Laws, or by the unanimous vote of the Board of Directors of the Association of Unit Owners at a meeting duly held in accordance with the provisions of the By-Laws; provided, however, that the provisions of section 703.06(2) of the Wisconsin Unit Ownership Act shall apply on any vote to change or alter the percentage of ownership in the common or limited common areas or facilities. Copies of any such amendments shall be certified by the President and Secretary of the Association.

IN WITNESS WHEREOF, this document has been executed this 30th day of August, 1971.

SCHANDELMEIER CONST., INC.

BY .....
Milo E. Schandelmeier, Jr., President

Attest:

.....
Marilyn E. Schandelmeier, Secretary

State of Wisconsin)
: SS.
Milwaukee County)

On this the 30th day of August, 1971, before me, Allen N. Rieselbach, the undersigned officer, personally appeared Milo E. Schandelmeier, Jr. and Marilyn E. Schandelmeier, who acknowledged themselves to be the President and Secretary, respectively, of SCHANDELMEIER CONST., INC., a Wisconsin corporation, and that they as such President and Secretary, respectively, being authorized so to do, executed the foregoing instrument by signing the name of said corporation in the capacity therein stated by themselves as President and Secretary, respectively, and for the purposes therein contained.

.....
Allen N. Rieselbach
Notary Public, State of Wisconsin
My commission is permanent

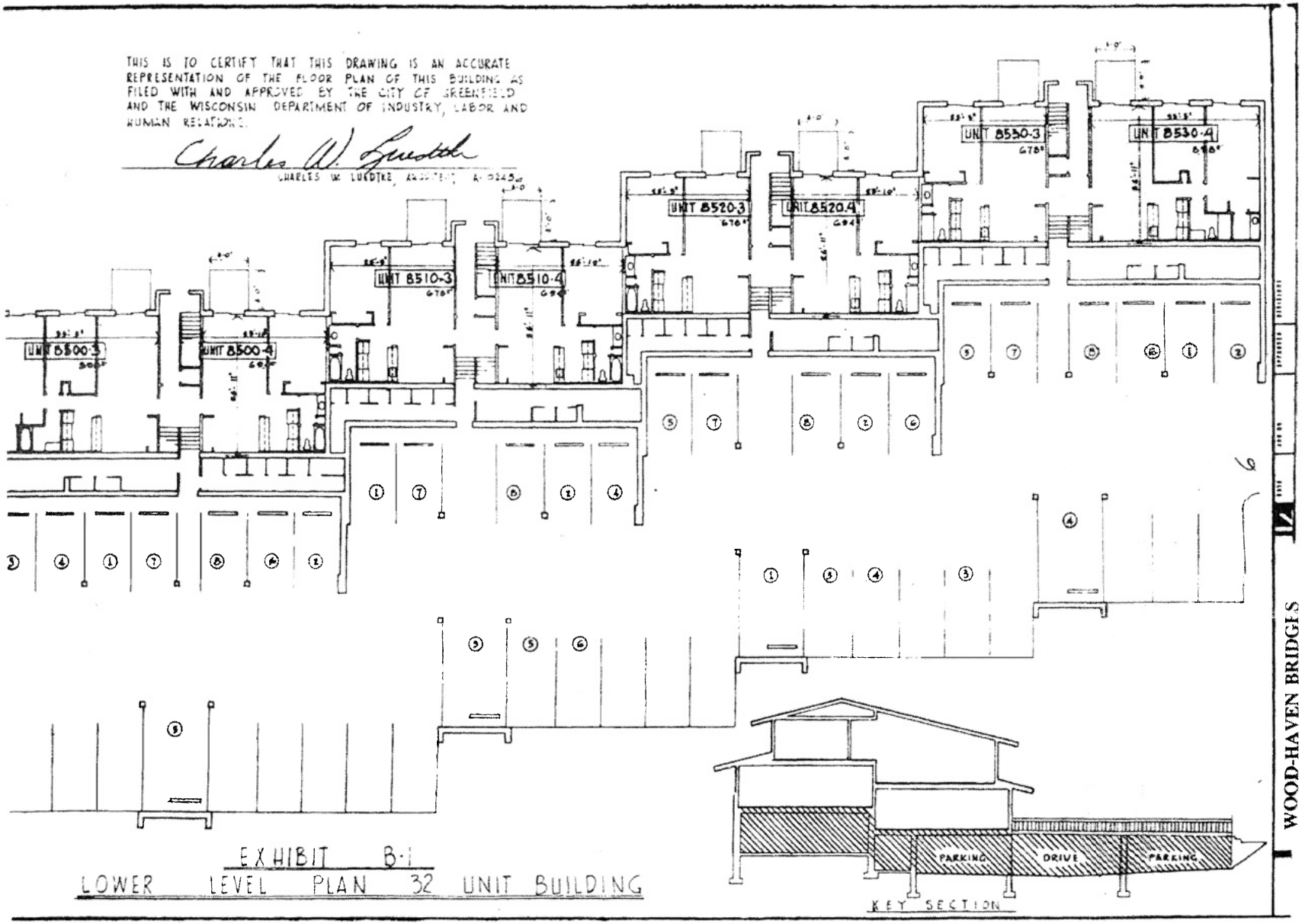
The undersigned consents to the above Declaration of Condominium.

MUTUAL SAVINGS & LOAN ASSOCIATION

BY .....
(Vice President)

.....
(Assistant Secretary)

This instrument drafted by Allen N. Rieselbach.


THIS IS TO CERTIFY THAT THIS DRAWING IS AN ACCURATE REPRESENTATION OF THE FLOOR PLAN OF THIS BUILDING AS FILED WITH AND APPROVED BY THE CITY OF GREENFIELD AND THE WISCONSIN DEPARTMENT OF INDUSTRY, LABOR AND HUMAN RELATIONS.
Charles W. Luedtke
CHARLES W. LUEDTKE, ARCHITECT
UNIT 8500-3
UNIT 8500-4
UNIT 8510-3
UNIT 8510-4
UNIT 8520-3
UNIT 8520-4
UNIT 8530-3
UNIT 8530-4
PARKING
DRIVE
PARKING
KEY SECTION
EXHIBIT B-1
LOWER LEVEL PLAN 32 UNIT BUILDING
WOOD-HAVEN BRIDGES

THIS IS TO CERTIFY THAT THIS DRAWING IS AN ACCURATE REPRESENTATION OF THE FLOOR PLAN OF THIS BUILDING AS FILED WITH AND APPROVED BY THE CITY OF GREENFIELD AND THE WISCONSIN DEPARTMENT OF INDUSTRY, LABOR AND HUMAN RELATIONS

