Executed as of the date written above.

Harmony Homes, Inc.
"Declarant"

By: _____
Robert A. Teper, Assistant Secretary

BBI Development, LLC,
"Owner"

By: _____
Ronald Barenz, Managing Member

MARINE BANK AND SAVINGS
"Mortgagee"

By: _____
Name: GEORGE D. JUSTICE
Title: COMMERCIAL LOAN OFFICER

AUTHENTICATION

Signature of Robert A. Teper authenticated this December 21, 1999.

_____
Hal Karas
Member State Bar of Wisconsin

ACKNOWLEDGMENT

STATE OF WISCONSIN)
) SS.
COUNTY OF)

Personally came before me this 28th day of December, 1999, the above named Ronald Barenz, Managing Member of BBI Development, LLC, to me known to be the person who executed the foregoing instrument and acknowledge the same.

NOTARY PUBLIC GLENDA R. SCHEEL-WEIDNER STATE OF WISCONSIN

Glenda R. Scheel Weidner
Notary Public, State of Wisconsin
My commission: May 12, 2002

ACKNOWLEDGMENT

STATE OF WISCONSIN)
) SS.
COUNTY OF)

Personally came before me this 28th day of December, 1999, the above named George D. Justice of Marine Bank to me known to be the person who executed the foregoing instrument and acknowledge the same.

NOTARY PUBLIC GLENDA R. SCHEEL-WEIDNER STATE OF WISCONSIN

Glenda R. Scheel Weidner
Notary Public, State of Wisconsin
My commission: May 12, 2002

This instrument was drafted by:
Hal Karas, Esq. and
Timothy J. Voeller, Esq.
Michael Best & Friedrich LLP

T:\XF\CLIENT\43135\0051\TJV1552

Legal Description

Land Unit No. 21 and so much of the undivided interest in the common areas and facilities appurtenant to such unit in the percentage specified and established in the hereinafter mentioned Declaration, in a Condominium commonly known as Eagles Cove Condominium, created under the Condominium Ownership Act of the State of Wisconsin by Declaration recorded on December 28, 19999 in the Office of the Register of Deeds for Waukesha County, Wisconsin, in Reel 3048, Images 1 to 29, inclusive, as Document No. 2528462.

Part of Tax Key No. NPV 1563-999

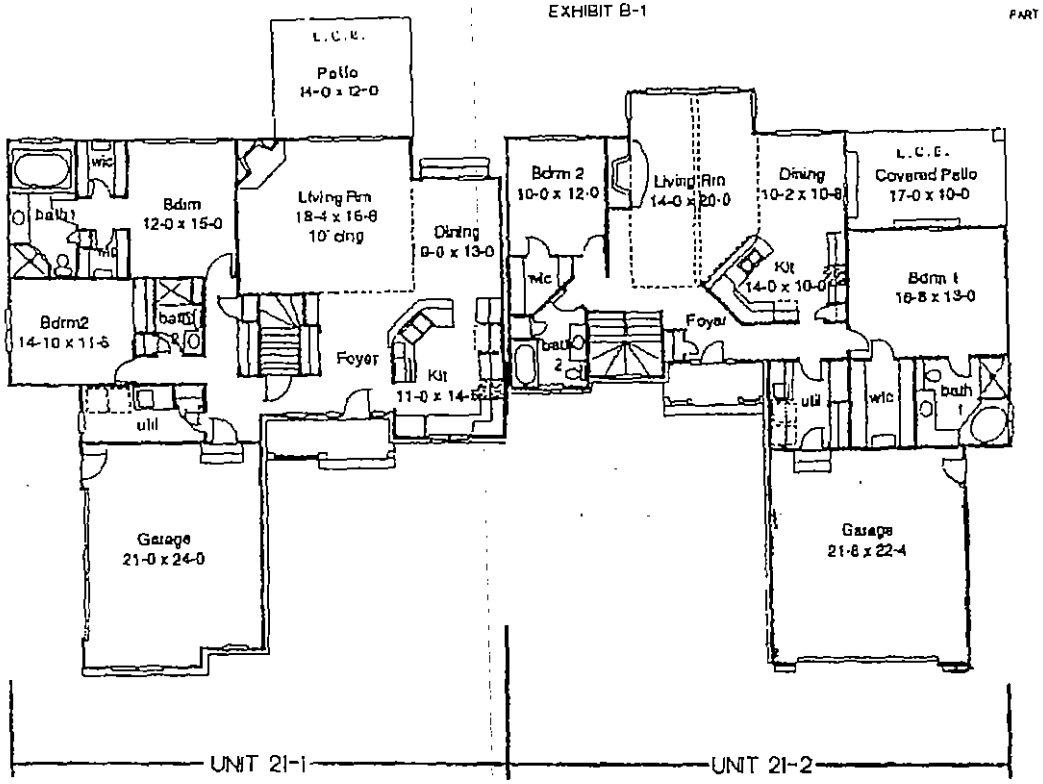
T:\XF\CLIENTA\43135\0051\HDK3284

REEL 3048 IMAGE 0034

EAGLES COVE CONDOMINIUM ADDENDUM NO. 1

LOCATED IN THE VILLAGE OF NORTH PRAIRIE,
WAUKESHA COUNTY, WISCONSIN

EXHIBIT B-1

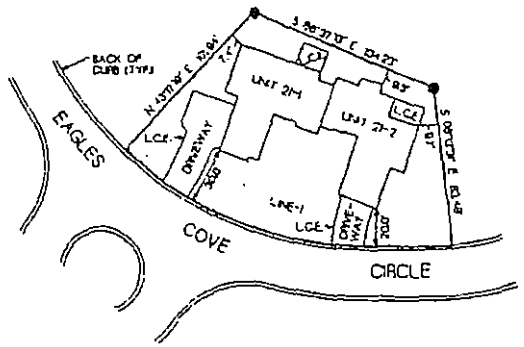


LEGAL DESCRIPTION

LAND UNIT NO 21 AND SO MUCH OF THE UNDIVIDED INTEREST IN THE COMMON AREAS AND FACILITIES APPURTENANT TO SUCH UNIT IN THE PERCENTAGE SPECIFIED AND ESTABLISHED IN THE HEREINAFTER MENTIONED DECLARATION IN A CONDOMINIUM COMMONLY KNOWN AS EAGLES COVE CONDOMINIUM, CREATED UNDER THE CONDOMINIUM OWNERSHIP ACT OF THE STATE OF WISCONSIN BY DECLARATION RECORDED ON DECEMBER ____, 1988 IN THE OFFICE OF THE REGISTER OF DEEDS FOR WAUKESHA COUNTY, WISCONSIN, IN REEL _____ IMAGES _____ TO _____ AS DOCUMENT NO. _____

PART OF TAX KEY NO NPV 1563-998

LOT CORNERS FOR LAND UNIT 21 ARE SET IRON REBAR STAKES BOUNDED ON EAGLES COVE CIRCLE BY THE BACK OF CURB.



LINE-1 N 73°59'05" W 18.81'

I HEREBY CERTIFY THAT THIS PLAT IS A CORRECT REPRESENTATION OF THE CONDOMINIUM DESCRIBED TO THE BEST OF MY PROFESSIONAL KNOWLEDGE AND BELIEF AND THAT THE IDENTIFICATION AND LOCATION OF EACH UNIT AND THE COMMON ELEMENTS CAN BE DETERMINED FROM THE PLAT.

DATED 12/14/88

PETER S. GORDON R.L.S. 250

WISCONSIN
PETER S. GORDON
S-250
ELKHORN, WI
LAND SURVEYOR

NOTE: BUILDINGS AND OTHER IMPROVEMENTS SHOWN ON THIS EXHIBIT REPRESENT PROPOSED CONSTRUCTION NOT COMPLETED AS OF THE DATE OF THIS PLAT.

ALL DIMENSIONS SHOWN ARE APPROXIMATE. SOME DIMENSIONS SHOW ROOM AVERAGES. CURRENT ARCHITECTURAL PLANS SHOULD BE USED FOR CONSTRUCTION PURPOSES

NOTE: UNITS 21-1 AND 21-2 SHALL HAVE FULL BASEMENTS UNDER ALL LIVING AREAS EXCEPTING GARAGE SPACES AS SHOWN. THESE BASEMENTS ARE PART OF THE UNIT.

COMMON ELEMENTS = ALL OF THE CONDOMINIUM EXCEPT THE UNIT

L.C.E. = LIMITED COMMON ELEMENT

SHEET 1 OF 1

PROJECT 88232
DATE: 12/05/88

FARRIS, HANSEN & ASSOCIATES, INC.
ENGINEERING - ARCHITECTURE - SURVEYING
7 RIDGWAY COURT P.O. BOX 437
ELKHORN, WISCONSIN 53121
OFFICE: (262) 723-2098
FAX: (262) 723-3886

SEP 11 00 0 0 0 8 2 1

2589766

REGISTER'S OFFICE
WAUKESHA COUNTY, WI
RECORDED ON

09-11-2000 2:34 PM

MICHAEL J. HASSLINGER
REGISTER OF DEEDS

REC. FEE: 14.00
REC. FEE-CO: 4.00
REC. FEE-ST: 2.00
TRAN. FEE:
TRAN. FEE-STATE:
PAGES: 6

WC2589766-008

Document Number

SECOND AMENDMENT TO DECLARATION OF CONDOMINIUM OF EAGLES COVE CONDOMINIUM

Document Title

THIS SECOND AMENDMENT ("Amendment") to Declaration of Condominium of Eagles Cove Condominium is made and entered into this July 13, 2000 by Harmony Homes, Inc. ("Declarant").

A Declaration of Condominium of Eagles Cove Condominium was recorded in the Office of the Register of Deeds for Waukesha County, Wisconsin on December 28, 1999, as Document No. 2528462 and amended on December 28, 1999, by Document No. 2528464 (collectively the "Declaration"), which subjected certain real property in the Village of North Prairie, Wisconsin to the Condominium Ownership Act.

Recording Area

Name and Return Address:
Hal Karas, Esq.
Michael Best & Friedrich LLP
100 East Wisconsin Avenue,
Suite 3300
Milwaukee, WI 53202

PIN:
Part of Tax Key No. NPV 1563.990

The Declaration, at Article 2, reserved to the Owner of a Land Unit the right to separate its Land Unit into two Duplex Units. BBI Development, LLC ("BBI") is the Owner of Land Unit 8 and, together with Declarant, desires to amend the Declaration to effect such separation.

NOW THEREFORE, BBI and Declarant, pursuant to Articles 2 of the Declaration, hereby amend the Declaration by separating Land Unit 8 into Duplex Units 8-1 and 8-2 as though fully set forth therein at the time of recording the Declaration subject to the following restrictions and conditions:

Section 1. The last sentence of Section 2.1(a) of the Declaration is amended to read that "The Condominium shall consist of 3 Land Units and 4 Duplex Units."

Section 2. Section 3.1 of the Declaration is amended by replacing the initial Interest percentage of "16.667%" with the percentage "14.285%".

Section 3. Exhibit B to the Declaration as recorded is expanded to include Exhibit 2B attached.

Section 4. Except as otherwise stated herein, the Declaration shall remain unchanged and in full force and effect.

Section 5. The Mortgagee identified below holds a mortgage on Land Unit 8 and is executing this Amendment in order to grant consent to the actions taken herein. The property subject to such mortgage shall now include Duplex Units 8-1 and 8-2 instead of Land Unit 8.

SEP 11 00 0 0 0 8 2 2

Executed as of the date written above.

Harmony Homes, Inc.,
"Declarant"

By: _____
Bryce P. Styza, President

BBI Development, LLC,
"Owner"

By: Ronald K Barenz managing.
Ronald Barenz, Managing Member

Marine Bank
"Mortgagee"

By: _____
Name: Larry Bangs
Title: AVP Commercial Lending

ACKNOWLEDGMENT

STATE OF WISCONSIN)
) SS.
COUNTY OF Waukesha)

Personally came before me this 13th day of July, 2000, the above named Bryce P. Styza, President of Harmony Homes, Inc., to me known to be the person who executed the foregoing instrument and acknowledge the same.

NOTARY PUBLIC
GLENDA R. SCHEEL-WEIDNER
STATE OF WISCONSIN

_____
Glenda R. Scheel-Weidner
Notary Public, State of Wisconsin
My commission: May 12, 2002

SEP 11 00 0 0 0 8 2 3

ACKNOWLEDGMENT

STATE OF WISCONSIN)
) SS.
COUNTY OF Washington)

Personally came before me this 19th day of July, 2000, the above named Ronald Barenz, Managing Member of BBI Development, LLC, to me known to be the person who executed the foregoing instrument and acknowledge the same.

Katherine A Kassel

Notary Public, State of Wisconsin
My commission: 5/11/03

ACKNOWLEDGMENT

STATE OF WISCONSIN)
) SS.
COUNTY OF)

Personally came before me this 20th day of July, 2000, the above named Larry Bangs of Marine Bank to me known to be the person who executed the foregoing instrument and acknowledge the same.

Linda L. Karsen

Notary Public, State of Wisconsin
My commission: 8-11-2002

This instrument was drafted by:
Hal Karas, Esq. and
Timothy J. Voeller, Esq.
Michael Best & Friedrich LLP

T:\CLIENTA\43135\0051\A0022675
07/12/00

EAGLES COVE CONDOMINIUM ADDENDUM NO. 2

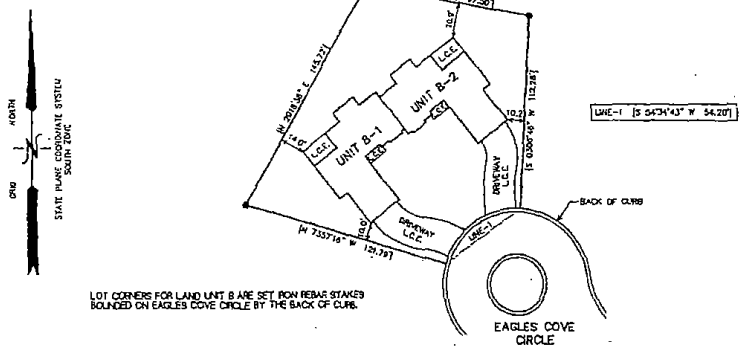
LOCATED IN THE VILLAGE OF NORTH PRAIRIE,
WAUKESHA COUNTY, WISCONSIN

LEGAL DESCRIPTION

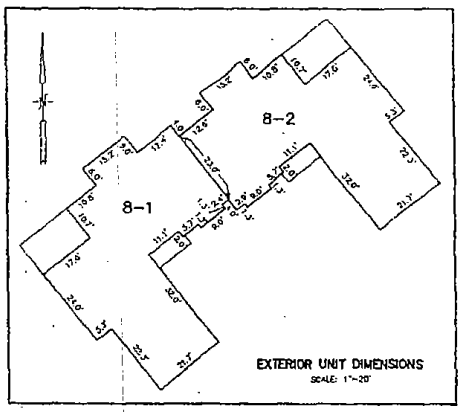
LAND UNIT NO. 8 AND SO MUCH OF THE UNDIVIDED INTEREST IN THE COMMON AREAS AND FACILITIES APPURTENANT TO SUCH UNIT IN THE PERCENTAGE SPECIFIED AND ESTABLISHED IN THE HEREINAFTER MENTIONED DECLARATION, IN A CONDOMINIUM COMMONLY KNOWN AS EAGLES COVE CONDOMINIUM, CREATED UNDER THE CONDOMINIUM OWNERSHIP ACT OF THE STATE OF WISCONSIN BY DECLARATION RECORDED ON DECEMBER 29th, 1999 AS DOCUMENT NO. 2528102.

PART OF TAX KEY NO. NPV 1583-999

LAND UNIT NO. 8



LOT CORNERS FOR LAND UNIT 8 ARE SET IRON REBAR STAKES BOUNDED ON EAGLES COVE CIRCLE BY THE BACK OF CURB.



100 80 60 40 20 0 50 100
MAP SCALE IN FEET ORIGINAL 1" = 40'

I HEREBY CERTIFY THAT THIS PLAT IS A CORRECT REPRESENTATION OF THE CONDOMINIUM DESCRIBED TO THE BEST OF MY PROFESSIONAL KNOWLEDGE AND BELIEF AND THAT THE IDENTIFICATION AND LOCATION OF EACH UNIT AND THE COMMON ELEMENTS CAN BE DETERMINED FROM THE PLAT.

DATED 8/17/2000 REVISED 8/17/2000

PETER S. GORDON R.L.S. 249

WISCONSIN PETER S. GORDON S-2101 ELKHORN, WI LAND SURVEYOR

NOTE: BUILDINGS AND OTHER IMPROVEMENTS SHOWN ON THIS EXHIBIT REPRESENT PROPOSED CONSTRUCTION NOT COMPLETED AS OF THE DATE OF THIS PLAT.

ALL DIMENSIONS SHOWN ARE APPROXIMATE. SOME DIMENSIONS SHOW ROOM AVERAGES. CURRENT ARCHITECTURAL PLANS SHOULD BE USED FOR CONSTRUCTION PURPOSES.

NOTE: UNITS 8-1 AND 8-2 SHALL HAVE FULL BASEMENTS UNDER ALL LIVING AREAS EXCEPTING GARAGE SPACES AS SHOWN. THESE BASEMENTS ARE PART OF THE UNIT, INCLUDING ALL STRUCTURAL AND FINISH ELEMENTS OF THE BUILDING.

COMMON ELEMENTS = ALL OF THE CONDOMINIUM EXCEPT THE UNITS

L.C.E. = LIMITED COMMON ELEMENT

[XXX] = RECORD DIMENSION

SEE SHEETS 2 & 3 FOR DIAGRAMATIC FLOOR PLANS

FARRIS, HANSEN & ASSOCIATES, INC.
ENGINEERING – ARCHITECTURE – SURVEYING
7 RIDGWAY COURT, PO BOX 437
ELKHORN, WISCONSIN 53121
PHONE: (262) 723-2098
FAX: (262) 723-5586

PROJ. NO. 98232 | DATE 08/02/2000 | SHEET: 1 OF 3

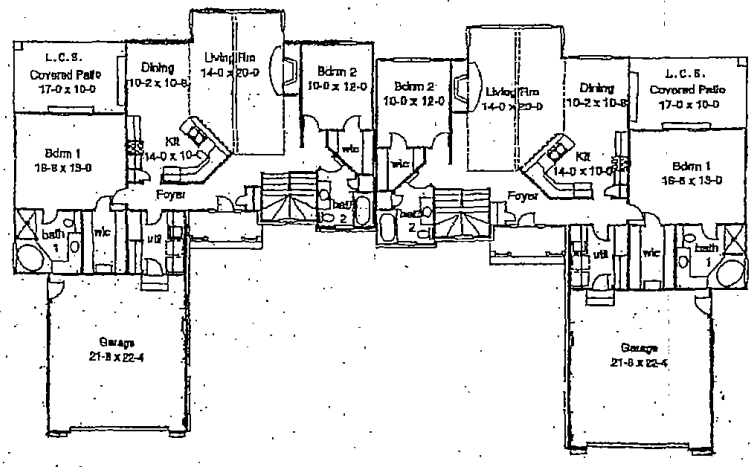
REVISED 8/18/2000

SEP 11 0000824

EAGLES COVE CONDOMINIUM ADDENDUM NO. 2

LOCATED IN THE VILLAGE OF NORTH PRAIRIE,
WAUKESHA COUNTY, WISCONSIN

DIAGRAMATIC FLOOR PLAN – FIRST FLOOR



UNIT 8–1

UNIT 8–2

WISCONSIN
PETER S. GORDON
52101
ELKHORN, WI
LAND SURVEYOR

8/8/2000 REV. 8/17/2000

NOTE: BUILDINGS AND OTHER IMPROVEMENTS SHOWN ON THIS EXHIBIT REPRESENT PROPOSED CONSTRUCTION NOT COMPLETED AS OF THE DATE OF THIS PLAT.

ALL DIMENSIONS SHOWN ARE APPROXIMATE. SOME DIMENSIONS SHOW ROOM AVERAGES. CURRENT ARCHITECTURAL PLANS SHOULD BE USED FOR CONSTRUCTION PURPOSES.

NOTE: UNITS 8–1 AND 8–2 SHALL HAVE FULL BASEMENTS UNDER ALL LIVING AREAS EXCEPTING GARAGE SPACES AS SHOWN. THESE BASEMENTS ARE PART OF THE UNIT INCLUDING ALL STRUCTURAL AND FINISH ELEMENTS OF THE BUILDING.

COMMON ELEMENTS – ALL OF THE CONDOMINIUM EXCEPT THE UNIT

L.C.E. – LIMITED COMMON ELEMENT

[xxx] – RECORD DIMENSION

FARRIS, HANSEN & ASSOCIATES, INC.
ENGINEERING – ARCHITECTURE – SURVEYING
7 RIDGWAY COURT, PO BOX 437
ELKHORN, WISCONSIN 53121
PHONE: (262) 723-2098
FAX: (262) 723-5886

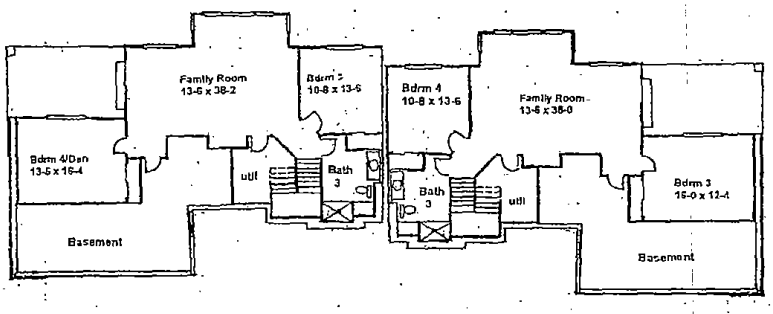
PROJ NO. 98232 | DATE: 08/02/2000 | SHEET: 2 OF 3

SEP 11 00 00 00 825

EAGLES COVE CONDOMINIUM ADDENDUM NO. 2

LOCATED IN THE VILLAGE OF NORTH PRAIRIE,
WAUKESHA COUNTY, WISCONSIN

DIAGRAMATIC FLOOR PLAN – LOWER FLOOR



UNIT 8–1 UNIT 8–2

NOTE: BUILDINGS AND OTHER IMPROVEMENTS SHOWN ON THIS EXHIBIT REPRESENT PROPOSED CONSTRUCTION NOT COMPLETED AS OF THE DATE OF THIS PLAT.

ALL DIMENSIONS SHOWN ARE APPROXIMATE. SOME DIMENSIONS SHOW ROOM AVERAGES. CURRENT ARCHITECTURAL PLANS SHOULD BE USED FOR CONSTRUCTION PURPOSES.

NOTE: UNITS 8–1 AND 8–2 SHALL HAVE FULL BASEMENTS UNDER ALL LIVING AREAS EXCEPTING GARAGE SPACES AS SHOWN. THESE BASEMENTS ARE PART OF THE UNIT INCLUDING ALL STRUCTURAL AND FINISH ELEMENTS OF THE BUILDING.

COMMON ELEMENTS = ALL OF THE CONDOMINIUM EXCEPT THE UNIT

L.C.E. = LIMITED COMMON ELEMENT

(XXX) = RECORD DIMENSION

WISCONSIN
PETER S. GORDON
S-2251
ELKHORN, WI
LAND SURVEYOR

8/15/2000

FARRIS, HANSEN & ASSOCIATES, INC.
ENGINEERING – ARCHITECTURE – SURVEYING
7 RIDGWAY COURT, PO BOX 437
ELKHORN, WISCONSIN 53121
PHONE: (262) 723-2098
FAX: (262) 723-5886

PROJ NO. 99232 | DATE 08/02/2000 | SHEET 3 OF 3

SEP 11 00 00826

001457 SEP 16 02

2845493

REGISTER'S OFFICE
WAUKESHA COUNTY, WI
RECORDED ON

09-16-2002 11:07 AM

MICHAEL J. HASSLINGER
REGISTER OF DEEDS

REC. FEE: 20.00
REC. FEE-CO: 5.00
REC. FEE-ST: 2.00
TRAN. FEE:
TRAN. FEE-STATE:
PAGES: 9



WC2845493-009

THIRD AMENDMENT TO DECLARATION OF CONDOMINIUM OF EAGLES COVE CONDOMINIUM

Document Title

Recording Area

Name and Return Address:

Hal Karas, Esq.
Michael Best & Friedrich LLP
100 East Wisconsin Avenue,
Suite 3300
Milwaukee, WI 53202

PIN:
NPV 1563988

pd 2719

00114588 SEP 16 02

THIRD AMENDMENT TO DECLARATION OF CONDOMINIUM
OF EAGLES COVE CONDOMINIUM

THIS THIRD AMENDMENT ("Amendment") to Declaration of Condominium of Eagles Cove Condominium is made and entered into this September 9th, 2002 by Harmony Homes, Inc. ("Declarant").

A Declaration of Condominium of Eagles Cove Condominium was recorded in the Office of the Register of Deeds for Waukesha County, Wisconsin on December 28, 1999, as Document No. 2528462 and amended by a First Amendment to Declaration on December 28, 1999, by Document No. 2528464 and by a Second Amendment to Declaration on July 13, 2000, by Document No. 2589766 (collectively the "Declaration") which subjected certain real property in the Village of North Prairie, Waukesha County, Wisconsin to the Condominium Ownership Act.

Article 10 of the Declaration reserves the right to expand the Condominium. Article 2 of the Declaration reserves the right to separate a Land Unit into two Duplex Units. Declarant desires to amend the Declaration to expand the Condominium to include Land Unit 11 and to effect the separation of Land Unit 11 into Duplex Units as set forth below.

NOW THEREFORE, Declarant, pursuant to Article 10 and Article 2 of the Declaration, hereby amends the Declaration by (a) expanding the Condominium to include Land Unit 11, and (b) separating Land Unit 11 into Duplex Units 11-1 and 11-2, and hereby adopts the other amendments as set forth below, all as though fully set forth therein at the time of recording the Declaration and subject to the following restrictions and conditions:

Section 1. The last sentence of Section 2.1(a) of the Declaration is amended to read that "the Condominium shall consist of 3 Land Units and 6 Duplex Units."

Section 2. Section 3.1 of the Declaration is amended by replacing the initial Interest percentage of "14.285%" with the percentage "11.11%".

Section 3. Exhibit B to the Declaration as recorded is expanded to include the attached copy of Addendum No. 3 to the Plat.

Section 4. Notwithstanding the references in Addendum No. 3 to the Plat to "lot corners", this was an inadvertent reference by the surveyor and was intended to refer to the corners of the Land Units. Declarant reiterates its intention that the Property has been subjected to the condominium form of ownership.

Section 5. Except as otherwise stated herein, the Declaration shall remain unchanged and in full force and effect.

001459 SEP 16 02

Section 6. The Mortgagee identified below hold mortgages on all Units and is executing this Amendment in order to grant consent to the actions taken herein. The property subject to such mortgage shall now include Duplex Units 11-1 and 11-2.

Executed as of the date written above.

Harmony Homes, Inc.

By: _____
Bryce P. Styza, President

ACKNOWLEDGMENT

STATE OF WISCONSIN)
) SS.
COUNTY OF)

Personally came before me this 9th day of September, 2002, the above named Bryce P. Styza, President of Harmony Homes, Inc., to me known to be the person who executed the foregoing instrument in such capacity and acknowledge the same.

NOTARY PUBLIC
GLENDA R. SCHEEL-WEIDNER
STATE OF WISCONSIN

_____
Glenda R. Scheel-Weidner
Notary Public, State of Wisconsin
My commission: May 7, 2006

001460 SEP 16 02

CONSENT OF MORTGAGEE

Bank One Wisconsin

By: _____

Name: Donald J. Pafford

Title: Vice President

ACKNOWLEDGMENT

STATE OF WISCONSIN)
) SS.
COUNTY OF Milwaukee)

Personally came before me this 12th day of September, 2002, the above named D J Pafford of Bank One Wisconsin to me known to be the person who executed the foregoing instrument and acknowledge the same.

Vicki L. Vogel

_____

Notary Public, State of Wisconsin
My commission: 10/17/04

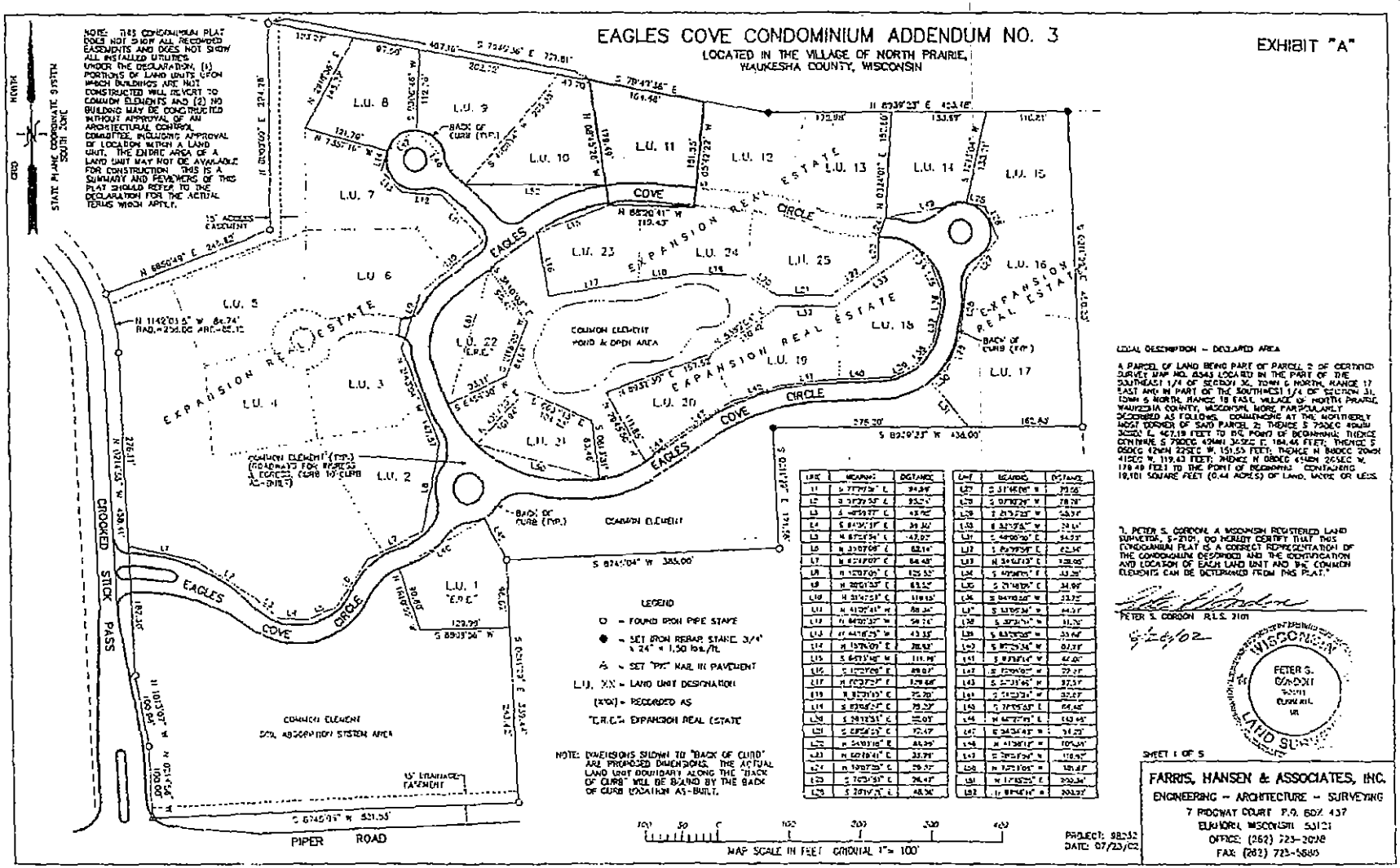
This instrument was drafted by:
Hal Karas, Esq. and
Brenda J. Dahl, Esq.
Michael Best & Friedrich LLP

T:\CLIENTA\043135\0051\A0434142.1

EAGLES COVE CONDOMINIUM ADDENDUM NO. 3

LOCATED IN THE VILLAGE OF NORTH PRAIRIE,
WAUKESHA COUNTY, WISCONSIN

EXHIBIT "A"

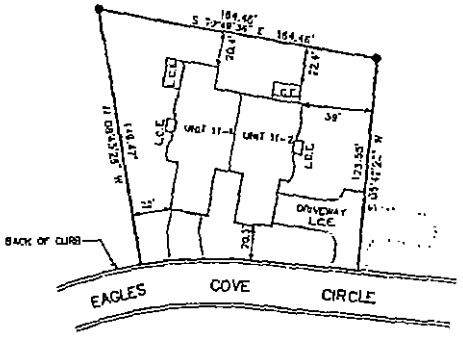

NOTE: THIS CONDOMINIUM PLAT DOES NOT SHOW ALL RECORDED EASEMENTS AND DOES NOT SHOW ALL INSTALLED UTILITIES. UNDER THE DECLARATION: (1) PORTIONS OF LAND UNITS UPON WHICH BUILDINGS ARE NOT CONSTRUCTED WILL REVERT TO COMMON ELEMENTS AND (2) NO BUILDING MAY BE CONSTRUCTED WITHOUT APPROVAL OF AN ARCHITECTURAL CONTROL COMMITTEE, INCLUDING APPROVAL OF LOCATION WITHIN A LAND UNIT. THE ENTIRE AREA OF A LAND UNIT MAY NOT BE AVAILABLE FOR CONSTRUCTION. THIS IS A SUMMARY AND REVIEWERS OF THIS PLAT SHOULD REFER TO THE DECLARATION FOR THE ACTUAL TERMS WHICH APPLY.
STATE PLANE COORDINATE SYSTEM SOUTH ZONE
NORTH
GRID
L.U. 1
L.U. 2
L.U. 3
L.U. 4
L.U. 5
L.U. 6
L.U. 7
L.U. 8
L.U. 9
L.U. 10
L.U. 11
L.U. 12
L.U. 13
L.U. 14
L.U. 15
L.U. 16
L.U. 17
L.U. 18
L.U. 19
L.U. 20
L.U. 21
L.U. 22
L.U. 23
L.U. 24
L.U. 25
EAGLES COVE CIRCLE
EXPANSION REAL ESTATE
CROOKED STICK PASS
PIPER ROAD
BACK OF CURB (TYP.)
COMMON ELEMENT
POND & OPEN AREA
COMMON ELEMENT (TYP.) (ROADWAYS FOR PURPOSES OF ACCESS, CURB TO CURB 28'-0" TYP.)
COMMON ELEMENT SOIL ABSORPTION SYSTEM AREA
15' ACCESS EASEMENT
15' DRAINAGE EASEMENT
S 89°03'56" W 129.99'
S 87°45'01" W 531.55'
S 89°39'23" W 434.00'
S 87°41'04" W 385.00'
N 88°26'41" W 119.43'
N 89°39'23" E 433.16'
S 78°49'36" E 727.81'
S 87°47'36" E 164.48'
N 68°50'49" E 245.82'
N 11°42'03.5" W 84.74'
RAD.=250.00' ARC=85.12'
N 12°13'35" W 436.11'
N 10°13'07" W 100.00'
S 00°20'24" E 324.78'
S 00°06'00" E 324.78'
S 00°20'24" E 330.00'
S 00°06'00" E 330.00'
N 00°20'24" W 330.00'
N 00°06'00" W 330.00'
N 00°13'07" W 100.00'
S 00°13'07" E 330.00'
S 00°13'07" E 100.00'
N 00°13'07" W 330.00'
N 00°06'00" W 324.78'
N 00°20'24" W 324.78

EAGLES COVE CONDOMINIUM ADDENDUM NO. 3

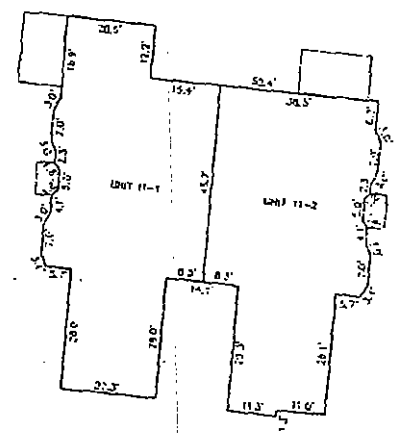
LOCATED IN THE VILLAGE OF NORTH PRAIRIE,
WAUKESHA COUNTY, WISCONSIN

EXHIBIT "B"

LAND UNIT NO. 11



LOT CORNERS FOR LAND UNIT 11 ARE SET UPON REBAR STAKES BOUNDED ON EAGLES COVE CIRCLE BY THE BACK OF CURB.



EXTERIOR UNIT DIMENSIONS
SCALE: 1"=20'

NOTE: UNITS 11-1 AND 11-2 SHALL HAVE FULL BASEMENTS UNDER ALL LIVING AREAS EXCEPTING GARAGE SPACES AS SHOWN. THESE BASEMENTS ARE PART OF THE UNIT INCLUDING ALL STRUCTURAL AND FINISH ELEMENTS OF THE BUILDING.

COMMON ELEMENTS – ALL OF THE CONDOMINIUM EXCEPT THE UNIT

LIMITED COMMON ELEMENT (L.C.E.) – ALL DRIVES, BALCONIES AND PATIOS AND ALL STEPS AND PORCHES PLACED APPURTENANT TO ANY BUILDING SHALL BE A PART OF THE COMMON ELEMENTS AS A LIMITED COMMON ELEMENT AND NOT A PART OF ANY INDIVIDUAL UNIT; HOWEVER EACH RESPECTIVE UNIT OWNER SHALL BE ENTITLED TO THE EXCLUSIVE USE AND POSSESSION OF ANY SUCH DRIVE, BALCONY, PATIO, DECK, AND ANY SUCH STEPS AND PORCH. DIRECT ACCESS TO WHICH IS PROVIDED FROM WITHIN THE RESPECTIVE UNIT AND LOCATED OUTSIDE OF AND ADJOINING EACH RESPECTIVE BUILDING.

THE FOREGOING IS A SUMMARY OF THE LIMITED COMMON ELEMENTS AND IN THE EVENT OF A CONFLICT, THE CONDOMINIUM DECLARATION SHALL PREVAIL.

L.C.E. – LIMITED COMMON ELEMENT

NOTE: BUILDINGS AND OTHER IMPROVEMENTS SHOWN ON THIS EXHIBIT REPRESENT PROPOSED CONSTRUCTION NOT COMPLETED AS OF THE DATE OF THIS PLAT.

ALL DIMENSIONS SHOWN ARE APPROXIMATE. SOME DIMENSIONS SHOW ROOM AVERAGES. CURRENT ARCHITECTURAL PLANS SHOULD BE USED FOR CONSTRUCTION PURPOSES.

PETER S. GORDON
S3101
ELKHORN, WI
LAND SURVEYOR

SHEET 2 OF 5

PROJECT: 98232
DATE: 07/23/02

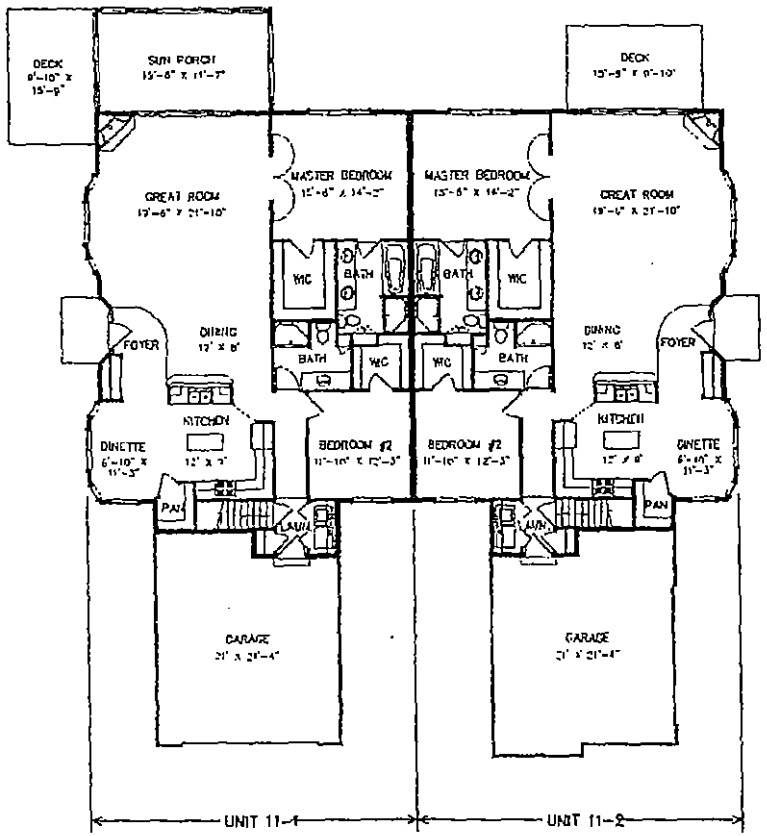
FARRIS, HANSEN & ASSOCIATES, INC.
ENGINEERING – ARCHITECTURE – SURVEYING
7 RIDGWAY COURT P.O. BOX 437
ELKHORN, WISCONSIN 53121
OFFICE: (262) 723-2098
FAX: (262) 723-5886

0011462 SEP 16 02

EAGLES COVE CONDOMINIUM ADDENDUM NO. 3

LOCATED IN THE VILLAGE OF NORTH PRAIRIE,
WAUKESHA COUNTY, WISCONSIN

EXHIBIT "B"



NOTE: BUILDINGS AND OTHER IMPROVEMENTS SHOWN ON THIS EXHIBIT REPRESENT PROPOSED CONSTRUCTION NOT COMPLETED AS OF THE DATE OF THIS PLAT.

ALL DIMENSIONS SHOWN ARE APPROXIMATE. SOME DIMENSIONS SHOW ROOM AVERAGES. CURRENT ARCHITECTURAL PLANS SHOULD BE USED FOR CONSTRUCTION PURPOSES.

NOTE: UNITS 11-1 AND 11-2 SHALL HAVE FULL BASEMENTS UNDER ALL LIVING AREAS EXCEPTING GARAGE SPACES AS SHOWN. THESE BASEMENTS ARE PART OF THE UNIT INCLUDING ALL STRUCTURAL AND FINISH ELEMENTS OF THE BUILDING.

COMMON ELEMENTS = ALL OF THE CONDOMINIUM EXCEPT THE UNIT

LIMITED COMMON ELEMENT (L.C.E.) = ALL DRIVES, BALCONIES AND PATIOS AND ALL STEPS AND PORCHES PLACED APPURTENANT TO ANY BUILDING SHALL BE A PART OF THE COMMON ELEMENTS AS A LIMITED COMMON ELEMENT AND NOT A PART OF ANY INDIVIDUAL UNIT; HOWEVER, EACH RESPECTIVE UNIT OWNER SHALL BE ENTITLED TO THE EXCLUSIVE USE AND POSSESSION OF ANY SUCH DRIVE, BALCONY, PATIO, DECK, AND ANY SUCH STEPS AND PORCH, DIRECT ACCESS TO WHICH IS PROVIDED FROM WITHIN THE RESPECTIVE UNIT AND LOCATED OUTSIDE OF AND ADJOINING EACH RESPECTIVE BUILDING.

THE FOREGOING IS A SUMMARY OF THE LIMITED COMMON ELEMENTS AND IN THE EVENT OF A CONFLICT, THE CONDOMINIUM DECLARATION SHALL PREVAIL.

L.C.E. = LIMITED COMMON ELEMENT

PETER S. GORMAN — REGISTERED LAND SURVEYOR

SHEET 3 OF 5

FARRIS, HANSEN & ASSOCIATES, INC.
ENGINEERING – ARCHITECTURE – SURVEYING
7 RIDGWAY COURT P.O. BOX 437
ELKHORN, WISCONSIN 53121
OFFICE: (262) 723-2098
FAX: (262) 723-9696

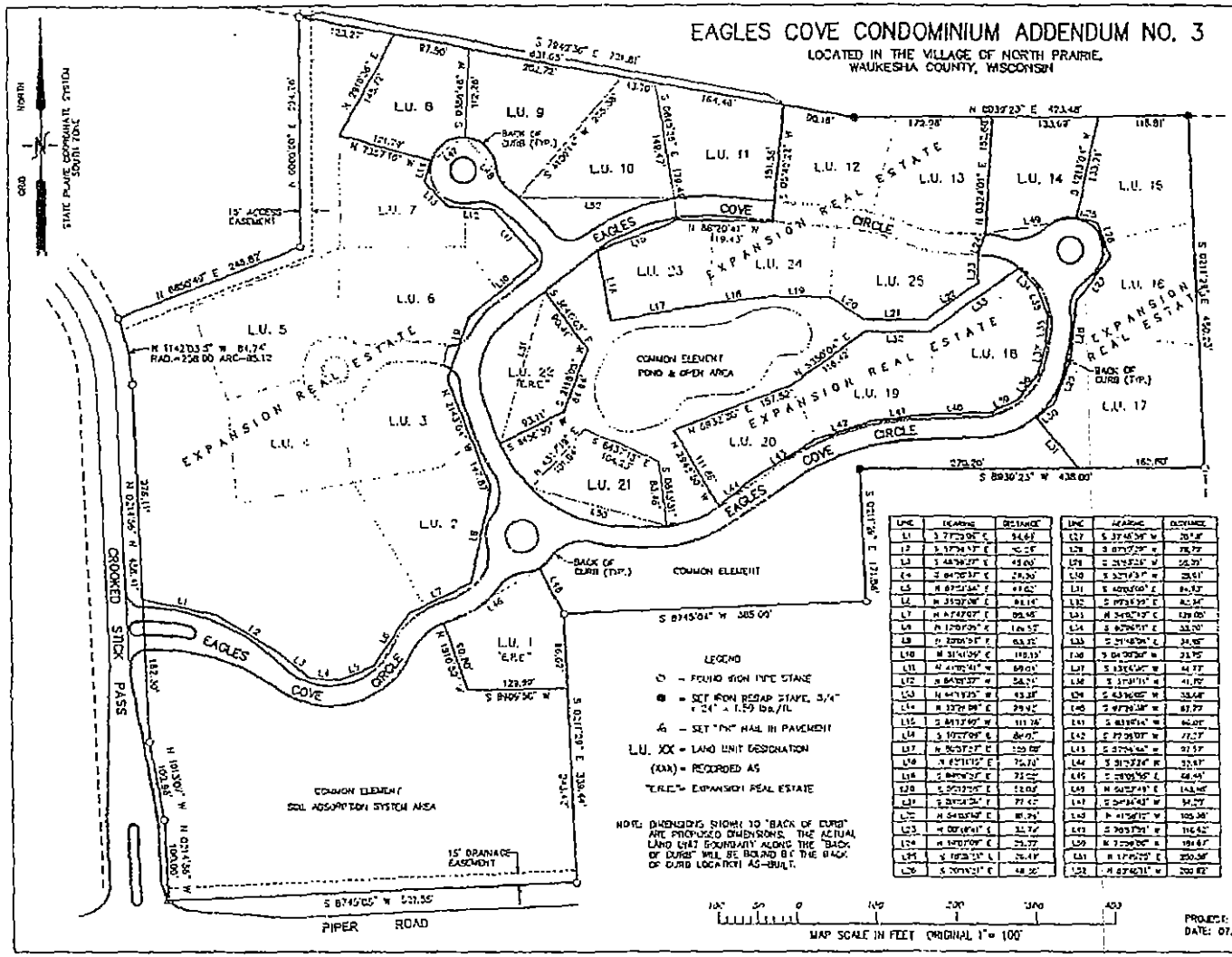
PROJECT: 98232
DATE: 07/23/02

00116393 SEP 16 02

EAGLES COVE CONDOMINIUM ADDENDUM NO. 3

LOCATED IN THE VILLAGE OF NORTH PRAIRIE,
WAUKESHA COUNTY, WISCONSIN

EXHIBIT "C"



LINE	BEARING	DISTANCE
L1	S 77°03'06" E	54.63'
L2	S 37°34'17" E	40.25'
L3	S 44°39'27" E	45.00'
L4	S 84°06'37" E	28.30'
L5	N 87°51'54" E	47.62'
L6	N 35°37'06" E	84.14'
L7	N 41°47'07" E	88.48'
L8	N 12°07'29" E	126.57'
L9	N 20°01'57" E	63.35'
L10	N 31°41'04" E	118.13'
L11	N 41°05'41" E	69.01'
L12	N 84°01'37" E	56.21'
L13	N 44°19'35" E	43.28'
L14	N 33°21'08" E	29.42'
L15	S 84°17'09" E	111.26'
L16	S 10°27'09" E	84.00'
L17	N 80°57'27" E	100.00'
L18	N 87°11'15" E	76.70'
L19	S 84°06'37" E	72.00'
L20	S 50°13'05" E	52.00'
L21	S 39°54'55" E	77.42'
L22	N 54°55'58" E	85.75'
L23	N 00°16'41" E	32.74'
L24	N 14°07'09" E	29.77'
L25	S 19°53'31" E	26.49'
L26	S 70°11'21" E	48.30'

LINE	BEARING	DISTANCE
L27	S 37°46'39" W	20.18'
L28	S 87°07'29" W	78.72'
L29	S 39°55'26" W	26.39'
L30	S 32°14'37" W	28.61'
L31	S 40°00'00" E	84.93'
L32	S 89°33'23" E	82.34'
L33	N 34°02'39" E	129.00'
L34	S 82°05'11" E	33.70'
L35	S 21°48'04" E	34.95'
L36	S 84°09'36" W	33.95'
L37	S 83°55'49" W	44.77'
L38	S 31°39'11" W	41.70'
L39	S 43°46'00" W	33.68'
L40	S 87°29'38" W	82.77'
L41	S 83°55'14" W	84.05'
L42	S 77°39'07" W	72.17'
L43	S 87°04'44" W	97.57'
L44	S 81°23'24" W	33.47'
L45	S 88°09'56" W	68.45'
L46	N 84°27'49" E	144.46'
L47	S 84°34'48" W	34.79'
L48	N 41°36'12" W	105.36'
L49	S 76°53'31" W	116.62'
L50	N 73°09'00" W	194.67'
L51	N 17°07'00" E	200.36'
L52	N 87°45'01" W	200.82'

LEGEND

- ○ = FOUND IRON PIPE STAKE
- ● = SET IRON REBAR STAKE, 3/4" x 24" x 1.59 lbs./LF
- ⊕ = SET "PK" NAIL IN PAVEMENT
- L.U. XX = LAND UNIT DESIGNATION
- (XXX) = RECORDED AS
- "E.R.E." = EXPANSION REAL ESTATE

NOTE: DIMENSIONS SHOWN TO "BACK OF CURB" ARE PROPOSED DIMENSIONS. THE ACTUAL LAND UNIT BOUNDARY ALONG THE "BACK OF CURB" WILL BE BOUND BY THE "BACK OF CURB LOCATION AS-BUILT.

MAP SCALE IN FEET ORIGINAL 1" = 100'

SEE SHEET 5 FOR LEGAL DESCRIPTIONS

PETER S. GYSTDON S-2081 REGISTERED WISCONSIN LAND SURVEYOR

SHEET 4 OF 5

FARRIS, HANSEN & ASSOCIATES, INC.
ENGINEERING - ARCHITECTURE - SURVEYING
7 RIDGWAY COURT P.O. BOX 437
ELKHORN, WISCONSIN 53121
OFFICE: (262) 723-2998
FAX: (262) 723-5826

PROJECT: 9P232
DATE: 07/23/02

0011616 SEP 16 02

EAGLES COVE CONDOMINIUM ADDENDUM NO. 3

LOCATED IN THE VILLAGE OF NORTH PRAIRIE,
WAUKESHA COUNTY, WISCONSIN

EXHIBIT "C"

LEGAL DESCRIPTION – EXPANSION AREA (WEST)

A PARCEL OF LAND BEING PART OF PARCEL 2 OF CERTIFIED SURVEY MAP NO. 8543 LOCATED IN THE PART OF THE SOUTHEAST 1/4 OF SECTION 36, TOWN 6 NORTH, RANGE 17 EAST AND IN PART OF THE SOUTHWEST 1/4 OF SECTION 31, TOWN 6 NORTH, RANGE 18 EAST, VILLAGE OF NORTH PRAIRIE, WAUKESHA COUNTY, WISCONSIN, MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHERLY MOST CORNER OF SAID PARCEL 2; THENCE S 79DEG 49MIN 36SEC E, 121.27 FEET; THENCE S 29DEG 18MIN 34SEC W, 145.72 FEET; THENCE S 73DEG 37MIN 16SEC E, 131.79 FEET; THENCE S 15DEG 26MIN 09SEC W, 218.92 FEET; THENCE S 44DEG 18MIN 35SEC E, 43.33 FEET; THENCE S 86DEG 01MIN 37SEC E, 58.74 FEET; THENCE S 41DEG 02MIN 41SEC E, 88.04 FEET; THENCE S 51DEG 41MIN 59SEC W, 118.15 FEET; THENCE S 20DEG 01MIN 53SEC W, 83.33 FEET; THENCE S 20DEG 43MIN 04SEC E, 167.07 FEET; THENCE S 72DEG 07MIN 05SEC W, 178.57 FEET; THENCE S 62DEG 47MIN 07SEC W, 88.49 FEET; THENCE S 15DEG 01MIN 08SEC W, 82.14 FEET; THENCE S 67DEG 31MIN 54SEC W, 47.05 FEET; THENCE N 64DEG 36MIN 37SEC W, 28.30 FEET; THENCE N 47DEG 08MIN 27SEC W, 43.00 FEET; THENCE N 37DEG 39MIN 33SEC W, 25.24 FEET; THENCE N 77DEG 20MIN 06SEC W, 94.89 FEET; THENCE N 03DEG 14MIN 56SEC W, 270.11 FEET; THENCE 85.13 FEET ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 258.00 FEET AND A CHORD WHICH BEARS N 10DEG 42MIN 03.5SEC W, 84.74 FEET; THENCE N 69DEG 50MIN 49SEC E, 246.82 FEET; THENCE N 20DEG 09MIN 03SEC E, 284.29 FEET TO THE POINT OF BEGINNING. CONTAINING 218,033 SQUARE FEET (5.62 ACRES) OF LAND, MORE OR LESS.

