CC&Rs
Ravina Estates Owner Assoc.

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NEW COVER SHEET LANGUAGE
REQUIRED AS OF NOVEMBER 1, 2004
(Attach this to Disclosure Papers)

1. THESE ARE THE LEGAL DOCUMENTS COVERING YOUR RIGHTS AND RESPONSIBILITIES AS A CONDOMINIUM OWNER. IF YOU DO NOT UNDERSTAND ANY PROVISIONS CONTAINED IN THEM, YOU SHOULD OBTAIN PROFESSIONAL ADVICE.

2. THESE DISCLOSURE MATERIALS GIVEN TO YOU AS REQUIRED BY LAW MAY, WITH THE EXCEPTION OF THE EXECUTIVE SUMMARY, BE RELIED UPON AS CORRECT AND BINDING. FOR A COMPLETE UNDERSTANDING OF THE EXECUTIVE SUMMARY, CONSULT THE DISCLOSURE DOCUMENTS TO WHICH A PARTICULAR EXECUTIVE SUMMARY PERTAINS. ORAL STATEMENTS MAY NOT BE LEGALLY BINDING.

3. YOU MAY AT ANY TIME WITHIN 5 BUSINESS DAYS FOLLOWING RECEIPT OF THESE DOCUMENTS, OR FOLLOWING NOTICE OF ANY MATERIAL CHANGES IN THESE DOCUMENTS, CANCEL IN WRITING THE CONTRACT OF SALE AND RECEIVE A FULL REFUND OF ANY DEPOSITS MADE. IF THE SELLER DELIVERS LESS THAN ALL OF THE DOCUMENTS REQUIRED, YOU MAY, WITHIN 5 BUSINESS DAYS FOLLOWING RECEIPT OF THE DOCUMENTS, DELIVER A REQUEST FOR ANY MISSING DOCUMENTS. IF YOU TIMELY DELIVER A REQUEST FOR MISSING DOCUMENTS, YOU MAY, AT ANY TIME WITHIN 5 BUSINESS DAYS FOLLOWING THE EARLIER OF EITHER THE RECEIPT OF THE REQUESTED DOCUMENTS OR THE SELLER'S DEADLINE TO DELIVER THE REQUESTED DOCUMENTS, CANCEL IN WRITING THE CONTRACT OF SALE AND RECEIVE A FULL REFUND OF ANY DEPOSITS MADE.

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"DISCLOSURE MATERIALS"

"RAVINA ESTATES"

A Condominium

3800-3802-3804 North Lake Drive

Village of Shorewood, Wisconsin 53211

DECLARANT

RAVINA ESTATES, A WISCONSIN JOINT VENTURE

9991 West North Avenue

Wauwatosa, Wisconsin 53226

JOSEPH SILENO, DECLARANT'S AGENT

9991 West North Avenue

Wauwatosa, Wisconsin 53226

THESE ARE THE LEGAL DOCUMENTS COVERING YOUR RIGHTS AND RESPONSIBILITIES AS A CONDOMINIUM OWNER. IF YOU DO NOT UNDERSTAND ANY PROVISIONS CONTAINED IN THEM, YOU SHOULD OBTAIN PROFESSIONAL ADVICE.

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YOU MAY AT ANY TIME WITHIN 5 BUSINESS DAYS FOLLOWING RECEIPT OF THESE DOCUMENTS, OR FOLLOWING NOTICE OF ANY MATERIAL CHANGES IN THESE DOCUMENTS, CANCEL IN WRITING THE CONTRACT OF SALE AND RECEIVE A FULL REFUND OF ANY DEPOSITS MADE.

DECLARATION
TABLE OF CONTENTS

ARTICLE I	DIVISION OF CONDOMINIUM INTO SEPARATE FREEHOLD ESTATES.	PAGE 3
ARTICLE II	DESCRIPTION AND LOCATION OF THE BUILDINGS AND UNITS.	PAGE 3
ARTICLE III	DESCRIPTION OF COMMON ELEMENTS AND GENERAL COMMON ELEMENTS.	PAGE 3 -4
ARTICLE IV	DESCRIPTION OF LIMITED COMMON ELEMENTS	PAGE 4
ARTICLE V	PERCENTAGE OF OWNERSHIP IN COMMON ELEMENTS.	PAGE 4
ARTICLE VI	ASSOCIATION OF UNIT OWNERS.	PAGE 4 - 5
ARTICLE VII	MAINTENANCE, ALTERATION AND IMPROVEMENT OF CONDOMINIUM.	PAGE 5 - 6
ARTICLE VIII	ASSESSMENTS.	PAGE 6 - 7
ARTICLE IX	RESTRICTIONS ON USE, OCCUPANCY AND TRANSFER	PAGE 7 - 10
ARTICLE X	RECONSTRUCTION AFTER LOSS.	PAGE 11 - 12
ARTICLE XI	INSURANCE.	PAGE 12 - 13
ARTICLE XII	RIGHTS OF DECLARANT	PAGE 13 - 15
ARTICLE XIII	AMENDMENT OF DECLARATION	PAGE 16
ARTICLE XIV	REMEDIES FOR VIOLATION BY UNIT OWNER	PAGE 16
ARTICLE XV	SERVICE OF PROCESS	PAGE 16
ARTICLE XVI	RIGHT OF ENTRY	PAGE 17
ARTICLE XVII	CONSTRUCTION AND EFFECT	PAGE 17 - 18

Order: 6RPQZF55J
Address: 3618 N Lake Dr
Order Date: 10-29-2026
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DECLARATION OF CONDOMINIUM

OF

RAVINA ESTATES, A CONDOMINIUM

THIS DECLARATION is made and entered into by RAVINA ESTATES, a Wisconsin joint venture (the "Declarant"), pursuant to Chapter 703 of the Wisconsin Statutes, the Condominium Ownership Act, as the same may be amended, renumbered or renamed from time to time (the "Act").

WITNESSETH:

Declarant owns certain real property (the "Property"), described on Exhibit A appended hereto. Declarant has constructed thereon one (1) residential multi-family building (a "Building") containing a total of three (3) residential dwelling units, together with certain other improvements in connection therewith. The Property, together with all Buildings and improvements, is hereinafter called the "Condominium."

Declarant intends by this Declaration to submit the Property and improvements to the condominium form of ownership under the Act and further desires to establish, for its own benefit and that of all future owners and occupants of the Condominium, certain easements, rights, restrictions and obligations with respect to the ownership, use and maintenance of the Condominium on the terms and conditions hereinafter set forth. This Declaration contemplates an "expandable" condominium which may include three (3) additional buildings containing not more than an additional nine (9) residential dwelling units if fully developed; but Declarant shall be under no obligation and makes no representation that any part or all of the expandable features described herein shall be developed.

The name of the Condominium shall be "RAVINA ESTATES", a Condominium. The address of the Condominium is set forth on Exhibit C attached hereto.

NOW, THEREFORE, Declarant, the fee owner of the Property, by this Declaration hereby (i) submits the Property and the improvements, subject to taxes and assessments not yet due and payable, municipal and zoning ordinances, development agreements, recorded easements and restrictions, if any, easements or rights in favor of any utility and all other matters of record, to the condominium form of use and ownership as provided in the Act and this Declaration; (ii) establishes and imposes the following provisions, restrictions, conditions, easements and uses to which the Condominium may be put; and (iii) specifies that the provisions of this Declaration shall constitute covenants to run with the land and shall be binding on Declarant, its successors and assigns, and all subsequent owners and occupants of all or any part of the Condominium.

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Order Date: 10-29-2026
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ARTICLE I

DIVISION OF CONDOMINIUM INTO SEPARATE FREEHOLD ESTATES

Declarant divides the Condominium into the following separate freehold estates:

1. Three (3) separate freehold estates (collectively called the "Units" and individually called a "Unit"), consisting of the space or area of a Building contained within the boundaries of each such Unit as follows:

a. The vertical boundaries shall be: the interior undecorated surfaces of the perimeter walls of the Unit on each floor or floors of the Unit.

b. The horizontal boundaries shall be: (i) lower boundary - the plane or planes of the lower surface of the concrete basement floor; (ii) upper boundary - the plane or planes of the interior undecorated ceilings.

c. All windows, window frames, doors, garage doors, including all glass and locks in windows, doors and garage doors, shall be considered a part of the Unit.

2. A freehold estate in the "Common Elements" of the Condominium as hereinafter described.

ARTICLE II

DESCRIPTION AND LOCATION OF THE BUILDINGS AND UNITS

The Building and other improvements are shown on the site map and survey appended hereto as Exhibit B.

The respective addresses of the Units are described on Exhibit C appended hereto.

The Units, their respective designations and locations within the Building and the Common Elements to which the Units have access are shown on the floor plans of the Condominium appended hereto as Exhibit D. The exterior and interior dimensions shown on Exhibit D are only approximations of the exact dimensions of the Building and Unit when constructed.

Each Unit shall be serviced and separately metered for utilities, except for sewer and water. Sewer, water, trash and snow management, general landscaping and maintenance shall be common expenses of the Condominium.

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Order Date: 10/10/2016
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ARTICLE III

DESCRIPTION OF COMMON ELEMENTS AND GENERAL COMMON ELEMENTS

The Common Elements shall consist of all of the Condominium improvements, areas, fixtures, equipment and facilities except the individual Units. The Common Elements are divided into two (2) different types, known as the General Common Elements and the Limited Common Elements. The General

Common Elements shall consist of all of the Common Elements except the Limited Common Elements as described below.

ARTICLE IV

DESCRIPTION OF LIMITED COMMON ELEMENTS

The Limited Common Elements are reserved for the exclusive use of the owner or occupant of the Unit to which they are appurtenant. The Limited Common Elements consist of the outside porch, patio, deck, and/or front entrance courtyard, and attic areas, if any, immediately adjacent and appurtenant to each Unit to which it has access by a door or doors from the Unit, and one (1) mailbox at a location designated by the Association.

ARTICLE V

PERCENTAGE OF OWNERSHIP IN COMMON ELEMENTS

1. Ownership. The ownership of each Unit shall include a 1/3rd or 33.33% undivided interest in the Common Elements.

2. Sharing of Expenses and Surpluses. The common surpluses and expenses of the Condominium relating to Common Elements shall be shared among the owners of all Units according to the percentage of their undivided interest in the Common Elements as expressed above, and with respect to the Declarant shall be shared as follows: When an occupancy permit is issued for a Unit, commencing sixty (60) days after issuance of such permit, Declarant shall share to the extent of one-half (1/2) of the percentage of its' undivided interests in the Common Elements for each such unsold Unit; provided, however, that Declarant shall pay its full percentage of its undivided interests in the Common Elements for all Units retained by Declarant for use as models or offices and for all Units retained by Declarant during such time as they are leased by Declarant.

3. Use of Surpluses. All common surpluses of the Condominium for each fiscal year of the Association shall be credited, as deemed appropriate by the Board of Directors, to the replacement reserves or general funds for common expenses of the Condominium for the next succeeding fiscal year or years in accordance with the percentage of undivided interest of each Unit owner in the Common Elements as aforesaid.

ARTICLE VI

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Address: 3618 N Lake Dr
Order Date: 10-29-2026
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ASSOCIATION OF UNIT OWNERS

1. Administration. The Condominium shall be administered by a non-profit corporation known as Ravina Estates Owner's Association, Inc. (the "Association"). The Association shall adopt By-Laws and Rules and Regulations in furtherance thereof. The Assocation shall be managed by a Board of Directors ("Board of Directors").

2. Membership and Voting. Each Unit owner shall be a member of the Association. One (1) vote shall appertain to each Unit. Membership shall commence and terminate with ownership. The manner of sharing and casting ballots shall be set forth in the By-Laws. Declarant shall be entitled to vote without regard to whether it shares expenses pursuant to Article V hereof.

3. Declarant Control. Prior to the conveyance by Declarant of Twenty-five (25%) Percent of the undivided interest in the General Common Elements to purchasers, the Association shall hold a meeting and the Unit owners other than the Declarant shall elect one-third (1/3) of the Board of Directors.

4. Association Management. Subject to Article XII, the Board of Directors shall employ a professional property manager, management company or managing agent on a salaried basis with such experience and qualifications and on such terms and conditions as may be acceptable to the Board of Directors. Any such agreement must be terminable without fee upon not more than ninety (90) days notice and the term thereof may not exceed two (2) years.

5. Initial Working Capitals. Each purchaser of a Unit from Declarant or from a Unit owner shall advance One Thousand ($1,000.00) Dollars to the Association at the time of conveyance for the common expenses of the Association. Each advance shall be credited to such purchaser and shall be returned to such purchaser upon subsequent conveyance of the Unit and payment of a like advance by the subsequent purchaser.

ARTICLE VII

MAINTENANCE, ALTERATION AND IMPROVEMENT OF CONDOMINIUM

1. Unit Owner's Responsibility. The owner of each Unit shall: (a) maintain in good condition and repair and replace all of the components or installations within or used by the Unit, including but not limited to, all utility lines and installations, the heating, air conditioning, humidifier and electrical air filter systems for the Unit, fixtures, appliances, water heater, interior walls, partitions, flooring, ceilings, windows, window frames, doors, patio doors and garage doors, including all glass and locks in windows, doors, patio doors and garage doors, any electric garage door openers and mechanical apparatus necessary thereto; (b) paint and decorate the interior of the perimeter walls and all walls and surface areas within the Unit; (c) keep the porch, patio, deck and/or front entrance courtyard immediately adjacent and appurtenant to the Unit in a clean and neat condition; (d) keep and maintain in good and orderly condition its Limited Common Elements; and (e) reimburse the Association for the repair and replacement of any portion of the Common Elements damaged through the fault or negligence of such owner or such owner's family, guests or invitees or any other occupants of the Unit.

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2. Association Responsibility. The Association shall maintain in good condition and repair, and replace and operate all of the Common Elements, except as provided above. Notwithstanding anything contained in Section 1 above, it is expressly provided that the painting or staining of the exterior surface of all garage doors and Unit exterior doors shall be an Association responsibility.

3. Structural Changes by Owners. An owner of a Unit shall make no changes within such Unit which will affect the structural soundness of a Building of which it is a part, or which will intrude into the Common Elements, without the consent of the Board of Directors, and shall promptly report to the Association any need for repairs, the responsibility for which is that of the Association. If a Unit owner desires to make such a change and such change will result in an increase in the premium for the insurance required under Article XI hereof, then such Unit owner shall be responsible for and shall pay such increase. If any Unit owner desires to make a change or changes within his Unit which may affect the structural soundness of the Building of which it is a part or which will intrude into the Common Elements, such Unit owner shall notify the Board of Directors in writing of his intention and desire to make such change or changes together with a copy of the final plans and specifications therefor and a copy of the building permit issued in connection therewith. The Board of Directors shall have a period of ten (10) days from its receipt of such written notice to object to such change or changes, in which event the Unit owner may not make such change or changes. If no objection by the Board of Directors is received by the Unit owner within such ten (10) day period, then the consent of the Board of Directors shall have been deemed to be given; provided that the Board of Directors may give notice of objection pending a report from the insurance carrier regarding any increase in the premium as described above or pending receipt by the insurance carrier of such increase if the Board of Directors so elects.

Decorations; Signs; Porches; Patios; Decks; and
urtyards. No Unit owner shall decorate or alter the
ents without the consent of the Board of Directors.
a Unit, except the Declarant, may erect, post or
ters, signs or advertising material on the Common
No awnings, enclosures or storm doors or windows
stalled on or over porches, patios, decks or entrance
without the prior written approval of the Board of
nd the Shorewood Building and Aesthetics Board. (when required)
l be used or stored only on rear porches, patios and
not on front entrance courtyards, and only if they
type using a cover in place while in use. Porches,
ks and front entrance courtyards shall not be used
, including the storage of motorcycles, baby
bicycles, wagons, etc. or for handling, shaking or
aundry, carpet, rugs or clothing.

Structural Changes by Association. Except as reserved to the Declarant, its successors and assigns, the Association shall not make or permit any alterations to the exterior of any Building or make any other substantial alterations or additions of a structural nature or otherwise to the Common Elements without the affirmative vote of two-thirds (2/3) of the Board of Directors. In no case shall any such alterations or additions prejudice the rights of any owner of a Unit unless his written consent has been obtained.

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Order date: 10-10-2024
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ARTICLE VIII

ASSESSMENTS

1. Liability; Late Payments. The By-Laws shall set forth the manner of making and collecting assessments against

the Unit owners for common expenses of the Condominium. Each Unit owner shall be liable for such fractional or percentage interest of the common expenses of the Condominium as is provided in Article V hereof. Any assessment or installment not paid within ten (10) days of its due date shall be delinquent and the Unit owner shall be charged interest at a rate not in excess of the lower of (i) the highest rate not prohibited by law, or (ii) Eighteen (18%) Percent per annum on the unpaid assessment or installment, calculated from the date when the assessment or installment was first due until the date it is paid. All payments upon account shall be first applied to the interest, if any, and then to the assessment payment first due.

2. Liens. If a Unit owner defaults in the payment of any assessment or installment, the Association shall take appropriate measures as provided by law in accordance with the By-Laws. The lien for unpaid assessments provided in the Act shall also secure reasonable attorney's fees incurred by the Association incident to the collection of such assessment or enforcement of such lien. In any foreclosure of a lien for assessments, the owner of a Unit subject to a lien shall be required to pay a reasonable rental for the Unit and the Association shall be entitled to the appointment of a receiver to collect the same.

3. Rights of Mortgagees. Any first mortgagee who obtains title to a Unit pursuant to remedies provided in the mortgage or foreclosure of the mortgage shall not be liable for such Unit's unpaid assessments which accrued prior to the acquisition of title to such Unit by such mortgagee.

4. Statement of Assessments. The Association, upon receipt of a purchaser's name, proposed number of occupants, and proposed date of closing shall within ten (10) days after request provide a Certificate of Sale to the purchaser of any Unit which states the existence, if any, of outstanding general or special assessments against the owner of the Unit being sold. Notwithstanding anything to the contrary contained in the preceding sentence, all Units conveyed by Declarant shall be deemed to be conveyed free from all such outstanding general or special assessments and no such letter shall be required or given as to such Units.

ARTICLE IX

RESTRICTIONS ON USE, OCCUPANCY AND TRANSFER

1. Residential Purposes Only. Each Unit shall be occupied and used only for private dwelling purposes and for no other purposes. No trade or business shall be carried on anywhere within the Condominium, except as otherwise provided herein.

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Order Date: 12-02-2006
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2. Leases of Units. The Declarant may lease a Unit on such terms and conditions as it desires in its sole discretion. Any owner other than Declarant may lease a Unit for a term of not less than twelve (12) months and to not more than four (4) people, not more than one (1) of whom is unrelated. Any person occupying a Unit with the authority of an owner shall comply with all of the provisions hereof imposed on an owner. No rooms in any Unit may be rented and no transient tenants may be

accommodated. If a Unit owner intends to leave such Unit for a period of more than three (3) weeks, such owner shall notify the Association prior thereto of his forwarding address and of a telephone number where he can be reached. Any Unit owner other than Declarant intending to lease a Unit shall notify the Association of the tenant's or tenants' name or names, residence telephone number, business location and business phone, and shall provide the Association with a copy of the lease and the Unit owner's address for receipt of notices. If a Unit owner fails to comply with these provisions, the Association may monthly assess the owner of the Unit being leased a lease fee (the "Lease Fee") equal to twice the monthly assessment charged under Article VIII hereof until the owner has complied. The Lease Fee may be collected in the same manner as the assessments as is provided in Article VIII hereof.