Charles W. Luedtke

CHARLES W. LUEDTKE ARCHITECT A-0245G

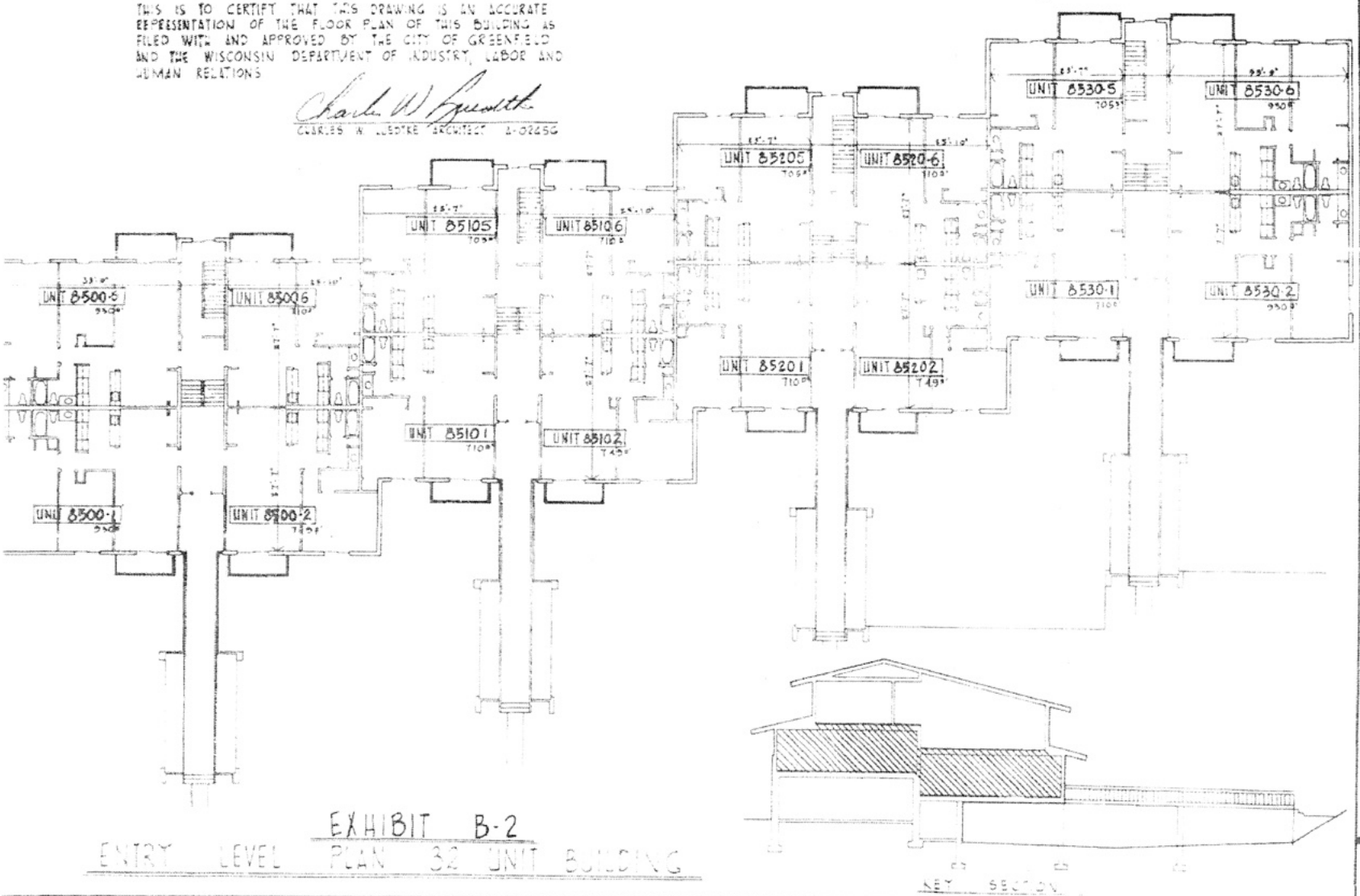


EXHIBIT B-2

ENTRY LEVEL PLAN 32 UNIT BUILDING

WOOD-HAVEN BRIDGES

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Charles W Luedtke

CHARLES W. LUEDTKE, ARCHITECT A-0246

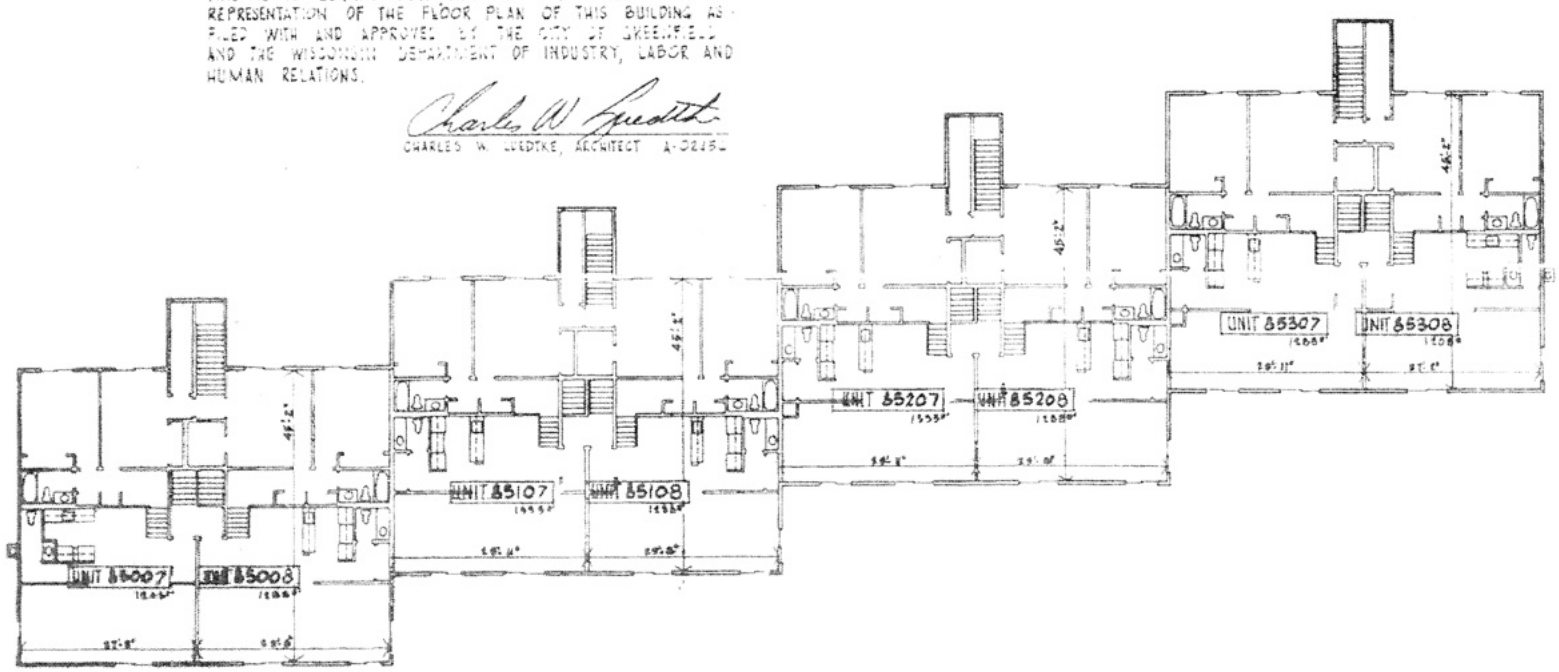
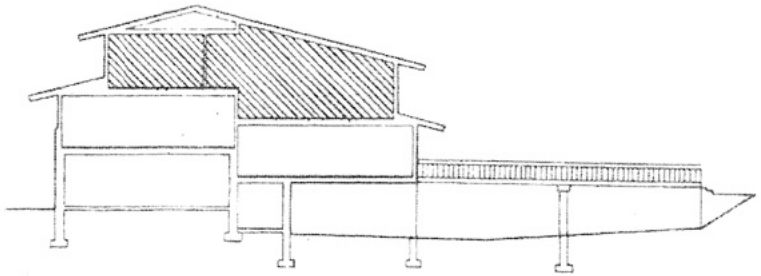