LEGAL DESCRIPTION – EXPANSION AREA (NORTH)

A PARCEL OF LAND BEING PART OF PARCEL 2 OF CERTIFIED SURVEY MAP NO. 8543 LOCATED IN THE PART OF THE SOUTHEAST 1/4 OF SECTION 36, TOWN 6 NORTH, RANGE 17 EAST AND IN PART OF THE SOUTHWEST 1/4 OF SECTION 31, TOWN 6 NORTH, RANGE 18 EAST, VILLAGE OF NORTH PRAIRIE, WAUKESHA COUNTY, WISCONSIN, MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHERLY MOST CORNER OF SAID PARCEL 2; THENCE S 79DEG 49MIN 36SEC E, 487.19 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE S 79DEG 49MIN 36SEC E, 254.62 FEET; THENCE N 09DEG 39MIN 33SEC E, 177.98 FEET; THENCE S 83DEG 34MIN 01SEC W, 152.60 FEET; THENCE S 19DEG 07MIN 09SEC W, 29.27 FEET; THENCE S 00DEG 43MIN 41SEC W, 33.79 FEET; THENCE S 54DEG 03MIN 10SEC W, 81.25 FEET; THENCE N 89DEG 58MIN 50SEC W, 72.47 FEET; THENCE N 88DEG 12MIN 55SEC W, 52.53 FEET; THENCE N 87DEG 08MIN 27SEC W, 75.22 FEET; THENCE S 02DEG 31MIN 15SEC W, 75.70 FEET; THENCE S 80DEG 37MIN 27SEC W, 123.88 FEET; THENCE N 10DEG 27MIN 09SEC W, 88.07 FEET; THENCE N 85DEG 13MIN 40SEC E, 111.78 FEET; THENCE N 08DEG 49MIN 26SEC W, 178.19 FEET TO THE POINT OF BEGINNING.
EXCEPTING THEREFROM A PARCEL OF LAND DESCRIBED AS COMMENCING AT THE NORTHERLY MOST CORNER OF SAID PARCEL 2; THENCE S 79DEG 49MIN 36SEC E, 487.19 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE S 79DEG 49MIN 36SEC E, 164.46 FEET; THENCE S 00DEG 43MIN 22SEC W, 151.55 FEET; THENCE N 88DEG 20MIN 41SEC W, 118.43 FEET; THENCE N 08DEG 49MIN 26SEC W, 179.49 FEET TO THE POINT OF BEGINNING.
CONTAINING 81,360 SQUARE FEET (2.10 ACRES) OF LAND, MORE OR LESS.

LEGAL DESCRIPTION – EXPANSION AREA (EAST)

A PARCEL OF LAND BEING PART OF PARCEL 2 OF CERTIFIED SURVEY MAP NO. 8543 LOCATED IN THE PART OF THE SOUTHEAST 1/4 OF SECTION 36, TOWN 6 NORTH, RANGE 17 EAST AND IN PART OF THE SOUTHWEST 1/4 OF SECTION 31, TOWN 6 NORTH, RANGE 18 EAST, VILLAGE OF NORTH PRAIRIE, WAUKESHA COUNTY, WISCONSIN, MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHEAST CORNER OF SAID PARCEL 2; THENCE S 02DEG 11MIN 29SEC E, 450.91 FEET; THENCE S 86DEG 39MIN 13SEC W, 162.33 FEET; THENCE N 40DEG 06MIN 06SEC W, 84.23 FEET; THENCE N 57DEG 19MIN 57SEC E, 23.61 FEET; THENCE N 21DEG 53MIN 29SEC E, 55.39 FEET; THENCE N 07DEG 10MIN 29SEC E, 79.79 FEET; THENCE N 37DEG 40MIN 08SEC E, 70.58 FEET; THENCE N 20DEG 19MIN 21SEC W, 48.26 FEET; THENCE N 72DEG 31MIN 51SEC W, 28.47 FEET; THENCE N 10DEG 37MIN 04SEC E, 133.71 FEET; THENCE N 89DEG 30MIN 23SEC E, 116.81 FEET TO THE POINT OF BEGINNING. CONTAINING 68,043 SQUARE FEET (1.57 ACRES) OF LAND, MORE OR LESS.

LEGAL DESCRIPTION – EXPANSION AREA (EXCEPTION)

A PARCEL OF LAND BEING PART OF PARCEL 2 OF CERTIFIED SURVEY MAP NO. 8543 LOCATED IN THE PART OF THE SOUTHEAST 1/4 OF SECTION 36, TOWN 6 NORTH, RANGE 17 EAST AND IN PART OF THE SOUTHWEST 1/4 OF SECTION 31, TOWN 6 NORTH, RANGE 18 EAST, VILLAGE OF NORTH PRAIRIE, WAUKESHA COUNTY, WISCONSIN, MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF SAID PARCEL 2; THENCE S 47DEG 58MIN 41SEC W, 293.49 FEET TO THE POINT OF BEGINNING; THENCE S 40DEG 08MIN 01SEC E, 33.20 FEET; THENCE S 21DEG 48MIN 08SEC E, 34.99 FEET; THENCE S 04DEG 00MIN 50SEC W, 33.75 FEET; THENCE S 13DEG 00MIN 39SEC W, 44.27 FEET; THENCE S 37DEG 31MIN 11SEC W, 41.70 FEET; THENCE S 83DEG 09MIN 00SEC W, 35.84 FEET; THENCE S 87DEG 39MIN 36SEC W, 87.79 FEET; THENCE S 85DEG 19MIN 14SEC W, 88.01 FEET; THENCE S 72DEG 03MIN 07SEC W, 72.27 FEET; THENCE S 57DEG 35MIN 46SEC W, 97.57 FEET; THENCE S 51DEG 23MIN 24SEC W, 52.67 FEET; THENCE N 39DEG 45MIN 36SEC W, 111.86 FEET; THENCE N 86DEG 35MIN 36SEC E, 157.52 FEET; THENCE N 31DEG 36MIN 04SEC E, 116.42 FEET; THENCE S 62DEG 59MIN 39SEC E, 80.34 FEET; THENCE N 54DEG 03MIN 10SEC E, 139.05 FEET TO THE POINT OF BEGINNING. CONTAINING 50,442 SQUARE FEET (1.15 ACRES) OF LAND, MORE OR LESS.
ALSO INCLUDING THE AREAS IDENTIFIED ON SAID EXHIBIT AS L.U. 1 AND L.U. 2. CONTAINING 34,692 SQUARE FEET OF LAND, MORE OR LESS

TOTAL EXPANSION AREA = 490,360 SQUARE FEET (11.26 ACRES) OF LAND, MORE OR LESS.

PROJECT: 98232
DATE: 07/23/02

SHEET 5 OF 5

FARRIS, HANSEN & ASSOCIATES, INC.
ENGINEERING – ARCHITECTURE – SURVEYING
7 RUGWAY COURT P.O. BOX 437
ELKHORN, WISCONSIN 53121
OFFICE: (262) 723-3098
FAX: (262) 723-5686

001465 SEP 16

001466 SEP 16 02

2845495

REGISTER'S OFFICE
WAUKESHA COUNTY, WI
RECORDED ON

09-16-2002 11:07 AM

MICHAEL J. HASSLINGER
REGISTER OF DEEDS

REC. FEE: 24.00
REC. FEE-CO: 5.00
REC. FEE-ST: 2.00
TRAN. FEE:
TRAN. FEE-STATE:
PAGES: 11



FOURTH AMENDMENT TO DECLARATION OF CONDOMINIUM OF EAGLES COVE CONDOMINIUM

Document Title

Recording Area

Name and Return Address:

Hal Karas, Esq.
Michael Best & Friedrich LLP
100 East Wisconsin Avenue,
Suite 3300
Milwaukee, WI 53202

PIN:
NPV 1563.988

pd 31 11

001467 SEP 16 02

THIS FOURTH AMENDMENT ("Amendment") to Declaration of Condominium of Eagles Cove Condominium is made and entered into this September 9th, 2002 by Harmony Homes, Inc., both in its capacity as the Declarant of the Condominium and in its capacity as the Owner of more than 70% of the Interests pursuant to Section 11.1 of the Declaration. BBI Development, LLC ("BBI") is also executing this Amendment because certain of the provisions below affect Land Units 9 and 10, of which BBI is the owner.

A Declaration of Condominium of Eagles Cove Condominium was recorded in the Office of the Register of Deeds for Waukesha County, Wisconsin on December 28, 1999, as Document No. 2528462 and amended on December 28, 1999, by Document No. 2528464 and amended on September 11, 2000 by Document No. 2589766 and amended on 9/16/02 by Document No. 2845493 (as amended, the "Declaration"), which subjected certain real property in the Village of North Prairie, Wisconsin to the Condominium Ownership Act. Capitalized words not defined herein have the meanings ascribed thereto in the Declaration.

Article 2 of the Declaration reserves the right to separate a Land Unit into two Duplex Units. BBI is the Owner of Land Units 9 and 10 and, together with Declarant, desires to amend the Declaration to effect such separation of Land Units 9 and 10.

Article 11 of the Declaration reserves to the Owners of Units the right to amend the Declaration with (a) the written consent of at least seventy percent (70%) of the Interests; and (b) approval of the Unit's Mortgagee, if any. The Declarant and BBI, as the Owners of all Units, desire to amend the Declaration as set forth below.

NOW THEREFORE, Declarant and BBI, pursuant to Article 2 of the Declaration, hereby amend the Declaration by separating Land Unit 9 into Duplex Units 9-1 and 9-2 and by separating Land Unit 10 into Duplex Units 10-1 and 10-2, and hereby adopt the other amendments as set forth below, all as though fully set forth therein at the time of recording the Declaration and subject to the following restrictions and conditions:

Section 1. The last sentence of Section 2.1(a) of the Declaration is amended to read that "The Condominium shall consist of 1 Land Unit and 10 Duplex Units."

Section 2. Section 3.1 of the Declaration is amended by replacing the initial Interest percentage of "11.1%" with the percentage "9.09%".

Section 3. Exhibit B to the Declaration as recorded is expanded to include the attached copy of Addendum No. 4 to the Plat.

Section 4. The first sentence of Section 2.1(b) of the Declaration is amended to permit a Building to be constructed such that it lies on both sides of the common line between two Land Units, or the common line between a Land Unit and adjacent General Common Elements, provided that (a) either the Owner of the proposed Building is at that time the Owner of both Land Units or else, if the Building will lie partly on Common Elements, the Association grants consent on terms and conditions imposed by the Association, (b) the resulting Building or Duplex Unit(s) involved will not acquire the right to vote with respect to more than one Land Unit, (c) the Land Unit upon which a Building or Duplex Unit(s) are not principally located may

still also be developed with its own Building or Duplex Unit(s), and (d) nothing herein permits the location of a Building or Duplex Unit(s) other than in compliance with the law.

Section 5. Notwithstanding the references in Addendum No. 4 to the Plat to "lot corners", this was an inadvertent reference by the surveyor and was intended to refer to the corners of the Land Units. Declarant reiterates its intention that the Property has been subjected to the condominium form of ownership.

Section 6. Except as otherwise stated herein, the Declaration shall remain unchanged and in full force and effect.

Section 7. The Mortgagees identified below hold mortgages on all Units and are executing this Amendment in order to grant consent to the actions taken herein. The property subject to the mortgage on Land Units 9 and 10 shall now include Duplex Units 9-1 and 9-2 instead of Land Unit 9 and Duplex Units 10-1 and 10-2 instead of Land Unit 10.

Executed as of the date written above.

Harmony Homes, Inc.

By: _____
Bryce P. Styza, President

BBI Development, LLC

By: _____
Ronald Barenz, Managing Member

001469 SEP 16 02

ACKNOWLEDGMENT

STATE OF WISCONSIN)
) SS.
COUNTY OF Waukesha)

Personally came before me this 9th day of September, 2002, the above named Bryce P. Styza, President of Harmony Homes, Inc., to me known to be the person who executed the foregoing instrument and acknowledge the same.

NOTARY PUBLIC GLENDA R. SCHEEL-WEIDNER STATE OF WISCONSIN

Glenda R. Scheel-Weidner
Notary Public, State of Wisconsin
My commission: May 7, 2006

ACKNOWLEDGMENT

STATE OF WISCONSIN)
) SS.
COUNTY OF)

Personally came before me this 10th day of September, 2002, the above named Ronald Barenz, Managing Member of BBI Development, LLC, to me known to be the person who executed the foregoing instrument and acknowledge the same.

Katherine A Etheridge
Notary Public, State of Wisconsin
My commission: Expires

001470 SEP 16 02

CONSENT OF MORTGAGEE

[Marine Bank]

By: [signature]
Name: Larry Bangs
Title: AVP

ACKNOWLEDGMENT

STATE OF WISCONSIN)
) SS.
COUNTY OF Waukesha)

Personally came before me this 13th day of September, 2002, the above named Larry Bangs of Marine Bank to me known to be the person who executed the foregoing instrument and acknowledge the same.

[signature]

Notary Public, State of Wisconsin
My commission: 8-6-06

001471 SEP 16 02

CONSENT OF MORTGAGEE

Bank One Wisconsin

By: _____

Name: Donald J Pafford

Title: Vice President

ACKNOWLEDGMENT

STATE OF WISCONSIN)
) SS.
COUNTY OF Milwaukee)

Personally came before me this 12th day of September, 2002, the above named D J Pafford of Bank One Wisconsin to me known to be the person who executed the foregoing instrument and acknowledge the same.

Vicki L. Vogel

_____

Notary Public, State of Wisconsin
My commission: 10/17/06

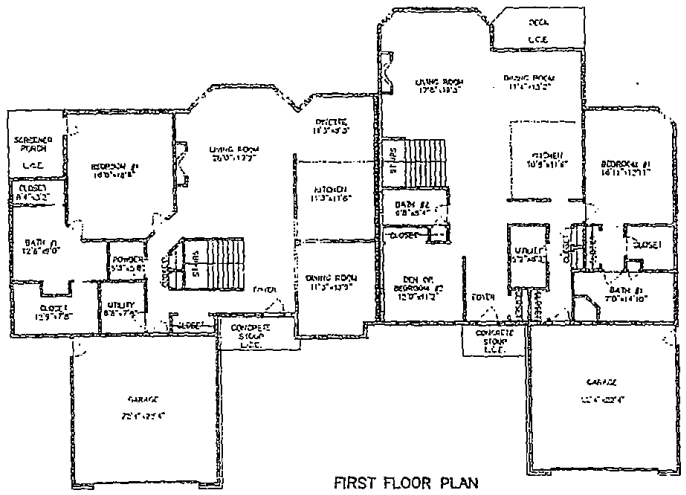
This instrument was drafted by:
Hal Karas, Esq. and
Brenda J. Dahl, Esq.
Michael Best & Friedrich LLP

T:\CLIENTA\043135\0056\A0432141.1
DRAFT

EAGLES COVE CONDOMINIUM ADDENDUM NO. 4

LOCATED IN THE VILLAGE OF NORTH PRAIRIE,
WAUKESHA COUNTY, WISCONSIN

EXHIBIT "A"



FIRST FLOOR PLAN



NOTE: BUILDINGS AND OTHER IMPROVEMENTS SHOWN ON THIS EXHIBIT REPRESENT PROPOSED CONSTRUCTION NOT COMPLETED AS OF THE DATE OF THIS PLAT.

ALL DIMENSIONS SHOWN ARE APPROXIMATE. SOME DIMENSIONS SHOW ROOM AVERAGES. CURRENT ARCHITECTURAL PLANS SHOULD BE USED FOR CONSTRUCTION PURPOSES.

WISCONSIN PETER S. GORDON SCHOOL BUSINESS LAND SURVEY

NOTE: UNITS 9-1, 9-2, 10-1, & 10-2 SHALL HAVE FULL BASEMENTS UNDER ALL LIVING AREAS EXCEPTING GARAGE SPACES AS SHOWN. THESE BASEMENTS ARE PART OF THE UNIT INCLUDING ALL STRUCTURAL AND FINISH ELEMENTS OF THE BUILDING.

COMMON ELEMENTS = ALL OF THE CONDOMINIUM EXCEPT THE UNITS

L.C.E. = LIMITED COMMON ELEMENT

MAP SCALE IN FEET ORIGINAL 1" = 10'

FARRIS, HANSEN & ASSOCIATES, INC.
ENGINEERING – ARCHITECTURE – SURVEYING
7 RIDGWAY COURT, PO BOX 437
ELKHORN, WISCONSIN 53121
PHONE: (262) 723-2098
FAX: (262) 723-5886

PROJ. NO. 99332	DATE 08/02/2002	SHEET: 2 OF 5

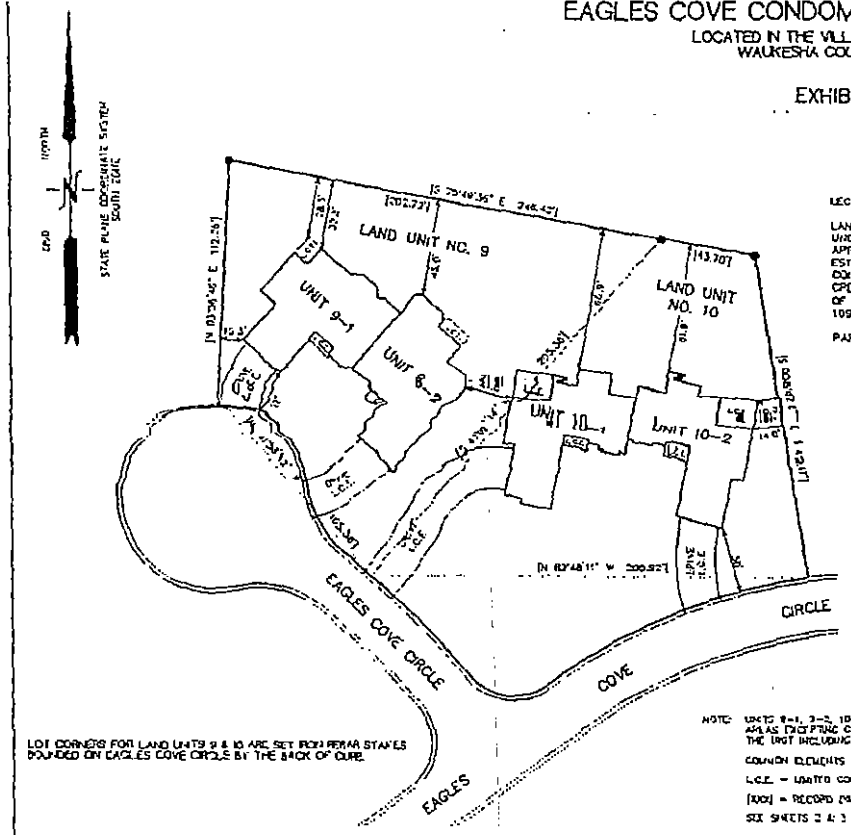
001472 SEP 16 02

0014,73 SEP 16 20

EAGLES COVE CONDOMINIUM ADDENDUM NO. 4

LOCATED IN THE VILLAGE OF NORTH PRAIRIE
WAUKESHA COUNTY, WISCONSIN

EXHIBIT "A"



LOT CORNERS FOR LAND UNITS 9 & 10 ARE SET IRON PIPE/PK STAKES POUNDED ON EAGLES COVE CIRCLE BY THE BACK OF CURB.

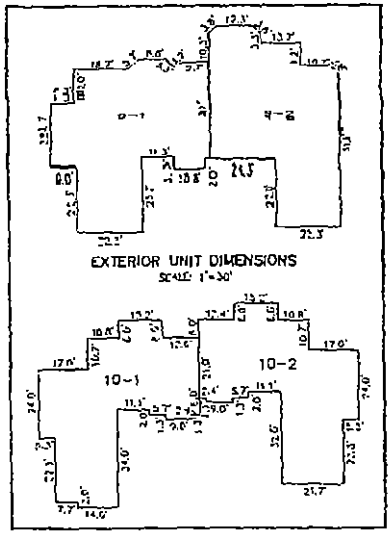
LEGAL DESCRIPTION

LAND UNIT NO. 9 AND LAND UNIT NO. 10 AND SO MUCH OF THE UNDIVIDED INTEREST IN THE COMMON AREAS AND FACILITIES APPURTENANT TO SUCH UNITS IN THE PERCENTAGE SPECIFIED AND ESTABLISHED IN THE HEREINAFTER MENTIONED DECLARATION, IN A CONDOMINIUM COMMONLY KNOWN AS EAGLES COVE CONDOMINIUM, CREATED UNDER THE CONDOMINIUM OWNERSHIP ACT OF THE STATE OF WISCONSIN BY DECLARATION RECORDED ON DECEMBER 28th, 1993 AS DOCUMENT NO. 2528462.

PART OF TAX KEY NO. NPV 1563-999

NOTE: BUILDINGS AND OTHER IMPROVEMENTS SHOWN ON THIS EXHIBIT REPRESENT PROPOSED CONSTRUCTION NOT COMPLETED AS OF THE DATE OF THIS PLAT.

ALL DIMENSIONS SHOWN ARE APPROXIMATE. SOME DIMENSIONS SHOW ROOM AVERAGES. CURRENT ARCHITECTURAL PLANS SHOULD BE USED FOR CONSTRUCTION PURPOSES.



EXTERIOR UNIT DIMENSIONS
SCALE: 1"=30'

NOTE: UNITS 9-1, 9-2, 10-1, & 10-2 SHALL HAVE FULL BASEMENTS UNDER ALL LIVING AREAS EXCEPTING GARAGE SPACES AS SHOWN. THESE BASEMENTS ARE PART OF THE UNIT INCLUDING ALL STRUCTURAL AND FINISH ELEMENTS OF THE BUILDING.

COMMON ELEMENTS = ALL OF THE CONDOMINIUM EXCEPT THE UNITS

L.C.E. = LIMITED COMMON ELEMENT

[XXX] = RECORD DIMENSION

SEE SHEETS 2 & 3 FOR DIAGRAMMATIC FLOOR PLANS

I HEREBY CERTIFY THAT THIS PLAT IS A CORRECT REPRESENTATION OF THE CONDOMINIUM DESCRIBED TO THE BEST OF MY PROFESSIONAL KNOWLEDGE AND BELIEF AND THAT THE IDENTIFICATION AND LOCATION OF EACH UNIT AND THE COMMON ELEMENTS CAN BE DETERMINED FROM THE PLAT.

08/23/2002
PETER S. GORDON RLS 2101 — DATED

WISCONSIN — PETER S. GORDON — S-2101 — LAND SURVEYOR

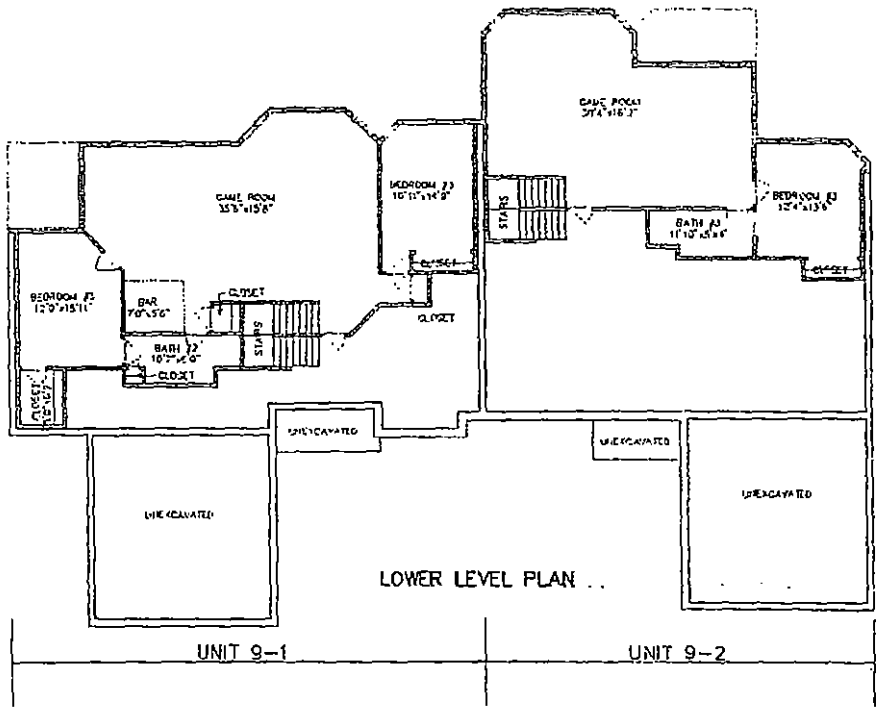
FARRIS, HANSEN & ASSOCIATES, INC.
ENGINEERING – ARCHITECTURE – SURVEYING
7 RIDGWAY COURT, PO BOX 437
ELKHORN, WISCONSIN 53121
PHONE: (262) 723-2098
FAX: (262) 723-5886

PROJ. NO. 98732 | DATE 08/02/2002 | SHEET 1 OF 5

EAGLES COVE CONDOMINIUM ADDENDUM NO. 4

LOCATED IN THE VILLAGE OF NORTH PRAIRIE,
WAUKESHA COUNTY, WISCONSIN

EXHIBIT "A"



NOTE: BUILDINGS AND OTHER IMPROVEMENTS SHOWN ON THIS EXHIBIT REPRESENT PROPOSED CONSTRUCTION NOT COMPLETED AS OF THE DATE OF THIS PLAT.

ALL DIMENSIONS SHOWN ARE APPROXIMATE. SOME DIMENSIONS SHOW ROOM AVERAGES. CURRENT ARCHITECTURAL PLANS SHOULD BE USED FOR CONSTRUCTION PURPOSES.

WISCONSIN
PETER S. GORDON
S-2101
SURVEYOR
LAND

5 0 5 10 15 20 25 30 35 40 45 50
MAP SCALE IN FEET ORIGINAL 1" = 10'

NOTE: UNITS 9-1, 9-2, 10-1, & 10-2 SHALL HAVE FULL BASEMENTS UNDER ALL LIVING AREAS EXCEPTING GARAGE SPACES AS SHOWN. THESE BASEMENTS ARE PART OF THE UNIT INCLUDING ALL STRUCTURAL AND FINISH ELEMENTS IN THE BUILDING.

COMMON ELEMENTS = ALL OF THE CONDOMINIUM EXCEPT THE UNITS

L.C.E. = LIMITED COMMON ELEMENT

FARRIS, HANSEN & ASSOCIATES, INC.
ENGINEERING – ARCHITECTURE – SURVEYING
7 RIDGWAY COURT, PO BOX 437
ELKHORN, WISCONSIN 53121
PHONE: (262) 723-2098
FAX: (262) 723-5886

PROJ NO. 88232 | DATE: 08/02/2002 | SHEET: 3 OF 5

001474 SEP 16 02

EAGLES COVE CONDOMINIUM ADDENDUM NO. 4

LOCATED IN THE VILLAGE OF NORTH PRAIRIE,
WAUKESHA COUNTY, WISCONSIN

EXHIBIT "A"

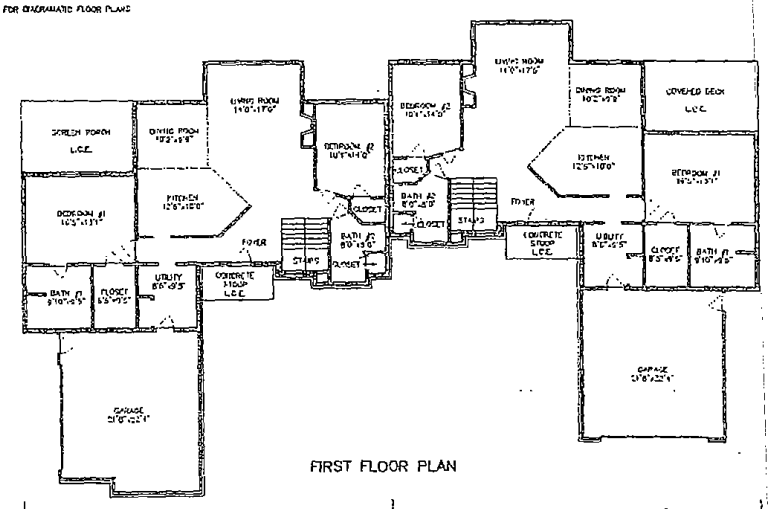
NOTE: UNITS 9-1, 9-2, 10-1 & 10-2 SHALL HAVE FULL BASEMENTS UNDER ALL LIVING AREAS EXCEPTING GARAGE SPACES AS SHOWN. THESE BASEMENTS ARE PART OF THE UNIT INCLUDING ALL STRUCTURAL AND FINISH ELEMENTS OF THE BUILDING.

COMMON ELEMENTS = ALL OF THE CONDOMINIUM EXCEPT THE UNITS

L.C.E. = LIMITED COMMON ELEMENT

(ROD) = RECORD DIMENSION

SEE SHEETS 2 & 3 FOR DIAGRAMATIC FLOOR PLANS



FIRST FLOOR PLAN

UNIT 10-1 | UNIT 10-2

MAP SCALE IN FEET (ORIGINAL 1" = 10')

NOTE: BUILDINGS AND OTHER IMPROVEMENTS SHOWN ON THIS EXHIBIT REPRESENT PROPOSED CONSTRUCTION NOT COMPLETED AS OF THE DATE OF THIS PLAT.

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WISCONSIN
PETER S. GORDON
S-2121
LAND SURVEYOR

FARRIS, HANSEN & ASSOCIATES, INC.
ENGINEERING – ARCHITECTURE – SURVEYING
7 RIDGWAY COURT, PO BOX 437
ELKHORN, WISCONSIN 53121
PHONE: (262) 723-2038
FAX: (262) 723-5886

PROJ NO: 98229 | DATE: 09/03/2002 | SHEET: 4 OF 5

SEP 16 02
001175

EAGLES COVE CONDOMINIUM ADDENDUM NO. 4

LOCATED IN THE VILLAGE OF NORTH PRAIRIE,
WAUKESHA COUNTY, WISCONSIN

EXHIBIT "A"

NOTE: UNITS 9-1, 9-2, 10-1, & 10-2 SHALL HAVE FULL BASEMENTS UNDER ALL LIVING AREAS EXCEPTING GARAGE SPACES AS SHOWN. THESE BASEMENTS ARE PART OF THE UNIT INCLUDING ALL STRUCTURAL AND FINISH ELEMENTS OF THE BUILDING.

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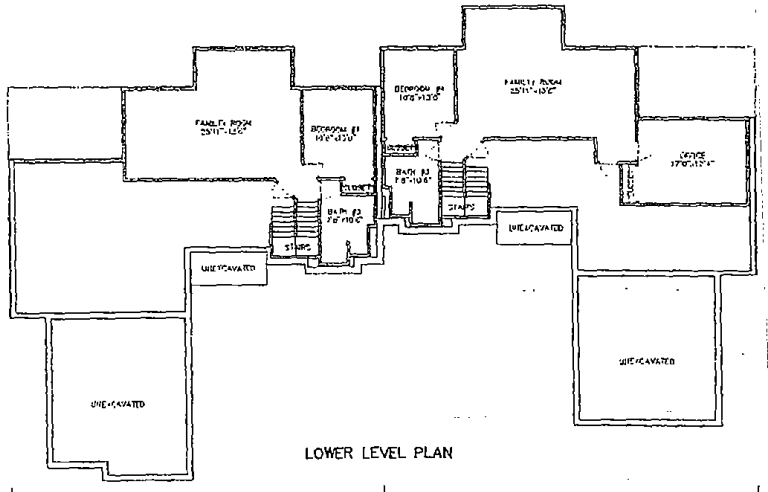
L.C.E. = LIMITED COMMON ELEMENT

(100') = RECORD DIMENSION

SEE SHEETS 2 & 3 FOR DIAGRAMATIC FLOOR PLANS



LOWER LEVEL PLAN

UNIT 10-1 | UNIT 10-2

0 5 10 15 20 25 30 35 40 45 50

MAP SCALE 01 FEET ORIGINAL 1" = 10'

NOTE: BUILDINGS AND OTHER IMPROVEMENTS SHOWN ON THIS EXHIBIT REPRESENT PROPOSED CONSTRUCTION NOT COMPLETED AS OF THE DATE OF THIS PLAT.

ALL DIMENSIONS SHOWN ARE APPROXIMATE. SOME DIMENSIONS SHOW ROOM AVERAGES. CURRENT ARCHITECTURAL PLANS SHOULD BE USED FOR CONSTRUCTION PURPOSES.

PETER S. GORTZ II
S-2442
EDGERTON, WI

9/5/02

FARRIS, HANSEN & ASSOCIATES, INC.
ENGINEERING - ARCHITECTURE - SURVEYING
7 RIDGWAY COURT, PO BOX 437
ELKHORN, WISCONSIN 53121
PHONE: (262) 723-2098
FAX: (262) 723-5686

PROJ NO: 2002C | DATE: 08/02/2002 | SHEET: 5 OF 5

001176 SEP 16 02

001693 MAR 11 8

2948839

REGISTER'S OFFICE
WAUKESHA COUNTY, WI
RECORDED ON

03-11-2003 2:07 PM

MICHAEL J. HASSLINGER
REGISTER OF DEEDS

REC. FEE:	22.00
REC. FEE-CO:	5.00
REC. FEE-ST:	2.00
TRAN. FEE:	
TRAN. FEE-STATE:	
PAGES:	10

WC2943938-010

Document Number

FIFTH AMENDMENT TO DECLARATION OF CONDOMINIUM OF EAGLES COVE CONDOMINIUM

Document Title

Recording Area

Name and Return Address:

Hal Karas, Esq.
Michael Best & Friedrich LLP
100 East Wisconsin Avenue,
Suite 3300
Milwaukee, WI 53202

PIN:
Part of NPV 1563.988

pd 29.00

001694 MAR 11 03

FIFTH AMENDMENT TO DECLARATION OF CONDOMINIUM OF EAGLES COVE CONDOMINIUM

THIS FIFTH AMENDMENT ("Amendment") to Declaration of Condominium of Eagles Cove Condominium is made and entered into this March 4, 2003 by Harmony Homes, Inc. ("Declarant").

A Declaration of Condominium of Eagles Cove Condominium was recorded in the Office of the Register of Deeds for Waukesha County, Wisconsin on December 28, 1999, as Document No. 2528462 and amended by a First Amendment to Declaration on December 28, 1999, by Document No. 2528464 and by a Second Amendment to Declaration on July 13, 2000, by Document No. 2589766 (collectively the "Declaration") and by Third Amendment to Declaration on September 16, 2002 by Document No. 2845493 and by Fourth Amendment of Declaration on September 16, 2002 by Document No. 2845495, which subjected certain real property in the Village of North Prairie, Waukesha County, Wisconsin to the Condominium Ownership Act.

Article 10 of the Declaration reserves the right to expand the Condominium. Article 2 of the Declaration reserves the right to separate a Land Unit into two Duplex Units. Declarant desires to amend the Declaration to expand the Condominium to include Land Unit 12 and to effect the separation of Land Unit 12 into Duplex Units as set forth below.

NOW THEREFORE, Declarant, pursuant to Article 10 and Article 2 of the Declaration, hereby amends the Declaration by (a) expanding the Condominium to include Land Unit 12, and (b) separating Land Unit 12 into Duplex Units 12-1 and 12-2, and hereby adopts the other amendments as set forth below, all as though fully set forth therein at the time of recording the Declaration and subject to the following restrictions and conditions:

Section 1. The last sentence of Section 2.1(a) of the Declaration is amended to read that "the Condominium shall consist of 1 Land Unit and 12 Duplex Units."

Section 2. Section 3.1 of the Declaration is amended by replacing the initial Interest percentage of "9.09%" with the percentage "7.69%".

Section 3. Exhibit B to the Declaration as recorded is expanded to include the attached copy of Addendum No. 5 to the Plat.

Section 4. Except as otherwise stated herein, the Declaration shall remain unchanged and in full force and effect.

Section 5. The Mortgagee identified below holds mortgages on all Units and is executing this Amendment in order to grant consent to the actions taken herein. The property subject to such mortgage shall now include Duplex Units 12-1 and 12-2.

001695 MAR 11 03

Executed as of the date written above.

Harmony Homes, Inc.

By: _____
Bryce P. Styza, President

ACKNOWLEDGMENT

STATE OF WISCONSIN)
) SS.
COUNTY OF WAUKESHA)

Personally came before me this 7th day of March, 2003, the above named Bryce P. Styza, President of Harmony Homes, Inc., to me known to be the person who executed the foregoing instrument in such capacity and acknowledge the same.

NOTARY PUBLIC
GLENDA R. SCHEEL-WEIDNER
STATE OF WISCONSIN

_____
Glenda R. Scheel-Weidner
Notary Public, State of Wisconsin
My commission: May 7, 2006

001696 MAR 11 03

CONSENT OF MORTGAGEE

Associated Bank, National Association

By: _____

Name: Linda M. Groll

Title: Vice President

ACKNOWLEDGMENT

STATE OF WISCONSIN)
) SS.
COUNTY OF MILWAUKEE)

Personally came before me this 4th day of March, 2003, the above named Linda M. Groll Vice President of Associated Bank, National Association to me known to be the person who executed the foregoing instrument and acknowledge the same.

NOTARY PUBLIC ROSEMARY A. REILLY STATE OF WISCONSIN

_____
Rosemary A. Reilly
Notary Public, State of Wisconsin
My commission: Expires April 18, 2004

This instrument was drafted by:
Hal Karas, Esq.
Michael Best & Friedrich LLP

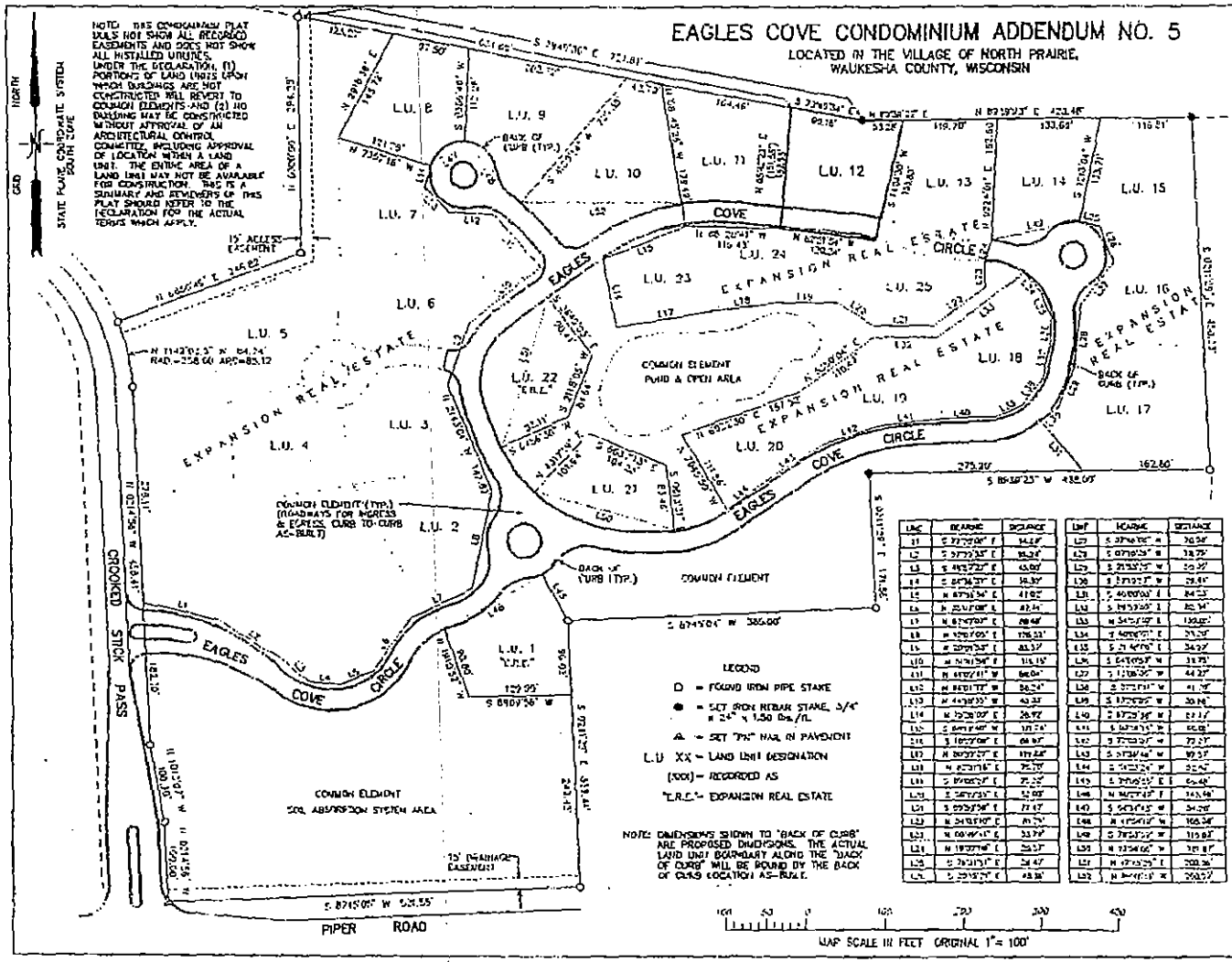
T:\CLIENTA\043135\0051\A0523362.1

0016977 MARIIB

EAGLES COVE CONDOMINIUM ADDENDUM NO. 5

LOCATED IN THE VILLAGE OF NORTH PRAIRIE,
WAUKESHA COUNTY, WISCONSIN

EXHIBIT "A"



LINE	BEARING	DISTANCE
L1	S 37°37'08" E	34.68'
L2	S 37°37'08" E	85.24'
L3	S 49°27'52" E	43.00'
L4	S 67°34'39" E	16.35'
L5	N 67°34'39" W	41.90'
L6	N 22°57'08" E	82.34'
L7	N 67°57'07" E	88.48'
L8	N 67°57'07" E	176.33'
L9	N 22°57'08" E	83.37'
L10	N 67°57'08" E	115.19'
L11	N 67°57'11" W	66.04'
L12	N 22°02'17" E	56.24'
L13	N 44°08'35" W	42.32'
L14	N 22°28'09" E	26.92'
L15	S 67°57'48" W	171.74'
L16	S 22°02'08" E	66.87'
L17	N 67°57'51" E	119.68'
L18	N 67°57'51" E	75.70'
L19	S 22°02'08" E	75.25'
L20	S 67°57'51" W	52.00'
L21	S 22°02'08" E	77.47'
L22	N 24°18'50" E	81.72'
L23	N 66°41'10" E	33.79'
L24	N 19°37'48" E	26.57'
L25	S 70°21'51" E	34.47'
L26	S 22°15'57" E	43.38'

LINE	BEARING	DISTANCE
L27	S 37°34'08" W	70.58'
L28	S 67°08'24" W	38.79'
L29	S 21°55'17" W	20.30'
L30	S 67°57'51" W	28.61'
L31	S 46°00'00" E	84.23'
L32	S 89°59'00" E	85.34'
L33	N 54°41'49" E	130.00'
L34	S 46°00'00" E	33.00'
L35	S 21°41'09" E	54.27'
L36	S 64°59'58" W	33.75'
L37	S 11°08'06" W	44.27'
L38	S 37°37'51" W	41.76'
L39	S 67°57'51" W	30.94'
L40	S 67°29'38" W	27.17'
L41	S 67°57'51" W	60.00'
L42	S 37°37'51" W	77.27'
L43	S 67°57'48" W	99.57'
L44	S 67°57'51" W	32.42'
L45	S 37°05'09" E	60.48'
L46	N 44°57'49" E	141.48'
L47	S 56°57'45" W	34.28'
L48	N 67°57'51" E	105.34'
L49	S 78°57'12" W	119.83'
L50	N 73°54'06" W	101.87'
L51	N 67°57'51" E	200.36'
L52	N 67°57'51" E	200.07'

LEGAL DESCRIPTION – DECLARED AREA

A PARCEL OF LAND BEING PART OF PARCEL 2 OF CERTIFIED SURVEY MAP NO. 8543 LOCATED IN THE PART OF THE SOUTHEAST 1/4 OF SECTION 36, TOWN 8 NORTH, RANGE 17 EAST AND IN PART OF THE SOUTHWEST 1/4 OF SECTION 31, TOWN 8 NORTH, RANGE 18 EAST, VILLAGE OF NORTH PRAIRIE, WAUKESHA COUNTY, WISCONSIN, MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHERLY MOST CORNER OF SAID PARCEL 2; THENCE S 73°01'E 424.84' 36'00" E, 631.84 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE S 73°01'E 424.84' 36'00" E, 93.16 FEET; THENCE N 89°01' 36'00" E, 33.78 FEET; THENCE S 14°01' 04'00" 36'00" W, 155.80 FEET; THENCE N 89°01' 51'00" 54'00" W, 120.24 FEET; THENCE N 01°01' 40'00" 22'00" E, 157.53 FEET TO THE POINT OF BEGINNING. CONTAINING 16,757 SQUARE FEET (0.45 ACRES) OF LAND, MORE OR LESS.

I, PETER S. GORDON, A WISCONSIN REGISTERED LAND SURVEYOR, S-2101, DO HEREBY CERTIFY THAT THIS CONDOMINIUM PLAT IS A CORRECT REPRESENTATION OF THE CONDOMINIUM DESCRIBED AND THE IDENTIFICATION AND LOCATION OF EACH LAND UNIT AND THE COMMON ELEMENTS CAN BE DETERMINED FROM THIS PLAT.

PETER S. GORDON R.L.S. 2101

PETER S. GORDON S-2101 ELKHORN WI LAND SURVEYOR

FARRIS, HANSEN & ASSOCIATES, INC.
ENGINEERING – ARCHITECTURE – SURVEYING
7 RIDGWAY COURT, PO BOX 437
ELKHORN, WISCONSIN 53121
PHONE: (262) 723-2098
FAX: (262) 723-5886

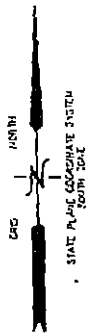
PROJECT NO. 89232 | DATE 09/10/2002 | SHEET 1 OF 1

0016998 WAR 11 68

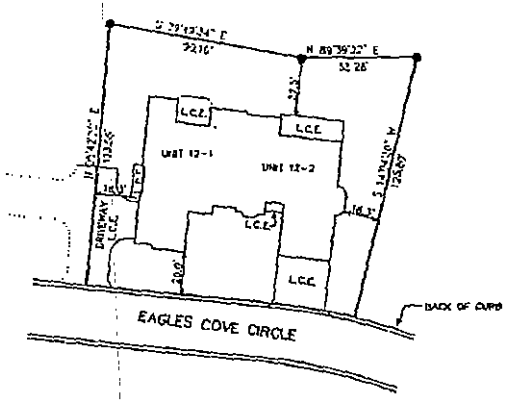
EAGLES COVE CONDOMINIUM ADDENDUM NO. 5

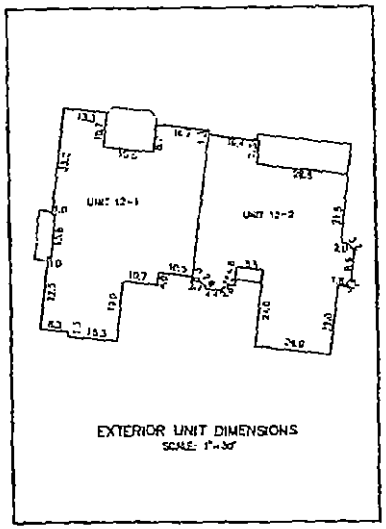
LOCATED IN THE VILLAGE OF NORTH PRAIRIE
WAUKESHA COUNTY, WISCONSIN

EXHIBIT "B"



LAND UNIT NO. 12





EXTERIOR UNIT DIMENSIONS
SCALE: 1"=30'

LAND UNIT CORNERS FOR LAND UNIT 12 ARE SET IRON REBAR STAKES BOUNDED ON EAGLES COVE CIRCLE BY THE BACK OF CURB.

NOTE: BUILDINGS AND OTHER IMPROVEMENTS SHOWN ON THIS EXHIBIT REPRESENT PROPOSED CONSTRUCTION NOT COMPLETED AS OF THE DATE OF THIS PLAT.

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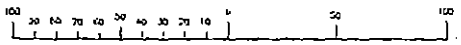


MAP SCALE IN FEET ORIGINAL 1" = 40'

NOTE:
UNITS 12-1 AND 12-2 SHALL HAVE FULL BASEMENTS UNDER ALL LIVING AREAS EXCEPTING GARAGE SPACES AS SHOWN. THOSE BASEMENTS ARE PART OF THE UNIT INCLUDING ALL STRUCTURAL AND FINISH ELEMENTS OF THE BUILDING.

COMMON ELEMENTS = ALL OF THE CONDOMINIUM EXCEPT THE UNIT

LIMITED COMMON ELEMENT (L.C.E.) = ALL DRIVES, BALCONIES AND PATIOS AND ALL STEPS AND PORCHES PLACED APPURTENANT TO ANY BUILDING SHALL BE A PART OF THE COMMON ELEMENTS AS A LIMITED COMMON ELEMENT AND NOT A PART OF ANY INDIVIDUAL UNIT; HOWEVER EACH RESPECTIVE UNIT OWNER SHALL BE ENTITLED TO THE EXCLUSIVE USE AND POSSESSION OF ANY SUCH DRIVE, BALCONY, PATIO DECK, AND ANY SUCH STEPS AND PORCH, DIRECT ACCESS TO WHICH IS PROVIDED FROM WITHIN THE RESPECTIVE UNIT AND LOCATED OUTSIDE OF AND ADJOINING EACH RESPECTIVE BUILDING.

THE FOREGOING IS A SUMMARY OF THE LIMITED COMMON ELEMENTS AND IN THE EVENT OF A CONFLICT, THE CONDOMINIUM DECLARATION SHALL PREVAIL.

L.C.E. = LIMITED COMMON ELEMENT

(XXX) = RECORD DIMENSION

SEE SHEETS 3 & 4 FOR DIAGRAMATIC FLOOR PLANS

PETER S. GIDDON
S-2501
REGISTERED
LAND SURVEYOR
13

5/16/2003

FARRIS, HANSEN & ASSOCIATES, INC.
ENGINEERING – ARCHITECTURE – SURVEYING
7 RIDGWAY COURT. PO BOX 437
ELKHORN, WISCONSIN 53121
PHONE: (262) 723-2098
FAX: (262) 723-5886

PROJ. NO. 9822	DATE 02/28/2003	SHEET 1 OF 5

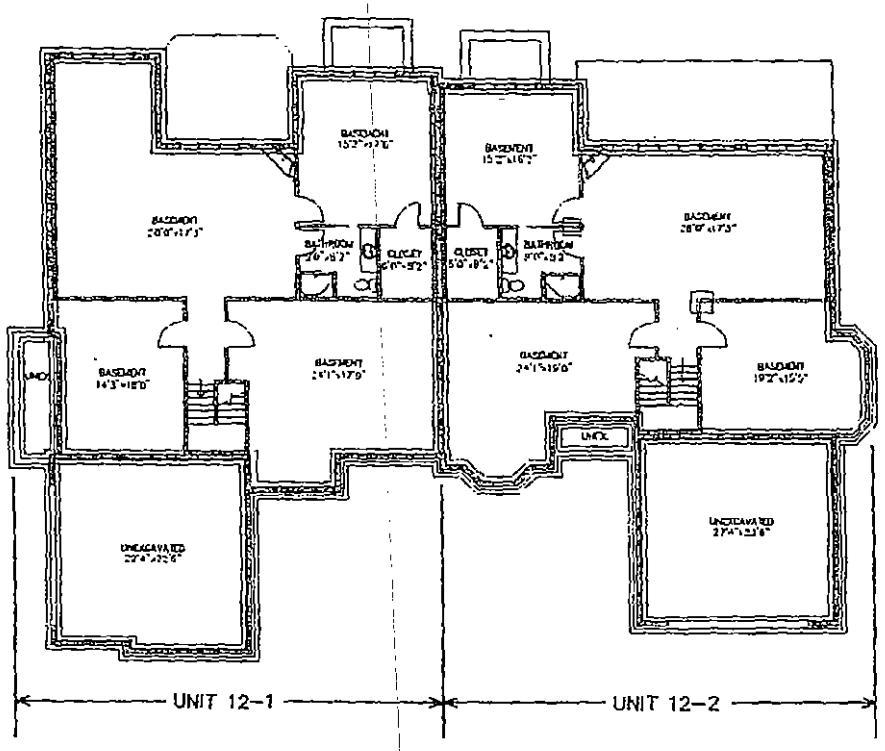
REVISED 05/15/2003

001699 MAR 11 03

EAGLES COVE CONDOMINIUM ADDENDUM NO. 5

LOCATED IN THE VILLAGE OF NORTH PRAIRIE
WAUKESHA COUNTY, WISCONSIN

EXHIBIT "B"



FOUNDATION PLAN

NOTE: BUILDINGS AND OTHER IMPROVEMENTS SHOWN ON THIS EXHIBIT REPRESENT PROPOSED CONSTRUCTION NOT COMPLETED AS OF THE DATE OF THIS PLAT.

