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Tx:4682191

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SHEBOYGAN COUNTY, WI

RECORDED ON

08/31/2026 10:09 AM

ELLEN R. SCHLEICHER

REGISTER OF DEEDS

RECORDING FEE: 30.00

TRANSFER FEE:

EXEMPTION #

Cashier ID: 7

PAGES: 2

STATUTORY RESERVE ACCOUNT
STATEMENT
FOR FALLS RIVER EDGE CONDOMINIUM II

THE DECLARANT herein, SOUTH PIER, LLC makes the following statement regarding a Sec. 703.163, Wis. Stats. "statutory reserve account".

1. The Declarant has not established a "statutory reserve account" for the repair and replacement of the common elements of the condominium.

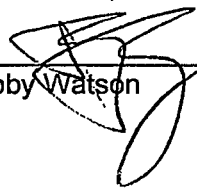
2. Annual assessments are provided for in the Declaration of Condominium, which assessments include provisions for ordinary routine maintenance of the common elements of the condominium.

3. The Condominium documents further provide for the Condominium Association to determine, the need for, and to complete non-routine maintenance and capital improvements by virtue of special assessments.

4. Nothing contained herein, or in the condominium documents, limit the right of the Association, pursuant to the By-laws of the Association, to establish a "statutory reserve account" in the future.

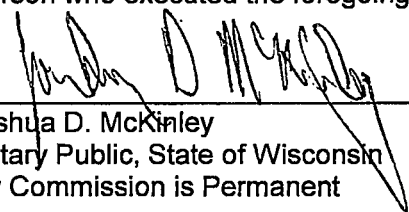
Dated this 24 day of August, 2026.

SOUTH PIER, LLC

By: 
 Toby Watson

STATE OF WISCONSIN)
 : SS
 SHEBOYGAN COUNTY)

Personally came before me, this 24 day of August, 2026, Dr. Toby Watson, Member of the above named South Pier, LLC, to me known to be the person who executed the foregoing instrument as such officer of said Corporation.


 Joshua D. McKinley
 Notary Public, State of Wisconsin
 My Commission is Permanent

DOCUMENT DRAFTED BY:
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 Olsen, Kloet, Gunderson & Conway
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 Sheboygan, WI 53081
 Telephone: (920) 458-3701
 joshuamckinley@olsenkloetlaw.com

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LEGAL DESCRIPTION

Lots Ten (10) and Eleven (11), Plat of Willowbend, City of Sheboygan Falls, Sheboygan County, Wisconsin.

Tax Key Number: 59282-918803