EXHIBIT B-3

UPPER LEVEL PLAN 32 UNIT BUILDING



KEY SECTION

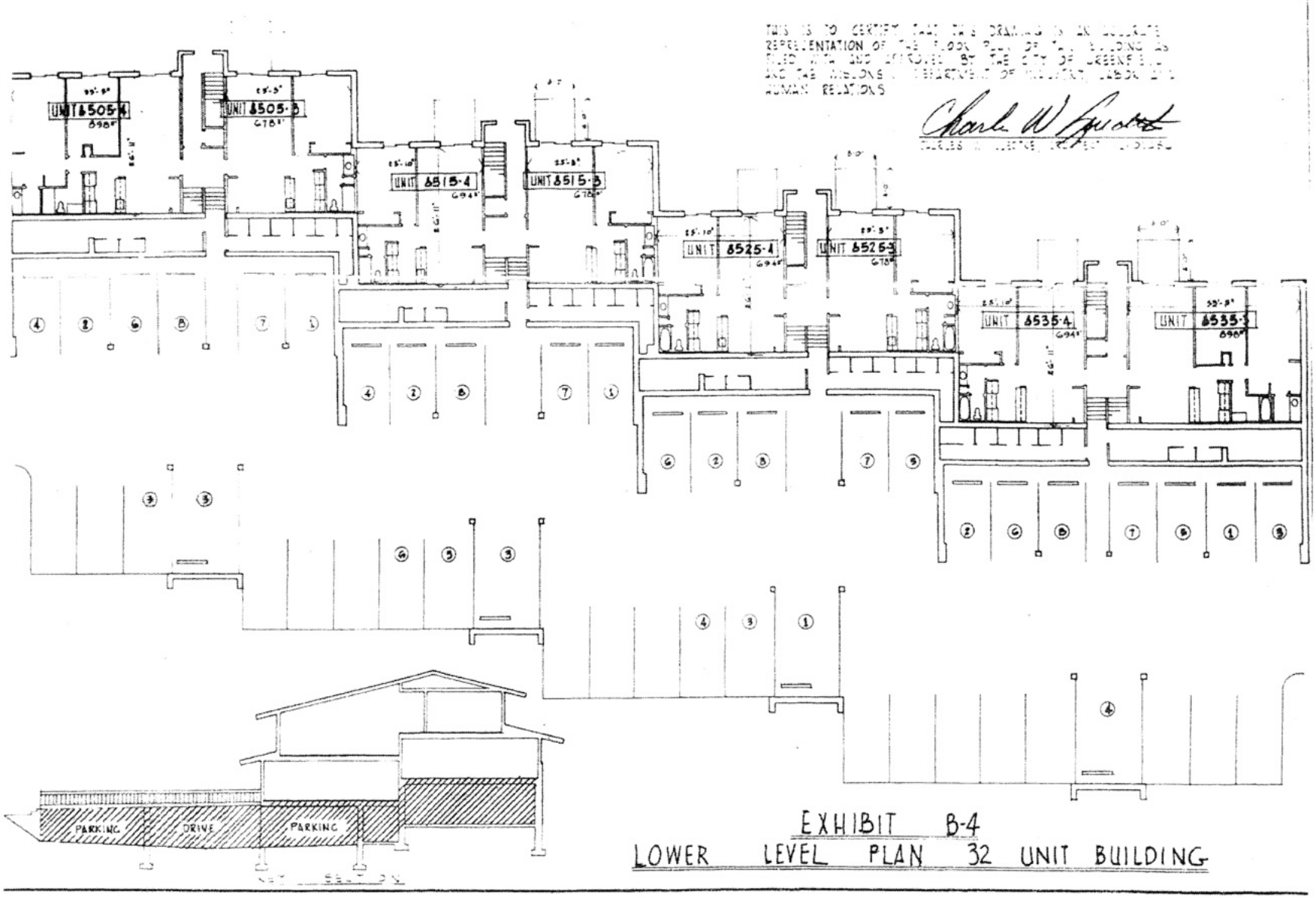


EXHIBIT B-4

LOWER LEVEL PLAN 32 UNIT BUILDING

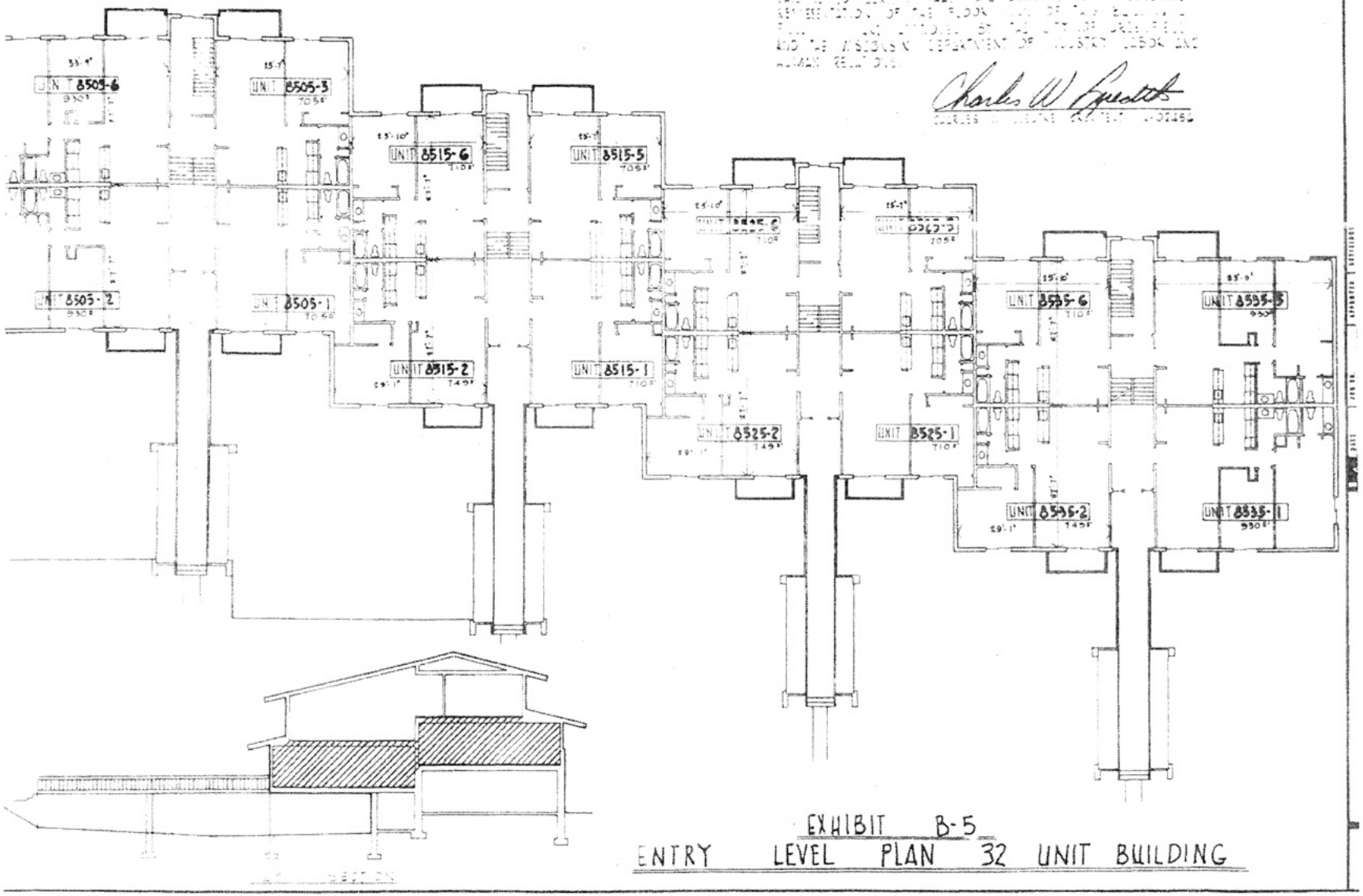


EXHIBIT B-5

ENTRY LEVEL PLAN 32 UNIT BUILDING