3. Pets. No reptiles or uncaged birds shall be permitted within the Condominium. Unit owners may keep no more than two (2) pets per Unit; provided, however, that:

(i) the pet is under twenty-six inches (26") in height when measured from the base of it's fore-paw to the top of the corresponding shoulder;

(ii) the pet is not permitted on any of the Common Elements while unattended or unleashed;

(iii) the individual attending the pet immediately disposes of any and all of their pet's droppings in the manner prescribed by the Association;

(iv) the owner of the pet complies with the rules of pet ownership as promulgated by the Association; and

(v) the pet must immediately and permanently be removed from the Condominium if, in the sole judgment of the Board of Directors, any pet is or becomes offensive, a nuisance or harmful in any way to the Condominium or those owning or occupying therein, or otherwise violates the terms of this paragraph 3 or rules promulgated under subparagraph (iv). Any and all costs of repairing damage caused by a pet shall be borne by its owner. Any Unit owner failing to comply with this subparagraph (v) shall be assessed a monthly pet fee in an amount of Five Hundred Dollars ($500.00) per month until the owner has complied. Such pet fee may be collected in the same manner as assessments under Article VIII hereof. Notwithstanding anything to the contrary herein, possession of pets on the Condominium shall not be considered a property right.

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Order Date: 10-25-2026
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4. No Obstructions. No owner shall cause or permit the Common Elements, except the Limited Common Elements, to be so used as to deny to other owners the full use of such portion of the Common Elements. Accordingly, there shall be no obstruction of any Common Elements. Walks and drives shall be

kept clean and orderly. Junked, inoperative or unlicensed vehicles and vehicles licensed as trailers, vans, trucks, campers, camping trucks, house trailers, boats, boat trailers, motorcycles, mopeds, motorized bicycles, snowmobiles or land vehicles or the like shall not be stored, parked or placed on the Condominium. No vehicle shall occupy, park upon or otherwise block the access to or exit from a Unit or garage. No maintenance or lubrication of any vehicle shall be permitted anywhere on the Condominium. Bicycles shall be placed only in those areas designated by the Association. Garage doors shall be closed at all times, unless attended or presently in use.

5. Waste. The unreasonable or unsightly accumulation of waste, litter, excess or unused building materials or trash is prohibited, and garbage containers shall be situated only in the garage, except on garbage pick-up days, on which days garbage containers may be temporarily moved to curb-side. No materials shall be consumed by fire in incinerators, open fires or elsewhere.

6. Antennas, Temporary Structures. No antennas for television or aerials for radios shall be erected on any roof or any other portion of the Condominium, except any community antennas or cable receivers erected by Declarant or the Association or any individual antennas erected or installed with the prior consent of the Board of Directors, and except when installed within attic areas. No structure, trailer, tent, shack or barn, temporary or otherwise, except for those maintained by Declarant, shall be placed or maintained on any portion of the Condominium nor shall any clothes hangers or clothesline be placed or maintained within or on the Condominium, except within a Unit.

7. Utility Lines. Any supply lines, waste lines, pipes, wires, conduits or public utility lines running through a Unit which serve more than one Unit shall be Common Elements.

8. Encroachments. If any portion of the Common Elements encroaches upon a Unit or any Unit encroaches upon the Common Elements or upon any other Unit, a valid easement for the encroachment and for the maintenance of the same shall exist for so long as it stands. Minor encroachments of parts of a Building due to reconstruction of a part or all of a Building shall be permitted and a valid easement for such encroachments and the maintenance thereof shall exist from the owners of Units in such Building.

9. Mutual Enjoyment. Each Unit shall be used only for such purposes and to such extent as will not overload or interfere with any Common Elements or the enjoyment thereof by the owners of other Units.

Order: 6RPQZF55J
Property: 2618 N Lake Dr
Order Date: 10-08-2024
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10. Noxious Activity. No use or practice shall be allowed on the Condominium which: (a) is a nuisance, or (b) is immoral or improper or offensive in the opinion of the Board of Directors, or requires any alteration of or addition to any Common Elements, or (c) is in violation of the By-Laws or Rules and Regulations of the Association, or (d) unreasonably interferes with or is an unreasonable annoyance to the peaceful possession or proper use of the Condominium by other Unit owners or occupants, including the use of musical instruments,

television, or radios at such times or in such volumes of sound as to be objectionable.

11. Acts Affecting Insurance. No Unit owner or occupant shall commit or permit any violation of the policies of insurance taken out by the Board of Directors in accordance with the provisions of Article XI hereof (the "Association Policies"), or do or permit anything to be done, or keep or permit anything to be kept, or permit any condition to exist, which might (i) result in termination of any such policies, (ii) adversely affect the right of recovery thereunder, (iii) result in reputable insurance companies refusing to provide Association Policies, or (iv) result in an increase in the insurance rate or premium unless, in the case of such increase, the Unit owner responsible for such increase shall pay the same. If the rate of premium payable with respect to the Association Policies or with respect to any policy of insurance carried by any Unit owner, as permitted by the provisions of Article XI hereof, shall be increased or shall otherwise reflect the imposition of a higher rate than that applicable to the lowest-rated Unit, (a) by reason of anything that is done or kept in a particular Unit, or (b) as a result of the failure of any Unit owner or any occupant of a Unit to comply with the requirements of the Association Policies, or (c) as a result of the failure of any such Unit owner or occupant to comply with any of the other terms and provisions of this Declaration, the By-Laws or the Rules and Regulations, then the Unit owner of that particular Unit shall reimburse the Association and such other Unit owners respectively for the resulting additional premiums which shall be payable by the Association or such other Unit owners, as the case may be. The amount of any such reimbursement due the Association may without prejudice to any other remedy of the Association be enforced by assessing the same to that particular Unit pursuant to the By-Laws.

12. Legal Restrictions. No unlawful use may be made of the Condominium or any part thereof and each Unit owner shall strictly comply with all valid laws, orders, rules and regulations of all governmental agencies having jurisdiction thereof (collectively "Legal Requirements"). Compliance with any Legal Requirements shall be accomplished by and at the sole expense of the Unit owner or owners or the Association, as the case may be, whichever shall have the obligation under this Declaration to maintain and repair the portion of the Condominium affected by any such Legal Requirements. Each Unit owner shall give prompt notice to the Board of Directors of any written notice it receives of the violation of any Legal Requirements affecting its Unit or the Condominium. Notwithstanding the foregoing provisions, any Unit owner may, at its expense, defer compliance with and contest, by appropriate proceedings prosecuted diligently and in good faith, the validity or applicability of any Legal Requirements affecting any portion of the Condominium which such Unit owner is obligated to maintain and repair, and the Association shall cooperate with such Unit owner in such proceedings, provided that:

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Order Date: 11-25-2025
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(i) Such Unit owner shall pay and shall defend, save harmless, and indemnify the Board of Directors, the Association and each other Unit owner against all liability, loss or damage which any of them respectively shall suffer by reason

of such contest and any noncompliance with such Legal Requirements, including reasonable attorneys' fees and other expenses reasonably incurred; and

(ii) Such Unit owner shall keep the Board of Directors advised as to the status of such proceedings. ((i) and (ii) above collectively called the "Conditions as to Contest").

Such Unit owner need not comply with any Legal Requirements so long as it shall be so contesting the validity or applicability thereof, provided that (a) noncompliance shall not create a dangerous condition or constitute a crime or an offense punishable by fine or imprisonment, and (b) no part of any Building shall be subject to being condemned or vacated by reason of noncompliance or otherwise by reason of such contest ((a) and (b) are called the "Conditions as to Deferral of Compliance"). The Association may also contest any Legal Requirements without being subject to the Conditions as to Contest and may also defer compliance with any Legal Requirements, but only subject to the Conditions as to Deferral of Compliance. The costs and expenses of any contest by the Association shall be a common expense.

ARTICLE X

RECONSTRUCTION AFTER LOSS

1. Reconstruction. In the event of fire, casualty or any other disaster affecting one or more of the Units in a Building or other improvements on the Condominium (the "Damaged Premises"), the Damaged Premises shall be reconstructed and repaired, unless otherwise provided herein. Reconstruction and repair as used herein shall mean restoring the Damaged Premises to substantially the same condition they were in prior to the fire, casualty or disaster. The Association shall undertake to cause such reconstruction and repair to be accomplished within a reasonable period of time.

2. Insufficient Insurance Proceeds. If the insurance proceeds are insufficient to reconstruct or repair the Damaged Premises, then:

(a) The Condominium shall be subject to an action for partition upon obtaining the written consent of at least three-quarters (3/4) of the Unit owners entitled to a vote. In the case of partition, the net proceeds of sale together with any net proceeds of insurance (the "Partition Proceeds") shall be considered as one fund and shall be divided among all Unit owners in the Damaged Premises in accordance with the following formula:

$$\frac{\text{Unit square footage}}{\text{Total square footage of all Units in the Damaged Premises}} \times 100 = \text{Percentage of undivided interest in Partition Proceeds}$$

Order: 6RPQ2F53J
Address: 3618 N Lake Dr
Order Date: 10-29-2020
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If the Damaged Premises are Common Elements, the Partition Proceeds shall be divided among all Unit owners in accordance with their respective interests in the Common Elements.

(b) If the consent required under subparagraph (a) above is not obtained within ninety (90) days from the date of the loss, then the Damaged Premises shall be reconstructed and repaired by the Association with the insurance proceeds and owners of Units in the Damaged Premises shall be assessed for the deficiency in accordance with the following formula:

$$\frac{\text{Unit square footage} \times 100}{\text{Total square footage of all Units in the Damaged Premises}} = \text{Percentage of undivided interest in the deficiency}$$

The provisions of Article VIII shall apply to all sums assessed for any deficiency. If the Damaged Premises are Common Elements, the deficiency shall be shared by the owners of all Units in accordance with their respective interests in the Common Elements.

3. Substantial Damages. If two-thirds (2/3) or more of a Building and other improvements above foundation are destroyed, regardless of the sufficiency of any insurance proceeds for reconstruction and repair of the Damaged Premises, no such reconstruction and repair shall take place unless, within ninety (90) days from the date of the loss, such reconstruction and repair have been approved by at least two-thirds (2/3) of the Unit owners entitled to a vote. If such approval is not given within 90 days, then the Condominium shall be subject to an action for partition in the same manner as is provided in paragraph 2(a) above.

ARTICLE XI

INSURANCE

1. Association Insurance. The Board of Directors shall obtain and continue in effect insurance coverage on each Building and other improvements on or within the Condominium in an amount equal to the maximum insurable replacement value, with "agreed amount", "condominium replacement cost", and "all risk" endorsements, without deduction or allowance for depreciation, which amount shall be determined annually by a recognized appraiser or insurer as selected by the Board of Directors, together with a "waiver of subrogation" with respect to all Unit owners, their family members and officers and directors of the Association, affording protection against loss or damage by fire and such hazards covered by a standard extended coverage endorsement and such other risks or hazards as from time to time shall be customarily covered with respect to buildings similar in construction, location and use. Said insurance shall be for the benefit of the Association and the owners of Units and their mortgagees as their interests may appear; provided, however, all proceeds payable by reason of said insurance shall be paid to the Association as trustee for the owners of Units and their mortgagees for the express purpose of reconstruction and repair or as otherwise provided in Article X hereof. The foregoing provisions of this Article are without prejudice to the right of any owner of a Unit to obtain individual Unit insurance; but no owner of a Unit shall be entitled to exercise his right to maintain individual Unit insurance in such a way as to decrease the amount which the Association may realize as trustee under any insurance policy

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required hereunder. In addition to the insurance coverage provided above, the Board of Directors shall obtain public liability insurance in such amounts equal to or exceeding $1,000,000.00 and with such coverage as it may deem suitable under the circumstances. The Board of Directors may also obtain such other insurance as it shall determine from time to time to be desirable. Each policy obtained by the Association shall contain a "severability of interest" endorsement and a standard mortgagee clause endorsed to provide that the proceeds are payable to the Association for the use and benefit of the mortgagee as their interests may appear.

2. Cost; Waiver. All insurance premiums for any insurance coverage obtained by the Board of Directors shall be a common expense of the Condominium. The Association and each Unit owner hereby expressly waive any claim it or they may have against the other for any loss insured under any policy obtained by the Board of Directors, however caused, including such losses as may be due to negligence of such other party, its agents or employees. All such policies of insurance shall contain a provision that they are not invalidated by the foregoing waiver, but such waiver shall cease to be effective if the existence thereof precludes the Association from obtaining any such policy.

3. Exclusions From Coverage. Notwithstanding anything to the contrary herein, the insurance coverage obtained by the Board of Directors shall exclude (i) any coverage on any personal property located within or appurtaining to the exclusive use of a Unit, including but not limited to, appliances, patio door and window glass, drapes, carpeting and floor coverings, wall coverings, such as wallpaper, mirrored walls and paneling and (ii) any liability coverage on a Unit owner, its guests, invitees, employees or any other occupants of such Unit, arising out of any and all occurrences and happenings within a Unit and/or relating in any way whatsoever to said personal property. It is the sole responsibility of each Unit owner to obtain such insurance coverages as are excluded from the insurance coverage obtained by the Board of Directors.

ARTICLE XII

RIGHTS OF DECLARANT

1. Control of Association. Until the expiration of the earlier of ten (10) years from the date the first Unit is conveyed to any person other than Declarant or thirty (30) days after the conveyance by Declarant of Seventy-five (75%) Percent of the undivided interest in the General Common Elements to purchasers, Declarant, or its successors and assigns, acting alone shall have the right to appoint and reappoint the members of the Board of Directors, other than those elected pursuant to Article VI, Section 3 hereof, and amend the By-Laws and this Declaration.

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2. Other Rights. Pending the sale of all of the Units on the Condominium, including any Units on the Expansion Real Estate described in Article XIII, Declarant, or its successors and assigns, acting alone:

a. may, but shall not be obligated to, manage and operate the Condominium in accordance with the provisions of this Declaration; but any agreement for professional management of the Condominium, or any other contract providing for services of Declarant, shall not exceed two (2) years and shall provide for termination by either party without cause and without payment of a termination fee upon not more than ninety (90) days written notice;

b. may use the Common Elements and any unsold Units on the Condominium in any manner as may facilitate the sale or leasing of all Units thereon, including, but not limited to, in connection therewith, maintaining a sales and/or rental office or offices and models (regardless of whether all the non-model Units in a Building are sold), showing the Condominium or maintaining signs;

c. reserves the right to (i) grant easements upon, over, through and across the Common Elements as may be required for furnishing any kind of utility services, including cable television or master antenna service, which easements may be granted to itself or its nominee and/or as may be necessary for excavation and construction of any of the Buildings or Units, (ii) grant easements upon, over, through or across the Common Elements for ingress and egress to and from the Condominium and other real property adjacent to it, and (iii) grant easements for road, sewer and other utility purposes across, over and under the Common Elements for the benefit of other lands provided that in the instrument creating such easement Declarant shall specify a method by which the maintenance costs of such easement shall be shared by the Assocation and such other users and provided that use of such easements will not be reasonably anticipated to overburden the existing use of the Common Elements.

d. reserves the right to (i) change the design, exterior materials or location of any Building prior to construction; (ii) change the type of any Unit prior to construction; (iii) make alterations and changes to the design or exterior materials of any Building or any part thereof subsequent to construction; and (iv) alter and change the interior materials and the interior arrangement of any Unit owned by the Declarant; but any changes referred to in (i) or (ii) above shall be reflected in an amendment to this Declaration; and

e. reserves the right to reallocate the boundaries between adjoining Units owned by Declarant or its successors and assigns, in which event Declarant, or its successors and assigns, shall cause this Declaration to be amended so as to, among other things, (i) reflect such reallocation and (ii) apportion between the Units affected by such reallocation the use of Limited Common Elements.

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By acceptance of a deed of conveyance of a Unit from Declarant, the grantee of such Unit and each successor in title to such Unit or an interest therein shall, in the event of the occurrence of any or all of the events specified in the first paragraph of this Article or at subparagraphs c, d, and e of the second paragraph of this Article, be deemed to consent and agree to the action so taken. Each such grantee of a Unit and each successor in title to such Unit or an interest therein,

hereby constitutes and appoints Declarant, its successors and assigns, as its true and lawful attorney (i) to execute, deliver and record on behalf of the grantee and each successor in title to such Unit or an interest therein, such instruments, if any, as may be required to effectuate the same, and (ii) to do all other things necessary to accomplish the action so taken.

ARTICLE XIII

EXPANSION OF CONDOMINIUM

1. Right to Expand. Declarant expressly reserves unto itself, its successors and assigns, the right to expand the Condominium, without the consent or approval of any Unit owner, at any time and from time to time on or prior to the expiration of ten (10) years from the date of recording this Declaration, by subjecting all or any portion of the real estate described on Exhibit E appended hereto (the "Expansion Real Estate") to this Declaration and by constructing thereon, either before or after such expansion, no more than an additional nine (9) Units. DECLARANT SHALL BE UNDER NO OBLIGATION TO AND MAKES NO REPRESENTATION THAT IT WILL EXPAND OR CONSTRUCT ANY PART OR ALL OF THE CONDOMINIUM AS SUCH RIGHTS ARE RESERVED HEREIN. The Units on the Expansion Real Estate and their owners and any Common Elements thereon will become subject to and will be entitled to the benefits of the provisions of this Declaration.

2. Effect of Expansion. Upon each such expansion:

a. The percentage of undivided interest in the Common Elements appertaining to each Unit shall be the number one (1) divided by the total number of Units then subject to this Declaration.

b. The common surpluses and expenses of the Condominium shall be shared among the owners of all Units according to the percentage of their undivided interest in the General Common Elements, in accordance with Article V as adjusted in the manner set forth above; provided, however, that the special provision in Article V relating to Declarant shall extend to all like Units in the Expansion Real Estate.

c. Each owner of a Unit shall be a member of the Association and one vote shall appertain to each Unit.

3. Method of Expansion. The right of expansion reserved herein shall be exercised by the recording of an amendment to this Declaration and an amendment to each of the Exhibits appended hereto in the Office of the Register of Deeds for Milwaukee County, Wisconsin. NONE OF THE PROVISIONS CONTAINED IN THIS DECLARATION SHALL BE CONSTRUED TO CREATE ANY OBLIGATION ON BEHALF OF DECLARANT, ITS SUCCESSORS AND ASSIGNS, TO IN FACT EFFECT SUCH EXPANSION.

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Expiration: 10-29-2026
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4. Construction Easement. Declarant hereby reserves an easement across the Condominium for the purpose of constructing such expansion Buildings.

5. Unit Owner Consent. By acceptance of deed of conveyance of a Unit from Declarant, the grantee of such Unit

and each successor in title to such Unit or an interest therein shall, in the event of an expansion of the Condominium as aforesaid, be deemed to consent and agree to the expansion and all action so taken by Declarant, or its successors and assigns, to effectuate the same, including but not limited to, the recording of amendments as aforesaid and the adjustment of the percentage of undivided interest in the General Common Elements appurtaining to such Unit as aforesaid. Each such grantee of a Unit and each successor in title to such Unit or an interest therein, hereby constitutes and appoints Declarant, its successors and assigns, as its true and lawful attorney (i) to execute, deliver and record on behalf of the grantee and each successor in title to such Unit or an interest therein, such amendments and such other instruments, if any, as may be required to effectuate the expansion and (ii) to do all other things necessary to accomplish the action so taken.

