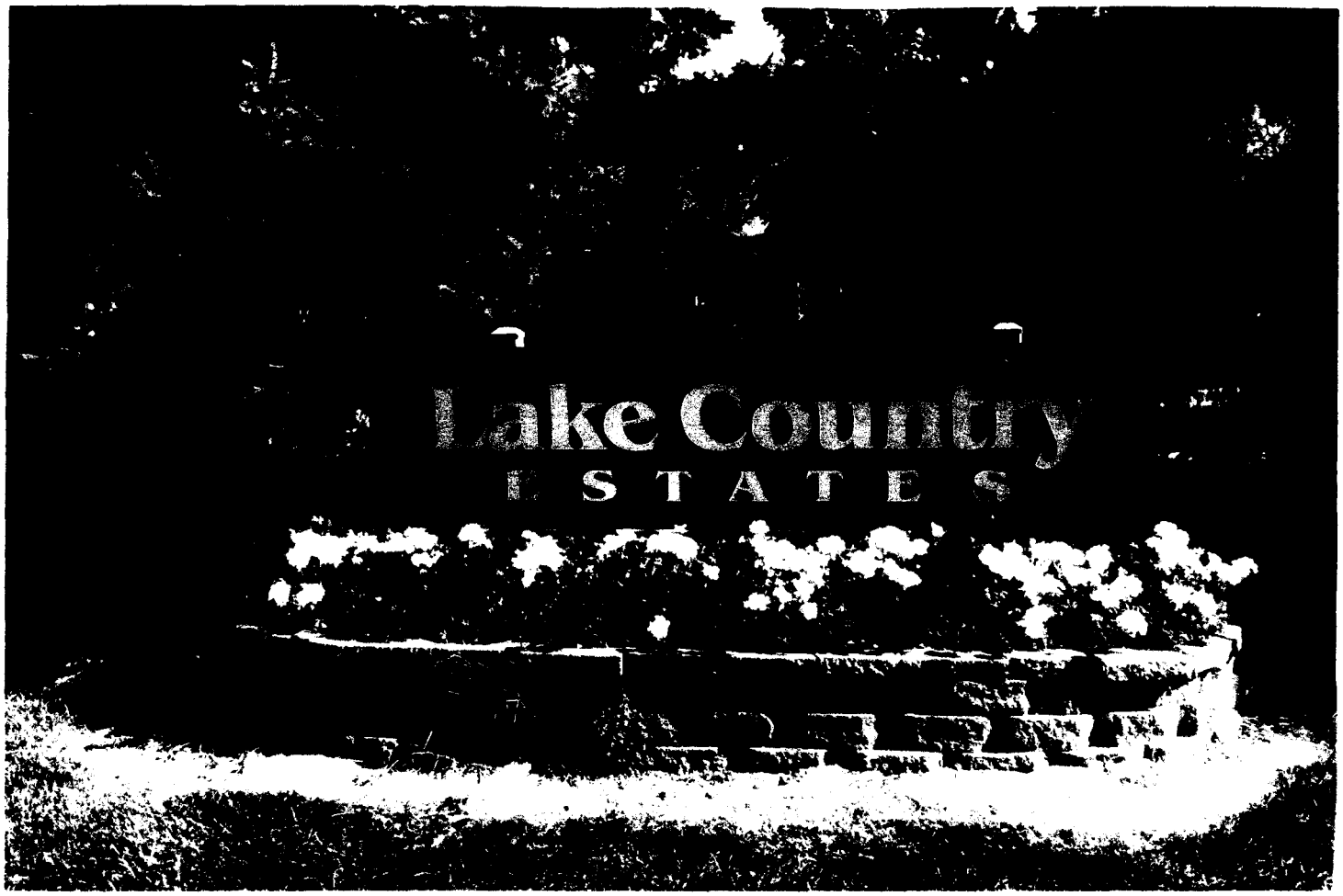


LAKE COUNTRY ESTATES CONDOMINIUM ASSOCIATION, LTD.
OWNERS MANUAL

Issued to all 60 Condominiums located on Armour Rd., Valentine Rd., and Lake Country Court.

This manual contains important documents. All owners are to become familiar with contents. Please keep in a safe and convenient place for reference.

This manual is the property of the Condo Association. It is to remain in the condo and passed on to future owners.

Issue Date November 2013

Lake Country Estates Condominium Association, LTD.

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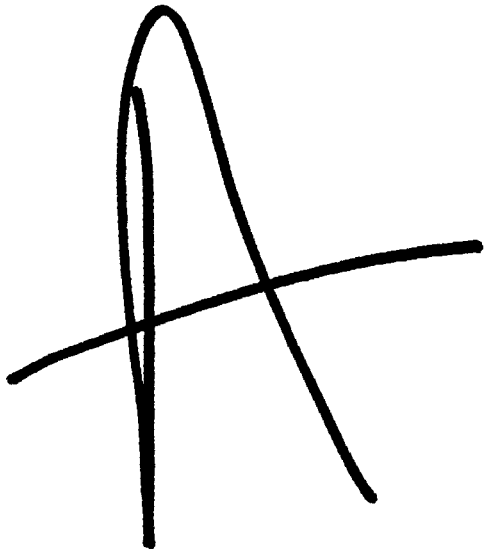


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ARTICLE I - PLAN OF UNIT OWNERSHIP

SECTION 1. CONDOMINIUM UNIT OWNERSHIP

The property located in Waukesha County, State of Wisconsin (the "Property"), known as Lake Country Estates Condominium Association, LTD., has been submitted to the provisions of the Wisconsin Unit Ownership Act, as amended by a Declaration of Condominium (the "Declaration") recorded in the office of the Register of Deeds for Waukesha County on June 27, 1975, in Reel 126 commencing at Image 317 as Document No. 915635.

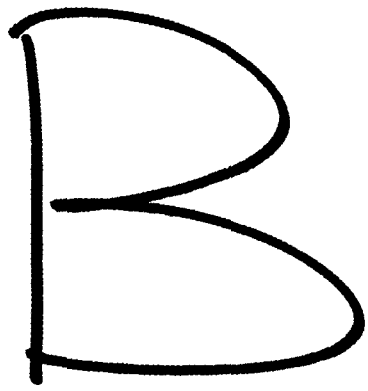
SECTION 2. APPLICABILITY OF BY-LAWS AND DEFINITIONS

These By-Laws are adopted as the By-Laws of Lake Country Estates Condominium Association, LTD. (the "Association"), a Wisconsin corporation organized under the Wisconsin Nonstock Corporation Law to serve as an Association of unit owners under the Wisconsin Condominium Ownership Act. The provisions of these By-Laws are applicable to the Property and to the use and occupancy thereof. The term "Property" and other terms used herein shall, unless the context or the Declaration requires otherwise, have the same meaning as used or defined in the Wisconsin Condominium Ownership Act.

SECTION 3. OFFICE AND MAILING ADDRESS

The office and mailing address of the Association and of the Board of Directors of the Association (the "Board of Directors") shall be located at 992 Lake Country Court[1], Oconomowoc, Wisconsin 53066, or at such other place as may be designated by a resolution of the Board of Directors.

[1] ARTICLE I – Section 3 (Office and Mailing Address). Amended by Unit Owners at Meeting on 11/9/96.



ARTICLE II – BOARD OF DIRECTORS

SECTION 1. NUMBER AND QUALIFICATIONS.

The affairs of the Association shall be governed by a Board of Directors composed of seven (7)[2] persons.

Each Director shall be elected for a two year term at the annual meeting of members. However, the first election of directors shall elect four (4) directors for two years and three (3) directors for one year terms of office. The directors shall be elected as a whole and decide among themselves, by lot, the length of term of office. Each member's vote shall correspond to the member's percent of undivided interest in the common areas. Directors shall be members[3] of the Association. Voting shall be by secret ballot and a majority vote of those present in person or by proxy shall be required for election.

SECTION 2. POWERS AND DUTIES

The Board of Directors shall have the powers and duties necessary for the administration of the affairs of the Association, except such powers and duties as by law or by the Declaration or by these By-Laws may not be delegated to the Board of Directors by the unit owners. The Board of Directors shall have full powers and authority necessary for or desirable for the complete enforcement and administration of the Property and the provisions of the Wisconsin Unit Ownership Act, the Declaration, these By-Laws and Rules and Regulations hereunder including, but not limited to the following:

a. Operation, care, upkeep, and maintenance of the common and limited common areas and facilities;

b. Determination of the amounts required for operation, maintenance, and other affairs of the Property;

c. Collection of the common charges from the unit owners;

d. Employment and dismissal of the personnel, as necessary for the efficient maintenance and operation of the Property;

e. Adoption, review, publication[4] and amendment of the Rules and Regulation covering the details and use of the Property;

f. Opening of bank accounts on behalf of the Association and designating the signatures required therefore;

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[2] ARTICLE II - Section I (Number and Qualifications). Amended by Unit Owners at Meeting held on 9/7/75.
[3] ARTICLE II - Section I (Number and Qualifications). Amended by Unit Owners at Meeting held on 9/7/75
[4] ARTICLE II - Section 2-e (Powers and Duties). Amended by Unit Owners at Meeting on 11/9/96

g. Purchasing, leasing, or otherwise acquiring in the name of the Board of Directors, or its designee, corporate or otherwise, on behalf of all unit owners, units surrendered by their owners to the Board of Directors;

h. Purchasing units at foreclosure or other judicial sales in the name of the Board of Directors, or its designee, corporate, or otherwise, on behalf of all unit owners;

i. Selling, leasing, mortgaging, voting the votes appurtenant to (other than for the election of members of the Board of Directors), or otherwise dealing with units acquired by the Board of Directors or its designee, corporate or otherwise, on behalf of all unit owners;

j. Organizing corporations to act as designees of the Board of Directors in acquiring title to units on behalf of all unit owners;

k. Obtaining insurance for the Property, including the units, pursuant to the provisions of Article V, Section 2 hereof[5]; and

l. Making repairs, additions, and improvements to or alterations of, the Property, and repairs to and restoration of the Property in accordance with the other provisions of these By-Laws, after damage or destruction by fire or other casualty, or as a result or condemnation or eminent domain proceedings.

SECTION 3. MANAGING AGENT AND MANAGER.

The Board of Directors may employ for the Association a managing agent and a manager at a compensation established by the Board of Directors to perform such duties and services as the Board of Directors shall authorize, including, but not limited to the duties listed in Section 2 of this Article. The Board of Directors may delegate to the manager or managing agent all of the powers granted to the Board of Directors by these By-Laws other than the powers set forth in subdivisions b, e, f, g, h, i, and j of Section 2 of this Article.[6]

SECTION 4. REMOVAL OF MEMBERS OF THE BOARD OF DIRECTORS

At any regular or special meeting of unit owners, any one or more of the members of the Board of Directors may be removed, with or without course, by a majority of the unit owners and a successor may then and there or thereafter be elected to fill the vacancy thus created. Any member of the Board of Directors whose removal has been proposed by the unit owners shall be given an opportunity to be heard at the meeting.

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[5] ARTICLE II - Section 2-k (Powers and Duties). Amended by Unit Owners at Special Meeting held on 3/12/77.
[6] ARTICLE II – Section 3 (Managing Agent and Manager). Amended by Unit Owners at Special Meeting held on 3/12/77

SECTION 5. VACANCIES

Vacancies in the Board of Directors caused by any reason other then the removal of a member thereof by a vote of the unit owners shall be filled by a vote of a majority of the remaining members of the Board of Directors at a special meeting of the Board of Directors held for that purpose promptly after the occurrence of any such vacancy even though the members present at such meeting may constitute less than a quorum and each person so elected shall be a member of the Board of Directors for the remainder of the term of the member so removed and until a successor shall be elected at the next annual meeting of unit owners.

SECTION 6. REGULAR MEETINGS

Regular meetings of the Board of Directors may be held at such time and place as shall be determined from time to time by a majority of the members of the Board of Directors, but at least two such meetings shall be held during each fiscal year. Notice of regular meetings of the Board of Directors shall be given to each member of the Board of Directors, by mail or other written means[7], at least three business days prior to the day named for such meetings.

SECTION 7. SPECIAL MEETINGS

Special meetings of the Board of Directors may be called by the President on three business days notice to each member of the Board of Directors, given by mail or other written means[8], which notice shall state the time, place and purpose of the meeting. Special meetings of the Board of Directors shall be called by the President or Secretary in like manner and on like notice on the written request of at least two members of the Board of Directors.

SECTION 8. WAIVER OF NOTICE

Any member of the Board of Directors may, at any time, waive notice of any meeting of the Board of Directors, in writing, and such waiver shall be deemed equivalent to the giving of such notice. Attendance by a member of the Board of Directors at any meeting of the Board shall constitute a waiver of notice by that member of the time and place thereof. If all the members of the Board of Directors are present at any meeting of the Board, no notice shall be required and any business may be transacted at any such meeting.

SECTION 9. QUORUM OF BOARD OF DIRECTORS

At all meetings of the Board of Directors, a majority of the members thereof shall constitute a quorum for the transaction of business, and the votes of a majority of the members of the Board of Directors present at a meeting at which a quorum is present shall constitute the decision of the Board of Directors. If at any meeting of the Board of Directors there shall be less than a quorum present, a majority of those present may adjourn the meeting from time to time. At any such adjourned meeting at which a quorum is present, any business which might have been transacted at the meeting originally called, may be transacted without further notice.

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[7] ARTICLE II – Section 6 (Regular Meetings). Amended by Unit Owners at Meeting on 11/9/96.
[8] ARTICLE II – Section 7 (Special Meetings). Amended by Unit Owners at Meeting on 11/9/96.

SECTION 10. FIDELITY BONDS

The Board of Directors shall obtain adequate fidelity bonds for all officers and employees of the Association handling or responsible for funds. The premiums on such bonds shall constitute a common expense.

SECTION 11. COMPENSATION

Deleted from the By-Laws.[9]
No member of the Board of Directors shall be compensated for acting as such. [10]

SECTION 12. LIABILITY OF THE BOARD OF DIRECTORS

The members of the Board of Directors shall not be liable to the unit owners for any mistake of judgment, negligence, or otherwise, except for their own individual willful misconduct or bad faith. The unit owners shall indemnify and hold harmless each member of the Board of Directors against all contractual liability to other arising out of contracts made by the Board of Directors on behalf of the Association unless any such contract shall have been made in bad faith or contrary to the provisions of the Declaration or of these By-Laws. It is intended that the members of the Board of Directors shall have no personal liability with respect to any contract made by them on behalf of the Association. It is also intended that the liability of any unit owner arising out of any contract made by the Board of Directors or out of the indemnity in favor of the members of the Board of Directors shall be limited to such proportion of the total liability thereunder as the owner interest in the common areas and facilities. Every agreement made by the Board of Directors shall provide the members of the Board of Directors, or the managing agent or the manager, as the case may be, acting only as agents for the unit owners and shall have no personal liability thereunder (except as unit owners), and that each unit owner's liability thereunder shall be limited to such proportion of the total liability thereunder as the owner's interest in the common areas and facilities bears to the interests of all unit owners in the common areas and facilities.

SECTION 13. INFORMAL ACTION

Any action which is required to be taken at meeting of the Board of Directors or which may be taken at such a meeting, may be taken without a meeting if a consent in writing setting forth the action so taken, shall be signed by all of the directors entitled to vote with respect to the subject matter. Such consent shall have the same force and effect as a unanimous vote.

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[9] ARTICLE II – Section 11 (Compensation). Purpose: Amended at the Annual meeting on 11/11/2000 Deleted rule against compensation of Board members

[10] ARTICLE II – Section 11 (Compensation) Purpose: Amended by Unit Owners at the Annual meeting on 11/12/2011 to prevent Board members from establishing compensation for serving. .

SECTION 14. NOMINATING COMMITTEE[11]

A Nominating Committee consisting of at least three (3) unit owners shall be appointed at the annual meeting of unit owners. No more than one (1) appointee may be a member of the current Board of Directors. This Committee shall report to the Board of Directors at the Board's regular October meeting. Should the Nominating Committee fail to be formed as above or fail to report to the Board on a timely basis, the Board shall have the right to form a Nominating Committee of its own choosing.

SECTION 15. NOMINATING PROCESS[12]

The Nominating Committee's report to the Board of Directors shall consist of a list of nominations of unit owners to Board vacancies which are expected to exist at the next meeting of unit owners. This list shall be announced as a part of the published minutes of the October meeting of the Board and also be a part of the Notice of Meetings as called for in Section 6 of Article II. The list shall be presented at the unit owner's meeting as the recommendation of the Nominating committee. Any unit owner present may nominate any other unit owner at the meeting; however, the unit owner so nominated must be present and accept that nomination or their name may not be voted upon.

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[11] ARTICLE II – Section 14 (Nominating Committee). Amended by Unit Owners at Meeting on 10/29/01 Purpose: Require the creation of a Nominating Committee

[12] ARTICLE II – Section 14 (Nominating Process). Amended by Unit Owners at Meeting on 10/29/01 Purpose: Define the procedure for creating a Nominating Committee.

ARTICLE III – UNIT OWNERS

SECTION 1. ANNUAL MEETINGS

The annual meeting of the unit owners shall be held on the 2nd Saturday of November of each succeeding year[13]. At such meetings, the Board of Directors shall be elected by ballot of the unit owners in accordance with the requirements of these By-Laws.

SECTION 2. PLACE OF MEETING

Meetings of the unit owners shall be held at the principal office of the Association or at such other suitable place convenient to the owners as may be designated by the Board of Directors.

SECTION 3. SPECIAL MEETINGS

It shall be the duty of the President to call a special meeting of the unit owners if so directed by resolution of the Board of Directors or upon a petition signed and presented to the Secretary by unit owners owning a total of at least 33 1/3% of the common interest. The notice of any special meeting shall state the time, place, and purpose of the meeting. No business shall be transacted at a special meeting except as stated in the notice.

SECTION 4. NOTICE OF MEETINGS

The Secretary shall mail to each unit owner of record or cause to be delivered to each unit a notice of each annual or special meeting of the unit owners, at least ten but not more than twenty days prior to such meeting, stating the purpose thereof as well as the time and place where it is to be held, at the building or at such other address as such unit owner shall have designated by notice in writing to the Secretary. The mailing or delivery of a notice of meeting in the manner provided in this section shall be considered service of notice.

SECTION 5. ADJOURNMENT OF MEETINGS

If any meeting of unit owners cannot be held because a quorum has not attended, a majority in common interest of the unit owners who are present at such meeting, either in person or by proxy, may adjourn the meeting to a time not less than 48 hours from the time the original meeting was called.

SECTION 6. TITLE TO UNITS

Title to units may be taken in the name of an individual or in the names of two or more persons, as tenants in common or as joint tenants, in the name of a corporation or partnership, or in the name of a fiduciary.

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[13] ARTICLE III – Section 1 (Annual Meetings). Amended by Unit Owners at Special Meeting held on 3/12/77

SECTION 7. VOTING

There shall be one vote in the Association appurtenant to each unit. Each unit owner shall furnish the Association with the owner's name and current mailing address. No unit owner may vote at meetings of the Association until this information is furnished. The owner(s) of each unit, or some person designated by such owner(s) to act as proxy on the owner(s) behalf and who need not be an owner, shall be entitled to cast the votes appurtenant to such unit at all meetings of the unit owners. The designation of any such proxy shall be made in writing to the Secretary, and shall be revocable at any time by written notice to the Secretary by the owner or owners so designating. Any such proxy shall be effective only for a maximum period of 180 days following its issuance unless granted to a mortgagee, land contract vendor or lessee of a unit. Each unit owner (including the Declarant and the Board of Directors, if the Declarant or the Board of Directors or its designee shall then hold title to one or more units) shall be entitled to cast at all meetings of the unit owners the vote appurtenant to each unit owned. Where ownership is in the name of two persons, the vote appurtenant to their unit may be cast by only one joint owner; however, the vote shall be cast undivided and shall not be prorated. Where a unit is leased the lessor shall be entitled to vote the vote appurtenant to said unit (where there are two lessors, they shall be considered joint owners). Where the unit is sold under a land contract, the land contract vendee shall be entitled to vote the vote appurtenant to said unit (where there are two vendees, they shall be considered joint owners). Notwithstanding the provisions of this section, if the Association has recorded a statement of condominium lien on a unit and the amount necessary to release the lien has not been paid at the time of the meetings, the owner(s) of such unit may not vote at any meeting of the Association.

SECTION 8. QUORUM

Except as otherwise provided in these By-Laws, the presence in person or by proxy of unit owners having one-third of the total authorized votes of all unit owners shall constitute a quorum at all meetings of unit owners.