EXHIBIT B-6

UPPER LEVEL PLAN 32 UNIT BUILDING

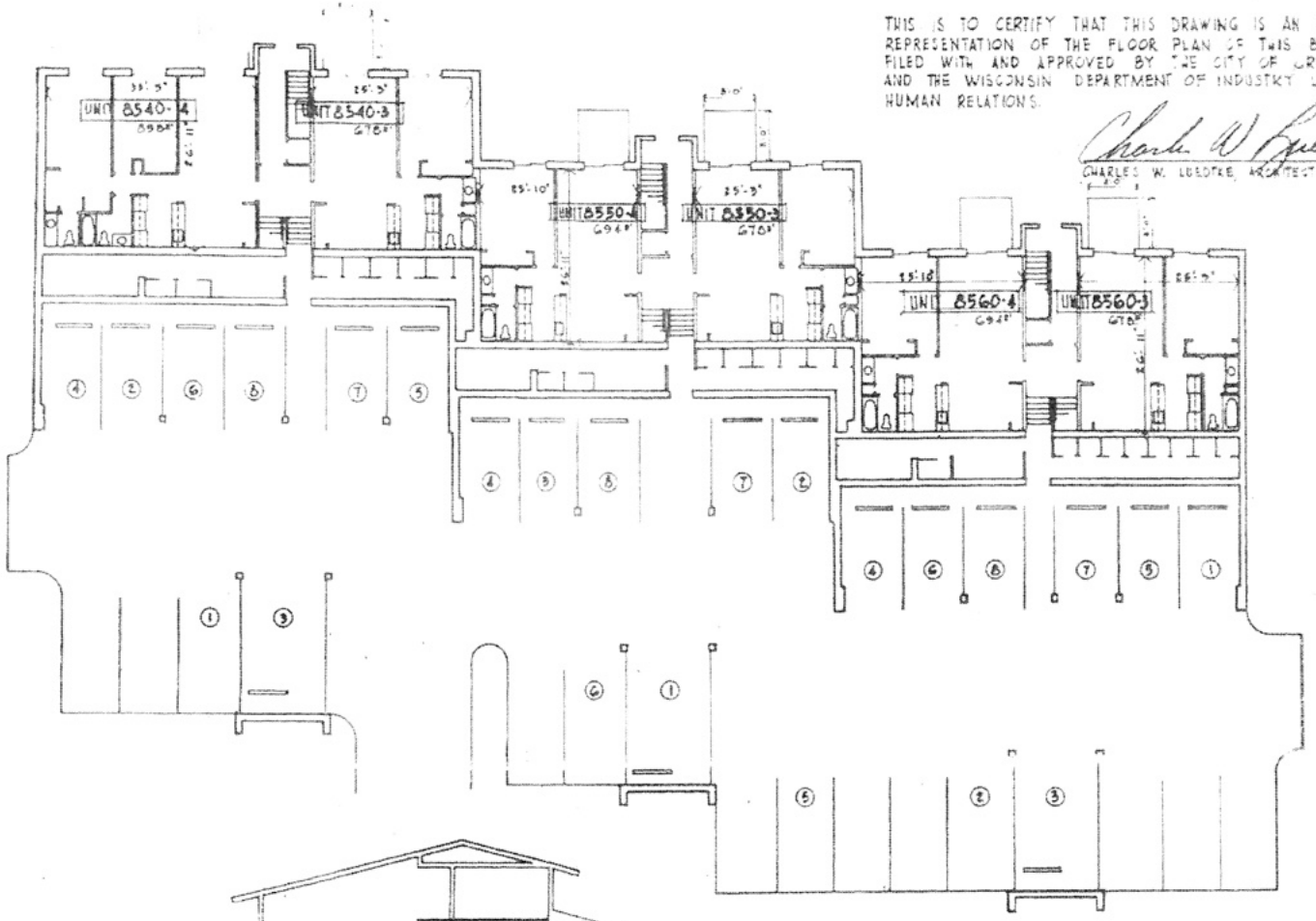
WOOD-HAVEN BRIDGES

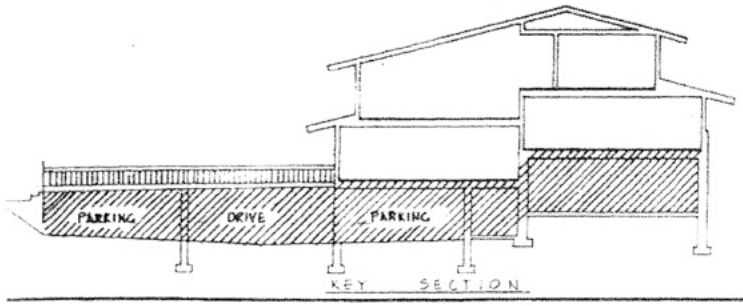
LUEDTKE-KOWALSKI ASSOCIATES, INC., ARCHITECTS A·I·A, MILWAUKEE, WIS.