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L.C.E. = LIMITED COMMON ELEMENT

PETER S. GOHR III
LAND SURVEYOR

2/26/2003

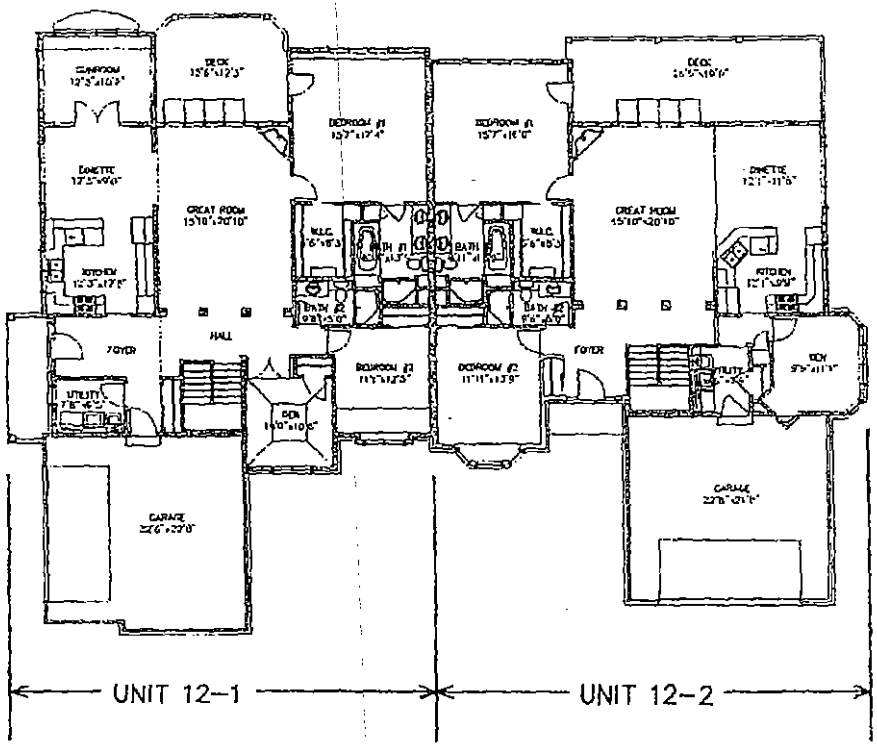
FARRIS, HANSEN & ASSOCIATES, INC.
ENGINEERING – ARCHITECTURE – SURVEYING
7 RIDGWAY COURT, PO BOX 437
ELKHORN, WISCONSIN 53121
PHONE: (262) 723-2098
FAX: (262) 723-5886

PROJ. NO. 88232	DATE: 02/18/2003	SHEET: 2 OF 3

EAGLES COVE CONDOMINIUM ADDENDUM NO. 5

LOCATED IN THE VILLAGE OF NORTH PRAIRIE,
WAUKESHA COUNTY, WISCONSIN

EXHIBIT "B"



FIRST FLOOR PLAN

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THE FOREGOING IS A SUMMARY OF THE LIMITED COMMON ELEMENTS AND IN THE EVENT OF A CONFLICT, THE CONDOMINIUM DECLARATION SHALL PREVAIL.

L.C.E. = LIMITED COMMON ELEMENT

WISCONSIN
PETER S. GREGOR
LAND SURVEYOR

2/26/2003

FARRIS, HANSEN & ASSOCIATES, INC.
ENGINEERING – ARCHITECTURE – SURVEYING
7 RIDGWAY COURT, PO BOX 437
ELKHORN, WISCONSIN 53121
PHONE: (262) 723-2098
FAX: (262) 723-5886

PROJ. NO. 9R/22	DATE: 02/18/2003	SHEET: 3 OF 3

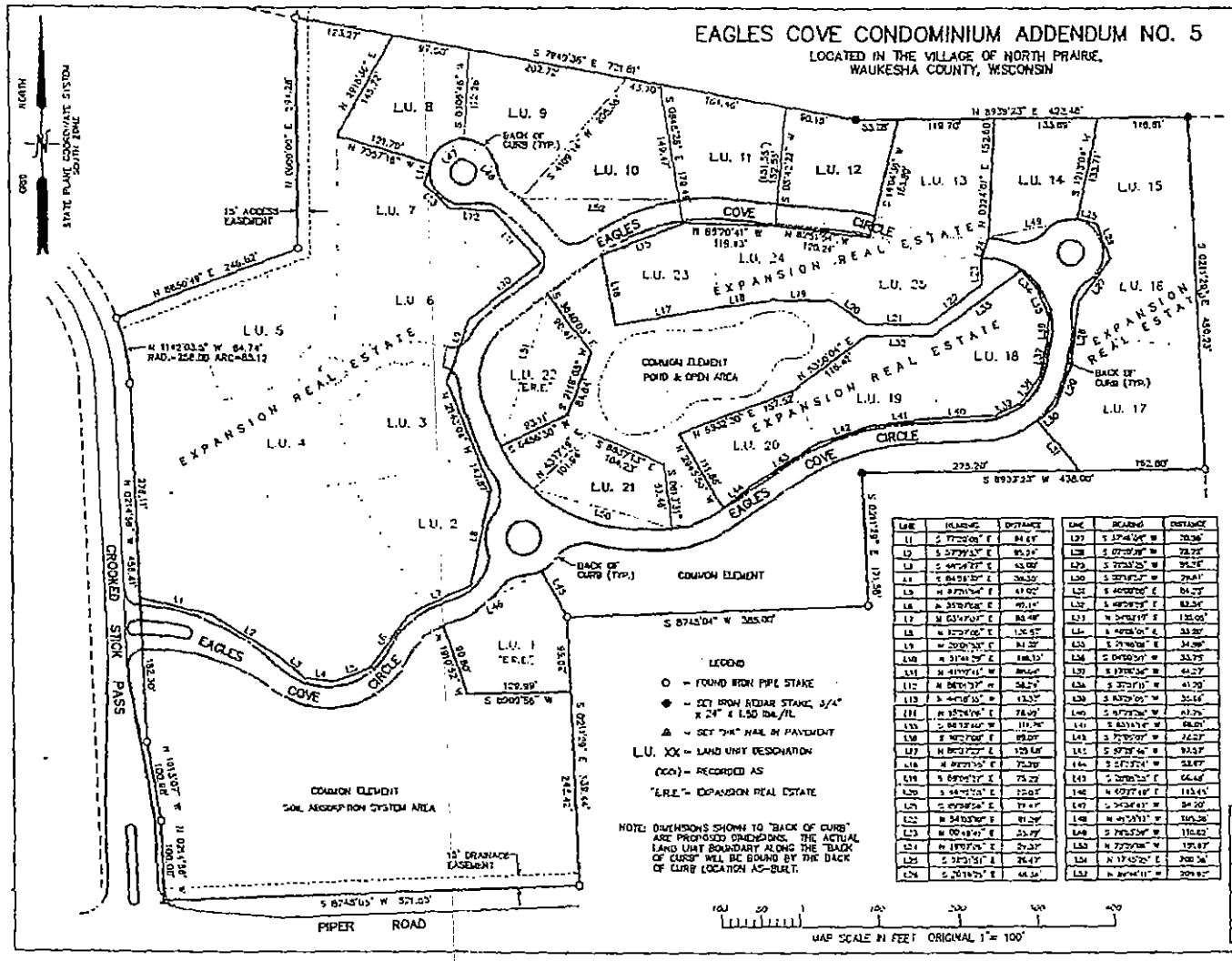
001700 MAR 11 03

001701 HARI 18

EAGLES COVE CONDOMINIUM ADDENDUM NO. 5

LOCATED IN THE VILLAGE OF NORTH PRAIRIE,
WAUKESHA COUNTY, WISCONSIN

EXHIBIT "C"



SEE SHEET 2 FOR
LEGAL DESCRIPTIONS

LEGEND

- O = FOUND IRON PIPE STAKE
- ● = SET IRON REBAR STAKE, 3/4" X 24" X 1.50 lbs./ft.
- ▲ = SET "PK" NAIL IN PAVEMENT
- L.U. XX = LAND UNIT DESIGNATION
- (000) = RECORDED AS
- "E.R.E." = EXPANSION REAL ESTATE

NOTE: DIMENSIONS SHOWN TO "BACK OF CURB" ARE PROPOSED DIMENSIONS. THE ACTUAL LAND UNIT BOUNDARY ALONG THE "BACK OF CURB" WILL BE BOUND BY THE BACK OF CURB LOCATION AS-BUILT.

LINE	BEARING	DISTANCE
L1	S 37°20'09" E	84.69'
L2	S 57°39'51" W	95.24'
L3	S 44°19'27" E	43.00'
L4	S 84°58'30" E	39.39'
L5	N 87°01'54" E	61.00'
L6	N 35°19'56" E	40.14'
L7	N 63°47'51" E	84.48'
L8	N 37°37'09" E	134.57'
L9	N 20°00'33" E	84.39'
L10	N 31°44'56" E	188.13'
L11	N 41°17'41" W	89.44'
L12	N 88°01'37" W	58.27'
L13	S 44°08'33" W	43.33'
L14	N 35°19'56" E	78.00'
L15	S 88°37'42" W	119.76'
L16	S 10°37'09" E	89.00'
L17	N 89°03'23" E	129.66'
L18	N 89°03'23" E	75.00'
L19	S 89°03'23" W	75.00'
L20	S 44°19'27" E	120.00'
L21	S 45°56'56" E	77.41'
L22	N 54°03'56" E	81.26'
L23	N 00°48'47" E	33.79'
L24	N 18°07'24" E	54.31'
L25	S 37°31'51" E	28.43'
L26	S 20°18'25" E	48.36'

LINE	BEARING	DISTANCE
L27	S 37°46'09" W	70.00'
L28	S 07°39'39" W	78.72'
L29	S 77°20'51" W	95.16'
L30	S 37°31'51" W	29.61'
L31	S 40°08'09" E	84.23'
L32	S 48°08'51" E	88.34'
L33	N 34°52'19" E	135.05'
L34	S 48°08'51" E	33.00'
L35	S 71°48'09" E	34.98'
L36	S 04°59'51" W	33.75'
L37	S 13°08'36" W	44.27'
L38	S 37°31'51" W	41.70'
L39	S 83°28'09" W	30.56'
L40	S 87°28'09" W	91.79'
L41	S 83°03'51" W	88.00'
L42	S 37°28'09" W	74.07'
L43	S 87°28'09" W	93.53'
L44	S 37°31'51" W	53.87'
L45	S 32°58'51" E	66.46'
L46	N 60°27'49" E	113.41'
L47	S 34°34'51" W	84.00'
L48	N 41°53'51" W	100.26'
L49	S 78°53'36" W	110.62'
L50	N 77°28'09" W	121.87'
L51	N 17°45'25" E	208.36'
L52	N 89°34'11" W	209.81'

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FAX: (262) 723-5886

PROJ. NO. 98252 | DATE 02/18/2003 | SHEET: 1 OF 2

MAP SCALE IN FEET ORIGINAL 1" = 100'

EAGLES COVE CONDOMINIUM ADDENDUM NO. 5

LOCATED IN THE VILLAGE OF NORTH PRAIRIE,
WAUKESHA COUNTY, WISCONSIN

EXHIBIT "C"

0017022 MAR 11 03

LEGAL DESCRIPTION - EXPANSION AREA (WEST)

A PARCEL OF LAND BEING PART OF PARCEL 2 OF CERTIFIED SURVEY MAP NO. 8543 LOCATED IN THE PART OF THE SOUTHEAST 1/4 OF SECTION 36, TOWN 6 NORTH, RANGE 17 EAST AND IN PART OF THE SOUTHWEST 1/4 OF SECTION 31, TOWN 6 NORTH, RANGE 18 EAST, VILLAGE OF NORTH PRAIRIE, WAUKESHA COUNTY, WISCONSIN, MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHERLY MOST CORNER OF SAID PARCEL 2; THENCE S 73DEG 45MIN 30SEC E, 123.27 FEET; THENCE S 25DEG 18MIN 36SEC W, 145.72 FEET; THENCE S 25DEG 57MIN 35SEC E, 121.79 FEET; THENCE S 15DEG 28MIN 09SEC W, 28.92 FEET; THENCE S 44DEG 18MIN 35SEC E, 43.53 FEET; THENCE S 88DEG 09MIN 37SEC E, 28.24 FEET; THENCE S 41DEG 03MIN 41SEC E, 69.04 FEET; THENCE S 51DEG 47MIN 50SEC W, 114.15 FEET; THENCE S 20DEG 01MIN 53SEC W, 83.32 FEET; THENCE S 21DEG 43MIN 04SEC E, 143.87 FEET; THENCE S 12DEG 07MIN 09SEC W, 112.52 FEET; THENCE S 63DEG 47MIN 07SEC W, 68.48 FEET; THENCE S 35DEG 07MIN 09SEC W, 82.14 FEET; THENCE S 67DEG 31MIN 54SEC W, 47.02 FEET; THENCE N 84DEG 38MIN 37SEC W, 31.30 FEET; THENCE N 48DEG 59MIN 27SEC W, 45.00 FEET; THENCE N 57DEG 39MIN 35SEC W, 95.24 FEET; THENCE N 77DEG 10MIN 06SEC W, 84.59 FEET; THENCE N 03DEG 14MIN 36SEC W, 278.31 FEET; THENCE 65.13 FEET ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 258.00 FEET AND A CHORD WHICH BEARS N 18DEG 42MIN 03.5SEC W, 64.94 FEET; THENCE N 64DEG 50MIN 49SEC E, 246.60 FEET; THENCE N 00DEG 03MIN 00SEC E, 284.28 FEET TO THE POINT OF BEGINNING. CONTAINING 245,033 SQUARE FEET (5.62 ACRES) OF LAND, MORE OR LESS.

LEGAL DESCRIPTION - EXPANSION AREA (NORTH)

A PARCEL OF LAND BEING PART OF PARCEL 2 OF CERTIFIED SURVEY MAP NO. 8543 LOCATED IN THE PART OF THE SOUTHEAST 1/4 OF SECTION 36, TOWN 6 NORTH, RANGE 17 EAST AND IN PART OF THE SOUTHWEST 1/4 OF SECTION 31, TOWN 6 NORTH, RANGE 18 EAST, VILLAGE OF NORTH PRAIRIE, WAUKESHA COUNTY, WISCONSIN, MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHERLY MOST CORNER OF SAID PARCEL 2; THENCE S 73DEG 45MIN 30SEC E, 123.27 FEET; THENCE N 89DEG 39MIN 23SEC E, 53.28 FEET TO THE POINT OF BEGINNING; THENCE N 89DEG 39MIN 23SEC E, 118.70' FEET; THENCE S 03DEG 24MIN 01SEC W, 152.80 FEET; THENCE S 10DEG 07MIN 09SEC W, 29.37 FEET; THENCE S 00DEG 40MIN 41SEC W, 33.78 FEET; THENCE S 54DEG 03MIN 10SEC W, 81.39 FEET; THENCE N 89DEG 50MIN 36SEC W, 77.47 FEET; THENCE N 26DEG 12MIN 35SEC W, 52.03 FEET; THENCE N 84DEG 09MIN 27SEC W, 73.23 FEET; THENCE S 82DEG 31MIN 15SEC W, 75.70 FEET; THENCE S 86DEG 37MIN 27SEC W, 128.68 FEET; THENCE N 30DEG 37MIN 09SEC W, 68.27 FEET; THENCE N 60DEG 13MIN 40SEC E, 311.76 FEET; THENCE S 88DEG 20MIN 41SEC E, 119.43 FEET; THENCE S 83DEG 21MIN 54SEC E, 120.24 FEET; THENCE N 24DEG 04MIN 30SEC E, 155.00 FEET TO THE POINT OF BEGINNING. CONTAINING 67,857 SQUARE FEET (1.55 ACRES) OF LAND, MORE OR LESS.

LEGAL DESCRIPTION - EXPANSION AREA (EAST)

A PARCEL OF LAND BEING PART OF PARCEL 2 OF CERTIFIED SURVEY MAP NO. 8543 LOCATED IN THE PART OF THE SOUTHEAST 1/4 OF SECTION 36, TOWN 6 NORTH, RANGE 17 EAST AND IN PART OF THE SOUTHWEST 1/4 OF SECTION 31, TOWN 6 NORTH, RANGE 18 EAST, VILLAGE OF NORTH PRAIRIE, WAUKESHA COUNTY, WISCONSIN, MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHEAST CORNER OF SAID PARCEL 2; THENCE S 02DEG 11MIN 29SEC E, 450.23 FEET; THENCE S 87DEG 39MIN 23SEC W, 162.80 FEET; THENCE N 40DEG 00MIN 00SEC W, 84.73 FEET; THENCE N 32DEG 19MIN 57SEC E, 23.81 FEET; THENCE N 21DEG 53MIN 25SEC E, 55.38 FEET; THENCE N 07DEG 10MIN 27SEC E, 78.79 FEET; THENCE N 37DEG 45MIN 08SEC E, 310.58 FEET; THENCE N 72DEG 19MIN 21SEC W, 68.34 FEET; THENCE N 19DEG 31MIN 31SEC W, 26.47 FEET; THENCE N 12DEG 13MIN 04SEC E, 133.71 FEET; THENCE N 89DEG 39MIN 23SEC E, 116.91 FEET TO THE POINT OF BEGINNING. CONTAINING 68,393 SQUARE FEET (1.57 ACRES) OF LAND, MORE OR LESS.

LEGAL DESCRIPTION - EXPANSION AREA (EXCEPTION)

A PARCEL OF LAND BEING PART OF PARCEL 2 OF CERTIFIED SURVEY MAP NO. 8543 LOCATED IN THE PART OF THE SOUTHEAST 1/4 OF SECTION 36, TOWN 6 NORTH, RANGE 17 EAST AND IN PART OF THE SOUTHWEST 1/4 OF SECTION 31, TOWN 6 NORTH, RANGE 18 EAST, VILLAGE OF NORTH PRAIRIE, WAUKESHA COUNTY, WISCONSIN, MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF SAID PARCEL 2; THENCE S 47DEG 08MIN 41SEC W, 283.48 FEET TO THE POINT OF BEGINNING; THENCE S 60DEG 08MIN 01SEC E, 33.20 FEET; THENCE S 21DEG 48MIN 08SEC E, 34.89 FEET; THENCE S 04DEG 00MIN 26SEC W, 33.75 FEET; THENCE S 13DEG 06MIN 36SEC W, 44.27 FEET; THENCE S 37DEG 31MIN 11SEC W, 41.70 FEET; THENCE S 63DEG 31MIN 00SEC W, 31.68 FEET; THENCE S 87DEG 29MIN 38SEC W, 87.79 FEET; THENCE S 83DEG 12MIN 14SEC W, 66.01 FEET; THENCE S 72DEG 08MIN 07SEC W, 73.27 FEET; THENCE S 57DEG 31MIN 46SEC W, 97.37 FEET; THENCE S 51DEG 23MIN 24SEC W, 52.97 FEET; THENCE N 78DEG 45MIN 50SEC W, 111.88 FEET; THENCE N 69DEG 32MIN 30SEC E, 157.53 FEET; THENCE N 83DEG 50MIN 06SEC E, 116.42 FEET; THENCE S 83DEG 50MIN 35SEC E, 82.34 FEET; THENCE N 54DEG 03MIN 10SEC E, 130.05 FEET TO THE POINT OF BEGINNING. CONTAINING 60,442 SQUARE FEET (1.15 ACRES) OF LAND, MORE OR LESS.
ALSO INCLUDING THE AREAS IDENTIFIED ON THIS EXHIBIT AS L.U. 1 AND L.U. 22. CONTAINING 34,892 SQUARE FEET OF LAND, MORE OR LESS.

TOTAL EXPANSION AREA = 431,727 SQUARE FEET (9.91 ACRES) OF LAND, MORE OR LESS.

WISCONSIN PETERS. EDWARD SCOTT BURTON, JR. S-2470 REGISTERED LAND SURVEYOR

FARRIS, HANSEN & ASSOCIATES, INC.
ENGINEERING - ARCHITECTURE - SURVEYING
7 RIDGWAY COURT. PO BOX 437
ELKHORN, WISCONSIN 53121
PHONE: (262) 723-2098
FAX: (262) 723-5086

PROJ NO. 08092 | DATE: 02/28/2003 | SHEET: 2 OF 2

001499 OCT 27 8

3090248

REGISTER'S OFFICE
WAUKESHA COUNTY, WI
RECORDED ON

10-27-2003 1:36 PM

MICHAEL J. HASSLINGER
REGISTER OF DEEDS

REC. FEE:	28.00
REC. FEE-CO:	5.00
REC. FEE-ST:	2.00
TRAN. FEE:	
TRAN. FEE-STATE:	
PAGES:	13

UC3090048-013

SIXTH AMENDMENT TO DECLARATION OF CONDOMINIUM OF EAGLES COVE CONDOMINIUM

Document Title

Recording Area

Name and Return Address:

Hal Karas, Esq.
Michael Best & Friedrich LLP
100 East Wisconsin Avenue,
Suite 3300
Milwaukee, WI 53202

PIN: Part of NPV 1563.988

05/13

SIXTH AMENDMENT TO DECLARATION OF CONDOMINIUM OF EAGLES COVE CONDOMINIUM

THIS SIXTH AMENDMENT ("Amendment") to Declaration of Condominium of Eagles Cove Condominium is made and entered into this October 16, 2003 by Harmony Homes, Inc. ("Declarant").

A Declaration of Condominium of Eagles Cove Condominium was recorded in the Office of the Register of Deeds for Waukesha County, Wisconsin and amended on the following dates with the following Document Numbers:

Document	Recording Date	Document Number
Declaration	December 28, 1999	2528462
First Amendment	December 28, 1999	2528464
Second Amendment	July 13, 2000	2589766
Third Amendment	September 16, 2002	2845493
Fourth Amendment	September 16, 2002	2845495
Fifth Amendment	March 11, 2003	2948839

Collectively, these documents constitute the "Declaration", which subjected certain real property in the Village of North Prairie, Waukesha County, Wisconsin to the Condominium Ownership Act.

Article 10 of the Declaration reserves the right to expand the Condominium. Article 2 of the Declaration reserves the right to separate a Land Unit into two Duplex Units. Declarant desires to amend the Declaration to expand the Condominium to include Land Units 13 and 17 and to effect the separation of Land Units 13 and 17 into Duplex Units as set forth below.

NOW THEREFORE, Declarant, pursuant to Article 10 and Article 2 of the Declaration, hereby amends the Declaration by (a) expanding the Condominium to include Land Units 13 and 17, and (b) separating Land Unit 13 into Duplex Units 13-1 and 13-2, and (c) separating Land Unit 17 into Duplex Units 17-1 and 17-2; and hereby adopts the other amendments as set forth below, all as though fully set forth therein at the time of recording the Declaration and subject to the following restrictions and conditions:

Section 1. The last sentence of Section 2.1(a) of the Declaration is amended to read that "the Condominium shall consist of 1 Land Unit and 16 Duplex Units."

Section 2. Section 3.1 of the Declaration is amended by replacing the initial Interest percentage of "7.69%" with the percentage "5.88%".

Section 3. Exhibit B to the Declaration as recorded is expanded to include the attached copy of Addendum No. 6 to the Plat.

001501 OCT 27 03

Section 4. Except as otherwise stated herein, the Declaration shall remain unchanged and in full force and effect.

Section 5. The Mortgagee identified below holds mortgages on some of the Units, including the land which is incorporated by virtue of this Amendment, and is executing this Amendment in order to grant consent to the actions taken herein. The property subject to such mortgage shall now include Duplex Units 13-1, 13-2, 17-1 and 17-2.

Executed as of the date written above.

Harmony Homes, Inc.

By: _____
Bryce P. Styza, President

ACKNOWLEDGMENT

STATE OF WISCONSIN)
) SS.
COUNTY OF WAUKESHA)

Personally came before me this 16th day of October, 2003, the above named Bryce P. Styza, President of Harmony Homes, Inc., to me known to be the person who executed the foregoing instrument in such capacity and acknowledge the same.

NOTARY PUBLIC
GLENDA R. SCHEEL-WEIDNER
STATE OF WISCONSIN

_____
Glenda R. Scheel-Weidner
Notary Public, State of Wisconsin
My commission: May 7, 2006

001502 OCT 27 8

CONSENT OF MORTGAGEE

The undersigned hereby consents to the foregoing Amendment.

Associated Bank, National Association

By: Bruce R. Tate
Name: BRUCE R. TATE
Title: VICE PRESIDENT

ACKNOWLEDGMENT

STATE OF WISCONSIN)
) SS.
COUNTY OF)

Personally came before me this 16th day of October, 2003, the above named Bruce R. Tate, Vice President of Associated Bank, National Association to me known to be the person who executed the foregoing instrument and acknowledge the same.

NOTARY PUBLIC
GLENDA R. SCHEEL-WEIDNER
STATE OF WISCONSIN

Glenda R. Scheel-Weidner
Notary Public, State of Wisconsin
My commission: May 7, 2006

This instrument was drafted by:
Hal Karas, Esq.
Michael Best & Friedrich LLP

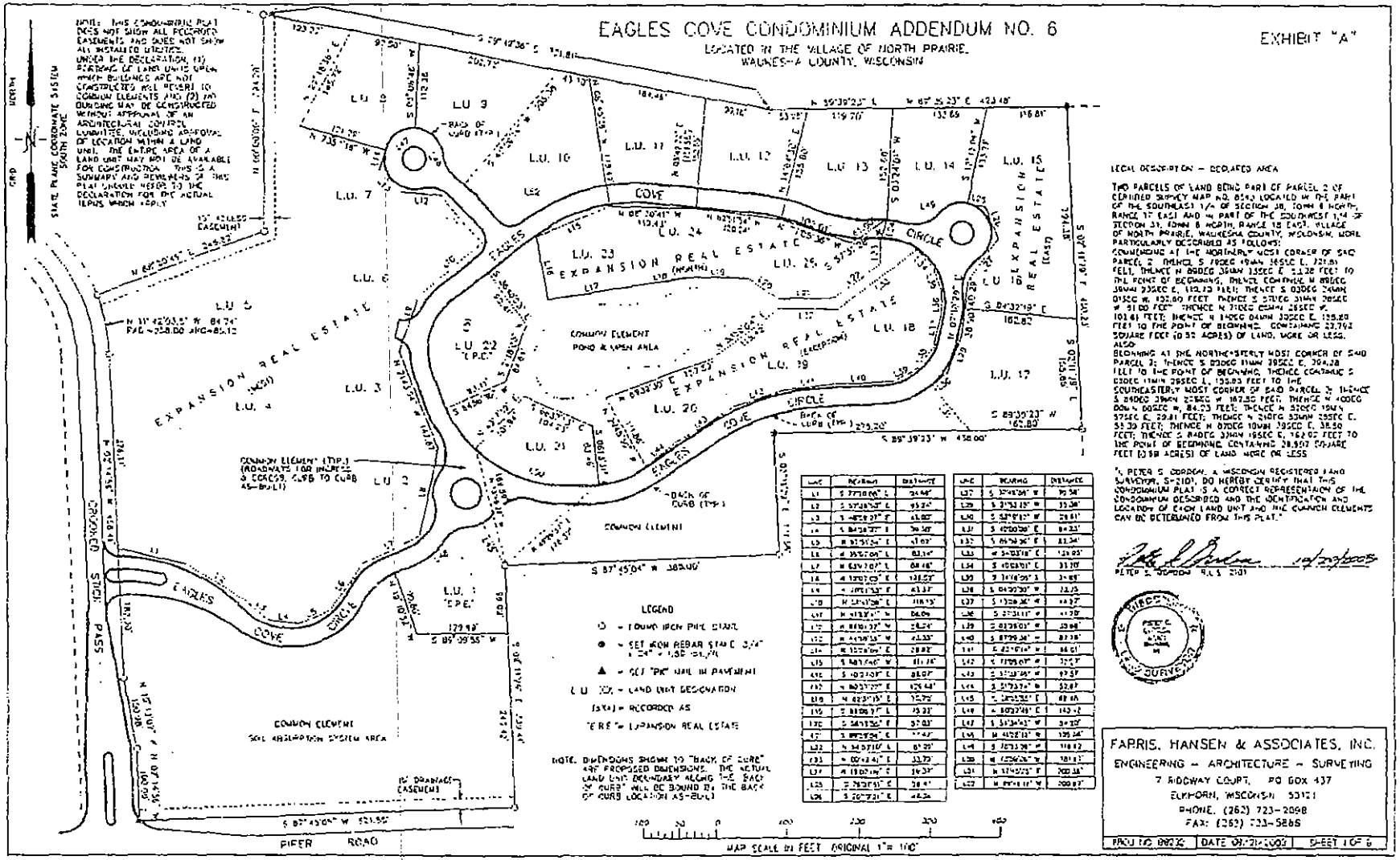
T:\client\043135\0051\A0668752.1

0015030CT27 88

EAGLES COVE CONDOMINIUM ADDENDUM NO. 6

LOCATED IN THE VILLAGE OF NORTH PRAIRIE,
WAUKESHA COUNTY, WISCONSIN

EXHIBIT "A"



LINE	BEARING	DISTANCE
L1	S 27°18'06" E	94.46'
L2	S 57°28'57" E	95.27'
L3	S 48°08'27" E	45.80'
L4	S 84°28'27" E	36.38'
L5	N 81°51'34" E	41.07'
L6	N 35°57'09" E	83.14'
L7	N 63°47'07" E	68.48'
L8	N 13°01'05" E	138.57'
L9	N 19°51'53" E	61.33'
L10	N 51°47'06" E	118.15'
L11	N 41°33'41" W	84.06'
L12	N 84°08'32" W	28.24'
L13	N 44°58'58" W	42.33'
L14	N 15°54'04" E	28.82'
L15	S 84°17'40" W	81.16'
L16	S 40°03'08" E	88.07'
L17	N 89°57'22" E	124.44'
L18	N 42°31'15" E	15.72'
L19	S 89°06'37" E	19.23'
L20	S 54°13'36" E	37.03'
L21	S 89°39'54" E	17.43'
L22	N 34°57'10" E	81.29'
L23	N 00°42'41" E	33.79'
L24	N 13°01'05" E	34.39'
L25	S 76°31'51" E	28.41'
L26	S 20°17'21" E	46.24'

LINE	BEARING	DISTANCE
L27	S 37°48'39" W	39.58'
L28	S 21°53'37" W	33.38'
L29	S 58°51'17" W	29.81'
L30	S 47°00'38" E	84.23'
L31	S 69°36'36" E	83.34'
L32	N 34°03'16" E	121.05'
L33	S 47°08'01" E	33.70'
L34	S 47°08'01" E	31.70'
L35	S 34°16'09" E	31.88'
L36	S 84°30'30" W	72.75'
L37	S 13°08'36" W	44.32'
L38	S 27°31'11" W	41.70'
L39	S 83°38'01" W	29.98'
L40	S 87°09'36" W	87.38'
L41	S 42°17'16" W	88.61'
L42	S 72°08'07" W	30.43'
L43	S 37°38'49" W	87.58'
L44	S 27°33'47" W	52.87'
L45	S 38°45'32" E	88.46'
L46	N 80°27'48" E	143.12'
L47	S 51°34'43" W	34.20'
L48	N 40°28'10" W	135.34'
L49	S 70°33'38" W	118.12'
L50	N 72°06'36" W	181.11'
L51	N 17°47'23" E	200.38'
L52	N 89°44'18" W	200.83'

LEGAL DESCRIPTION - DECLARED AREA

TWO PARCELS OF LAND BEING PART OF PARCEL 2 OF CERTIFIED SURVEY MAP NO. 8543 LOCATED IN THE PART OF THE SOUTHEAST 1/4 OF SECTION 36, TOWN 6 NORTH, RANGE 17 EAST AND IN PART OF THE SOUTHWEST 1/4 OF SECTION 31, TOWN 6 NORTH, RANGE 18 EAST, VILLAGE OF NORTH PRAIRIE, WAUKESHA COUNTY, WISCONSIN, MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCING AT THE NORTHERLY MOST CORNER OF SAID PARCEL 2; THENCE S 70DEG 49MIN 36SEC E, 221.81 FEET; THENCE N 89DEG 38MIN 33SEC E, 213.28 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE N 89DEG 38MIN 33SEC E, 110.73 FEET; THENCE S 00DEG 21MIN 05SEC W, 102.80 FEET; THENCE S 51DEG 31MIN 28SEC W, 91.00 FEET; THENCE N 31DEG 03MIN 35SEC W, 101.61 FEET; THENCE N 84DEG 04MIN 33SEC E, 139.80 FEET TO THE POINT OF BEGINNING. CONTAINING 23,792 SQUARE FEET (0.55 ACRE(S)) OF LAND, MORE OR LESS.
ALSO
BEGINNING AT THE NORTHWESTERLY MOST CORNER OF SAID PARCEL 2; THENCE S 20DEG 17MIN 39SEC E, 204.28 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE S 20DEG 17MIN 39SEC E, 133.83 FEET TO THE SOUTHEASTERLY MOST CORNER OF SAID PARCEL 2; THENCE S 84DEG 39MIN 23SEC W, 167.55 FEET; THENCE N 40DEG 00MIN 00SEC W, 84.03 FEET; THENCE N 37DEG 15MIN 37SEC E, 29.81 FEET; THENCE N 31DEG 03MIN 35SEC E, 51.39 FEET; THENCE N 87DEG 10MIN 39SEC E, 38.50 FEET; THENCE S 84DEG 33MIN 19SEC E, 162.07 FEET TO THE POINT OF BEGINNING. CONTAINING 28,950 SQUARE FEET (0.66 ACRE(S)) OF LAND, MORE OR LESS

"I, PETER S. GORDON, A WISCONSIN REGISTERED LAND SURVEYOR, S-2101, DO HEREBY CERTIFY THAT THIS CONDOMINIUM PLAT IS A CORRECT REPRESENTATION OF THE CONDOMINIUM DESCRIBED AND THE IDENTIFICATION AND LOCATION OF EACH LAND UNIT AND THE COMMON ELEMENTS CAN BE DETERMINED FROM THIS PLAT."

PETER S. GORDON R.L.S. 2101

FARRIS, HANSEN & ASSOCIATES, INC.
ENGINEERING - ARCHITECTURE - SURVEYING
7 RIDGWAY COURT, PO BOX 437
ELKHORN, WISCONSIN 53121
PHONE: (262) 723-2098
FAX: (262) 723-5865

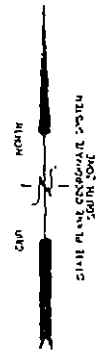
PROJECT NO.	DATE	SHEET
00-21-0005	08/21/2000	SHEET 1 OF 6

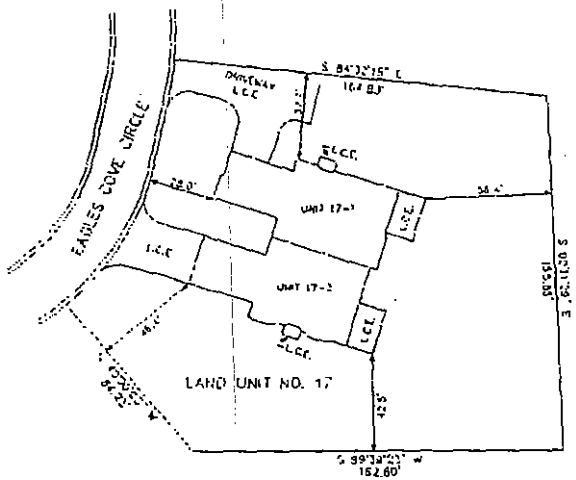
001504 OCT 27 03

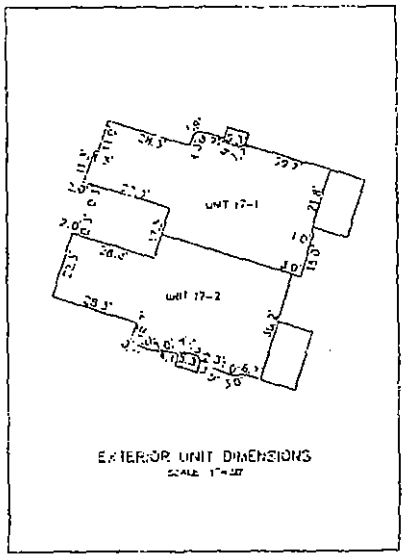
EAGLES COVE CONDOMINIUM ADDENDUM NO. 6

LOCATED IN THE VILLAGE OF NORTH PRAIRIE,
WAUKESHA COUNTY, WISCONSIN

EXHIBIT "B"







EXTERIOR UNIT DIMENSIONS
SCALE 1"=20'

LAND UNIT CORNERS FOR LAND UNIT 17 ARE SET IRON REBAR STAKES
BOUNDED ON EAGLES COVE CIRCLE BY THE BACK OF CURB

NOTE: BUILDINGS AND OTHER IMPROVEMENTS SHOWN ON THIS EXHIBIT REPRESENT PROPOSED CONSTRUCTION NOT COMPLETED AS OF THE DATE OF THIS PLAT.

ALL DIMENSIONS SHOWN ARE APPROXIMATE. SOME DIMENSIONS SHOW ROOM AVERAGES. CURRENT ARCHITECTURAL PLANS SHOULD BE USED FOR CONSTRUCTION PURPOSES.

MAP SCALE IN FEET ORIGINAL 1" = 40'

NOTE:
UNITS 17-1 AND 17-2 SHALL HAVE FULL BASEMENTS UNDER ALL LIVING AREAS EXCEPTING GARAGE SPACES AS SHOWN. THESE BASEMENTS ARE PART OF THE UNIT INCLUDING ALL STRUCTURAL AND FINISH ELEMENTS OF THE BUILDING.

COMMON ELEMENTS = ALL OF THE CONDOMINIUM EXCEPT THE UNIT

LIMITED COMMON ELEMENT (L.C.E.) = ALL DRIVES, BALCONIES AND PATIOS AND ALL STEPS AND PORCHES PLACED APPURTENANT TO ANY BUILDING SHALL BE A PART OF THE COMMON ELEMENTS AS A LIMITED COMMON ELEMENT AND NOT A PART OF ANY INDIVIDUAL UNIT, HOWEVER EACH RESPECTIVE UNIT OWNER SHALL BE ENTITLED TO THE EXCLUSIVE USE AND POSSESSION OF ANY SUCH DRIVE, BALCONY, PATIO, DECK, AND ANY SUCH STEPS AND PORCH, DIRECT ACCESS TO WHICH IS PROVIDED FROM WITHIN THE RESPECTIVE UNIT AND LOCATED OUTSIDE OF AND ADJOINING EACH RESPECTIVE BUILDING.

THE FOREGOING IS A SUMMARY OF THE LIMITED COMMON ELEMENTS AND IN THE EVENT OF A CONFLICT THE CONDOMINIUM DECLARATION SHALL PREVAIL

L.C.E. = LIMITED COMMON ELEMENT

[XXX] = RECORD DIMENSION

SEE SHEETS 3 & 4 FOR DIAGRAMATIC FLOOR PLANS

PETER G. BERGEN
S-1565
WISCONSIN
LAND SURVEYOR

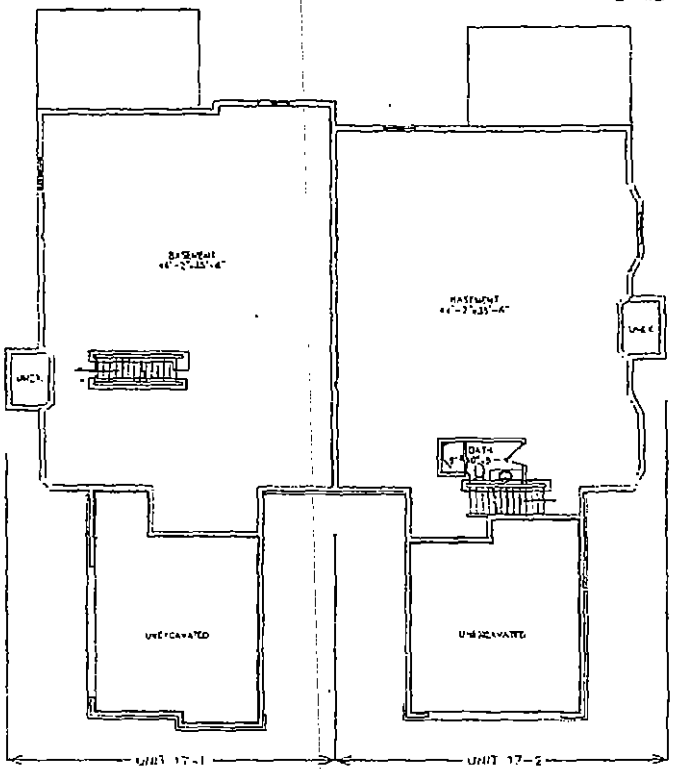
FARRIS, HANSEN & ASSOCIATES, INC.
ENGINEERING - ARCHITECTURE - SURVEYING
7 RIDGWAY COURT, PO BOX 457
ELKHORN, WISCONSIN 53121
PHONE: (262) 723-2098
FAX: (262) 723-5886

PROJ. NO. 98032 | DATE 08-21-2003 | SHEET 1 OF 3

EAGLES COVE CONDOMINIUM ADDENDUM NO. 6

LOCATED IN THE VILLAGE OF NORTH PRAIRIE,
WAUKESHA COUNTY, WISCONSIN

EXHIBIT "B"



FOUNDATION PLAN

NOTE: BUILDINGS AND OTHER IMPROVEMENTS SHOWN ON THIS EXHIBIT REPRESENT PROPOSED CONSTRUCTION NOT COMPLETED AS OF THE DATE OF THIS PLAT.

ALL DIMENSIONS SHOWN ARE APPROXIMATE. SOME DIMENSIONS SHOW ROOM AVERAGES. CURRENT ARCHITECTURAL PLANS SHOULD BE USED FOR CONSTRUCTION PURPOSES.

NOTE
UNITS 17-1 AND 17-2 SHALL HAVE FULL BASEMENTS UNDER ALL LIVING AREAS EXCEPTING GARAGE SPACES AS SHOWN. THESE BASEMENTS ARE PART OF THE UNIT INCLUDING ALL STRUCTURAL AND FINISH ELEMENTS OF THE BUILDING

COMMON ELEMENTS = ALL OF THE CONDOMINIUM EXCEPT THE UNIT

LIMITED COMMON ELEMENT (L.C.E.) = ALL DRIVES, WALKWAYS AND PATIOS AND ALL STEPS AND PORCHES PLACED APPURTENANT TO ANY BUILDING SHALL BE A PART OF THE COMMON ELEMENTS AS A LIMITED COMMON ELEMENT AND NOT A PART OF ANY INDIVIDUAL UNIT; HOWEVER EACH RESPECTIVE UNIT OWNER SHALL BE ENTITLED TO THE EXCLUSIVE USE AND POSSESSION OF ANY SUCH DRIVE, WALKWAY, PATIO DECK, AND ANY SUCH STEPS AND PORCH, DIRECT ACCESS TO WHICH IS PROVIDED FROM WITHIN THE RESPECTIVE UNIT AND LOCATED OUTSIDE OF AND ADJOINING EACH RESPECTIVE BUILDING

THE FOREGOING IS A SUMMARY OF THE LIMITED COMMON ELEMENTS AND IN THE EVENT OF A CONFLICT THE CONDOMINIUM DECLARATION SHALL PREVAIL

L.C.E. = LIMITED COMMON ELEMENT

PETER B. GORDON S-1768 LAND SURVEYOR

1/24/2003

FARRIS, HANSEN & ASSOCIATES, INC.
ENGINEERING – ARCHITECTURE – SURVEYING
7 FIDGWAY COURT, PO BOX 437
ELKHORN, WISCONSIN 53121
PHONE: (262) 723-2088
FAX (262) 723-5686

PROJ NO 98733 | DATE: 08-26-2002 | SHEET 3 OF 3

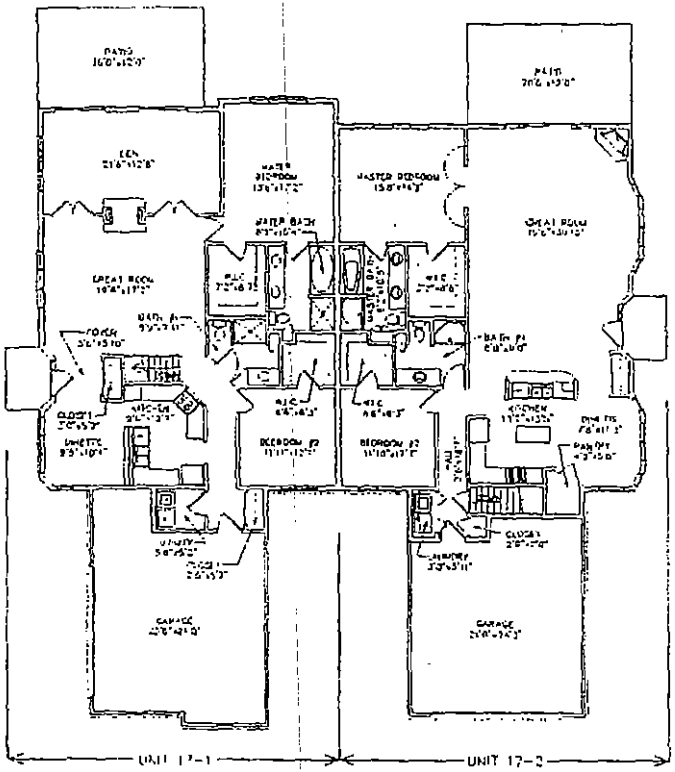
001505 OCT-27-03

001506 OCT 27 03

EAGLES COVE CONDOMINIUM ADDENDUM NO. 6

LOCATED IN THE VILLAGE OF NORTH PRAIRIE,
WAUKESHA COUNTY, WISCONSIN

EXHIBIT "B"



FIRST FLOOR PLAN

NOTE: BUILDINGS AND OTHER IMPROVEMENTS SHOWN ON THIS EXHIBIT REPRESENT PROPOSED CONSTRUCTION NOT COMPLETED AS OF THE DATE OF THIS PLAT.

ALL DIMENSIONS SHOWN ARE APPROXIMATE. SOME DIMENSIONS SHOW ROOM AVERAGES. CURRENT ARCHITECTURAL PLANS SHOULD BE USED FOR CONSTRUCTION PURPOSES.

NOTE:
UNITS 17-1 AND 17-2 SHALL HAVE FULL BASEMENTS UNDER ALL LIVING AREAS EXCEPTING GARAGE SPACES AS SHOWN. THESE BASEMENTS ARE PART OF THE UNIT INCLUDING ALL STRUCTURAL AND FINISH ELEMENTS OF THE BUILDING.

COMMON ELEMENTS = ALL OF THE CONDOMINIUM EXCEPT THE UNIT

LIMITED COMMON ELEMENT (L.C.E.) = ALL DRIVES, BALCONIES AND PATIOS AND ALL STEPS AND PORCHES PLACED APPURTENANT TO ANY BUILDING SHALL BE A PART OF THE COMMON ELEMENTS AS A LIMITED COMMON ELEMENT AND NOT A PART OF ANY INDIVIDUAL UNIT. HOWEVER EACH RESPECTIVE UNIT OWNER SHALL BE ENTITLED TO THE EXCLUSIVE USE AND POSSESSION OF ANY SUCH DRIVE, BALCONY, PATIO, DECK, AND ANY SUCH STEPS AND PORCH DIRECT ACCESS TO WHICH IS PROVIDED FROM WITHIN THE RESPECTIVE UNIT AND LOCATED OUTSIDE OF AND ADJOINING EACH RESPECTIVE BUILDING.

THE FOREGOING IS A SUMMARY OF THE LIMITED COMMON ELEMENTS AND IN THE EVENT OF A CONFLICT THE CONDOMINIUM DECLARATION SHALL PREVAIL.

L.C.E. = LIMITED COMMON ELEMENT

10/20/2003

FARRIS, HANSEN & ASSOCIATES, INC.
ENGINEERING – ARCHITECTURE – SURVEYING
7 RIDGWAY COURT, PO BOX 437
ELKHORN, WISCONSIN 53121
PHONE: (262) 723-7098
FAX: (262) 723-5686

PROJ NO. 99222	DATE: 08-25-2003	SHEET 4 OF 8

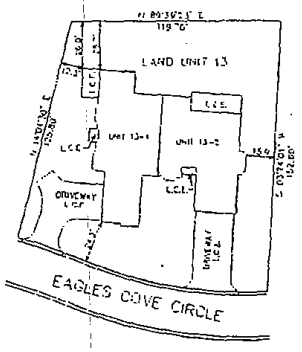
001507 OCT 27 8

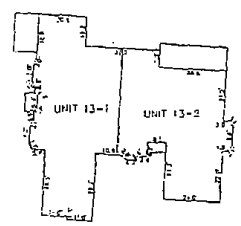
EAGLES COVE CONDOMINIUM ADDENDUM NO. 6

LOCATED IN THE VILLAGE OF NORTH PRAIRIE,
WAUKESHA COUNTY, WISCONSIN

EXHIBIT "B"





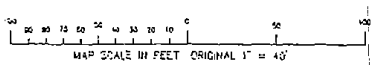


EXTERIOR UNIT DIMENSIONS
SCALE: 1"=30'

LAND UNIT CORNERS FOR LAND UNIT 13 ARE SET IRON REBAR STAKES BOUNDED ON EAGLES COVE CIRCLE BY THE BACK OF CL65.

NOTE: BUILDINGS AND OTHER IMPROVEMENTS SHOWN ON THIS EXHIBIT REPRESENT PROPOSED CONSTRUCTION NOT COMPLETED AS OF THE DATE OF THIS PLAT.

ALL DIMENSIONS SHOWN ARE APPROXIMATE SOME DIMENSIONS SHOW ROOM AVERAGES. CURRENT ARCHITECTURAL PLANS SHOULD BE USED FOR CONSTRUCTION PURPOSES



NOTE
UNITS 13-1 AND 13-2 SHALL HAVE FULL BASEMENTS UNDER ALL LIVING AREAS EXCEPTING GARAGE SPACES AS SHOWN. THESE BASEMENTS ARE PART OF THE UNIT INCLUDING ALL STRUCTURAL AND FINISH ELEMENTS OF THE BUILDING.

COMMON ELEMENTS = ALL OF THE CONDOMINIUM EXCEPT THE UNIT

LIMITED COMMON ELEMENT (L.C.E.) = ALL DRIVES, BALCONIES AND PATIOS AND ALL STEPS AND PORCHES PLACED APPURTENANT TO ANY BUILDING SHALL BE A PART OF THE COMMON ELEMENTS AS A LIMITED COMMON ELEMENT AND NOT A PART OF ANY INDIVIDUAL UNIT; HOWEVER EACH RESPECTIVE UNIT OWNER SHALL BE ENTITLED TO THE EXCLUSIVE USE AND POSSESSION OF ANY SUCH DRIVE, BALCONY, PATIO, DOCK, AND ANY SUCH STEPS AND PORCH, DIRECT ACCESS TO WHICH IS PROVIDED FROM WITHIN THE RESPECTIVE UNIT AND LOCATED OUTSIDE OF AND ADJOINING EACH RESPECTIVE BUILDING.

THE FOREGOING IS A SUMMARY OF THE LIMITED COMMON ELEMENTS AND IN THE EVENT OF A CONFLICT, THE CONDOMINIUM DECLARATION SHALL PREVAIL.

L.C.E. = LIMITED COMMON ELEMENT

(XXX) = RECORD DIMENSION

SEE SHEETS 6 & 7 FOR DIAGRAMATIC FLOOR PLANS

FARRIS, HANSEN & ASSOCIATES, INC.
ENGINEERING – ARCHITECTURE – SURVEYING
7 RIDGWAY COURT, PO BOX 437
ELKHORN, WISCONSIN 53121
PHONE: (262) 723-2098
FAX: (262) 723-5886

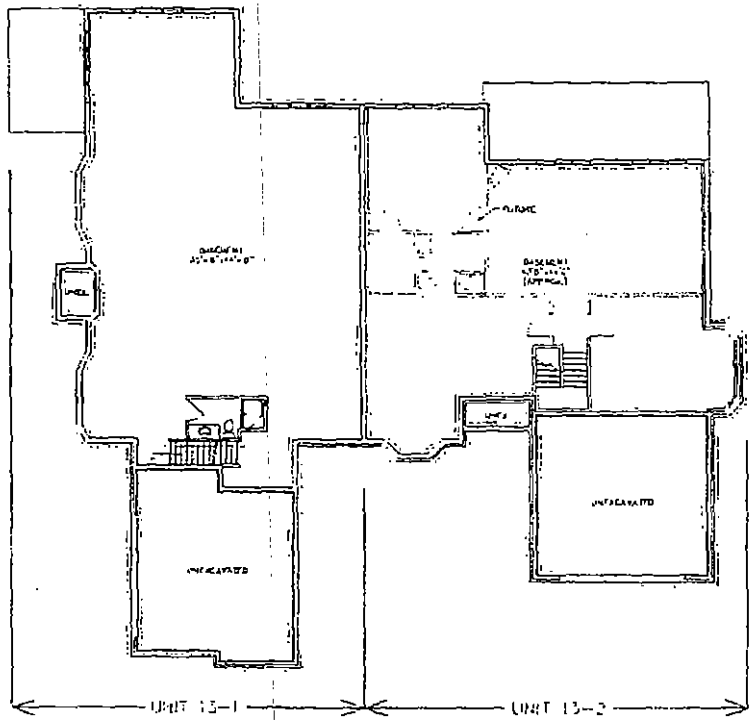
PROJ NO 99222 | DATE 08/30/2000 | SHEET 5 OF 8

001508 OCT 27 03

EAGLES COVE CONDOMINIUM ADDENDUM NO. 6

LOCATED IN THE VILLAGE OF NORTH FRAIRIE,
WAUKESHA COUNTY, WISCONSIN

EXHIBIT "B"



FOUNDATION PLAN

NOTE: BUILDINGS AND OTHER IMPROVEMENTS SHOWN ON THIS EXHIBIT REPRESENT PROPOSED CONSTRUCTION NOT COMPLETED AS OF THE DATE OF THIS PLAT.