SECTION 9. MAJORITY VOTE

The vote of a majority of unit owners at a meeting at which a quorum shall be present shall be binding upon all unit owners for all purposes except where a higher percentage vote is required by law, by the Declaration or by these By-Laws.

SECTION 10. MEMBERSHIP

a. All unit owners shall be members of the Association. The foregoing is not intended to include persons who hold an interest in a unit merely as security for the performance of an obligation. Land contract vendors shall not be members; land contract vendees shall be members. Membership shall be appurtenant to and may not be separated from ownership of any unit.

b. Initial membership in the Association was established by the recording of the Declaration in the office of the Register of Deeds for Waukesha County, Wisconsin. Transfer of membership in the Association shall be established by the recording in the office of the Register of Deeds for Waukesha County of a deed or other instrument establishing a change of record title to a unit or the recording in said office of a land contract. A written notice of change of ownership shall be delivered to the

Association by the transferee or vendee. The transferee designated by such instrument or the vendee shall thereby become a member of the Association and the membership of the prior owner or vendor shall thereby be terminated. Until such delivery the transferee or vendee shall not be entitled to vote as a member of the Association and shall not be entitled to notice of meetings of unit owners. The Association shall maintain a current roster of names and addresses of every unit owner to whom notice of meetings of the Association must be sent.

ARTICLE IV – OFFICERS

SECTION 1. DESIGNATION

The principal officers of the Association shall be the President, the Vice President, the Secretary and the Treasurer, all of whom shall be elected by the Board of Directors. The Board of Directors may appoint an Assistant Treasurer, an Assistant Secretary, and such other officers as in its judgment may be necessary. The President and Vice President must be members of the Board of Directors.

SECTION 2. ELECTION OF OFFICERS

Officers shall be elected annually by the Board of Directors at the organizational meeting of each new Board of Directors and shall hold office at the pleasure of the Board of Directors.

SECTION 3. REMOVAL OF OFFICERS

Upon the affirmative vote of a majority of the members of the Board of Directors, any officer may be removed, either with or without cause, and the officer's successor may be elected at any regular meeting of the Board of Directors, or at any special meeting of the Board of Directors called for such purpose.

SECTION 4. PRESIDENT

The President shall be the chief executive officer of the Association. The President shall preside at all meetings of the unit owners and the Board of Directors. The President shall have all of the general powers and duties which are incident to the office of President of a stock corporation organized under the Wisconsin Business Corporation Law, including but not limited to the power to appoint from among the unit owners any committee which the President decides is appropriate to assist in the conduct of the affairs of the Association.

SECTION 5. VICE PRESIDENT

The Vice President shall take the place of the President and perform the president's duties whenever the President shall be absent or unable to act. If neither the President nor the Vice President is able to act, the Board of Directors shall appoint some other member of the Board of Directors to act in the place of the President, on an interim basis. The Vice President shall also perform such other duties as shall from time to time be imposed upon that office by the Board of Directors or the President.

SECTION 6. SECRETARY

The Secretary shall keep the minutes of all meetings of the unit owners and of the Board of Directors; the Secretary shall have charge of such books and papers as the Board of Directors may direct; and shall, in general, perform all the duties incident to the office of Secretary of a stock corporation organized under Wisconsin Business Corporation Law. The Secretary shall count the votes at meetings of the Association.

The Board of Directors may delegate the clerical aspects of the position to a paid, qualified individual as Secretarial Assistant. The Assistant is to attend meetings as required but as a non-Board Member, may not vote or offer unsolicited comment in business discussions. [14]

SECTION 7. TREASURER.

The Treasurer shall have the responsibility for Association funds and securities and shall be responsible for keeping full and accurate financial records and books of account showing all receipts and disbursements and for the preparation of all required financial statements. The Treasurer shall be responsible for deposit of all monies and other valuable effects in the name of the association, or the managing agent, in such depositories as may from time to time be designated by the Board of Directors, and shall, in general, perform all the duties incident to the office of Treasurer of a stock corporation organized under the Wisconsin Business Corporation Law.

The Board of Directors may delegate the clerical aspects of the position to a paid, qualified individual who will attend meetings as required but as a non-Board Member, may not vote or offer unsolicited comment in business discussions. [15]

SECTION 8. AGREEMENTS, CONTRACTS, DEEDS, CHECKS, ETC.

All agreements, contracts, deeds, leases, and other instruments of the Association shall be executed by the President or Vice President and Secretary. Checks shall be signed as provided by resolution of the Board of Directors.

SECTION 9. COMPENSATION OF OFFICERS [16]

See ARTICLE II, Section 11. Compensation – Page 9[17]

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[14] ARTICLE IV Section 6 – (Secretary). Amended at Annual Meeting on November 12, 2011. Purpose: Provide authority for employment of a paid, "off Board" assistant for clerical duties.

[15] ARTICLE IV Section 7. – (Treasurer). Amended at Annual Meeting on November 12, 2011. Purpose: Provide authority for employment of a paid, "off Board" assistant for clerical duties.

[16] ARTICLE IV Section 9 – (Compensation of Officers). Amended at the Annual Meeting on November 11, 2000 Purpose: To allow a paid Treasurer and/or Secretary to be on the Board. Rule against officers being compensated was deleted.

[17] ARTICLE IV Section 9 (Compensation of Officers). Reference added. Amended by reference to ARTICLE II Section 11. Compensation which was amended at Annual Meeting on November 12, 2011.

ARTICLE V – OPERATION OF THE PROPERTY

SECTION 1. DETERMINATION OF COMMON EXPENSES AND COMMON CHARGES

The Board of Directors shall from time to time, and at least annually, prepare a budget for the Association, determine the amount of the common charges required to meet the common expenses of the Association and allocate and assess such common charges against the unit owners according to their respective common interests. The common expenses shall include, among other things, the cost of all insurance premiums on all policies of insurance required to be or which have been obtained by the Board of Directors. The common expenses may also include such amounts as the Board of Directors may deem proper for the operation and maintenance of the Property, including without limitation an amount for working capital, for a general operating reserve, for a reserve fund for replacements and to make up any deficit in the common expenses for any prior year. The common expenses may also include such amounts as may be required for the purchase or lease by the Board of Directors or its designee, corporate or otherwise, on behalf of all unit owners, of any unit whose owner has elected to sell or lease such unit or of any unit which is to be sold at a foreclosure or other judicial sale. The Board of Directors shall advise each unit owner in writing of the amount of common charges payable by the owner, and shall furnish copies of each budget on which such common charges are based to all unit owners and to their mortgagees.

SECTION 2. INSURANCE

The Board of Directors shall be required to obtain and maintain, to the extent obtainable, the following insurance:

a. Fire insurance with extended coverage, vandalism and malicious mischief endorsements, insuring all buildings, but not including furniture, furnishings, or other personal property supplied or installed by unit owners; such insurance shall cover the Property, the Board of Directors and all unit owners and their mortgagees, as their interests may appear, in an amount equal to the full replacement value of the buildings, without deduction for depreciation. Each policy shall provide that proceeds shall be payable to the Association or the insurance trustee as provided herein as trustee for all unit owners and their mortgagees as their interests may appear;

b. Workmen's compensation insurance;

c. Water damage insurance; and

d. Such other insurance as the Board of Directors may determine.

All such policies shall provide that adjustment of loss shall be made by the Board of Directors with the approval of the insurance trustee, and that the net proceeds thereof, if $10,000 or less, shall be payable to the Association, and if more than $10,000, shall be payable to the insurance trustee.

The amount of fire insurance to be maintained until the first meeting of the Board of Directors following the first annual meeting of the unit owners shall be in at least the sum of $30,000[18].

All policies of physical damage insurance shall contain waivers of subrogation and waivers of any defense based on co-insurance or of invalidity arising from any acts of the insured, and shall provide that such policies may not be cancelled or substantially modified without at least ten days prior written notice to all of the insured, including all mortgagees of units. Duplicate originals of policies of physical damage insurance and of all renewals thereof, together with proof of payment of premiums, shall be delivered to all mortgagees of units at least ten days prior to expiration of the then current policies. Prior to obtaining any policy of fire insurance or any renewal thereof, the Board of Directors shall obtain an appraisal from a fire insurance company or otherwise of the full replacement value of the buildings including all of the units and all of the common and limited common areas and facilities without deduction for depreciation, for the purpose of determining the amount of fire insurance to be effected pursuant to this section.

The Board of Directors shall also be required to obtain and maintain, to the extent obtainable, public liability insurance in such limits as the Board of Directors may from time to time determine, covering each member of the Board of Directors, the managing agent, the manager, and each unit owner. Such public liability coverage shall also cover cross liability claims of one insured against the first meeting of the Board of Directors following the first annual meeting of the unit owners, such public liability insurance shall be in a single limit of $1,000,000 covering all claims for bodily injury or property damage arising out of one occurrence and in a limit of $50,000 for each occurrence for water damage legal liability claims. Such liability insurance shall provide that the policy may not be cancelled or substantially modified without at least ten days prior written notice to the Association and to each other holder of a first mortgage or land contract vendor listed as a scheduled holder of a first lien in the policy. The Association shall obtain and maintain workmen compensation insurance to the extent necessary to comply with any applicable laws.

By acceptance of the deed to the unit, each unit owner shall be deemed to have appointed the Association as the owner's attorney-in-fact for the purpose of purchasing and maintaining the above-described policies of insurance, including, where applicable, the collection and appropriate disposition of the proceeds thereof, the negotiation of losses and execution of releases of liability, the execution of all documents and the performance of all other acts necessary to accomplish such purpose.

Unit owners or their mortgagees shall not be prohibited from carrying other insurance for their own benefit provided that all polices shall contain waivers of subrogation and further provided that the liability of the carriers issuing the insurance obtained by the Board of Directors shall not be affected or diminished by reason of any such additional insurance carried by any unit owner.

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[18] ARTICLE V – Section 2 (Insurance). Amended by Unit Owners at Special Meeting held on 3/12/77.

SECTION 3. REPAIRS OR RECONSTRUCTION AFTER DAMAGE

In the event of any damage to or destruction of the Property as a result of fire or other casualty (unless 80% or more of the number of Units of the Property are destroyed or substantially damaged and the Association of Unit Owners by vote of owners of 75% of the common interests does not resolve within 90 days after such damage or destruction to proceed with repair or restoration), the Board of Directors shall arrange for the prompt repair and restoration but not including any wall, ceiling, or floor decorations or coverings or other furniture, furnishings, fixtures or equipment installed by unit owners in the units and the Board of Directors or the insurance trustee, as the case may be, shall disburse the proceeds of all insurance policies to the contractors engaged in such repair and restoration in appropriate progress payments. Any cost of such repair and restoration in excess of the insurance proceeds shall constitute a common expense and the Board of Directors may assess all the unit owners for such deficit as part of the common expenses.

If 80% or more of the number of units of the Property are destroyed or substantially damaged and the Association of Unit Ownership by vote of owners of 75% or more of the common interests does not resolve within 90 days after such damage or destruction to proceed with repair or restoration, the Property shall be subject to an action for partition at the suit of any unit owner or lienor, as if owned in common, in which event the net proceeds of sale, together with the net proceeds of insurance policies shall be divided by the Board of Directors or the insurance trustee, as the case may be, among all the unit owners in proportion to their respective common interests, after first paying out of the share of each unit owner the amount of any unpaid liens on the owner's unit, in the order of the priority of such liens.

SECTION 4. PAYMENT OF COMMON CHARGES

All unit owners shall be obligated to pay the common charges assessed by the Board of Directors pursuant to the provisions of Section 1 of this Article at such time or times as the Board of Directors shall determine.

No unit owner shall be liable for the payment of any part of the common charges assessed against the owner's unit subsequent to a sale, transfer or other conveyance by the owner thereof. A unit owner may, subject to the conditions specified in these By-Laws, and provided that the unit is free and clear of liens and encumbrances other than a permissible first mortgage and the statutory lien for unpaid common charges, convey the unit to the Board of Directors, or its designee, corporate, or otherwise, on behalf of all other unit owners, and in such event be exempt from the common charges thereafter assessed. A purchaser of a unit shall be liable for the payment of common charges assessed against such unit prior to the acquisition by the purchaser of such unit except for the amount of unpaid assessments prior to acquisition in excess of the amount set forth in a statement from the Board of Directors or the manager furnished pursuant to section 703.24 of the Wisconsin Unit Ownership Act, and except that a mortgagee or other purchaser of a unit at a foreclosure sale of such unit shall not be liable for and such unit shall not be subject to a lien for the payment of common charges assessed prior to the foreclosure sale.

Each unit owner shall be obligated to pay common expenses hereunder notwithstanding the fact that he may have a pending dispute with the Association or the Board of Directors on any matter.

SECTION 5. COLLECTION OF ASSESSMENTS

The Board of Directors shall assess common charges against the unit owners from time to time and at least annually shall take prompt action to collect from a unit owner any common charge due which remains unpaid by the owner for more than 30 days from the due date for its payment.

SECTION 6. DEFAULT IN PAYMENT OF COMMON CHARGES

a. LATE MAINTENANCE FEE; In the event of default by any unit owner in paying to the Association the assessed common charges known as the "monthly fee" by the fifth (5^{th}) of the month shall be obligated to pay a $5.00 penalty in addition to the fee. The penalty shall be increased by an additional $5.00 each additional month the fee payment is late. Example (Assuming a monthly fee of $105): January fee is paid in February: $105 + $5 = $110 plus the $105 for February. If fees remain unpaid until March, the total would be: $115 for January + $110 for February + $105 for March.

b. OTHER ASSESSMENTS; In the event of default by any unit owner in paying to the Association any other assessments individual or common, such unit owner shall be obligated to pay interest at 1 ½% per month (18% annual percentage rate) on such common charges from the due date thereof. The penalty and/or interest assessed shall be collected together with all expenses, including attorney's fee, in any action brought against such unit owner or by such foreclosure of the lien on such unit granted by Section 703.25 of the Wisconsin Unit Ownership Act. [19]

c. The Board of Directors shall also have the right to prohibit such unit owner from voting at a meeting of the Association if the Association has a recorded statement of condominium lien on such a unit and the amount necessary to release the lien has not been paid at the time of the meeting.

d. The Board of Directors shall also have the right to publish in the common elements of the Property the names of all unit owners who are more than 30 days delinquent in the payment of their assessments. By acceptance of the deed to the unit, each unit owner shall be deemed to have consented to such publication.

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[19] ARTICLE V – Section 6 (Default Payment of Common Charges). Amended by Unit Owners at annual Meeting on 11/8/97 Purpose: to discourage late fee payment

SECTION 7. FORECLOSURE OF LIENS FOR UNPAID CHARGES.

In any action brought by the Board of Directors to foreclose a lien on a unit because of unpaid common charges, the unit owner shall be required to pay a reasonable rental for the use of the unit and the plaintiff in such foreclosure action shall be entitled to the appointment of a receiver to collect such rental. The Board of Directors, acting on behalf of all unit owners, shall have power to purchase such unit at the foreclosure sale and to acquire, hold, lease, mortgage, vote the votes appurtenant to, convey or otherwise deal with the same. A suit to recover a money judgment for unpaid common charges shall be maintainable without foreclosing or waiving the lien securing the same.

SECTION 8. STATEMENT OF COMMON CHARGES.

The Board of Directors shall promptly provide any unit owner, who makes a request in writing, with a written statement of the owner's unpaid common charges. A charge will be added which represents the actual cost of preparation of this statement as determined by the Board of Directors.

SECTION 9. ABATEMENT AND ENJOINING OF VIOLATIONS.

The violation of any Rule or Regulation adopted by the Board of Directors or the breach of any By-Law contained herein, or the breach of any provision of the Declaration, shall give the Board of Directors the right, in addition to any other rights set forth in these By-Laws:

a. To enter the unit in which, or as to which, such violation or breach exists and to summarily abate and remove, at the expense of the defaulting unit owner, any structure, thing or condition that may exist therein contrary to the intent and meaning of the provisions hereof, and the Board of Directors shall not thereby be deemed guilty in any manner of trespass; or

b. To enjoin, abate, or remedy such thing or condition by appropriate legal proceedings.

SECTION 10. MAINTENANCE AND REPAIR

a. All maintenance of and repairs to the interior of any unit, structural or nonstructural, ordinary or extraordinary, shall be made by the owner of such unit. Each unit owner shall be responsible for all damages to any other unit and to the common and limited common areas and facilities resulting from the misconduct, negligence, or misuse of the unit owner or any person coming upon the Property with the owner's actual or implied consent.

If a unit owner fails to maintain the unit or provide care for the limited common elements appertaining to the unit in a manner consistent with the standards of maintenance of the Condominium, the Association may, upon 30 days written notice to such unit owner, proceed to arrange for the necessary maintenance, care, or repair of the unit or limited common elements. All costs so incurred by the Association shall constitute a common expense which shall be specially assessed solely against the affected unit and the Association shall take such steps as are permitted or required by these By-Laws to enforce payment of such special assessment.

b. The responsibility for any glass and/or screen breakage or maintenance shall be with the unit owner.

c. The responsibility for removal of snow from patios, balconies, walks, and driveways shall be with the unit owner.

d. Except as stated in paragraphs (e) and (f) below, all maintenance, repairs, and replacements to the common and limited common areas and facilities (unless necessitated by the misconduct, negligence or misuse by unit owner or any person coming upon the Property with the owner's actual or implied consent, in which case such expense shall be charged to such unit owner) shall be made by the Board of Directors and be charged to all unit owners as common expense.

e. An action of unit owners at a meeting on 11/09/96 makes the Association responsible for the maintenance of porches (garages roofs), patios, walks, and driveways. However, in order to insure a repair acceptable to the Association and put everything on an even footing, the first repair of these specific areas under Association auspices will be paid by the unit owner. Subsequent repairs to the same unit for the same purpose will be the financial responsibility of the Association. The Secretary will maintain a permanent Maintenance Record in which the date and nature of all such repairs will be recorded by unit address.

f. An action of unit owners at a meeting on 11/13/99 makes the cost of replacement of doors (except garage and storm doors) and patio doors and windows a shared expense with 50% to the unit owner and 50% to the Association. Replacement cost for garage and storm doors will fully belong to the Association. [20, 21]

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[20] ARTICLE V – Section 10b (Maintenance and Repair) Amended by Unit Owners at Meeting on 11/9/96. This By-Law revision reverses an earlier revision and makes the Association responsible for the maintenance of porches (garage roofs) patios, walks and driveways. However, in order to insure a repair acceptable to the Association and put everything on an even footing, the first repair to these specific areas under Association auspices will be paid for by the unit owner. Subsequent repairs to the same unit for the same purpose will be the financial responsibility of the Association. The Secretary will maintain a permanent Maintenance Record in which the date and nature of all such repairs will be recorded by unit address.

[21] ARTICLE V – Section 10 (Maintenance and Repair) Amended by Unit Owners on 11/11/2000.
Paragraph (a) was not changed.
Paragraphs (b), (c), and (d) were renamed for clarity purposes.
Paragraph (c) contains an editorial, spelling change to the word "snow". For clarity purposes, both (c) (glass and screen repair) and (d) (snow removal) were relocated without change and renamed (b) and (c).
Paragraph (b) was relocated and renamed (d). Reference to "balconies, driveways, patios and walks" was removed.
Paragraph (e) is new. It clarifies the policy for repairs to balconies (porches), patios, walks, and driveways.
Paragraph (f) is new. It establishes a policy that relates to the replacement of patio doors and windows.

SECTION 11. USE OF PROPERTY.