ARTICLE XIV

AMENDMENT OF DECLARATION

Subject to Declarant's right to amend this Declaration as set forth in Article XII above, this Declaration may only be amended in a writing executed by the presiding officer of the Association and attested by another officer, with the written consent of at least Seventy-five (75%) Percent of the Unit owners and mortgagees. No amendment shall change the rights of Declarant as contained in this Declaration. Any amendment to this Declaration shall become effective when recorded in the Office of the Register of Deeds for Milwaukee County, Wisconsin, and no action to challenge the validity of an amendment under this Article may be brought more than one (1) year after the amendment is recorded.

ARTICLE XV

REMEDIES FOR VIOLATION BY UNIT OWNER

If any Unit owner fails to comply with the Act, this Declaration or the By-Laws, such Unit owner shall be liable for damages caused by the failure or for injunctive relief, or both, by the Association or by any other Unit owner.

ARTICLE XVI

SERVICE OF PROCESS

Service of process shall be made on JOSEPH SILENO, 9991 West North Avenue, Wauwatosa, Wisconsin 53226, as registered agent for the Association. Any change in the person or location for the service of process designated by the Board of Directors shall become effective upon the recording of notice thereof in the Office of the Register of Deeds in which this Declaration is recorded.

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ARTICLE XVII

RIGHT OF ENTRY

The Declarant, for itself and its successors and assigns, reserves the right of entry to each Unit by itself or its agents or any person authorized by the Board of Directors to make installations, alterations or repairs, upon prior request and at times convenient for the owner or occupant thereof; provided, however, that in case of emergency, entry of the Unit may be made immediately, whether the owner or occupant of the Unit is or is not present and without liability to Declarant, the Board of Directors or their agents. Any damage or loss caused as a result of such entry shall be at the expense only of the Unit owner if, in the judgment of those authorizing the entry, such entry was for emergency purposes.

ARTICLE XVIII

CONSTRUCTION AND EFFECT

1. Number and Gender. Whenever used herein, unless the context shall otherwise provide, the singular number shall include the plural, the plural shall include the singular, and the use of any gender shall include all genders.

2. Captions. The captions and Article headings herein are intended only as matters of convenience and for reference and in no way define or limit the scope or intent of the various provisions hereof.

3. Successors and Assigns. All rights and benefits reserved or covenanted in favor of the Declarant under this Declaration shall inure to the benefit of and be binding upon its successors and assigns. Any reference in this Declaration to the "successors and assigns" of Declarant shall be deemed to refer only to such person or entity to whom Declarant has expressly assigned all of said rights and benefits by an instrument in writing specifically identifying the provisions so assigned.

4. Severability. If any provision, or any part thereof, of this Declaration or the application thereof to any person or circumstance shall, to any extent, be invalid or unenforceable, the remainder of this Declaration, or the application of such provision, or any part thereof, to persons or circumstances other than those to which it is held invalid or unenforceable, shall not be affected thereby. Each provision, or any part thereof, of this Declaration shall be valid, and be enforced, to the fullest extent permitted by law.

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5. Deemed Interests. Wherever in this Declaration a specified percentage of Unit owners or General Common Element interests is required for any action, decision or diminution of Declarant control or Declarant's rights, Declarant shall be deemed to own twelve (12) interests, less any interests for Units already conveyed at the time of such determination.

6. Acceptance of Deed. By acceptance of a deed of conveyance of a Unit from Declarant, the grantee of such Unit and each successor in title to such Unit or an interest therein

shall, in the event of the occurrence of any or all of the events specified in Articles XII and XIII, be deemed to consent and agree to the action so taken. Each such grantee of a Unit and each successor in title to such Unit or an interest therein, hereby constitutes and appoints Declarant, its successors and assigns, as its true and lawful attorney (i) to execute, deliver and record on behalf of the grantee and each successor in title to such Unit or an interest therein, such instruments, if any, as may be required to effect the same, and (ii) to do all other things necessary to accomplish the action so taken.

Executed at Milwaukee, Wisconsin, this 8th day of October, 1981.

RAVINA ESTATES, a joint venture, by

SILENO CONSTRUCTION, INC.,
its managing venturer

By: /s/ Joseph Sileno
Joseph Sileno, President

Signature of Joseph Sileno authenticated this 8th day of October, 1981.

/s/ Charles G. Crosse
Charles G. Crosse
Member, State Bar of Wisconsin

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Address: 3618 N Lake Dr
Order Date: 10-29-2015
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This instrument was drafted by Robert A. Teper, Hal Karas and Charles G. Crosse of Herz, Levin, Teper, Sumner & Croysdale, S.C.

Please return to:
Charles G. Crosse
Herz, Levin, Teper, Sumner & Croysdale, S.C.
Suite 2900
777 East Wisconsin Avenue
Milwaukee, Wisconsin 53202

EXHIBIT "A"

LEGAL DESCRIPTION OF THE PROPERTY

THE EAST 90.00 FT OF PARCEL 1 OF CERTIFIED SURVEY MAP NO. 3696, BEING A DIVISION OF PARCEL 2 OF CERTIFIED SURVEY MAP NO. 3108, PARCEL 2 OF CERTIFIED SURVEY MAP NO. 3489 AND PART OF GOVERNMENT LOTS 1 AND 2 IN THE NORTHEAST FRACTIONAL 1/4 OF SECTION 10, T 7 N, R 22 E, IN THE VILLAGE OF SHOREWOOD, MILWAUKEE COUNTY, WISCONSIN

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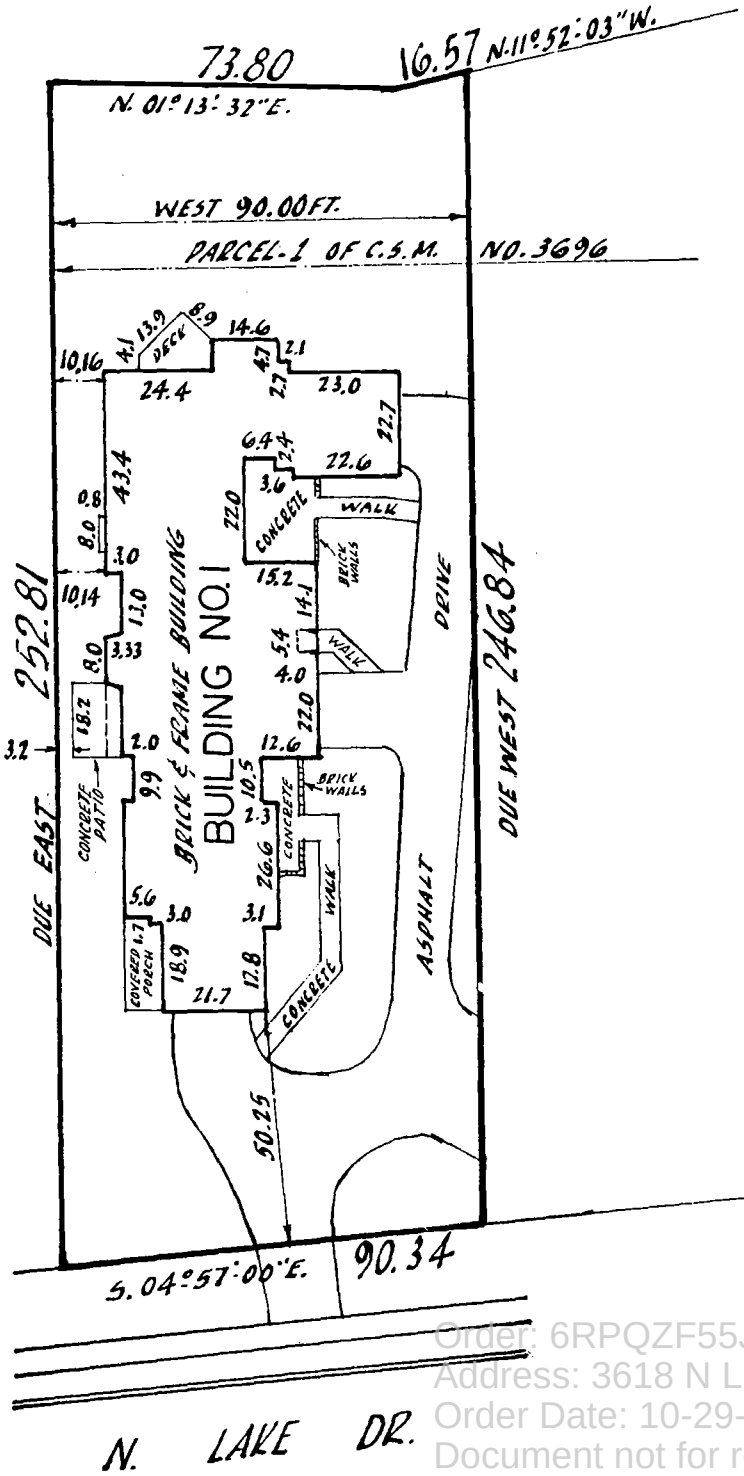
PLAT OF SURVEY

KNOWN AS 3800-02-04 NORTH LAKE DRIVE, IN THE VILLAGE OF SHOREWOOD, WISCONSIN THE EAST 90.00 FT OF PARCEL 1 OF CERTIFIED SURVEY MAP NO. 3696, BEING A DIVISION OF PARCEL 2 OF CERTIFIED SURVEY MAP NO. 3108, PARCEL 2 OF CERTIFIED SURVEY MAP NO. 3489, AND PART OF GOVERNMENT LOTS 1 AND 2 IN THE NORTHEAST FRACTIONAL 1/4 OF SECTION 10, T 7 N, R 22 E, IN THE VILLAGE OF SHOREWOOD, MILWAUKEE COUNTY, WISCONSIN

SEPTEMBER 22, 1981

SURVEY NO. 145214-S-1



SCALE: 1" = 40'

Order: 6RPQZF55J
Address: 3618 N Lake Dr
Order Date: 10-29-2026
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I, KENNETH E BERKE, DO HEREBY CERTIFY THAT I HAVE SURVEYED THE ABOVE DESCRIBED PROPERTY AND THAT THIS SURVEY IS AN ACCURATE REPRESENTATION OF THE EXTERIOR BOUNDARY LINES AND THE LOCATION OF THE BUILDINGS AND IMPROVEMENTS UPON THE SAID PROPERTY.

THIS CONDOMINIUM PLAT IS A CORRECT REPRESENTATION OF RAVINA ESTATES CONDOMINIUM AND THE IDENTIFICATION AND LOCATION OF EACH UNIT AND THE COMMON ELEMENTS CAN BE DETERMINED FROM THE PLAT. THE COMMON ELEMENTS ARE DEFINED TO BE ALL OF THE CONDOMINIUM PROPERTY EXCEPT THE INDIVIDUAL UNITS DESCRIBED IN THIS PLAT. THE UNDERSIGNED SURVEYOR MAKES NO CERTIFICATION AS TO THE ACCURACY OF DIAGRAMMATIC FLOOR PLANS OF THE CONDOMINIUM BUILDING(S) AND UNITS CONTAINED IN THE PLAT OR THE APPROXIMATE DIMENSIONS OR FLOOR AREAS THEREOF.

WISCONSIN
KENNETH E. BERKE S-107 MILWAUKEE, WIS.

Kenneth E Berke (SEAL)
KENNETH E BERKE, REGISTERED LAND SURVEYOR
S 107

EXHIBIT - B

EXHIBIT "C"

Unit Addresses
3800-3802-3804 North Lake Shore Drive
Milwaukee, Wisconsin

Building #1

Unit Number	Address
3800	3800 North Lake Shore Drive Milwaukee, Wisconsin
3802	3802 North Lake Shore Drive Milwaukee, Wisconsin
3804	3804 North Lake Shore Drive Milwaukee, Wisconsin

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Address: 3618 N Lake Dr
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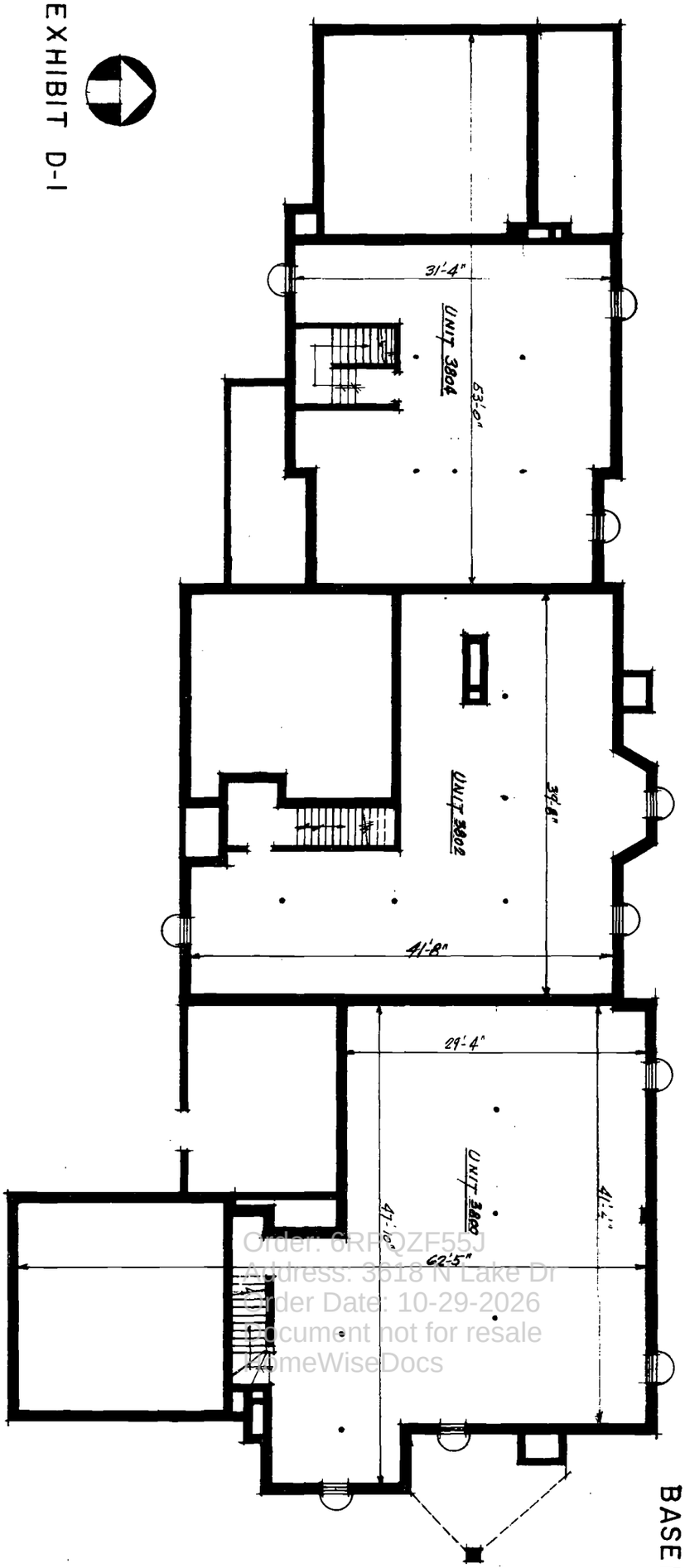
EXHIBIT D-1



Order: 6RFQZF55J
Address: 3518 N Lake Dr
Order Date: 10-29-2026
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BUILDING NO. 1

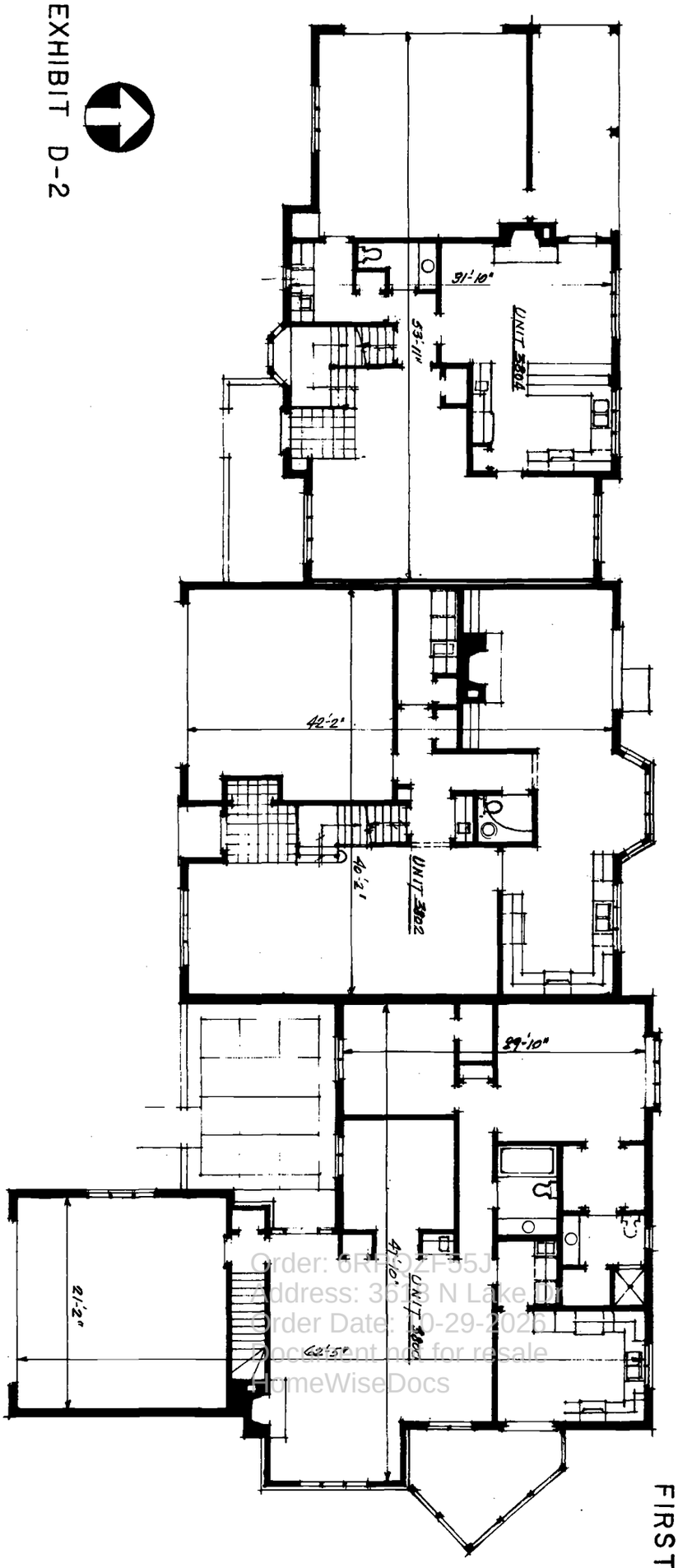
3800-02-04 N. LAKE DRIVE

BASEMENT PLAN

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 and Human Relations and the Village of Shorewood, Milwaukee County, Wisconsin.