THIS IS TO CERTIFY THAT THIS DRAWING IS AN ACCURATE REPRESENTATION OF THE FLOOR PLAN OF THIS BUILDING AS FILED WITH AND APPROVED BY THE CITY OF GREENFIELD AND THE WISCONSIN DEPARTMENT OF INDUSTRY LABOR AND HUMAN RELATIONS.

Charles W. Luedtke

CHARLES W. LUEDTKE, ARCHITECT 1-0845





KEY SECTION

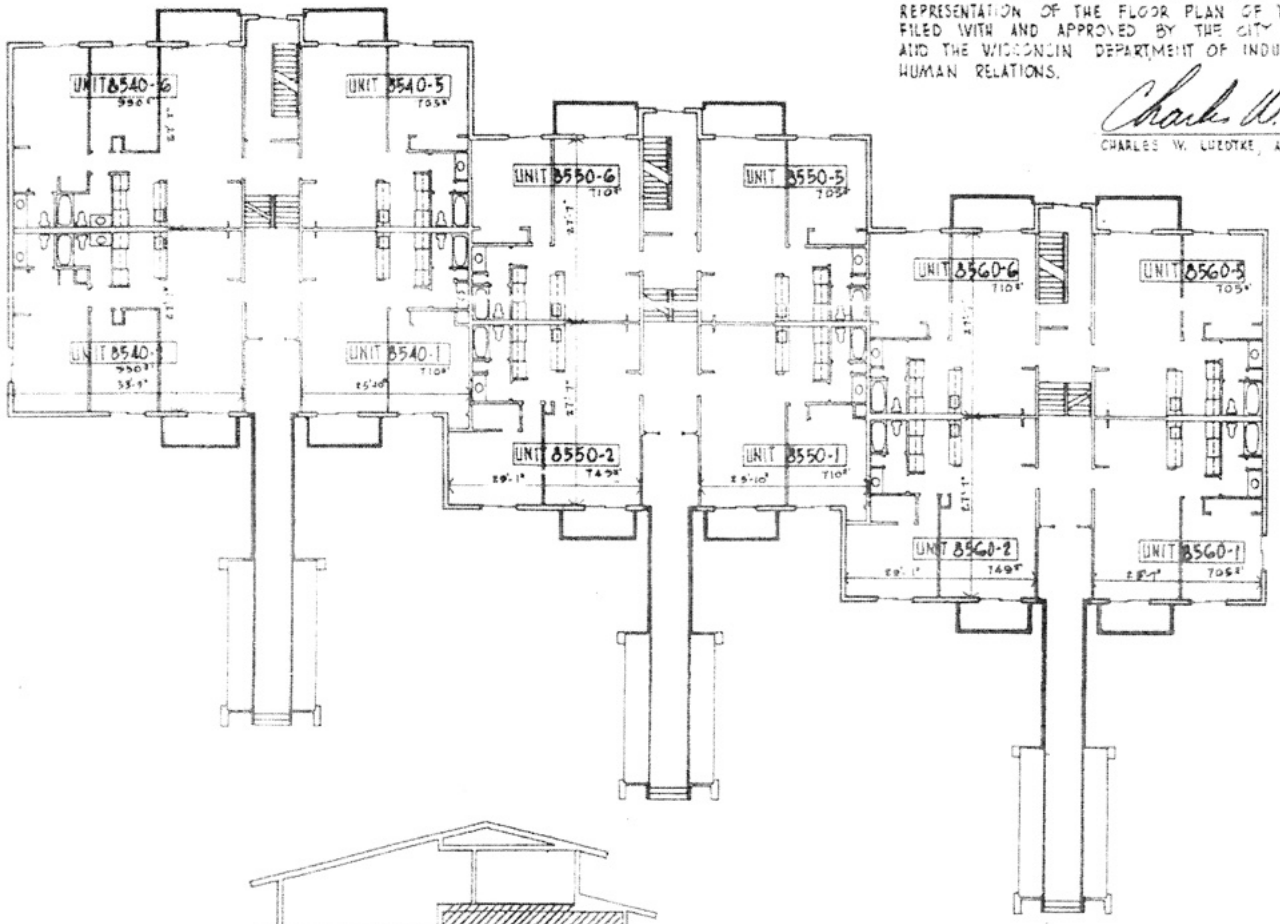
EXHIBIT B-7

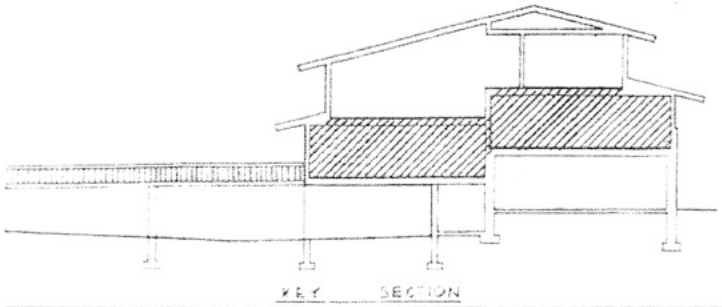
LOWER LEVEL PLAN 24 UNIT BUILDING

THIS IS TO CERTIFY THAT THIS DRAWING IS AN ACCURATE REPRESENTATION OF THE FLOOR PLAN OF THIS BUILDING AS FILED WITH AND APPROVED BY THE CITY OF GREENFIELD AND THE WISCONSIN DEPARTMENT OF INDUSTRY, LABOR AND HUMAN RELATIONS.