In order to provide for congenial occupancy of the Property and for the protection of the values of the units, the use of the Property shall be subject to the following limitations:

a. The units shall be used for residential purposes only;

b. The common and limited common areas and facilities shall be used only for the purposes for which they are reasonably suited and which are incidental to the use and occupancy of units;

c. No nuisances or noxious odors shall be allowed on the Property nor shall any use or practice be allowed which is a source of annoyance to the residents or which interferes with the peaceful possession or proper use of the Property by its residents;

d. No immoral, improper, offensive, or unlawful use shall be made of the Property or any part thereof, and all valid laws, zoning ordinances and regulation of all governmental bodies having jurisdiction thereof shall be complied with. Such compliance shall be accomplished at the sole expense of the unit owners or the Association, whichever shall have the obligation to maintain or repair such portion of the Property;

e. No tree or bush or other vegetation (whether planted by Declarant or naturally located) shall be removed from the common area without prior written approval of the Board of Directors or the Design Review committee;

f. Trash, garbage, or other wastes shall be kept in sanitary containers which shall be in garages except for pick-up;

g. No trailer, tent, shack, garage, barn, stable, dog run, kennel, or other structure or outbuilding of a temporary or permanent character shall be permitted on any part of the property at any time, and there shall be no camping on the property at any time;

h. Private passenger automobiles, station wagons, vans, pickup trucks, or similar private motor vehicles, are the only vehicles which may be parked on the Property except for commercial vehicles which may be parked on the Property for services rendered to a unit or, with the Board's permission, in the normal course of construction. Other than the above exception regarding certain commercial vehicles, no commercial vehicles, busses, snowmobiles, motor homes, boats, or other recreational vehicles shall be parked on the Property. Additionally, no vehicle, regardless of type of vehicle, shall be parked on the property if the Board determines that such vehicle is in such a severe state of disrepair to constitute an eyesore, or that such vehicle is an unused vehicle.[22]

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[22] ARTICLE V – Section 11 (Use of Property) (h). Amended by Unit Owners at General Meeting held on 11/2003 Purpose: Prevent the parking of inappropriate or unsightly vehicles.

i. No animals, livestock, or poultry of any kind shall be raised, bred, or kept on the Property, except that each unit may keep up to one dog, two cats, or other small household pets (such as canaries, or parakeets) provided that they are not kept, bred, or maintained for any commercial purposes. The one dog rule shall not be enforced prior to the date of adoption. All pets shall be kept on a leash and accompanied by its owner when in any portion of the common elements of the Condominium. No pet shall be permitted which causes an unreasonable disturbance. Any pet excrement in common or limited common areas shall be removed immediately by the owner of the unit in which the pet resides.

j. See footnote. [23]

k. Patio and balcony furniture, umbrellas, or plants shall not obstruct the view of any other unit owner. Patios and balconies shall not be used for storage of any items nor the drying of laundry. Hot tubs or other similar devices may not be placed on the patio. [24] Nothing shall be placed on a patio or balcony which exceeds its structural capacity. Firewood shall not be stored on the patio or anywhere outside;

l. A unit owner may not install any additional outside lights, wherever located, without the consent of the Design Review Committee, as set forth in this Article.

m. Driveways servicing attached garages are reserved for the exclusive use of the owners of the units of said attached garages and guests. No unit owner, or guests shall park any vehicle in front of another unit owner's garage or behind another unit owner's vehicle or otherwise block or prevent the use of the driveway servicing such garage. [25]

SECTION 12. ADDITIONS, ALTERATIONS, OR IMPROVEMENTS BY THE BOARD OF DIRECTORS.

Whenever, in the judgment of the Board of Directors, the common and limited common areas and facilities shall require additions, alterations, or improvements costing in excess of $5,000, and making of such additions, alterations, or improvements shall have been approved by a majority of the unit owners, the Board of Directors shall proceed with such additions, alterations, or improvements and shall assess all unit owners for the cost thereof as a common charge. Any additions, alterations, or improvements costing $5,000 or less may be made by the Board of Directors without approval of the unit owners and the cost thereof shall constitute a common charge. [26]

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[23] ARTICLE V – Section 11 (Use of Property) (j) Amended by Unit Owners at General Meeting held on 11/6/76. Moved without change to ARTICLE V Section 10-c (Maintenance and Repair). Purpose: Glass & Screen Replacement moved to Maintenance and Repair, because it is a more appropriate location.

[24] ARTICLE V Section 11. (Use of Property) (k) Amended by Unit Owners at General Meeting held on 11/01. Purpose: Preserve harmony.

[25] ARTICLE V –Section 11(Use of Property) Amended by Unit Owners at Annual Meeting 11/11/2000 Purpose: The use of the word "tenant" was deleted since change to Article VII does not allow tenants.

[26] ARTICLE V – Section 12 (Additions, Alterations, or Improvements by Unit Owners) Amended by Unit Owners at Special Meeting held on 3/12/77.

SECTION 13. ADDITIONS, ALTERATIONS, OR IMPROVEMENTS BY UNIT OWNERS.

No unit owner shall make any structural additions, alterations, or improvements in or to the unit, nor affix anything to the front or the exterior of the unit, nor erect or construct any light pole, antenna, mailbox, basketball hoops, backboard, or any other thing in the portion of the common area located in front or above the unit (including the planting of trees and shrubs in any portion of the common or limited common elements) without the prior written approval of the Design Review Committee, described below. Any application to any governmental authority for a permit to make an addition, alteration, or improvement in or to any unit shall be executed by the Board of Directors.[27]

The Board of Directors shall not be liable to any contractor, subcontractor, or material supplier or to any person sustaining personal injury or property damage, for any claim arising in connection with such addition, alteration, or improvement.

SECTION 14. RULES OF CONDUCT.

Rules and regulation concerning the use of the units and the common and limited common areas or facilities may be promulgated and amended by the Board of Directors with the approval of a majority of the unit owners. Copies of such rules and regulations shall be furnished by the Board of Directors to each unit owner prior to their effective date.

SECTION 15. WATER CHARGES.

Water shall be supplied to all of the units and the common areas and facilities and the Board of Directors shall pay, as a common expense, all charges for water consumed on the Property promptly after the bills therefore are rendered. In the event of a proposed sale of a unit by the owner thereof, the Board of Directors, on request of the selling unit owner, shall execute and deliver to the purchaser of such unit or to the purchase's title insurance company a letter agreeing to pay all charges for water affecting the property as of the date of closing of title to such unit promptly after such charges have been billed.

SECTION 16. ELECTRICITY AND GAS.

Electricity and gas shall be supplied by the public utility company serving the area directly to each unit through a separate meter and each unit owner shall be required to pay the bills for electricity and gas consumed or used in or in connection with the unit. The electricity and gas serving the common areas and facilities shall be separately metered, and the Board of Directors shall pay all bills for electricity and gas consumed in such areas and facilities as a common expense.

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[27] ARTICLE V – Section 13 (Additions, Alterations, or Improvements by Unit Owners). Amended by Unit Owners at Special Meeting held on 3/12/77.

SECTION 17. GRIEVANCE PROCEDURE.

a. The Board of Directors or any unit owner may file a written complaint with the Secretary of the Association against another unit owner for violation of the Wisconsin Condominium Ownership Act, the Declaration, these By-Laws and any rules and regulations promulgated hereunder. Upon receipt of a complaint, the Secretary shall furnish a written notice of the alleged violation, the penalties therefore and the hearing procedure to the unit owner complained of by personal delivery or by certified mail, return receipt requested. The unit owner complained of may within fifteen days of delivery or mailing of the notice file a written answer with the Secretary admitting or denying the allegations of the notice. If, within the time period allowed, the unit owner complained of fails to file an answer or admits the allegations of the notice, a violation will be conclusively deemed to have occurred. If, within the time period allowed, the unit owner complained of denies the allegations of the notice, the Secretary shall schedule a hearing before the Grievance Committee to be held not less than 14 or more than 30 days after delivery or mailing of a notice of hearing to the parties.

b. Upon the delivery or mailing of the notice of hearing, the President of the Association shall appoint the Grievance Committee. The Grievance Committee shall consist of three unit owners who are not members of the Board of Directors, relatives of the unit owner complaining or complained of, witnesses at the hearing or persons otherwise interested in the hearing.

c. The hearing shall be conducted by the Grievance Committee. The Board of Directors shall represent the complaining unit owner. The parties and the Grievance Committee shall be entitled to representation at the hearing by counsel and shall be entitled to examine and cross-examine witnesses. When summoned by the Grievance Committee to do so, it shall be the obligation of each unit owner to appear and testify at the hearing and to produce records and data relevant to the subject matter of the hearing. The hearing shall be informal and conformity to the legal rules of evidence shall not be required. Within seven days after the conclusion of the hearing, the Grievance Committee shall file a written decision with the Secretary which shall be binding upon the unit owners.

d. Upon a determination by the Grievance Committee that a violation has occurred, the Board of Directors may, without limiting any other rights set forth in the By-Laws, restrict the right of the defaulting unit to the use of portions of the common elements and/or impose a fine against the defaulting unit owner in the amount of $50 for the first violation and $250 for subsequent violation of the same offense, which if not paid within three days shall bear interest a the rate of 18% per annum. When imposed, such fine shall constitute a special assessment against the unit owner and if unpaid may be foreclosed against the owner's unit in accordance with Article V, Section 7 of these By-Laws.

SECTION 18. ARCHITECTURAL AND DESIGN CONTROL.

a. A Design Review Committee consisting of three or more persons shall be appointed by the Board of Directors and shall be responsible to the Board. The Design Review Committee shall regulate the external design and appearance of the units and the design, appearance, and location of improvements to the common areas and limited common areas in such a manner as to promote those qualities in the environment which bring value to the Property and foster the attractiveness and functional utility of the Condominium as a place to live, including a harmonious relationship among structures, vegetation, and topography.

b. Except as otherwise specifically provided in the Declaration or these By-Laws, no building, fence, wall, antenna, exterior lighting, structure, or projection from a structure (whether of a temporary or permanent nature, or whether or not affixed to a unit or to any other structure or to the ground) shall be commenced, erected, maintained, improved or altered, nor shall any grading, excavation, tree removal or planting be done in the common or limited common areas, nor shall any change of exterior color or other work which in any way alters the exterior appearance of any unit, common area or limited common area be done, without the prior written approval of the Design Review Committee regarding (i) the harmony of its exterior design and location in relation to, and its effects upon, surrounding structures, vegetation, topography, and the overall community design of the Property, (ii) the character of the exterior materials and (iii) quality of the exterior workmanship.

c. The Design Review Committee shall, subject to the approval of the Board of Directors, develop and promulgate policy guidelines for the application of the design review provisions set forth herein. The policy guidelines shall include review procedures, aspects and objectives of review, and principles and criteria used as standards in determining in the achievement of the required objectives. The policy guidelines may also include specific design practices that, though optional, are generally acceptable methods for achieving the required objectives in particular design problems frequently encountered in the Property. The policy guidelines are intended to assist the Design Review Committee and the unit owners in the ongoing process of community design. They may be modified and supplemented from time to time, on due notice to the unit owners and subject to the approval of the Board.

d. In the event the Design Review Committee fails to approve or disapprove in writing an application within 30 days after the plans and specifications in writing have been submitted to it by a unit owner, in accordance with adopted procedures, approval will be deemed granted. An applicant may appeal an adverse Design Review Committee decision to the Board of Directors, who may reverse or modify such decision by a two-thirds vote of those Directors present and voting at a meeting at which a quorum is present.

e. The above does not pertain to floral planting.

SECTION 19. RIGHT OF ACCESS.

A unit owner shall grant a right of access to the unit to the manager, the managing agent, and any other person authorized by the Board of Directors, to make inspections, to correct any condition originating in the unit and threatening another unit or the common or limited common elements, to install, alter, or repair mechanical or electrical services or other common or limited common elements in the unit or elsewhere in the building, and to correct any condition which violates the provisions of any mortgage covering another unit. Requests for such entry shall be made in advance and such entry shall be scheduled for a time reasonably convenient to the unit owner. However, in case of an emergency, such right of entry shall be immediate, whether the unit owner is present at the time or not.

ARTICLE VI – MORTGAGES

SECTION 1 MORTGAGE OF UNITS.

Each unit may be separately mortgaged.

SECTION 2. [28]

SECTION 3. NOTICE OF UNPAID COMMON CHARGES.

The Board of Directors, whenever so requested in writing by a mortgagee of a unit, shall promptly report any then unpaid common charges or other default by the owner of the mortgaged unit.

SECTION 4. NOTICE OF DEFAULT.

The Board of Directors, when giving notice to a unit owner of a default in paying common charges or other default, shall send a copy of such notice to each holder of a mortgage covering such unit whose name and address has theretofore been furnished to the Board of Directors.

SECTION 5. EXAMINATION OF BOOKS.

Each unit owner and each mortgagee of a unit shall be permitted to examine the books of account of the Association at a reasonable time, on business days, but not more often than once a month.

SECTION 6. RIGHTS OF MORTGAGEES.

As to any mortgagee of a unit or insurer or guarantor of any unit mortgagee (referred to below, collectively, as the "mortgagee") which has notified the Association in writing delivered or mailed by certified mail that it desires to receive notice of the following matters:

a. The Board of Directors shall give the mortgagee written notice by mail of the call of any meeting of the membership or the Board of Directors of the Association to be held for the purpose of considering any proposed amendment to the Declaration, the Articles or the By-Laws;

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[28] ARTICLE VI – Section 2, Requiring Board to be notified if owner mortgages unit. Deleted at Special Meeting of Unit Owners, 5/9/87.

b. The Board of Directors shall give the mortgagee by mail a copy of the notice of default which is given to any unit owner on any failure to comply with or violation of any of the provisions of the Declaration, the Articles, the By-Laws and Rules and Regulations promulgated there under, and any amendments thereto, simultaneously with the giving of required notice to any unit owner which shall be not later than 30 days after such failure;

c. The Board of Directors shall notify the mortgagee of any lapse, cancellation, or material modification of any insurance policy or fidelity bond maintained by the Association;

d. The Board of Directors shall notify the mortgagee of physical damage to structure, fixtures, or equipment or a unit in an amount exceeding $10,000 when such damage is known to the Board of Directors and shall notify all mortgagees if common elements of the Condominium are damaged in an amount exceeding $20,000. The Board shall also notify the mortgagee in writing of any condemnation proceedings concerning the Property; and

e. The Board of Directors shall permit the mortgagee to examine, during normal business hours, books and records of the Association (including current copies of the Declaration, these By-Laws, and all rules and regulations promulgated thereunder) and upon request shall furnish the mortgagee annual reports and such other financial data (including audited financial statements) as it sends to unit owners.

SECTION 7. LAND CONTRACTS.

For purposes of the Article VI and elsewhere in these By-Laws, land contract vendors and vendees shall have the same rights as mortgagees and mortgagors, respectively.

ARTICLE VII – SALES AND LEASE OF UNITS

SECTION 1. SALES AND LEASES.

No unit owner may sell or lease the unit or any interest therein except by complying with the provisions of this section. A unit owner shall notify the Association of the pending sale or lease of the unit prior to the date of the closing of such sale or commencement of such lease, and shall supply the Association with the names of the prospective purchasers or lessees. A unit owner's sale of the unit shall include the sale of;

a. The undivided interest in the common and limited common areas and facilities appurtenant thereto;

b. The interest of such unit owner in any units theretofore acquired by the Board of Directors, or its designee, on behalf of all unit owners, or the proceeds of the sale or lease thereof, if any;

c. The interest of such unit owner in any other assets of the Property, hereinafter collectively called the "appurtenant interests'; and

d. No future or renewal of any lease shall be executed without a specific reference that the tenants are expected to comply with all established Rules and Regulations and the By-Laws of the Association.[29]

SECTION 2. NO SEVERANCE OF OWNERSHIP.

No unit owner shall execute any deed, mortgage, or other instrument conveying or mortgaging title to the unit without including therein the appurtenant interest, it being the intention thereof to prevent any severance of such combined ownership. Any such deed, mortgage, or other instrument purporting to affect one or more of such interests, without including all such interests, shall be deemed and taken to include the interest or interests so omitted, even though the latter shall not be expressly mentioned or described therein. No part of the appurtenant interests of any unit may be sold, transferred, or other wise disposed of, except as a part of a sale, transfer or other disposition of the unit to which such interests are appurtenant, or as part of a sale, transfer or other disposition of such part of the appurtenant interests of all units.

[29] ARTICLE VII – Section 1 (Sales and Leases). Amended by Unit Owners at Meeting held on 9/29/76.

SECTION 3. FINANCING OF PURCHASE OF UNITS BY BOARD OF DIRECTORS.

Acquisition of units by the Board of Directors, or its designee, on behalf of all unit owners, may be made from the working capital and common charges in the hands of the Board of Directors, or if such funds are insufficient, the Board of Directors may borrow money to finance the acquisition of such unit; provided, however, that no financing may be secured by an encumbrance or hypothecation of any property other than the unit so to be acquired by the Board of Directors.[30]

SECTION 4. WAIVER OF RIGHT OF PARTITION WITH RESPECT TO UNITS ACQUIRED BY BOARD OF DIRECTORS.

In the event that a unit shall be acquired by the Board of Directors or its designee, on behalf of all unit owners as tenants in common, all such unit owners shall be deemed to have waived all rights of partition with respect to such unit.

SECTION 5. PAYMENT OF ASSESSMENTS.

No unit owner shall be permitted to convey, mortgage, pledge, hypothecate, sell, or lease the unit unless and until he shall have paid in full to the Board of Directors all unpaid common charges theretofore assessed by the Board of Directors against the unit and until he shall have satisfied all unpaid liens against such unit, except permitted mortgages.

SECTION 6. RENTAL.

In order to preserve high standards of maintenance and care and the other benefits from a low turnover of occupants, no units can be rented. Properties that were rental properties on November 8, 1997 are exempted from this restriction. Exemption for these properties is to be terminated upon change of ownership from the owner of record on that date. [31][32]

SECTION 7. PARTIAL RENTAL.

Neither basement nor garage nor rooms of a unit may be rented out by the unit's owner unless the unit has been acquired by the Board of Directors, or its designee, on behalf of all unit owners. The above restriction prohibiting the partial rental of a unit shall apply only to partial rentals beginning after the date of adoption of this Section (November 11, 2000).[33]

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[30] ARTICLE VII – Section 3 (Financing of Purchase of Units by Board of Directors). Amended by Unit Owners at Special Meeting held on 3/12/77.

[31] ARTICLE VII – Section 6 (Rental). Amended at Annual Meeting on November 21, 2011. Purpose: Provide for achievement of eventual goal of all owner occupied units.

[32] ARTICLE VII – Section 6 (Rental). Amended by Unit Owners at Annual Meeting on 11/8/97. Purpose: to prevent the rental of a unit.

[33] ARTICLE VII – Section 7 (Partial Rental). Amended by Unit Owners at the Annual Meeting 11/11/2000, by adding this section to the By-Laws. Purpose: Allowing no partial rentals of units.

ARTICLE VIII – CONDEMNATION

SECTION 1. CONDEMNATION.

In the event of a taking in condemnation or by eminent domain of part or all of the common or limited common areas or facilities, the award made for such taking shall be payable to the Board of Directors if such award amounts to $10,000 or less, or does not relate to any building; otherwise it shall be paid to the insurance trustee. If payable to the insurance trustee, then if the Association of Unit Owners by majority vote approve the repair and restoration within 90 days of payment of the award (or other payment if conveyed in lieu of such taking), the Board of Directors shall arrange for the repair and restoration and the insurance trustee shall disburse the proceeds to the contractors engaged in such repair and restoration to appropriate progress payments. In the event the Association, if so required, does not duly and promptly approve the repair and restoration, the insurance trustee shall disburse the net proceeds in the same manner as it is required to distribute insurance proceeds where there is no repair or restoration of the damage.

ARTICLE IX – RECORDS

SECTION 1. RECORDS AND AUDITS.

The Board of Directors or the managing agent shall keep detailed records of the actions of the Board of Directors and the managing agent, minutes of the meetings of the Board of Directors, minutes of the meetings of the unit owners, and financial records and books of account of the Association, including a chronological listing of receipts and expenditures, as well as a separate account of each unit which, among other things, shall contain the amount of each assessment of common charges against such unit, the date when due, the amounts paid, and expenditures of the Association shall be rendered by the Board of Directors to all unit owners at least quarter-annually. In addition, an annual report of the receipts and expenditures of the Association, certified by an independent certified public accountant or a committee of three (3) unit owners (appointed at the annual meeting of unit owners) shall be rendered by the Board of Directors to all unit owners and to all mortgagees of units who have requested the same, promptly after the end of each fiscal year.[34]

[34] ARTICLE IX – Section 1 (Records and Audits). Amended by Unit Owners at Special Meeting held on 11/6/76.

ARTICLE X – MISCELLANEOUS

SECTION 1. NOTICES.

All notices to the Board of Directors shall be sent by registered or certified mail, c/o the managing agent, or if there is no managing agent, to the office of the Board of Directors or to such other address as the Board of Directors may hereafter designate from time to time. All notices to any unit owner shall be sent by registered or certified mail to the building or to such other address as may have been designated by the owner from time to time, in writing, to the Board of Directors. All notices shall be deemed to have been given when mailed, except notices of change of address which shall be deemed to have been given when received.

SECTION 2. INVALIDITY.

The invalidity of any part of the By-Laws shall not impair or affect in any manner the validity, enforceability, or affect the balance of these By-Laws.

SECTION 3. CAPTIONS.

The captions herein are inserted only as a matter of convenience and for reference, and in no way define, limit, or describe the scope of these By-Laws or the intent of any provision thereof.