Norman Breest, Professional Engineer E-05497

EXHIBIT D-2



Order: 6RFD2F55J
Address: 3803 N Lake Dr
Order Date: 10-29-2025
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BUILDING NO. 1

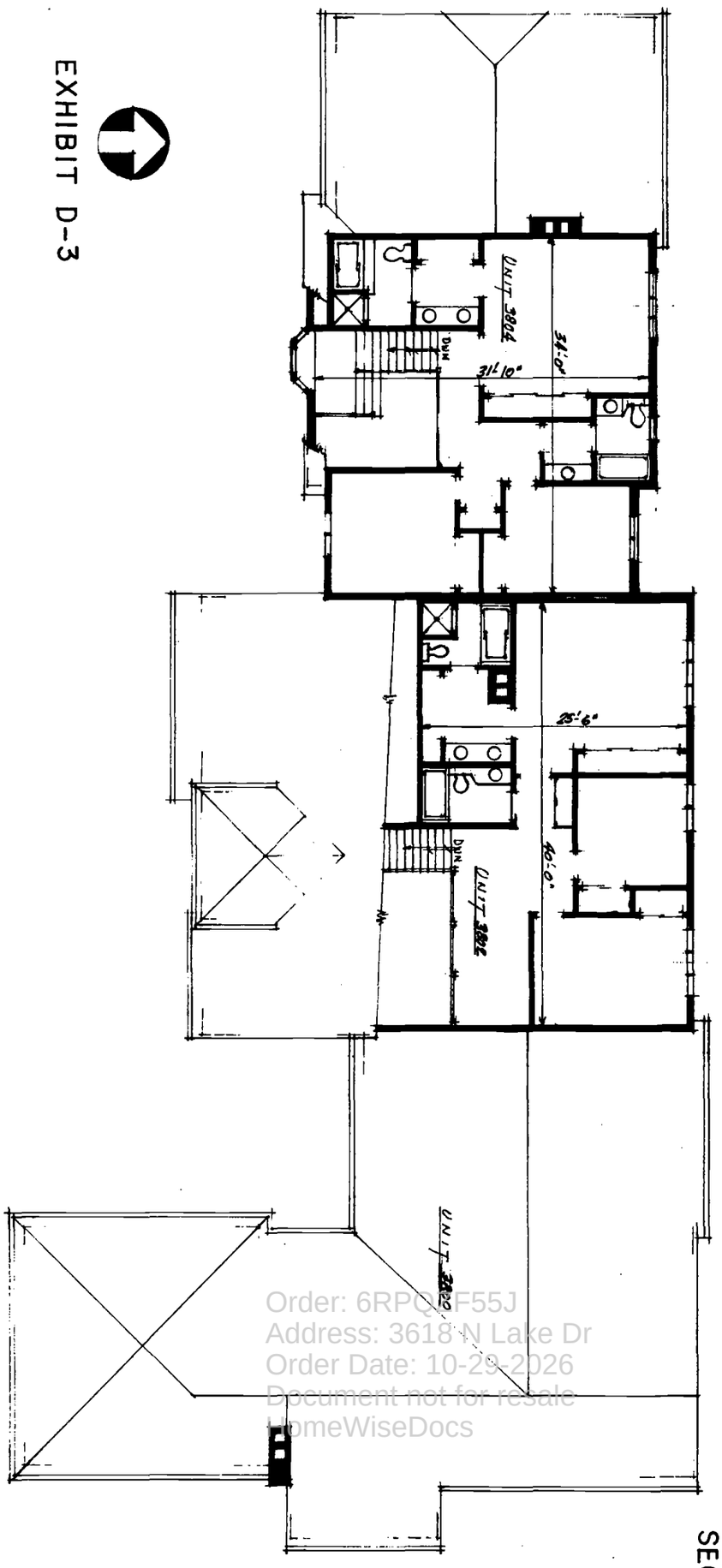
3800-02-04 N. LAKE DRIVE

FIRST FLOOR PLAN

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 and Human Relations and the Village of Shorewood, Milwaukee County, Wisconsin.

Norman Breest, Professional Engineer

EXHIBIT D-3



Order: 6RPQ2F55J
Address: 3618 N Lake Dr
Order Date: 10-29-2026
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BUILDING NO. 1

3800-02-04 N. LAKE DRIVE

SECOND FLOOR PLAN

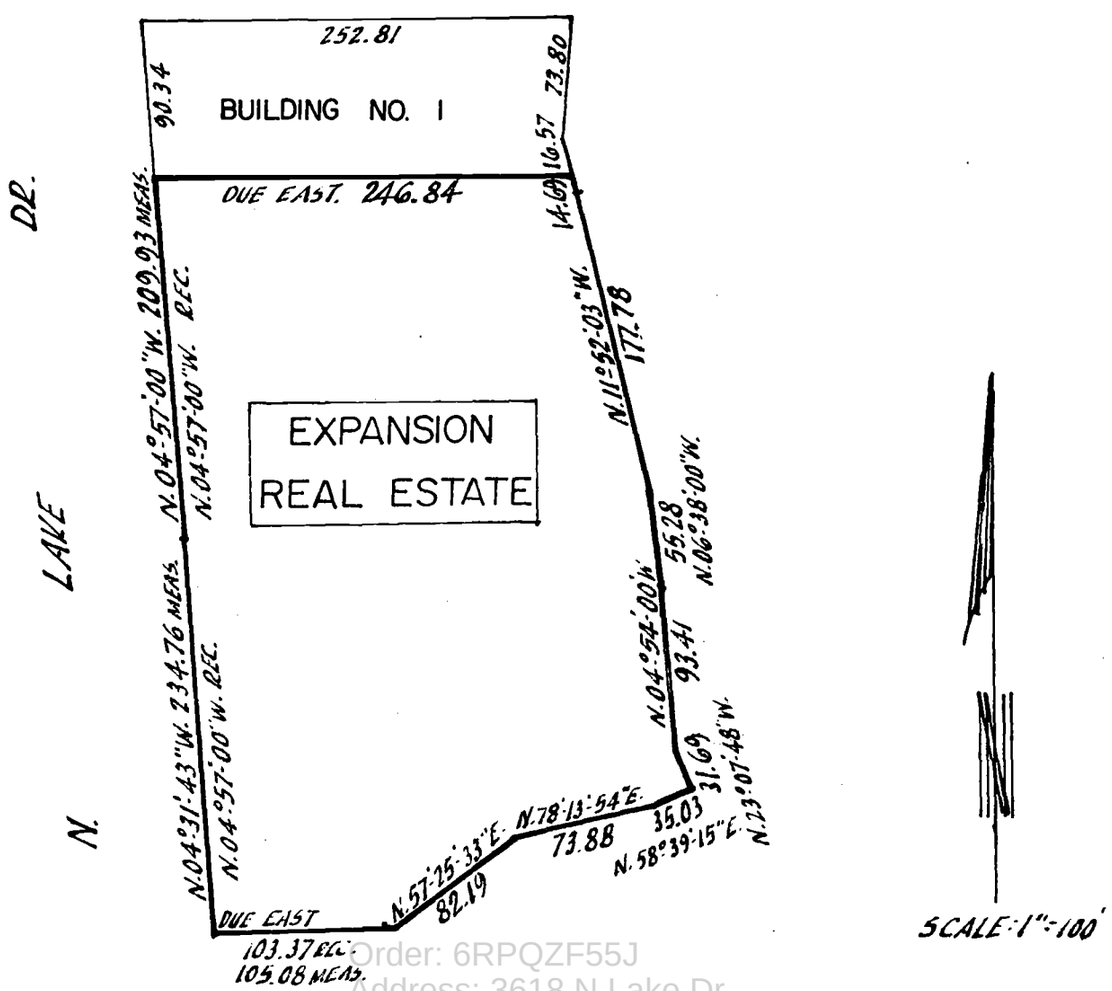
This is to certify that this drawing is an accurate representation of the floor plan of this building as filed with the Wisconsin Department of Industry Labor and Human Relations and the Village of Shorewood, Milwaukee County, Wisconsin.

Norman Breest, Professional Engineer

EXHIBIT "E"

LEGAL DESCRIPTION OF THE EXPANSION REAL ESTATE

ALL OF PARCEL 1, EXCEPTING THE EAST 90.00 FT. THEREOF, IN CERTIFIED SURVEY MAP NO. 3696, BEING A DIVISION OF PARCEL 2 OF CERTIFIED SURVEY MAP NO. 3108, PARCEL 2 OF CERTIFIED SURVEY MAP NO. 3489, AND PART OF GOVERNMENT LOTS 1 AND 2 IN THE NORTHEAST FRACTIONAL 1/4 OF SECTION 10, T 7 N, R 22 E, IN THE VILLAGE OF SHOREWOOD, MILWAUKEE COUNTY, WISCONSIN.



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AMENDMENTS

To

DECLARATIONS

of

RAVINA ESTATES

A. First Amendment to Declarations.

B. Second Amendment to Declarations.

C. Third Amendment to Declarations.

D. Fourth Amendment to Declarations.

E. Fifth Amendment to Declarations.

F. Sixth Amendment to Declarations.

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FIRST AMENDMENT TO
DECLARATION OF CONDOMINIUM
OF
RAVINA ESTATES

THIS FIRST AMENDMENT made this 14th day of October, 1981, by RAVINA ESTATES, a joint venture ("Declarant").

WITNESSETH:

Declarant has entered into a Declaration of Condominium of RAVINA ESTATES, a Condominium, which was recorded in the Office of the Register of Deeds for Milwaukee County, Wisconsin on October 8, 1981 in Reel 1407, Images 694 to 717, inclusive, as Document No. 5505086 and which subjected certain property described therein to the condominium form of ownership (the "Declaration"). Pursuant to the terms of Article XII of the Declaration, until the expiration of the earlier of ten (10) years from the date the first Unit is conveyed to any person other than Declarant or thirty (30) days after the conveyance by Declarant of seventy-five (75%) percent of the undivided interest in the General Common Elements to purchasers, Declarant acting alone may amend the Declaration. Declarant is the owner of all of the Units within the Condominium and now desires to amend the Declaration with respect to Exhibit "C" therein.

NOW, THEREFORE, Declarant, pursuant to said Article XII and as of the date hereof being the owner of all the Units within the Condominium, hereby amends the Declaration by deleting in its entirety Exhibit "C" and by substituting therefor the following Exhibit "C":

EXHIBIT "C"

Unit Addresses
3800-3802-3804 North Lake Drive
Village of Shorewood, Wisconsin 53211

Building #1

Unit Number	Address
3800	3800 North Lake Drive Village of Shorewood, Wisconsin
3802	3802 North Lake Drive Village of Shorewood, Wisconsin
3804	3804 North Lake Drive Village of Shorewood, Wisconsin

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Address: 3618 N Lake Dr
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Executed at Milwaukee, Wisconsin.

RAVINA ESTATES, a joint venture, by

SILENO CONSTRUCTION, INC., its managing venturer

By: /s/ Joseph Sileno
Joseph Sileno, President

AUTHENTICATION

Signature of Joseph Sileno authenticated this 14th day of October, 1981.

/s/ Charles G. Crosse IV
Charles G. Crosse IV
Member, State Bar of Wisconsin

Drafted by Charles G. Crosse of Herz, Levin, Teper, Sumner & Croysdale, S.C.

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Order Date: 10-29-2026
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Return to:

Charles G. Crosse
Herz, Levin, Teper, Sumner & Croysdale, S.C.
777 East Wisconsin Avenue
Milwaukee, Wisconsin 53202

SECOND AMENDMENT TO
DECLARATION OF CONDOMINIUM
OF
RAVINA ESTATES

THIS SECOND AMENDMENT made this 15th day of October, 1981, by RAVINA ESTATES, a joint venture ("Declarant").

WITNESSETH:

Declarant has entered into a Declaration of Condominium of RAVINA ESTATES, a Condominium, which was recorded in the Office of the Register of Deeds for Milwaukee County, Wisconsin on October 8, 1981 in Reel 1407, Images 694 to 717, inclusive, as Document No. 5505086, as amended by Amendment recorded as Document No. 5505957, and which subjected certain property described therein to the condominium form of ownership (the "Declaration"). Pursuant to the terms of Article XII of the Declaration, until the expiration of the earlier of ten (10) years from the date the first Unit is conveyed to any person other than Declarant or thirty (30) days after the conveyance by Declarant of seventy-five (75%) percent of the undivided interest in the General Common Elements to purchasers, Declarant acting alone may amend the Declaration. Declarant is the owner of all of the Units within the Condominium and now desires to amend the Declaration with respect to Exhibits "A", "B" and "E" therein.

NOW, THEREFORE, Declarant, pursuant to said Article XII and as of the date hereof being the owner of all the Units within the Condominium, hereby amends the Declaration in the following respects:

1. Exhibit "A" shall be deleted in its entirety and substituted with the Exhibit "A" appended hereto and made a part hereof.

2. Exhibit "B" shall be deleted in its entirety and substituted with the Exhibit "B" appended hereto and made a part hereof.

3. Exhibit "E" shall be deleted in its entirety and substituted with the Exhibit "E" appended hereto and made a part hereof.

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Address: 3618 N Lake Dr
Order Date: 10-29-2026
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Executed at Milwaukee, Wisconsin.

RAVINA ESTATES, a joint venture, by

SILENO CONSTRUCTION, INC., its managing venturer

By: /s/ Joseph Sileno
Joseph Sileno, President

AUTHENTICATION

Signature of Joseph Sileno authenticated this 15th day of October, 1981.

/s/ Charles G. Crosse, IV
Charles G. Crosse IV
Member, State Bar of Wisconsin

Drafted by Charles G. Crosse of Herz, Levin, Teper, Sumner & Croysdale, S.C.

Return to:

Charles G. Crosse
Herz, Levin, Teper, Sumner & Croysdale, S.C.
777 East Wisconsin Avenue
Milwaukee, Wisconsin 53202

Order: 6RPQ2F555
Address: 3618 N Lake Dr
Order Date: 10-29-2026
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EXHIBIT "A"

LEGAL DESCRIPTION OF THE PROPERTY

THE NORTH 90.00 FT OF PARCEL 1 OF CERTIFIED SURVEY MAP NO. 3696, BEING A DIVISION OF PARCEL 2 OF CERTIFIED SURVEY MAP NO. 3108, PARCEL 2 OF CERTIFIED SURVEY MAP NO. 3489 AND PART OF GOVERNMENT LOTS 1 AND 2 IN THE NORTHEAST FRACTIONAL 1/4 OF SECTION 10, T 7 N, R 22 E, IN THE VILLAGE OF SHOREWOOD, MILWAUKEE COUNTY, WISCONSIN

Order: 6RPQZF55J
Address: 3618 N Lake Dr
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11/3/82

THIRD AMENDMENT
TO
DELCARATION OF CONDOMINIUM
OF
RAVINA ESTATES

THIS THIRD AMENDMENT entered into this 12th day of November, 1982, by Ravina Estates, a joint venture ("Declarant").

WITNESSETH:

Declarant recorded a Declaration of Condominium of Ravina Estates, a Condominium in the Office of the Register of Deeds for Milwaukee County, Wisconsin on October 8, 1981 as Document No. 5505086 as amended by Documents No. 5505957 and 5506246 (the "Declaration"), which subjected certain property in the Village of Shorewood, Wisconsin to the Condominium Ownership Act (the "Act"). In Article XIII of the Declaration, Declarant reserved the right to expand the Condominium by subjecting to the Declaration parts or all of the real estate described in Exhibit E of the Declaration (the "Expansion Real Estate") and constructing buildings, units and other improvements thereon.

Declarant now desires to subject to the Declaration a portion of the Expansion Real Estate (the "Phase II Property") and to construct thereon a multi-unit building with three (3) units, together with further landscaped areas, walkways, driveways, fixtures, parking areas and sub-surface utility improvements.

The Phase II Property and improvements thereon, together with the condominium created under the Declaration, shall be referred to herein jointly as the "Condominium" and the property on which the Condominium is located is described in Exhibit 2A attached hereto. As used herein, the term "Unit owner" shall mean the owner of a Unit in any Building constructed on the Condominium, unless otherwise limited.

NOW, THEREFORE, Declarant, the fee owner of the Phase II Property, pursuant to Article XIII of the Declaration, hereby amends the Declaration by submitting the Phase II Property and improvements to the Act and the Declaration as though fully set forth therein at the time of recording the Declaration, subject to taxes and assessments not yet due and payable, municipal and zoning ordinances, recorded easements and restrictions, any other easements and/or rights in favor of gas, sanitary sewers, storm sewers, electric, telephone and water utilities, all other matters of record and the following restrictions and conditions:

Order: 6RPQZF55J
Address: 3618 N Lake Dr
Order Date: 10-29-2024
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Section 1. Article I of the Declaration is hereby amended by striking the number "three (3)" therefrom and replacing it with the number "six (6)."

Section 2. Article V of the Declaration is hereby amended by striking Section 1 and replacing it with the following:

"1. Ownership. The ownership of each Unit shall include a 1/6th or 16.67% undivided interest in the Common Elements."

Section 3. Exhibits A, B, C, D and E to the Declaration are hereby amended by expanding the same to include the attached Exhibits 2B, 2C and 2D and by substituting the new attached Exhibits 2A and 2E.

Section 4. Construction and Effect. (a) By constructing the Buildings described herein, Declarant does not waive any of the rights reserved in Article XIII nor does it represent that such Buildings are the full extent of the exercise of its rights thereunder. However, DECLARANT SHALL BE UNDER NO OBLIGATION AND MAKES NO REPRESENTATION THAT IT WILL FURTHER EXPAND OR CONSTRUCT ANY PART OR ALL OF THE EXPANSION REAL ESTATE AS SUCH RIGHTS ARE RESERVED. Attached hereto is Exhibit 2E setting forth so much of the Expansion Real Estate as has not been included in the Condominium.

(b) Except as otherwise stated herein, the provisions of the Declaration shall be deemed to extend to Units in all Buildings as though all had been fully set forth therein at the time of recording the Declaration.

Executed at Milwaukee, Wisconsin, this 12th day of November, 1982.

RAVINA ESTATES, a joint venture

By: Sileno Construction, Inc.,
its managing venturer

By: /s/Joseph Sileno
Joseph Sileno, Its President

Signature of Joseph Sileno authenticated this 12th day of November, 1982.

/s/Hal Karas
Hal Karas
Member State Bar of Wisconsin

This instrument was drafted by Robert A. Teper and Hal Karas of Herz, Levin, Teper, Sumner & Croysdale, S.C.

Please return to:

Hal Karas
Herz, Levin, Teper, Sumner & Croysdale, S.C.
777 East Wisconsin Avenue
Milwaukee, Wisconsin 53202

Box 153

Order: 6RPQZF55J
Address: 3618 N Lake Dr
Order Date: 10-29-2026
Document not for resale
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FOURTH AMENDMENT TO
DECLARATION OF CONDOMINIUM
OF RAVINA ESTATES

THIS FOURTH AMENDMENT made this 15th day of December, 1982 by RAVINA ESTATES, a joint venture ("Declarant").

WITNESSETH:

Declarant has entered into a Declaration of Condominium of RAVINA ESTATES, a Condominium, which was recorded in the office of the Register of Deeds for Milwaukee County, Wisconsin on October 8, 1981 as Document No. 5505086, as amended by Amendments recorded as Documents No. 5505957, 5506246 and 5577835 and which subjected certain property described therein to the condominium form of ownership (the "Declaration"). Pursuant to the terms of Article XII of the Declaration, until the expiration of the earlier of ten (10) years from the date the first Unit is conveyed to any person other than Declarant or thirty (30) days after the conveyance by Declarant of seventy-five percent (75%) of the undivided interest in the General Common Elements to purchasers, Declarant acting alone may amend the Declaration. Declarant is the owner of more than twenty-five percent (25%) of the General Common Elements within the Condominium and now desires to amend the Declaration with respect to Exhibits "2A", "2B" and "2E" therein.