Charles W. Ludotke

CHARLES W. LUDOTKE, ARCHITECT A-10845





KEY SECTION

EXHIBIT B-8

ENTRY LEVEL PLAN 24 UNIT BUILDING

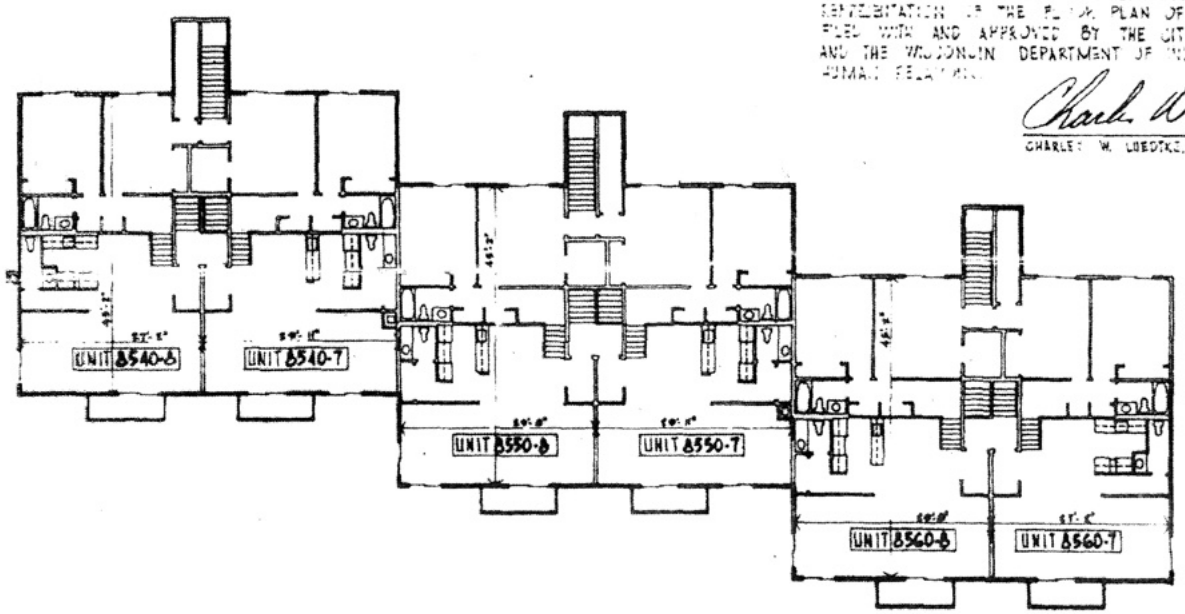
WOOD-HAVEN BRIDGES

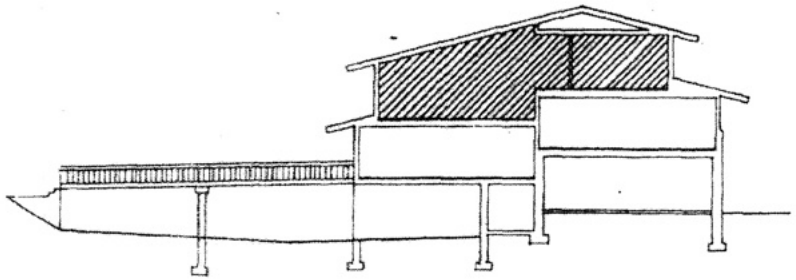
LUDOTKE-KOWALSKI ASSOCIATES, INC., ARCHITECTS A.I.A., GREENFIELD, WIS.

THIS IS TO CERTIFY THAT THIS DRAWING IS AN ACCURATE REPRESENTATION OF THE FLOOR PLAN OF THIS BUILDING AS FILED WITH AND APPROVED BY THE CITY OF GREENFIELD AND THE WISCONSIN DEPARTMENT OF INDUSTRY, LABOR AND HUMAN RELATIONS.

Charles W Loedtke

CHARLES W. LOEDTKE, ARCHITECT A-2648





END SECTION

EXHIBIT B-9

UPPER LEVEL PLAN 24 UNIT BUILDING

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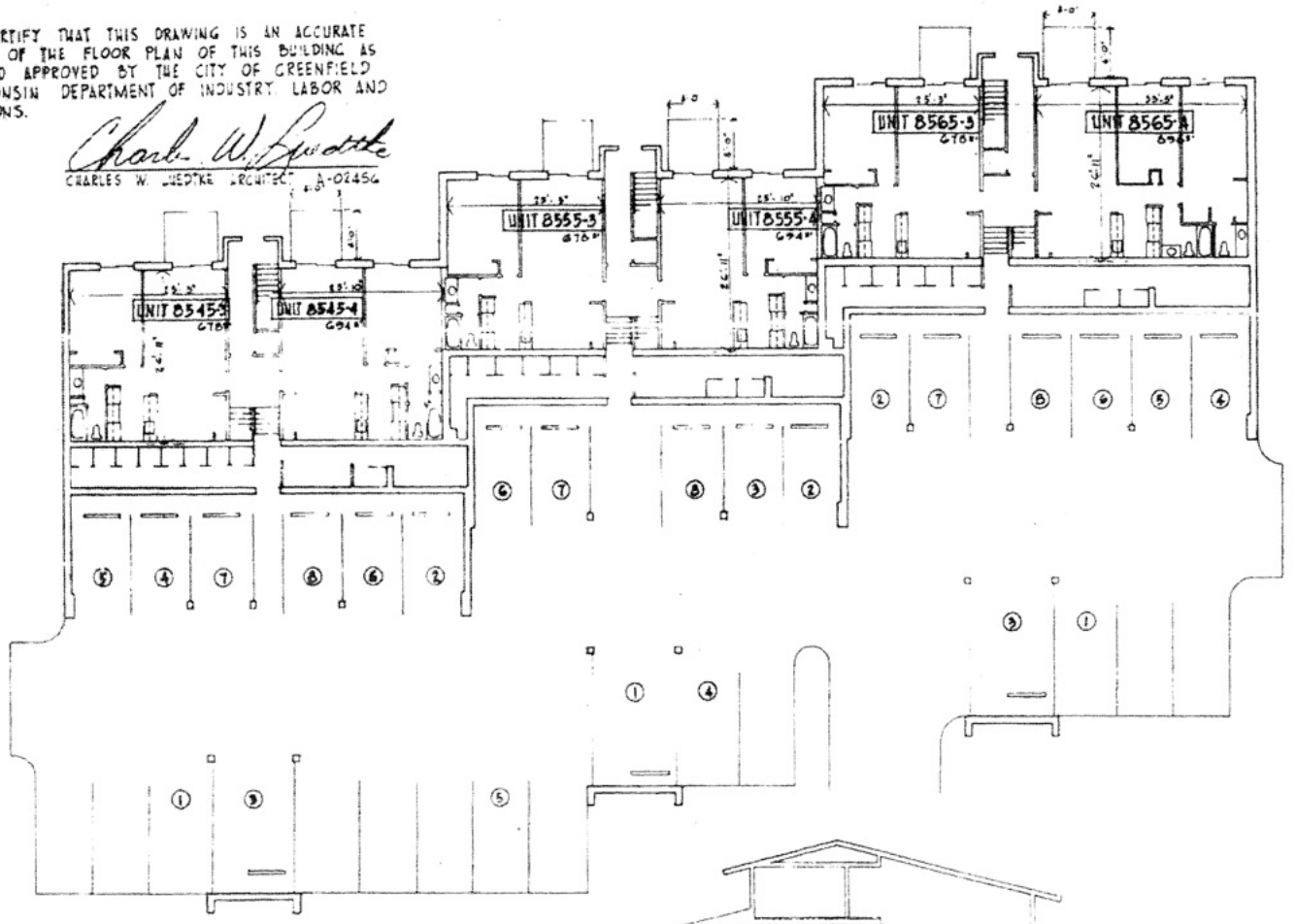
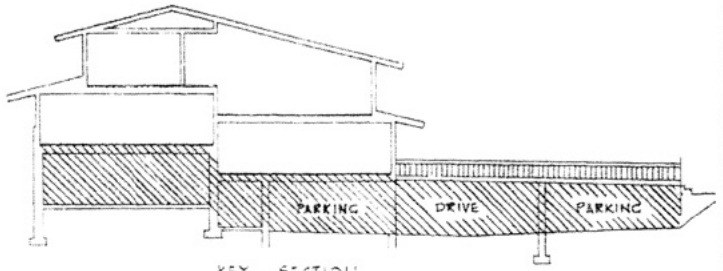
Charles W. Luedtke

CHARLES W. LUEDTKE ARCHITECT A-02456





KEY SECTION

EXHIBIT B-10

LOWER LEVEL PLAN 24 UNIT BUILDING

WOOD-HAVEN BRIDGES

LUEDTKE-KOWALSKI ASSOCIATES, INC., ARCHITECTS A-I-A, MILWAUKEE, WIS.