SECTION 4. GENDER

The use of the masculine gender in these By-Laws shall be deemed to include the feminine gender and the use of the singular shall be deemed to include the plural, whenever the context so requires.

SECTION 5. WAIVER.

No restriction, condition, obligation, or provision contained in these By-Laws shall be deemed to have been abrogated or waived by reason of any failure to enforce the same, irrespective of the number of violations or breaches thereof which may occur.

SECTION 6. INSURANCE TRUSTEE.

The insurance trustee may be designated at an appropriate time by a resolution of the Board of Directors.

SECTION 7. CONFLICTS.

These By-Laws are set forth to comply with the requirements of the Wisconsin Condominium Ownership Act. In case any of these By-Laws conflict with the provisions of such Act, the provisions of such Act shall control. In case any of these By-Laws conflict with the provisions of the Declaration, the Declaration shall control.

ARTICLE XI – AMENDMENTS TO BY-LAWS

SECTION 1. AMENDMENTS TO BY-LAWS.

Except as hereinafter provided otherwise, these By-Laws may be modified or amended by a 51% vote of the unit owners at a meeting of unit owners duly held for such purposes. [35] Any proposed By-Law change shall be presented to the unit owners at least 10 days prior to the general meeting at which time voting will take place. Further proposed amendments may be presented for consideration by the unit owners at such time, but may not be voted upon until the next general or special meeting.[36]

[35] ARTICLE XI – Section 1 (Amendments to By-Laws). Amended by Unit Owners at Special Meeting on 9/29/76.
[36] ARTICLE XI- Section 1 (Amendments to By-Laws). Amended by Unit Owners at Special Meeting on 3/12/77.

APPENDIX

APPENDIX; AMENDMENTS ARRANGED BY ARTICLE NUMBER AND DATE ENACTED

[1]ARTICLE I – Section 3 (Office and Mailing Address). Amended by Unit Owners at Meeting on 11/9/96.

[2]ARTICLE II - Section I (Number and Qualifications). Amended by Unit Owners at Meeting held on 9/7/75.

[3]ARTICLE II - Section I (Number and Qualifications). Amended by Unit Owners at Meeting held on 9/7/75.

[4]ARTICLE II - Section 2-e (Powers and Duties). Amended by Unit Owners at Meeting on 11/9/96.

[5]ARTICLE II - Section 2-k (Powers and Duties). Amended by Unit Owners at Special Meeting held on 3/12/77.

[6]ARTICLE II – Section 3 (Managing Agent and Manager). Amended by Unit Owners at Special Meeting held on 3/12/77.

[7]ARTICLE II – Section 6 (Regular Meetings). Amended by Unit Owners at Meeting on 11/9/96.

[8]ARTICLE II – Section 7 (Special Meetings). Amended by Unit Owners at Meeting on 11/9/96.

[9]ARTICLE II – Section 11 (Compensation). Amended at the Annual meeting on 11/11/2000. Purpose: Deleted rule against compensation of Board Members.

[10] ARTICLE II – Section 11 (Compensation) Purpose: Amended by Unit Owners at the Annual meeting on 11/12/2011 to prevent Board members from establishing compensation for serving. .

[11]ARTICLE II – Section 14 (Nominating Committee). Amended (added) by Unit Owners at Meeting on 10/29/01 Purpose: Require the creation of a Nominating Committee.

[12]ARTICLE II – Section 14 (Nominating Process). Amended (added) by Unit Owners at Meeting on 10/29/01 Purpose: Define the procedure for creating a Nominating Committee.

[13]ARTICLE III – Section 1 (Annual Meetings). Amended by Unit Owners at Special Meeting held on 3/12/77.

[14]ARTICLE IV Section 6 – (Secretary). Amended at Annual Meeting on November 12, 2011. Purpose: Provide authority for employment of a paid, "off Board" assistant for clerical duties.

[15]ARTICLE IV Section 7. – (Treasurer). Amended at Annual Meeting on November 12, 2011. Purpose: Provide authority for employment of a paid, "off Board" assistant for clerical duties.

[16]ARTICLE IV – Section 9 (Compensation of Officers). Amended at the Annual Meeting on November 11, 2000 Purpose: Rule against officers being compensated was deleted to allow a paid secretary and treasurer to be on the Board of Directors.

[17]ARTICLE IV Section 9 (Compensation of Officers). Reference added. Amended by reference to ARTICLE II Section 11. Compensation which was amended at Annual Meeting on November 12, 2011.

[18]ARTICLE V – Section 2 (Insurance). Amended by Unit Owners at Special Meeting held on 3/12/77.

[19]ARTICLE V – Section 6 (Default Payment of Common Charges). Amended by Unit Owners at annual Meeting on 11/8/97 Purpose: to discourage late fee payment.

[20]ARTICLE V – Section 10b (Maintenance and Repair). Amended by Unit Owners at Meeting on 11/9/96 This By-Law revision reverses an earlier revision and makes the Association responsible for the maintenance of porches (garage roofs) patios, walks and driveways. However, in order to insure a repair acceptable to the Association and put everything on an even footing, the first repair to these specific areas under Association auspices will be paid for by the unit owner. Subsequent repairs to the same unit for the same purpose will be the financial responsibility of the Association. The Secretary will maintain a permanent Maintenance Record in which the date and nature of all such repairs will be recorded by unit address.

[21]ARTICLE V – Section 10 (Maintenance and Repair). Amended by Unit Owners on 11/11/2000.
Paragraph (a) was not changed.
Paragraphs (b), (c), and (d) were renamed for clarity purposes.
Paragraph (c) contains an editorial, spelling change to the word "snow". For clarity purposes, both (c) (glass and screen repair) and (d) (snow removal) were relocated without change and renamed (b) and (c).
Paragraph (b) was relocated and renamed (d). Reference to "balconies, driveways, patios and walks" was removed.
Paragraph (e) is new. It clarifies the policy for repairs to balconies (porches), patios, walks, and driveways.
Paragraph (f) is new and establishes a policy that unit owner and the Association will share equally in the cost of patio door and window replacement.

[22]ARTICLE V – Section 11 (Use of Property) (h). Amended by Unit Owners at General Meeting held on 11/2003. Purpose: Prevent the parking of inappropriate or unsightly vehicles.

[23]ARTICLE V – Section 11 (Use of Property) (j). Amended by Unit Owners at General Meeting held on 11/6/76. Moved without change to ARTICLE V Section 10-c (Maintenance and Repair). Purpose: glass & screen replacement moved to Maintenance and Repair, because it's a more appropriate location.

[24]ARTICLE V - Section 11 (Use of Property) (k). Amended by Unit Owners at General Meeting held on 11/01. Purpose: Preserve harmony.

[25]ARTICLE V –Section 11 (Use of Property). Amended by Unit Owners at Annual Meeting 11/11/2000. Purpose: The use of the word "tenant" was deleted since change to Article VII does not allow tenants.

[26]ARTICLE V – Section 12 (Additions, Alterations, or Improvements by the Board of Directors). Amended by Unit Owners at Special Meeting held on 3/12/77.

[27]ARTICLE V – Section 13 (Additions, Alterations, or Improvements by Unit Owners). Amended by Unit Owners at Special Meeting held on 3/12/77.

[28]ARTICLE VI – Section 2, Requiring Board to be notified if owner mortgages unit. Deleted at Special Meeting of Unit Owners, 5/9/87.

[29]ARTICLE VII – Section 1 (Sales and Leases). Amended by Unit Owners at Meeting held on 9/29/76.

[30]ARTICLE VII – Section 3 (Financing of Purchase of Units by Board of Directors). Amended by Unit Owners at Special Meeting held on 3/12/77.

[31] ARTICLE VII – Section 6 (Rental). Amended at Annual Meeting on November 21, 2011. Purpose: Provide for achievement of eventual goal of all owner occupied units.

[32]ARTICLE VII – Section 6 (Rental). Amended by Unit Owners at Annual Meeting on 11/8/97. Purpose: to prevent the rental of a unit.

[33]ARTICLE VII – Section 7 (Partial Rental). Amended by Unit Owners at the Annual Meeting 11/11/2000, by adding this section to the By-Laws. Purpose: Allowing no partial rentals of units.

[34]ARTICLE IX – Section 1 (Records and Audits). Amended by Unit Owners at Special Meeting held on 11/6/76.

[35]ARTICLE XI – Section 1 (Amendments to By-Laws). Amended by Unit Owners at Special Meeting on 9/29/76.

[36]ARTICLE XI- Section 1 (Amendments to By-Laws). Amended by Unit Owners at Special Meeting on 3/12/77.

Lake Country Estates Condominiums
Architectural Design Regulation – 2013

GENERAL

- **NOTHING is to be attached to the building, (front or back) no nails, screws, hanging plants, decorations, etc.**
- **Pets (dogs and cats) must be kept leashed when outdoors.**
- **Clean up after your pet promptly. Be considerate of others.**
- **Trash, garbage, etc. is to be kept in the garage until pick-up day or the night prior.**
- **Garbage can is to be kept covered. Please do not dump waste along railroad tracks. Lets keep our complex neat and attractive.**
- **No laundry visible to the outside.**
- **Seasonal decorations may be displayed but are to be removed promptly after the holiday (Christmas décor by the end of January). Contact committee member for more information.**

STREET SIDE

- **Flowerbeds must be kept neat and weed free.**
- **No artificial flowers or obtrusive garden ornaments. Hanging plants on Sheppard's hooks okay.**
- **Garage doors should be kept closed unless Owner is working in or around the garage.**
- **No unoccupied furniture.**
- **'For Sale' signs may be placed in front garden area.**
- **No other signs are allowed.**

BALCONY

- **Stationary planters, not affixed to building, are okay for real flowers (not artificial).**
- **An American flag may be flown from balcony using the approved apparatus. Contact committee member for more information.**
- **An American flag may also be flown in the front garden.**

PATIO

- **All furniture, flower containers, etc. must be placed on the concrete, (nothing on the lawn should conflict with lawn maintenance).**
- **Wind chimes are not allowed.**

Date: **March 2013**

TO: **Lake Country Estates Condo Owners**

FROM: **Lake Country Estates Condo Assoc. Board**

RE: **Service Providers for TV, Phone, and Internet**

Most all of our condo units have been wired previously for TV, Phone, and Internet. However, if any owner needs to change or add new cable/lines/satellite, the process for doing this has changed.

The company (Charter, AT&T, other?) will need to have any new wire/cable enter the building only in the area at the base of the building adjacent to the pipe for natural gas. Many of the Charter boxes are in this area already. **Nothing is to be affixed to the buildings, roof, or balcony (satellite dish, antenna, etc.) per bylaws Section 13, PG 24.**

With our new siding, we no longer are allowing service providers to drill directly into the siding, or any other point on the building other than described above. Service provider companies will be informed of this change. However, it will be the owner's responsibility to make sure the service technician is also informed. Owners will be responsible for any damage requiring repairs.

If in doubt as to what needs to be done, contact one of the board members.

Thank you for your cooperation on this issue.

Lake Country Estates Condominiums

Swimming Pool Regulations 2013

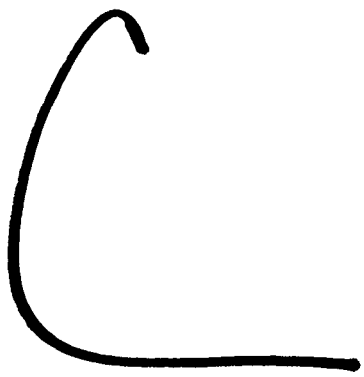
No lifeguard on duty – Swim at your own risk.

Pool Hours

9:00 AM – 10:00 AM Lap Swim

10:00 AM – 10:00 PM Open Swim

- Residents or adult visitors of residents must accompany all swimmers under 18 years of age.
- Review pool rules with all guests. Residents are responsible for guest's behavior and actions.
- Do not enter pool if you have a communicable disease or an open cut.
- Do not bring food, drink, gum, band-aids or tissues into the pool.
- Shower before entering the pool and after using bathroom.
- Do not engage in rough play in the pool area.
- Entry gates are to remain closed and securely latched at all times.
- Glass and shatter able plastic items are prohibited in the pool area.
- The pool shall be maintained in a clean and sanitary condition.
- Safety rope shall remain in place except during lap swim.
- Do not hang on or play with safety rope.
- Pool equipment is to be used by authorized personnel only.
- No running or diving.
- No smoking in the pool area.
- Floating devices (i.e. inflatable pool toys), which are a nuisance to other swimmers, are not allowed in the pool.
- No swearing, no excessive loud noise (screaming and screeching).
- Non-swimmers must have an adult in the water and stay in the shallow end.
- Only non-degradable, disposable diapers may be used in the pool (i.e. swimmies).
- Furniture must be returned to proper place after use. Put umbrellas down when you leave.
- Pick up all trash. Take all belongings home with you. (Pool toys, noodles, towels, etc.) Do not hang towels on fence.



N. Armour

LAKE COUNTRY ESTATES CONDOMINIUM ASSOCIATION, LTD.

DECLARATION OF CONDOMINIUM

LAKE COUNTRY ESTATES CONDOMINIUM ASSOCIATION, LTD. does hereby declare that the real estate described below is subject to the Wisconsin Unit Ownership act.

1. Description of Land. The land which is the subject of this declaration and upon which the buildings and improvements are and will be located is in Waukesha County, Wisconsin, and more particularly described as follows:

> Lot 1 of a certified survey map recorded in Volume 8 of certified maps on September 10, 1970, at 2:20 p. m., as document Number 768785 at pages 194, 195, 196 and 197 in the office of the Register of Deeds for Waukesha County, Wisconsin,[1] excepting therefrom that part conveyed to the State of Wisconsin, Department of Transportation, Division of Highways, Document Number 904164.

2. Description of Buildings.

A. Seven buildings are constructed upon land with the location as shown on the certified plat of survey hereto attached and marked Exhibit A. Each building has a partial basement and two floors of living space. The principal materials of the buildings are concrete block foundation, wood frames, wood and stone exterior and composition shingle roof. The unit number of each unit, its location and immediate common area to which it has access is shown on the attached Exhibit A, duly certified by a civil engineer. Each unit and each building has separate heating and air conditioning.

B. The respective units are identified as follows:

Armour Road	949, 951, 953, 955, 957, 959, 963, 965, 967, 969, 971, 975;
Lake Country Court	983, 985, 987, 989, 991, 993;
Lake Country Court	995, 997, 999, 1001, 1003, 1005, 1007, 1009, 1011, 1013, 1015, 1017, 1019, 1021, 1023, 1025;
Lake Country Court	994, 996, 998, 1000;
Lake Country Court	1014, 1018, 1020, 1022;
Valentine Road	948, 950, 952, 954, 956, 958, 960, 962, 964, 966, 968, 970; and
Valentine Road	972, 974, 976, 978, 980, 982.

[1] Amended 6/27/75

C. LAKE COUNTRY ESTATES CONDOMINIUM ASSOCIATION, LTD. is granted an easement to the basement of Unit 975 Armour Road for the purposes of storing and maintaining the pool equipment, consisting of filter, heater and other miscellaneous items which are presently located in said basement, and said easement shall continue so long as said equipment is stored therein, giving said Association the right of ingress and egress for the purpose of maintenance and repairs.[2]

3. Description of Units.

A. The floor plan of each individual unit indicating its location, approximate area, number of rooms and immediate common area to which it has access is shown on the set of floor plans annexed hereto for each type of unit and respectively marked Exhibit B, C, D and E.

B. In addition to the description of units as set forth in Paragraph 3 of the original declaration, there is attached hereto and marked Exhibit F the floor plan of the basement for A and A Alternate Units and A-1 Units, and there is attached hereto and marked Exhibit G a floor plan for Unit known as 1000 Lake Country Court showing the room which contains equipment for the various units in the condominium and which is declared to be a common area.[3]

C. The buildings are constructed substantially in accordance with plans and specifications prepared by the architect as identified by his signature on the set of exhibits certifying that it is an accurate copy of the plans of each building as filed with and approved by the City of Oconomowoc and other governmental subdivisions or public agencies having jurisdiction over issuance of permits for construction of the buildings.

D. The boundary of each unit shall consist of that part of the cubic area of each building which is enclosed as follows:

> The vertical boundary of each unit shall be the interior building walls, which is the center line of the wall separating the dwellings in each building, and the exterior building walls, which is the interior of the outside walls of the building bounding a dwelling. The horizontal boundaries of the unit shall be the plane of the undersurface of the basement floor and the plane of the undersurface of the roof.

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

[2] Amended 6/27/75
[3] Amended 6/27/75

4. Description of Common Areas and Facilities.

A. The common areas and facilities shall include all items described in Section 703.02(6), Wisconsin Statutes (1973), known as the Wisconsin Unit Ownership Act.

B. All balconies, patios and driveways immediately adjacent to any unit shall be a part of the common area and not a part of any individual unit; however, each unit owner shall be entitled to the exclusive use and possession of that balcony, patio and driveway, direct access to which is provided from his respective unit, and which is or are located outside of and adjoining his respective unit; such exclusive use of the driveway shall extend to the junction with the common collector road. Unless and until such time as the Board of Directors, as hereinafter provided, determines to the contrary, each unit owner shall be responsible for the repair, maintenance and appearance of patios, balconies and driveways, the exclusive use and possession whereof is extended hereby, at his own expense, including responsibility for breakage, damage, malfunction, and the ordinary wear and tear. A unit owner shall not paint or otherwise decorate or adorn or change the appearance of any such balcony, patio or driveway in any manner contrary to the rules and regulations as may be established by the Lake Country Estates Condominium Association, Ltd.

5. Interest in Common Areas and Voting Rights.

A. Each unit shall be treated as an individual property capable of independent use in fee simple ownership. Each unit owner shall own a share in the common elements and in any surplus possession of the Lake Country Estates Condominium Association, Ltd., and be liable for common expenses and shall have a vote in said association, as follows:

B. The management of the common areas shall be controlled by the Lake Country Estates Condominium Association, Ltd.

6. Statement of Purposes for which the Buildings and each Unit are Intended and Restricted as to Use. All units are restricted to residential use.

7. Service of Process. Service of process shall be made upon the registered agent of the corporation, as provided for in the Articles of Incorporation and the amendments thereto.[4]

8. Damages or Destruction. In the event eighty percent (80%) or more of the number of units of the property are destroyed or substantially damaged, action by the association of unit owners, by vote of seventy-five percent (75%) or more of the common interest taken within ninety (90) days after such damage or destruction, shall be necessary to determine to rebuild, repair or restore the property as more fully described in the By-Laws of the Association. Damage or destruction to a lesser extent shall be repaired or restored pursuant to an arrangement by the Board of Directors of the Association of unit owners as provided by said By-Laws.

[4] Amended by Unit Owners at Special Meeting 3/12/77

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

10. Termination. All of the unit owners may remove this condominium property from the provisions of the Wisconsin Unit Ownership Law by an instrument to that effect duly recorded in accordance with the provisions of Chapter 703, Wisconsin Statutes.

11. Amending Declaration. This Declaration may be amended by the affirmative votes of seventy-five percent (75%) of all of the unit owners in the condominium. The amendment shall be evidenced by an appropriate certificate entitling the same to be recorded.

No amendment shall change any unit's proportionate share of the common elements, common expenses, or the voting rights, unless all owners of the condominium units shall approve thereof by a one hundred percent (100%) vote.

LAKE COUNTRY ESTATES CONDOMINIUM ASSOCIATION, LTD.

By: Nancy Zingelman
Nancy Zingelman, President

Attest: Carol Brockelman
Carol Brockelman, Secretary

LAKE COUNTRY ESTATES CONDOMINIUM ASSOCIATION, LTD.