NOW, THEREFORE, Declarant, pursuant to said Article XII and as of the date hereof, hereby amends the Declaration in the following respects:

1. Exhibit "2A" shall be deleted in its entirety and substituted with the Exhibit "2A" appended hereto and made a part hereof.

2. Exhibit "2B" shall be deleted in its entirety and substituted with the Exhibit "2B" appended hereto and made a part hereof.

3. Exhibit "2E" shall be deleted in its entirety and substituted with the Exhibit "2E" appended hereto and made a part hereof.

Executed at Milwaukee, Wisconsin.

RAVINA ESTATES, a joint venture
By: Sileno Construction, Inc.,
its managing joint venturer

By: /s/ Joseph Sileno
Joseph Sileno, Its President

Signature of Joseph Sileno authenticated this 15th day of December, 1982.

Order: 6DRQZE55J
Address: 3618 N Lake Dr
Order Date: 10-29-2026
Document not for resale
HomeWiseDocs

/s/ Mary Murrell
Notary Public, State of Wisconsin
My Commission: 10-2-83.

This instrument was drafted by Hal Karas, Herz, Levin, Teper, Sumner & Croysdale, S.C., 777 E. Wisconsin Avenue, Milwaukee, WI 53202

Please return to: Hal Karas, Box 153

FIFTH AMENDMENT
TO
DECLARATION OF CONDOMINIUM
OF
RAVINA ESTATES

THIS FIFTH AMENDMENT entered into by Ravina Estates, a joint venture ("Declarant").

WITNESSETH:

Declarant recorded a Declaration of Condominium of Ravina Estates, a Condominium in the Office of the Register of Deeds for Milwaukee County, Wisconsin on October 8, 1981 as Document No. 5505086 as amended by Documents No. 5505957, 5506246, 5577835 and 5583373 (the "Declaration"), which subjected certain property in the Village of Shorewood, Wisconsin to the Condominium Ownership Act (the "Act"). In Article XIII of the Declaration, Declarant reserved the right to expand the Condominium by subjecting to the Declaration parts or all of the real estate described in Exhibit E of the Declaration (the "Expansion Real Estate") and constructing buildings, units and other improvements thereon.

Declarant now desires to subject to the Declaration a portion of the Expansion Real Estate (the "Phase III Property") and to construct thereon a multi-unit building with two (2) units, together with further landscaped areas, walkways, driveways, fixtures, parking areas and sub-surface utility improvements.

The Phase III Property and improvements thereon, together with the condominium created under the Declaration, shall be referred to herein jointly as the "Condominium" and the property on which the Condominium is located is described in Exhibit 3A attached hereto. As used herein, the term "Unit owner" shall mean the owner of a Unit in any Building constructed on the Condominium, unless otherwise limited.

NOW, THEREFORE, Declarant, the fee owner of the Phase III Property, pursuant to Article XIII of the Declaration, hereby amends the Declaration by submitting the Phase III Property and improvements to the Act and the Declaration as though fully set forth therein at the time of recording the Declaration, subject to taxes and assessments not yet due and payable, municipal and zoning ordinances, recorded easements and restrictions, any other easements and/or rights in favor of gas, sanitary sewers, storm sewers, electric, telephone and water utilities, all other matters of record and the following restrictions and conditions:

Order: 6HPOZE551
Address: 3618 N Lake Dr
Order Date: 10-29-2025
Document not for resale
HomeWiseDocs

Section 1. Article I of the Declaration is hereby amended by striking the number "six (6)" therefrom and replacing it with the number "eight (8)."

Section 2. Article V of the Declaration is hereby amended by striking Section 1 and replacing it with the following:

"1. Ownership. The ownership of each Unit shall include a 1/8th or 12.5% undivided interest in the Common Elements."

Section 3. Exhibits 2A, 2B, 2C, 2D and 2E to the Declaration are hereby amended by expanding the same to include the attached Exhibits 3B, 3C and 3D and by substituting the new attached Exhibits 3A and 3E.

Section 4. Construction and Effect. (a) By constructing the Building described herein, Declarant does not waive any of the rights reserved in Article XIII nor does it represent that such Building is the full extent of the exercise of its rights thereunder. However, DECLARANT SHALL BE UNDER NO OBLIGATION AND MAKES NO REPRESENTATION THAT IT WILL FURTHER EXPAND OR CONSTRUCT ANY PART OR ALL OF THE EXPANSION REAL ESTATE AS SUCH RIGHTS ARE RESERVED. Attached hereto is Exhibit 3E setting forth so much of the Expansion Real Estate as has not been included in the Condominium.

(b) Except as otherwise stated herein, the provisions of the Declaration shall be deemed to extend to Units in all Buildings as though all had been fully set forth therein at the time of recording the Declaration.

Executed at Milwaukee, Wisconsin, this 25th day of March, 1983.

RAVINA ESTATES, a joint venture

By: Sileno Construction, Inc.,
its managing venturer

By: /s/ Joseph Sileno
Joseph Sileno, Its President

Signature of Joseph Sileno authenticated this 28th day of March, 1983.

/s/ Hal Karas
Hal Karas
Member State Bar of Wisconsin

This instrument was drafted by Robert A. Teper and Hal Karas of Herz, Levin, Teper, Sumner & Croysdale, S.C.

Please return to:

Hal Karas
Herz, Levin, Teper, Sumner & Croysdale, S.C.
777 East Wisconsin Avenue
Milwaukee, Wisconsin 53202

Box 153

Order: 6RPQZF55J
Address: 3618 N Lake Dr
Order Date: 10-29-2026
Document not for resale
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SIXTH AMENDMENT
TO
DECLARATION OF CONDOMINIUM
OF
RAVINA ESTATES

THIS SIXTH AMENDMENT entered into by Ravina Estates, a joint venture ("Declarant").

WITNESSETH:

Declarant recorded a Declaration of Condominium of Ravina Estates, a Condominium in the Office of the Register of Deeds for Milwaukee County, Wisconsin on October 8, 1981 as Document No. 5505086 as amended by Documents No. 5505957, 5506246, 5577835, 5583373 and 5605921 (the "Declaration"), which subjected certain property in the Village of Shorewood, Wisconsin to the Condominium Ownership Act (the "Act"). In Article XIII of the Declaration, Declarant reserved the right to expand the Condominium by subjecting to the Declaration parts or all of the real estate described in Exhibit E of the Declaration (the "Expansion Real Estate") and constructing buildings, units and other improvements thereon.

Declarant now desires to subject to the Declaration the remaining portion of the Expansion Real Estate (the "Phase IV Property") and to construct thereon a multi-unit building with four (4) units, together with further landscaped areas, walkways, driveways, fixtures, parking areas and sub-surface utility improvements.

The Phase IV Property and improvements thereon, together with the condominium created under the Declaration, shall be referred to herein jointly as the "Condominium" and the property on which the Condominium is located is described in Exhibit 4A attached hereto. As used herein, the term "Unit owner" shall mean the owner of a Unit in any Building constructed on the Condominium, unless otherwise limited.

NOW, THEREFORE, Declarant, the fee owner of the Phase IV Property, pursuant to Article XIII of the Declaration, hereby amends the Declaration by submitting the Phase IV Property and improvements to the Act and the Declaration as though fully set forth therein at the time of recording the Declaration, subject to taxes and assessments not yet due and payable, municipal and zoning ordinances, recorded easements and restrictions, any other easements and/or rights in favor of gas, sanitary sewers, storm sewers, electric, telephone and water utilities, all other matters of record and the following restrictions and conditions:

Order: 6RPQZF55J
Address: 3618 N Lake Dr
Order Date: 10-30-2026
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Section 1. Article I of the Declaration is hereby amended by striking the number "eight (8)" therefrom and replacing it with the number "twelve (12)".

Section 2. Article V of the Declaration is hereby amended by striking Section 1 and replacing it with the following:

"1. Ownership. The ownership of each Unit shall include a 1/12th or 8.33% undivided interest in the Common Elements."

Section 3. Exhibits 3A, 3B, 3C and 3D to the Declaration are hereby amended by expanding the same to include the attached Exhibits 4B, 4C and 4D and by substituting the new attached Exhibit 4A.

Section 4. Exhibit 3E is hereby deleted. No Expansion Real Estate remains.

Section 5. Except as otherwise stated herein, the provisions of the Declaration shall be deemed to extend to Units in all Buildings as though all had been fully set forth therein at the time of recording the Declaration.

Executed at Milwaukee, Wisconsin, this 7th day of March 1984.

RAVINA ESTATES, a joint venture

By: Sileno Construction, Inc.,
its managing venturer

By: /s/Joseph Sileno
Joseph Sileno, Its President

Signature of Joseph Sileno authenticated this 8th day of March, 1984.

/s/Hal Karas
Hal Karas
Member State Bar of Wisconsin

This instrument was drafted by Hal Karas and Richard Petershack of Herz, Levin, Teper, Sumner & Croysdale, S.C.

Please return to:

Hal Karas
Herz, Levin, Teper, Sumner & Croysdale, S.C.
777 East Wisconsin Avenue
Milwaukee, Wisconsin 53202

Box 153

Order: 6RPQZF55J
Address: 3618 N Lake Dr
Order Date: 10-29-2026
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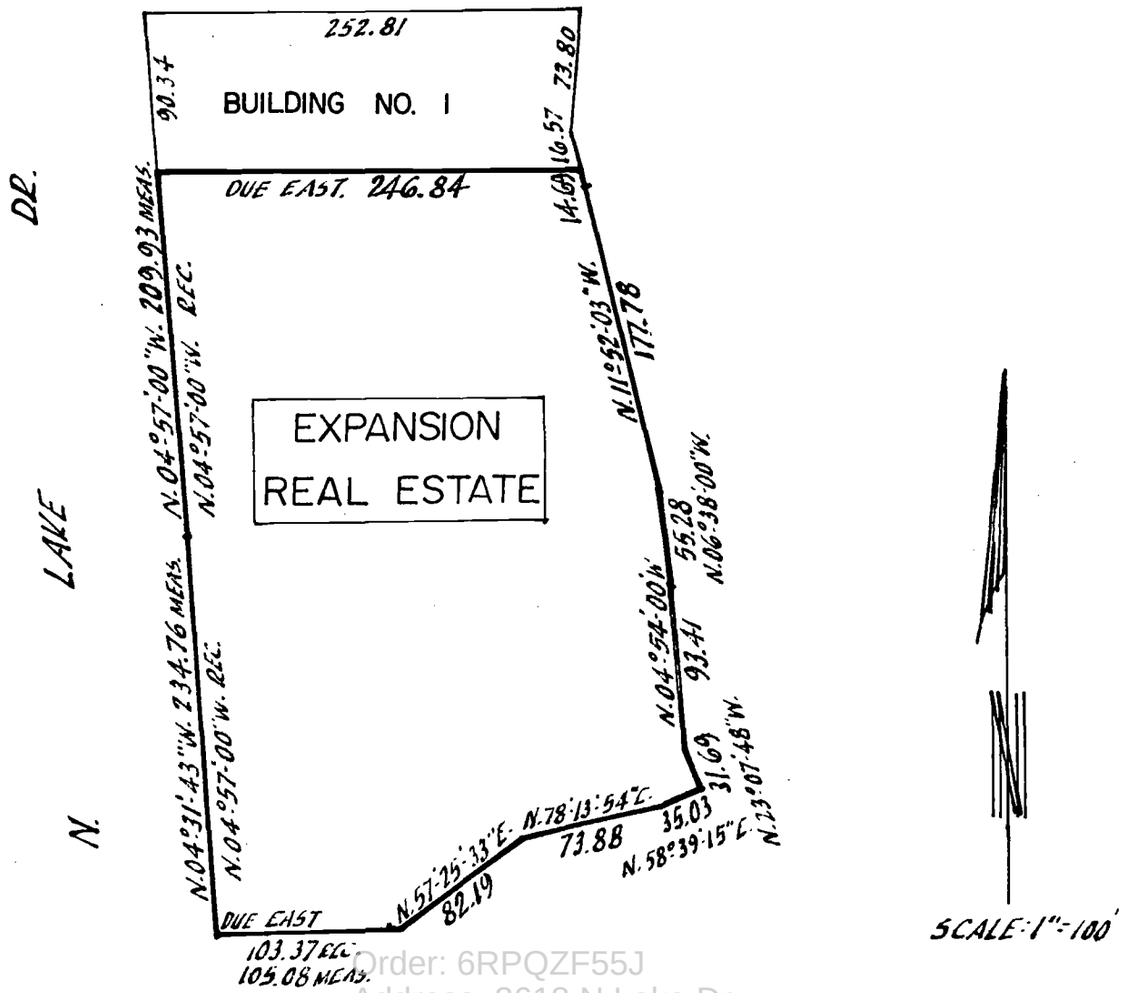
EXHIBIT "E"

LEGAL DESCRIPTION OF THE EXPANSION REAL ESTATE

ALL OF PARCEL 1, EXCEPTING THE NORTH 90.00 FT. THEREOF, IN CERTIFIED SURVEY MAP NO. 3696, BEING A DIVISION OF PARCEL 2 OF CERTIFIED SURVEY MAP NO. 3108, PARCEL 2 OF CERTIFIED SURVEY MAP NO. 3489, AND PART OF GOVERNMENT LOTS 1 AND 2 IN THE NORTHEAST FRACTIONAL 1/4 OF SECTION 10, T 7 N, R 22 E, IN THE VILLAGE OF SHOREWOOD, MILWAUKEE COUNTY, WISCONSIN.



Order: 6RPQZF55J
Address: 3618 N Lake Dr
Order Date: 10-29-2026
Document not for resale
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EXHIBIT 2A

Building 1:

THE NORTH 90.00 FT. OF PARCEL 1 OF CERTIFIED SURVEY MAP NO. 3696, BEING A DIVISION OF PARCEL 2 OF CERTIFIED SURVEY MAP NO. 3108, PARCEL 2 OF CERTIFIED SURVEY MAP NO. 3489 AND PART OF GOVERNMENT LOTS 1 AND 2 IN THE NORTHEAST FRACTIONAL 1/4 OF SECTION 10, T 7 N, R 22 E, IN THE VILLAGE OF SHOREWOOD, MILWAUKEE COUNTY, WISCONSIN.

Building 3:

THAT PART OF PARCEL 1 OF CERTIFIED SURVEY MAP NO. 3696, BEING A DIVISION OF PARCEL 2 OF CERTIFIED SURVEY MAP NO. 3108 PARCEL NO. 2 OF CERTIFIED SURVEY MAP NO. 3489 AND PART OF GOVERNMENT LOTS 1 AND 2 IN THE NORTHEAST FRACTIONAL 1/4 OF SECTION 10, T 7 N, R 22 E, IN THE VILLAGE OF SHOREWOOD, MILWAUKEE COUNTY, WISCONSIN, WHICH IS BOUNDED AND DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID PARCEL 1 OF CERTIFIED SURVEY MAP NO. 3696; THENCE SOUTH 04° 57' 00" EAST 284.03 FT. TO THE POINT OF BEGINNING OF THE LAND TO BE DESCRIBED:
THENCE NORTH 85° 03' 00" EAST 112.00 FT. TO A POINT:
THENCE NORTH 04° 57' 00" WEST 7.36 FT. TO A POINT:
THENCE NORTH 85° 03' 00" EAST 77.64 FT. TO A POINT:
THENCE DUE NORTH 259.27 FT. TO A POINT:
THENCE DUE EAST 41.83 FT. TO A POINT:
THENCE SOUTH 11° 52' 03" EAST 192.47 FT. TO A POINT:
THENCE SOUTH 06° 38' 00" EAST 55.28 FT. TO A POINT:
THENCE SOUTH 04° 54' 00" EAST 87.17 FT. TO A POINT:
THENCE SOUTH 85° 28' 17" WEST 134.81 FT. TO A POINT:
THENCE NORTH 57° 39' 31" WEST 25.00 FT. TO A POINT:
THENCE SOUTH 85° 28' 17" WEST 116.90 FT. TO A POINT:
THENCE NORTH 04° 31' 43" WEST 128.03 FT. TO A POINT:
THENCE NORTH 04° 57' 00" WEST 16.08 FT. TO THE POINT OF BEGINNING.

THE ABOVE-DESCRIBED PARCEL CONTAINS 52,391 SQUARE FEET (1.2027 ACRES).

Order: 6RPQZF55J
Address: 3618 N Lake Dr
Order Date: 10-29-2026
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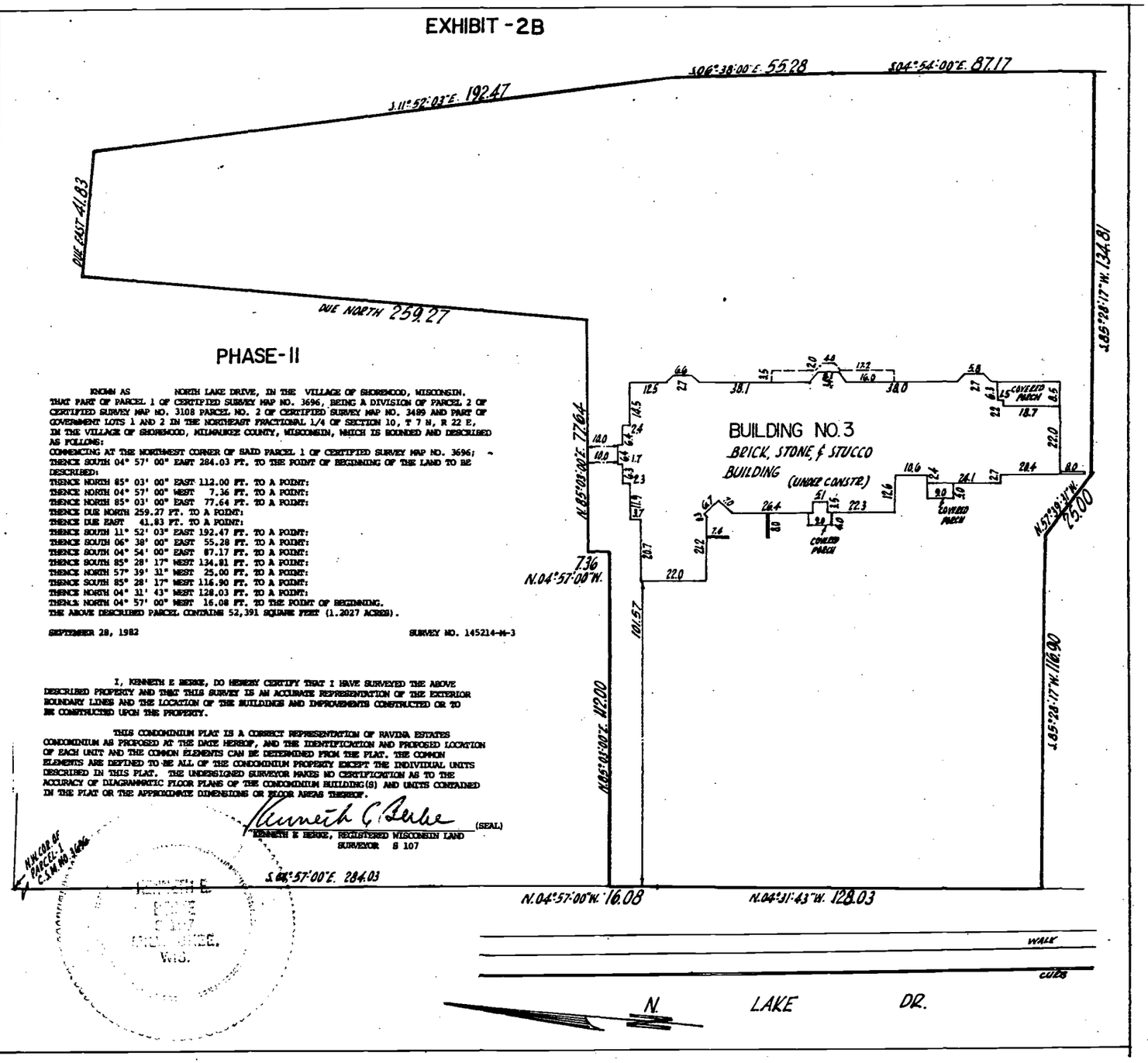
EXHIBIT - 2B



PHASE-II

KNOWN AS NORTH LAKE DRIVE, IN THE VILLAGE OF SHOREWOOD, WISCONSIN.