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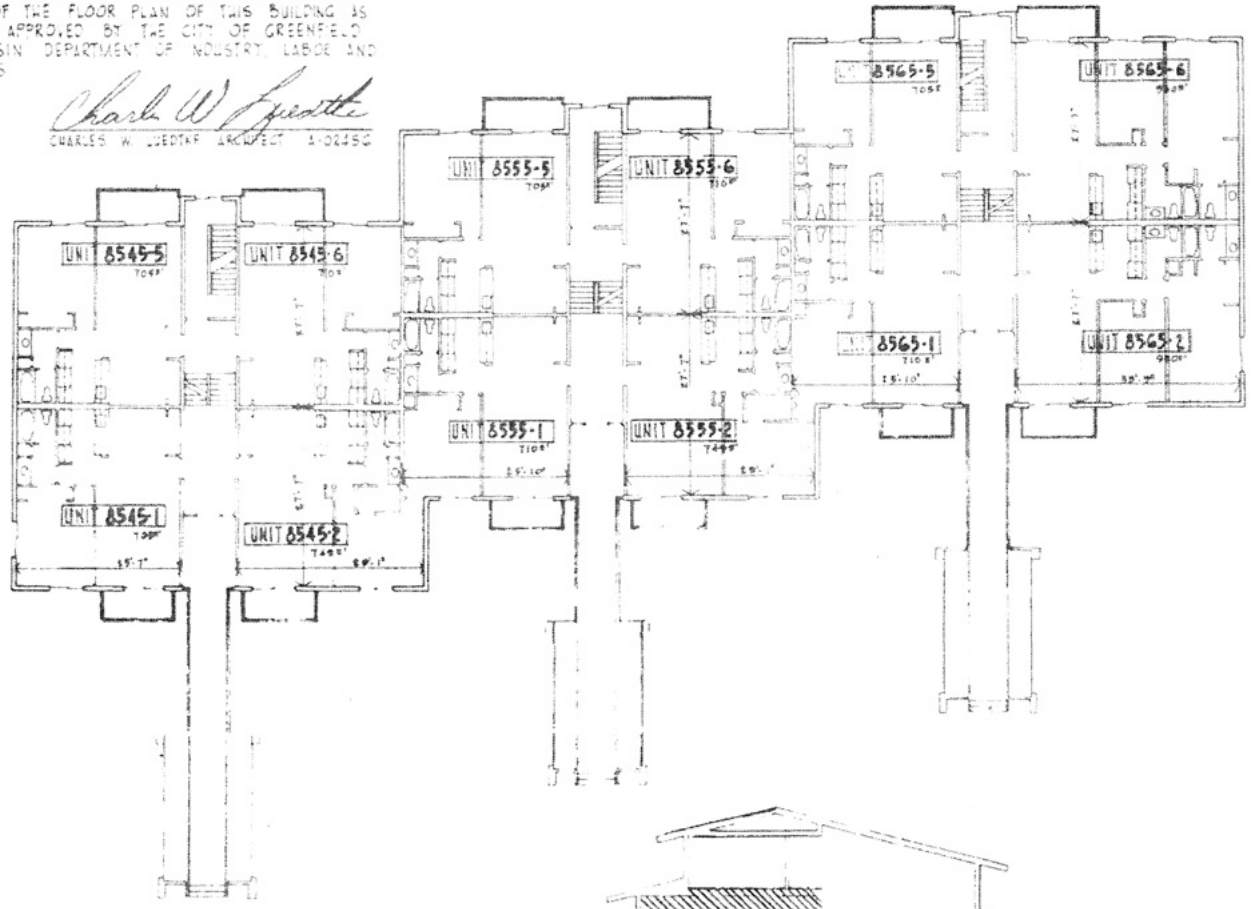
Charles W Luedtke

CHARLES W. LUEDTKE ARCHITECT A-102456



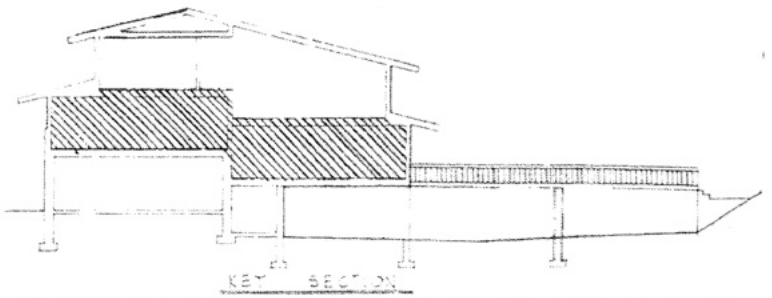


EXHIBIT B-11

ENTRY LEVEL PLAN 24 UNIT BUILDING

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Charles W. Luedtke

CHARLES W. LUEDTKE, ARCHITECT A 00493

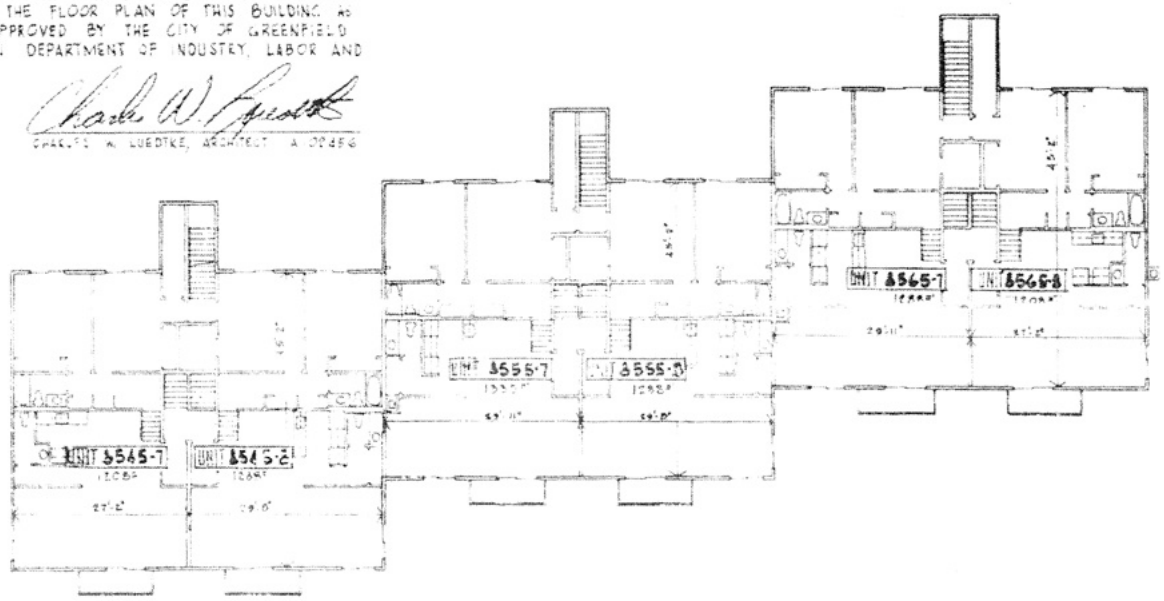
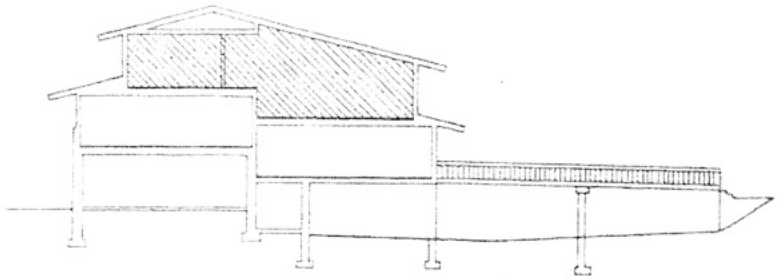