AMENDMENTS TO THE DECLARATION OF CONDOMINIUM

1 Amended by Nationwide Equities, Inc. 6/27/75

2 Amended by Nationwide Equities, Inc. 7/27/75

3 Amended by Nationwide Equities, Inc. 7/27/75

4 Amended by Unit Owners at Special Meeting 3/12/77

5 AMENDED by Unit Owners at SPECIAL MEETING 3/10/94

CONDOMINIUM EXHIBIT A

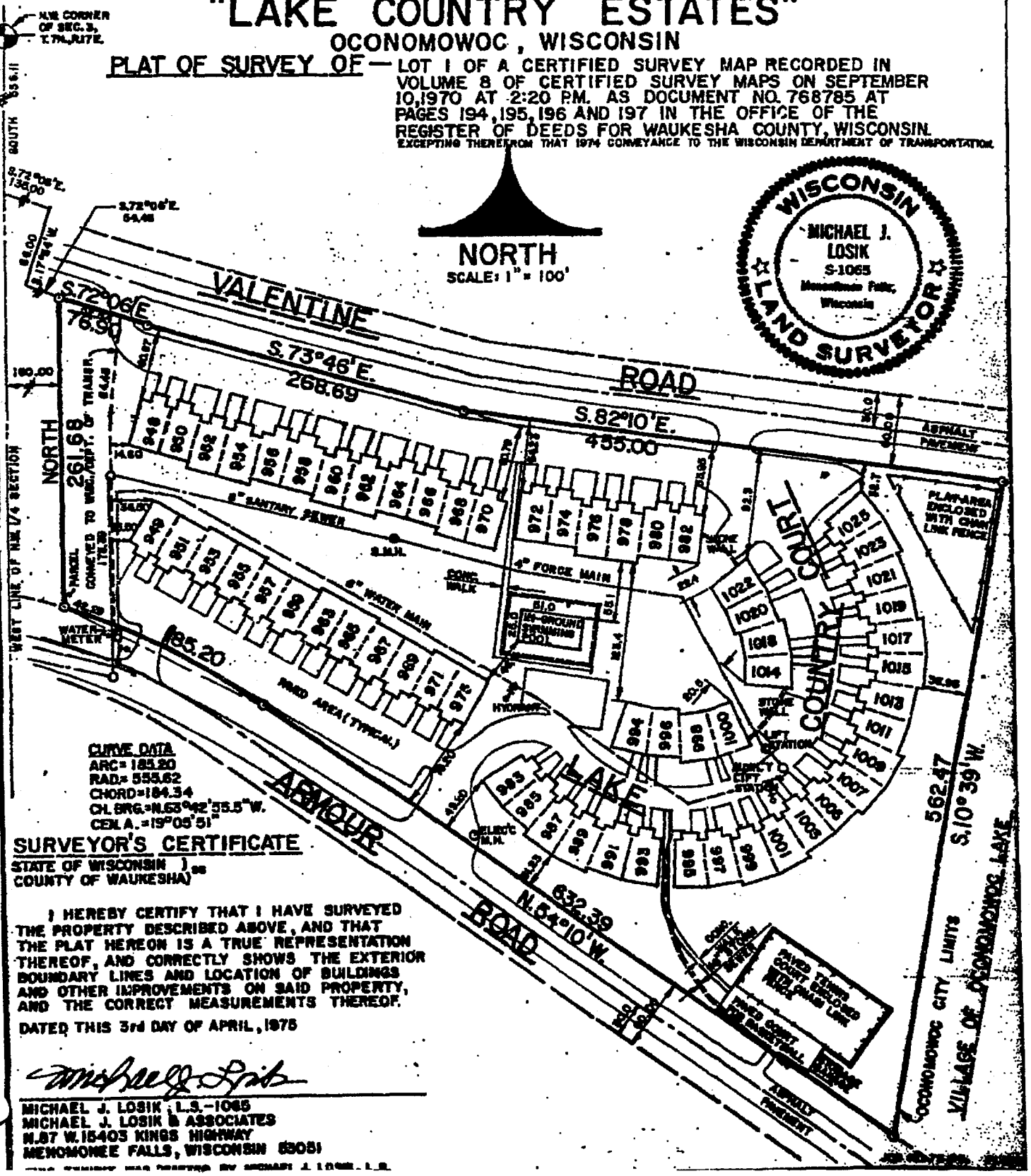
FOR

REEL 126 IMAGE 824

"LAKE COUNTRY ESTATES"

OCONOMOWOC, WISCONSIN

PLAT OF SURVEY OF — LOT 1 OF A CERTIFIED SURVEY MAP RECORDED IN VOLUME 8 OF CERTIFIED SURVEY MAPS ON SEPTEMBER 10, 1970 AT 2:20 P.M. AS DOCUMENT NO. 768785 AT PAGES 194, 195, 196 AND 197 IN THE OFFICE OF THE REGISTER OF DEEDS FOR WAUKESHA COUNTY, WISCONSIN.
EXCEPTING THEREFROM THAT 1974 CONVEYANCE TO THE WISCONSIN DEPARTMENT OF TRANSPORTATION



NORTH
SCALE: 1" = 100'

WISCONSIN
MICHAEL J. LOSIK
S-1065
LAND SURVEYOR

CURVE DATA
ARC = 185.20
RAD = 555.62
CHORD = 184.34
CH. BRG. = N.63°42'35.5"W.
CEN. A. = 19°05'51"

SURVEYOR'S CERTIFICATE

STATE OF WISCONSIN)
COUNTY OF WAUKESHA) ss

I HEREBY CERTIFY THAT I HAVE SURVEYED THE PROPERTY DESCRIBED ABOVE, AND THAT THE PLAT HEREON IS A TRUE REPRESENTATION THEREOF, AND CORRECTLY SHOWS THE EXTERIOR BOUNDARY LINES AND LOCATION OF BUILDINGS AND OTHER IMPROVEMENTS ON SAID PROPERTY, AND THE CORRECT MEASUREMENTS THEREOF.

DATED THIS 3rd DAY OF APRIL, 1975

Michael J. Losik

MICHAEL J. LOSIK, L.S.-1065
MICHAEL J. LOSIK & ASSOCIATES
N.87 W.15403 KINGS HIGHWAY
MENOMONEE FALLS, WISCONSIN 53051

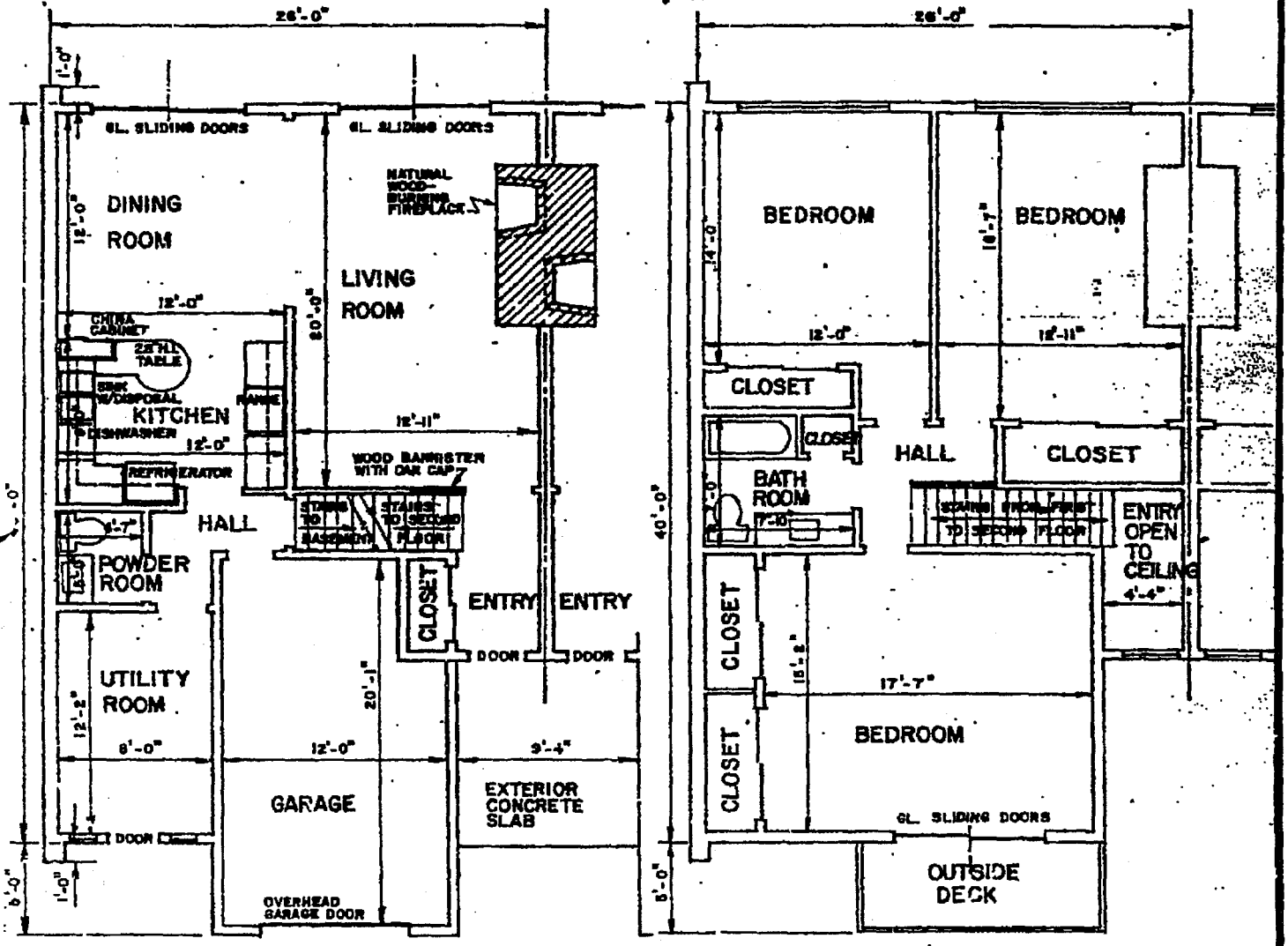
THIS SURVEY WAS DRAWN BY MICHAEL J. LOSIK, L.S.

CONDOMINIUM EXHIBIT B

FOR REEL 126 IMAGE 825

"LAKE COUNTRY ESTATES"

OCONOMOWOC, WISCONSIN



TYPICAL FIRST FLOOR PLAN —— TYPICAL SECOND FLOOR PLAN

(TYPE "A" UNIT)

SCALE: 1/8"=1'-0"

LOCATION:

THIS TYPICAL FLOOR PLAN EXISTS IN THE ARMOUR ROAD 12 FAMILY TOWNHOUSE BUILDING AND AT THE FOLLOWING ADDRESSES ON ARMOUR ROAD:

949, 951, 953, 955, 957, 959
963, 965, 967, 969, 971, 975

ARCHITECT'S CERTIFICATE:

THIS IS TO CERTIFY THAT THIS DRAWING IS AN ACCURATE REPRESENTATION OF THE FLOOR PLAN OF THIS BUILDING AS FILED WITH THE WISCONSIN DEPARTMENT OF INDUSTRY, LABOR & HUMAN RELATIONS AND THE CITY OF OCONOMOWOC, WAUKESHA COUNTY, WISCONSIN.

DATED THIS 3rd DAY OF APRIL, 1975

WISCONSIN PAUL F. SCHMITTER WAUWATOSA, WIS. ARCHITECT

Paul F. Schmitter 1-2460

PAUL F. SCHMITTER, A.I.A.

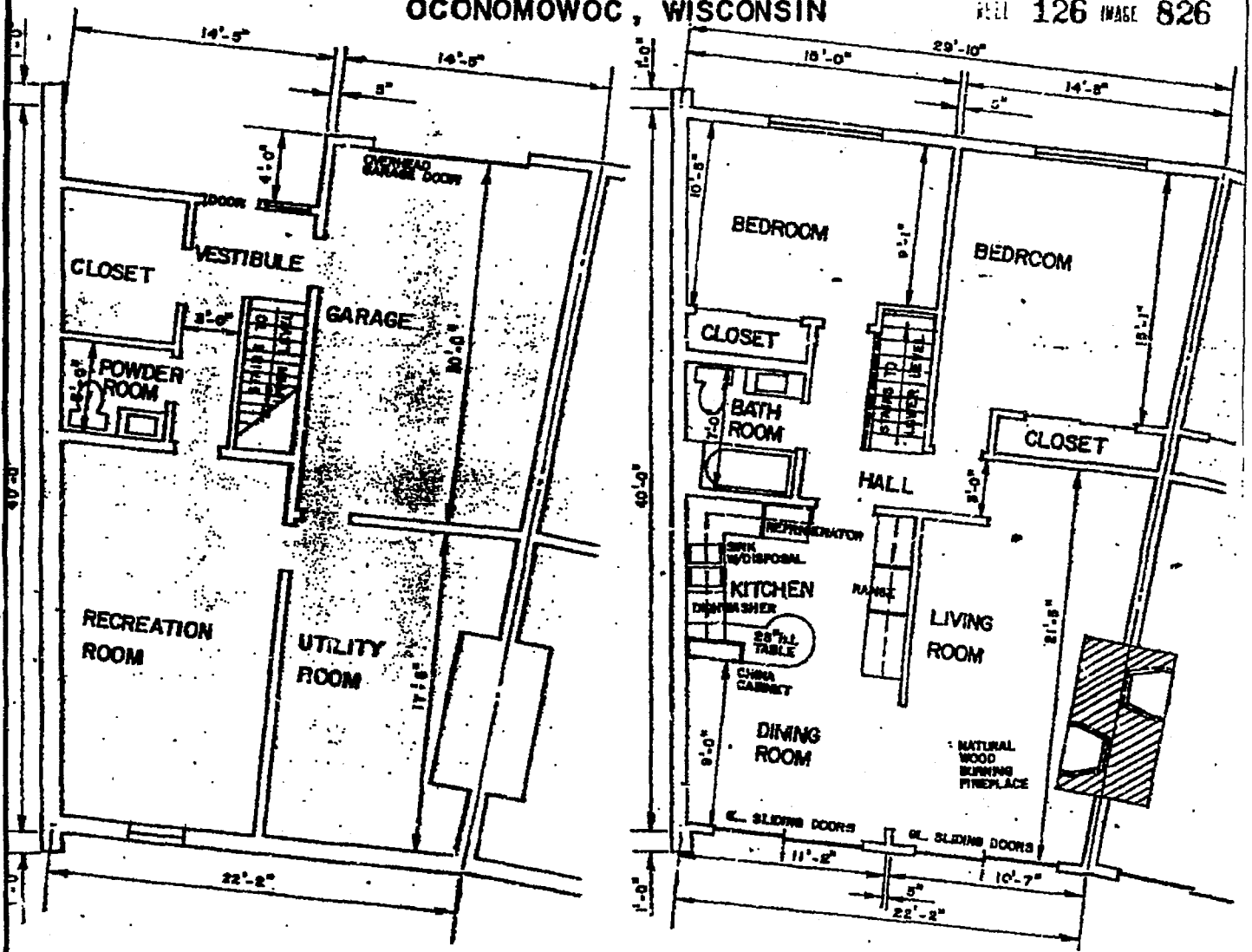
CONDOMINIUM EXHIBIT

FOR

"LAKE COUNTRY ESTATES"

OCONOMOWOC, WISCONSIN

REEL 126 IMAGE 826



TYPICAL LOWER LEVEL FLOOR PLAN—TYPICAL UPPER LEVEL FLOOR PLAN

(TYPE "B" UNIT)

SCALE: 1/8"=1'-0"

LOCATION:

THIS TYPICAL FLOOR PLAN EXISTS IN THE TWO LAKE COUNTRY COURT 4 FAMILY TOWNHOUSE BUILDINGS AND AT THE FOLLOWING ADDRESSES ON LAKE COUNTRY COURT:

994, 996, 998, 1000
1014, 1018, 1020, 1022

ARCHITECT'S CERTIFICATE:

THIS IS TO CERTIFY THAT THIS DRAWING IS AN ACCURATE REPRESENTATION OF THE FLOOR PLAN OF THESE BUILDINGS AS FILED WITH THE WISCONSIN DEPARTMENT OF INDUSTRY, LABOR AND HUMAN RELATIONS AND THE CITY OF OCONOMOWOC, WAUKESHA COUNTY, WISCONSIN.

DATED THIS 3rd DAY OF APRIL, 1975

WISCONSIN
PAUL F. SCHMITTER
WAUWATOSA, WIS.
ARCHITECT

Paul F. Schmitter 4-2480

PAUL F. SCHMITTER, A.I.A.

THIS EXHIBIT WAS DRAFTED BY MICHAEL A LOSIK, L.S. (MICHAEL J. LOSIK & ASSOC., KINGS HIGHWAY, MENOMONEE FALLS, WISC.)

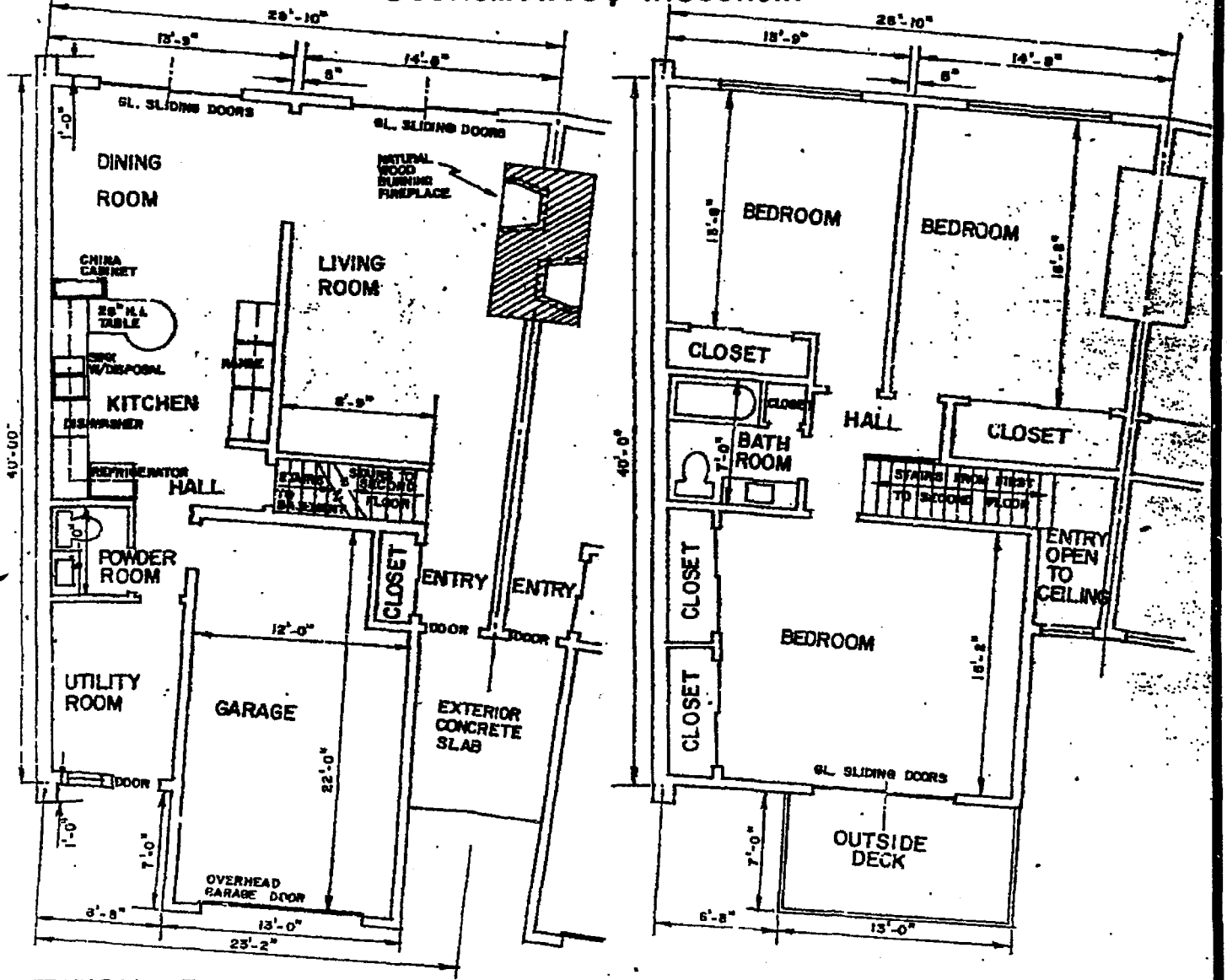
JOB NO. 75-08 PLATE 5

CONDOMINIUM EXHIBIT D

FOR

"LAKE COUNTRY ESTATES"

OCONOMOWOC, WISCONSIN REEL 126 PAGE 827



TYPICAL FIRST FLOOR PLAN —— TYPICAL SECOND FLOOR PLAN

(TYPE "A-1" UNIT)

SCALE: 1/8" = 1'-0"

LOCATION:

THIS TYPICAL FLOOR PLAN EXISTS IN THE LAKE COUNTRY COURT 16 FAMILY AND 6 FAMILY TOWNHOUSE BUILDINGS AND AT THE FOLLOWING ADDRESSES ON LAKE COUNTRY COURT:

983, 985, 987, 989, 991, 993
995, 997, 999, 1001, 1003, 1005
1007, 1009, 1011, 1013, 1015, 1017
1019, 1021, 1023, 1025

ARCHITECT'S CERTIFICATE:

THIS IS TO CERTIFY THAT THIS DRAWING IS AN ACCURATE REPRESENTATION OF THE FLOOR PLAN OF THESE BUILDINGS AS FILED WITH THE WISCONSIN DEPARTMENT OF INDUSTRY, LABOR AND HUMAN RELATIONS AND THE CITY OF OCONOMOWOC, WAUKESHA COUNTY, WISCONSIN.