THAT PART OF PARCEL 1 OF CERTIFIED SURVEY MAP NO. 3696, BEING A DIVISION OF PARCEL 2 OF CERTIFIED SURVEY MAP NO. 3108 PARCEL NO. 2 OF CERTIFIED SURVEY MAP NO. 3489 AND PART OF GOVERNMENT LOTS 1 AND 2 IN THE NORTHEAST FRACTIONAL 1/4 OF SECTION 10, T 7 N, R 22 E, IN THE VILLAGE OF SHOREWOOD, MILWAUKEE COUNTY, WISCONSIN, WHICH IS BOUNDED AND DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID PARCEL 1 OF CERTIFIED SURVEY MAP NO. 3696; THENCE SOUTH 04° 57' 00" EAST 284.03 FT. TO THE POINT OF BEGINNING OF THE LAND TO BE DESCRIBED:
THENCE NORTH 85° 03' 00" EAST 112.00 FT. TO A POINT:
THENCE NORTH 04° 57' 00" WEST 7.36 FT. TO A POINT:
THENCE NORTH 85° 03' 00" EAST 77.64 FT. TO A POINT:
THENCE DUE NORTH 259.27 FT. TO A POINT:
THENCE DUE EAST 41.83 FT. TO A POINT:
THENCE SOUTH 11° 52' 03" EAST 192.47 FT. TO A POINT:
THENCE SOUTH 06° 38' 00" EAST 55.28 FT. TO A POINT:
THENCE SOUTH 04° 54' 00" EAST 87.17 FT. TO A POINT:
THENCE SOUTH 85° 28' 17" WEST 134.81 FT. TO A POINT:
THENCE NORTH 57° 39' 31" WEST 25.00 FT. TO A POINT:
THENCE SOUTH 85° 28' 17" WEST 116.90 FT. TO A POINT:
THENCE NORTH 04° 31' 43" WEST 128.03 FT. TO A POINT:
THENCE NORTH 04° 57' 00" WEST 16.08 FT. TO THE POINT OF BEGINNING.
THE ABOVE DESCRIBED PARCEL CONTAINS 52,391 SQUARE FEET (1.2027 ACRES).

SEPTEMBER 28, 1982 SURVEY NO. 145214-M-3

I, KENNETH E BERKE, DO HEREBY CERTIFY THAT I HAVE SURVEYED THE ABOVE DESCRIBED PROPERTY AND THAT THIS SURVEY IS AN ACCURATE REPRESENTATION OF THE EXTERIOR BOUNDARY LINES AND THE LOCATION OF THE BUILDINGS AND IMPROVEMENTS CONSTRUCTED OR TO BE CONSTRUCTED UPON THE PROPERTY.

THIS CONDOMINIUM PLAT IS A CORRECT REPRESENTATION OF RAVINA ESTATES CONDOMINIUM AS PROPOSED AT THE DATE HEREOF, AND THE IDENTIFICATION AND PROPOSED LOCATION OF EACH UNIT AND THE COMMON ELEMENTS CAN BE DETERMINED FROM THE PLAT. THE COMMON ELEMENTS ARE DEFINED TO BE ALL OF THE CONDOMINIUM PROPERTY EXCEPT THE INDIVIDUAL UNITS DESCRIBED IN THIS PLAT. THE UNDERSIGNED SURVEYOR MAKES NO CERTIFICATION AS TO THE ACCURACY OF DIAGRAMMATIC FLOOR PLANS OF THE CONDOMINIUM BUILDING(S) AND UNITS CONTAINED IN THE PLAT OR THE APPROXIMATE DIMENSIONS OR FLOOR AREAS THEREOF.

Kenneth E Berke (SEAL)
KENNETH E BERKE, REGISTERED WISCONSIN LAND SURVEYOR S 107

REGISTERED LAND SURVEYOR WIS.

EXHIBIT 2C

All addresses are in Shorewood Wisconsin, 53211.

Building No. 3

Unit	Address
3704	3704 North Lake Drive
3708	3708 North Lake Drive
3712	3712 North Lake Drive

Order: 6RPQZF55J
Address: 3618 N Lake Dr
Order Date: 10-29-2026
Document not for resale
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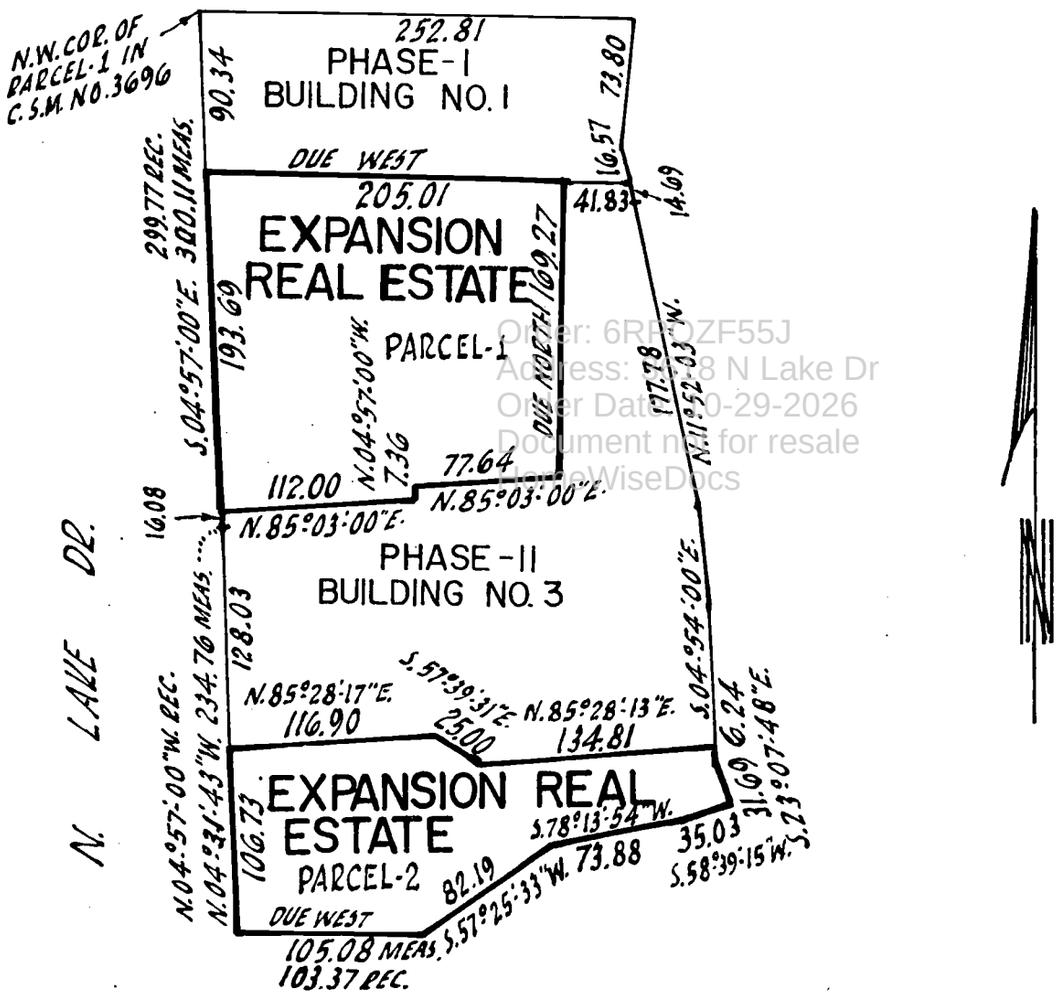
EXHIBIT-2E

EXPANSION REAL ESTATE
PARCEL ONE

THAT PART OF PARCEL 1 OF CERTIFIED SURVEY MAP NO. 3696, BEING A DIVISION OF PARCEL 2 OF CERTIFIED SURVEY MAP NO. 3108, PARCEL NO. 2 OF CERTIFIED SURVEY MAP NO. 3489 AND PART OF GOVERNMENT LOTS 1 AND 2 IN THE NORTHEAST FRACTIONAL 1/4 OF SECTION 10, T 7 N, R 22 E, IN THE VILLAGE OF SHOREWOOD, MILWAUKEE COUNTY, WISCONSIN, WHICH IS BOUNDED AND DESCRIBED AS FOLLOWS:
COMMENCING AT THE NORTHWEST CORNER OF SAID PARCEL 1 OF CERTIFIED SURVEY MAP NO. 3696:
THENCE SOUTH 04° 57' 00" EAST 90.34 FT. TO THE POINT OF BEGINNING OF THE LAND TO BE DESCRIBED:
THENCE CONTINUING SOUTH 04° 57' 00" EAST 193.69 FT. TO A POINT:
THENCE NORTH 85° 03' 00" EAST 112.00 FT. TO A POINT:
THENCE NORTH 04° 57' 00" WEST 7.36 FT. TO A POINT:
THENCE NORTH 85° 03' 00" EAST 77.64 FT. TO A POINT:
THENCE DUE NORTH 169.27 FT. TO A POINT:
THENCE DUE WEST 205.01 FT. TO THE POINT OF BEGINNING.
THE ABOVE DESCRIBED PARCEL CONTAINS 35,844 SQUARE FEET (.8229 ACRES)

EXPANSION REAL ESTATE
PARCEL TWO

THAT PART OF PARCEL 1 OF CERTIFIED SURVEY MAP NO. 4696, BEING A DIVISION OF PARCEL 2 OF CERTIFIED SURVEY MAP NO. 3108, PARCEL NO. 2 OF CERTIFIED SURVEY MAP NO. 3489 AND PART OF GOVERNMENT LOTS 1 AND 2 IN THE NORTHEAST FRACTIONAL 1/4 OF SECTION 10, T 7 N, R 22 E, IN THE VILLAGE OF SHOREWOOD, MILWAUKEE COUNTY, WISCONSIN, WHICH IS BOUNDED AND DESCRIBED AS FOLLOWS:
COMMENCING AT THE NORTHWEST CORNER OF SAID PARCEL 1 OF CERTIFIED SURVEY MAP NO. 3696:
THENCE SOUTH 04° 57' 00" EAST 300.11 FT. TO A POINT;
THENCE SOUTH 04° 31' 43" EAST 128.03 FT. TO THE POINT OF BEGINNING OF THE LAND TO BE DESCRIBED:
THENCE NORTH 85° 28' 17" EAST 116.90 FT. TO A POINT:
THENCE SOUTH 57° 39' 31" EAST 25.00 FT. TO A POINT:
THENCE NORTH 85° 28' 13" EAST 134.81 FT. TO A POINT:
THENCE SOUTH 04° 54' 00" EAST 6.24 FT. TO A POINT:
THENCE SOUTH 23° 07' 48" EAST 31.69 FT. TO A POINT:
THENCE SOUTH 58° 39' 15" WEST 35.03 FT. TO A POINT:
THENCE SOUTH 78° 13' 54" WEST 73.88 FT. TO A POINT:
THENCE SOUTH 57° 25' 33" WEST 82.19 FT. TO A POINT:
THENCE DUE WEST 105.08 FT. TO A POINT:
THENCE NORTH 04° 31' 43" WEST 106.73 FT. TO THE POINT OF BEGINNING.
THE ABOVE DESCRIBED PARCEL CONTAINS 23,126 SQUARE FEET (.5309 ACRES).



Order: 6RPDZF55J
Address: 9618 N Lake Dr
Order Date: 10-29-2026
Document not for resale
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EXHIBIT 3A

LEGAL DESCRIPTION OF THE PROPERTY

Building 1:

THE NORTH 90.00 FT. OF PARCEL 1 OF CERTIFIED SURVEY MAP NO. 3696, BEING A DIVISION OF PARCEL 2 OF CERTIFIED SURVEY MAP NO. 3108, PARCEL 2 OF CERTIFIED SURVEY MAP NO. 3489 AND PART OF GOVERNMENT LOTS 1 AND 2 IN THE NORTHEAST FRACTIONAL 1/4 OF SECTION 10, T 7 N, R 22 E, IN THE VILLAGE OF SHOREWOOD, MILWAUKEE COUNTY, WISCONSIN.

Building 3:

THAT PART OF PARCEL 1 OF CERTIFIED SURVEY MAP NO. 3696, BEING A DIVISION OF PARCEL 2 OF CERTIFIED SURVEY MAP NO. 3108 PARCEL NO. 2 OF CERTIFIED SURVEY MAP NO. 3489 AND PART OF GOVERNMENT LOTS 1 AND 2 IN THE NORTHEAST FRACTIONAL 1/4 OF SECTION 10, T 7 N, R 22 E, IN THE VILLAGE OF SHOREWOOD, MILWAUKEE COUNTY, WISCONSIN, WHICH IS BOUNDED AND DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID PARCEL 1 OF CERTIFIED SURVEY MAP NO. 3696; THENCE SOUTH 04° 57' 00" EAST 284.03 FT. TO THE POINT OF BEGINNING OF THE LAND TO BE DESCRIBED:

THENCE NORTH 85° 03' 00" EAST 112.00 FT. TO A POINT:
THENCE NORTH 04° 57' 00" WEST 7.36 FT. TO A POINT:
THENCE NORTH 85° 03' 00" EAST 77.64 FT. TO A POINT:
THENCE DUE NORTH 169.27 FT. TO A POINT:
THENCE DUE EAST 41.83 FT. TO A POINT:
THENCE SOUTH 11° 52' 03" EAST 192.47 FT. TO A POINT:
THENCE SOUTH 06° 38' 00" EAST 55.28 FT. TO A POINT:
THENCE SOUTH 04° 54' 00" EAST 87.17 FT. TO A POINT:
THENCE SOUTH 85° 28' 17" WEST 134.81 FT. TO A POINT:
THENCE NORTH 57° 39' 31" WEST 25.00 FT. TO A POINT:
THENCE SOUTH 85° 28' 17" WEST 116.90 FT. TO A POINT:
THENCE NORTH 04° 31' 43" WEST 128.03 FT. TO A POINT:
THENCE NORTH 04° 57' 00" WEST 16.08 FT. TO THE POINT OF BEGINNING.

THE ABOVE-DESCRIBED PARCEL CONTAINS 52,391 SQUARE FEET (1.2027 ACRES).

Building 4:

THAT PART OF PARCEL 1 OF CERTIFIED SURVEY MAP NO. 3696, BEING A DIVISION OF PARCEL 2 OF CERTIFIED SURVEY MAP NO. 3108, PARCEL NO. 2 OF CERTIFIED SURVEY MAP NO. 3489, AND PART OF GOVERNMENT LOTS 1 AND 2 IN THE NORTHEAST FRACTIONAL 1/4 OF SECTION 10, T 7 N, R 22 E, IN THE VILLAGE OF SHOREWOOD, MILWAUKEE COUNTY, WISCONSIN, WHICH IS BOUNDED AND DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID PARCEL 1 OF CERTIFIED SURVEY MAP NO. 3696;
THENCE SOUTH 04° 57' 00" EAST 300.11 FT. TO A POINT:
THENCE SOUTH 04° 31' 43" EAST 128.03 FT. TO THE POINT OF BEGINNING OF THE LAND TO BE DESCRIBED:
THENCE NORTH 85° 28' 17" EAST 116.90 FT. TO A POINT:
THENCE SOUTH 57° 39' 31" EAST 25.00 FT. TO A POINT:
THENCE NORTH 85° 28' 17" EAST 134.81 FT. TO A POINT:
THENCE SOUTH 04° 54' 00" EAST 6.24 FT. TO A POINT:
THENCE SOUTH 23° 07' 48" EAST 31.69 FT. TO A POINT:
THENCE SOUTH 58° 39' 15" WEST 35.03 FT. TO A POINT:
THENCE SOUTH 78° 13' 54" WEST 73.88 FT. TO A POINT:
THENCE SOUTH 57° 25' 33" WEST 82.19 FT. TO A POINT:
THENCE DUE WEST 105.08 FT. TO A POINT:
THENCE NORTH 04° 31' 43" WEST 106.73 FT. TO THE POINT OF BEGINNING.

THE ABOVE-DESCRIBED PARCEL CONTAINS 23,126 SQUARE FEET (.5309 ACRES).

Order: SNQ7F5E1
Address: 3618 N Lake Dr
Order Date: 10-29-2026
Document not for resale
HomeWise Docs

EXHIBIT 3C

All addresses are in the Village of Shorewood, Wisconsin, 53211.

Building No. 4

Unit	Address
3618	3618 North Lake Drive
3622	3622 North Lake Drive

Order: 6RPQZF55J
Address: 3618 N Lake Dr
Order Date: 10-29-2026
Document not for resale
HomeWiseDocs

EXHIBIT 4A

LEGAL DESCRIPTION OF THE PROPERTY

Building 1:

THE NORTH 90.00 FT. OF PARCEL 1 OF CERTIFIED SURVEY MAP NO. 3696, BEING A DIVISION OF PARCEL 2 OF CERTIFIED SURVEY MAP NO. 3108, PARCEL 2 OF CERTIFIED SURVEY MAP NO. 3489 AND PART OF GOVERNMENT LOTS 1 AND 2 IN THE NORTHEAST FRACTIONAL 1/4 OF SECTION 10, T 7 N, R 22 E, IN THE VILLAGE OF SHOREWOOD, MILWAUKEE COUNTY, WISCONSIN.