EXHIBIT B-12

UPPER LEVEL PLAN 24 UNIT BUILDING



KEY SECTION

WOOD-HAVEN BRIDGES

LUEDTKE-KOWALSKI ASSOCIATES, INC., ARCHITECTS & I. A., MILWAUKEE, WIS.

EXHIBIT C

WOOD HAVEN BRIDGES INC

PERCENTAGE OF INTEREST

Unit Number	Percentage of Interest	Unit Size	Zip + 4
8500-1	.986	A	53228-2329
8500-2	.796	BB	53228-2329
8500-3	.986	A	53228-2329
8500-4	.750	B	53228-2329
8500-5	.986	A	53228-2329
8500-6	.750	B	53228-2329
8500-7	1.109	C	53228-2329
8500-8	1.171	D	53228-2329
8505-1	.750	B	53228-2319
8505-2	.986	A	53228-2319
8505-3	.750	B	53228-2319
8505-4	.986	A	53228-2319
8505-5	.750	B	53228-2319
8505-6	.986	A	53228-2319
8505-7	1.171	D	53228-2319
8505-8	1.109	C	53228-2319
8510-1	.750	B	53228-2330
8510-2	.796	BB	53228-2330
8510-3	.750	B	53228-2330
8510-4	.750	B	53228-2330
8510-5	.750	B	53228-2330
8510-6	.750	B	53228-2330
8510-7	1.171	D	53228-2330
8510-8	4.171	D	53228-2330
8515-1	.750	B	53228-2320
8515-2	.796	BB	53228-2320
8515-3	.750	B	53228-2320
8515-4	.750	B	53228-2320
8515-5	.750	B	53228-2320
8515-6	.750	B	53228-2320
8515-7	1.171	D	53228-2320
8515-8	1.171	D	53228-2320

EXHIBIT C

WOOD HAVEND BRIDGES INC

PERCENTAGE OF INTEREST

Unit Number	Percentage of Interest	Size of Unit	Zip + 4
8520-1	.750	B	53228-2331
8520-2	.796	BB	53228-2331
8520-3	.750	B	53228-2331
8520-4	.750	B	53228-2331
8520-5	.750	B	53228-2331
8520-6	.750	B	53228-2331
8520-7	1.171	D	53228-2331
8520-8	1.171	D	53228-2331
8525-1	.750	B	53228-2321
8525-2	.796	BB	53228-2321
8525-3	.750	B	53228-2321
8525-4	.750	B	53228-2321
8525-5	.750	B	53228-2321
8525-6	.750	B	53228-2321
8525-7	1.171	D	53228-2321
8525-8	1.171	D	53228-2321
8530-1	.750	B	53228-2344
8530-2	.986	A	53228-2344
8530-3	.750	B	53228-2344
8530-4	.986	A	53228-2344
8530-5	.750	B	53228-2344
8530-6	.986	A	53228-2344
8530-7	1.171	D	53228-2344
8530-8	1.109	C	53228-2344
8535-1	.986	A	53228-2322
8535-2	.796	BB	53228-2322
8535-3	.986	A	53228-2322
8535-4	.750	B	53228-2322
8535-5	.986	A	53228-2322
8535-6	.750	B	53228-2322
8535-7	1.109	C	53228-2322
8535-8	1.171	D	53228-2322

EXHIBIT C

WOOD HAVEND BRIDGES INC

PERCENTAGE OF INTEREST

Unit Number	Percentage of Interest	Size of Unit	Zip + 4
8540-1	.750	B	53228-2326
8540-2	.986	A	53228-2326
8540-3	.750	B	53228-2326
8540-4	.986	A	53228-2326
8540-5	.750	B	53228-2326
8540-6	.986	A	53228-2326
8540-7	1.171	D	53228-2326
8540-8	1.109	C	53228-2326
8545-1	.750	B	53228-2323
8545-2	.796	BB	53228-2323
8545-3	.750	B	53228-2323
8545-4	.750	B	53228-2323
8545-5	.750	B	53228-2323
8545-6	.750	B	53228-2323
8545-7	1.109	C	53228-2323
8545-8	1.171	D	53228-2323
8550-1	.750	B	53228-2327
8550-2	.796	BB	53228-2327
8550-3	.750	B	53228-2327
8550-4	.750	B	53228-2327
8550-5	.750	B	53228-2327
8550-6	.750	B	53228-2327
8550-7	1.171	D	53228-2327
8550-8	1.171	D	53228-2327
8555-1	.750	B	53228-2324
8555-2	.796	BB	53228-2324
8555-3	.750	B	53228-2324
8555-4	.750	B	53228-2324
8555-5	.750	B	53228-2324
8555-6	.750	B	53228-2324
8555-7	1.171	D	53228-2324
8555-8	1.171	D	53228-2324

EXHIBIT C

WOOD HAVEND BRIDGES INC

PERCENTAGE OF INTEREST

Unit Number	Percentage of Interest	Size of Unit	Zip + 4
8560-1	.750	B	53228-2328
8560-2	.796	BB	53228-2328
8560-3	.750	B	53228-2328
8560-4	.750	B	53228-2328
8560-5	.750	B	53228-2328
8560-6	.750	B	53228-2328
8560-7	1.109	C	53228-2328
8560-8	1.171	D	53228-2328
8565-1	.750	B	53228-2325
8565-2	.986	A	53228-2325
8565-3	.750	B	53228-2325
8565-4	.986	A	53228-2325
8565-5	.750	B	53228-2325
8565-6	.986	A	53228-2325
8565-7	1.171	D	53228-2325
8565-8	1.109	C	53228-2328