ALL DIMENSIONS SHOWN ARE APPROXIMATE. SOME DIMENSIONS SHOW ROOM AVERAGES. CURRENT ARCHITECTURAL PLANS SHOULD BE USED FOR CONSTRUCTION PURPOSES.

NOTE:
UNITS 13-1 AND 13-2 SHALL HAVE FULL BASEMENTS UNDER ALL LIVING AREAS EXCEPTING GARAGE SPACES AS SHOWN. THESE BASEMENTS ARE PART OF THE UNIT BUILDING ALL STRUCTURAL AND FINISH ELEMENTS OF THE BUILDING.

COMMON ELEMENTS – ALL OF THE CONDOMINIUM EXCEPT THE UNIT

LIMITED COMMON ELEMENT (L.C.E.) – ALL DRIVES, BALCONIES AND PATIOS AND ALL STEPS AND PORCHES PLACED APPURTENANT TO ANY BUILDING SHALL BE A PART OF THE COMMON ELEMENTS AS A LIMITED COMMON ELEMENT AND NOT A PART OF ANY INDIVIDUAL UNIT. HOWEVER EACH RESPECTIVE UNIT OWNER SHALL BE ENTITLED TO THE EXCLUSIVE USE AND POSSESSION OF ANY SUCH DRIVE, BALCONY, PATIO, DECK, AND ANY SUCH STEPS AND PORCH, DIRECT ACCESS TO WHICH IS PROVIDED FROM WITHIN THE RESPECTIVE UNIT AND LOCATED OUTSIDE OF AND ADJOINING THEIR RESPECTIVE BUILDING.

THE FOREGOING IS A SUMMARY OF THE LIMITED COMMON ELEMENTS AND IN THE EVENT OF A CONFLICT, THE CONDOMINIUM DECLARATION SHALL PREVAIL.

L.C.E. – LIMITED COMMON ELEMENT

WISCONSIN PROFESSIONAL LAND SURVEYOR

10/20/2003

FARRIS, HANSEN & ASSOCIATES, INC.
ENGINEERING – ARCHITECTURE – SURVEYING
7 RIDGWAY COURT, PO BOX 437
ELKHORN, WISCONSIN 53121
PHONE: (262) 723-2098
FAX: (262) 723-5886

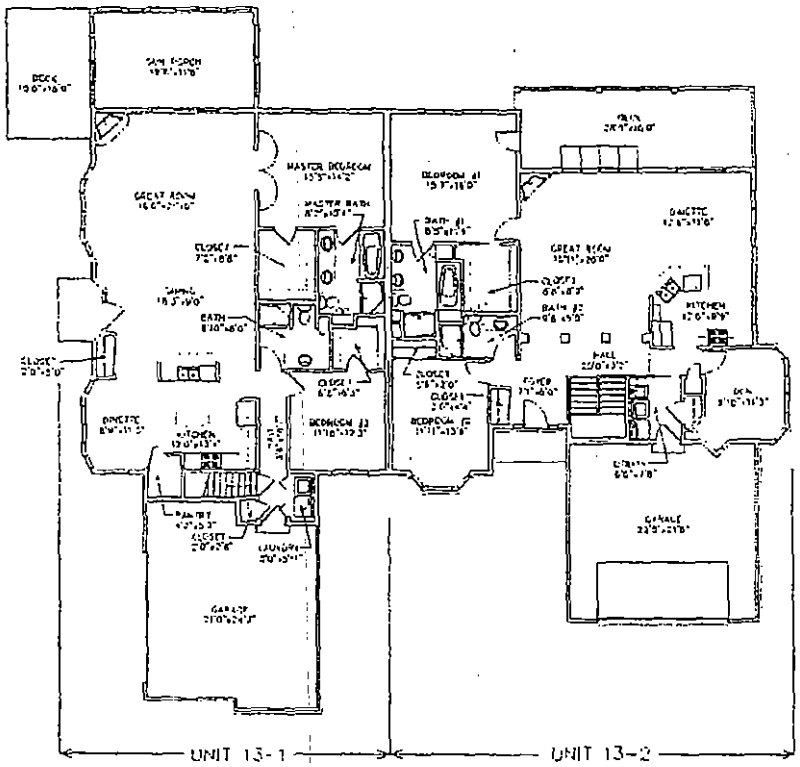
PROJ. NO. 68032	DATE 02/20/2003	SHEET 6 OF 8

0015090CT 27 03

EAGLES COVE CONDOMINIUM ADDENDUM NO. 6

LOCATED IN THE VILLAGE OF NORTH PRAIRIE,
WAUKESHA COUNTY, WISCONSIN

EXHIBIT "B"



FIRST FLOOR PLAN

NOTE: BUILDINGS AND OTHER IMPROVEMENTS SHOWN ON THIS EXHIBIT REPRESENT PROPOSED CONSTRUCTION NOT COMPLETED AS OF THE DATE OF THIS PLAT.

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NOTE:
UNITS 13-1 AND 13-2 SHALL HAVE FULL BASEMENTS UNDER ALL LIVING AREAS EXCEPTING GARAGE SPACES AS SHOWN. THESE BASEMENTS ARE PART OF THE UNIT INCLUDING ALL STRUCTURAL AND FINISH ELEMENTS OF THE BUILDING.

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THE FOREGOING IS A SUMMARY OF THE LIMITED COMMON ELEMENTS AND IN THE EVENT OF A CONFLICT THE CONDOMINIUM DECLARATION SHALL PREVAIL.

L.C.E. = LIMITED COMMON ELEMENT

WISCONSIN
PETER O. OLSEN
S-1565
LAND SURVEYOR

10/21/2003

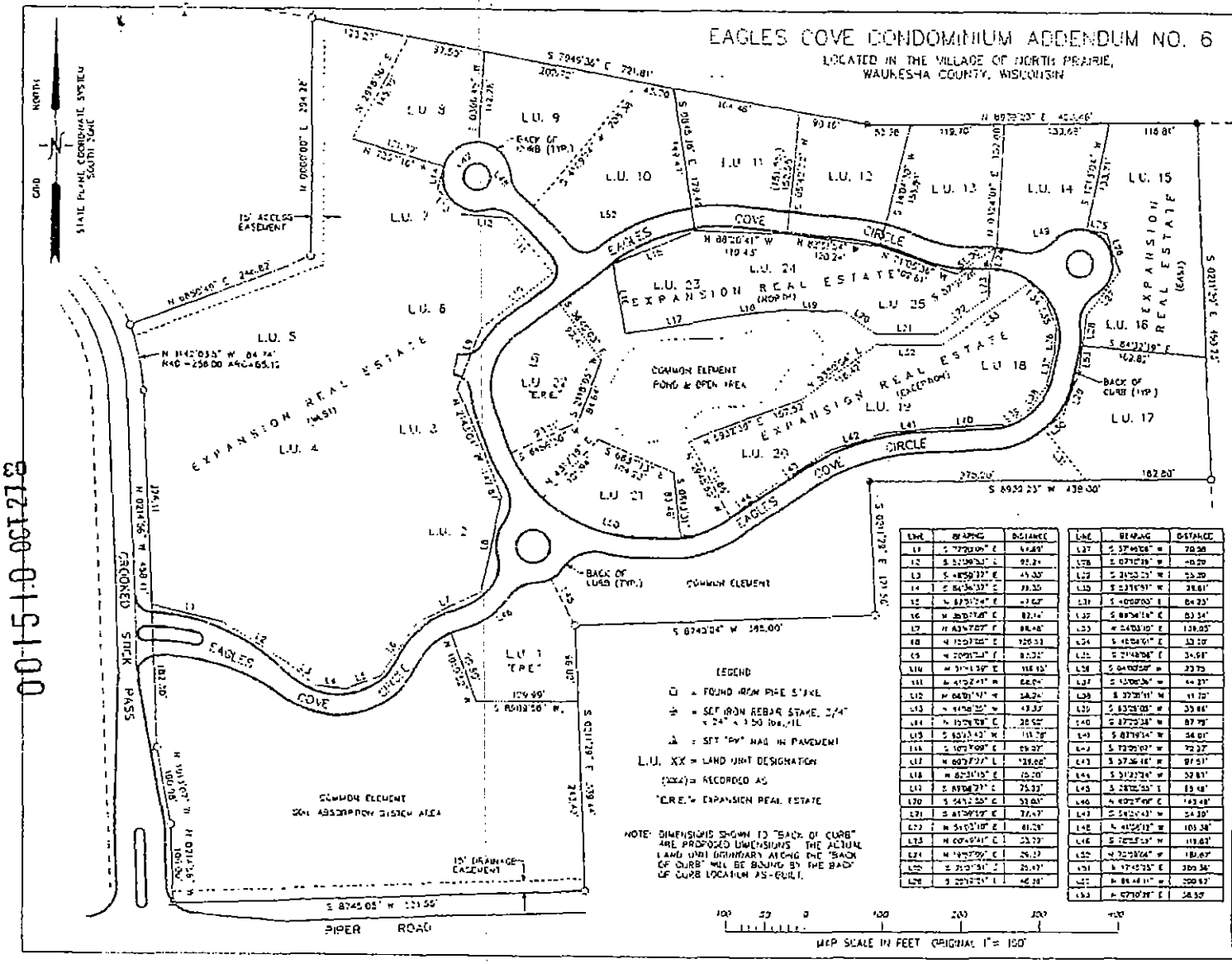
FARRIS, HANSEN & ASSOCIATES, INC.
ENGINEERING - ARCHITECTURE - SURVEYING
7 BROADWAY COURT, PO BOX 437
ELKHORN, WISCONSIN 53121
PHONE: (262) 723-2098
FAX: (262) 723-5886

PROJ. NO. 98232 | DATE: 08/20/2003 | SHEET: 2 OF 9

EAGLES COVE CONDOMINIUM ADDENDUM NO. 6

LOCATED IN THE VILLAGE OF NORTH PRAIRIE,
WAUKESHA COUNTY, WISCONSIN

EXHIBIT "C"


L.U. 1
L.U. 2
L.U. 3
L.U. 4
L.U. 5
L.U. 6
L.U. 7
L.U. 8
L.U. 9
L.U. 10
L.U. 11
L.U. 12
L.U. 13
L.U. 14
L.U. 15
L.U. 16
L.U. 17
L.U. 18
L.U. 19
L.U. 20
L.U. 21
L.U. 22
L.U. 23
L.U. 24
L.U. 25
EAGLES COVE CIRCLE
EAGLES COVE CIRCLE
EAGLES COVE CIRCLE
EXPANSION REAL ESTATE
EXPANSION REAL ESTATE
EXPANSION REAL ESTATE
EXPANSION REAL ESTATE
EXPANSION REAL ESTATE
COMMON ELEMENT
POND & OPEN AREA
COMMON ELEMENT
SOIL ABSORPTION SYSTEM AREA
SECONED SUCK PASS
PIPER ROAD
15' ACCESS EASEMENT
15' DRAINAGE EASEMENT
BACK OF CURB (TYP.)
BACK OF CURB (TYP.)
S 8745'05" W 133.55'
S 8743'04" W 385.00'
S 8950 23" W 438.30'
N 8950'23" E 438.30'
S 0021'57" E 1324.39'
N 0021'57" W 1324.39'
N 0021'57" W 1324.39'
S 0021'57" E

EAGLES COVE CONDOMINIUM ADDENDUM NO. 6

LOCATED IN THE VILLAGE OF NORTH PRAIRIE,
WAUKESHA COUNTY, WISCONSIN

EXHIBIT "C"

00151128

LEGAL DESCRIPTION - EXPANSION AREA (WEST)

A PARCEL OF LAND BEING PART OF PARCEL 2 OF CERTIFIED SURVEY MAP NO. 8543 LOCATED IN THE PART OF THE SOUTHEAST 1/4 OF SECTION 36, TOWN 6 NORTH, RANGE 17 EAST AND IN PART OF THE SOUTHWEST 1/4 OF SECTION 31, TOWN 6 NORTH, RANGE 18 EAST, VILLAGE OF NORTH PRAIRIE, WAUKESHA COUNTY, WISCONSIN, MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHERLY MOST CORNER OF SAID PARCEL 2; THENCE S 75DEG 49MIN 36SEC E, 123.27 FEET; THENCE S 29DEG 18MIN 30SEC W, 145.72 FEET; THENCE S 73DEG 57MIN 16SEC E, 131.79 FEET; THENCE S 19DEG 25MIN 08SEC W, 28.97 FEET; THENCE S 44DEG 15MIN 35SEC E, 43.33 FEET; THENCE S 89DEG 07MIN 31SEC E, 58.24 FEET; THENCE S 41DEG 07MIN 41SEC E, 80.04 FEET; THENCE S 51DEG 47MIN 55SEC W, 116.15 FEET; THENCE S 26DEG 09MIN 53SEC W, 85.22 FEET; THENCE S 71DEG 43MIN 04SEC E, 142.87 FEET; THENCE S 12DEG 07MIN 05SEC W, 196.53 FEET; THENCE S 63DEG 47MIN 07SEC W, 66.48 FEET; THENCE S 35DEG 07MIN 06SEC W, 82.14 FEET; THENCE S 62DEG 51MIN 24SEC W, 47.02 FEET; THENCE N 01DEG 38MIN 27SEC W, 39.30 FEET; THENCE N 48DEG 35MIN 27SEC W, 45.60 FEET; THENCE N 57DEG 39MIN 33SEC W, 83.24 FEET; THENCE N 72DEG 20MIN 06SEC W, 21.69 FEET; THENCE N 03DEG 14MIN 56SEC W, 276.11 FEET; THENCE 85.13 FEET ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 258.00 FEET AND A CHORD WHICH BEARS N 19DEG 42MIN 03 SEC W, 84.74 FEET; THENCE N 68DEG 51MIN 19SEC E, 246.52 FEET; THENCE N 00DEG 00MIN 10SEC E, 394.28 FEET TO THE POINT OF BEGINNING. CONTAINING 249,033 SQUARE FEET (5.67 ACRES) OF LAND, MORE OR LESS

LEGAL DESCRIPTION - EXPANSION AREA (NORTH)

A PARCEL OF LAND BEING PART OF PARCEL 2 OF CERTIFIED SURVEY MAP NO. 8543 LOCATED IN THE PART OF THE SOUTHEAST 1/4 OF SECTION 36, TOWN 6 NORTH, RANGE 17 EAST AND IN PART OF THE SOUTHWEST 1/4 OF SECTION 31, TOWN 6 NORTH, RANGE 18 EAST, VILLAGE OF NORTH PRAIRIE, WAUKESHA COUNTY, WISCONSIN, MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHERLY MOST CORNER OF SAID PARCEL 2; THENCE S 75DEG 49MIN 36SEC E, 123.27 FEET; THENCE N 89DEG 30MIN 23SEC E, 127.98 FEET; THENCE S 03DEG 24MIN 01SEC W, 132.60 FEET TO THE POINT OF BEGINNING; THENCE S 19DEG 07MIN 04SEC W, 70.57 FEET; THENCE S 80DEG 48MIN 41SEC W, 33.79 FEET; THENCE S 54DEG 01MIN 10SEC W, 81.24 FEET; THENCE N 89DEG 55MIN 38SEC W, 27.47 FEET; THENCE N 55DEG 12MIN 55SEC W, 12.03 FEET; THENCE N 89DEG 08MIN 17SEC W, 75.12 FEET; THENCE S 82DEG 31MIN 15SEC W, 25.70 FEET; THENCE S 06DEG 37MIN 27SEC W, 139.68 FEET; THENCE N 10DEG 27MIN 09SEC W, 89.07 FEET; THENCE N 54DEG 51MIN 40SEC E, 111.76 FEET; THENCE S 88DEG 20MIN 41SEC W, 119.43 FEET; THENCE S 82DEG 51MIN 51SEC E, 152.24 FEET; THENCE S 71DEG 03MIN 36SEC E, 102.61 FEET; THENCE N 37DEG 31MIN 28SEC E, 81.00 FEET TO THE POINT OF BEGINNING. CONTAINING 44,884 SQUARE FEET (1.03 ACRES) OF LAND, MORE OR LESS

LEGAL DESCRIPTION - EXPANSION AREA (EAST)

A PARCEL OF LAND BEING PART OF PARCEL 2 OF CERTIFIED SURVEY MAP NO. 8543 LOCATED IN THE PART OF THE SOUTHEAST 1/4 OF SECTION 36, TOWN 6 NORTH, RANGE 17 EAST AND IN PART OF THE SOUTHWEST 1/4 OF SECTION 31, TOWN 6 NORTH, RANGE 18 EAST, VILLAGE OF NORTH PRAIRIE, WAUKESHA COUNTY, WISCONSIN, MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHEAST CORNER OF SAID PARCEL 2; THENCE S 03DEG 17MIN 20SEC E, 294.38 FEET; THENCE N 81DEG 32MIN 19SEC W, 162.82 FEET; THENCE N 07DEG 10MIN 33SEC E, 40.29 FEET; THENCE N 37DEG 48MIN 08SEC E, 30.86 FEET; THENCE N 52DEG 19MIN 35SEC W, 48.36 FEET; THENCE N 70DEG 31MIN 51SEC W, 28.47 FEET; THENCE N 12DEG 43MIN 04SEC E, 133.21 FEET; THENCE N 89DEG 25MIN 23SEC E, 318.81 FEET TO THE POINT OF BEGINNING. CONTAINING 28,597 SQUARE FEET (0.69 ACRES) OF LAND, MORE OR LESS.

LEGAL DESCRIPTION - EXPANSION AREA (EXCEPTION)

A PARCEL OF LAND BEING PART OF PARCEL 2 OF CERTIFIED SURVEY MAP NO. 8543 LOCATED IN THE PART OF THE SOUTHEAST 1/4 OF SECTION 36, TOWN 6 NORTH, RANGE 17 EAST AND IN PART OF THE SOUTHWEST 1/4 OF SECTION 31, TOWN 6 NORTH, RANGE 18 EAST, VILLAGE OF NORTH PRAIRIE, WAUKESHA COUNTY, WISCONSIN, MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF SAID PARCEL 2; THENCE S 47DEG 58MIN 41SEC W, 702.49 FEET TO THE POINT OF BEGINNING; THENCE S 10DEG 09MIN 01SEC E, 33.20 FEET; THENCE S 21DEG 48MIN 06SEC E, 24.30 FEET; THENCE S 04DEG 30MIN 20SEC W, 33.75 FEET; THENCE S 13DEG 08MIN 36SEC W, 44.27 FEET; THENCE S 07DEG 31MIN 11SEC W, 49.70 FEET; THENCE S 83DEG 26MIN 05SEC W, 35.66 FEET; THENCE S 6°ECU 29MIN 38SEC W, 87.20 FEET; THENCE S 83DEG 19MIN 14SEC W, 68.01 FEET; THENCE S 73DEG 05MIN 07SEC W, 72.07 FEET; THENCE S 57DEG 39MIN 46SEC W, 57.52 FEET; THENCE S 51DEG 32MIN 24SEC W, 52.67 FEET; THENCE N 25DEG 40MIN 18SEC W, 111.86 FEET; THENCE N 69DEG 32MIN 39SEC E, 157.52 FEET; THENCE N 53DEG 51MIN 04SEC E, 119.42 FEET; THENCE S 09DEG 56MIN 59SEC E, 83.34 FEET; THENCE N 54DEG 03MIN 10SEC E, 139.05 FEET TO THE POINT OF BEGINNING. CONTAINING 50,443 SQUARE FEET (1.15 ACRES) OF LAND, MORE OR LESS.
ALSO INCLUDING THE AREAS IDENTIFIED ON THIS EXHIBIT AS LOT 1 AND LOT 22 CONTAINING 34,692 SQUARE FEET OF LAND, MORE OR LESS

TOTAL EXPANSION AREA = 318,954 SQUARE FEET (8.70 ACRES) OF LAND, MORE OR LESS.



10/20/2003
Date

FARRIS, HANSEN & ASSOCIATES, INC.
ENGINEERING - ARCHITECTURE - SURVEYING
7 RIDGWAY COURT, PO BOX 437
ELKHORN, WISCONSIN 53121
PHONE: (262) 723-2098
FAX: (262) 723-5886

002252 DEC 198

3111136

REGISTER'S OFFICE
WAUKESHA COUNTY, WI
RECORDED ON

12-19-2003 2:00 PM

MICHAEL J. HASSLINGER
REGISTER OF DEEDS

REC. FEE: 24.00
REC. FEE-CO: 5.00
REC. FEE-ST: 2.00
TRAN. FEE:
TRAN. FEE-STATE:
PAGES: 11

WC3111136-011

SEVENTH AMENDMENT TO DECLARATION OF CONDOMINIUM OF EAGLES COVE CONDOMINIUM

Document Title

Recording Area

Name and Return Address:

Hal Karas, Esq.
Michael Best & Friedrich LLP
100 East Wisconsin Avenue,
Suite 3300
Milwaukee, WI 53202

PIN: NPV 1563.988

12-31

002253 DEC 19 03

SEVENTH AMENDMENT TO DECLARATION OF CONDOMINIUM
OF EAGLES COVE CONDOMINIUM

THIS SEVETNTH AMENDMENT ("Amendment") to Declaration of Condominium of Eagles Cove Condominium is made and entered into this December 22, 2003 by Harmony Homes, Inc. ("Declarant").

A Declaration of Condominium of Eagles Cove Condominium was recorded in the Office of the Register of Deeds for Waukesha County, Wisconsin and amended on the following dates with the following Document Numbers:

Document	Recording Date	Document Number
Declaration	December 28, 1999	2528462
First Amendment	December 28, 1999	2528464
Second Amendment	July 13, 2000	2589766
Third Amendment	September 16, 2002	2845493
Fourth Amendment	September 16, 2002	2845495
Fifth Amendment	March 11, 2003	2948839
Sixth Amendment	October 27, 2003	3090048

Collectively, these documents constitute the "Declaration", which subjected certain real property in the Village of North Prairie, Waukesha County, Wisconsin to the Condominium Ownership Act.

Article 10 of the Declaration reserves the right to expand the Condominium. Declarant desires to amend the Declaration to expand the Condominium to include Land Units 3 through 7, 15, 16, 22 and 23.

Article 18.6 of the Declaration reserves the right for Declarant to assign portions of Declarant's special rights under the Declaration, and Declarant desire to use this Amendment to make a partial assignment of certain of its rights as Declarant, as specifically set forth herein.

NOW THEREFORE, Declarant, pursuant to Article 10 and Article 2 of the Declaration, hereby amends the Declaration as set forth below, as though fully set forth therein at the time of recording the Declaration, and makes the assignment described below, all subject to the following restrictions and conditions:

Section 1. The last sentence of Section 2.1(a) of the Declaration is amended to read that "the Condominium shall consist of 10 Land Unit and 16 Duplex Units."

Section 2. Section 3.1 of the Declaration is amended by replacing the initial Interest percentage of "7.69%" with the percentage "5.88%".

Section 3. Exhibit B to the Declaration as recorded is expanded to include the attached copy of Addendum No. 7 to the Plat.

Section 4. Except as otherwise stated herein, the Declaration shall remain unchanged and in full force and effect.

Section 5. The Mortgagee identified below holds mortgages on some of the Units, including the land which is incorporated by virtue of this Amendment, and is executing this Amendment in order to grant consent to the actions taken herein. The property subject to such mortgage shall now include Land Units 3, 4, 5, 6, 7, 15, 16, 22 and 23.

Section 6. Declarant hereby assigns to the following persons the right of Declarant to act under Sections 2.1 and 2.3 of the Declaration to separate any or all of the following Land Units into Building Units at any time and from time to time, strictly in compliance with the procedures and terms, conditions and limitations set forth in the Declaration, subject to the following additional terms, conditions and limitations. With respect to Land Units 15 and 16, such assignment is made to R. O. Roth & Associates, LLC ("Roth"), and with respect to Land Units 3, 4, 6, 7, 22 and 23, such assignment is made to Archie Investments, LLC ("Archie"). The additional terms, conditions and limitations on such assignments are:

(a) Declarant reserves the right to also separate any such Land Unit, but only for so long as any such Land Unit is not improved with a Building.

(b) Neither Roth nor Archie may further assign the rights granted to them respectively herein.

(c) Either Roth or Archie, as appropriate, alone will be responsible for compliance with the procedures and terms, conditions and limitations set forth in the Declaration concerning the separation of those Land Units, at Roth's or Archie's sole cost.

(d) With respect to any Land Unit as to which Roth or Archie has caused a separation, no one may make a claim against Declarant with respect to the fact, manner or any other aspect of such separation. Roth, Archie and their respective successors and assigns will indemnify and hold Declarant harmless from any loss, cost, damage or claim arising therefrom.

(e) With respect to any Buildings caused or permitted to be constructed by Roth or Archie on any Land Unit or former Land Unit, no one may make a claim against Declarant with respect to the fact, manner or any other aspect of such construction. Roth, Archie and their respective successors and assigns will indemnify and hold Declarant harmless from any loss, cost, damage or claim arising therefrom.

(f) In connection with the exercise of Roth's or Archie's rights as assigned above, Roth or Archie, as appropriate, may also record one or more further amendments to the Declaration for the purpose of implementing such separations, without the necessity of signature of any other person. Neither Roth nor Archie may impose additional terms and conditions in any such amendment, and may not record any amendment to the Declaration or addendum to the Plat which is inconsistent with the plan of development as described in the Declaration and

002255 DEC 19 8

Executed as of the date written above.

Harmony Homes, Inc.

By: _____
Bryce P. Styza, President

ACKNOWLEDGMENT

STATE OF WISCONSIN)
) SS.
COUNTY OF WAUKESHA)

Personally came before me this 11th day of December, 2003, the above named Bryce P. Styza, President of Harmony Homes, Inc., to me known to be the person who executed the foregoing instrument in such capacity and acknowledge the same.

NOTARY PUBLIC
GLENDA R. SCHEEL-WEIDNER
STATE OF WISCONSIN

_____
Glenda R. Scheel-Weidner
Notary Public, State of Wisconsin
My commission: May 7, 2006

002256 DEC 19 03

CONSENT OF MORTGAGEE

The undersigned hereby consents to the foregoing Amendment.

Associated Bank, National Association

By: _____
Name: BRUCE R. TATE
Title: VICE PRESIDENT

ACKNOWLEDGMENT

STATE OF WISCONSIN)
) SS.
COUNTY OF)

Personally came before me this 17th day of December, 2003, the above named Bruce R. Tate, Vice President of Associated Bank, National Association to me known to be the person who executed the foregoing instrument and acknowledge the same.

NOTARY PUBLIC
GLENDA R. SCHEEL-WEIDNER
STATE OF WISCONSIN

_____
Glenda R. Scheel-Weidner
Notary Public, State of Wisconsin
My commission: May 7, 2006

002257 DEC 19 8

AKNOWELDGMENT AND ACCEPTANCE OF ASSIGNMENT BY ASSIGNEE

The undersigned hereby acknowledges the terms, conditions and limitations of the assignment set forth in Section 6 above, accepts the terms thereof and agrees to be bound thereby.

R. O. Roth & Associates, LLC

By: _____
Name: Roland O. Roth
Title: Owner/Managing Member

ACKNOWLEDGMENT

STATE OF WISCONSIN)
) SS.
COUNTY OF)

Personally came before me this 18th day of December, 2003, the above named Roland O. Roth Managing Member of R. O. Roth & Associates, LLC to me known to be the person who executed the foregoing instrument and acknowledge the same.

NOTARY PUBLIC GLENDA R. SCHEEL-WEIDNER STATE OF WISCONSIN

_____
Glenda R. Scheel-Weidner
Notary Public, State of Wisconsin
My commission: May 7, 2006

002258 DEC 19

AKNOWELDGMENT AND ACCEPTANCE OF ASSIGNMENT BY ASSIGNEE

The undersigned hereby acknowledges the terms, conditions and limitations of the assignment set forth in Section 6 above, accepts the terms thereof and agrees to be bound thereby.

Archie Investments, LLC

By: _____
Name: Michael L. Archie
Title: Member

ACKNOWLEDGMENT

STATE OF WISCONSIN)
) SS.
COUNTY OF Waukesha.)

Personally came before me this 15th day of December, 2003, the above named Michael L. Archie, Member of Archie Investments, LLC to me known to be the person who executed the foregoing instrument and acknowledge the same.

Nicole M. Lang
Notary Public, State of Wisconsin
My commission: 1-30-05

NICOLE M. LANG NOTARY PUBLIC STATE OF WISCONSIN

This instrument was drafted by:
Hal Karas, Esq.
Michael Best & Friedrich LLP

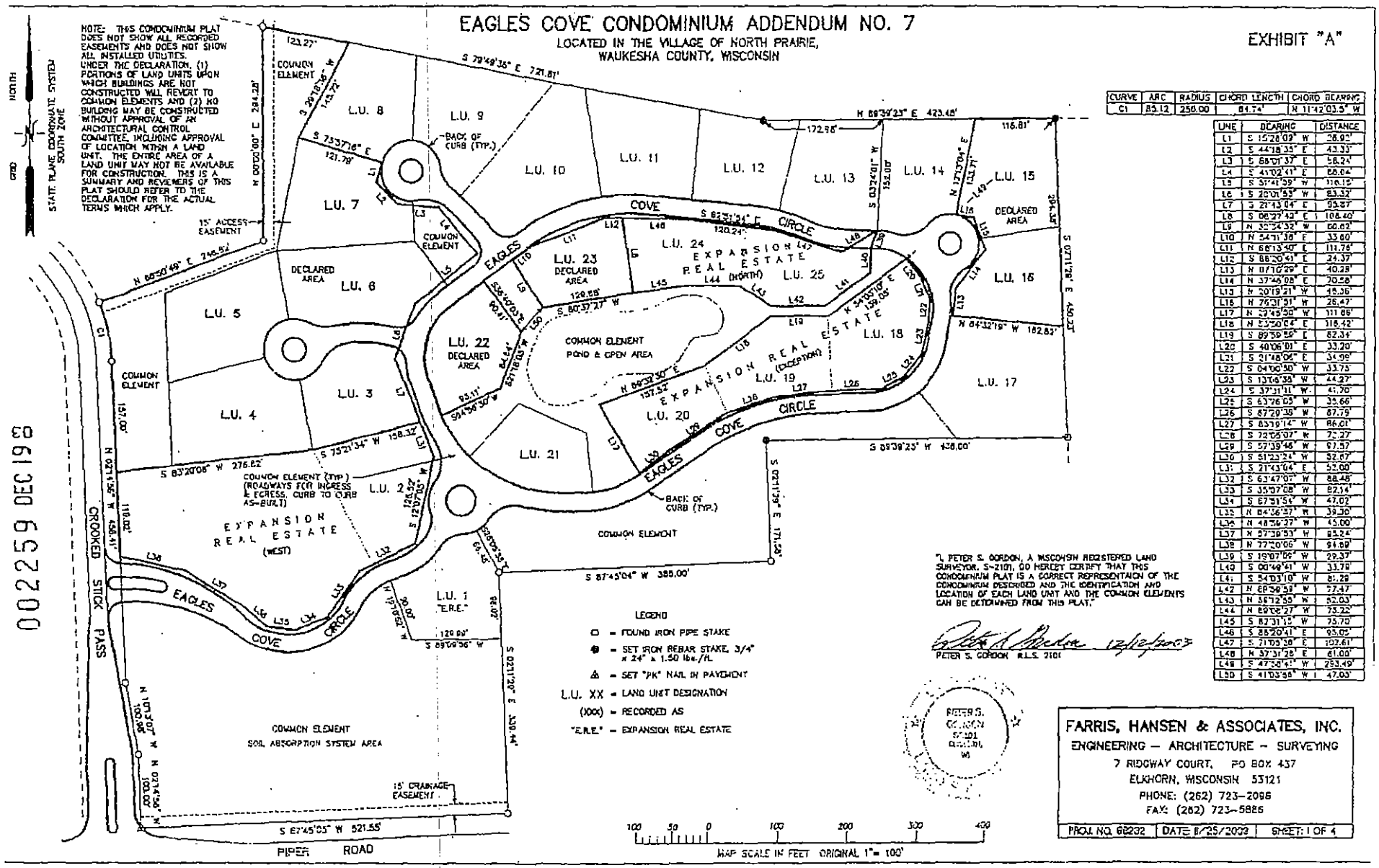
T:\clients\043135\0051\A0688716.1

RECEIVED
DEC 17 2003
BY:

EAGLES COVE CONDOMINIUM ADDENDUM NO. 7

LOCATED IN THE VILLAGE OF NORTH PRAIRIE,
WAUKESHA COUNTY, WISCONSIN

EXHIBIT "A"


NOTE: THIS CONDOMINIUM PLAT DOES NOT SHOW ALL RECORDED EASEMENTS AND DOES NOT SHOW ALL INSTALLED UTILITIES. UNDER THE DECLARATION, (1) PORTIONS OF LAND UNITS UPON WHICH BUILDINGS ARE NOT CONSTRUCTED WILL REVERT TO COMMON ELEMENTS AND (2) NO BUILDING MAY BE CONSTRUCTED WITHOUT APPROVAL OF AN ARCHITECTURAL CONTROL COMMITTEE, INCLUDING APPROVAL OF LOCATION WITHIN A LAND UNIT. THE ENTIRE AREA OF A LAND UNIT MAY NOT BE AVAILABLE FOR CONSTRUCTION. THIS IS A SUMMARY AND REVIEWERS OF THIS PLAT SHOULD REFER TO THE DECLARATION FOR THE ACTUAL TERMS WHICH APPLY.
NORTH
GRID
STATE PLANE COORDINATE SYSTEM SOUTH ZONE
L.U. 1 E.R.E.
L.U. 2
L.U. 3
L.U. 4
L.U. 5
L.U. 6
L.U. 7
L.U. 8
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L.U. 12
L.U. 13
L.U. 14
L.U. 15
L.U. 16
L.U. 17
L.U. 18
L.U. 19
L.U. 20
L.U. 21
L.U. 22 DECLARED AREA
L.U. 23 DECLARED AREA
L.U. 24
L.U. 25
EXPANSION REAL ESTATE (WEST)
EXPANSION REAL ESTATE (EXCEPTION)
EXPANSION REAL ESTATE (NORTH)
DECLARED AREA
COMMON ELEMENT
COMMON ELEMENT POND & OPEN AREA
COMMON ELEMENT (TYP.) (ROADWAYS FOR INGRESS & EGRESS, CURB TO CURB AS-BUILT)
COMMON ELEMENT SOIL ABSORPTION SYSTEM AREA
15' ACCESS EASEMENT
15' DRAINAGE EASEMENT
EAGLES COVE CIRCLE
CROOKED STICK PASS
PIPER ROAD
BACK OF CURB (TYP.)
S 79°49'35" E 721.81'
N 89°39'23" E 423.48'
S 87°45'05" W 521.55'
S 89°39'23" W 438.00'
S 87°45'04" W 385.00'
N 00°00'00" E 284.28'
N 89°30'49" E 246.82'
S 03°11'39" E 171.25'
S 03°11'39" E 330.44'
N 03°14'56" W 458.41'
S 83°20'08" W 276.82'
S 75°21'34" W 158.32'
S 82°31'34" E 120.24'
N 84°32'19" W 182.83'
S 03°11'39" E 456.23'
N 03°14'56" W 100.00'
N 03°14'56" W 100.00'
S 89°49'36" W 120.88'
N 87°18'05" W 90.00'
S 87°18'05" E 90.00'
S 03°11'39" E 90.00'
S 03°11'39" E 90.00'
S 03°11'39

EAGLES COVE CONDOMINIUM ADDENDUM NO. 7

LOCATED IN THE VILLAGE OF NORTH PRAIRIE,
WAUKESHA COUNTY, WISCONSIN

EXHIBIT "A"

00226U DEC 19 8

LEGAL DESCRIPTION – DECLARED AREA

LANDS BEING PART OF PARCEL 2 OF CERTIFIED SURVEY MAP NO. 8543 LOCATED IN THE PART OF THE SOUTHEAST 1/4 OF SECTION 36, TOWN 6 NORTH, RANGE 17 EAST AND IN PART OF THE SOUTHWEST 1/4 OF SECTION 31, TOWN 6 NORTH, RANGE 18 EAST, VILLAGE OF NORTH PRAIRIE, WAUKESHA COUNTY, WISCONSIN, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHERLY MOST CORNER OF SAID PARCEL 2; THENCE S 79DEG 49MIN 36SEC E, 123.27 FEET; THENCE S 29DEG 18MIN 36SEC W, 145.72 FEET; THENCE S 73DEG 57MIN 16SEC E, 121.79 FEET; THENCE S 15DEG 26MIN 09SEC W, 28.92 FEET; THENCE S 64DEG 18MIN 35SEC E, 43.33 FEET; THENCE S 86DEG 01MIN 37SEC E, 58.24 FEET; THENCE S 41DEG 02MIN 41SEC E, 88.04 FEET; THENCE S 51DEG 41MIN 39SEC W, 116.15 FEET; THENCE S 20DEG 01MIN 53SEC W, 83.32 FEET; THENCE S 21DEG 43MIN 04SEC E, 95.87 FEET; THENCE S 79DEG 21MIN 34SEC W, 156.32 FEET; THENCE S 83DEG 20MIN 08SEC W, 276.82 FEET TO THE EASTERLY RIGHT OF WAY LINE OF CROOKED STICK PASS; THENCE ALONG SAID RIGHT OF WAY, N 02DEG 14MIN 28SEC W, 157.09 FEET; THENCE CONTINUE ALONG SAID RIGHT OF WAY, 65.12 FEET ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 258.00 FEET AND A CHORD WHICH BEARS N 11DEG 42MIN 03.5SEC W, 64.94 FEET; THENCE N 88DEG 50MIN 49SEC E, 246.82 FEET; THENCE N 00DEG 09MIN 00SEC E, 294.28 FEET TO THE POINT OF BEGINNING. CONTAINING 162,923 SQUARE FEET (3.73 ACRES) OF LAND, MORE OR LESS.

ALSO: BEGINNING AT THE NORTHEAST CORNER OF SAID PARCEL 2; THENCE S 02DEG 11MIN 29SEC E, 294.38 FEET; THENCE N 84DEG 32MIN 19SEC W, 182.82 FEET; THENCE N 07DEG 10MIN 29SEC E, 40.29 FEET; THENCE N 37DEG 48MIN 08SEC E, 70.58 FEET; THENCE N 20DEG 19MIN 21SEC W, 48.38 FEET; THENCE N 78DEG 31MIN 51SEC W, 26.47 FEET; THENCE N 12DEG 13MIN 04SEC E, 133.71 FEET; THENCE N 89DEG 39MIN 20SEC E, 116.61 FEET TO THE POINT OF BEGINNING. CONTAINING 38,597 SQUARE FEET (0.89 ACRES) OF LAND, MORE OR LESS.

ALSO: COMMENCING AT THE NORTHERLY MOST CORNER OF SAID PARCEL 2; THENCE S 79DEG 49MIN 36SEC E, 721.81 FEET; THENCE N 89DEG 39MIN 23SEC E, 172.98 FEET; THENCE S 03DEG 24MIN 01SEC W, 152.60 FEET; THENCE S 19DEG 07MIN 08SEC W, 29.37 FEET; THENCE S 00DEG 49MIN 41SEC W, 33.79 FEET; THENCE S 54DEG 03MIN 10SEC W, 81.28 FEET; THENCE N 89DEG 55MIN 56SEC W, 77.47 FEET; THENCE N 58DEG 12MIN 55SEC W, 52.03 FEET; THENCE N 89DEG 08MIN 27SEC W, 75.22 FEET; THENCE S 82DEG 31MIN 15SEC W, 75.70 FEET; THENCE S 80DEG 37MIN 27SEC W, 129.68 FEET; THENCE S 41DEG 03MIN 58SEC W, 47.05 FEET TO THE POINT OF BEGINNING; THENCE S 21DEG 18MIN 03SEC W, 84.64 FEET; THENCE S 64DEG 54MIN 30SEC W, 93.11' FEET, MORE OR LESS, TO THE BACK OF CURB ON THE EASTERLY SIDE OF EAGLES COVE CIRCLE; THENCE ALONG SAID BACK OF CURB , NORTHERLY AND EASTERLY TO A POINT N 36DEG 40MIN 03SEC W, 90.41 FEET, MORE OR LESS, FROM THE POINT OF BEGINNING; THENCE S 36DEG 40MIN 03SEC E, 90.41 FEET, MORE OR LESS, TO THE POINT OF BEGINNING. CONTAINING 16,500 SQUARE FEET (0.38 ACRES) OF LAND, MORE OR LESS.

ALSO: COMMENCING AT THE NORTHERLY MOST CORNER OF SAID PARCEL 2; THENCE S 79DEG 49MIN 36SEC E, 721.81 FEET; THENCE N 89DEG 39MIN 23SEC E, 172.98 FEET; THENCE S 03DEG 24MIN 01SEC W, 152.60 FEET; THENCE S 19DEG 07MIN 08SEC W, 29.37 FEET; THENCE S 00DEG 49MIN 41SEC W, 33.79 FEET; THENCE S 54DEG 03MIN 10SEC W, 81.28 FEET; THENCE N 89DEG 55MIN 56SEC W, 77.47 FEET; THENCE N 58DEG 12MIN 55SEC W, 52.03 FEET; THENCE N 89DEG 08MIN 27SEC W, 75.22 FEET; THENCE S 82DEG 31MIN 15SEC W, 75.70 FEET TO THE POINT OF BEGINNING; THENCE S 80DEG 37MIN 27SEC W, 129.68 FEET; THENCE S 32DEG 34MIN 32SEC W, 80.62 FEET; THENCE N 54DEG 11MIN 38SEC E, 33.60 FEET; THENCE N 68DEG 13MIN 40SEC E, 111.78 FEET; THENCE S 88DEG 20MIN 41SEC E, 24.37 FEET; THENCE S 06DEG 27MIN 42SEC E, 108.40 FEET TO THE POINT OF BEGINNING. CONTAINING 14,863 SQUARE FEET (0.34 ACRES) OF LAND, MORE OR LESS.

TOTAL DECLARED AREA = 232,483 SQUARE FEET (5.34 ACRES) OF LAND, MORE OR LESS.

LEGAL DESCRIPTION – EXPANSION REAL ESTATE

LANDS BEING PART OF PARCEL 2 OF CERTIFIED SURVEY MAP NO. 8543 LOCATED IN THE PART OF THE SOUTHEAST 1/4 OF SECTION 36, TOWN 6 NORTH, RANGE 17 EAST AND IN PART OF THE SOUTHWEST 1/4 OF SECTION 31, TOWN 6 NORTH, RANGE 18 EAST, VILLAGE OF NORTH PRAIRIE, WAUKESHA COUNTY, WISCONSIN, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

(WEST): COMMENCING AT THE NORTHERLY MOST CORNER OF SAID PARCEL 2; THENCE S 79DEG 49MIN 36SEC E, 123.27 FEET; THENCE S 29DEG 18MIN 36SEC W, 145.72 FEET; THENCE S 73DEG 57MIN 16SEC E, 121.79 FEET; THENCE S 15DEG 26MIN 09SEC W, 28.92 FEET; THENCE S 44DEG 18MIN 35SEC E, 43.33 FEET; THENCE S 86DEG 01MIN 37SEC E, 58.24 FEET; THENCE S 41DEG 02MIN 41SEC E, 88.04 FEET; THENCE S 51DEG 41MIN 39SEC W, 116.15 FEET; THENCE S 20DEG 01MIN 53SEC W, 83.32 FEET; THENCE S 21DEG 43MIN 04SEC E, 95.87 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE S 21DEG 43MIN 04SEC E, 32.00 FEET; THENCE S 12DEG 07MIN 05SEC W, 128.52 FEET; THENCE S 03DEG 47MIN 07SEC W, 88.48 FEET; THENCE S 35DEG 07MIN 08SEC W, 82.14 FEET; THENCE S 87DEG 31MIN 54SEC W, 47.02 FEET; THENCE N 84DEG 38MIN 37SEC W, 39.30 FEET; THENCE N 48DEG 59MIN 27SEC W, 45.00 FEET; THENCE N 37DEG 39MIN 53SEC W, 95.24 FEET; THENCE N 77DEG 20MIN 08SEC W, 84.89 FEET TO THE EASTERLY RIGHT OF WAY LINE OF CROOKED STICK PASS; THENCE ALONG SAID RIGHT OF WAY, N 02DEG 14MIN 58SEC W, 119.02 FEET; THENCE N 83DEG 20MIN 08SEC E, 276.82 FEET; THENCE N 79DEG 21MIN 34SEC E, 156.32 FEET TO THE POINT OF BEGINNING. CONTAINING 82,511 SQUARE FEET (1.89 ACRES) OF LAND, MORE OR LESS.

(NORTH): COMMENCING AT THE NORTHERLY MOST CORNER OF SAID PARCEL 2; THENCE S 79DEG 49MIN 36SEC E, 721.81 FEET; THENCE N 89DEG 39MIN 23SEC E, 172.98 FEET; THENCE S 03DEG 24MIN 01SEC W, 152.60 FEET TO THE POINT OF BEGINNING; THENCE S 19DEG 07MIN 08SEC W, 29.37 FEET; THENCE S 00DEG 49MIN 41SEC W, 33.79 FEET; THENCE S 54DEG 03MIN 10SEC W, 81.28 FEET; THENCE N 89DEG 55MIN 56SEC W, 77.47 FEET; THENCE N 58DEG 12MIN 55SEC W, 52.03 FEET; THENCE N 89DEG 08MIN 27SEC W, 75.22 FEET; THENCE S 82DEG 31MIN 15SEC W, 75.70 FEET; THENCE N 08DEG 27MIN 42SEC W, 108.40 FEET; THENCE S 88DEG 20MIN 41SEC W, 95.05 FEET; THENCE S 82DEG 31MIN 54SEC E, 120.24 FEET; THENCE S 71DEG 05MIN 36SEC E, 102.61 FEET; THENCE N 57DEG 31MIN 28SEC E, 81.00 FEET TO THE POINT OF BEGINNING. CONTAINING 31,353 SQUARE FEET (0.72 ACRES) OF LAND, MORE OR LESS.

(EXCEPTION): COMMENCING AT THE NORTHEAST CORNER OF SAID PARCEL 2; THENCE S 47DEG 58MIN 41SEC W, 293.49 FEET TO THE POINT OF BEGINNING; THENCE S 40DEG 08MIN 01SEC E, 33.20 FEET; THENCE S 21DEG 48MIN 06SEC E, 34.98 FEET; THENCE S 04DEG 00MIN 50SEC W, 33.75 FEET; THENCE S 13DEG 08MIN 36SEC W, 44.27 FEET; THENCE S 37DEG 31MIN 11SEC W, 41.70 FEET; THENCE S 83DEG 26MIN 05SEC W, 35.88 FEET; THENCE S 87DEG 28MIN 38SEC W, 87.78 FEET; THENCE S 83DEG 19MIN 14SEC W, 66.01 FEET; THENCE S 72DEG 03MIN 07SEC W, 72.27 FEET; THENCE S 57DEG 39MIN 46SEC W, 97.57 FEET; THENCE S 51DEG 23MIN 24SEC W, 52.67 FEET; THENCE N 29DEG 45MIN 50SEC W, 111.86 FEET; THENCE N 89DEG 32MIN 30SEC E, 157.52 FEET; THENCE N 53DEG 50MIN 04SEC E, 116.42 FEET; THENCE S 89DEG 39MIN 59SEC E, 82.34 FEET; THENCE N 54DEG 03MIN 10SEC E, 138.03 FEET TO THE POINT OF BEGINNING. CONTAINING 50,442 SQUARE FEET (1.15 ACRES) OF LAND, MORE OR LESS.

ALSO INCLUDING THE AREA IDENTIFIED ON THIS EXHIBIT AS LU. 1. CONTAINING 18,000 SQUARE FEET (0.41 ACRES) OF LAND, MORE OR LESS.

TOTAL EXPANSION REAL ESTATE = 182,306 SQUARE FEET (4.19 ACRES) OF LAND, MORE OR LESS.

PETER S. GOLDEN 5-2003 WAUKESHA WI

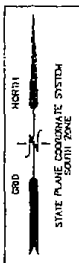
12/15/2003

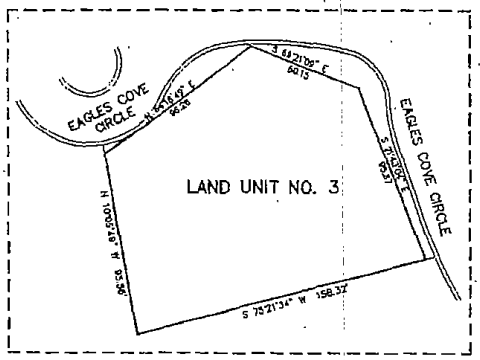
FARRIS, HANSEN & ASSOCIATES, INC.
ENGINEERING – ARCHITECTURE – SURVEYING
7 RIDGWAY COURT, PO BOX 437
ELKHORN, WISCONSIN 53121
PHONE: (262) 723-2098
FAX: (262) 723-5886

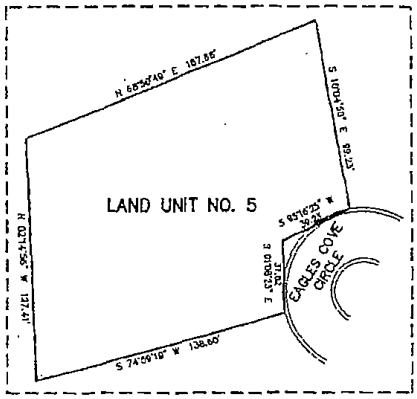
EAGLES COVE CONDOMINIUM ADDENDUM NO. 7

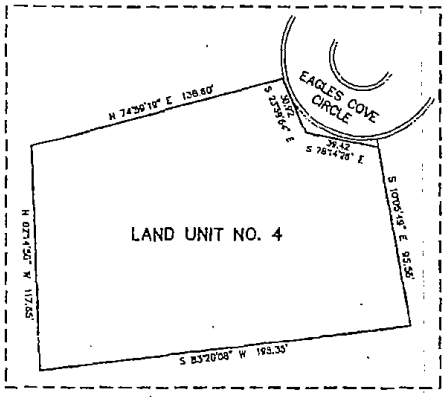
LOCATED IN THE VILLAGE OF NORTH PRAIRIE,
WAUKESHA COUNTY, WISCONSIN

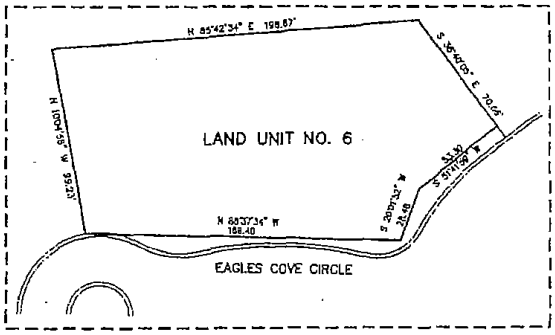
EXHIBIT "A"



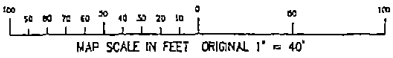








LAND UNIT CORNERS ARE SET IRON REBAR STAKES.