DATED THIS 3rd DAY OF APRIL, 1975

Paul F. Schmitter S-2460

PAUL F. SCHMITTER, A.I.A.

WISCONSIN PAUL F. SCHMITTER ARCHITECT

THIS EXHIBIT WAS DRAFTED BY MICHAEL J. LOGIN & ASSOC. KINGS HIGHWAY SHOPPING CENTER, OCONOMOWOC, WISC.

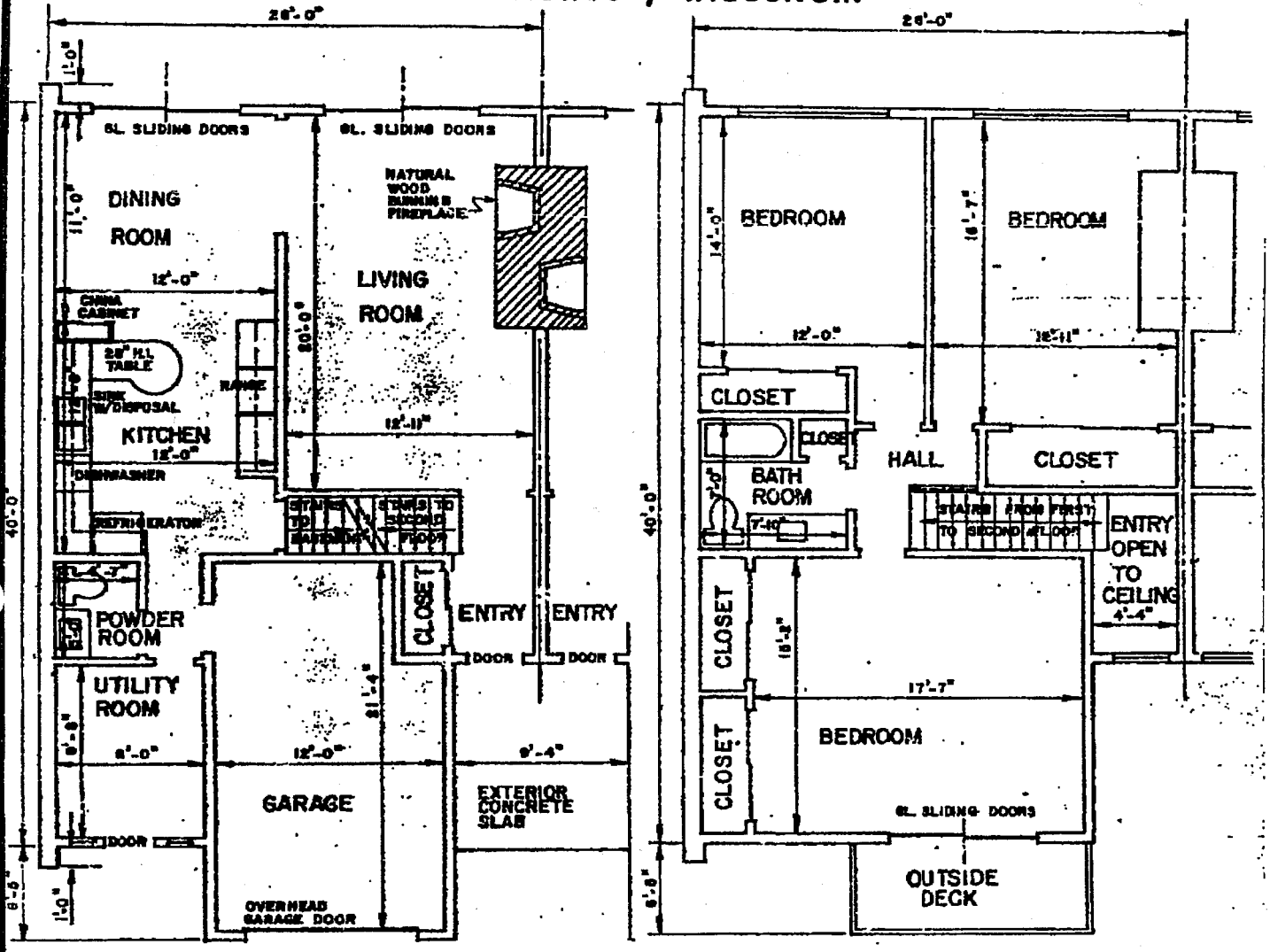
CONDOMINIUM EXHIBIT E

FOR

"LAKE COUNTRY ESTATES"

REEL 126 IMAGE 828

OCONOMOWOC , WISCONSIN



TYPICAL FIRST FLOOR PLAN —— TYPICAL SECOND FLOOR PLAN

(TYPE "A-ALTERNATE" UNIT)

SCALE: 1/8"=1'-0"

LOCATION:

THIS TYPICAL FLOOR PLAN EXISTS IN THE VALENTINE ROAD 12 FAMILY AND 6 FAMILY TOWNHOUSE BUILDINGS AND AT THE FOLLOWING ADRESSES ON VALENTINE ROAD:

948, 950, 952, 954, 956, 958
960, 962, 964, 966, 968, 970
972, 974, 976, 978, 980, 982

ARCHITECT'S CERTIFICATE:

THIS IS TO CERTIFY THAT THIS DRAWING IS AN ACCURATE REPRESENTATION OF THE FLOOR PLAN OF THESE BUILDINGS AS FILED WITH THE WISCONSIN DEPARTMENT OF INDUSTRY, LABOR & HUMAN RELATIONS AND THE CITY OF OCONOMOWOC, WAUKESHA COUNTY, WISCONSIN.

WISCONSIN PAUL F. SCHMITTER WAUWATOSA, WIS. ARCHITECT

DATED THIS 3rd DAY OF APRIL, 1975

Paul F. Schmitter A-2460

PAUL F. SCHMITTER, A.I.A.

THIS EXHIBIT WAS DRAFTED BY MICHAEL J. LOSIK, L.S. (MICHAEL J. LOSIK & ASSOC., KINGS HIGHWAY, MENOMONEE FALLS, WISC.) JOB NO. 73-09 PLATE

REEL 230 IMAGE 1261 991307

LAKE COUNTRY ESTATES CONDOMINIUM ASSOCIATION, LTD.

AMENDMENT TO DECLARATION OF CONDOMINIUM

Lake Country Estates Condominium Assocation, Ltd., a Wisconsin corporation, hereby amends the Declaration of Condominium of Lake Country Estates recorded in the office of the Register of Deeds of Waukesha County, Wisconsin on June 27, 1975, Document No. 915635, Reel 126, Image 817 as follows:

That Paragraph 7 of the Declaration of Condominium which now provides:

> 7. Service of Process. Service of process shall be made upon the Declarant at 850 Elm Grove Road, Elm Grove, Wisconsin 53122 or at Oconomowoc, Waukesha County, Wisconsin until all units have been sold and conveyed at which time the association of unit owners may designate a successor by a vote of the majority of a quorum present at any meeting of the association.

be amended so as to provide as follows:

> 7. Service of Process. Service of process shall be made upon the registered agent of the corporation, as provided for in the Articles of Incorporation and amendments thereto.

The foregoing amendment to the Declaration of Condominium was adopted by the affirmative vote of 75 per cent of all of the unit owners on the 12 day of March, 1977.

Executed this 12 day of March, 1977.

LAKE COUNTRY ESTATES CONDOMINIUM ASSOCIATION, LTD.

By: Nancy B. Zingelman
President-Nancy B. Zingelman

(No corporate seal)

By: Carol L. Brockelman
Secretary-Carol L. Brockelman

This instrument was drafted by I. Curtis Brewer

SATISFACTION OF REAL ESTATE MORTGAGE
By Corporation

STATE OF WISCONSIN
FORM No. 69

06-03-47-85

991309

REEL 230 IMAGE 1265

Know All Men By These Presents,

2003597

LAKE COUNTRY ESTATES
Amendment to
Declaration of Condominium

Pursuant to notice given to all unit owners under Article III, Section 4 of the By-laws, a special meeting was held on October 3, 1994 and the following resolution was passed by the unit owners:

BE IT HEREBY RESOLVED: That the Declaration of Condominium dated May 26, 1975 be and the same hereby is amended in respect to the common area provisions by grant of an easement specifically providing as follows:

> The owners grant to the City of Oconomowoc, its' agents, employees and representatives the authority to patrol, enter, exit and travel any collector road, driveway or parking area within the common areas, with vehicles and on foot for the following specified purposes: emergency, security, maintenance, including snowplowing and grass cutting, repair and replacement of existing facilities and all other authorized municipal purposes.

pdi p2

BE IT FURTHER RESOLVED: That this Amendment be placed on record with the office of the Register of Deeds for Waukesha County, Wisconsin.

Dated this 3rd day of October, 1994.

2003597

REGISTER'S OFFICE
WAUKESHA COUNTY, WIS } SS
RECORDED ON

94 OCT 27 AM 10: 22

REEL ~~2002~~ IMAGE ~~1073~~

REGISTER OF DEEDS

LAKE COUNTRY ESTATES
CONDOMINIUM ASSOCATION, Ltd. (SEAL)

By: _____
William J. Ryan, President

By: _____
Ruth S. Brehmer, Secretary

AUTHENTICATION

Signatures of William J. Ryan, President, and Ruth S. Brehmer, Secretary of the Lake Country Estates Condominium Association, Ltd., authenticated this 3rd day of October, 1994.

_____
I. Curtis Brewer
Title: Member State Bar of Wisconsin

This instrument was drafted by
I. Curtis Brewer

Return to: William Chapman
156 East Wisconsin Ave.
Oconomowoc, WI 53066

Legal Description

Lot 1 of a Certified Survey Map recorded in Volume 8 of Certified Survey Maps on September 10, 1970 at 2:20 p.m., as Document No. 768785 at pages 194, 195, 196 and 197 in the office of the Register of Deeds for Waukesha County, Wisconsin, excepting therefrom that part conveyed to the State of Wisconsin, Department of Transportation, Division of Highways, Document No. 904164.

This document amends the Declaration of Condominium recorded on Reel 126, Image 817 and successive image numbers, Document No. 915635, Waukesha County records.

REEL 134 IMAGE 1279

921739

LAKE COUNTRY ESTATES

AMENDMENT TO DECLARATION OF CONDOMINIUM

NATIONWIDE EQUITIES, INC., a Wisconsin corporation, hereby amends the Declaration of Condominium of Lake Country Estates recorded in the Office of the Register of Deeds of Waukesha County on June 27, 1975, Document No. 915635, Volume _____, Page _____.

NATIONWIDE EQUITIES, INC., is presently the owner of all the condominium units.

1. Description of Land. The land which is the subject of this declaration and upon which the buildings and improvements are and will be located is in Waukesha County, Wisconsin, and more particularly described as follows:

> Lot 1 of a certified survey map recorded in Volume 8 of certified survey maps on September 10, 1970, at 10 P.M., as Document No. 768785, at Pages 194, 195, 19 and 197 in the office of the Register of Deeds for Waukesha County, Wisconsin, excepting therefrom that part conveyed to the State of Wisconsin, Department of Transportation, Division of Highways, Document No. 904164.

2. Declarant hereby grants to the Lake Country Estates Condominium Association, Ltd., an easement to the basement of Unit 975 Armour Road for the purposes of storing and maintaining the pool equipment, consisting of filter, heater and other miscellaneous items which are presently located in said basement, and said easement shall continue so long as said equipment is stored therein, giving said Association the right of ingress and egress for the purpose of maintenance and repairs.

Nationwide Equities
350 Elm Grove Rd
Elm Grove, Wis

REEL 134 IMAGE 1283

CONDOMINIUM : EXHIBIT

FOR

"LAKE COUNTRY ESTATES"

3. Description of Unit.

In addition to the description of units as set forth in Paragraph 3 of the original declaration, there is attached hereto and marked Exhibit F the floor plan of the basement for A and A Alternate Units and A-1 Units, and there is attached hereto and marked Exhibit G a floor plan for Unit known as 1000 Lake Country Court showing the room which contains equipment for the various units in the condominium and which is declared to be a common area.

In all other respects the original declaration of condominium is hereby affirmed.

Dated August 21, 1975.

NATIONWIDE EQUITIES, INC.,

By _____
Martin A. Thurnbauer, President

Attest: _____
Margaret Thurnbauer, Secretary

991739

REGISTER'S OFFICE
WAUKESHA COUNTY, WIS.
RECEIVED FOR RECORD
1975 AUG 22 PM 3:15
REGISTER OF DEEDS

DOCUMENT NO.
991740

PARTIAL RELEASE OF MORTGAGE—By Corporation
STATE OF WISCONSIN—FORM 50
THIS SPACE RESERVED FOR RECORDING DATA

991740

REGISTER'S OFFICE

STATE OF WISCONSIN)
) SS.
MILWAUKEE COUNTY)

On this 21 day of August, 1975, before me, Donald G. Haerchaer, the undersigned Notary Public, personally appeared MARTIN A. THURNBAUER and MARGARET THURNBAUER, who acknowledged themselves to be the President and Secretary, respectively, of the NATIONWIDE EQUITIES, INC., a Wisconsin corporation, and that they, as such President and Secretary respectively, being authorized to do so, executed the foregoing instrument by signing the name of said corporation in the capacity therein stated by themselves as President and Secretary respectively and for the purposes therein contained.

Donald G. Haerchaer
Notary Public, State of Wisconsin
My commission 2/15/78

This instrument was drafted
by JOHN J. BURKE.

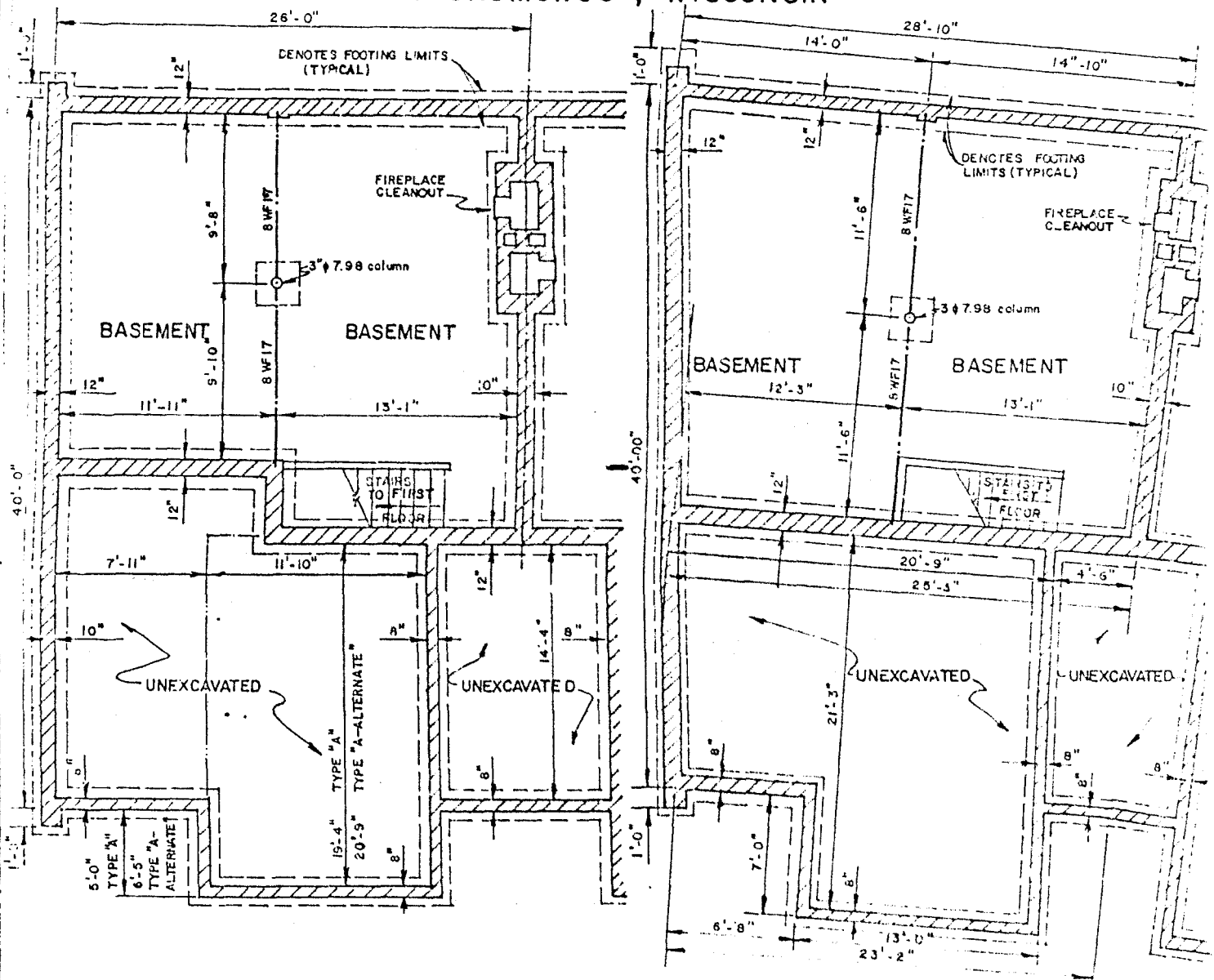
REEL 134 IMAGE 1282

CONDOMINIUM EXHIBIT

FOR

"LAKE COUNTRY ESTATES"

OCONOMOWOC, WISCONSIN



TYPICAL BASEMENT PLAN
TYPE "A" & "A-ALTERNATE" UNITS

TYPICAL BASEMENT PLAN
TYPE "A-1" UNITS

SCALE: 1/8" = 1'-0"

ARCHITECT'S CERTIFICATE:

THIS IS TO CERTIFY THAT THIS DRAWING IS AN ACCURATE REPRESENTATION OF THE FLOOR PLAN OF THESE BUILDINGS AS FILED WITH THE WISCONSIN DEPARTMENT OF INDUSTRY, LABOR AND HUMAN RELATIONS AND THE CITY OF OCONOMOWOC, WAUKESHA COUNTY, WISCONSIN.

DATED THIS 13th DAY OF AUGUST, 1975

Paul F. Schmitter

PAUL F. SCHMITTER, A.I.A. A-2460

WISCONSIN

THIS EXHIBIT WAS DRAFTED BY MICHAEL J. LOSIK, L.S. (MICHAEL J. LOSIK & ASSOC., KINGS HIGHWAY, MENOMONEE FALLS, WISC.) JOB NO. 75-08 PLAT

DOCUMENT NO.