Building 2:

THAT PART OF PARCEL 1 OF CERTIFIED SURVEY MAP NO. 3696, BEING A DIVISION OF PARCEL 2 OF CERTIFIED SURVEY MAP NO. 3108, PARCEL NO. 2 OF CERTIFIED SURVEY MAP NO. 3489, AND PART OF GOVERNMENT LOTS 1 AND 2 IN THE NORTHEAST FRACTIONAL 1/4 OF SECTION 10, T 7 N, R 22 E, IN THE VILLAGE OF SHOREWOOD, MILWAUKEE COUNTY, WISCONSIN, WHICH IS BOUNDED AND DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF SAID PARCEL 1 OF CERTIFIED SURVEY MAP NO. 3696; THENCE SOUTH 04° 57' 00" EAST 90.34 FT. TO THE POINT OF BEGINNING OF THE LAND TO BE DESCRIBED; THENCE CONTINUING SOUTH 04° 57' 00" EAST 193.69 FT. TO A POINT; THENCE NORTH 85° 03' 00" EAST 112.00 FT. TO A POINT; THENCE NORTH 04° 57' 00" WEST 7.36 FT. TO A POINT; THENCE NORTH 85° 03' 00" EAST 77.64 FT. TO A POINT; THENCE DUE NORTH 169.27 FT. TO A POINT; THENCE DUE WEST 205.01 FT. TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED PARCEL CONTAINS 35,844 SQUARE FEET (.8229 acres)

Building 3:

THAT PART OF PARCEL 1 OF CERTIFIED SURVEY MAP NO. 3696, BEING A DIVISION OF PARCEL 2 OF CERTIFIED SURVEY MAP NO. 3108 PARCEL NO. 2 OF CERTIFIED SURVEY MAP NO. 3489 AND PART OF GOVERNMENT LOTS 1 AND 2 IN THE NORTHEAST FRACTIONAL 1/4 OF SECTION 10, T 7 N, R 22 E, IN THE VILLAGE OF SHOREWOOD, MILWAUKEE COUNTY, WISCONSIN, WHICH IS BOUNDED AND DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID PARCEL 1 OF CERTIFIED SURVEY MAP NO. 3696; THENCE SOUTH 04° 57' 00" EAST 284.03 FT. TO THE POINT OF BEGINNING OF THE LAND TO BE DESCRIBED:

THENCE NORTH 85° 03' 00" EAST 112.00 FT. TO A POINT:
THENCE NORTH 04° 57' 00" WEST 7.36 FT. TO A POINT:
THENCE NORTH 85° 03' 00" EAST 77.64 FT. TO A POINT:
THENCE DUE NORTH 169.27 FT. TO A POINT:
THENCE DUE EAST 41.83 FT. TO A POINT:
THENCE SOUTH 11° 52' 03" EAST 192.47 FT. TO A POINT:
THENCE SOUTH 06° 38' 00" EAST 55.28 FT. TO A POINT:
THENCE SOUTH 04° 54' 00" EAST 87.17 FT. TO A POINT:
THENCE SOUTH 85° 28' 17" WEST 134.81 FT. TO A POINT:
THENCE NORTH 57° 39' 31" WEST 25.00 FT. TO A POINT:
THENCE SOUTH 85° 28' 17" WEST 116.90 FT. TO A POINT:
THENCE NORTH 04° 31' 43" WEST 128.03 FT. TO A POINT:
THENCE NORTH 04° 57' 00" WEST 16.08 FT. TO THE POINT OF BEGINNING.

THE ABOVE-DESCRIBED PARCEL CONTAINS 52,391 SQUARE FEET (1.2027 ACRES).

Order: [illegible]
Address: [illegible] N Lake Dr
Order Date: 10-29-2026
Document not for resale
HomeWiseDocs

LEGAL DESCRIPTION OF THE PROPERTY

Building 4:

THAT PART OF PARCEL 1 OF CERTIFIED SURVEY MAP NO. 3696, BEING A DIVISION OF PARCEL 2 OF CERTIFIED SURVEY MAP NO. 3108, PARCEL NO. 2 OF CERTIFIED SURVEY MAP NO. 3489, AND PART OF GOVERNMENT LOTS 1 AND 2 IN THE NORTHEAST FRACTIONAL 1/4 OF SECTION 10, T 7 N, R 22 E, IN THE VILLAGE OF SHOREWOOD, MILWAUKEE COUNTY, WISCONSIN, WHICH IS BOUNDED AND DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID PARCEL 1 OF CERTIFIED SURVEY MAP NO. 3696;
THENCE SOUTH 04° 57' 00" EAST 300.11 FT. TO A POINT:
THENCE SOUTH 04° 31' 43" EAST 128.03 FT. TO THE POINT OF BEGINNING OF THE LAND TO BE DESCRIBED:
THENCE NORTH 85° 28' 17" EAST 116.90 FT. TO A POINT:
THENCE SOUTH 57° 39' 31" EAST 25.00 FT. TO A POINT:
THENCE NORTH 85° 28' 17" EAST 134.81 FT. TO A POINT:
THENCE SOUTH 04° 54' 00" EAST 6.24 FT. TO A POINT:
THENCE SOUTH 23° 07' 48" EAST 31.69 FT. TO A POINT:
THENCE SOUTH 58° 39' 15" WEST 35.03 FT. TO A POINT:
THENCE SOUTH 78° 13' 54" WEST 73.88 FT. TO A POINT:
THENCE SOUTH 57° 25' 33" WEST 82.19 FT. TO A POINT:
THENCE DUE WEST 105.08 FT. TO A POINT:
THENCE NORTH 04° 31' 43" WEST 106.73 FT. TO THE POINT OF BEGINNING.

THE ABOVE-DESCRIBED PARCEL CONTAINS 23,126 SQUARE FEET (.5309 ACRES).

Order: 6RPQZF55J
Address: 3618 N Lake Dr
Order Date: 10-29-2026
Document not for resale
HomeWiseDocs

EXHIBIT 4C

All addresses are in the Village of Shorewood, Wisconsin, 53211.

Building No. 2

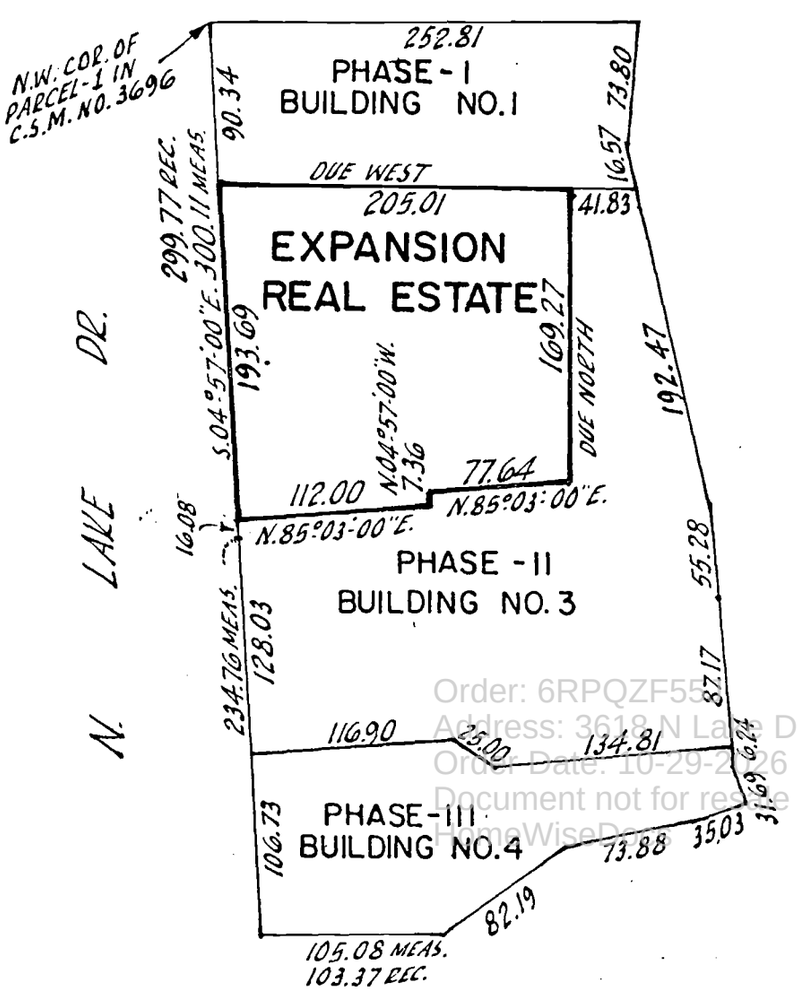
Unit	Address
3718	3718 North Lake Drive
3722	3722 North Lake Drive
3726	3726 North Lake Drive
3730	3730 North Lake Drive

Order: 6RPQZF55J
Address: 3618 N Lake Dr
Order Date: 10-29-2026
Document not for resale
HomeWiseDocs

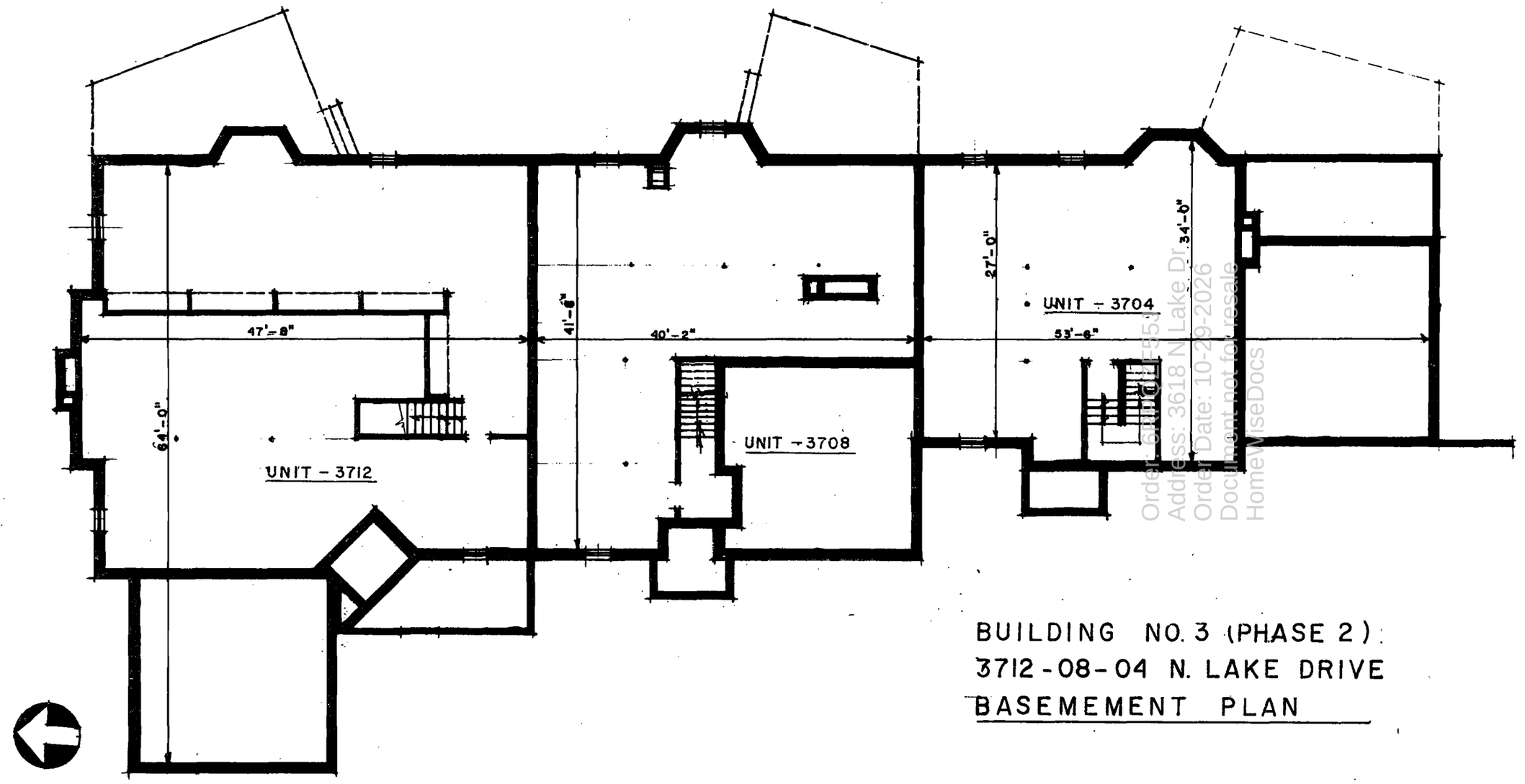
EXHIBIT - 3E

EXPANSION REAL ESTATE

That part of Parcel 1 of CERTIFIED SURVEY MAP NO. 3696, being a division of Parcel 2 of Certified Survey Map No. 3108, Parcel No. 2 of Certified Survey Map No. 3489, and part of Government Lots 1 and 2 in the Northeast Fractional 1/4 of Section 10, T 7 N, R 22 E, in the Village of Shorewood, Milwaukee County, Wisconsin, which is bounded and described as follows: Commencing at the Northwest corner of said Parcel 1 of Certified Survey Map No. 3696; thence South 04° 57' 00" East 90.34 ft. to the point of beginning of the land to be described; thence continuing South 04° 57' 00" East 193.69 ft. to a point; thence North 85° 03' 00" East 112.00 ft. to a point; thence North 04° 57' 00" West 7.36 ft. to a point; thence North 85° 03' 00" East 77.64 ft. to a point; thence due North 169.27 ft. to a point; thence due West 205.01 ft. to the point of beginning.
The above described parcel contains 35,844 square feet (.8229 acres)



Order: 6RPQZF55
Address: 3618 N Lake Dr
Order Date: 10-29-2026
Document not for resale
HomeWiseDocs



BUILDING NO. 3 (PHASE 2)
3712-08-04 N. LAKE DRIVE
BASEMEMENT PLAN

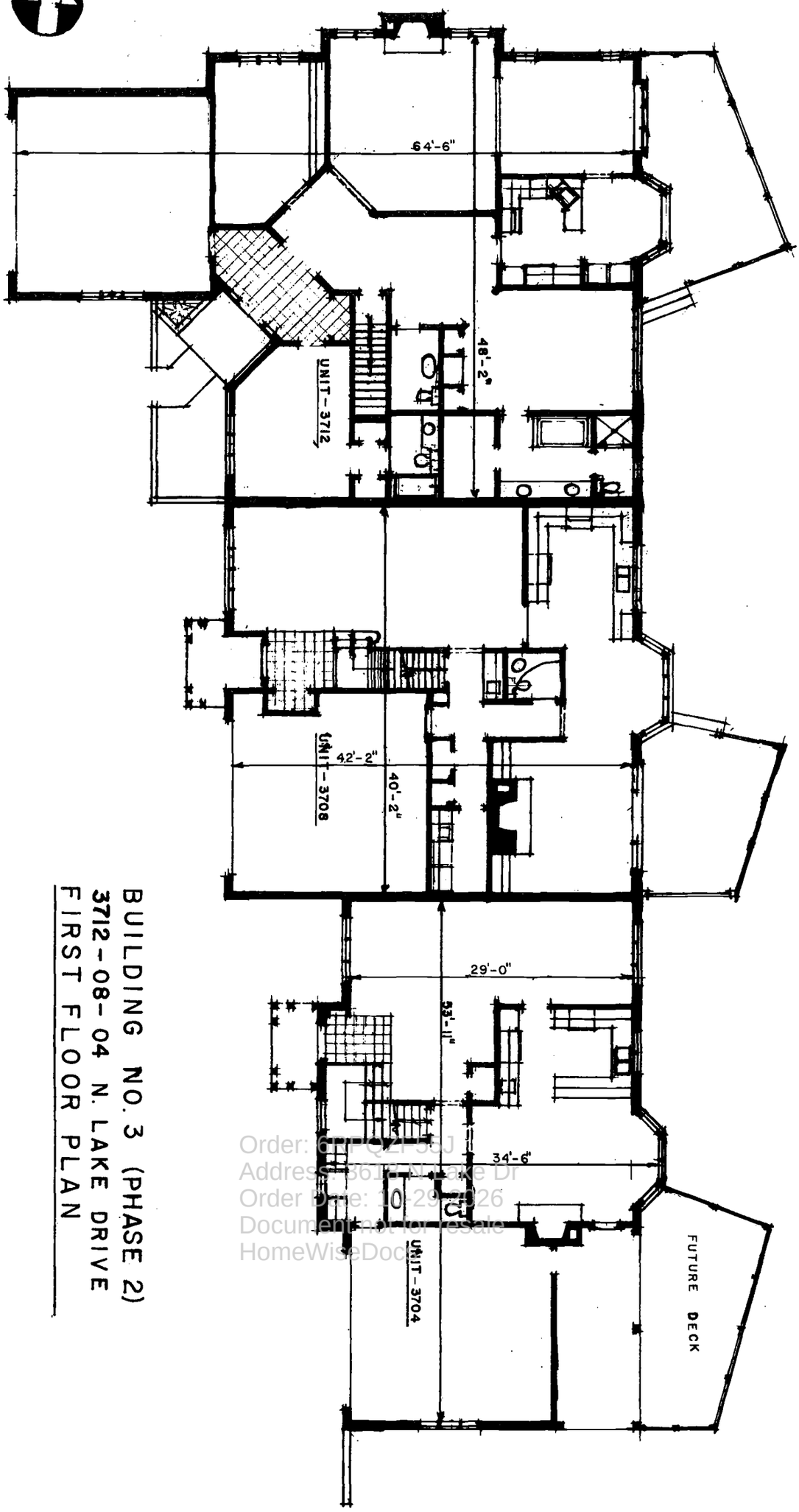
EXHIBIT 2D-1

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 and Human Relations and the Village of Shorewood, Milwaukee County, Wisconsin.

Norman Breest, Professional Engineer

Order: 6JUDQ4F553
Address: 3618 N Lake Dr
Order Date: 10-29-2026
Document not for resale
HomeWiseDocs

EXHIBIT 2D-2



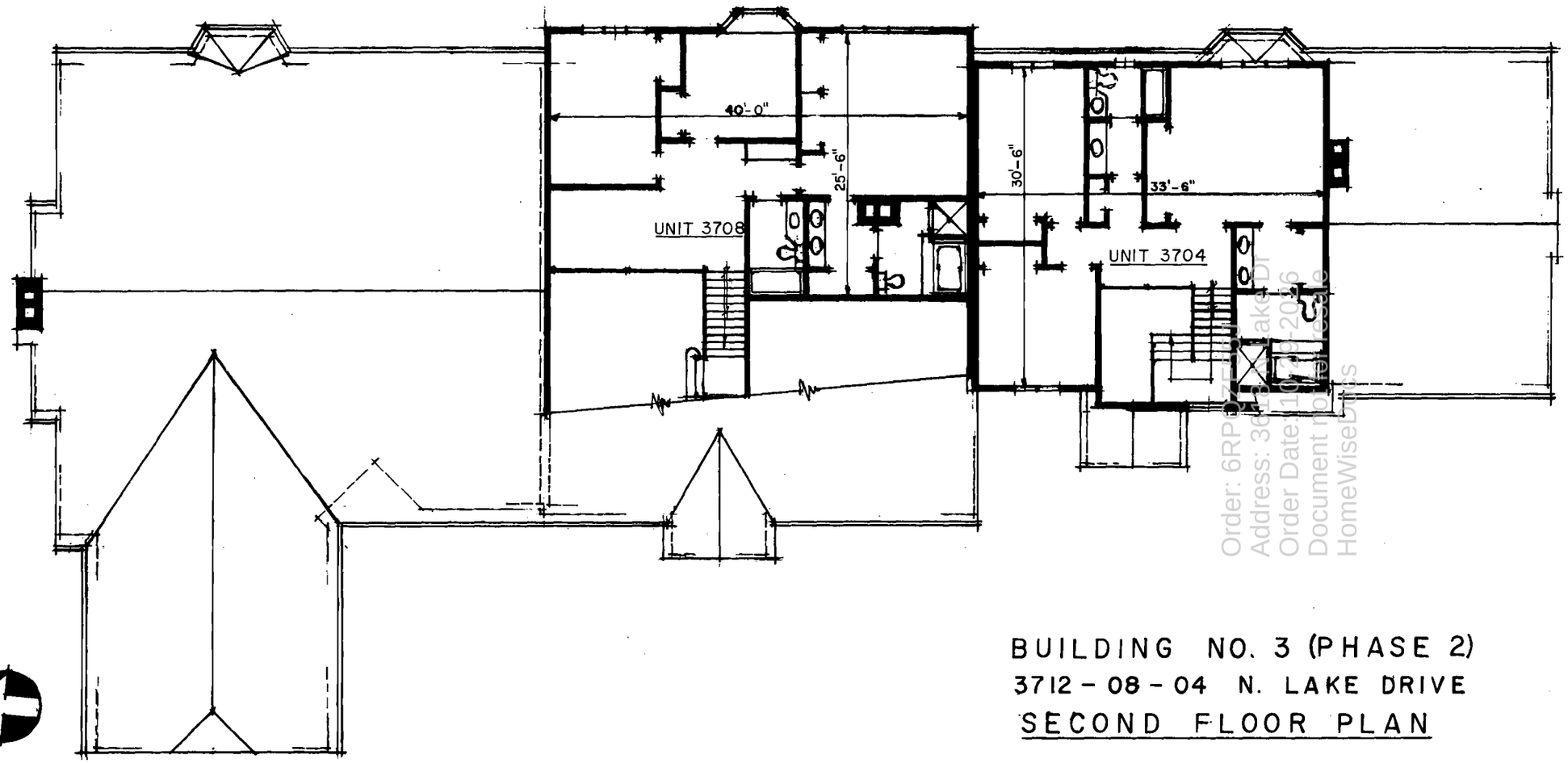
BUILDING NO. 3 (PHASE 2)
3712-08-04 N. LAKE DRIVE
FIRST FLOOR PLAN

Order: 6[illegible]
Address: 3612 N Lake Dr
Order Date: 10-29-2026
Document not for resale
HomeWiseDocs

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 and Human Relations and the Village of Shorewood, Milwaukee County, Wisconsin.