12/2/2003

FARRIS, HANSEN & ASSOCIATES, INC.
ENGINEERING – ARCHITECTURE – SURVEYING
7 RIDGWAY COURT, PO BOX 437
ELKHORN, WISCONSIN 53121
PHONE: (262) 723-2098
FAX: (262) 723-5866

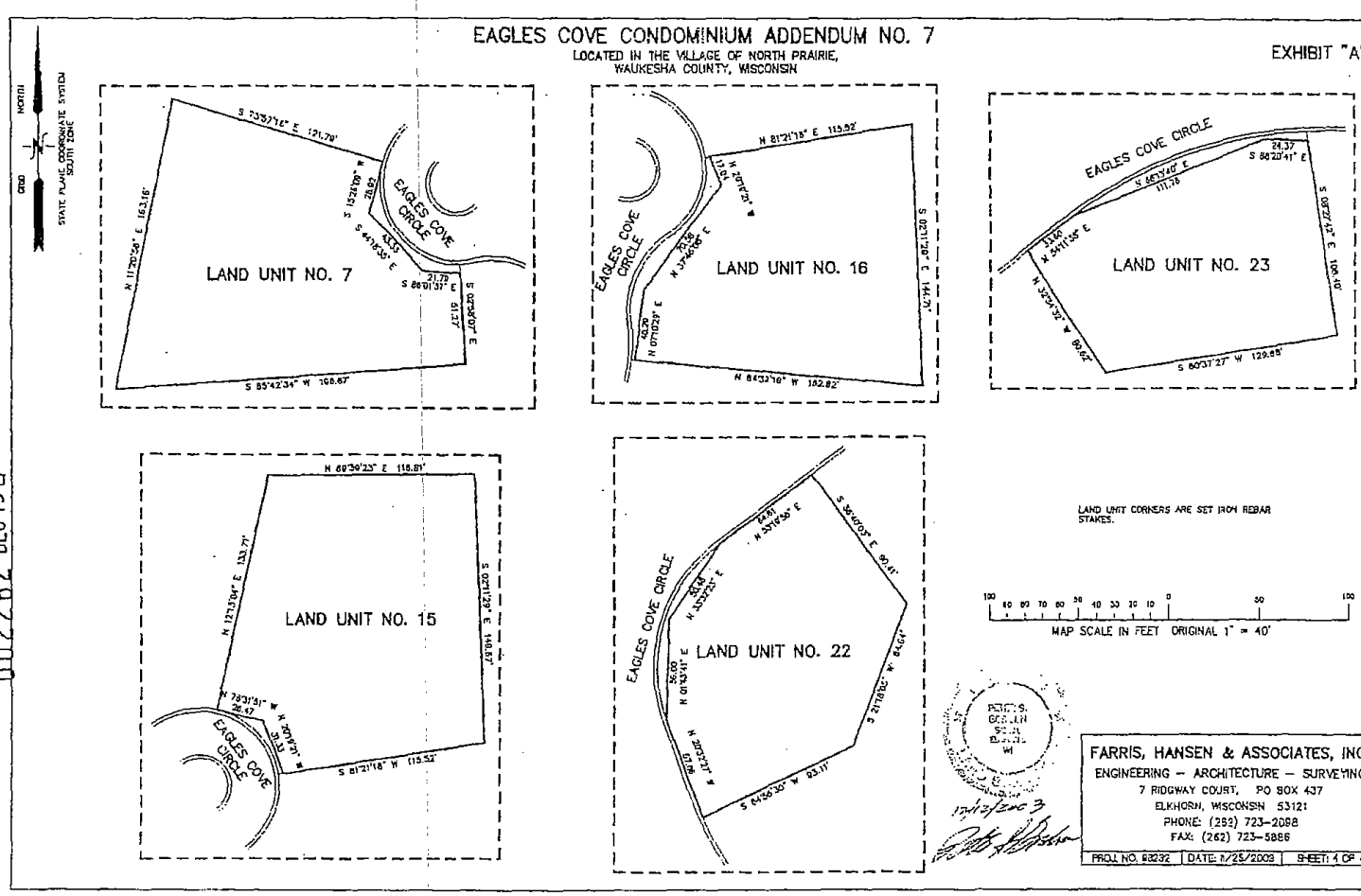
PROJ NO. 98232 | DATE: 11/25/2003 | SHEET: 3 OF 4

002261 DEC 19 03

EAGLES COVE CONDOMINIUM ADDENDUM NO. 7

LOCATED IN THE VILLAGE OF NORTH PRAIRIE,
WAUKESHA COUNTY, WISCONSIN

EXHIBIT "A"



FARRIS, HANSEN & ASSOCIATES, INC.
ENGINEERING – ARCHITECTURE – SURVEYING
7 RIDGWAY COURT, PO BOX 437
ELKHORN, WISCONSIN 53121
PHONE: (262) 723-2098
FAX: (262) 723-5886

PROJ. NO. 98232	DATE: 11/25/2003	SHEET: 4 OF 4

002262 DEC 19 03

001165 MAY 13 04

3161981

REGISTER'S OFFICE
WAUKESHA COUNTY, WI
RECORDED ON

05-13-2004 12:46 PM

MICHAEL J. HASSLINGER
REGISTER OF DEEDS

REC. FEE: 14.00
REC. FEE-CO: 5.00
REC. FEE-ST: 2.00
TRAN. FEE:
TRAN. FEE-STATE:
PAGES: 6

WC3161981-006

EIGHTH AMENDMENT TO DECLARATION OF CONDOMINIUM OF EAGLES COVE CONDOMINIUM

Document Title

Recording Area

Name and Return Address:

Hal Karas, Esq.
Michael Best & Friedrich LLP
100 East Wisconsin Avenue,
Suite 3300
Milwaukee, WI 53202

PIN: Part of NEV 1563.988

21
4

001166 MAY 13 ☆

EIGHTH AMENDMENT TO DECLARATION OF CONDOMINIUM OF EAGLES COVE CONDOMINIUM

THIS EIGHTH AMENDMENT ("Amendment") to Declaration of Condominium of Eagles Cove Condominium is made and entered into this May 4, 2004 by Harmony Homes, Inc. ("Declarant").

A Declaration of Condominium of Eagles Cove Condominium was recorded in the Office of the Register of Deeds for Waukesha County, Wisconsin and amended on the following dates with the following Document Numbers:

Document	Recording Date	Document Number
Declaration	December 28, 1999	2528462
First Amendment	December 28, 1999	2528464
Second Amendment	July 13, 2000	2589766
Third Amendment	September 16, 2002	2845493
Fourth Amendment	September 16, 2002	2845495
Fifth Amendment	March 11, 2003	2948839
Sixth Amendment	October 27, 2003	3090048
Seventh Amendment	December 19, 2003	3111136

Collectively, these documents constitute the "Declaration", which subjected certain real property in the Village of North Prairie, Waukesha County, Wisconsin to the Condominium Ownership Act.

Article 2 of the Declaration reserves the right to separate a Land Unit into two Duplex Units. Declarant desires to amend the Declaration to effect the separation of Land Unit 14 into Duplex Units as set forth below.

NOW THEREFORE, Declarant, pursuant to Article 2 of the Declaration, hereby amends the Declaration to separate Land Unit 14 into Duplex Units 14-1 and 14-2, as though fully set forth therein at the time of recording the Declaration, and makes the assignment described below, all subject to the following restrictions and conditions:

Section 1. The last sentence of Section 2.1(a) of the Declaration is amended to read that "the Condominium shall consist of 9 Land Unit and 18 Duplex Units."

Section 2. Section 3.1 of the Declaration is amended by replacing the initial Interest percentage of "5.88%" with the percentage "3.70%".

Section 3. Exhibit B to the Declaration as recorded is expanded to include the attached copy of Addendum No. 8 to the Plat.

Section 4. Except as otherwise stated herein, the Declaration shall remain unchanged and in full force and effect.

Executed as of the date written above.

Harmony Homes, Inc.

By: _____
Bryce P. Styza, President

ACKNOWLEDGMENT

STATE OF WISCONSIN)
) SS.
COUNTY OF WAUKESHA)

Personally came before me this 4th day of May, 2004, the above named Bryce P. Styza, President of Harmony Homes, Inc., to me known to be the person who executed the foregoing instrument in such capacity and acknowledge the same.

NOTARY PUBLIC
GLENDA R. SCHEEL-WEIDNER
STATE OF WISCONSIN

_____
Glenda R. Scheel-Weidner
Notary Public, State of Wisconsin
My commission: May 7, 2006

This instrument was drafted by:
Matthew C. Carlson, Esq.
Michael Best & Friedrich LLP

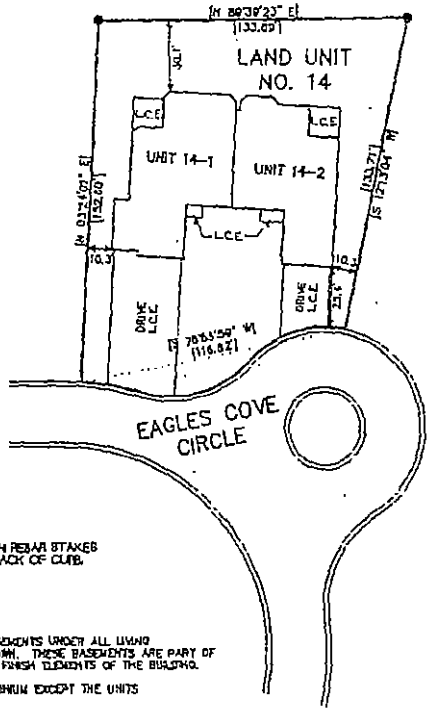
T:\clients\043135\0051\B0343559.1

EAGLES COVE CONDOMINIUM ADDENDUM NO. 8

LOCATED IN THE VILLAGE OF NORTH PRAIRIE,
WAUKESHA COUNTY, WISCONSIN

EXHIBIT "A"

NORTH
GRID
STATE PLANE COORDINATE SYSTEM
SOUTH ZONE



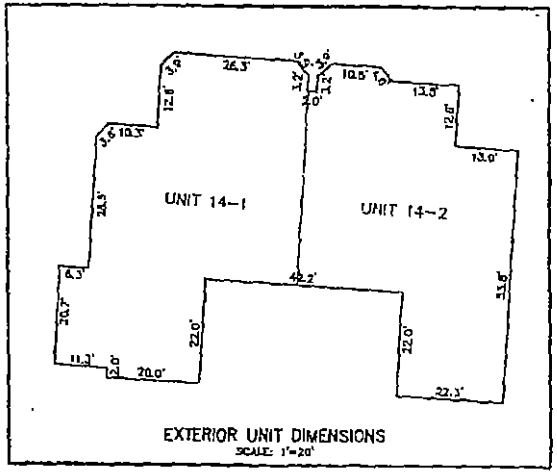
LEGAL DESCRIPTION

LAND UNIT NO. 14 AND SO MUCH OF THE UNDIVIDED INTEREST IN THE COMMON ELEMENTS APPURTENANT TO SUCH UNITS IN THE PERCENTAGE SPECIFIED AND ESTABLISHED IN THE HEREINAFTER MENTIONED DECLARATION, IN A CONDOMINIUM COMMONLY KNOWN AS EAGLES COVE CONDOMINIUM, CREATED UNDER THE CONDOMINIUM OWNERSHIP ACT OF THE STATE OF WISCONSIN BY DECLARATION RECORDED ON DECEMBER 28th, 1998 AS DOCUMENT NO. 2528462.

PART OF TAX KEY NO. NPV 1563-989

NOTE: BUILDINGS AND OTHER IMPROVEMENTS SHOWN ON THIS EXHIBIT REPRESENT PROPOSED CONSTRUCTION NOT COMPLETED AS OF THE DATE OF THIS PLAT.

ALL DIMENSIONS SHOWN ARE APPROXIMATE. SOME DIMENSIONS SHOW ROOM AVERAGES. CURRENT ARCHITECTURAL PLANS SHOULD BE USED FOR CONSTRUCTION PURPOSES.



EXTERIOR UNIT DIMENSIONS
SCALE: 1"=20'

LOT CORNERS FOR LAND UNIT H ARE SET IRON REBAR STAKES BOUNDED ON EAGLES COVE CIRCLE BY THE BACK OF CURB.

NOTE: UNITS 14-1 & 14-2 SHALL HAVE FULL BASEMENTS UNDER ALL LIVING AREAS EXCEPTING GARAGE SPACES AS SHOWN. THESE BASEMENTS ARE PART OF THE UNIT INCLUDING ALL STRUCTURAL AND FINISH ELEMENTS OF THE BUILDING.

COMMON ELEMENTS = ALL OF THE CONDOMINIUM EXCEPT THE UNITS

L.C.E. = LIMITED COMMON ELEMENT

[000] = RECORD DIMENSION

SEE SHEETS 2 & 3 FOR DIAGRAMATIC FLOOR PLANS

100 80 70 60 50 40 30 25 10 0 50 100
MAP SCALE IN FEET ORIGINAL 1" = 40'

I HEREBY CERTIFY THAT THIS PLAT IS A CORRECT REPRESENTATION OF THE CONDOMINIUM DESCRIBED TO THE BEST OF MY PROFESSIONAL KNOWLEDGE AND BELIEF AND THAT THE IDENTIFICATION AND LOCATION OF EACH UNIT AND THE COMMON ELEMENTS CAN BE DETERMINED FROM THE PLAT.

PETER S. GORDON PLS 2101 — DATED 03/18/2004

FARRIS, HANSEN & ASSOCIATES, INC.
ENGINEERING – ARCHITECTURE – SURVEYING
7 RIDGWAY COURT, PO BOX 437
ELKHORN, WISCONSIN 53121
PHONE: (262) 723-2098
FAX: (262) 723-5808

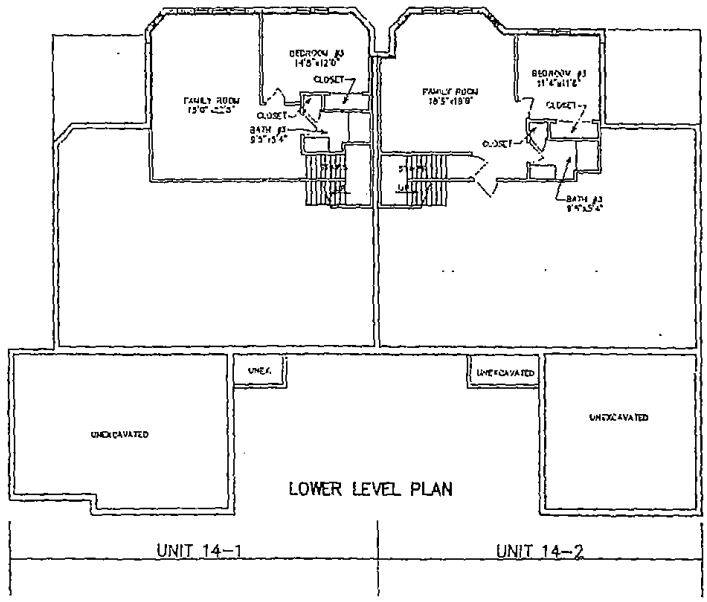
PROJ NO. 99232	DATE: 03/18/2004	SHEET: 1 OF 3

2001168 MAY 13 04

EAGLES COVE CONDOMINIUM ADDENDUM NO. 8

LOCATED IN THE VILLAGE OF NORTH PRAIRIE,
WAUKESHA COUNTY, WISCONSIN

EXHIBIT "A"



NOTE: BUILDINGS AND OTHER IMPROVEMENTS SHOWN ON THIS EXHIBIT REPRESENT PROPOSED CONSTRUCTION NOT COMPLETED AS OF THE DATE OF THIS PLAT.

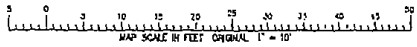
ALL DIMENSIONS SHOWN ARE APPROXIMATE. SOME DIMENSIONS SHOW ROOM AVERAGES. CURRENT ARCHITECTURAL PLANS SHOULD BE USED FOR CONSTRUCTION PURPOSES.



4-2-2004

FARRIS, HANSEN & ASSOCIATES, INC.
ENGINEERING – ARCHITECTURE – SURVEYING
7 RIDGWAY COURT, PO BOX 437
ELKHORN, WISCONSIN 53121
PHONE: (262) 723-2098
FAX: (262) 723-5886

PROJ NO. 98232 | DATE: 03/18/2004 | SHEET: 2 OF 3



NOTE: UNITS 14-1 & 14-2 SHALL HAVE FULL BASEMENTS UNDER ALL LIVING AREAS EXCEPTING GARAGE SPACES AS SHOWN. THESE BASEMENTS ARE PART OF THE UNIT INCLUDING ALL STRUCTURAL AND FINISH ELEMENTS OF THE BUILDING.

COMMON ELEMENTS = ALL OF THE CONDOMINIUM EXCEPT THE UNITS

L.C.E. = LIMITED COMMON ELEMENT

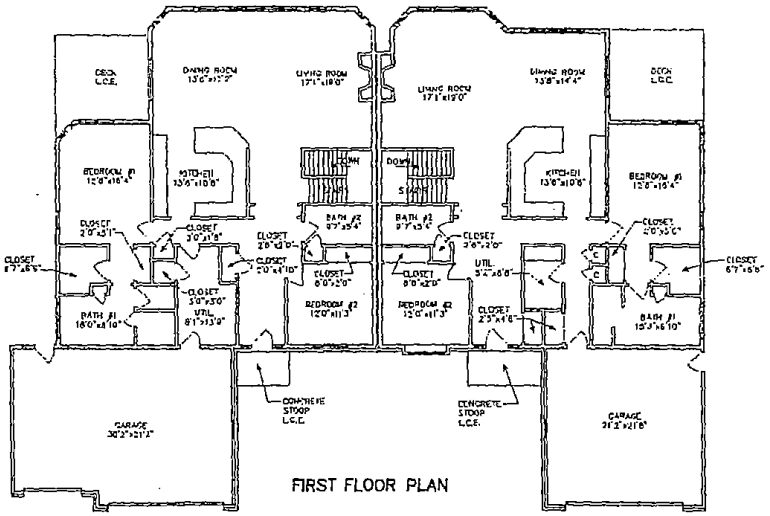
001169 MAY13 04

EAGLES COVE CONDOMINIUM ADDENDUM NO. 8

LOCATED IN THE VILLAGE OF NORTH PRAIRIE
WAUKESHA COUNTY, WISCONSIN

EXHIBIT "A"

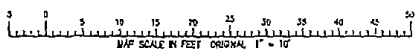
00117070 MAY 13 05



NOTE: BUILDINGS AND OTHER IMPROVEMENTS SHOWN ON THIS EXHIBIT REPRESENT PROPOSED CONSTRUCTION NOT COMPLETED AS OF THE DATE OF THIS PLAT.

ALL DIMENSIONS SHOWN ARE APPROXIMATE. SOME DIMENSIONS SHOW ROOM AVERAGES. CURRENT ARCHITECTURAL PLANS SHOULD BE USED FOR CONSTRUCTION PURPOSES.

4-20-2004



NOTE: UNITS 14-1 & 14-2 SHALL HAVE FULL BASEMENTS UNDER ALL LIVING AREAS EXCEPTING GARAGE SPACES AS SHOWN. THESE BASEMENTS ARE PART OF THE UNIT INCLUDING ALL STRUCTURAL AND FINISH ELEMENTS OF THE BUILDING.

C = CLOSET

COMMON ELEMENTS = ALL OF THE CONDOMINIUM EXCEPT THE UNITS

L.C.E. = LIMITED COMMON ELEMENT

FARRIS, HANSEN & ASSOCIATES, INC.
ENGINEERING – ARCHITECTURE – SURVEYING
7 RIDGWAY COURT, PO BOX 437
ELKHORN, WISCONSIN 53121
PHONE: (262) 723-2098
FAX: (262) 723-5885

PROJ NO. 98232 | DATE 03/18/2004 | SHEET: 3 OF 3

3282588

REGISTER'S OFFICE
WALWORTH COUNTY, WI
RECORDED ON

03-07-2003 11:45 AM
MICHAEL J. HASSLINGER
REGISTER OF DEEDS

VOLUME 4
CENSUS PLAT
PAGES 636-643

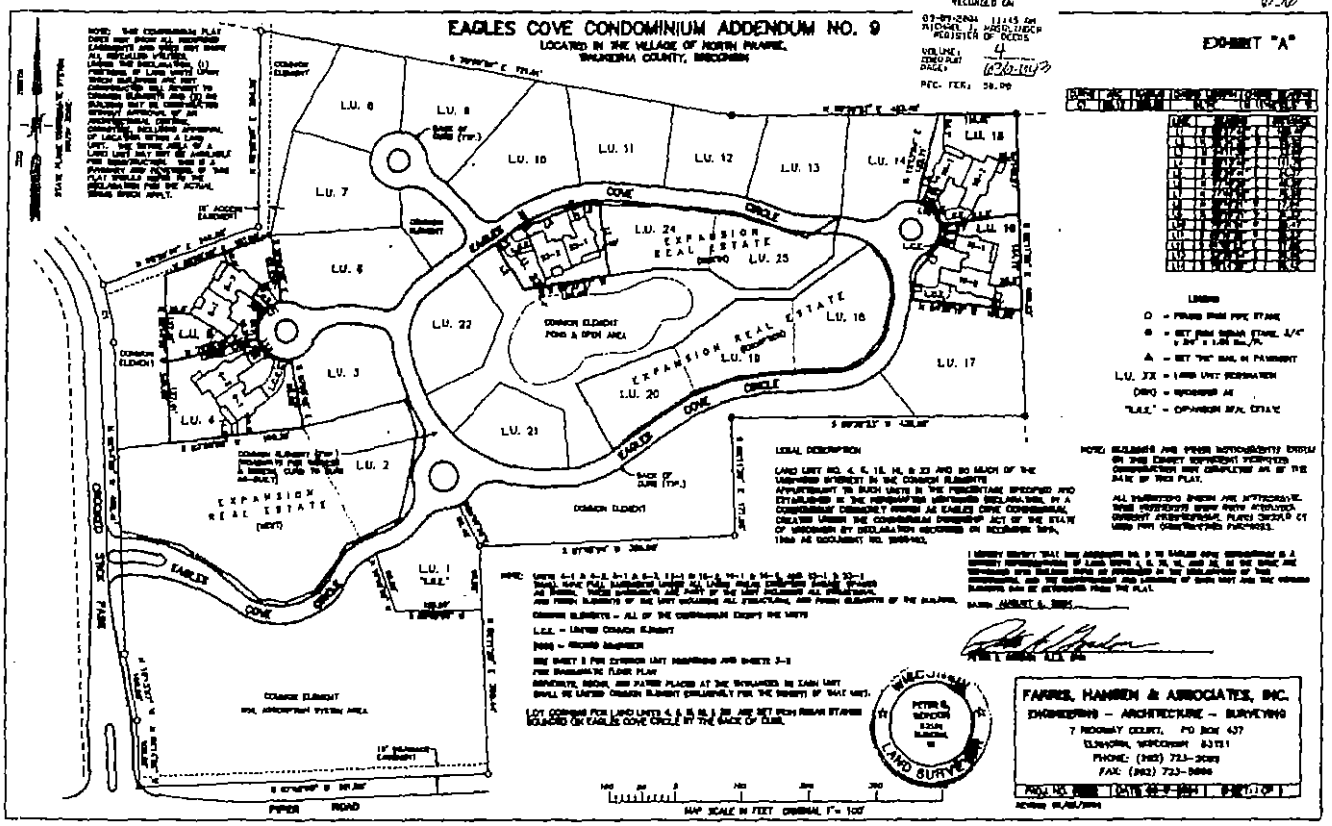
REC. FEE: 30.00

636

EXHIBIT "A"

EAGLES COVE CONDOMINIUM ADDENDUM NO. 9

LOCATED IN THE VILLAGE OF NORTH PRAIRIE,
WALWORTH COUNTY, WISCONSIN



LEGEND

- O = FOUND IRON PIPE STAKE
- ● = SET IRON REBAR STAKE, 3/4" x 24" x 1.50 lbs./ft.
- Δ = SET "X" MARK IN PAVEMENT
- L.U. XX = LAND UNIT DESIGNATION
- (DED.) = RECORDED AS
- "L.E.E." = EXPANSION REAL ESTATE

LEGAL DESCRIPTION

LAND UNIT NO. 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24 AND 25 AND AN UNDIVIDED INTEREST IN THE COMMON ELEMENTS APPURTENANT TO SUCH UNITS IN THE PERCENTAGES SPECIFIED AND ESTABLISHED IN THE HEREINAFTER MENTIONED DECLARATION, IN A CONDOMINIUM DEVELOPMENT KNOWN AS EAGLES COVE CONDOMINIUM, CREATED UNDER THE CONDOMINIUM OWNERSHIP ACT OF THE STATE OF WISCONSIN BY DECLARATION RECORDED ON DECEMBER 30TH, 1986 AS DOCUMENT NO. 388963.

NOTE: BUILDING AND OTHER IMPROVEMENTS SHOWN ON THIS SHEET REPRESENT PROPOSED CONSTRUCTION AND COMPLETION AS OF THE DATE OF THIS PLAT.

ALL DIMENSIONS SHOWN ARE MEASURABLE. SOME IMPROVEMENTS SHOWN MAY NOT BE EXACTLY AT RIGHT ANGLES OR PARALLEL. PLANS SHOULD BE USED FOR CONSTRUCTION PURPOSES.

I HEREBY CERTIFY THAT THIS ADDENDUM NO. 9 TO EAGLES COVE CONDOMINIUM IS A CORRECT REPRESENTATION OF LAND UNITS 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24 AND 25 OF THE BUILDING AND IMPROVEMENTS ARE SHOWN THEREON AS CONSTRUCTED, AND THE IDENTIFICATION AND LOCATION OF EACH UNIT AND THE COMMON ELEMENTS CAN BE DETERMINED FROM THIS PLAT.

DATED AUGUST 6, 2002

PETER G. HANSEN, R.L.S. #2

NOTE: UNITS 4-1 & 4-2, 5-1 & 5-2, 6-1 & 6-2, 7-1 & 7-2, 8-1 & 8-2, 9-1 & 9-2, 10-1 & 10-2, 11-1 & 11-2, 12-1 & 12-2, 13-1 & 13-2, 14-1 & 14-2, 15-1 & 15-2, 16-1 & 16-2, 17-1 & 17-2, 18-1 & 18-2, 19-1 & 19-2, 20-1 & 20-2, 21-1 & 21-2, 22-1 & 22-2, 23-1 & 23-2, 24-1 & 24-2, 25-1 & 25-2 SHALL HAVE FULL EASEMENTS UNDER ALL LAND UNITS FOR EXPANSION PURPOSES, UTILITIES AS SHOWN. UNDER EASEMENTS ARE SUBJECT TO THE UNIT BUILDINGS ALL FOUNDATIONS, AND FINISH ELEMENTS OF THE UNIT BUILDING ALL STRUCTURAL AND FINISH ELEMENTS OF THE BUILDING.

COMMON ELEMENTS = ALL OF THE CONDOMINIUM EXCEPT THE UNITS

L.E.E. = LIMITED COMMON ELEMENT

(000) = RECORD DIMENSION

SEE SHEET 3 FOR EXPANSION UNIT MONUMENTS AND SHEETS 3-1 FOR BUILDING FLOOR PLAN

BOUNDARIES, ROOMS, AND WALLS PLACED AT THE BOUNDARIES OF EACH UNIT SHALL BE LIMITED COMMON ELEMENT EXCLUSIVELY FOR THE BENEFIT OF THAT UNIT.

LOT CORNERS FOR LAND UNITS 4, 5, 6, 10, 11 AND 12 ARE SET IRON REBAR STAKES LOCATED ON EAGLES COVE CIRCLE BY THE BACK OF CURB.

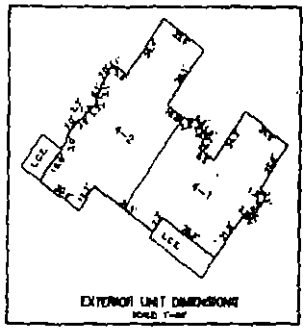
MAP SCALE IN FEET ORIGINAL 1" = 100'

FARRIS, HANSEN & ASSOCIATES, INC.
ENGINEERING – ARCHITECTURE – SURVEYING
7 HIGHWAY COURT, PO BOX 437
ELKHORN, WISCONSIN 53121
PHONE: (262) 723-2089
FAX: (262) 723-5886

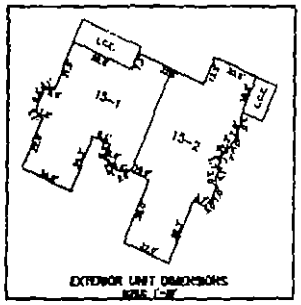
EAGLES COVE CONDOMINIUM ADDENDUM NO. 9

LOCATED IN THE VILLAGE OF NORTH PRAIRIE,
WAUKESHA COUNTY, WISCONSIN

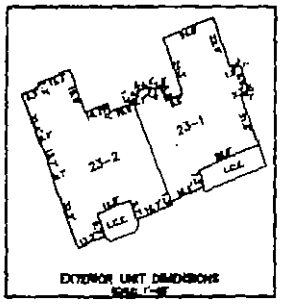
EXHIBIT "A"



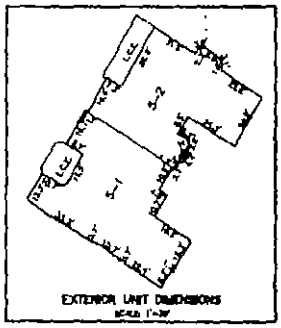
EXTERIOR UNIT DIMENSIONS
SCALE: 1"=10'



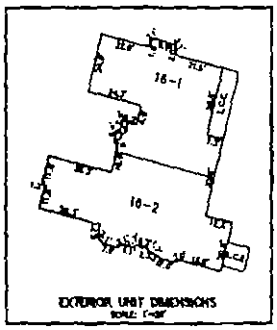
EXTERIOR UNIT DIMENSIONS
SCALE: 1"=10'



EXTERIOR UNIT DIMENSIONS
SCALE: 1"=10'



EXTERIOR UNIT DIMENSIONS
SCALE: 1"=10'



EXTERIOR UNIT DIMENSIONS
SCALE: 1"=10'

NOTE: BUILDINGS AND OTHER IMPROVEMENTS SHOWN ON THIS SURVEY REPRESENT PROPOSED CONSTRUCTION NOT COMPLETED AS OF THE DATE OF THIS PLAT.

ALL BEARINGS SHOWN ARE ASSUMED. SOME BEARINGS SHOW OPPOSITE DIRECTIONS DUE TO CURVATURE. PLANES SHOULD BE USED FOR CONSTRUCTION PURPOSES.

NOTE: UNITS 4-1 & 4-2, 5-1 & 5-2, 13-1 & 13-2, 16-1 & 16-2, AND 23-1 & 23-2 SHALL HAVE FULL BASEMENTS UNDER ALL LIVING AREAS UNLESS OTHERWISE NOTED ON PLANS. THESE BASEMENTS ARE PART OF THE UNIT DESIGNATED ALL STRUCTURAL AND OTHER ELEMENTS OF THE BUILDING AND OTHER ELEMENTS OF THE BUILDING.

SYSTEM ELEMENTS = ALL OF THE CONDOMINIUM EXCEPT THE UNITS

LCE = LIMITED COMMON ELEMENT

[###] = HOUSE NUMBER

SEE SHEET 1 FOR BUILDING LAYOUT AND SHEETS 2-4 FOR DIAGRAMATIC FLOOR PLAN

WISCONSIN
PETER R. GORDON
S-2101
ELKHORN, WI
LAND SURVEYOR

8/5/04

FARRIS, HANSEN & ASSOCIATES, INC.
ENGINEERING – ARCHITECTURE – SURVEYING
7 PIONEER COURT, PO BOX 437
ELKHORN, WISCONSIN 53121
PHONE: (262) 723-3088
FAX: (262) 723-3884

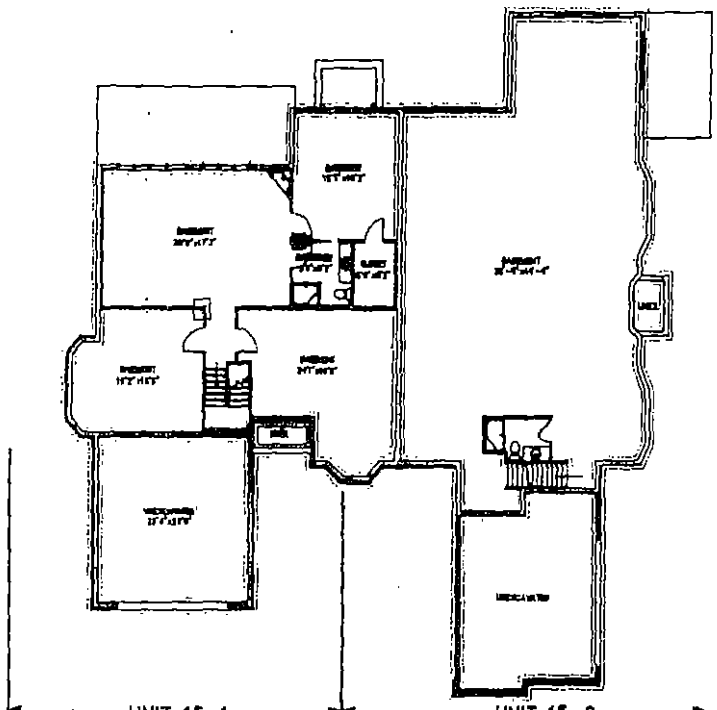
PROJECT NO.	DATE	SHEET
	8-5-2004	5 OF 5

638

EAGLES COVE CONDOMINIUM ADDENDUM NO. 9

LOCATED IN THE VILLAGE OF NORTH PRAIRIE,
WAUKESHA COUNTY, WISCONSIN

EXHIBIT "B"



FOUNDATION PLAN

NOTE: UNITS 4-1 & 4-2, 5-1 & 5-2, 10-1 & 10-2, 15-1 & 15-2, AND 22-1 & 22-2 SHALL HAVE FULL BASEMENTS UNDER ALL LIVING AREAS EXCEPTING GARAGE STORES AS SHOWN. THESE BASEMENTS ARE PART OF THE UNIT INCLUDING ALL STRUCTURAL AND FINISH ELEMENTS OF THE UNIT INCLUDING ALL STRUCTURAL AND FINISH ELEMENTS OF THE BASEMENTS.

COMMON ELEMENTS = ALL OF THE CONDOMINIUM EXCEPT THE UNITS

L.C.E. = LIMITED COMMON ELEMENT

[CCE] = RECORD DIMENSION

SEE SHEET 1 FOR BUILDING LAYOUT AND SHEETS 2-2 FOR BASEMENTS FLOOR PLAN

NOTE: BUILDINGS AND OTHER IMPROVEMENTS SHOWN ON THIS EXHIBIT REPRESENT PROPOSED CONSTRUCTION NOT COMPLETED AS OF THE DATE OF THIS PLAT.

ALL DIMENSIONS SHOWN ARE APPROXIMATE. FINAL DIMENSIONS SHOWN FROM ANSWERS CURRENT ARCHITECTURAL PLANS SHOULD BE USED FOR CONSTRUCTION PURPOSES.

WISCONSIN
PETER S. BORDON
LAND SURVEYOR

4/5/2004

FARRIS, HANSEN & ASSOCIATES, INC.
ENGINEERING – ARCHITECTURE – SURVEYING
7 RIDGWAY COURT, PO BOX 437
ELKHORN, WISCONSIN 53121
PHONE: (262) 723-3098
FAX: (262) 723-[illegible]

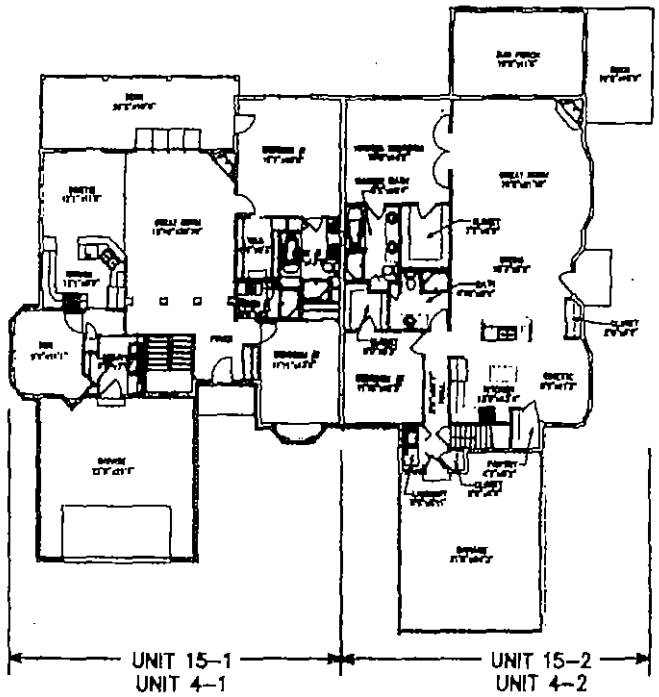
PROJ NO. [illegible]	DATE OF [illegible]	SHEET 1 OF 2

639

EAGLES COVE CONDOMINIUM ADDENDUM NO. 9

LOCATED IN THE VILLAGE OF NORTH PRAIRIE,
WAUKESHA COUNTY, WISCONSIN

EXHIBIT "B"



FIRST FLOOR PLAN

NOTE: UNITS 5-1 & 4-2, 5-1 & 5-2, 15-1 & 15-2, 15-1 & 15-2, AND 23-1 & 23-2 SHALL HAVE FULL BASEMENTS UNDER ALL LIVING AREAS EXCEPTING GARAGE SPACES AS SHOWN. THESE BASEMENTS ARE PART OF THE UNIT BUILDINGS ALL DEMARCATIONS, AND FINISH ELEMENTS OF THE UNIT INCLUDING ALL STRUCTURAL AND FINISH ELEMENTS OF THE BUILDING.

COMMON ELEMENTS = ALL OF THE CONDOMINIUM EXCEPT THE UNITS

L.C.E. = LIMITED COMMON ELEMENT

[illegible] = [illegible]

SEE SHEET 1 FOR BUILDING LAYOUT AND SHEETS 2-1 FOR DIAGRAMATIC FLOOR PLAN

NOTE: BUILDINGS AND OTHER IMPROVEMENTS SHOWN ON THIS EXHIBIT REPRESENT PROPOSED CONSTRUCTION NOT COMPLETED AS OF THE DATE OF THIS PLAT.

ALL DIMENSIONS SHOWN ARE APPROXIMATE. [illegible] CURRENT ARCHITECTURAL PLANS SHOULD BE USED FOR CONSTRUCTION PURPOSES.

WISCONSIN
PETER S. GORDON
[illegible]
LAND SURVEYOR

8/5/2004

FARRIS, HANSEN & ASSOCIATES, INC.
ENGINEERING - ARCHITECTURE - SURVEYING
7 RIDGWAY COURT, PO BOX 137
ELKHORN, WISCONSIN 53121
PHONE: (262) 723-2096
FAX: (262) 723-3004

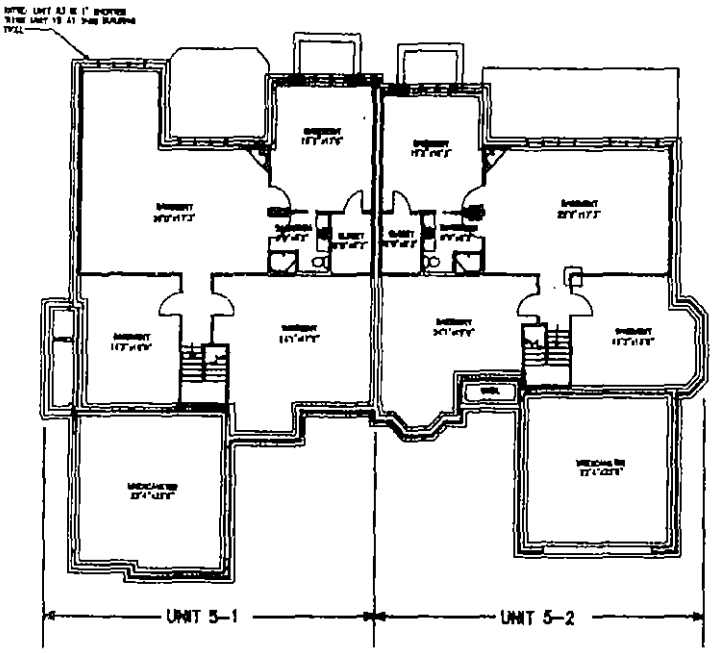
PROJ NO. [illegible]	DATE [illegible]	SHEET 1 OF 4

640

EAGLES COVE CONDOMINIUM ADDENDUM NO. 9

LOCATED IN THE VILLAGE OF NORTH PRAIRIE,
WAUKESHA COUNTY, WISCONSIN

EXHIBIT "B"



FOUNDATION PLAN

NOTE:
UNIT 23 IS A MIRROR IMAGE OF UNIT 5.

NOTE: UNITS 4-1 & 4-2, 5-1 & 5-2, 16-1 & 16-2, 18-1 & 18-2, AND 23-1 & 23-2 SHALL HAVE FULL BASEMENTS UNDER ALL LIVING AREAS EXCEPTING DRIVING SPACES AS SHOWN. THESE BASEMENTS ARE PART OF THE UNIT INCLUDING ALL STRUCTURAL AND FINISH ELEMENTS OF THE UNIT INCLUDING ALL STRUCTURAL AND FINISH ELEMENTS OF THE BUILDING.

COMMON ELEMENTS = ALL OF THE CONDOMINIUM EXCEPT THE UNITS

L.C.E. = LIMITED COMMON ELEMENT

[illegible] = [illegible]

SEE SHEET 1 FOR BUILDING LAYOUT AND SHEETS 2-1 FOR DIAGRAMATIC FLOOR PLAN

NOTE: BUILDINGS AND OTHER IMPROVEMENTS SHOWN ON THIS EXHIBIT REPRESENT PROPOSED CONSTRUCTION NOT COMPLETED AS OF THE DATE OF THIS PLAT.

ALL DIMENSIONS SHOWN ARE APPROXIMATE. SOME DIMENSIONS SHOWN MAY BE ADJUSTED. CURRENT ARCHITECTURAL PLANS SHOULD BE USED FOR CONSTRUCTION PURPOSES.

PETER S. GORDON
LAND SURVEYOR

8/5/2004

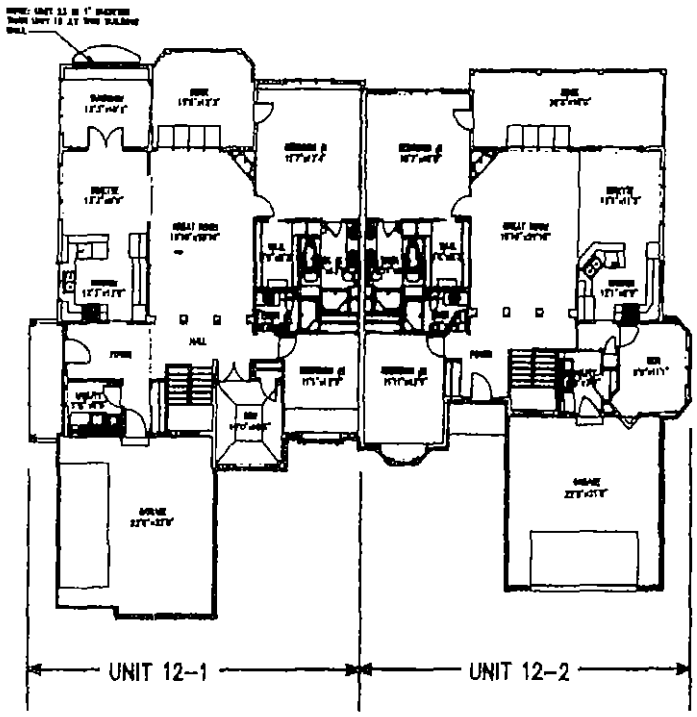
FARRIS, HANSEN & ASSOCIATES, INC.
ENGINEERING – ARCHITECTURE – SURVEYING
7 RIDGWAY COURT, PO BOX 437
ELKHORN, WISCONSIN 53121
PHONE: (262) 723-2000
FAX: (262) 723-5884

PROJ. NO. [illegible] | DATE [illegible] | SHEET 1 OF 2

EAGLES COVE CONDOMINIUM ADDENDUM NO. 9

LOCATED IN THE VILLAGE OF NORTH PRAIRIE,
WAUKESHA COUNTY, WISCONSIN

EXHIBIT "B"



FIRST FLOOR PLAN

NOTE:
UNIT 23 IS A MIRROR IMAGE OF UNIT 5.

NOTE: UNITS 1-1 & 4-2, 5-1 & 6-2, 11-1 & 15-2, 16-1 & 16-2, AND 23-1 & 23-2 SHALL HAVE FULL BASEMENTS UNDER ALL LIVING AREAS EXCEPTING GARAGE SPACES AS SHOWN. THESE BASEMENTS ARE PART OF THE UNIT BUILDING ALL INTERIOR, AND FINISH ELEMENTS OF THE UNIT INCLUDING ALL STRUCTURAL AND FINISH ELEMENTS OF THE BUILDING.

COMMON ELEMENTS = ALL OF THE CONDOMINIUM EXCEPT THE UNITS

L.C.E. = LIMITED COMMON ELEMENT

[illegible] = [illegible]

SEE SHEET 1 FOR BUILDING LAYOUT AND SHEETS 3-X FOR MAINTAINABLE FLOOR PLAN

NOTE: BUILDINGS AND OTHER IMPROVEMENTS SHOWN ON THIS SHEET REPRESENT PROPOSED CONSTRUCTION NOT COMPLETED AS OF THE DATE OF THIS PLAT.

ALL DIMENSIONS SHOWN ARE APPROXIMATE. SOME DIMENSIONS SHOW ROOM AVERAGES. CURRENT ARCHITECTURAL PLANS SHOULD BE USED FOR CONSTRUCTION PURPOSES.

WISCONSIN
PETER S. GORDON
LAND SURVEYOR

FARRIS, HANSEN & ASSOCIATES, INC.
ENGINEERING - ARCHITECTURE - SURVEYING
7 RIDGWAY COURT, PO BOX 437
ELKHORN, WISCONSIN 53121
PHONE: (262) 723-2098
FAX: (262) 723-[illegible]

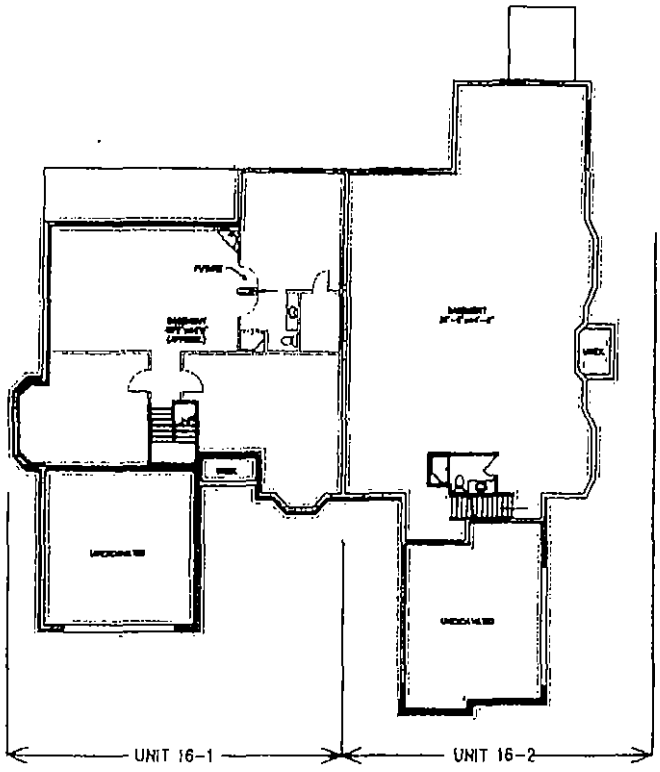
PROJ. NO. [illegible] | DATE [illegible] | SHEET 6 OF 8

642

EAGLES COVE CONDOMINIUM ADDENDUM NO. 9

LOCATED IN THE VILLAGE OF NORTH PRAIRIE,
WAUKESHA COUNTY, WISCONSIN

EXHIBIT "B"



FOUNDATION PLAN

NOTE: UNITS 4-1 & 4-2, 5-1 & 5-2, 10-1 & 10-2, 14-1 & 14-2, AND 23-1 & 23-2 SHALL HAVE FULL BASEMENTS UNDER ALL LIVING AREAS EXCEPTING GARAGE SPACES AS SHOWN. THESE BASEMENTS ARE PART OF THE UNIT INCLUDING ALL STRUCTURAL AND FINISH ELEMENTS OF THE UNIT INCLUDING ALL STRUCTURAL AND FINISH ELEMENTS OF THE BUILDING.

COMMON ELEMENTS = ALL OF THE CONDOMINIUM EXCEPT THE UNITS

L.C.E. = LIMITED COMMON ELEMENT

[DOR] = DECIDUS DIMENSIONS

SEE SHEET 1 FOR BUILDING LAYOUT AND SHEETS 3-2 FOR MAGNAMATIC FLOOR PLAN

NOTE: BUILDINGS AND OTHER IMPROVEMENTS SHOWN ON THIS EXHIBIT REPRESENT PROPOSED CONSTRUCTION NOT COMPLETED AS OF THE DATE OF THIS PLAT.

ALL DIMENSIONS SHOWN ARE APPROXIMATE. SOME DIMENSIONS SHOWN ARE AVERAGES. CURRENT ARCHITECTURAL PLANS SHOULD BE USED FOR CONSTRUCTION PURPOSES.

WISCONSIN
PETER E. GORDON
53121
ELKHORN, WI
LAND SURVEYOR

8/5/2004

FARRIS, HANSEN & ASSOCIATES, INC.
ENGINEERING – ARCHITECTURE – SURVEYING
7 RIDGWAY COURT, PO BOX 437
ELKHORN, WISCONSIN 53121
PHONE: (262) 723-3098
FAX: (262) 723-3099

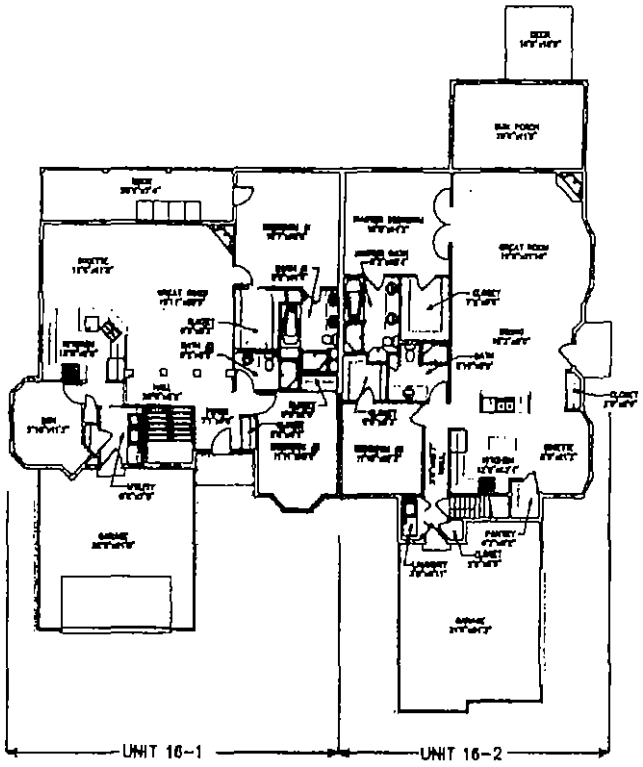
PROJ. NO. [illegible]	DATE [illegible]	SHEET 1 OF 3

643

EAGLES COVE CONDOMINIUM ADDENDUM NO. 9

LOCATED IN THE VILLAGE OF NORTH PRAIRIE,
WAUKESHA COUNTY, WISCONSIN

EXHIBIT "B"



FIRST FLOOR PLAN

NOTE: [illegible]

COMMON ELEMENTS = ALL OF THE CONDOMINIUM EXCEPT THE UNITS

L.C.E. = LIMITED COMMON ELEMENT

[illegible] = [illegible]

SEE SHEET 1 FOR BUILDING LAYOUT AND SHEETS 2-2 FOR DIAGRAMMATIC FLOOR PLAN

NOTE: BUILDINGS AND OTHER IMPROVEMENTS SHOWN ON THIS EXHIBIT REPRESENT PROPOSED CONSTRUCTION NOT COMPLETED AS OF THE DATE OF THIS PLAT.

ALL DIMENSIONS SHOWN ARE APPROXIMATE. [illegible] CURRENT ARCHITECTURAL PLANS SHOULD BE USED FOR CONSTRUCTION PURPOSES.

WISCONSIN
PETER B. GORDON
LAND SURVEYOR

6/5/2004

FARRIS, HANSEN & ASSOCIATES, INC.
ENGINEERING – ARCHITECTURE – SURVEYING
7 RIDGWAY COURT, PO BOX 437
ELKHORN, WISCONSIN 53121
PHONE: (262) 723-2010
FAX: (262) 723-[illegible]

PROJ. NO. [illegible]	DATE [illegible]	SHEET 1 OF 2

000774 SEP -9 PM

3202689

REGISTER'S OFFICE
WAUKESHA COUNTY, WI
RECORDED ON

09-09-2004 11:45 AM

MICHAEL J. HASSLINGER
REGISTER OF DEEDS

REC. FEE: 30.00
REC. FEE-CO: 5.00
REC. FEE-ST: 2.00
TRAN. FEE:
TRAN. FEE-STATE:
PAGES: 14

WC3202689-014

NINTH AMENDMENT TO DECLARATION OF CONDOMINIUM OF EAGLES COVE CONDOMINIUM

Document Title

Recording Area

Name and Return Address:

Hal Karas, Esq.
Michael Best & Friedrich LLP
100 East Wisconsin Avenue,
Suite 3300
Milwaukee, WI 53202

PIN: Part of
Tax Key No. NPV 1563.988

8/31/14

000775 SEP -9 05

NINTH AMENDMENT TO DECLARATION OF CONDOMINIUM OF EAGLES COVE CONDOMINIUM

THIS NINTH AMENDMENT ("Amendment") to Declaration of Condominium of Eagles Cove Condominium is made and entered into this August 31, 2004 by R. O. Roth & Associates, LLC ("Associates") and Roth Home Team, LLC ("Homes").

A Declaration of Condominium of Eagles Cove Condominium was recorded in the Office of the Register of Deeds for Waukesha County, Wisconsin and amended on the following dates with the following Document Numbers:

Document	Recording Date	Document Number
Declaration	December 28, 1999	2528462
First Amendment	December 28, 1999	2528464
Second Amendment	July 13, 2000	2589766
Third Amendment	September 16, 2002	2845493
Fourth Amendment	September 16, 2002	2845495
Fifth Amendment	March 11, 2003	2948839
Sixth Amendment	October 27, 2003	3090048
Seventh Amendment	December 19, 2003	3111136
Eighth Amendment	May 13, 2004	3161981

Collectively, these documents constitute the "Declaration", which subjected certain real property in the Village of North Prairie, Waukesha County, Wisconsin to the Condominium Ownership Act.

Article 2 of the Declaration reserves the right to separate a Land Unit into two Duplex Units. Associates is the Owner of Land Units 15 and 16, and Homes is the Owner of Land Units 4, 5 and 23. Associates is a successor to Harmony Homes, Inc., as the original Declarant, with the power and authority to separate Land Units as provided in the Seventh Amendment referred to above. Homes is a successor to Archie Investments, LLC, which was itself a successor to Harmony Homes, Inc., as the original Declarant, with power and authority to separate its Land Units as provided in the Seventh Amendment and in this Ninth Amendment. Associates and Homes desire to amend the Declaration to effect the separation of Land Units 4, 5, 15, 16 and 23 into Duplex Units as set forth below.