PARTIAL RELEASE OF MORTGAGE—By Corporation
STATE OF WISCONSIN—FORM 50
THIS SPACE RESERVED FOR RECORDING DATA

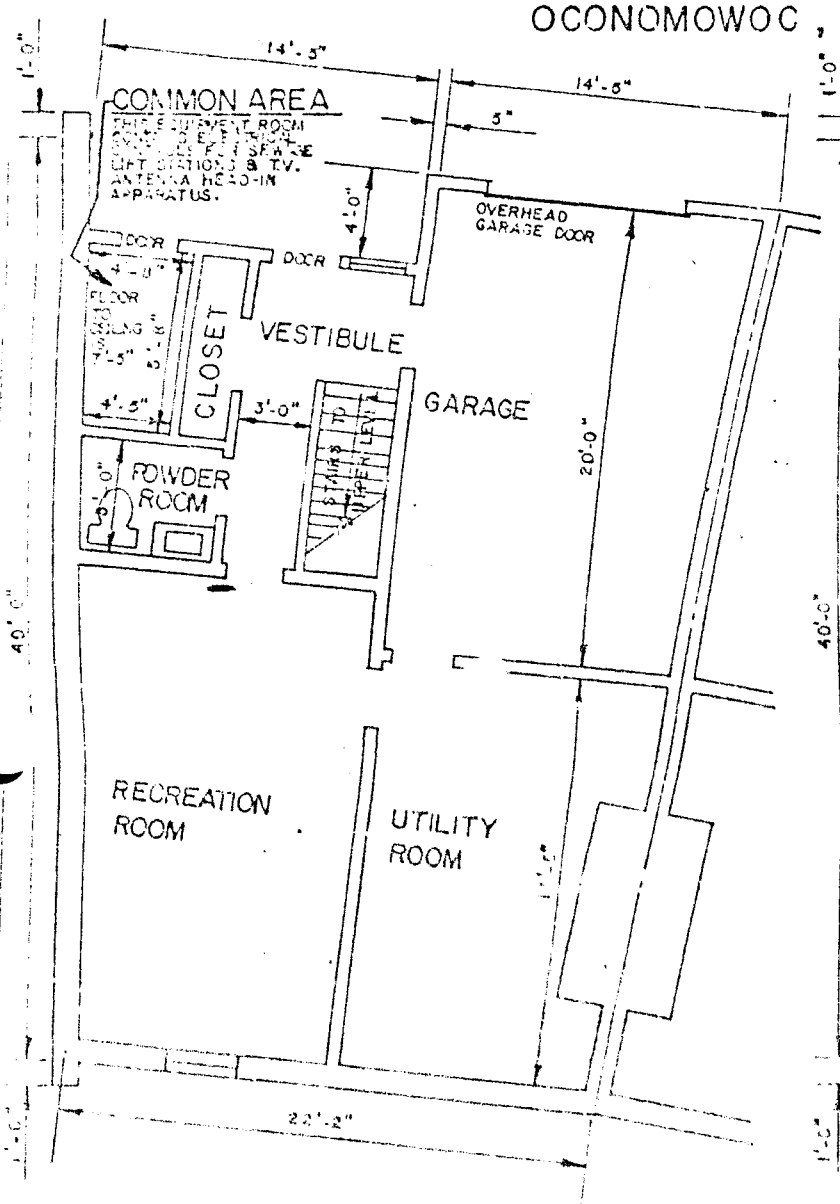
VOL 134 PAGE 280

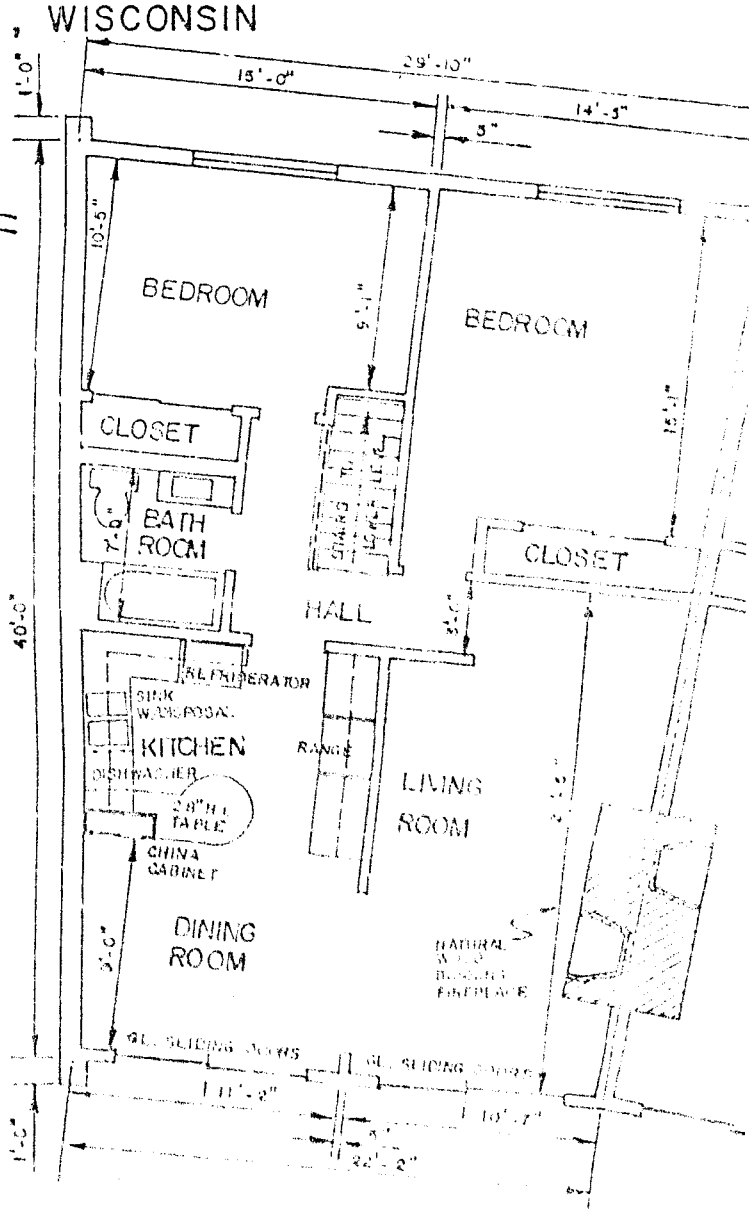
CONDOMINIUM EXHIBIT

FOR

"LAKE COUNTRY ESTATES"

OCONOMOWOC, WISCONSIN





LOWER LEVEL FLOOR PLAN — UPPER LEVEL FLOOR PLAN

TYPE "B" UNIT (Modified) - 1000 LAKE COUNTRY COURT

SCALE: 1/8" = 1'-0"

ARCHITECT'S CERTIFICATE:

THIS IS TO CERTIFY THAT THIS DRAWING IS AN ACCURATE REPRESENTATION OF THE FLOOR PLAN OF THIS UNIT (WITH COMMON AREA MODIFICATION SHOWN), AS FILED WITH THE WISCONSIN DEPARTMENT OF INDUSTRY, LABOR AND HUMAN RELATIONS AND THE CITY OF OCONOMOC, WAUKESHA COUNTY, WISCONSIN.

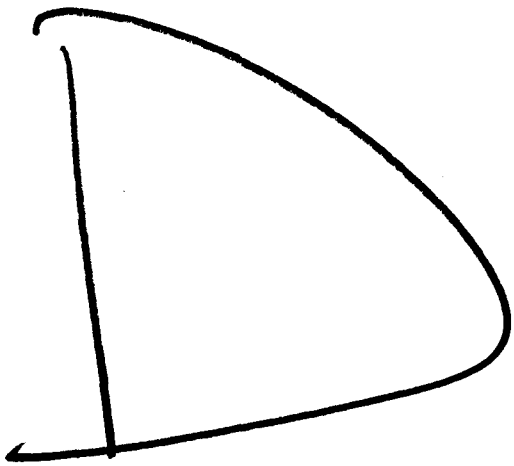
DATED THIS 15th DAY OF AUGUST, 1975

WISCONSIN PAUL F. SCHMITTER ARCHITECT

Paul F. Schmitter

PAUL F. SCHMITTER, A.I.A. A-2460

THIS EXHIBIT WAS DRAFTED BY MICHAEL J. LOSIK, L.S. (MICHAEL J. LOSIK & ASSOC., KINGS HIGHWAY, MENOMONEE FALLS, WISC.)



UNITED STATES OF AMERICA

The State of Wisconsin

OFFICE OF THE SECRETARY OF STATE

TO ALL TO WHOM THESE PRESENTS SHALL COME:

I, VEL PHILLIPS, Secretary of State of the State of Wisconsin and Keeper of the Great Seal thereof, do hereby certify that the annexed copy of

Articles of Incorporation (filed March 5, 1975) of

LAKE COUNTRY ESTATES CONDOMINIUM ASSOCIATION, LTD.

has been compared by me with the record on file in this Office and that the same is a true copy thereof, and of the whole of such record; and that I am the legal custodian of such record, and that this certification is in due form.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed the Great Seal of the State in the City of Madison, on August 3, 1979.

VEL PHILLIPS
Secretary of State

Form 30

BURKE & SCHOETZ
ATTORNEYS AT LAW
MILWAUKEE, WISCONSIN

ARTICLES OF INCORPORATION

of

LAKE COUNTRY ESTATES CONDOMINIUM ASSOCIATION, LTD.

ARTICLE I

The name of the corporation is LAKE COUNTRY ESTATES CONDOMINIUM ASSOCIATION, LTD.

ARTICLE II

The period of existence shall be perpetual.

ARTICLE III

The principal office of the corporation is located at 850 Elm Grove Road, Elm Grove, Wisconsin, 53122.

ARTICLE IV - Incorporator and Registered Agent

The name and address of the incorporator is CHARLES F. SCHROEDER, 1570 North Prospect Avenue, Milwaukee, Wisconsin, 53202. The name and address of the Registered Agent is MARTIN A. THURNBAUER, 850 Elm Grove Road, Elm Grove, Wisconsin, 53122.

ARTICLE V

The purpose of the corporation is to provide for the maintenance, preservation, management and architectural control of "Lake Country Estates", a condominium development in Oconomowoc, Waukesha County, Wisconsin, and to promote the health, safety and welfare of the residents thereof.

ARTICLE VI - Membership

Every person or entity who is the record owner of a fee interest of a unit in "Lake Country Estates" shall be a member of the corporation so long as he maintains said ownership.

Rec'd-5-75 11:55 1491 10304 ... V ...

ARTICLE VII - Voting Rights

Each member shall have voting rights in accordance with the formula provided for in the Declaration of Lake Country Estates Condominium which has been recorded with the Register of Deeds of Waukesha County.

Voting rights provisions will be set forth in the bylaws.

ARTICLE VIII

The affairs of the corporation shall be managed by a Board of Directors who need not be members of the corporation. The number of directors shall be determined by the By-Laws, which shall not be less than three (3). The names and addresses of the persons who are to act as directors until their successors are selected and qualified are as follows:

CHARLES F. SCHROEDER
1570 North Prospect Avenue
Milwaukee, Wisconsin 53202

MARTIN A. THURNBAUER
850 Elm Grove Road
Elm Grove, Wisconsin 53122

MARGARET THURNBAUER
850 Elm Grove Road
Elm Grove, Wisconsin 53122

ARTICLE IX

This corporation is formed under "The Wisconsin Nonstock Corporation law," Wisconsin Statutes Chapter 181.

Executed in duplicate on the 4th day of March, 1975.

Charles F. Schroeder

STATE OF WISCONSIN)
) SS.
MILWAUKEE COUNTY)

Personally came before me this 4th day of March, 1975, the above named CHARLES F. SCHROEDER, to me known to be the person who executed the foregoing instrument.

Xan Jovanovic
Notary Public, Milwaukee County, WI
My commission expires June 15, 1975.

THIS INSTRUMENT WAS DRAFTED
BY CHARLES F. SCHROEDER, ATTORNEY

STATE OF WISCONSIN

L-16394

ARTICLES OF INCORPORATION

OF

LAKE COUNTRY ESTATES
CONDOMINIUM ASSOCIATION, LTD.

STATE OF WISCONSIN
DEPARTMENT OF STATE
FILED
MAR 5 1975
DOUGLAS LAFOLLETTE
SECRETARY OF STATE

BURKE AND SCHOETZ
ATTORNEYS AT LAW
PHONE: 276-2114
WISCONSIN AVENUE, SUITE 464

OFFICE OF
REGISTER OF DEEDS

The undersigned, as Register of Deeds of
(COUNTY) WAUKESHA
County, Wisconsin, certifies that on
(DATE) March 11, 1975

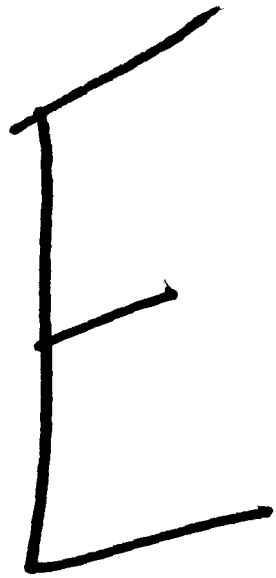
here was received and accepted for record in my office, an instrument bearing the certificate of the Secretary of tate of Wisconsin, and described as

(X) Articles of Incorporation ( ) Amendment to Articles of Incorporation ( ) Statement of Intent to Dissolve
( ) Articles of Dissolution ( ) Articles of Merger ( ) Name reservation
( ) Articles of Consolidation ( ) Restated Articles ( ) Change of Registered Office and/or Agent OF

LAKE COUNTRY ESTATES CONDOMINIUM ASSOCIATION, LTD.

(SEAL) Witness my hand and official seal on March 11, 1975 (DATE)

REGISTER OF DEEDS



EXECUTIVE SUMMARY

This Executive Summary highlights some of the information that prospective condominium buyers are most interested in ...ing, as well as some of the information that they should consider when contemplating the purchase of a condominium unit. The following sections either briefly summarize pertinent information by answering the questions asked, direct prospective buyers to specific sections of the condominium disclosure materials that discuss each topic in detail (at the 🕮 icon), or may be completed to both summarize the information and refer to the condominium documents. ***This summary, however, is not intended to replace the buyer's review of the condominium declaration, bylaws and other condominium disclosure materials nor is it a substitute for a professional review of the condominium documents.***

Condominium Name: Lake Country Estates Condominium Association, LTD.

How is the condominium association managed?

- What is the name of the condominium association? Lake Country Estates Condominium Association
- What is the association's mailing address? 992 Lake Country Court, Oconomowoc, WI 53066
- How is the association managed? ☐ By the unit owners (self-managed) ☒ By a management agent or company ☐ By the declarant (developer) or the declarant's management company
- Whom should I contact for more information about the condominium and the association? Sally Chastiansew - 312-782-0435 (management agent/company or other available contact person)
- What is the address, phone number, fax number, web site & e-mail address for association management or the contact person? Johnson Hellekson Real Estate Co.
  200 E. Main St, Ste 100, Watertown, WI 53094
  Contact - Don Johnson - 920-988-2506

🕮 For specific information about the management of this association, see By-Laws

...nat are the parking arrangements at this condominium? Drive way Garage

- Number of parking spaces assigned to each unit: 2 How many Outside? 1 How many Inside? 1
  ☐ Common element ☒ Limited common element ☒ Included as part of the unit ☐ Separate non-voting units ☐ Depends on individual transaction [check all that apply]
- Do I have to pay any extra parking fees (include separate maintenance charges, if any)? ☒ No ☐ Yes, in the amount of $ _____ per _____ ☐ Other (*specify*): _____
- Are parking assignments reserved or designated on the plat or in the condominium documents? ☒ No ☐ Yes - Where? _____ Are parking spaces assigned to a unit by deed? ☒ No ☐ Yes Can parking spaces be transferred between unit owners? ☒ No ☐ Yes
- What parking is available for visitors? Common Area / Elements
- What are the parking restrictions at this condominium? See By-Laws Section II

🕮 For specific information about parking at this condominium, see See By-Laws Section II

May I have any pets at this condominium?

- ☐ No ☒ Yes - What kinds of pets are allowed? One Dog, Two Cats.
- What are some of the major restrictions and limitations on pets? See By-Laws Section II

🕮 For specific information about the condominium pet rules, see By-Laws Section II

May I rent my condominium unit?

- ☒ No ☐ Yes - What are the major limitations and restrictions on unit rentals? See Article III, Section 6, p. 31 of By-Laws

📖 For specific information about renting units at this condominium, see Above

Does this condominium have any special amenities and features?

- ☐ No ☒ Yes - What are the major amenities and features? Swimming Pool, Tennis & Shuffle Board Courts, Playground, Basketball hoop.
- Are unit owners obligated to join or make additional payments for any amenity associated with the condominium, such as an athletic club or golf course? ☐ No ☒ Yes - What is the cost? $ N/A

📖 For specific information about special amenities, see Pool Regulations

What are my maintenance and repair responsibilities for my unit?

- A Unit Owner must maintain and repair interior of unit as well as maintenance of porches, (garage roof), patio, walks & driveways As State in By-Laws.

📖 For specific information about unit maintenance and repairs, see By-Laws p 20 (A), p 21 (C) p 21 (E & F)

Who is responsible for maintaining, repairing and replacing the common elements and limited common elements?

- Common element maintenance, repair and replacement is performed as follows: Elected Board of Directors have powers & duties Necessary For operation, care upkeep, and Maintenance of Common & Limited Common Areas. Management Company hired by Board
- How are repairs and replacements of the common elements funded? ☒ Unit owner assessments ☒ Reserve funds ☒ Both ☐ Other (*specify*): Monthly Maintenance Fee's & Special Assessments.
- Limited common element maintenance, repairs and replacement is performed as follows: Same As Above
- How are repairs and replacements of the limited common elements funded? ☐ Unit owner assessments ☐ Reserve funds ☐ Both ☐ Other (*specify*): Same As Above

📖 For specific information about common element maintenance, repairs and replacements see By-Laws p. 18, Section 4 and p 16, Section 2

Does the condominium association maintain reserve funds for the repair and replacement of the common elements? ☒ Yes ☐ No **Is there a Statutory Reserve Account (*see note on page 3*)?** ☒ Yes ☐ No

📖 For specific information about this condominium's reserve funds for repairs and replacements, see By-Laws p. 16, Section 1

How are condominium fees paid for on the developer's new units that have not yet been sold to a purchaser?

- Is the developer's obligation to pay fees for unsold units different than the obligation of new unit purchasers to pay fees on their units? ☒ Not applicable (no developer-owned units) ☐ No ☐ Yes - In what way?

N/A

- Are there any special provisions for the payment of assessment fees that apply only during the developer control period? ☒ No ☐ Yes - Describe these provisions: N/A

📖 For specific information about condominium fees during the developer control period, see NA

Has the declarant (developer) reserved the right to expand this condominium in the future?

- ☒ No ☐ Yes - How many additional units may be added through expansion? _____ units
- When does the expansion period end? NA
- Who will manage the condominium during the expansion period? NA

📖 For specific information about condominium expansion plans, see NA

May I alter my unit or enclose any limited common elements?

- Describe the rules, restrictions and procedures for altering a unit: No Structural Additions, Alterations, or improvements, See By-Laws p. 24
- Describe the rules, restrictions and procedures for enclosing limited common elements: See By-Laws p. 26 Section 18 (b)

📖 For specific information about unit alterations and limited common element enclosures, see By-Laws, p 24 Section 13

Can any of the condominium materials be amended in a way that might affect my rights and responsibilities?

- Yes, Wisconsin law allows the unit owners to amend the condominium declaration, bylaws and other condominium documents if the required votes are obtained. Some of these changes may alter your legal rights and responsibilities with regard to your condominium unit.

📖 For specific information about condominium document amendment procedures and requirements, see By-Laws, p 35, Section 1

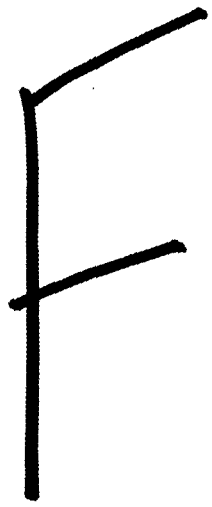
Other restrictions or features (optional): _____

This Executive Summary was prepared on 11/10/2013 (insert date)
by Kelly Christiansen - Board President (state name and title or position).

***Note:** A "Statutory Reserve Account" is a specific type of reserve account established under Wis. Stat. § 703.163 to be used for the repair and replacement of the common elements in a residential condominium (optional for a small condominium with less than 13 units or a mixed-use condominium with residential and non-residential units). In a new condominium, the developer initially decides whether to have a statutory reserve account, but after the declarant control period ends, the association may opt-in or opt-out of a statutory reserve account with the written consent of a majority of the unit votes. Existing condominiums must establish a statutory reserve account by May 1, 2006 unless the association elects to not establish the account by the written consent of a majority of the unit votes. Condominiums may also have other reserve fund accounts used for the repair and replacement of the common elements that operate apart from §703.165.

This Executive Summary was developed and distributed by the Wisconsin REALTORS® Association (2004).
Drafted by: Attorneys Debra Peterson Conrad (WRA), Jonathan B. Levine, and Lisa M. Pardon (Brennan, Steil & Basting, S.C.)

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JOHNSON & HELLEKSON
REAL ESTATE, LLC

Summary of Management Services

Prepared for

Lake Country Estates Condominium Association, LTD.

We will provide the following property management services for the Lake Country Estates Condominium Association:

a. Provide general maintenance services. Negotiate and maintain service contracts with reputable and insured vendors (i.e. waste haulers, roofers, electricians, HVAC, pool, paving, mason/cement, plumbers, etc.)
b. Billing, collection and prompt depositing of monthly dues
c. Provide complete and accurate accounting with monthly and YTD computerized statements
d. Assist the Board of Directors in preparing annual budgets, coordinate special assessment billings and collections
e. Provide board selected tax preparer with financial information necessary for the preparation of annual tax returns
f. Attendance at all meetings as Board or Manager deems necessary
g. Assist the Board of Directors in the general governing and enforcement of association by-laws and declarations
h. Provide 24 hour emergency maintenance services

Our fees for the above described services:

For Management Services	$15 per month per condominium unit
One Time Set Up Fee	$10 per unit
For Project Management	3% of cost for projects over $50,000, 5% of cost for projects between $5,000-$49,999. No cost for projects under $5,000
For Maintenance Services	$45 per hour (double time after office hours)

Contract Term:
Three Year term. Agreement may be cancelled by either party with 60 days written notice.

JOHNSON & HELLEKSON REAL ESTATE, LLC

Johnson & Hellekson Real Estate, LLC has been providing property management and investment real estate brokerage services throughout southeast and south-central Wisconsin for more than a decade. We have more than 100 years combined experience in real estate management and brokerage. Currently, our management operations include the areas of Watertown, Jefferson, Fort Atkinson, Beaver Dam, Johnson Creek, Lake Mills, Waupun, Horicon, Green Lake, Lomira, Wausau, Elkhorn, Delevan, Waterford, Mukwonago, Palmyra, Ixonia, Waukesha, Dousman, and Oconomowoc. We are selective of the properties we manage, assuring ourselves and our clients that we are available to effectively and efficiently manage each individual property on a daily basis.

We are fully staffed and equipped to provide comprehensive property management with a "hands-on" approach. We offer personalized service tailored to each individual clients needs. Our consistent working relationships with local vendors ensures prompt and efficient services which benefit the property owner. Responsiveness to our clients, our tenants, our vendors and our owners is of the utmost importance. We have a reputation of fairness, honesty and integrity. Let us show you the benefits of working with a locally owned and managed real estate management company!

Management Company – Johnson & Hellekson Real Estate Co.
200 E. Main St. Ste. 100, Watertown, WI 53094
920-261-6311
Contact Representative: Don Johnson

Owner Process:

ALL owner issues must be submitted in writing by completing a work order form. Deposit form in black association mailbox next to bulleting board. Box is check regularly.

Work orders are logged and processed in order.

Urgent/emergency issues can be called into the Johnson & Hellekson 24-hour number – 920-261-6311.

Lake Country Estates Condo Association Board

The board will continue to meet as needed. Meeting dates will be communicated via owner communication mailings and posted on the association bulleting board. We have found that it is not necessary to meet every month.

The board will continue to work with Management Company on all issues requiring association decisions.

The board will continue to manage and monitor all bank accounts.

The board will continue to monitor monthly income and expense activity vs. the budget approved by owners.

The board will continue to sign all contracts for service.

Lake Country Estates Condo Association Owner
Work Order Form

Date: _____

Owner _____

Address _____

Phone _____

Email _____

Be very specific in describing issue. (Use back side if necessary)

Association Issue – What:

_____

_____

_____

_____

_____

Location – Where:

_____

_____

_____

_____

Cause – How: _____

_____

_____

_____

Deposit completed form in association mailbox.

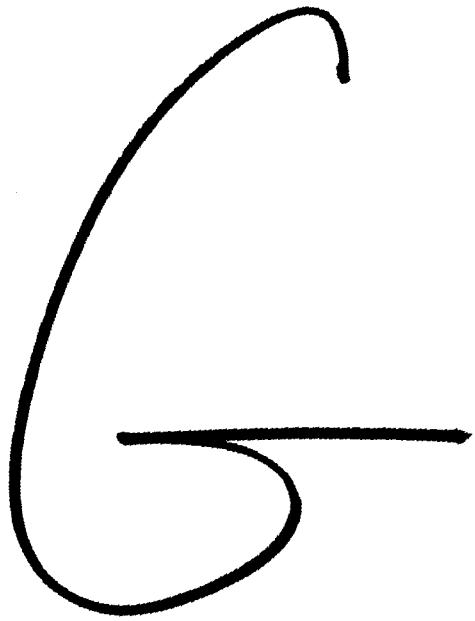
Management Company Use Only
Date Received _____ **Date Responded** _____

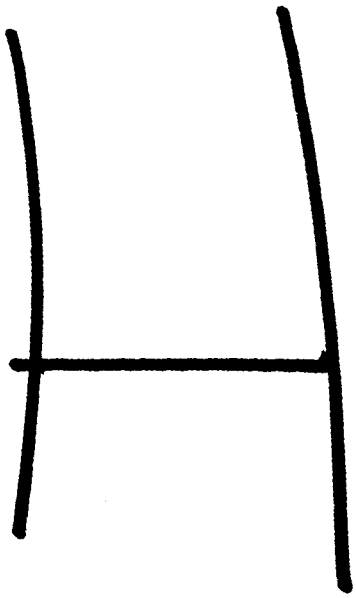
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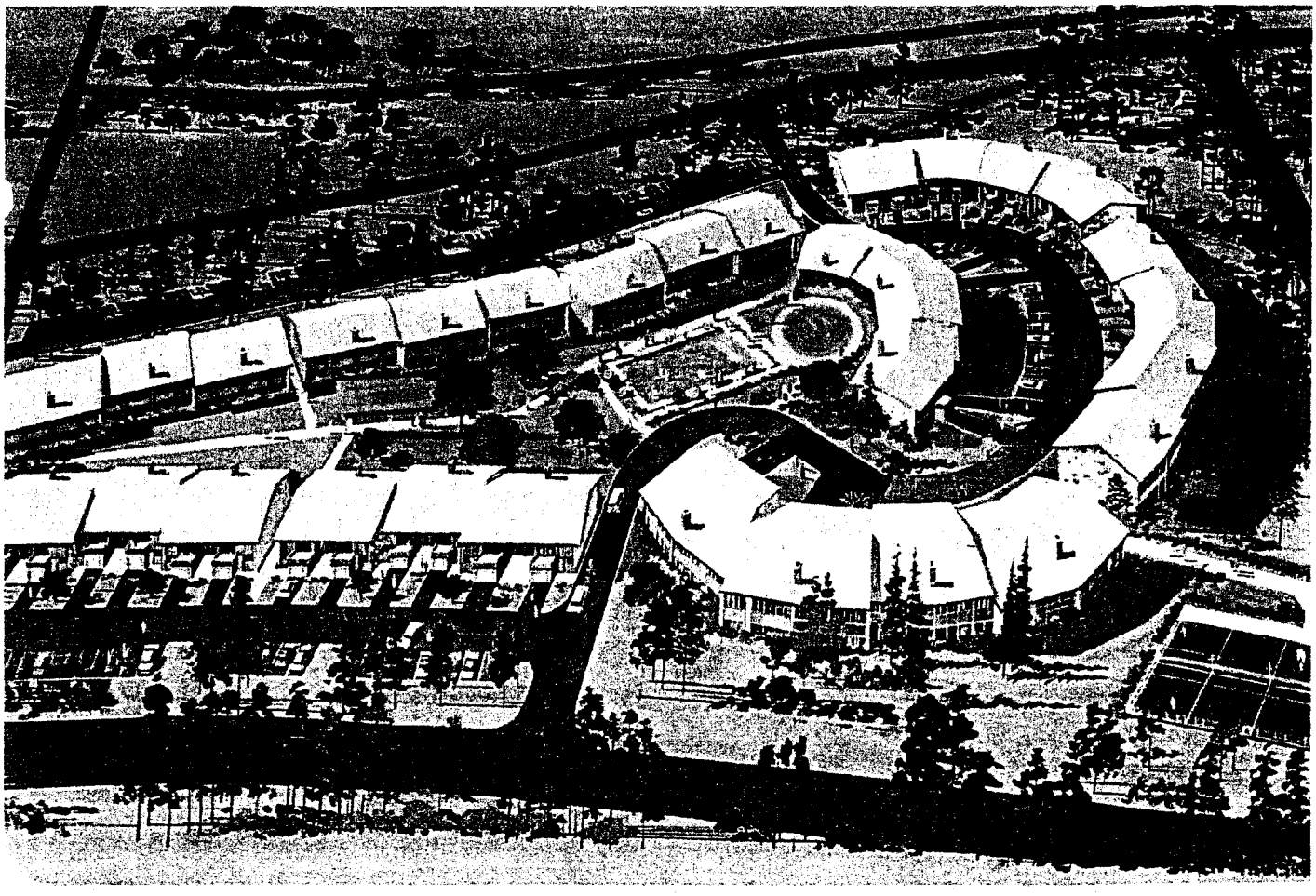




History of Lake Country Estates Condominiums

Oconomowoc, Wisconsin

November, 2004



Lake Country Estates

Lake Country Estates Condominium Association's first meeting was held in November 1975 on the second floor of the Oconomowoc City Hall. It was established at the time that the Association would be on a fiscal year of November 1 through October 31. The decision was made that there would be seven members on the Board of Directors. Since there are seven buildings, the goal was to have one director from each building. Therefore, each building would be represented by a Board member. Each Board member would be responsible for reporting maintenance problems and other problems of their building to the Board of Directors. Unfortunately, it did not work out that way. The maintenance fee of $25.00 per month was voted on and passed unanimously. It was stated that Lake Country Estates was the first condo owner conversion, from rental apartments, in the State of Wisconsin.

Prior to November 1, 1975, Lake Country Estates were townhouse rentals and were highly advertised in the Milwaukee Journal/Sentinel newspaper. The rent was $345.00 per month plus an additional $15.00 for one dog or one cat. The unit at 969 Armour Road was the model apartment open for showing to prospective renters. That unit was beautifully furnished and decorated. The apartment manager lived in the unit at 975 Armour Road. The first building to be built was the twelve units on Armour Road. Then the twelve unit and six unit buildings on Valentine Road were built. The next two buildings constructed were the two bedroom units on Lake Country Court. The last to be built were the six unit and sixteen unit buildings on Lake Country Court.

The buildings were two to five years old when the apartment complex owners over-extended themselves financially and were unable to pay their creditors. At that point Waukesha County Court's decision was to convert the rental apartments into condominiums. The Court established the selling price of the two-bedroom condos at $35,900.00 and the three-bedroom condos at $37,900.00. The renters were given the option to buy the unit that they were occupying or request to buy another unit and a percentage of the rent that they had paid in the past would go toward payment on their condo. In the end, all the renters who intended to buy a condo, bought the one that they were occupying, no one requested a different one. There were 26 original owner occupied condos. There were 34 condos allocated to the creditors according to the amount owed to them. After the creditors' debts were satisfied, the remaining condos were put up for sale to the public.

There were bushes between the patios, but no trees on the street side of the condos. There was only one old oak tree and one small crab apple tree located between the Armour and Valentine buildings. The oak tree was filled with cement in its trunk, which was a desperate attempt to save it. It had to be removed because it became a hazard to the Armour building. It was replaced with a Linden tree, which has grown into a wonderful shade tree. The crab apple tree continues to bloom in all its beauty every spring. It is located near the pool and next to the little foot bridge/sidewalk. On the patio side of the two-bedroom units there was a golf putting green; remember there were no trees there.

The playground equipment and fencing are original. There was a large sandbox with a cover, however, the cover was often left off the sandbox. It seemed that every cat in Oconomowoc knew about that huge litter box. No more sand boxes for this complex!

The original tennis court faced east and west and was very close to the patios that are located near the basketball court. The tennis court was in bad shape and a decision had to be made to replace it or to eliminate it. The majority voted to replace it. It was moved to the present location facing north and south. The association had saved every year and had enough money to pay the approximate price of just under $30,000 for a new tennis court. No assessment was necessary!

The siding on some of the buildings was so bad that when it was windy the siding would flap in the wind like a "wave". Finally, the boards were ripped off until the manufacturer's name was found on the back of one of the boards. The manufacturer reimbursed the association a certain percentage of the replacement cost. The association had enough money to pay the difference, no assessment was necessary!

Originally, every other unit had "harvest gold" or "avocado green" colored kitchen appliances. Also, everyone had one bedroom with gold carpet and one bedroom with olive carpet.

Approximately 15 years ago, Lake Country Estates Condominium Association was awarded "Most beautiful yard of the month" by the Oconomowoc Garden Club!

Originally, there was a central antenna system for all the condos. But as age and parts were no longer available and cable was coming into existence, it was decided to disconnect the central antenna system. The options for the condo owners were to subscribe to cable or to put a TV antenna in their attic. No antennas were allowed on the roof!!

The original pool had a one meter diving board located in the deep end of the pool which was eleven feet deep. The kids were lined up outside the gate waiting for their turn at the diving board. One day the diving board broke and that was the end of that. The diving board was never replaced and the insurance rate went down. Everything was fine until the pool started to leak so badly that the putting green turned into a squishy water park for dozens and dozens of kids. Approximately 90-95 percent of the families had two to four children. The putting green did not survive that summer, but the kids really had a good time! The two-bedroom units did not get any water in their lower level when the pool leaked. At one point the pool was leaking so badly that it was necessary to have two and sometimes three garden hoses running in order to keep the pool filled. A few years later the Association had saved up enough money to replace the old pool at an approximate cost of $30,000.00. No assessment was necessary! The new pool was formed inside the old pool. The steps and railing were added. The pool crew started the job at dawn and finished at dusk. They lined the pool with heavy wire fencing and with a large hose (similar to the hoses that are used to blow insulating material into attics) blew Gunite material into the fencing which formed the walls of the new pool. Once they started the job, there was no stopping until the whole pool was finished, therefore, no seams in the pool. The wrought iron fence surrounding the deck of the pool was originally aqua in color. Eventually, the brown rust was making the fence look bad. The solution was to paint the fence brown. The kids were invited to paint the fence and in return they could have lunch from Scotties or the Kiltie. The kids responded in abundance, so the parents pooled their money together in order to pay for the lunches. Eventually, the iron fence rusted through at the bottom, was leaning in all directions, and became a safety hazard. The solution was to form cement pillars so that the bottom of the fence could be anchored. That worked so well it was decided to put some wood slats on the cement pillars and have benches! All labor was provided by resident volunteers. Resident volunteers have repainted them periodically. Originally, the pool equipment was located in the apartment manager's basement at 975 Armour Road. After that unit was sold, the pool volunteers had to go into that basement in order to have access to the pool equipment. When money was finally

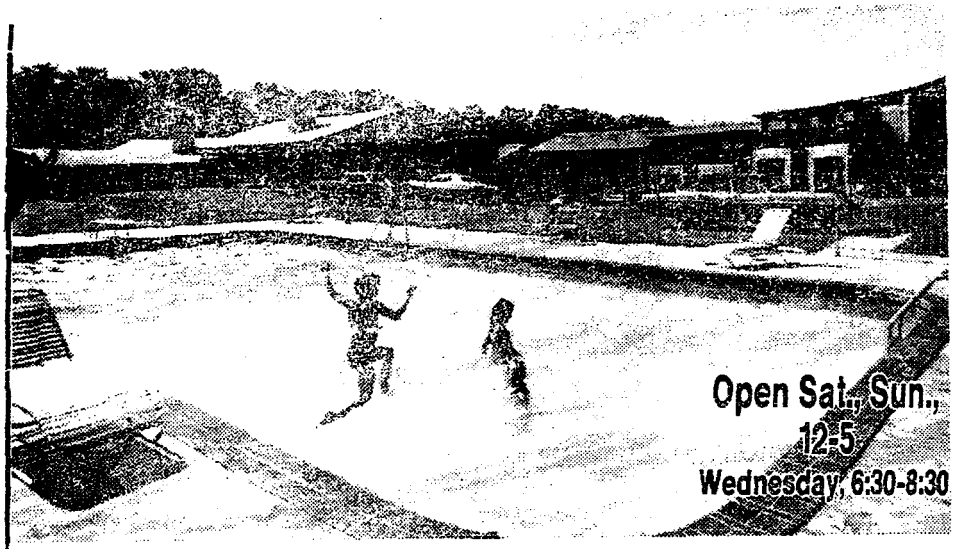
available, it was decided to dig a pump room and have the pool equipment moved out of the private condo and put into that area. A couple of years later, some of the residents volunteered to build a gazebo on top of the pump room that housed the pool equipment. The gazebo is an asset that has greeted many people throughout the years. The existing white metal chairs and patio tables are the original pool furniture.

Originally, the pool was locked only at night by a master key. It was never locked during the day, so the residents did not need a key to get into the pool. People came and went as they pleased, including non-residents. Finally, it got so bad that strangers were parking anywhere in the area and coming into the pool. They would select a name from a mailbox and claim that they were their guests. When asked which condo and the first names of the resident, they could not remember. In order to control the situation, a decision was made to issue pool keys to the residents.

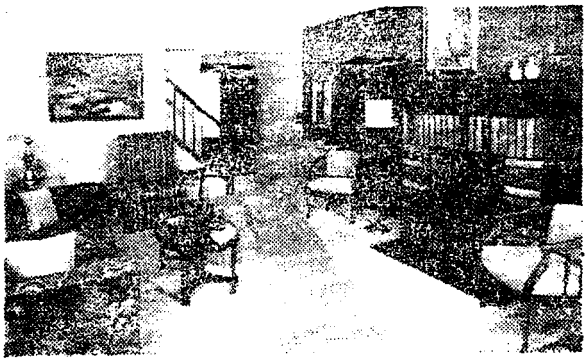
When the 67 by-pass was built, the city closed Valentine Road. It was ripped up and a barricade was installed at the end of the pavement bordering the Village of Oconomowoc Lake. The Association was not notified in advance of the city's decision to close Valentine Road. The Association believed that this was a dangerous situation in case of a fire. The large fire and safety equipment would have to back out from Valentine Road to Lake Country Court to Armour Road in order to turn around. A law suit was filed against the city requesting to have the road replaced. After a lengthy time period, the city replaced Valentine Road. Shortly after the road was replaced, there was a fire on Valentine Road. It was obvious then that it would have been a disaster if that road had not been there.

Over the years our history will continue to change and evolve as well as our residents. Through careful planning each year, we will strive to continue making this a great place to live and a beautiful residence for all of us to enjoy.

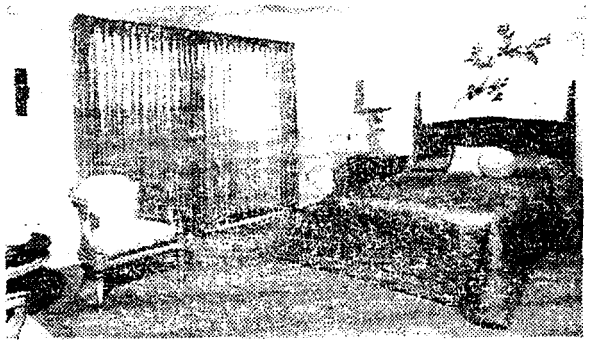
Written by: Carol Brockelman, long time resident and Lake Country Estates Condominium owner. September, 2004.



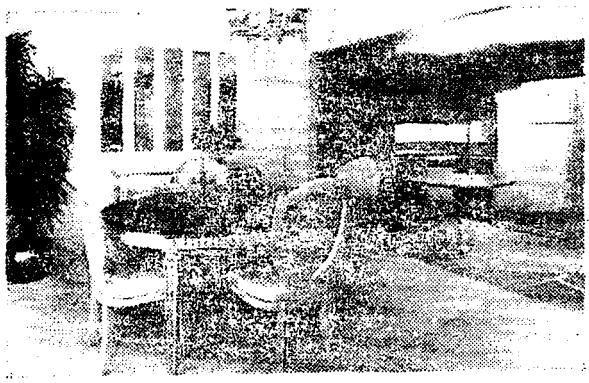
Act Now! An exciting Conversion
SAVE $$$ at LAKE COUNTRY ESTATES



MODEL TOWNHOUSE LIVING ROOM



MODEL TOWNHOUSE BEDROOM



MODEL TOWNHOUSE DINING ROOM & KITCHEN

2 & 3 BEDROOM TOWNHOUSES CONDOMINIUMS

OCONOMOWOC, WIS.
MODEL AT 969 ARMOUR RD.

*These models have been appraised in Excess of $40,000, but will be offered for a limited time at a Bargain Price of:

$37,900 3 BEDROOM
$35,900 2 BEDROOM

These beautiful and spacious units feature the Following:

1. Approximately 1,800 sq. ft., full basement, garage, separate front and rear entrances.
2. Central air conditioning.
3. Fully carpeted.
4. Color coordinated appliances (range, refrigerator, dishwasher).
5. Formal dining room with china cabinet.
6. Huge kitchen with a multitude of cabinets and breakfast table.
7. 1½ ceramic tiled baths.
8. Sliding glass doors to private patio and balcony off master bedroom.
9. Wood burning masonry fireplace.
10. All oak trim throughout.
11. Lannon stone and cedar construction.
12. Attractive, wooded area, beautifully landscaped.

***SWIMMING POOL**
***TENNIS COURTS**

A few huge 2 bedroom units with family room and 2 baths are also available, which includes the same features as the 3 bedroom units.

If you are interested in a rare opportunity, see these excellent townhomes now.

For a personal showing, please telephone 786-6543.

DIRECTIONS: I-94 west to Hwy. 67, north on 67 to Armour, east on Armour 2 blocks to model.

786-6543

910 Elm Grove Rd