NOW THEREFORE, Associates and Homes, pursuant to Article 2 of the Declaration, hereby amend the Declaration to separate Land Unit 4 into Duplex Units 4-1 and 4-2; Land Unit 5 into Duplex Units 5-1 and 5-2; Land Unit 15 into Duplex Units 15-1 and 15-2; Land Unit 16 into Duplex Units 16-1 and 16-2; and Land Unit 23 into Duplex Units 23-1 and 23-2, as though fully set forth therein at the time of recording the Declaration, and makes the assignment described below, all subject to the following restrictions and conditions:

000776 SEP -9 E

Section 1. The last sentence of Section 2.1(a) of the Declaration is amended to read that "the Condominium shall consist of 4 Land Unit and 28 Duplex Units."

Section 2. Section 3.1 of the Declaration is amended by replacing the initial Interest percentage of "3.70%" with the percentage "3.125%".

Section 3. Exhibit B to the Declaration as recorded is expanded to include the attached copy of Addendum No. 9 to the Plat.

Section 4. Except as otherwise stated herein, the Declaration shall remain unchanged and in full force and effect.

Section 5. The Mortgagee identified below holds mortgages the Land Units affected by this Amendment, and is executing this Amendment in order to grant consent to the actions taken herein. The property subject to such mortgages shall now include Duplex Units 4-1, 4-2, 5-1, 5-2, 15-1, 15-2, 16-1, 16-2, 23-1 and 23-2.

Executed as of the date written above.

R. O. Roth & Associates, LLC

By: _____
Roland O. Roth, Managing Member

~~Roth Homes~~, LLC
ROTH HOME TEAM, LLC

By: _____
Roland O. Roth, Managing Member

ACKNOWLEDGMENT

STATE OF WISCONSIN)
) SS.
COUNTY OF WAUKESHA)

Personally came before me this 1 day of ~~August~~ September, 2004, the above named Roland O. Roth, Managing Member of R. O. Roth & Associates, LLC, and Managing Member of Roth Homes, LLC Team, to me known to be the person who executed the foregoing instrument in such capacities and acknowledged the same.

_____
David Schade
Notary Public, State of Wisconsin
My commission: 1-20-06

DAVID SCHADE NOTARY PUBLIC STATE OF WISCONSIN

PRESENTED FOR RECORDING IN
SOILED/DAMAGED CONDITION

000777 SEP -9 PM

CONSENT OF MORTGAGEE

The undersigned hereby consents to the foregoing Amendment.

Town Bank

By: _____
Name: Michael L. Archie
Title: Senior Vice President

ACKNOWLEDGMENT

STATE OF WISCONSIN)
) SS.
COUNTY OF WAUKESHA)

Personally came before me this 31st day of August, 2004, the above named Michael Archie of Town Bank to me known to be the person who executed the foregoing instrument and acknowledge the same.

NOTARY PUBLIC KRISTINA M. RIGDEN STATE OF WISCONSIN

_____
Kristina M. Rigden
Notary Public, State of Wisconsin
My commission: 12-18-05

000778 SEP -9 PM

CONSENT OF INTIAL DECLARANT

The undersigned is the original Declarant of the Condominium, and has conveyed to Homes Land Unit 5. The undersigned hereby assigns to Homes the rights to separate Land Unit 5 under the same conditions and subject to the same limitations and restrictions as are set forth in Section 6 of the Seventh Amendment with respect to the assignments set forth therein. The undersigned further consents to the assignment by Archie Investments, LLC of the rights to separate Land Units 4 and 23 given to Homes.

Harmony Homes, Inc.

By: _____
Bryce P. Styza, President

ACKNOWLEDGMENT

STATE OF WISCONSIN)
) SS.
COUNTY OF WAUKESHA)

Personally came before me this 2nd day of ~~August~~ September, 2004, the above named Bryce P. Styza, President of Harmony Homes, Inc., to me known to be the person who executed the foregoing instrument in such capacity and acknowledged the same.

NOTARY PUBLIC
GLENDA R. SCHEEL-WEIDNER
STATE OF WISCONSIN

_____
Glenda R. Scheel-Weidner
Notary Public, State of Wisconsin
My commission: May 7, 2006

000779 SEP -9 00

CONSENT OF ARCHIE INVESTMENTS, LLC

The undersigned is the assignee of the right to separate Land Units 4 and 23 by virtue of Section 6 of the Seventh Amendment, and hereby further assigns such rights to Homes, subject to the limitations and restrictions set forth therein.

Archie Investments, LLC

By: _____
Michael L. Archie, Member

ACKNOWLEDGMENT

STATE OF WISCONSIN)
) SS.
COUNTY OF WAUKESHA)

Personally came before me this 31st day of ~~July~~ August, 2004, the above named Michael L. Archie, Member of Archie Investments, LLC, to me known to be the person who executed the foregoing instrument in such capacity and acknowledged the same.

NOTARY PUBLIC KRISTINA M. RIGDEN STATE OF WISCONSIN

_____
Kristina M. Rigden
Notary Public, State of Wisconsin
My commission: 12-18-05

This document was drafted by:
Hal Karas, Esq.
Michael Best & Friedrich LLP
100 East Wisconsin Avenue
Milwaukee, Wisconsin 53202
414-271-6560

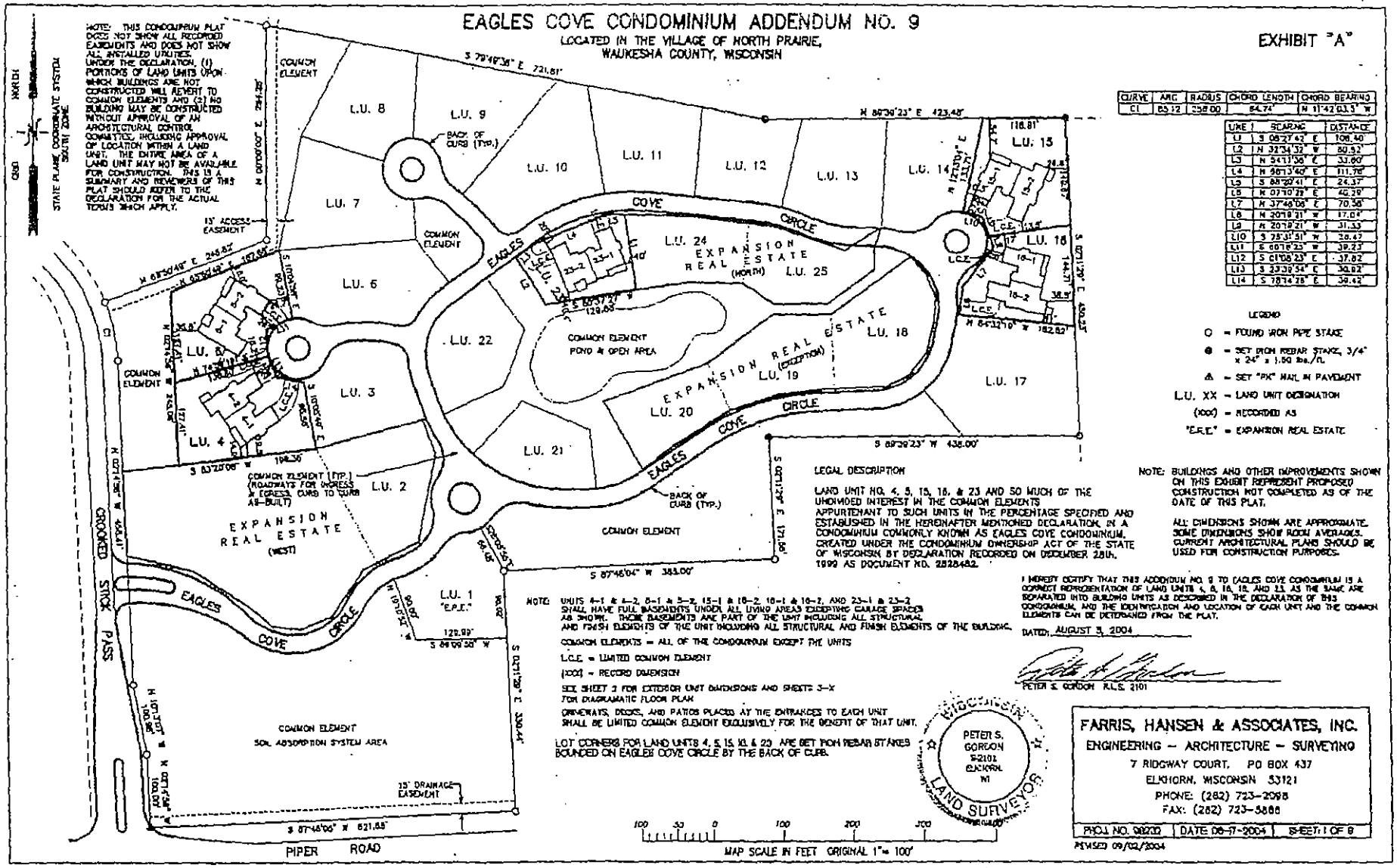
T:\clients\043135\0051\B0393495 2

000780 SEP -9 PM

EAGLES COVE CONDOMINIUM ADDENDUM NO. 9

LOCATED IN THE VILLAGE OF NORTH PRAIRIE,
WAUKESHA COUNTY, WISCONSIN

EXHIBIT "A"

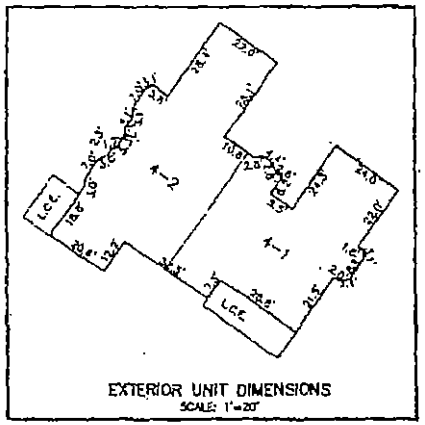

NOTE: THIS CONDOMINIUM PLAT DOES NOT SHOW ALL RECORDED EASEMENTS AND DOES NOT SHOW ALL INSTALLED UTILITIES. UNDER THE DECLARATION, (1) PORTIONS OF LAND UNITS UPON WHICH BUILDINGS ARE NOT CONSTRUCTED WILL REVERT TO COMMON ELEMENTS AND (2) NO BUILDING MAY BE CONSTRUCTED WITHOUT APPROVAL OF AN ARCHITECTURAL CONTROL COMMITTEE, INCLUDING APPROVAL OF LOCATION WITHIN A LAND UNIT. THE ENTIRE AREA OF A LAND UNIT MAY NOT BE AVAILABLE FOR CONSTRUCTION. THIS IS A SUMMARY AND REVIEWERS OF THIS PLAT SHOULD REFER TO THE DECLARATION FOR THE ACTUAL TERMS WHICH APPLY.
NORTH
GRID
STATE PLANE COORDINATE SYSTEM SOUTH ZONE
COMMON ELEMENT
L.U. 8
L.U. 9
L.U. 10
L.U. 11
L.U. 12
L.U. 13
L.U. 14
L.U. 15
L.U. 16
L.U. 17
L.U. 18
L.U. 19
L.U. 20
L.U. 21
L.U. 22
L.U. 24 EXPANSION REAL ESTATE (NORTH)
L.U. 25
L.U. 7
L.U. 6
L.U. 5
L.U. 3
L.U. 4
L.U. 2
L.U. 1 "E.R.E."
EXPANSION REAL ESTATE (WEST)
EXPANSION REAL ESTATE (EXCEPTION)
COMMON ELEMENT POND & OPEN AREA
COMMON ELEMENT SOIL ABSORPTION SYSTEM AREA
COMMON ELEMENT (TYP.) ROADWAYS FOR INGRESS & EGRESS, CURB TO CURB AS-BUILT
15' ACCESS EASEMENT
15' DRAINAGE EASEMENT
EAGLES COVE CIRCLE
CROOKED STICK PASS
PIPER ROAD
BACK OF CURB (TYP.)
L.C.E.
S 79°49'36" E 721.81'
N 88°39'23" E 423.48'
S 89°39'23" W 436.00'
S 87°46'04" W 383.00'
S 87°46'00" W 621.88'
N 68°50'48" E 245.82'
S 83°25'06" W 194.36'
S 89°09'58" W 129.99'
S 87°37'23" W 129.83'
N 84°32'10" W 182.82'
N 00°00'00" E 764.28'
S 00°13'30" E 450.57'
S 00°13'30" E 330.44'
N 00°13'30" W 100.00'
N 00°13'30" W 100.00'
N 00°13'30" W 100.00'
N 00°13'30" W 100.00'
S 00°13'30" E 121.91'
S 00°13'30" E 121.91'
S 00°13'30" E 64.45'
N 00°13'30" W 100.00'
N 00°13'30" W 100.00'
N 00°13'30" W 100.00'
N 00°13'30" W 100.00

000781 SEP-94

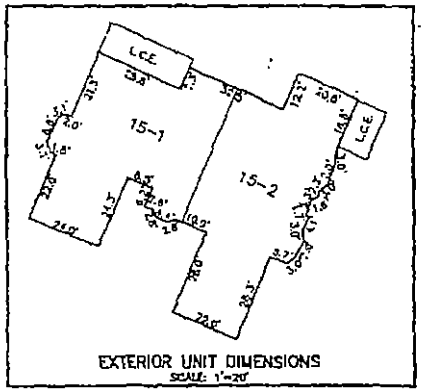
EAGLES COVE CONDOMINIUM ADDENDUM NO. 9

LOCATED IN THE VILLAGE OF NORTH PRAIRIE,
WAUKESHA COUNTY, WISCONSIN

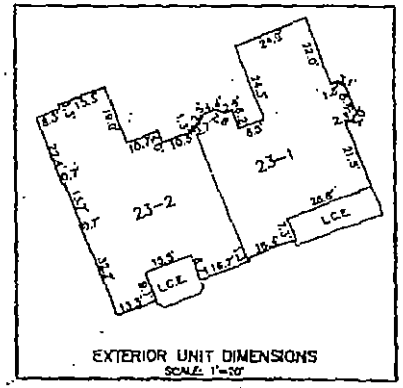
EXHIBIT "A"



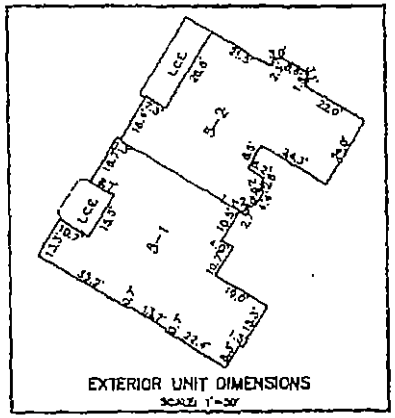
EXTERIOR UNIT DIMENSIONS
SCALE: 1"=20'



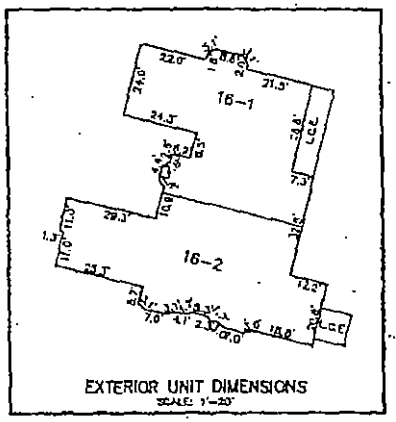
EXTERIOR UNIT DIMENSIONS
SCALE: 1"=20'



EXTERIOR UNIT DIMENSIONS
SCALE: 1"=20'



EXTERIOR UNIT DIMENSIONS
SCALE: 1"=20'



EXTERIOR UNIT DIMENSIONS
SCALE: 1"=20'

NOTE: BUILDINGS AND OTHER IMPROVEMENTS SHOWN ON THIS EXHIBIT REPRESENT PROPOSED CONSTRUCTION NOT COMPLETED AS OF THE DATE OF THIS PLAT.

ALL DIMENSIONS SHOWN ARE APPROXIMATE. SOME DIMENSIONS SHOW ROOM AVERAGES. CURRENT ARCHITECTURAL PLANS SHOULD BE USED FOR CONSTRUCTION PURPOSES.

NOTE: UNITS 4-1 & 4-2, 3-1 & 3-2, 15-1 & 15-2, 16-1 & 16-2, AND 23-1 & 23-2 SHALL HAVE FULL BASEMENTS UNDER ALL LIVING AREAS EXCEPTING GARAGE SPACES AS SHOWN. THESE BASEMENTS ARE PART OF THE UNIT INCLUDING ALL STRUCTURAL AND FINISH ELEMENTS OF THE UNIT INCLUDING ALL STRUCTURAL AND FINISH ELEMENTS OF THE BUILDING.

COMMON ELEMENTS = ALL OF THE CONDOMINIUM EXCEPT THE UNITS

L.C.E. = LIMITED COMMON ELEMENT

[XXX] = RECORD DIMENSION

SEE SHEET 1 FOR BUILDING LAYOUT AND SHEETS 3-X FOR DIAGRAMATIC FLOOR PLAN

PETER S. GORDON S-2082 ELKHORN, WI LAND SURVEYOR

FARRIS, HANSEN & ASSOCIATES, INC.
ENGINEERING – ARCHITECTURE – SURVEYING
7 RIDGWAY COURT, PO BOX 437
ELKHORN, WISCONSIN 53121
PHONE: (262) 723-2088
FAX: (262) 723-5888

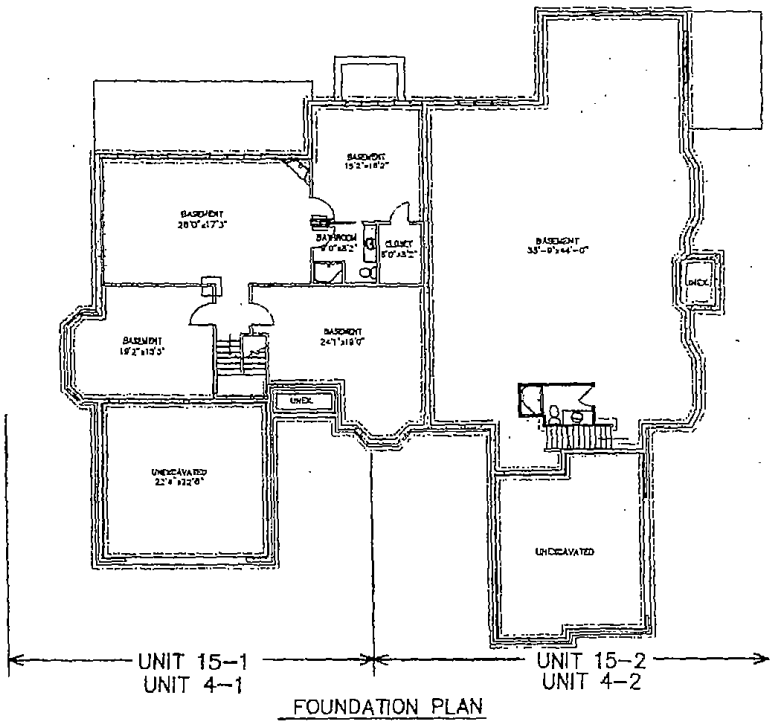
PROJ NO. 98232 | DATE 06-17-2004 | SHEET: 2 OF 8

000782 SEP-9 04

EAGLES COVE CONDOMINIUM ADDENDUM NO. 9

LOCATED IN THE VILLAGE OF NORTH PRAIRIE,
WAUKESHA COUNTY, WISCONSIN

EXHIBIT "B"



FOUNDATION PLAN

NOTE: UNITS 4-1 & 4-2, 5-1 & 5-2, 15-1 & 15-2, 16-1 & 16-2, AND 23-1 & 23-2 SHALL HAVE FULL BASEMENTS UNDER ALL LIVING AREAS EXCEPTING GARAGE SPACES AS SHOWN. THESE BASEMENTS ARE PART OF THE UNIT INCLUDING ALL STRUCTURAL AND FINISH ELEMENTS OF THE UNIT INCLUDING ALL STRUCTURAL AND FINISH ELEMENTS OF THE BUILDING.

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|XXX| = RECORD DIMENSION

SEE SHEET 1 FOR BUILDING LAYOUT AND SHEETS 3-6 FOR DIAGRAMATIC FLOOR PLAN

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WISCONSIN
PETER S. GORDON
S-2133
ELKHORN, WI
LAND SURVEYOR

FARRIS, HANSEN & ASSOCIATES, INC.
ENGINEERING – ARCHITECTURE – SURVEYING
7 RIDGWAY COURT, PO BOX 437
ELKHORN, WISCONSIN 53121
PHONE: (262) 723-2098
FAX: (262) 723-5866

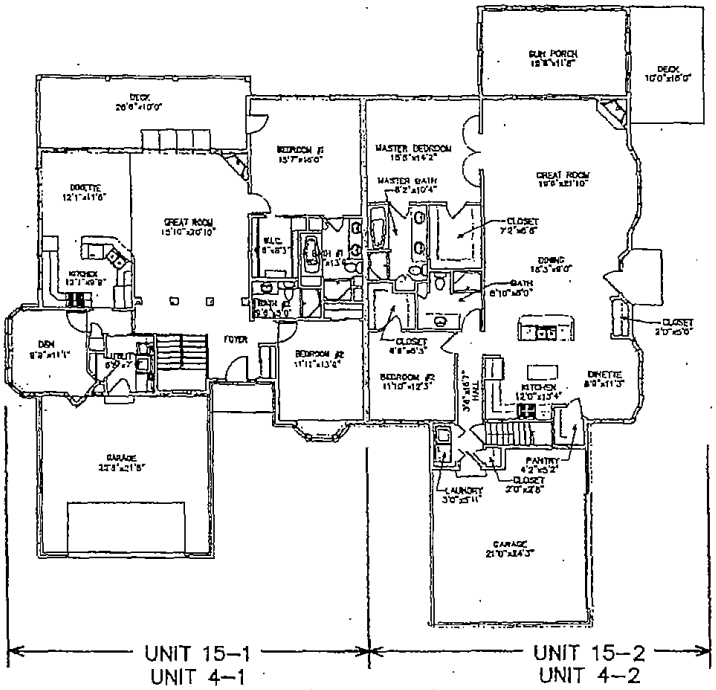
PROJ. NO. 98232 | DATE: 08-17-2004 | SHEET: 3 OF 8

000783 SEP-9 8

EAGLES COVE CONDOMINIUM ADDENDUM NO. 9

LOCATED IN THE VILLAGE OF NORTH PRAIRIE,
WAUKESHA COUNTY, WISCONSIN

EXHIBIT "B"



FIRST FLOOR PLAN

NOTE: UNITS 4-1 & 4-2, 3-1 & 3-2, 15-1 & 15-2, 16-1 & 16-2, AND 23-1 & 23-2 SHALL HAVE FULL BASEMENTS UNDER ALL LIVING AREAS EXCEPTING GARAGE SPACES AS SHOWN. THESE BASEMENTS ARE PART OF THE UNIT INCLUDING ALL STRUCTURAL AND FINISH ELEMENTS OF THE UNIT INCLUDING ALL STRUCTURAL AND FINISH ELEMENTS OF THE BUILDING.

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[000] = RECORD DIMENSION

SEE SHEET 1 FOR BUILDING LAYOUT AND SHEETS 3-X FOR DIAGRAMATIC FLOOR PLAN

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WISCONSIN PETER S. GORDON LAND SURVEYOR

FARRIS, HANSEN & ASSOCIATES, INC.
ENGINEERING – ARCHITECTURE – SURVEYING
7 RIDGWAY COURT, PO BOX 437
ELKHORN, WISCONSIN 53121
PHONE: (262) 723-2068
FAX: (262) 723-5888

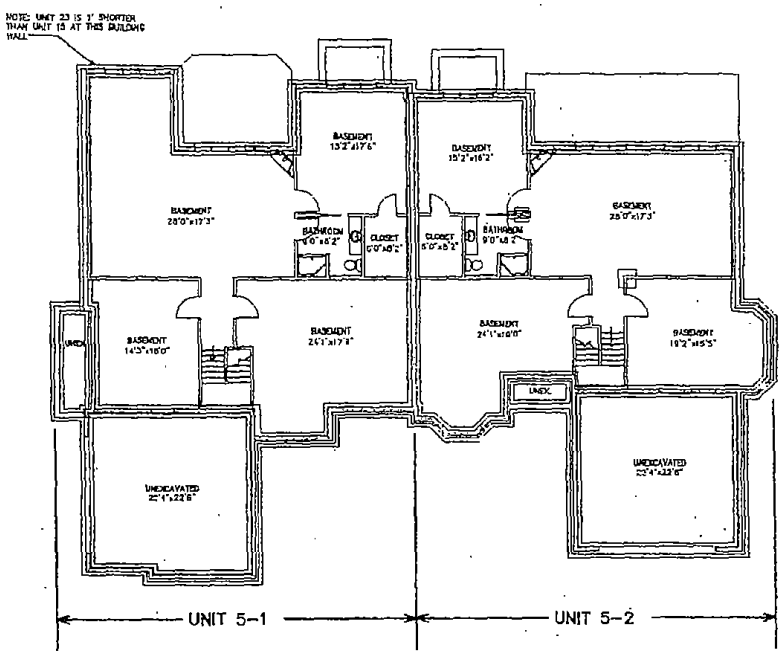
PROJ. NO. 98232	DATE: 06-17-2004	SHEET: 4 OF 9

000784 SEP-9 [illegible]

EAGLES COVE CONDOMINIUM ADDENDUM NO. 9

LOCATED IN THE VILLAGE OF NORTH PRAIRIE,
WAUKESHA COUNTY, WISCONSIN

EXHIBIT "B"



FOUNDATION PLAN

NOTE:
UNIT 23 IS A MIRROR IMAGE OF UNIT 5.

NOTE: UNITS 4-1 & 4-2, 5-1 & 5-2, 15-1 & 15-2, 16-1 & 16-2, AND 23-1 & 23-2 SHALL HAVE FULL BASEMENTS UNDER ALL LIVING AREAS EXCEPTING GARAGE SPACES AS SHOWN. THESE BASEMENTS ARE PART OF THE UNIT INCLUDING ALL STRUCTURAL AND FINISH ELEMENTS OF THE UNIT INCLUDING ALL STRUCTURAL AND FINISH ELEMENTS OF THE BUILDING.

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WISCONSIN PETER S. GORDON 5-5-2004 LAND SURVEYOR

FARRIS, HANSEN & ASSOCIATES, INC.
ENGINEERING – ARCHITECTURE – SURVEYING
7 RIDGWAY COURT, PO BOX 437
ELKHORN, WISCONSIN 53121
PHONE: (262) 723-2098
FAX: (262) 723-5086

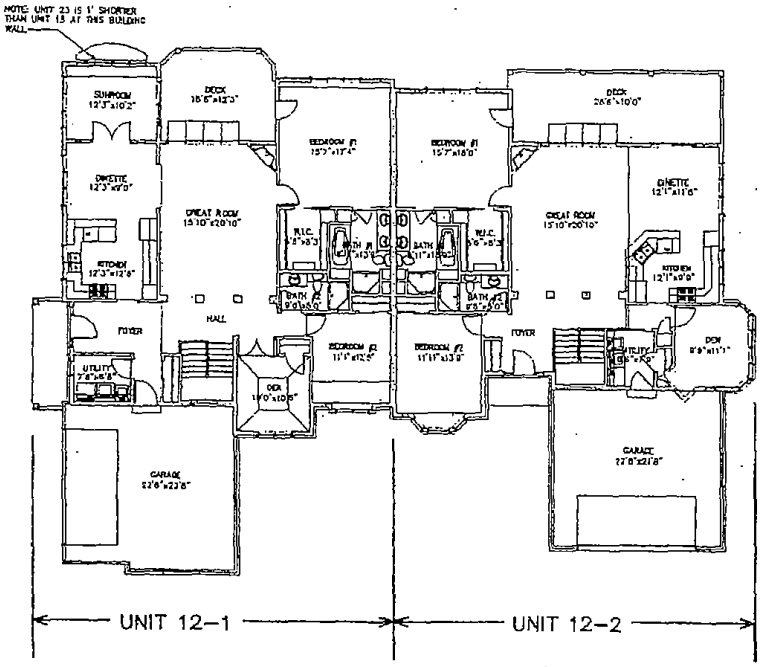
PROJ NO. 98222	DATE 06-17-2004	SHEET 5 OF 8

000785 SEP-9

EAGLES COVE CONDOMINIUM ADDENDUM NO. 9

LOCATED IN THE VILLAGE OF NORTH PRAIRIE,
WAUKESHA COUNTY, WISCONSIN

EXHIBIT "B"



FIRST FLOOR PLAN

NOTE:
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NOTE: UNITS 4-1 & 4-2, 5-1 & 5-2, 15-1 & 15-2, 16-1 & 16-2, AND 23-1 & 23-2 SHALL HAVE FULL BASEMENTS UNDER ALL LIVING AREAS EXCEPTING GARAGE SPACES AS SHOWN. THESE BASEMENTS ARE PART OF THE UNIT INCLUDING ALL STRUCTURAL AND FINISH ELEMENTS OF THE UNIT INCLUDING ALL STRUCTURAL AND FINISH ELEMENTS OF THE BUILDING.

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L.C.E. – LIMITED COMMON ELEMENT

[XXX] – RECORD DIMENSION

SEE SHEET 1 FOR BUILDING LAYOUT AND SHEETS 3-X FOR DIAGRAMATIC FLOOR PLAN

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WISCONSIN PETERS, GORDON BRUCE ELMHORN WI LAND SURVEYOR

FARRIS, HANSEN & ASSOCIATES, INC.
ENGINEERING – ARCHITECTURE – SURVEYING
7 RIDGWAY COURT, PO BOX 437
ELKHORN, WISCONSIN 53121
PHONE: (262) 723-2098
FAX: (262) 723-5886

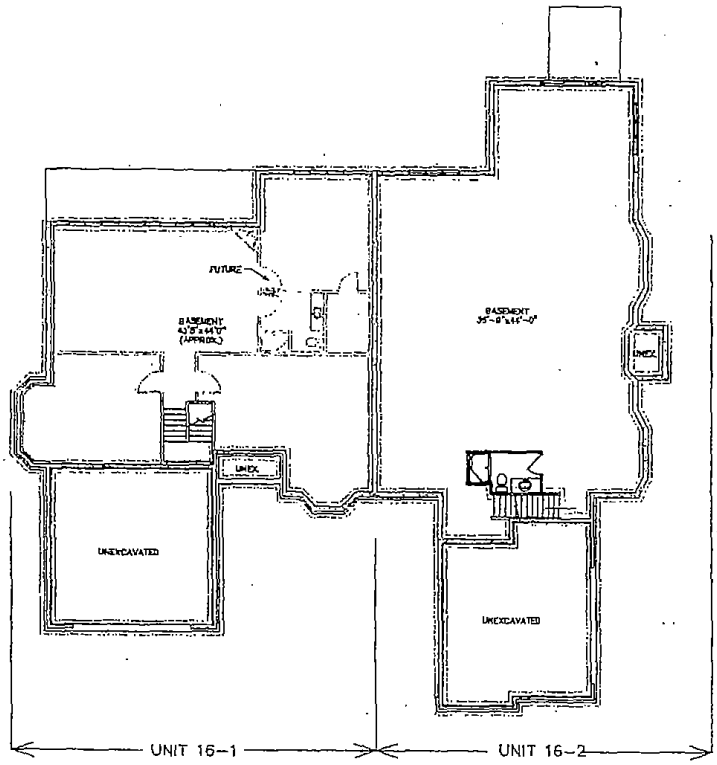
PROJ. NO. 99232	DATE: 08-17-2004	SHEET: 6 OF 8

000786 SEP-9 ☐

EAGLES COVE CONDOMINIUM ADDENDUM NO. 9

LOCATED IN THE VILLAGE OF NORTH PRAIRIE,
WAUKESHA COUNTY, WISCONSIN

EXHIBIT "B"



FOUNDATION PLAN

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L.C.E. = LIMITED COMMON ELEMENT

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SEE SHEET 1 FOR BUILDING LAYOUT AND SHEETS 3-X FOR DIAGRAMATIC FLOOR PLAN

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WISCONSIN
FERRIS, HANSEN & ASSOCIATES, INC.
LAND SURVEYOR

8/5/2004

FARRIS, HANSEN & ASSOCIATES, INC.
ENGINEERING – ARCHITECTURE – SURVEYING
7 RIDGWAY COURT, PO BOX 437
ELKHORN, WISCONSIN 53121
PHONE: (262) 723-2098
FAX: (262) 723-5888

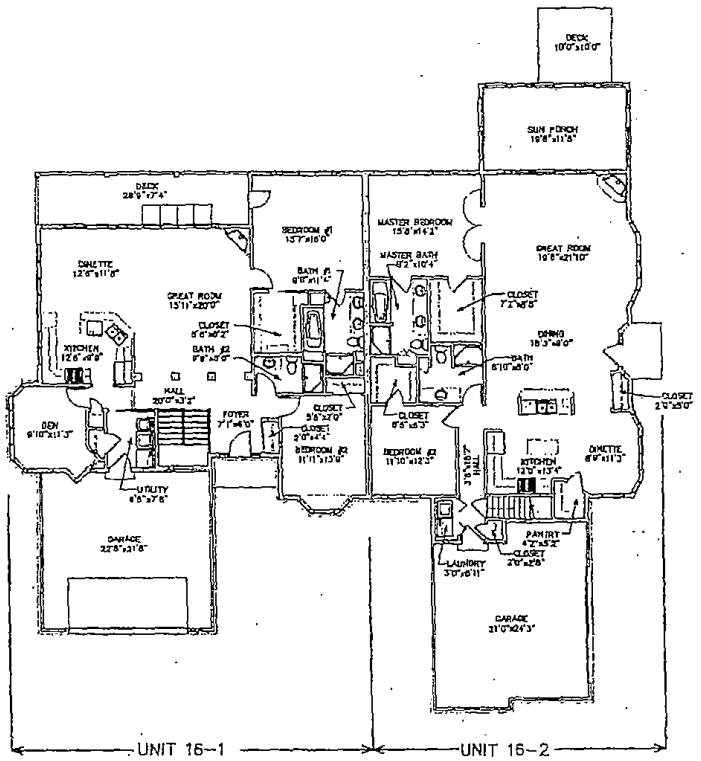
PROJ. NO. 98232	DATE: 08-17-2004	SHEET: 7 OF 8

000787 SEP-9 PM

EAGLES COVE CONDOMINIUM ADDENDUM NO. 9

LOCATED IN THE VILLAGE OF NORTH PRAIRIE,
WAUKESHA COUNTY, WISCONSIN

EXHIBIT "B"



FIRST FLOOR PLAN

NOTE: UNITS 4-1 & 4-2, 5-1 & 5-2, 15-1 & 15-2, 16-1 & 16-2, AND 23-1 & 23-2 SHALL HAVE FULL BASEMENTS UNDER ALL LIVING AREAS EXCEPTING GARAGE SPACES AS SHOWN. THESE BASEMENTS ARE PART OF THE UNIT INCLUDING ALL STRUCTURAL AND FINISH ELEMENTS OF THE UNIT INCLUDING ALL STRUCTURAL AND FINISH ELEMENTS OF THE BUILDING.

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WISCONSIN
PETER S. GORDON
S-2331
ELKHORN, WI
LAND SURVEYOR

8/5/2004

FARRIS, HANSEN & ASSOCIATES, INC.
ENGINEERING – ARCHITECTURE – SURVEYING
7 RIDGWAY COURT, PO BOX 437
ELKHORN, WISCONSIN 53121
PHONE: (262) 723-2098
FAX: (262) 723-5886

PROJ. NO. 88232	DATE 06-17-2004	SHEET: 9 OF 9

0011505 JUL 07 05

3292520

REGISTER'S OFFICE
WAUKESHA COUNTY, WI
RECORDED ON

07-07-2005 3:03 PM

MICHAEL J. HASSLINGER
REGISTER OF DEEDS

REC. FEE: 22.00
REC. FEE-CO: 5.00
REC. FEE-ST: 2.00
TRAN. FEE:
TRAN. FEE-STATE:
PAGES: 10

IJC3292520-010

RETURN TO:
Attorney Stephen A. Hartman
Trapp & Hartman, S.C.
14380 West Capitol Drive
Brookfield, Wisconsin 53005-2392

PARCEL IDENTIFIER NUMBER:

TENTH AMENDMENT TO DECLARATION OF CONDOMINIUM OF EAGLES COVE CONDOMINIUM

JL 29 10

THIS TENTH AMENDMENT ("Amendment") to Declaration of Condominium of Eagles Cove Condominium is made and entered into this 6th day of July, 2005, by Roth Home Team, LLC ("Homes").

A Declaration of Condominium of Eagles Cove Condominium was recorded in the Office of the Register of Deeds for Waukesha County, Wisconsin and amended on the following dates with the following Document Numbers:

Document	Recording Date	Document Number
Declaration	December 28, 1999	2528462
First Amendment	December 28, 1999	2528464
Second Amendment	July 13, 2000	2589766
Third Amendment	September 16, 2002	2845493
Fourth Amendment	September 16, 2002	2845495
Fifth Amendment	March 11, 2003	2948839
Sixth Amendment	October 27, 2003	3090048
Seventh Amendment	December 19, 2003	3111136
Eighth Amendment	May 13, 2004	3161981
Ninth Amendment	September 9, 2004	3202689

Collectively, these documents constitute the "Declaration", which subjected certain real property in the Village of North Prairie, Waukesha County, Wisconsin to the Condominium Ownership Act.

Article 2 of the Declaration reserves the right to separate a Land Unit into two Duplex Units. Homes is the owner of Land Units 3 and 6. Homes is a successor to Archie Investments, LLC, which was itself a successor to Harmony Homes, Inc., as the original Declarant, with power and authority to separate its land units as provided in the Seventh Amendment and Ninth Amendment. Homes desires to amend the Declaration to effect the separation of Land Units 3 and 6 into Duplex Units as set forth below.

NOW THEREFORE, Homes, pursuant to Article 2 of the Declaration, hereby amends the Declaration to separate Land Unit 3 into Duplex Units 3-1 and 3-2 and separate Land Unit 6 into Duplex Units 6-1 and 6-2, as though fully set forth therein at the time of recording of the Declaration, all subject to the following restrictions and conditions:

Section 1. The last sentence of Section 2.1(a) of the Declaration is amended to read that "the Condominium shall consist of 2 Land Units and 32 Duplex Units."

Section 2. Section 3.1 of the Declaration is amended by replacing the initial Interest percentage of "3.125 %" with the percentage "2.941 ".

Section 3. Exhibit B to the Declaration as recorded is expanded to include the attached copy of Addendum No. 10 to the Plat.

Executed as of the date written above.

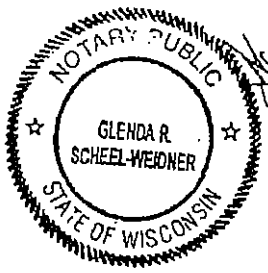
ROTH HOME TEAM, LLC

By: _____
Roland O. Roth, Managing Member

001507 JUL 07 05

STATE OF WISCONSIN)
) ss.
WAUKESHA COUNTY)

On this 6th day of July, 2005, before me personally came Roth Home Team, LLC, by Roland O. Roth, Managing Member, to me known to be the person described in and who executed the foregoing instrument and said person acknowledged that said person executed the same freely and voluntarily, for the uses and purposes therein expressed.



Glenda R. Scheel-Weidner
Notary Public, State of Wisconsin.
My commission expires: May 7, 2006

001508 JUL 07 05

CONSENT OF INITIAL DECLARANT

The undersigned is the original Declarant of the Condominium, and has conveyed to Archie Investments, LLC, Land Units 3 and 6. The undersigned hereby assigns to Archie Investments, LLC, the rights to separate Land Units 3 and 6 under the same conditions and subject to the same limitations and restrictions as are set forth in Section 6 of the Seventh Amendment with respect to the assignments set forth herein. The undersigned further consents to the assignment by Archie Investments, LLC, of the rights to separate Land Units 3 and 6 given to Homes.

HARMONY HOMES, INC.

By: _____
Bryce P. Styza, President

STATE OF WISCONSIN)
) ss.
WAUKESHA COUNTY)

On this 6th day of July, 20 05, before me personally came Harmony Homes, Inc., by Bryce P. Styza, President, to me known to be the person described in and who executed the foregoing instrument and said person acknowledged that said person executed the same freely and voluntarily, for the uses and purposes therein expressed.

NOTARY PUBLIC GLENDA R. SCHEEL-WEIDNER STATE OF WISCONSIN

_____
Glenda R. Scheel-Weidner
Notary Public, State of Wisconsin.
My commission expires: May 7, 2006

001509 JUL 07 05

CONSENT OF MORTGAGEE

The undersigned hereby consents to the foregoing Amendment.

TOWN BANK

By: Daniel Hahn
Daniel Hahn
Title: Market Manager - Wales

STATE OF WISCONSIN)
) ss.
Waukesha COUNTY)

On this 1st day of July, 2005, before me personally came Town Bank, by Daniel Hahn, its Market Manager, to me known to be the person described in and who executed the foregoing instrument and said person acknowledged that said person executed the same freely and voluntarily, for the uses and purposes therein expressed.

ERIN HARTMAN NOTARY PUBLIC STATE OF WISCONSIN

Erin Hartman
Erin Hartman
Notary Public, State of Wisconsin.
My commission expires: 2-19-06

001510 JUL 57

CONSENT OF ARCHIE INVESTMENTS, LLC

The undersigned is the assignee of the right to separate to Land Units 3 and 6 by virtue of Section 6 of the Seventh Amendment, and hereby further assigns such rights to Associates, subject to the limitations and restrictions set forth herein.

ARCHIE INVESTMENTS, LLC

By: _____
Michael L. Archie, Member

STATE OF WISCONSIN)
) ss.
Waukesha COUNTY)

On this 1st day of July, 2005, before me personally came Archie Investments, LLC, by Michael L. Archie, Member, to me known to be the person described in and who executed the foregoing instrument and said person acknowledged that said person executed the same freely and voluntarily, for the uses and purposes therein expressed.

ERIN HARTMAN NOTARY PUBLIC STATE OF WISCONSIN

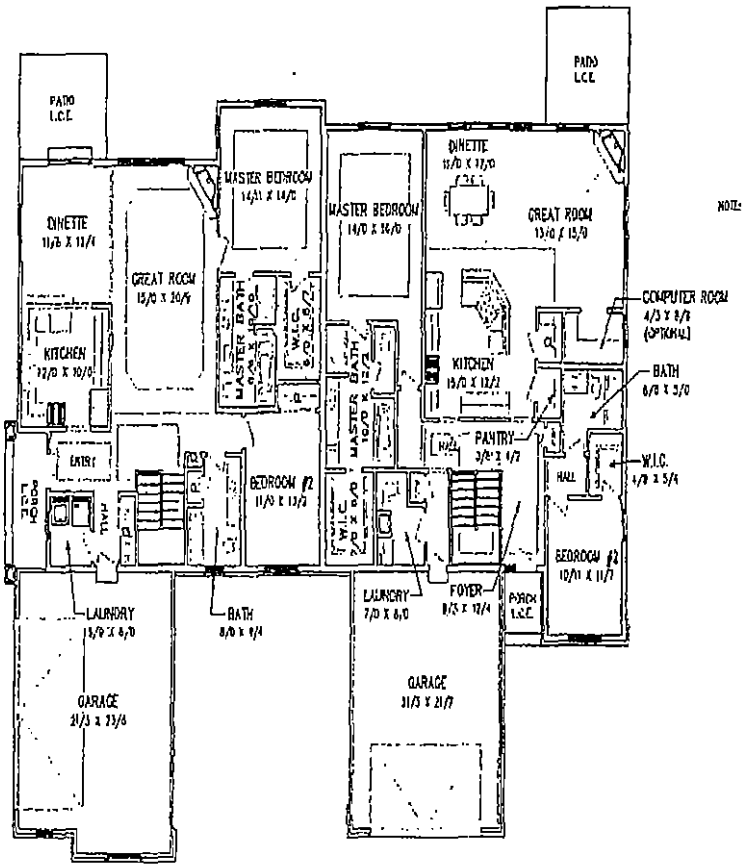
Erin L. Hartman
Erin Hartman
Notary Public, State of Wisconsin.
My commission expires: 2-19-06

This instrument was drafted by:
Attorney Stephen A. Hartman
TRAPP & HARTMAN, S.C.
14380 West Capitol Drive
Brookfield, Wisconsin 53005-2392
(262) 783-2700

EAGLES COVE CONDOMINIUM ADDENDUM NO. 10

LOCATED IN THE VILLAGE OF NORTH PRAIRIE,
WAUKESHA COUNTY, WISCONSIN

EXHIBIT "A"



NOTE: UNITS 3-1 & 3-2 AND 6-1 & 6-2 SHALL HAVE FULL BASEMENTS UNDER ALL LIVING AREAS EXCEPTING GARAGE SPACES AS SHOWN. THESE BASEMENTS ARE PART OF THE UNIT INCLUDING ALL STRUCTURAL AND FINISH ELEMENTS OF THE UNIT INCLUDING ALL STRUCTURAL AND FINISH ELEMENTS OF THE BUILDING.

COMMON ELEMENTS = ALL OF THE CONDOMINIUM EXCEPT THE UNITS

L.C.E. = LIMITED COMMON ELEMENT

[XXX] = RECORD DIMENSION

SEE SHEET 1 FOR BUILDING LAYOUT AND SHEETS 3-4 FOR DIAGRAMATIC FLOOR PLAN

NOTE: BUILDINGS AND OTHER IMPROVEMENTS SHOWN ON THIS EXHIBIT REPRESENT PROPOSED CONSTRUCTION NOT COMPLETED AS OF THE DATE OF THIS PLAT.

ALL DIMENSIONS SHOWN ARE APPROXIMATE. SOME DIMENSIONS SHOW ROOM AVERAGES. CURRENT ARCHITECTURAL PLANS SHOULD BE USED FOR CONSTRUCTION PURPOSES.

← UNIT 3-1 → ← UNIT 3-2 →
UNIT 6-2 (MIRRORED) UNIT 6-1 (MIRRORED)

PETER S. GORDON
5210
ELKHORN, WI
LAND SURVEYOR

6/30/2005

FARRIS, HANSEN & ASSOCIATES, INC.
ENGINEERING - ARCHITECTURE - SURVEYING
7 RIDGWAY COURT, PO BOX 437
ELKHORN, WISCONSIN 53121
PHONE: (262) 723-2098
FAX: (262) 723-5866

PROJ. NO. 98232	DATE 08-22-2005	SHEET: 4 OF 4

00151 4 JUL -7 06

001183 AUG 16 05

3306779

REGISTER'S OFFICE
WAUKESHA COUNTY, WI
RECORDED ON

08-16-2005 11:19 AM

MICHAEL J. HASSLINGER
REGISTER OF DEEDS

REC. FEE: 28.00
REC. FEE-CO: 5.00
REC. FEE-ST: 2.00
TRAN. FEE:
TRAN. FEE-STATE:
PAGES: 13

LIC3306779-013

ELEVENTH AMENDMENT TO DECLARATION OF CONDOMINIUM OF EAGLES COVE CONDOMINIUM

Document Title

Recording Area

Name and Return Address:

Hal Karas, Esq.
Michael Best & Friedrich LLP
100 East Wisconsin Avenue,
Suite 3300
Milwaukee, WI 53202

PIN: Part of NPV 1563.988

35
13

001184 AUG 16 05

ELEVENTH AMENDMENT TO DECLARATION OF CONDOMINIUM OF EAGLES COVE CONDOMINIUM

THIS ELEVENTH AMENDMENT ("Amendment") to Declaration of Condominium of Eagles Cove Condominium is made and entered into this July 14th 2005 by Harmony Homes, Inc. ("Declarant").

A Declaration of Condominium of Eagles Cove Condominium was recorded in the Office of the Register of Deeds for Waukesha County, Wisconsin and amended on the following dates with the following Document Numbers:

Document	Recording Date	Document Number
Declaration	December 28, 1999	2528462
First Amendment	December 28, 1999	2528464
Second Amendment	July 13, 2000	2589766
Third Amendment	September 16, 2002	2845493
Fourth Amendment	September 16, 2002	2845495
Fifth Amendment	March 11, 2003	2948839
Sixth Amendment	October 27, 2003	3090048
Seventh Amendment	December 19, 2003	3111136
Eighth Amendment	May 13, 2004	3161981
Ninth Amendment	September 9, 2004	3202689
Tenth Amendment	July 7, 2005	3292520

Collectively, these documents constitute the "Declaration", which subjected certain real property in the Village of North Prairie, Waukesha County, Wisconsin to the Condominium Ownership Act.

Article 10 of the Declaration reserves the right to expand the Condominium. Declarant desires to amend the Declaration to expand the Condominium to include Land Units 1, 2, 18, 19, 20, 24 and 25. This is Declarant's final expansion of the Property.

Article 2 of the Declaration reserves the right to separate a Land Unit into two Duplex Units. Declarant is the owner of Land Unit 19, and Declarant desires to amend the Declaration to effect the separation of Land Unit 19 into Duplex Units as set forth below.

Article 18.6 of the Declaration reserves the right for Declarant to assign portions of Declarant's special rights under the Declaration, and Declarant desires to use this Amendment to make a partial assignment of certain of its rights as Declarant, as specifically set forth herein.

NOW THEREFORE, Declarant, pursuant to Article 2, Article 10 and Article 18 of the Declaration, hereby amends the Declaration as set forth below, as though fully set forth therein at

the time of recording the Declaration, and makes the assignment described below, all subject to the following restrictions and conditions:

Section 1. Pursuant to Article 2 of the Declaration, Land Unit 19 shall be separated into Duplex Units 19-1 and 19-2.

Section 2. The last sentence of Section 2.1(a) of the Declaration is amended to read that "the Condominium shall consist of 8 Land Units and 34 Duplex Units."

Section 3. Section 3.1 of the Declaration is amended by replacing the initial Interest percentage of "2.941%" with the percentage "2.381%".

Section 4. Exhibit B to the Declaration as recorded is expanded to include the attached copies of Addendum No. 11 and Addendum No. 12 to the Plat.

Section 5. The Mortgagee identified below holds mortgages on some of the Units, including the land which is incorporated by virtue of this Amendment, and is executing this Amendment in order to grant consent to the actions taken herein. The property subject to such mortgage shall now include Land Units 1, 2, 18, 19, 20, 24 and 25.

Section 6. Declarant hereby assigns to Roth Home Team, LLC ("Roth") the right of Declarant to act under Sections 2.1 and 2.3 of the Declaration to separate any or all of the Land Units referenced herein, except Land Unit 19, into Building Units at any time and from time to time, strictly in compliance with the procedures and terms, conditions and limitations set forth in the Declaration, subject to the following additional terms, conditions and limitations:

(a) Declarant reserves the right to also separate any such Land Unit, but only for so long as any such Land Unit is not improved with a Building.

(b) Roth may not further assign the rights granted to it herein.

(c) Roth shall be responsible for compliance with the procedures and terms, conditions and limitations set forth in the Declaration concerning the separation of the Land Units referenced herein at Roth's sole cost and expense.

(d) With respect to any Land Unit as to which Roth has caused a separation, no one may make a claim against Declarant with respect to the fact, manner or any other aspect of such separation. Roth and its respective successors and assigns will indemnify and hold Declarant harmless from any loss, cost, damage or claim arising therefrom.

(e) With respect to any Buildings caused or permitted to be constructed by Roth on any Land Unit or former Land Unit, no one may make a claim against Declarant with respect to the fact, manner or any other aspect of such construction. Roth and its respective successors and assigns will indemnify and hold Declarant harmless from any loss, cost, damage or claim arising therefrom.

(f) In connection with the exercise of Roth's rights as assigned above, Roth may also record one or more further amendments to the Declaration for the purpose of implementing such

separations, without the necessity of signature of any other person. Roth may not impose additional terms and conditions in any such amendment, and may not record any amendment to the Declaration or addendum to the Plat which is inconsistent with the plan of development as described in the Declaration and implemented through the Plat, and all previous amendments and addenda thereto. Roth alone will be responsible for all costs in connection with such amendments.

Section 7. Except as otherwise stated herein, the Declaration shall remain unchanged and in full force and effect.

Executed as of the date written above.

Harmony Homes, Inc.

By: _____
Bryce P. Styza, President

ACKNOWLEDGMENT

STATE OF WISCONSIN)
) SS.
COUNTY OF WAUKESHA)

Personally came before me this 14th day of July, 2005, the above named Bryce P. Styza, President of Harmony Homes, Inc., to me known to be the person who executed the foregoing instrument in such capacities and acknowledged the same.

NOTARY PUBLIC
GLENDA R. SCHEEL-WEIDNER
STATE OF WISCONSIN

_____
Glenda R. Scheel-Weidner
Notary Public, State of Wisconsin
My commission: May 7, 2006

001187 AUG 16 05

CONSENT OF MORTGAGEE

The undersigned hereby consents to the foregoing Amendment.

Town Bank

By: _____

Name: Michael L. Archie

Title: Senior Vice President

ACKNOWLEDGMENT

STATE OF WISCONSIN)
) SS.
COUNTY OF Waukesha)

Personally came before me this 1st day of August, 2005, the above named Michael L Archie, Sr. V.P. of Town Bank to me known to be the person who executed the foregoing instrument and acknowledge the same.

ANDREW WIESNER NOTARY PUBLIC STATE OF WISCONSIN

_____

Notary Public, State of Wisconsin
My commission: Expires: 5-21-08

001188 AUG 16 05

ACKNOWLEDGMENT AND ACCEPTANCE OF ASSIGNMENT BY ROTH HOME TEAM, LLC

The undersigned hereby acknowledges the terms, conditions and limitations of the assignment set forth in Section 6 above, and accepts the terms thereof and agrees to be bound thereby.

Roth Home Team, LLC

By: _____

Name: Roland O. Roth

Its: Managing Member

ACKNOWLEDGMENT

STATE OF WISCONSIN)
) SS.
COUNTY OF Waukesha)

Personally came before me this 24th day of July, 2005, the above named Roland O. Roth, as Managing Member of Roth Home Team, LLC, to me known to be the person who executed the foregoing instrument in such capacity and acknowledged the same.

NOTARY PUBLIC
GLENDA R. SCHEEL-WEIDNER
STATE OF WISCONSIN

_____
Glenda R. Scheel-Weidner
Notary Public, State of Wisconsin
My commission: May 7, 2006

This document was drafted by:
Hal Karas, Esq.
Michael Best & Friedrich LLP
100 East Wisconsin Avenue
Milwaukee, Wisconsin 53202
414-271-6560

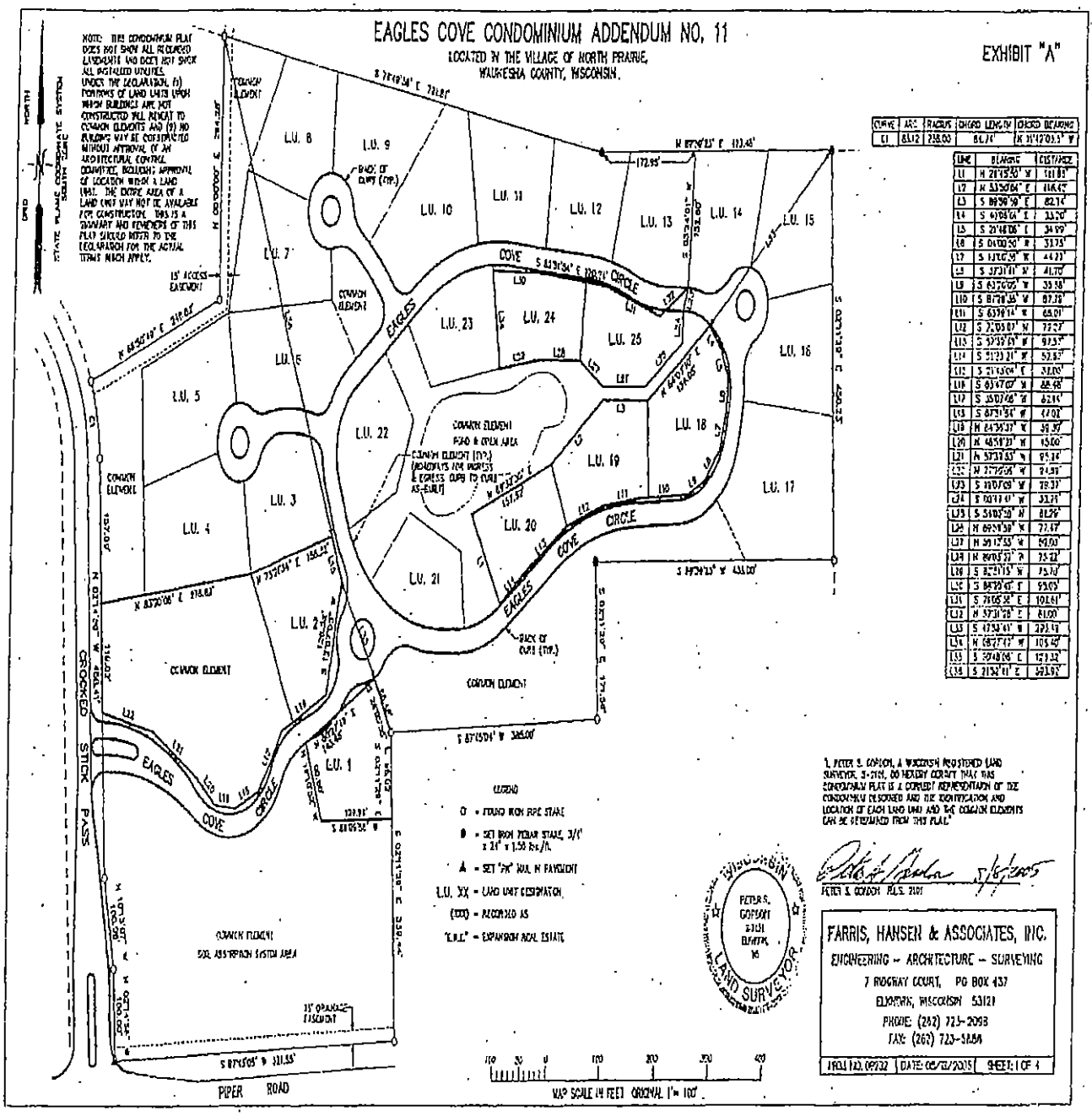
T:\CLIENTA\043135\0051\A1217986.2

EAGLES COVE CONDOMINIUM ADDENDUM NO. 11

LOCATED IN THE VILLAGE OF NORTH PRAIRIE,
WAUKESHA COUNTY, WISCONSIN.

EXHIBIT "A"

NOTE: THIS CONDOMINIUM PLAT DOES NOT SHOW ALL RECORDED EASEMENTS AND DOES NOT SHOW ALL INSTALLED UTILITIES. UNDER THE DECLARATION, (1) PORTIONS OF LAND UNITS UPON WHICH BUILDINGS ARE NOT CONSTRUCTED WILL REVERT TO COMMON ELEMENTS AND (2) NO BUILDING MAY BE CONSTRUCTED WITHOUT APPROVAL OF AN ARCHITECTURAL CONTROL COMMITTEE, INCLUDING APPROVAL OF LOCATION WITHIN A LAND UNIT. THE ENTIRE AREA OF A LAND UNIT MAY NOT BE AVAILABLE FOR CONSTRUCTION. THIS IS A SUMMARY AND REFERENCE OF THIS PLAT SHOULD REFER TO THE DECLARATION FOR THE ACTUAL TERMS WHICH APPLY.



CURVE	ARC	RADIUS	CHORD LENGTH	CHORD BEARING
C1	83.12	238.00	84.74'	N 31°12'03.5" W

LINE	BEARING	DISTANCE
L1	N 28°15'50" W	111.85'
L2	N 53°50'04" E	116.42'
L3	S 89°59'59" E	82.14'
L4	S 40°08'04" E	33.20'
L5	S 21°48'06" E	34.99'
L6	S 04°00'50" W	31.75'
L7	S 13°00'39" W	44.23'
L8	S 37°31'41" W	41.70'
L9	S 63°20'05" W	35.58'
L10	S 81°28'35" W	87.78'
L11	S 63°39'14" W	65.01'
L12	S 22°05'07" W	72.27'
L13	S 57°39'09" W	97.57'
L14	S 51°23'21" W	52.52'
L15	S 21°43'04" E	31.00'
L16	S 63°47'07" W	88.48'
L17	S 35°07'48" W	62.14'
L18	S 87°31'54" W	47.02'
L19	N 84°36'37" W	39.39'
L20	N 48°58'23" W	45.00'
L21	N 57°37'53" W	95.24'
L22	N 27°29'06" W	94.59'
L23	S 19°07'09" W	29.37'
L24	S 00°11'41" W	33.75'
L25	S 54°03'20" W	81.29'
L26	N 89°59'59" W	77.47'
L27	N 59°13'53" W	59.00'
L28	N 89°05'32" W	75.22'
L29	S 82°51'15" W	75.70'
L30	S 88°30'45" E	95.05'
L31	S 71°05'38" E	101.61'
L32	N 57°31'28" E	81.00'
L33	S 47°34'41" W	293.19'
L34	N 68°27'47" W	105.40'
L35	S 50°48'06" E	129.32'
L36	S 21°52'11" E	593.92'

"I, PETER S. GORDON, A WISCONSIN REGISTERED LAND SURVEYOR, S-2101, DO HEREBY CERTIFY THAT THIS CONDOMINIUM PLAT IS A CORRECT REPRESENTATION OF THE CONDOMINIUM DESCRIBED AND THE IDENTIFICATION AND LOCATION OF EACH LAND UNIT AND THE COMMON ELEMENTS CAN BE DETERMINED FROM THIS PLAT."

5/8/2005

PETER S. GORDON R.L.S. 2101

WISCONSIN PETER S. GORDON S-2101 ELKHORN, WI LAND SURVEYOR

FARRIS, HANSEN & ASSOCIATES, INC.
ENGINEERING – ARCHITECTURE – SURVEYING
7 RIDGWAY COURT, PO BOX 437
ELKHORN, WISCONSIN 53121
PHONE: (262) 723-2098
FAX: (262) 723-5884

PROJ. NO. 09232	DATE: 05/12/2005	SHEET: 1 OF 4

001189 AUG 16 05

EAGLES COVE CONDOMINIUM ADDENDUM NO. 11

LOCATED IN THE VILLAGE OF NORTH PRAIRIE,
WAUKESHA COUNTY, WISCONSIN

EXHIBIT "A"

LEGAL DESCRIPTION - DECLARED AREA

LANDS BEING PART OF PARCEL 2 OF CERTIFIED SURVEY MAP NO. 4513 LOCATED IN THE PART OF THE SOUTHEAST 1/4 OF SECTION 36, TOWN 6 NORTH, RANGE 17 EAST AND IN PART OF THE SOUTHWEST 1/4 OF SECTION 31, TOWN 6 NORTH, RANGE 18 EAST, VILLAGE OF NORTH PRAIRIE, WAUKESHA COUNTY, WISCONSIN, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHERLY MOST CORNER OF SAID PARCEL 2; THENCE S 21DEG 52MIN 41SEC E, 593.93 FEET TO THE POINT OF BEGINNING; THENCE S 21DEG 43MIN 04SEC E, 52.00 FEET; THENCE S 92DEG 07MIN 03SEC W, 174.52 FEET; THENCE S 83DEG 47MIN 07SEC W, 88.18 FEET; THENCE S 30DEG 07MIN 03SEC W, 83.14 FEET; THENCE S 87DEG 59MIN 34SEC W, 47.02 FEET; THENCE N 84DEG 38MIN 37SEC W, 58.20 FEET; THENCE N 42DEG 59MIN 27SEC W, 45.00 FEET; THENCE N 57DEG 00MIN 33SEC W, 85.74 FEET; THENCE N 77DEG 20MIN 04SEC W, 94.89 FEET TO THE EASTERLY RIGHT OF WAY LINE OF CROOKED STICK PASS; THENCE ALONG SAID RIGHT OF WAY, N 02DEG 14MIN 56SEC W, 119.00 FEET; THENCE N 83DEG 20MIN 04SEC E, 276.83 FEET; THENCE N 73DEG 21MIN 34SEC E, 158.22 FEET TO THE POINT OF BEGINNING. CONTAINING 82,311 SQUARE FEET (1.89 ACRES) OF LAND, MORE OR LESS.

ALSO: COMMENCING AT THE NORTHERLY MOST CORNER OF SAID PARCEL 2; THENCE S 79DEG 49MIN 36SEC E, 721.61 FEET; THENCE N 88DEG 38MIN 23SEC E, 172.98 FEET; THENCE S 02DEG 24MIN 03SEC W, 152.80 FEET TO THE POINT OF BEGINNING; THENCE S 15DEG 07MIN 09SEC W, 29.37 FEET; THENCE S 60DEG 49MIN 41SEC W, 33.79 FEET; THENCE S 54DEG 03MIN 10SEC W, 61.39 FEET; THENCE N 89DEG 05MIN 59SEC W, 77.47 FEET; THENCE N 56DEG 12MIN 33SEC W, 92.03 FEET; THENCE N 68DEG 08MIN 27SEC W, 73.22 FEET; THENCE S 62DEG 31MIN 13SEC W, 75.70 FEET; THENCE N 68DEG 37MIN 47SEC W, 108.40 FEET; THENCE S 88DEG 20MIN 41SEC E, 83.05 FEET; THENCE S 82DEG 36MIN 54SEC E, 120.74 FEET; THENCE S 71DEG 03MIN 36SEC E, 102.61 FEET; THENCE N 37DEG 31MIN 38SEC E, 81.09 FEET TO THE POINT OF BEGINNING. CONTAINING 31,353 SQUARE FEET (0.72 ACRES) OF LAND, MORE OR LESS.

ALSO: COMMENCING AT THE NORTHEAST CORNER OF SAID PARCEL 2; THENCE S 47DEG 52MIN 41SEC W, 293.49 FEET TO THE POINT OF BEGINNING; THENCE S 10DEG 08MIN 01SEC E, 33.20 FEET; THENCE S 21DEG 43MIN 04SEC E, 36.99 FEET; THENCE S 04DEG 00MIN 50SEC W, 33.75 FEET; THENCE S 13DEG 08MIN 24SEC W, 44.17 FEET; THENCE S 37DEG 31MIN 11SEC W, 41.70 FEET; THENCE S 43DEG 24MIN 03SEC W, 35.66 FEET; THENCE S 87DEG 28MIN 38SEC W, 87.78 FEET; THENCE S 83DEG 18MIN 14SEC W, 86.01 FEET; THENCE S 72DEG 07MIN 01SEC W, 72.27 FEET; THENCE S 57DEG 34MIN 46SEC W, 87.57 FEET; THENCE S 51DEG 23MIN 21SEC W, 52.87 FEET; THENCE N 75DEG 15MIN 40SEC W, 110.88 FEET; THENCE N 19DEG 32MIN 35SEC E, 157.52 FEET; THENCE N 53DEG 58MIN 04SEC E, 116.42 FEET; THENCE S 84DEG 59MIN 59SEC E, 82.34 FEET; THENCE N 54DEG 03MIN 10SEC E, 133.05 FEET TO THE POINT OF BEGINNING. CONTAINING 50,442 SQUARE FEET (1.16 ACRES) OF LAND, MORE OR LESS.

ALSO: COMMENCING AT THE NORTHERLY MOST CORNER OF SAID PARCEL 2; THENCE S 21DEG 52MIN 41SEC E, 593.93 FEET; THENCE S 21DEG 43MIN 04SEC E, 52.00 FEET; THENCE S 30DEG 49MIN 08SEC E, 123.32' MORE OR LESS, TO THE POINT OF BEGINNING; THENCE S 29DEG 05MIN 33SEC E, 69.48 FEET; THENCE S 02DEG 19MIN 29SEC E, 88.02 FEET; THENCE S 89DEG 09MIN 58SEC W, 129.89 FEET; THENCE N 16DEG 50MIN 52SEC W, 80.80 FEET, MORE OR LESS, TO THE BACK OF CURB OF THE SOUTHEASTERLY SIDE OF EAGLES COVE CIRCLE; THENCE N 80DEG 27MIN 49SEC E, 143.48 FEET TO THE POINT OF BEGINNING. CONTAINING 14,000 SQUARE FEET (0.41 ACRES) OF LAND, MORE OR LESS.

TOTAL DECLARED AREA = 182,306 SQUARE FEET (4.19 ACRES) OF LAND, MORE OR LESS.

LEGAL DESCRIPTION
EXPANSION AREA

NONE

WISCONSIN
PETER S. GORDON
S-1264
LAND SURVEYOR

8/8/2005

FARRIS, HANSEN & ASSOCIATES, INC.
ENGINEERING – ARCHITECTURE – SURVEYING
7 RIDGWAY COURT, PO BOX 437
ELKHORN, WISCONSIN 53121
PHONE: (262) 723-2035
FAX: (262) 723-5886

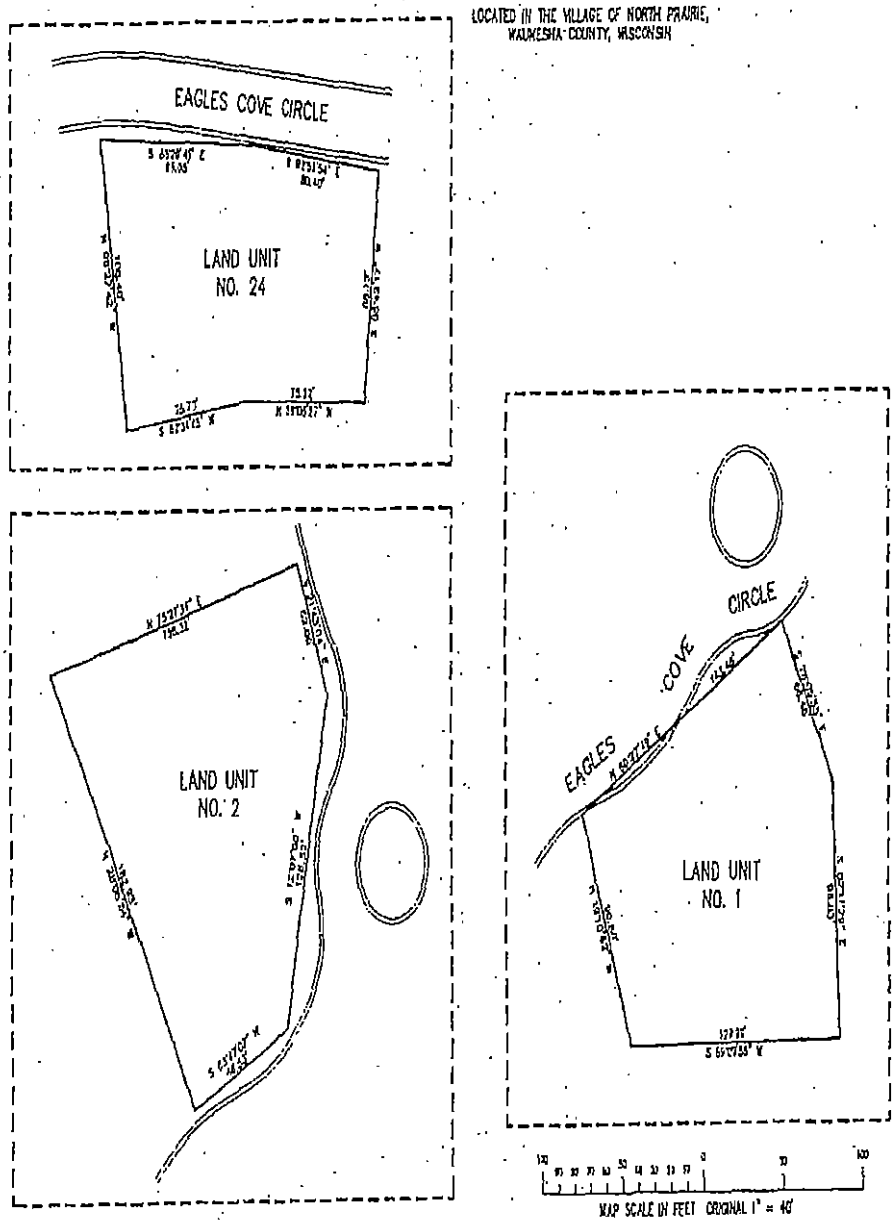
PROJ NO. 98222 | DATE 04/21/2005 | SHEET 2 OF 4

2005 0061100 AUG 16 09

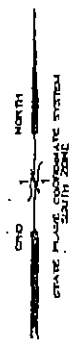
EAGLES COVE CONDOMINIUM ADDENDUM NO. 11

LOCATED IN THE VILLAGE OF NORTH PRAIRIE,
WAUKESHA COUNTY, WISCONSIN

EXHIBIT "A"



LAND UNIT CORNERS ARE SET UPON REBAR STAKES.



WISCONSIN PETER D. GORDON LAND SURVEYOR

8/8/2005

FARRIS, HANSEN & ASSOCIATES, INC.
ENGINEERING – ARCHITECTURE – SURVEYING
7 RIDGWAY COURT, PO BOX 437
ELKHORN, WISCONSIN 53121
PHONE: (262) 723-2098
FAX: (262) 723-5558

PROJ. NO. 93220	DATE: 08/03/2005	SHEET: 3 OF 4

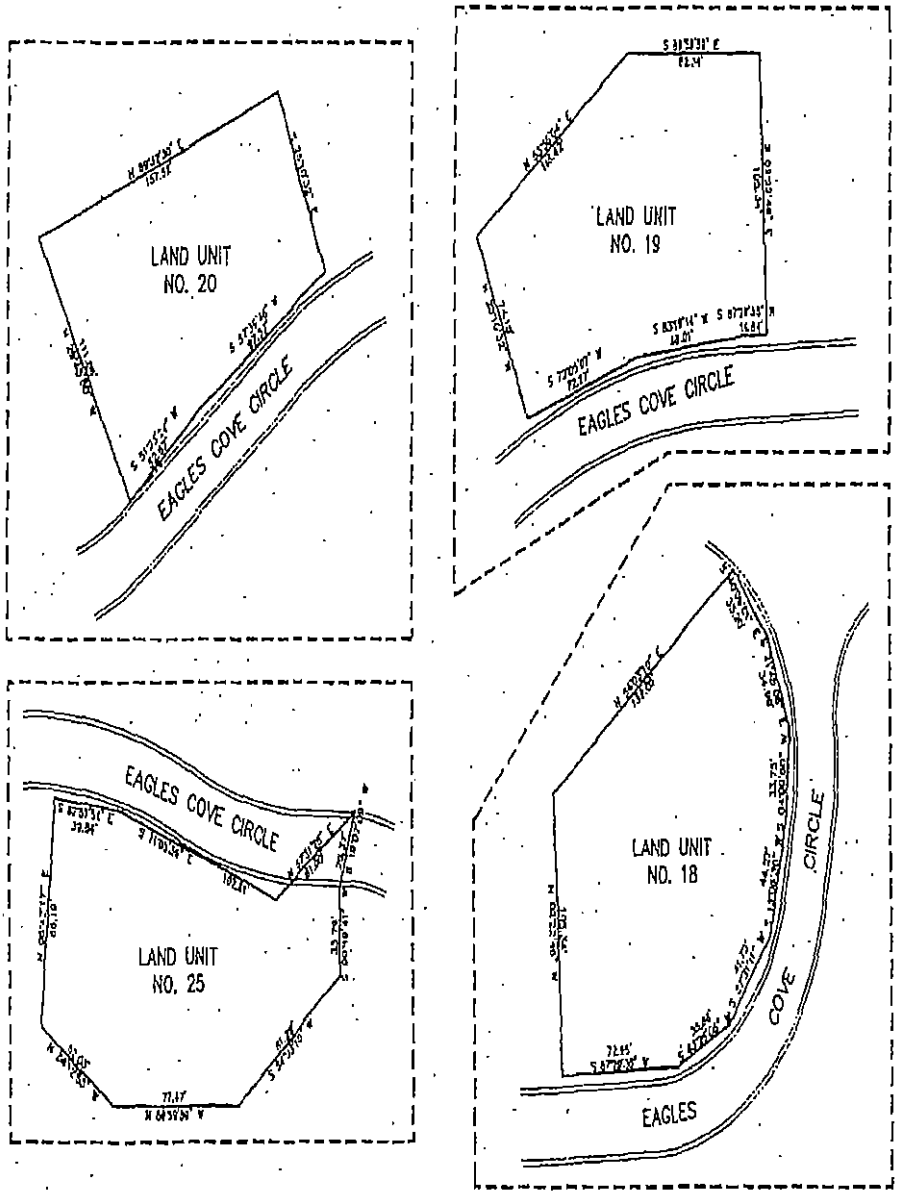
001191 AUG 06 05

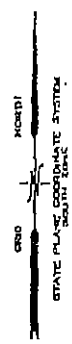
EAGLES COVE CONDOMINIUM ADDENDUM NO. 11

LOCATED IN THE VILLAGE OF NORTH PRAIRIE,
WAUKESHA COUNTY, WISCONSIN

EXHIBIT "A"

MAP SCALE IN FEET ORIGINAL 1" = 40'





LAND UNIT CORNERS ARE SET IRON REBAR STAKES.

WISCONSIN
PETER S. GOWAN
LAND SURVEYOR

8/8/2005

FARRIS, HANSEN & ASSOCIATES, INC.
ENGINEERING – ARCHITECTURE – SURVEYING
7 RIDGWAY COURT, PO BOX 437
ELKHORN, WISCONSIN 53121
PHONE: (262) 723-2098
FAX: (262) 723-5886

PROJ. NO. 00202	DATE: 08/03/2005	SHEET: 1 OF 4

00192 AUG 16 05

EAGLES COVE CONDOMINIUM ADDENDUM NO. 12

LOCATED IN THE VILLAGE OF NORTH PRAIRIE,
WAUKESHA COUNTY, WISCONSIN

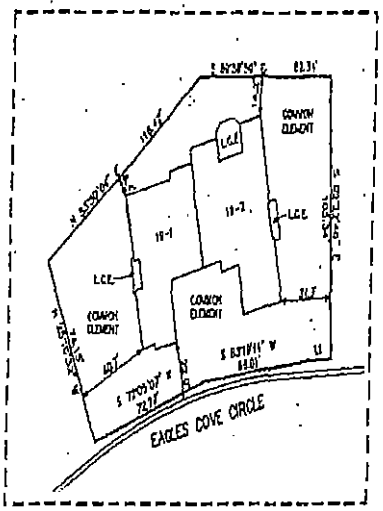
EXHIBIT "A"

MAP SCALE IN FEET ORIGINAL 1" = 40'

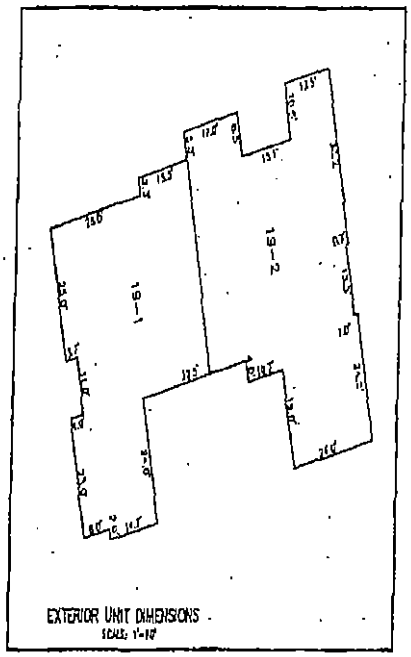
NOTE: BUILDINGS AND OTHER IMPROVEMENTS SHOWN ON THIS EXHIBIT REPRESENT PROPOSED CONSTRUCTION NOT COMPLETED AS OF THE DATE OF THIS PLAT.

ALL DIMENSIONS SHOWN ARE APPROXIMATE. SOME DIMENSIONS SHOW ROOM AVERAGES. CURRENT ARCHITECTURAL PLANS SHOULD BE USED FOR CONSTRUCTION PURPOSES.

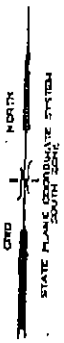
LINE	BEARING	DISTANCE
L1	S 87°27'35" W	11.84'



LAND UNIT NO. 19



EXTERIOR UNIT DIMENSIONS
SCALE: 1"=10'



NOTE: UNITS 19-1 AND 19-2 SHALL HAVE FULL BASEMENTS UNDER ALL LIVING AREAS EXCEPTING GARAGE SPACES AS SHOWN. THESE BASEMENTS ARE PART OF THE UNIT WHICH INCLUDES ALL STRUCTURAL AND FINISH ELEMENTS OF THE UNIT INCLUDING ALL STRUCTURAL AND FINISH ELEMENTS OF THE BUILDING.

COMMON ELEMENTS = ALL OF THE CONDOMINIUM EXCEPT THE UNITS

L.C.E. = LIMITED COMMON ELEMENT

[XXX] = RECORD DIMENSION

SEE SHEET 2 & 3 FOR DIAGRAMATIC FLOOR PLANS

DRIVEWAYS, WALKS, AND PATIOS PLACED AT THE ENTRANCES TO EACH UNIT SHALL BE LIMITED COMMON ELEMENT EXCLUSIVELY FOR THE BENEFIT OF THAT UNIT.

LEGAL DESCRIPTION

LAND UNIT NO. 19 AND SO MUCH OF THE UNDIVIDED INTEREST IN THE COMMON ELEMENTS APPURTENANT TO SUCH UNITS IN THE PERCENTAGE SPECIFIED AND ESTABLISHED IN THE HEREINAFTER MENTIONED DECLARATION, IN A CONDOMINIUM COMMONLY KNOWN AS EAGLES COVE CONDOMINIUM, CREATED UNDER THE CONDOMINIUM OWNERSHIP ACT OF THE STATE OF WISCONSIN BY DECLARATION RECORDED ON DECEMBER 26TH, 1989 AS DOCUMENT NO. 2026462.

LOT CORNERS FOR LAND UNIT 19 ARE SET IRON REBAR RODS BOUNDED ON EAGLES COVE CIRCLE BY THE BACK OF CURB.

WISCONSIN
PETER S. GORDON
S-2101
ILLINOIS, IL
LAND SURVEYOR

I, PETER S. GORDON, A WISCONSIN REGISTERED LAND SURVEYOR, S-2101, DO HEREBY CERTIFY THAT THIS CONDOMINIUM PLAT IS A CORRECT REPRESENTATION OF THE CONDOMINIUM DESCRIBED AND THE IDENTIFICATION AND LOCATION OF EACH LAND UNIT AND THE COMMON ELEMENTS CAN BE DETERMINED FROM THIS PLAT.

PETER S. GORDON R.L.S. 2101

FARRIS, HANSEN & ASSOCIATES, INC.
ENGINEERING – ARCHITECTURE – SURVEYING
7 RIDGWAY COURT. PO BOX 437
ELKHORN, WISCONSIN 53121
PHONE: (262) 723-2098
FAX: (262) 723-5886

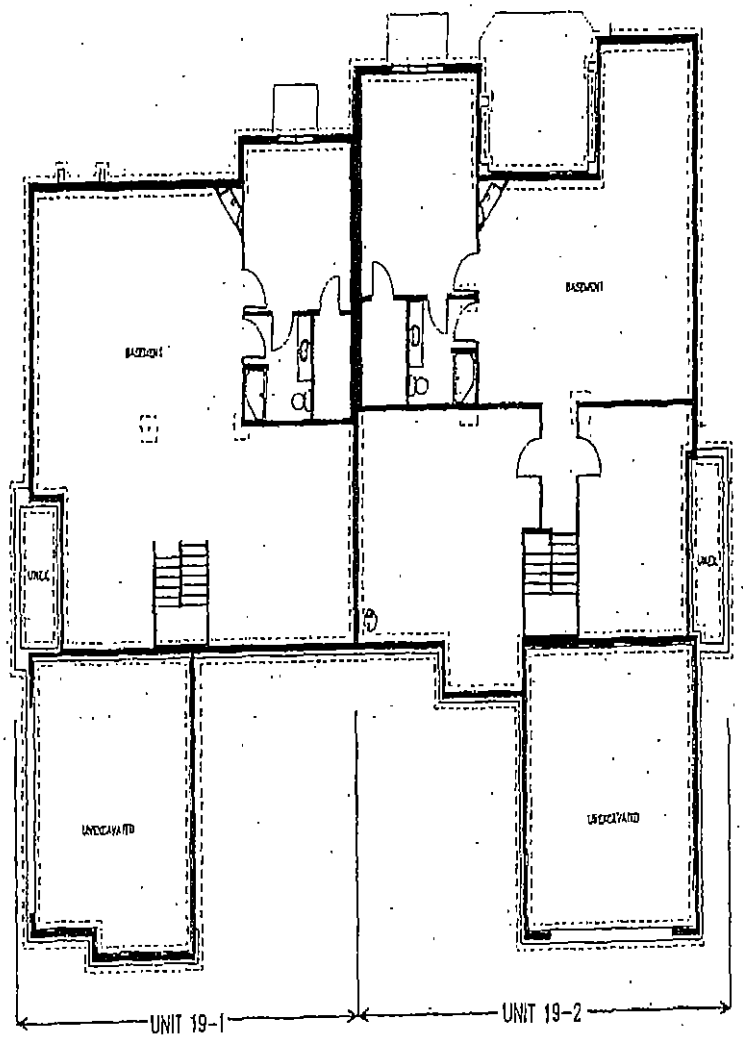
PROJECT NO. 99722	DATE: 08/3/2005	SHEET: 1 OF 3

001193 AUG 16 05

EAGLES COVE CONDOMINIUM ADDENDUM NO. 12

LOCATED IN THE VILLAGE OF NORTH PRAIRIE,
WAUKESHA COUNTY, WISCONSIN

EXHIBIT "A"



BASEMENT

NOTE: BUILDINGS AND OTHER IMPROVEMENTS SHOWN ON THIS EXHIBIT REPRESENT PROPOSED CONSTRUCTION NOT COMPLETED AS OF THE DATE OF THIS PLAT.

ALL DIMENSIONS SHOWN ARE APPROXIMATE. SOME DIMENSIONS SHOW ROOM AVERAGES. CURRENT ARCHITECTURAL PLANS SHOULD BE USED FOR CONSTRUCTION PURPOSES.

NOTE: UNITS 19-1 AND 19-2 SHALL HAVE FULL BASEMENTS UNDER ALL UNIT AREAS EXCEPTING GARAGE SPACES AS SHOWN. THESE BASEMENTS ARE PART OF THE UNIT INCLUDING ALL STRUCTURAL AND FINISH ELEMENTS OF THE UNIT INCLUDING ALL STRUCTURAL AND FINISH ELEMENTS OF THE BUILDING.

COMMON ELEMENTS = ALL OF THE CONDOMINIUM EXCEPT THE UNITS

L.C.E. = LIMITED COMMON ELEMENT

(XXX) = ALCOVE DIMENSION

OPENWATER, DECKS, AND PATIOS PLACED AT THE ENTRANCES TO EACH UNIT SHALL BE LIMITED COMMON ELEMENT EXCLUSIVELY FOR THE BENEFIT OF THAT UNIT.

WISCONSIN
PETER S. GORDON
LAND SURVEYOR

FARRIS, HANSEN & ASSOCIATES, INC.
ENGINEERING – ARCHITECTURE – SURVEYING
7 RIDGWAY COURT, PO BOX 437
ELKHORN, WISCONSIN 53121
PHONE: (262) 723-2076
FAX: (262) 723-3905

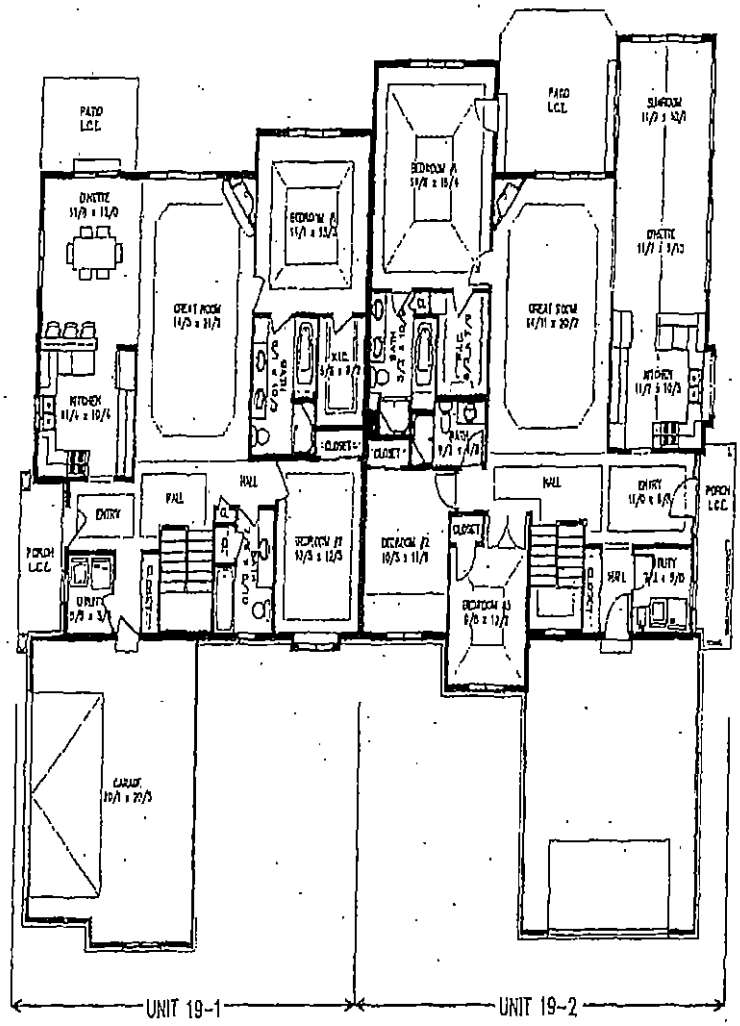
FHA NO. 80232	DATE 08/30/2005	SHEET 2 OF 3

001194 AUG 16 05

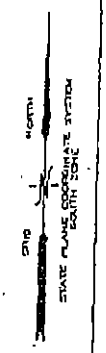
EAGLES COVE CONDOMINIUM ADDENDUM NO. 12

LOCATED IN THE VILLAGE OF NORTH PRAIRIE,
WAUKESHA COUNTY, WISCONSIN

EXHIBIT "A"



FIRST FLOOR



NOTE: BUILDINGS AND OTHER IMPROVEMENTS SHOWN ON THIS EXHIBIT REPRESENT PROPOSED CONSTRUCTION NOT COMPLETED AS OF THE DATE OF THIS PLAT.

ALL DIMENSIONS SHOWN ARE APPROXIMATE. SCALE DIMENSIONS SHOW ROOM AVERAGES. CURRENT ARCHITECTURAL PLANS SHOULD BE USED FOR CONSTRUCTION PURPOSES.

NOTE: UNITS 19-1 AND 19-2 SHALL HAVE FULL BASEMENTS UNDER ALL LIVING AREAS EXCEPTING GARAGE SPACES AS SHOWN. THESE BASEMENTS ARE PART OF THE UNIT INCLUDING ALL STRUCTURAL AND FINISH ELEMENTS OF THE UNIT INCLUDING ALL STRUCTURAL AND FINISH ELEMENTS OF THE BUILDING.

COMMON ELEMENTS = ALL OF THE CONDOMINIUM EXCEPT THE UNITS

L.C.E. = LIMITED COMMON ELEMENT

[CO] = RECORD DIMENSION

DRIVEWAYS, DECKS, AND PATIOS PLACED AT THE ENTRANCES TO EACH UNIT SHALL BE LIMITED COMMON ELEMENT EXCLUSIVELY FOR THE BENEFIT OF THAT UNIT.

WISCONSIN PETERS: GORDON S.I.D.I. EDWARD LAND SURVEYOR

FARRIS, HANSEN & ASSOCIATES, INC.
ENGINEERING – ARCHITECTURE – SURVEYING
7 RIDGWAY COURT, PO BOX 437
ELKHORN, WISCONSIN 53121
PHONE: (262) 723-2098
FAX: (262) 723-5888

PROJ. NO. 00292	DATE 05/13/2005	SHEET: 3 OF 3

001195 AUG 16 05

WC3375786-008

001327 APR-6 06

3375786

REGISTER'S OFFICE
WAUKESHA COUNTY, WI
RECORDED ON

04-06-2006 2:38 PM

MICHAEL J. HASSLINGER
REGISTER OF DEEDS

REC. FEE: 18.00
REC. FEE-CO: 5.00
REC. FEE-ST: 2.00
TRAN. FEE:
TRAN. FEE-STATE:
PAGES: 8

RETURN TO:
Attorney Stephen A. Hartman
Trapp & Hartman, S.C.
14380 West Capitol Drive
Brookfield, Wisconsin 53005-2392

Drafted By: Attny. Stephen A. Hartman
PARCEL IDENTIFIER NUMBER:

TWELFTH AMENDMENT TO DECLARATION OF CONDOMINIUM OF EAGLES COVE CONDOMINIUM

25/8

THIS TWELFTH AMENDMENT ("Amendment") to Declaration of Condominium of Eagles Cove Condominium is made and entered into this 4 day of April, 2006, by Roth Home Team, LLC ("Homes").

A Declaration of Condominium of Eagles Cove Condominium was recorded in the Office of the Register of Deeds for Waukesha County, Wisconsin and amended on the following dates with the following Document Numbers:

Document	Recording Date	Document Number
Declaration	December 28, 1999	2528462
First Amendment	December 28, 1999	2528464
Second Amendment	July 13, 2000	2589766
Third Amendment	September 16, 2002	2845493
Fourth Amendment	September 16, 2002	2845495
Fifth Amendment	March 11, 2003	2948839
Sixth Amendment	October 27, 2003	3090048
Seventh Amendment	December 19, 2003	3111136
Eighth Amendment	May 13, 2004	3161981
Ninth Amendment	September 9, 2004	3202689
Tenth Amendment	July 7, 2005	3292520
Eleventh Amendment	August 16, 2005	3306779

Collectively, these documents constitute the "Declaration", which subjected certain real property in the Village of North Prairie, Waukesha County, Wisconsin to the Condominium Ownership Act.

Article 2 of the Declaration reserves the right to separate a Land Unit into two Duplex Units. Homes is the owner of Land Unit 22. Homes is a successor to Archie Investments, LLC, which was itself a successor to Harmony Homes, Inc., as the original Declarant, with power and authority to separate its land units as provided in the Seventh Amendment and Ninth Amendment. Homes desires to amend the Declaration to effect the separation of Land Unit 22 into Duplex Units as set forth below.

Harmony Homes, Inc., on the 14th day of July, 2005, assigned to Homes the right of Declarant to act under Sections 2.1 and 2.3 of the Declaration to separate any and all of the land units referenced herein and to Building Units at any time and from time to time, strictly in compliance with the procedures and terms, conditions and limitations set forth in the Declaration.

NOW THEREFORE, Homes, pursuant to Article 2 of the Declaration, hereby amends the Declaration to separate Land Unit 22 into Duplex Units 22-1 and 22-2, as though fully set forth therein at the time of recording of the Declaration, all subject to the following restrictions and conditions:

Section 1. The last sentence of Section 2.1(a) of the Declaration is amended to read that "the Condominium shall consist of 7 Land Units and 36 Duplex Units."

Section 2. Section 3.1 of the Declaration is amended by replacing the initial Interest percentage of "2.381%" with the percentage "2.528%".

Section 3. Exhibit B to the Declaration as recorded is expanded to include the attached copy of Addendum No. 13 to the Plat.

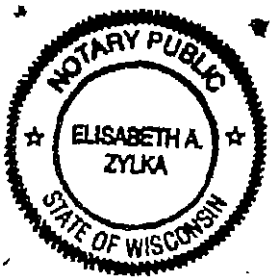
Executed as of the date written above.

ROTH HOME TEAM, LLC

By: _____
Paul M. Wank, Managing Member

STATE OF WISCONSIN)
) ss.
WAUKESHA COUNTY)

On this 30th day of March, 2009, before me personally came Roth Home Team, LLC, by Paul M. Wank, Managing Member, to me known to be the person described in and who executed the foregoing instrument and said person acknowledged that said person executed the same freely and voluntarily, for the uses and purposes therein expressed.



Elisabeth A. Zylka
Elisabeth A. Zylka
Notary Public, State of Wisconsin.
My commission expires: 06/14/09

001330 APR -6 06

CONSENT OF R.O. ROTH & ASSOCIATES, LLC

The undersigned is the assignee of the right to separate Land Unit 22 into duplex units by virtue of Section 6 of the Seventh Amendment and does hereby consent to such separation.

R.O. ROTH & ASSOCIATES, LLC

By: _____
Roland O. Roth, Member

STATE OF WISCONSIN)
) ss.
Waukesha COUNTY)

On this 4 day of April, 2006, before me personally came R.O. Roth & Associates, LLC, by Roland O. Roth, Member, to me known to be the person described in and who executed the foregoing instrument and said person acknowledged that said person executed the same freely and voluntarily, for the uses and purposes therein expressed.

LOUIS MATT WELLFORD NOTARY PUBLIC STATE OF WISCONSIN

_____
Notary Public, State of Wisconsin.
My commission expires: 1-31-2010

001331 APR-6 05

LEGAL DESCRIPTION

LAND UNIT NO. 22 AND SO MUCH OF THE UNDIVIDED INTEREST IN THE COMMON ELEMENTS APPURTENANT TO SUCH UNITS IN THE PERCENTAGE SPECIFIED AND ESTABLISHED IN THE HEREINAFTER MENTIONED DECLARATION, IN A CONDOMINIUM COMMONLY KNOWN AS EAGLES COVE CONDOMINIUM, CREATED UNDER THE CONDOMINIUM OWNERSHIP ACT OF THE STATE OF WISCONSIN BY DECLARATION RECORDED ON DECEMBER 28th, 1999 AS DOCUMENT NO. 2528462.

LOT CORNERS FOR LAND UNIT 22 ARE SET IRON REBAR STAKES BOUNDED ON EAGLES COVE CIRCLE BY THE BACK OF CURB.

EAGLES COVE CONDOMINIUM ADDENDUM NO. 13

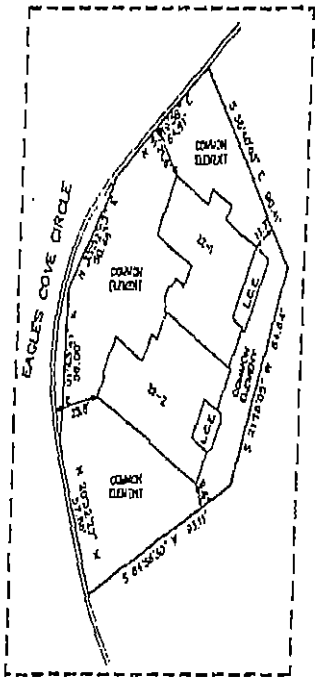
LOCATED IN THE VILLAGE OF NORTH PRAIRIE,
WAUKESHA COUNTY, WISCONSIN

EXHIBIT "A"

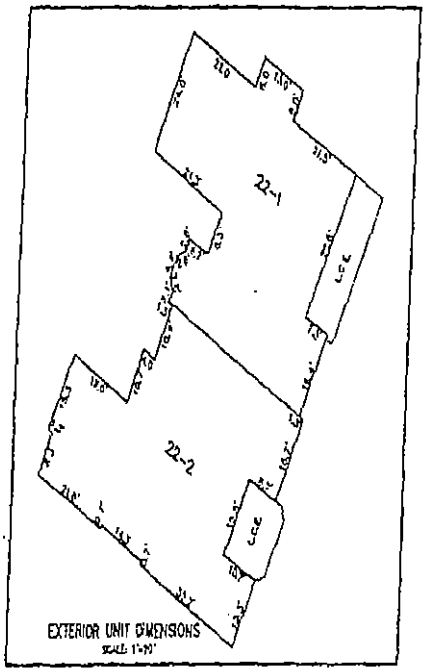
MAP SCALE IN FEET ORIGINAL 1" = 40'

NOTE: BUILDINGS AND OTHER IMPROVEMENTS SHOWN ON THIS EXHIBIT REPRESENT PROPOSED CONSTRUCTION NOT COMPLETED AS OF THE DATE OF THIS PLAT.

ALL DIMENSIONS SHOWN ARE APPROXIMATE. SOME DIMENSIONS SHOW ROOM AVERAGES. CURRENT ARCHITECTURAL PLANS SHOULD BE USED FOR CONSTRUCTION PURPOSES.



LAND UNIT NO. 22



EXTERIOR UNIT DIMENSIONS
SCALE: 1"=10'

NORTH
GRID
STATE PLANE COORDINATE SYSTEM
SOUTH ZONE

LEGAL DESCRIPTION

LAND UNIT NO. 22 AND SO MUCH OF THE UNDIVIDED INTEREST IN THE COMMON ELEMENTS APPURTENANT TO SUCH UNITS IN THE PERCENTAGE SPECIFIED AND ESTABLISHED IN THE HEREINAFTER MENTIONED DECLARATION, IN A CONDOMINIUM COMMONLY KNOWN AS EAGLES COVE CONDOMINIUM, CREATED UNDER THE CONDOMINIUM OWNERSHIP ACT OF THE STATE OF WISCONSIN BY DECLARATION RECORDED ON DECEMBER 28TH, 1999 AS DOCUMENT NO. 2378462.

LOT CORNERS FOR LAND UNIT 22 ARE SET FROM REBAR STAKES SCRIBED ON EAGLES COVE CIRCLE BY THE BACK OF CURB.

NOTE: UNITS 22-1 AND 22-2 SHALL HAVE FULL BASEMENTS UNDER ALL LIVING AREAS EXCEPTING GARAGE SPACES AS SHOWN. THESE BASEMENTS ARE PART OF EACH UNIT INCLUDING ALL STRUCTURAL AND FINISH ELEMENTS OF THE UNIT INCLUDING ALL STRUCTURAL AND FINISH ELEMENTS OF THE BUILDING.

COMMON ELEMENTS = ALL OF THE CONDOMINIUM EXCEPT THE UNITS

L.C.E. = LIMITED COMMON ELEMENT

(100) = RECORD DIMENSION

SEE SHEET 2 & 3 FOR ENLARGEMENTS FLOOR PLANS

DRIVEWAYS, DECKS, AND PATIOS PLACED AT THE ENTRANCES TO EACH UNIT SHALL BE LIMITED COMMON ELEMENT EXCLUSIVELY FOR THE BENEFIT OF THAT UNIT.

PETER S. GORDON S-2101 WAUKESHA WI LAND SURVEYOR

"I, PETER S. GORDON, A WISCONSIN REGISTERED LAND SURVEYOR, S-2101, DO HEREBY CERTIFY THAT THIS CONDOMINIUM PLAT IS A CORRECT REPRESENTATION OF THE CONDOMINIUM DESCRIBED AND THE IDENTIFICATION AND LOCATION OF EACH LAND UNIT AND THE COMMON ELEMENTS CAN BE DETERMINED FROM THIS PLAT."

PETER S. GORDON R.L.S. 2101 — 3/2/2006

FARRIS, HANSEN & ASSOCIATES, INC.
ENGINEERING ~ ARCHITECTURE ~ SURVEYING
7 FREEWAY COURT, PO BOX 457
ELKHORN, WISCONSIN 53121
PHONE: (262) 723-7099
FAX: (262) 723-5886

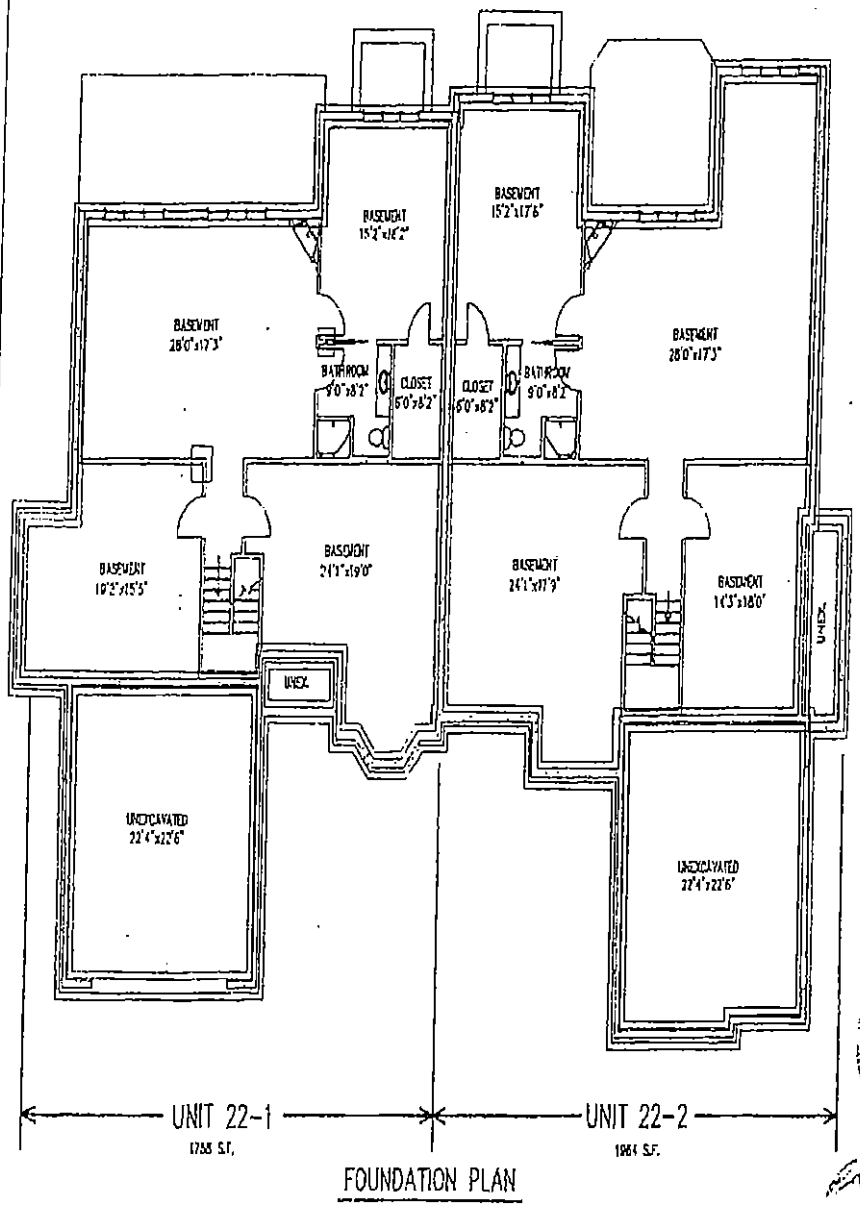
PROJ NO. 06232	DATE 08/25/05	SHEET 1 OF 3

001332 APR-6 '00

EAGLES COVE CONDOMINIUM ADDENDUM NO. 13

LOCATED IN THE VILLAGE OF NORTH PRAIRIE,
WAUKESHA COUNTY, WISCONSIN

EXHIBIT "A"



FOUNDATION PLAN

NOTE: BUILDINGS AND OTHER IMPROVEMENTS SHOWN ON THIS EXHIBIT REPRESENT PROPOSED CONSTRUCTION NOT COMPLETED AS OF THE DATE OF THIS PLAT.

ALL DIMENSIONS SHOWN ARE APPROXIMATE. SOME DIMENSIONS SHOW ROOM AVERAGES. CURRENT ARCHITECTURAL PLANS SHOULD BE USED FOR CONSTRUCTION PURPOSES.

NOTE: UNITS 22-1 AND 22-2 SHALL HAVE FULL BASEMENTS UNDER ALL LIVING AREAS EXCEPTING GARAGE SPACES AS SHOWN. THESE BASEMENTS ARE PART OF THE UNIT INCLUDING ALL STRUCTURAL AND FINISH ELEMENTS OF THE UNIT INCLUDING ALL STRUCTURAL AND FINISH ELEMENTS OF THE BUILDING.

COMMON ELEMENTS = ALL OF THE CONDOMINIUM EXCEPT THE UNITS

L.C.E. = LIMITED COMMON ELEMENT

[000] = RECORD DIMENSION

DRIVEWAYS, DECKS, AND PATIOS PLACED AT THE ENTRANCES TO EACH UNIT SHALL BE LIMITED COMMON ELEMENT EXCLUSIVELY FOR THE BENEFIT OF THAT UNIT.

WISCONSIN PETER S. GORDON 2201 ELKHORN, WI LAND SURVEYOR

FARRIS, HANSEN & ASSOCIATES, INC.
ENGINEERING – ARCHITECTURE – SURVEYING
7 RIDGWAY COURT, PO BOX 437
ELKHORN, WISCONSIN 53121
PHONE: (262) 723-2098
FAX: (262) 723-5804

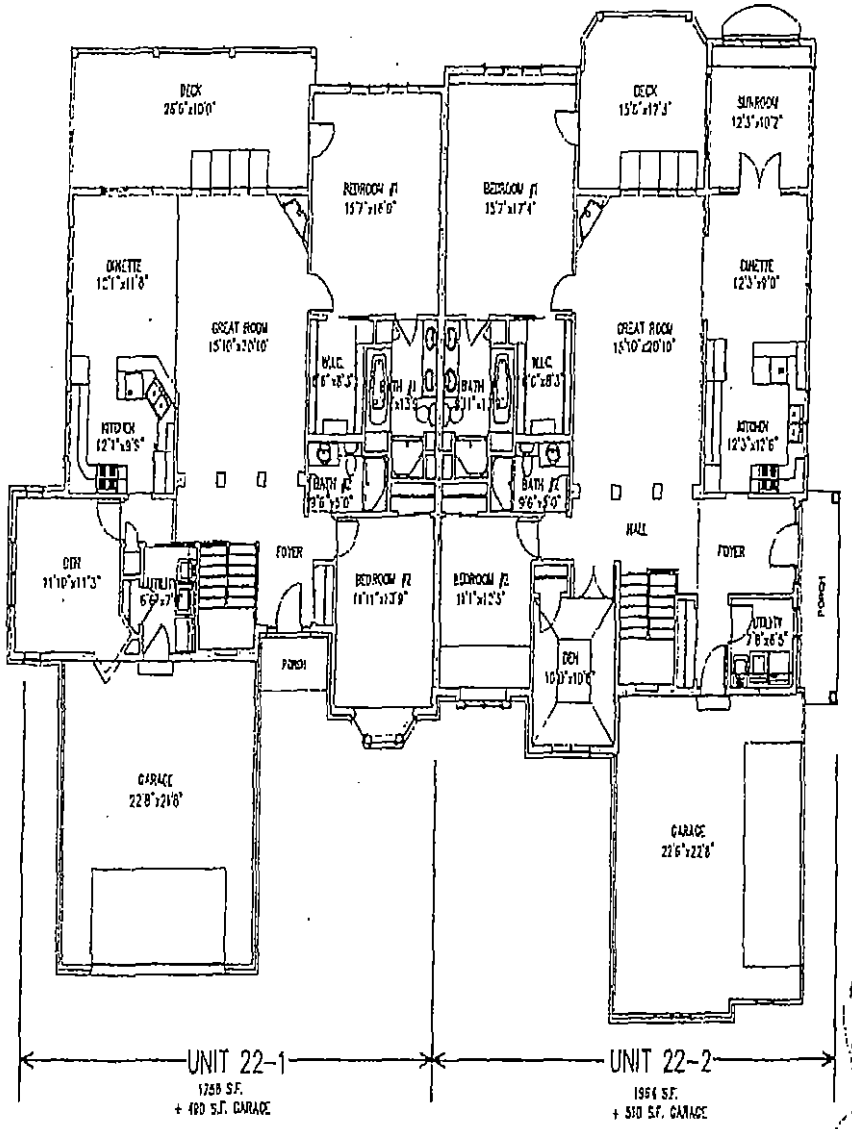
PROJ. NO. 98232 | DATE: 09/20/2004 | SHEET: 2 OF 3

00 1333 APR-6 90

EAGLES COVE CONDOMINIUM ADDENDUM NO. 13

LOCATED IN THE VILLAGE OF NORTH PRAIRIE,
WAUKESHA COUNTY, WISCONSIN

EXHIBIT "A"



FIRST FLOOR PLAN

NOTE: BUILDINGS AND OTHER IMPROVEMENTS SHOWN ON THIS EXHIBIT REPRESENT PROPOSED CONSTRUCTION NOT COMPLETED AS OF THE DATE OF THIS PLAT.

ALL DIMENSIONS SHOWN ARE APPROXIMATE. SOME DIMENSIONS SHOW ROOM AVERAGES. CURRENT ARCHITECTURAL PLANS SHOULD BE USED FOR CONSTRUCTION PURPOSES.

NOTE: UNITS 22-1 AND 22-2 SHALL HAVE FULL BASEMENTS UNDER ALL LIVING AREAS EXCEPTING GARAGE SPACES AS SHOWN. THESE BASEMENTS ARE PART OF THE UNIT INCLUDING ALL STRUCTURAL AND FINISH ELEMENTS OF THE UNIT INCLUDING ALL STRUCTURAL AND FINISH ELEMENTS OF THE BUILDING.

COMMON ELEMENTS = ALL OF THE CONDOMINIUM EXCEPT THE UNITS

L.C.E. = LIMITED COMMON ELEMENT

[DEC] = RECORD DIMENSION

OTHERWISE DECKS AND PATIOS PLACED AT THE ENTRANCES TO EACH UNIT SHALL BE LIMITED COMMON ELEMENT EXCLUSIVELY FOR THE BENEFIT OF THAT UNIT.

WISCONSIN PETER S. GORDON LAND SURVEYOR

3-27-2006

FARRIS, HANSEN & ASSOCIATES, INC.
ENGINEERING – ARCHITECTURE – SURVEYING
7 RIDGWAY COURT, PO BOX 437
ELKHORN, WISCONSIN 53121
PHONE: (262) 723-2618
FAX: (262) 723-5886

PROJ. NO. 05232 | DATE: 08/28/2005 | SHEET: 3 OF 3

DOC 334 APR-6 98

WC3438357-011

001501 NOV 27 06

3438357

REGISTER'S OFFICE
WAUKESHA COUNTY, WI
RECORDED ON

11-27-2006 2:40 PM

MICHAEL J. HASSLINGER
REGISTER OF DEEDS

REC. FEE: 24.00
REC. FEE-CO: 5.00
REC. FEE-ST: 2.00
TRAN. FEE:
TRAN. FEE-STATE:
PAGES: 11

RETURN TO:
Attorney Stephen A. Hartman
Trapp & Hartman, S.C.
14380 West Capitol Drive
Brookfield, Wisconsin 53005-2392

PARCEL IDENTIFIER NUMBER:

THIRTEENTH AMENDMENT TO DECLARATION OF CONDOMINIUM OF EAGLES COVE CONDOMINIUM

THIS THIRTEENTH AMENDMENT ("Amendment") to Declaration of Condominium of Eagles Cove Condominium is made and entered into this 20th day of Nov., 2006, by Roth Home Team, LLC ("Homes").

A Declaration of Condominium of Eagles Cove Condominium was recorded in the Office of the Register of Deeds for Waukesha County, Wisconsin and amended on the following dates with the following Document Numbers:

Document	Recording Date	Document Number
Declaration	December 28, 1999	2528462
First Amendment	December 28, 1999	2528464
Second Amendment	July 13, 2000	2589766
Third Amendment	September 16, 2002	2845493
Fourth Amendment	September 16, 2002	2845495
Fifth Amendment	March 11, 2003	2948839
Sixth Amendment	October 27, 2003	3090048
Seventh Amendment	December 19, 2003	3111136
Eighth Amendment	May 13, 2004	3161981
Ninth Amendment	September 9, 2004	3202689
Tenth Amendment	July 7, 2005	3292520
Eleventh Amendment	August 16, 2005	3306779
Twelfth Amendment	April 4, 2006	3375786

Collectively, these documents constitute the "Declaration", which subjected certain real property in the Village of North Prairie, Waukesha County, Wisconsin to the Condominium Ownership Act.

Article 2 of the Declaration reserves the right to separate a Land Unit into two Duplex Units. Homes is the owner of Land Unit 7 and Land Unit 24. Homes is a successor to Archie Investments, LLC, which was itself a successor to Harmony Homes, Inc., as the original Declarant, with power and authority to separate its land units as provided in the Seventh Amendment, Ninth Amendment and Eleventh Amendment. Homes desires to amend the Declaration to effect the separation of Land Unit 7 and Land Unit 24 into Duplex Units as set forth below.

Harmony Homes, Inc., on the 14th day of July, 2005, assigned to Homes the right of Declarant to act under Sections 2.1 and 2.3 of the Declaration to separate any and all of the land units referenced herein and to Building Units at any time and from time to time, strictly in compliance with the procedures and terms, conditions and limitations set forth in the Declaration.

NOW THEREFORE, Homes, pursuant to Article 2 of the Declaration, hereby amends the Declaration to separate Land Unit 7 into Duplex Units 7-1 and 7-2 and Land Unit 24 into Duplex Units 24-1 and 24-2, as though fully set forth therein at the time of recording of the Declaration, all subject to the following restrictions and conditions:

Section 1. The last sentence of Section 2.1(a) of the Declaration is amended to read that "the Condominium shall consist of 5 Land Units and 40 Duplex Units."

Section 2. Section 3.1 of the Declaration is amended by replacing the initial Interest percentage of "2.528%" with the percentage "2.222%".

Section 3. Exhibit B to the Declaration as recorded is expanded to include the attached copy of Addendum No. 14 to the Plat.

Executed as of the date written above.

ROTH HOME TEAM, LLC

By: _____
Paul M. Wank, Managing Member

001503 NOV 27 05

STATE OF WISCONSIN)
) ss.
WAUKESHA COUNTY)

On this 20th day of Nov., 20 06, before me personally came Roth Home Team, LLC, by Paul M. Wank, Managing Member, to me known to be the person described in and who executed the foregoing instrument and said person acknowledged that said person executed the same freely and voluntarily, for the uses and purposes therein expressed.

Daniel R. Heiden
Notary Public, State of Wisconsin.
My commission expires: 11 Perm

DANIEL R. HEIDEN NOTARY PUBLIC STATE OF WISCONSIN

001504 NOV 27 09

CONSENT OF MORTGAGEE

The undersigned hereby consents to the foregoing Amendment.

TOWN BANK

By: _____

Title: _____

STATE OF WISCONSIN)
) ss.
Waukesha COUNTY)

On this 20th day of November, 2009, before me personally came Town Bank, by Michael L. Archie, its SR-Vice President, to me known to be the person described in and who executed the foregoing instrument and said person acknowledged that said person executed the same freely and voluntarily, for the uses and purposes therein expressed.

LISA M. SZOLWINSKI NOTARY PUBLIC STATE OF WISCONSIN

Lisa M Szolwinski
Lisa M. Szolwinski
Notary Public, State of Wisconsin.
My commission expires: 9-4-2009

001505 NOV 27 06

CONSENT OF R.O. ROTH & ASSOCIATES, LLC

The undersigned does hereby consent to the separation of Land Unit 7 and Land Unit 24 into Duplex Units.

R.O. ROTH & ASSOCIATES, LLC

By: _____
Roland O. Roth, Member

STATE OF WISCONSIN)
) ss.
Waukesha COUNTY)

On this 22nd day of November, 2006, before me personally came R.O. Roth & Associates, LLC, by Roland O. Roth, Member, to me known to be the person described in and who executed the foregoing instrument and said person acknowledged that said person executed the same freely and voluntarily, for the uses and purposes therein expressed.

_____
Kathleen L Fintz
Notary Public, State of Wisconsin.
My commission expires: 12-16-07

001506 NOV 27 08

CONSENT OF ARCHIE INVESTMENTS, LLC

The undersigned does hereby consent to the separation of Land Unit 7 and Land Unit 24 into Duplex Units.

ARCHIE INVESTMENTS, LLC

By: _____
Michael L. Archie, Member

STATE OF WISCONSIN)
) ss.
Waukesha COUNTY)

On this 20th day of November, 20 08, before me personally came Archie Investments, LLC, by Michael L. Archie, Member, to me known to be the person described in and who executed the foregoing instrument and said person acknowledged that said person executed the same freely and voluntarily, for the uses and purposes therein expressed.

_____
Lisa M. Szolwinski
Notary Public, State of Wisconsin.
My commission expires: 9-16-2009

This instrument was drafted by:
Attorney Stephen A. Hartman
TRAPP & HARTMAN, S.C.
14380 West Capitol Drive
Brookfield, Wisconsin 53005-2392
(262) 783-2700

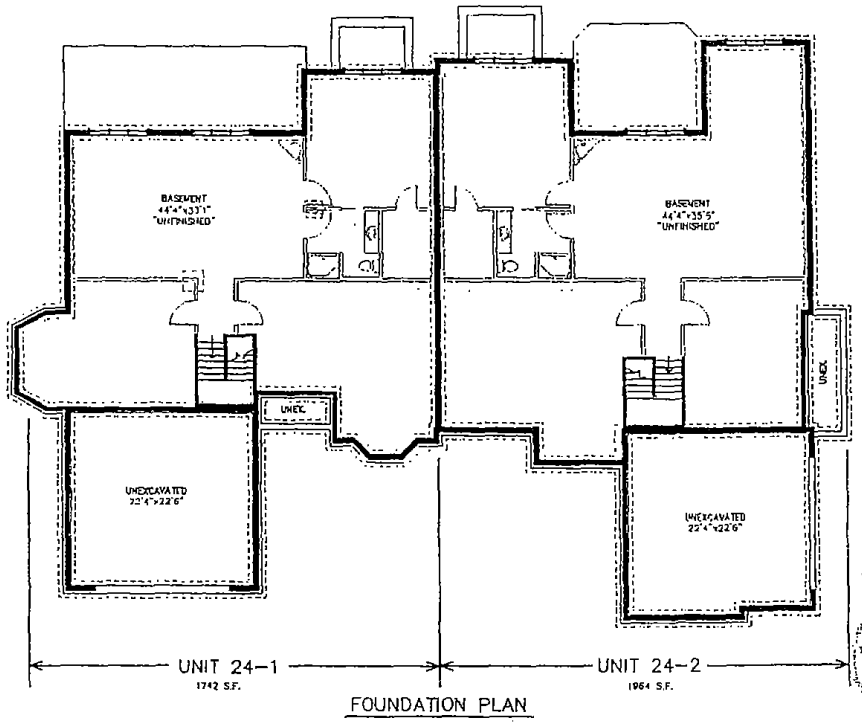
LISA M. SZOLWINSKI NOTARY PUBLIC STATE OF WISCONSIN

0015078 NOV 27 98

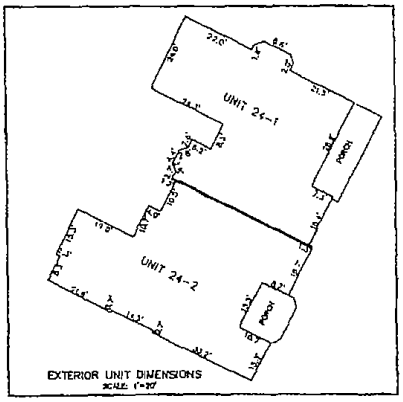
EAGLES COVE CONDOMINIUM ADDENDUM NO. 14

LOCATED IN THE VILLAGE OF NORTH PRAIRIE,
WAUKESHA COUNTY, WISCONSIN

EXHIBIT "A"



FOUNDATION PLAN



EXTERIOR UNIT DIMENSIONS
SCALE: 1"=20'

ALL DIMENSIONS SHOWN ARE APPROXIMATE.
ABOVE DIMENSIONS SHOW ROOM AVERAGES.
CURRENT ARCHITECTURAL PLANS SHOULD BE USED.

NOTE: UNITS 24-1 AND 24-2 SHALL HAVE FULL BASEMENTS UNDER ALL LIVING AREAS EXCEPTING GARAGE SPACES AS SHOWN. THESE BASEMENTS ARE PART OF THE UNIT INCLUDING ALL STRUCTURAL AND FINISH ELEMENTS OF THE UNIT INCLUDING ALL STRUCTURAL AND FINISH ELEMENTS OF THE BUILDING.

COMMON ELEMENTS = ALL OF THE CONDOMINIUM EXCEPT THE UNITS

L.C.E. = LIMITED COMMON ELEMENT

[000] = RECORD DIMENSION

DRIVEWAYS, DECKS, AND PATIOS PLACED AT THE ENTRANCES TO EACH UNIT SHALL BE LIMITED COMMON ELEMENT EXCLUSIVELY FOR THE BENEFIT OF THAT UNIT.

10/30/2000

PETER S. GORDON
S-2161
ELKHORN, WI
LAND SURVEYOR

FARRIS, HANSEN & ASSOCIATES, INC.
ENGINEERING – ARCHITECTURE – SURVEYING
7 RIDGWAY COURT, PO BOX 437
ELKHORN, WISCONSIN 53121
PHONE: (262) 723-2098
FAX: (262) 723-5656

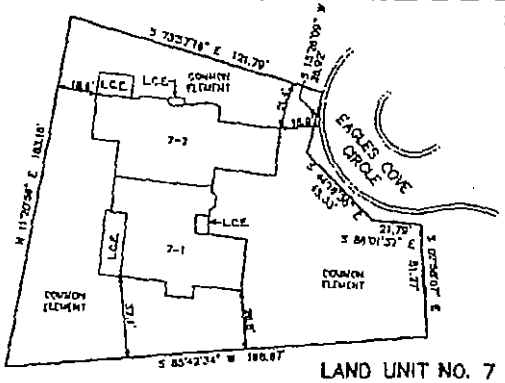
PROJECT NO. 99232 | DATE: 04/30/2000 | SHEET: 2 OF 5

001508 NOV 27 98

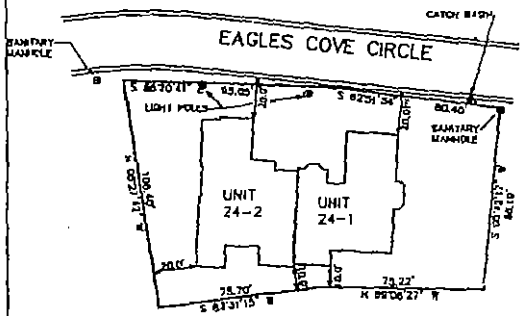
EAGLES COVE CONDOMINIUM ADDENDUM NO. 14

LOCATED IN THE VILLAGE OF NORTH PRAIRIE
WAUKESHA COUNTY, WISCONSIN

EXHIBIT "A"



LAND UNIT NO. 7



LAND UNIT NO. 24

NOTE: UNITS 24-1 AND 24-2 SHALL HAVE FULL BASEMENTS UNDER ALL LIVING AREAS EXCEPTING GARAGE SPACES AS SHOWN. THESE BASEMENTS ARE PART OF THE UNIT INCLUDING ALL STRUCTURAL AND FINISH ELEMENTS OF THE UNIT INCLUDING ALL STRUCTURAL AND FINISH ELEMENTS OF THE BUILDING.

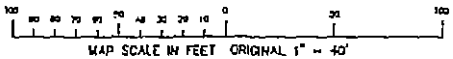
COMMON ELEMENTS = ALL OF THE CONDOMINIUM EXCEPT THE UNITS

L.C.E. = LIMITED COMMON ELEMENT

(RCD) = RECORD DIMENSION

SEE SHEET 2 & 3 FOR DIAGRAMATIC FLOOR PLANS

DRIVEWAYS, DECKS, AND PATIOS PLACED AT THE ENTRANCES TO EACH UNIT SHALL BE LIMITED COMMON ELEMENT EXCLUSIVELY FOR THE BENEFIT OF THAT UNIT.



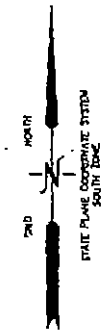
MAP SCALE IN FEET ORIGINAL 1" = 40'

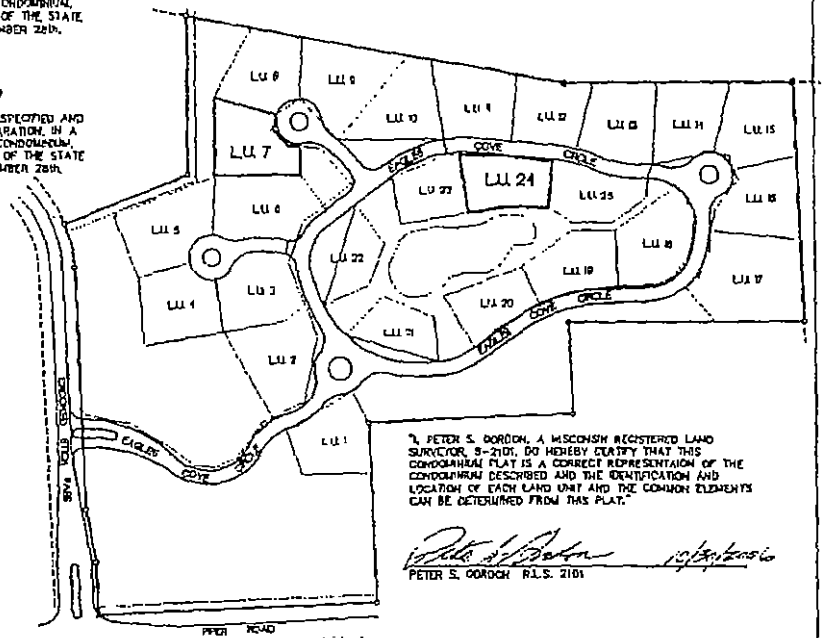
LEGAL DESCRIPTION

LAND UNIT NO. 7 AND SO MUCH OF THE UNDIVIDED INTEREST IN THE COMMON ELEMENTS APPURTENANT TO SUCH UNITS IN THE PERCENTAGE SPECIFIED AND ESTABLISHED IN THE HEREINAFTER MENTIONED DECLARATION, IN A CONDOMINIUM COMMONLY KNOWN AS EAGLES COVE CONDOMINIUM, CREATED UNDER THE CONDOMINIUM OWNERSHIP ACT OF THE STATE OF WISCONSIN BY DECLARATION RECORDED ON DECEMBER 28th, 1999 AS DOCUMENT NO. 2528482.

LEGAL DESCRIPTION

LAND UNIT NO. 24 AND SO MUCH OF THE UNDIVIDED INTEREST IN THE COMMON ELEMENTS APPURTENANT TO SUCH UNITS IN THE PERCENTAGE SPECIFIED AND ESTABLISHED IN THE HEREINAFTER MENTIONED DECLARATION, IN A CONDOMINIUM COMMONLY KNOWN AS EAGLES COVE CONDOMINIUM, CREATED UNDER THE CONDOMINIUM OWNERSHIP ACT OF THE STATE OF WISCONSIN BY DECLARATION RECORDED ON DECEMBER 28th, 1999 AS DOCUMENT NO. 2528482.





I, PETER S. GORDON, A WISCONSIN REGISTERED LAND SURVEYOR, S-2101, DO HEREBY CERTIFY THAT THIS CONDOMINIUM PLAT IS A CORRECT REPRESENTATION OF THE CONDOMINIUM DESCRIBED AND THE IDENTIFICATION AND LOCATION OF EACH LAND UNIT AND THE COMMON ELEMENTS CAN BE DETERMINED FROM THIS PLAT.

PETER S. GORDON R.L.S. 2101

NOTE: UNITS 7-1 AND 7-2 SHALL HAVE FULL BASEMENTS UNDER ALL LIVING AREAS EXCEPTING GARAGE SPACES AS SHOWN. THESE BASEMENTS ARE PART OF THE UNIT INCLUDING ALL STRUCTURAL AND FINISH ELEMENTS OF THE UNIT INCLUDING ALL STRUCTURAL AND FINISH ELEMENTS OF THE BUILDING.
SEE SHEET 2 & 3 FOR DIAGRAMATIC FLOOR PLANS

LOT CORNERS FOR LAND UNIT 24 AND TAPE SET IRON REBAR STAKES BOUNDED ON EAGLES COVE CIRCLE BY THE BACK OF CURB.

WISCONSIN PETER S. GORDON S-2101 LAND SURVEYOR

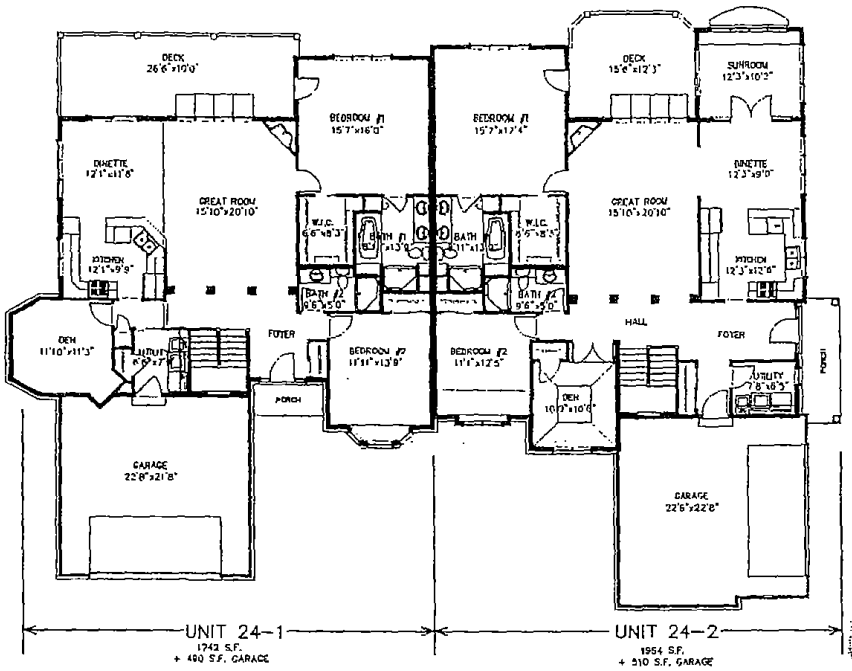
FARRIS, HANSEN & ASSOCIATES, INC.
ENGINEERING – ARCHITECTURE – SURVEYING
7 RIDGWAY COURT, PO BOX 437
ELKHORN, WISCONSIN 53121
PHONE: (262) 723-2008
FAX: (262) 723-5886

PROJ. NO. 98232	DATE 04/20/2000	SHEET 1 OF 5

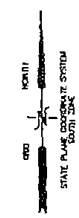
EAGLES COVE CONDOMINIUM ADDENDUM NO. 14

LOCATED IN THE VILLAGE OF NORTH PRAIRIE,
WAUKESHA COUNTY, WISCONSIN

EXHIBIT "A"



FIRST FLOOR PLAN



ALL DIMENSIONS SHOWN ARE APPROXIMATE. SOME DIMENSIONS SHOW ROOM AVERAGES. CURRENT ARCHITECTURAL PLANS SHOULD BE USED.

NOTE: UNITS 24-1 AND 24-2 SHALL HAVE FULL BASEMENTS UNDER ALL LIVING AREAS EXCEPTING GARAGE SPACES AS SHOWN. THESE BASEMENTS ARE PART OF THE UNIT INCLUDING ALL STRUCTURAL AND FINISH ELEMENTS OF THE UNIT INCLUDING ALL STRUCTURAL AND FINISH ELEMENTS OF THE BUILDING.

COMMON ELEMENTS – ALL OF THE CONDOMINIUM EXCEPT THE UNITS

L.C.E. = LIMITED COMMON ELEMENT

|100'| = RECORD DIMENSION

DRIVEWAYS, DECKS, AND PATIOS PLACED AT THE ENTRANCES TO EACH UNIT SHALL BE LIMITED COMMON ELEMENT EXCLUSIVELY FOR THE BENEFIT OF THAT UNIT.

WISCONSIN
FELDS. GARDEN
LAND SURVEYOR

FARRIS, HANSEN & ASSOCIATES, INC.
ENGINEERING – ARCHITECTURE – SURVEYING
7 RIDGWAY COURT, PO BOX 437
ELKHORN, WISCONSIN 53121
PHONE: (282) 723-2098
FAX: (282) 723-5886

PROJ. NO. 98232 | DATE: 04/20/2006 | SHEET: 3 OF 5

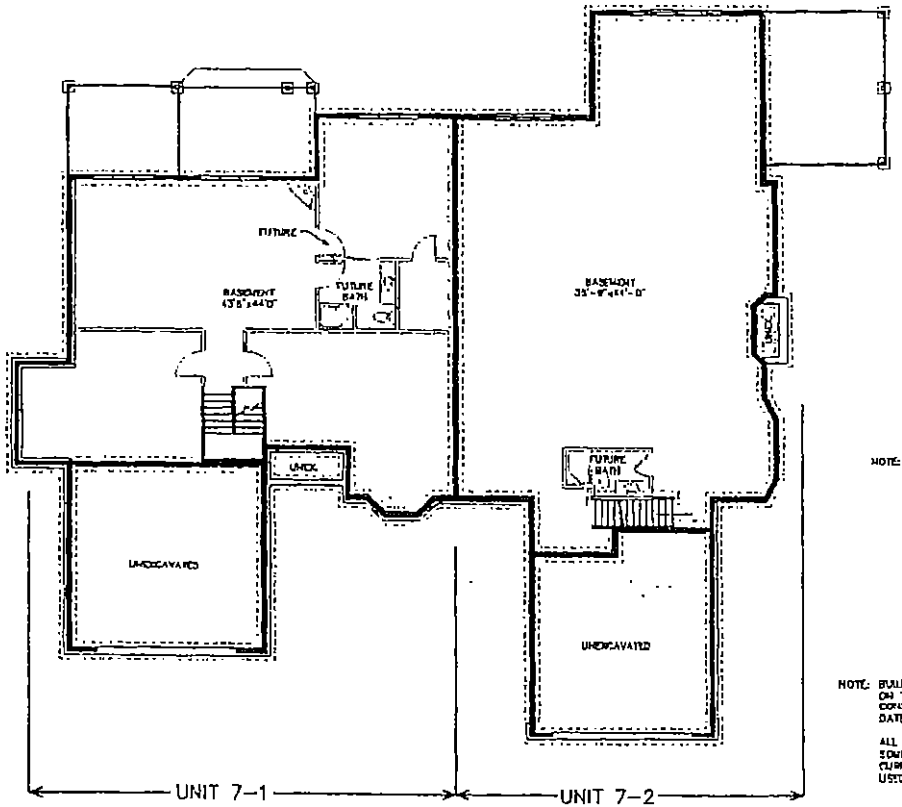
001509 NOV 27 98

00151O NOV 27 98

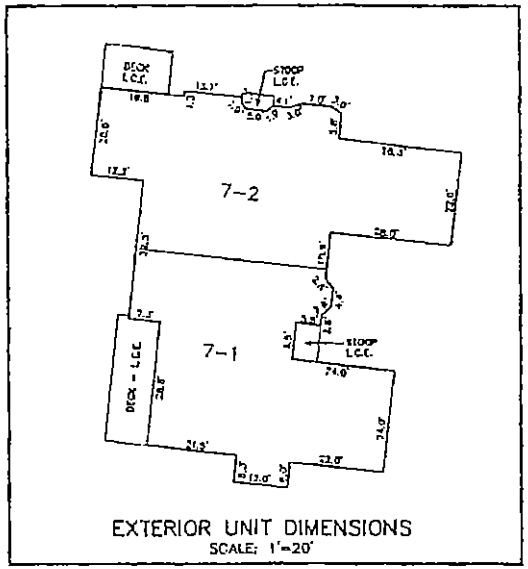
EAGLES COVE CONDOMINIUM ADDENDUM NO. 14

EXHIBIT "A"

LOCATED IN THE VILLAGE OF NORTH PRAIRIE,
WAUKESHA COUNTY, WISCONSIN



FOUNDATION PLAN



EXTERIOR UNIT DIMENSIONS
SCALE: 1"=20'

NOTE: UNITS 7-1 AND 7-2 SHALL HAVE FULL BASEMENTS UNDER ALL LIVING AREAS EXCEPTING GARAGE SPACES AS SHOWN. THESE BASEMENTS ARE PART OF THE UNIT INCLUDING ALL STRUCTURAL AND FINISH ELEMENTS OF THE BUILDING.

COMMON ELEMENTS = ALL OF THE CONDOMINIUM EXCEPT THE UNITS

L.C.E. = LIMITED COMMON ELEMENT

[100] = RECORD DIMENSION

SEE SHEET 3 FOR UNIT LOCATION FOR DIAGRAMATIC FLOOR PLAN

NOTE: BUILDINGS AND OTHER IMPROVEMENTS SHOWN ON THIS EXHIBIT REPRESENT PROPOSED CONSTRUCTION NOT COMPLETED AS OF THE DATE OF THIS PLAT.

ALL DIMENSIONS SHOWN ARE APPROXIMATE. SOME DIMENSIONS SHOW ROOM AVERAGES. CURRENT ARCHITECTURAL PLANS SHOULD BE USED FOR CONSTRUCTION PURPOSES.

PETER S. GORDON S-3103 REGISTERED WISCONSIN LAND SURVEYOR

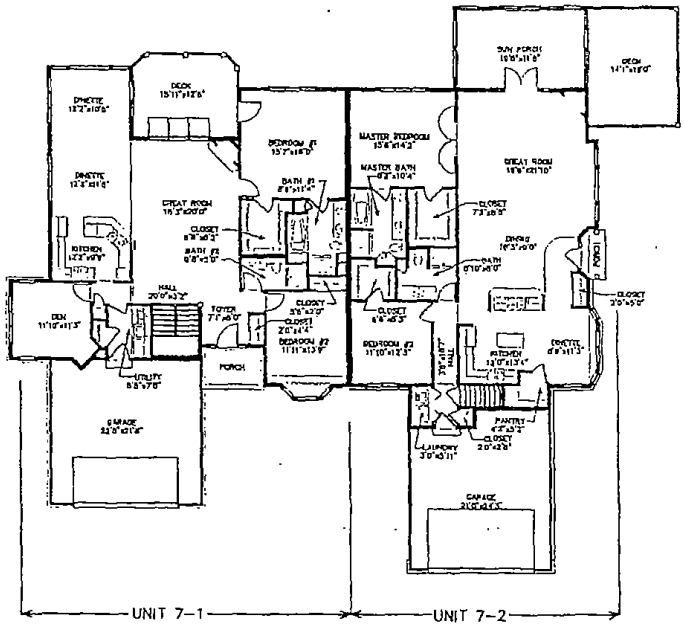
FARRIS, HANSEN & ASSOCIATES, INC.
ENGINEERING – ARCHITECTURE – SURVEYING
7 RIDGWAY COURT, PO BOX 437
ELKHORN, WISCONSIN 53121
PHONE: (262) 723-2088
FAX: (262) 723-5666

PROJ. NO. 98232 | DATE: 10/16/2006 | SHEET: 4 OF 5

EAGLES COVE CONDOMINIUM ADDENDUM NO. 14

LOCATED IN THE VILLAGE OF NORTH PRAIRIE,
WAUKESHA COUNTY, WISCONSIN

EXHIBIT "A"



FIRST FLOOR PLAN

NOTE: UNITS 7-1 AND 7-2 SHALL HAVE FULL BASEMENTS UNDER ALL LIVING AREAS EXCEPTING GARAGE SPACES AS SHOWN. THESE BASEMENTS ARE PART OF THE UNIT INCLUDING ALL STRUCTURAL AND FINISH ELEMENTS OF THE BUILDING.

COMMON ELEMENTS = ALL OF THE CONDOMINIUM EXCEPT THE UNITS

L.C.E. = LIMITED COMMON ELEMENT

(DOC) = RECORD DIMENSION

SEE SHEET 1 FOR UNIT LOCATION FOR DIAGRAMATIC FLOOR PLAN

NOTE: BUILDINGS AND OTHER IMPROVEMENTS SHOWN ON THIS EXHIBIT REPRESENT PROPOSED CONSTRUCTION NOT COMPLETED AS OF THE DATE OF THIS PLAT.

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10/30/2006

PETER S. GORDON
S-2101
ELKHORN, WI
LAND SURVEYOR

FARRIS, HANSEN & ASSOCIATES, INC.
ENGINEERING – ARCHITECTURE – SURVEYING
7 RIDGWAY COURT, PO BOX 437
ELKHORN, WISCONSIN 53121
PHONE: (262) 723-2098
FAX: (262) 723-5888

PROJ. NO. 00232	DATE 10/30/2006	SHEET: 5 OF 5

00115 11 NOV 27 90



001008 FEB 14 5

FOURTEENTH AMENDMENT TO DECLARATION OF CONDOMINIUM

Title of Document

REGISTER'S OFFICE
WAUKESHA COUNTY, WI
RECORDED ON

02-14-2007 11:34 AM

MICHAEL J. HASSLINGER
REGISTER OF DEEDS

REC. FEE:	14.00
REC. FEE-CO:	5.00
REC. FEE-ST:	2.00
TRAN. FEE:	
TRAN. FEE-STATE:	
PAGES:	5

Recording Area

Name and Return Address
Attorney Jessica L. Boeldt
Law Firm of Jonathan B. Levine
8989 North Port Washington Road, Suite 211
Milwaukee, WI 53217-1633

NCY

Parcel Identification Number (PIN)

THIS AMENDMENT to the Declaration of Condominium of Eagles Cove Condominium was enacted by a meeting of the membership.

WITNESSETH:

A. The legal description is Land Unit 1, Land Unit 2, Land Unit 18, Land Unit 20, Land Unit 25, Duplex Unit 3-1, Duplex Unit 3-2, Duplex Unit 4-1, Duplex Unit 4-2, Duplex Unit 5-1, Duplex Unit 5-2, Duplex Unit 6-1, Duplex Unit 6-2, Duplex Unit 7-1, Duplex Unit 7-2, Duplex Unit 8-1, Duplex Unit 8-2, Duplex Unit 9-1, Duplex Unit 9-2, Duplex Unit 10-1, Duplex Unit 10-2, Duplex Unit 11-1, Duplex Unit 11-2, Duplex Unit 12-1, Duplex Unit 12-2, Duplex Unit 13-1, Duplex Unit 13-2, Duplex Unit 14-1, Duplex Unit 14-2, Duplex Unit 15-1, Duplex Unit 15-2, Duplex Unit 16-1, Duplex Unit 16-2, Duplex Unit 17-1, Duplex Unit 17-2, Duplex Unit 19-1, Duplex Unit 19-2, Duplex Unit 21-1, Duplex Unit 21-2, Duplex Unit 22-1, Duplex Unit 22-2, Duplex Unit 23-1, Duplex Unit 23-2, Duplex Unit 24-1, Duplex Unit 24-2, together with an undivided interest in and to the common elements and facilities set forth in the Declaration of Condominium of Eagles Cove Condominium, a condominium declared and existing under and by virtue of the Condominium Ownership Act of the State of Wisconsin, according to the Declaration of Condominium of Eagles Cove Condominium, recorded in the Office of the Register of Deeds on December 28, 1999, as Document No. 2528462, and as amended by the First Amendment to Declaration of Condominium of Eagles Cove Condominium, recorded in the Office of the Register of Deeds on December 28, 1999, as Document No. 2528464; Second Amendment to Declaration of Condominium of Eagles Cove Condominium, recorded in the Office of the Register of Deeds on July 13, 2000, as Document No. 2589766; Third Amendment to Declaration of Condominium of Eagles Cove Condominium, recorded in the Office of the Register of Deeds on September 16, 2002, as Document No. 2845493; Fourth Amendment to Declaration of Condominium of Eagles Cove Condominium, recorded in the Office of the Register of Deeds on September 16, 2002, as Document No. 2845495; Fifth Amendment to Declaration of Condominium of Eagles Cove Condominium, recorded in the Office of the Register of Deeds on March 11, 2003, as Document No. 2948839; Sixth Amendment to Declaration of Condominium of Eagles Cove Condominium, recorded in the Office of the Register of Deeds on October 27, 2003, as Document No. 3090048; Seventh Amendment to Declaration of Condominium of Eagles Cove Condominium recorded in the Office of the Register of Deeds on December 19, 2003, as Document No. 3111136; Eighth Amendment to Declaration of Condominium of Eagles Cove Condominium recorded in the Office of the Register of Deeds on May 13, 2004, as Document No. 3161981; Ninth Amendment to Declaration of Condominium of Eagles Cove Condominium recorded in the Office of the Register of Deeds on September 9, 2004, as Document No. 3202689; Tenth Amendment to Declaration of Condominium of Eagles Cove Condominium recorded in the Office of the Register of Deeds on July 7, 2005, as Document No. 3292520; Eleventh Amendment to Declaration of Condominium of Eagles Cove Condominium recorded in the Office of the Register of Deeds on August 16, 2005, as Document No. 3306779; Twelvth Amendment of Declaration of Condominium of Eagles Cove Condominium recorded in the Office of the Register of Deeds on April 4, 2006, as Document No. 3375786; and Thirteenth Amendment of Declaration of Condominium of Eagles Cove Condominium recorded in the Office of the Register of Deeds on November 27, 2006, as Document No. 3438357. Located in the Village of North Prairie, Waukesha County, Wisconsin.

Continued next page.

B. The current owners of units at Eagles Cove Condominium wish to revise their Condominium Declaration so that the Condominium Master Insurance Policy covers all real property and fixtures located within the units. Also, the Association wishes to minimize multiple small insurance claims by increasing, within reason, its insurance deductible. The Association desires to create a mechanism whereby the deductible portion of the loss is the responsibility of the condominium homeowner who can personally insure that risk at a relatively low cost. It is anticipated that as a result of this strategy, the Association will be able to obtain a lower cost on insurance rates by reducing the risk to the insurer of recurring small claims. The transfer of the deductible responsibility to the homeowner, moreover, will tend to encourage homeowners to engage in proactive maintenance of their units.

Also, the Association desires to maintain its Declaration by eliminating historical sections which have no current or future significance.

THEREFORE, the Association hereby resolves as follows:

Article 9 of the Declaration is amended by deleting the ~~strikeout~~ language and adding the underlined language as follows:

ARTICLE 9. INSURANCE

9.1 Association Insurance. The Association shall obtain and maintain comprehensive general public liability insurance ~~for occurrences on the Common Elements~~, all-risk casualty insurance coverage on the ~~Common Elements~~ Real Property, including fixtures when reasonably obtainable, and such other policies or coverage as the Board deems necessary or advisable. The term "fixtures" includes, but is not limited to, water heaters, furnaces, and air conditioning units.

9.2 Coverage of Association Insurance.

(a) The casualty insurance coverage shall be in an amount equal to the maximum insurable replacement value, with an "agreed amount" and a "replacement cost" endorsement, without deduction or allowance for depreciation, but subject to a deductible. This coverage amount shall be annually reviewed and shall insure against loss or damage by fire and other hazards as commonly covered by a standard extended coverage endorsement and such other hazards as customarily covered with respect to buildings similar in construction, location and use. Commercial general liability coverage shall be in such amounts as the Board determines annually, but not less than $1,000,000 per occurrence.

(b) Special Provision Allocating Deductible Expense. Notwithstanding the foregoing, if maintenance or repair is required as a result of an insured loss, the amount of the deductible shall be considered a maintenance expense to be paid by the person or persons (including the Association) who would be responsible for such maintenance or repair in the absence of insurance, as specified in Article 6 of this Declaration which assigns maintenance and repair responsibilities. If the loss affects more than one Unit or a Unit and the Common Elements, the cost of the deductible may be apportioned equitably by the Board among the parties suffering loss in accordance with the total cost of repair.

The Association may enforce payment of any amount due from an individual Owner toward the deductible in accordance with its power to collect assessments as set forth at Article 5 of this Declaration. The Board's decision on the allocation of the deductible shall be conclusive, provided that the Board shall first obtain the opinion of any interested party and shall secure expert advice, if it

is deemed required. During the period of the review procedure, the assessment shall remain as a lien on the Unit.

The Board of Directors or its designee shall, on a periodic basis, review the insurance market to determine whether homeowners insurance covering the deductible amount is available to the homeowners at a reasonable price. Because of the changing insurance market, the Board shall have the power to suspend or alter the insurance provisions of this subsection, provided that the suspension or alteration shall be published to the membership in advance of any loss to which the suspension may apply.

The Board shall not contract for insurance containing a deductible or any other clause which is not permitted in underwriting guidelines of the Federal National Mortgage Association, the Federal Home Loan Mortgage Corporation or any other comparable governmental or quasi-governmental agency insuring or involved in the making or purchasing of mortgages of any Unit.

9.3 Proceeds. Association Insurance proceeds for casualty loss shall be for the benefit of the Association, Owners of damaged Units and their Mortgagees as their interests appear in order to finance reconstruction of damaged ~~Common Elements~~ Property. Liability coverage and other insurance proceeds shall be applied as the Association directs.

9.4 Cost. All premiums for Association Insurance and other insurance obtained by the Association shall be a common expense of the Condominium Association, except that any increase in the rating or premium charged for any such insurance caused by the character or use of a Unit shall be allocated solely to its Owner, and except that premiums related to property damage to the Limited Common Element portions of Buildings containing Duplex Units shall be borne by the Owners of those Duplex Units. The Board shall cause its insurer to designate such portions of premiums in order to facilitate this allocation, or the Board may make a reasonable estimate of such allocation.

9.5 Waiver of Subrogation. The Association and each Owner acting both for themselves and for their respective insurers, waive any claim it or they may have against the other for any loss insured under any policy obtained by either to the extent of insurance proceeds actually received, however loss is caused, including such losses as may be due to the negligence of the other party, its agents or employees. All policies of insurance shall contain a provision that they are not invalidated by the foregoing waiver, but such waiver shall cease to be effective if the existence thereof precludes the Association from obtaining any policy of insurance at a reasonable and customary rate.

9.6 Acts Affecting Insurance. No Owner or Occupant shall commit or permit any violation of covenants or agreements contained in the Association Insurance, or do or permit anything to be done, or keep or permit anything to be kept, or permit any condition to exist, which might (1) result in termination of any such policies, (2) adversely affect the right of recovery thereunder, (3) result in reputable insurance companies refusing to provide such insurance, or (4) result in an increase in the insurance rate or premium over the premium which would have been charged in the absence of such violation or condition, provided that, in the case of such increase, the Owner responsible for such increase shall pay the same. If the rate of premium payable with respect to the Association Insurance or with respect to any policy of insurance carried by any Owner shall be increased over the rate charged for the lowest-rated Unit, (w) by the size, design or composition of the Unit, (x) by reason of anything done or kept in a Unit, or (y) the failure of any

Owner or Occupant to comply with Association Insurance requirements or (z) the failure of any Owner or Occupant to comply with this Declaration or the Bylaws, then the particular Owner shall reimburse the Association for the resulting additional premiums. The Association reimbursement right is without prejudice to any other Association remedy, and may be enforced by special assessment against the particular Unit and its Owner.

9.7 Exclusions From Coverage. Association Insurance coverage may exclude (1) ~~coverage on the Unit itself and~~ any personal property located within or pertaining to the exclusive use of a Unit; and (2) liability coverage on an Owner, its guests, invitees, employees or any other Occupants of such Unit, arising out of any occurrences within a Unit or relating to an Owner's personal property. It is the sole responsibility of each Owner to obtain such insurance coverages as are excluded from Association Insurance.

Article 5 of the Declaration is amended by deleting the ~~strikeout~~ language and adding the underlined language as follows:

ARTICLE 5. ASSESSMENTS

5.1 Budget and Assessments. The Association shall annually adopt a budget of Common Expenses and levy general and special assessments therefor against the Units, subject to the following:

(a) The budget shall include the funding of an adequate replacement reserve out of general assessments, and shall include assessments levied on the Association by the Master Association.

(b) The budget shall separately state the expenses relating to Association Insurance for "casualty insurance" required under Section 9.2, which shall be allocated among the Building Units and Duplex Units in proportion to their respective assessed valuations as of January 1 of the year for which the allocation is being made, as determined by the Village.

(c) The Association may also levy a special assessment on all Owners for any purpose for which a general assessment may be levied, including capital improvements, and a special assessment or fine on a particular Owner for the purpose of collecting any amounts due the Association or enforcing compliance of such Owner with any provision of the Condominium Documents, including assessments under Section 14.2 and Section 63. The Association has the power to include in the budget amounts relating to the sanitary sewer system, as provided in the document referred to in Section 16.5, and as provided in Article 6.

(d) A special assessment may be made by the Board of Directors against a particular Unit Owner and his or her Unit for liabilities, costs and expenses incurred by the Association for the amount of damage within the limits of any applicable insurance deductible pursuant to Article 9.2(b) of this Declaration.

5.2 Installments; Late Payments. General assessments shall be made on an annual basis but shall be due and payable in monthly installments on the first day of each month. Special assessments shall be due and payable at such time and in such manner as the Board may determine. Any assessment or installment of an assessment not paid within ten (10) days of its due date may be subject to a late charge and/or interest as set forth in the Bylaws or in the Rules.

5.3 Enforcement; Liens. If an Owner defaults in any payment, the Association shall take appropriate measures as provided by law. The defaulting Owner shall be responsible for all costs incurred by the Association in seeking to enforce payment including reasonable attorney fees. Owners shall be both personally liable for assessments and a lien shall be imposed against such Owner's Unit for any unpaid assessments. Liens for unpaid assessments shall also extend to and secure interest, fines and reasonable costs of collection, including reasonable attorneys' fees incurred by the Association incident to the collection of assessments or enforcement of liens. The Association may purchase a Unit upon the foreclosure of its lien.

5.4 First Installment. The first installment of general assessments for each Unit in a Phase shall be due and payable commencing not later than 60 days after the date of recordation of the first instrument of conveyance of a Unit in that Phase, but if within such time an occupancy permit for such Unit has not been issued by the Village, then the first installment shall be due and payable commencing with the month following the month in which the first occupancy permit for a Building Unit or Duplex Unit in that Phase is issued. Installments for partial months shall be prorated.

~~5.5 Payment of Assessments by Declarant. Declarant shall not be assessed for Land Units. During the period of Declarant control, Declarant may, but shall not be obligated to, directly pay bills or provide services which would otherwise represent Association obligations to which general assessments would be applied. Declarant shall be entitled to offset expenses incurred by Declarant in performing or paying for such Association obligations against assessments due on Declarant owned Building Units or Duplex Units.~~

~~5.6 Initial Working Capital Fund. Each Owner of a Building Unit or Duplex Unit, as declared pursuant to Section 2.1, who purchases such Building Unit or Duplex Unit from the person who has constructed or intends to construct the Building containing such Building Unit or Duplex Unit, shall, at the time of conveyance to such Owner, pay to the Association an amount equal to two (2) months installments of the general assessment provided for in this Article, or such greater amount as designated by the Board. Amounts paid under this section shall not be considered advance payments of installments of general assessments, but shall be maintained as working capital and kept in a segregated account. The working capital fund may not be used by Declarant to defray Declarant expenses, reserve contributions or construction costs nor may Declarant apply any of the working capital fund against Association budget deficits during the period of Declarant control. Upon the expiration of Declarant control, this fund, to the extent the Board so designates, may be held to meet unforeseen expenditures or to supplement the replacement reserve fund.~~

5.~~7~~5 Association Statements. Within ten (10) days of written request from a Unit Owner or Mortgagee, the Association shall provide a letter stating the existence of outstanding general or special assessments against the Unit, if any. Notwithstanding anything to the contrary in the preceding sentence, all Units conveyed by Declarant shall be deemed conveyed free from outstanding general and special assessments and no such letter shall be required or given as to such Units.

5.8~~6~~ Common Expenses and Surpluses. Except as otherwise provided in this Declaration, Common Expenses and surpluses shall be allocated among all Units according to their respective Interests. All common surpluses of

the Condominium for each of its fiscal years shall be retained for Common Expenses of the Condominium for the next succeeding fiscal year.

BE IT FURTHER RESOLVED, that this amendment shall take effect upon the recording of same.

C. I, Larry Fry, being President of Eagles Cove Condominium, do hereby certify that:

1. All of the owners of at least seventy percent of the units have consented to and approve to this amendment to the Declaration of Condominium.

2. The vote was taken by written ballot.

3. The written ballots, and the consent of mortgagees as required, are on file with Secretary of Eagles Cove Condominium or its legal counsel.

Signed this ___ day of _____, 2007.

_____
Larry Fry, President

This document was drafted by Jessica L. Boeldt.

ACKNOWLEDGEMENT

State of Wisconsin)
) ss.
County of Waukesha)

Personally came before me this 15th day of February 2007 the above-named Larry D. Fry to be known to be the person who executed the foregoing instrument and acknowledge the same.

_____
Notary Public, Waukesha County, Wisconsin

My commission is permanent. (If not, state expiration date: 8-8 . 2010.)