Norman Breest

Norman Breest, Professional Engineer



BUILDING NO. 3 (PHASE 2)

3712 - 08 - 04 N. LAKE DRIVE

SECOND FLOOR PLAN

EXHIBIT 2D-3

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 and Human Relations and the Village of Shorewood, Milwaukee County, Wisconsin.

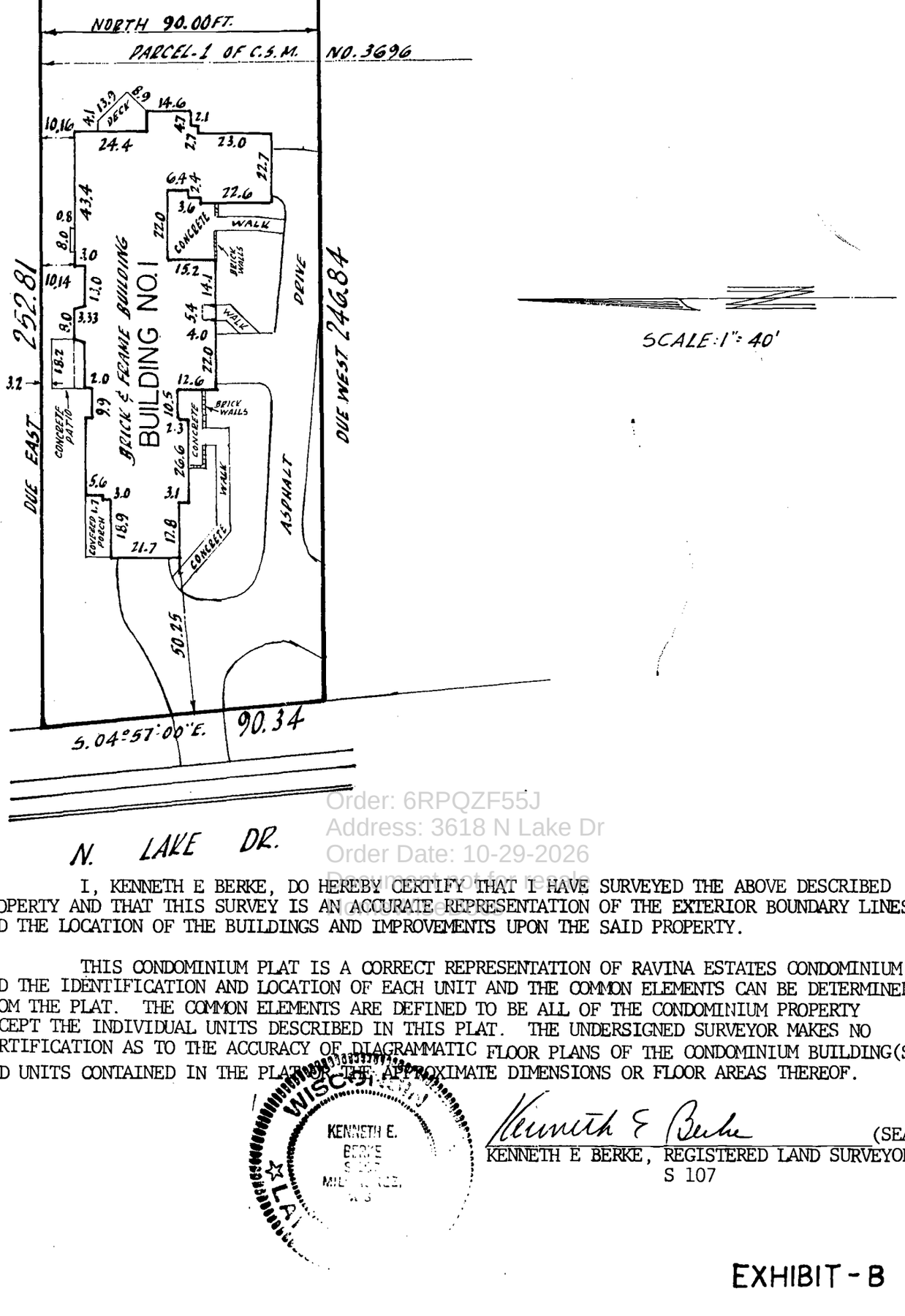
Norman Breest, Professional Engineer

Order: 6RP
Address: 3
Order Date:
Document
HomeWiseDocs

PLAT OF SURVEY

KNOWN AS 3800-02-04 NORTH LAKE DRIVE, IN THE VILLAGE OF SHOREWOOD, WISCONSIN
THE **NORTH** 90.00 FT OF PARCEL 1 OF CERTIFIED SURVEY MAP NO. 3696, BEING A DIVISION OF PARCEL 2 OF CERTIFIED SURVEY MAP NO. 3108, PARCEL 2 OF CERTIFIED SURVEY MAP NO. 3489, AND PART OF GOVERNMENT LOTS 1 AND 2 IN THE NORTHEAST FRACTIONAL 1/4 OF SECTION 10, T 7 N, R 22 E, IN THE VILLAGE OF SHOREWOOD, MILWAUKEE COUNTY, WISCONSIN

SEPTEMBER 22, 1981 SURVEY NO. 145214-S-1
REVISED OCTOBER 15, 1981



Order: 6RPQZF55J
Address: 3618 N Lake Dr
Order Date: 10-29-2026
Document not for resale

I, KENNETH E BERKE, DO HEREBY CERTIFY THAT I HAVE SURVEYED THE ABOVE DESCRIBED PROPERTY AND THAT THIS SURVEY IS AN ACCURATE REPRESENTATION OF THE EXTERIOR BOUNDARY LINES AND THE LOCATION OF THE BUILDINGS AND IMPROVEMENTS UPON THE SAID PROPERTY.

THIS CONDOMINIUM PLAT IS A CORRECT REPRESENTATION OF RAVINA ESTATES CONDOMINIUM AND THE IDENTIFICATION AND LOCATION OF EACH UNIT AND THE COMMON ELEMENTS CAN BE DETERMINED FROM THE PLAT. THE COMMON ELEMENTS ARE DEFINED TO BE ALL OF THE CONDOMINIUM PROPERTY EXCEPT THE INDIVIDUAL UNITS DESCRIBED IN THIS PLAT. THE UNDERSIGNED SURVEYOR MAKES NO CERTIFICATION AS TO THE ACCURACY OF DIAGRAMMATIC FLOOR PLANS OF THE CONDOMINIUM BUILDING(S) AND UNITS CONTAINED IN THE PLAT OR THE APPROXIMATE DIMENSIONS OR FLOOR AREAS THEREOF.

WISCONSIN
KENNETH E. BERKE
S-107
MILWAUKEE
LAI

Kenneth E Berke (SEAL)
KENNETH E BERKE, REGISTERED LAND SURVEYOR
S 107

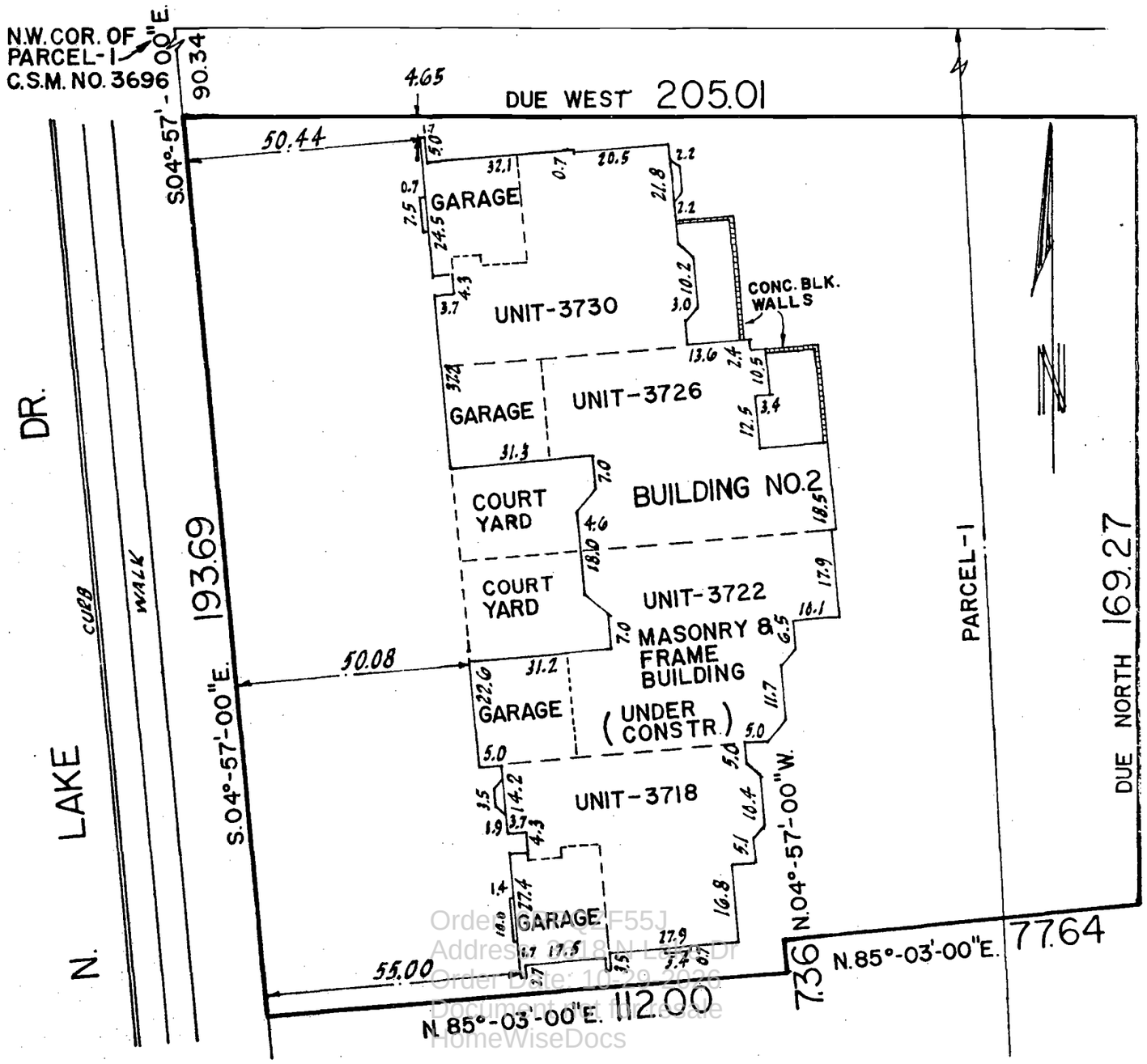
EXHIBIT - B

Plat of Survey

PHASE-IV EXHIBIT-4B

THAT PART OF PARCEL 1 OF CERTIFIED SURVEY MAP NO. 3696, BEING A DIVISION OF PARCEL 2 OF CERTIFIED SURVEY MAP NO. 3108, PARCEL NO. 2 OF CERTIFIED SURVEY MAP NO. 3489, AND PART OF GOVERNMENT LOTS 1 AND 2 IN THE NORTHEAST FRACTIONAL 1/4 OF SECTION 10, T 7 N, R 22 E, IN THE VILLAGE OF SHOREWOOD, MILWAUKEE COUNTY, WISCONSIN, WHICH IS BOUNDED AND DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF SAID PARCEL 1 OF CERTIFIED SURVEY MAP NO. 3696; THENCE SOUTH 04° 57' 00" EAST 90.34 FT. TO THE POINT OF BEGINNING OF THE LAND TO BE DESCRIBED: THENCE CONTINUING SOUTH 04° 57' 00" EAST 193.69 FT. TO A POINT:
THENCE NORTH 85° 03' 00" EAST 112.00 FT. TO A POINT:
THENCE NORTH 04° 57' 00" WEST 7.36 FT. TO A POINT:
THENCE NORTH 85° 03' 00" EAST 77.64 FT. TO A POINT:
THENCE DUE NORTH 169.27 FT. TO A POINT:
THENCE DUE WEST 205.01 FT. TO THE POINT OF BEGINNING.
THE ABOVE DESCRIBED PARCEL CONTAINS 35,844 SQUARE FEET (0.8229 ACRES)

DECEMBER 28, 1983 SURVEY NO. 145214-M



Order ID: Q2F55J
Address: 2618 N Lake Dr
Order Date: 10-29-2026
Document not for resale
HomeWiseDocs

I, KENNETH E BERKE, DO HEREBY CERTIFY THAT I HAVE SURVEYED THE ABOVE DESCRIBED PROPERTY AND THAT THIS SURVEY IS AN ACCURATE REPRESENTATION OF THE EXTERIOR BOUNDARY LINES AND THE LOCATION OF THE BUILDINGS AND IMPROVEMENTS CONSTRUCTED OR TO BE CONSTRUCTED UPON THE PROPERTY.

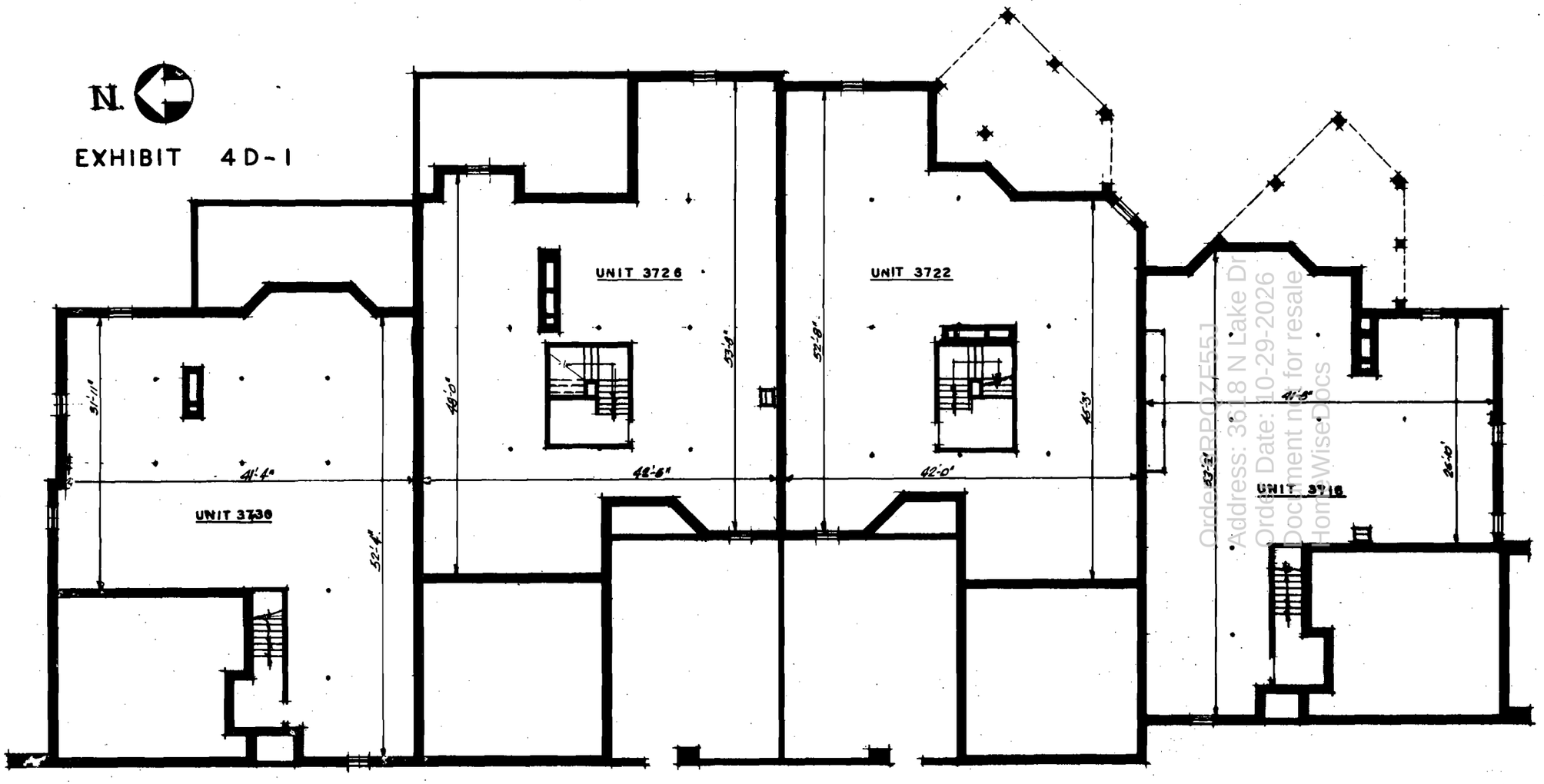
THIS CONDOMINIUM PLAT IS A CORRECT REPRESENTATION OF RAVINA ESTATES CONDOMINIUM AS PROPOSED AT THE DATE HEREOF, AND THE IDENTIFICATION AND PROPOSED LOCATION OF EACH UNIT AND THE COMMON ELEMENTS CAN BE DETERMINED FROM THE PLAT. THE COMMON ELEMENTS ARE DEFINED TO BE ALL OF THE CONDOMINIUM PROPERTY EXCEPT THE INDIVIDUAL UNITS DESCRIBED IN THIS PLAT. THE UNDERSIGNED SURVEYOR MAKES NO CERTIFICATION AS TO THE ACCURACY OF DIAGRAMMATIC FLOOR PLANS OF THE CONDOMINIUM BUILDING(S) AND UNITS CONTAINED IN THE PLAT OR THE APPROXIMATE DIMENSIONS OR FLOOR AREAS THEREOF.

KENNETH E BERKE, REGISTERED WISCONSIN LAND SURVEYORS (SEAL)

KENNETH E. BERKE S-107 MILWAUKEE, WIS. SURVEYOR

N

EXHIBIT 4D-1



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 and Human Relations and the Village of Shorewood, Milwaukee County, Wisconsin.

Norman Brost, Professional Engineer

Order: 3618 N Lake Dr RPQZE551
Address: 3618 N Lake Dr
Order Date: 10-29-2026
Document not for resale
HomeWiseDocs

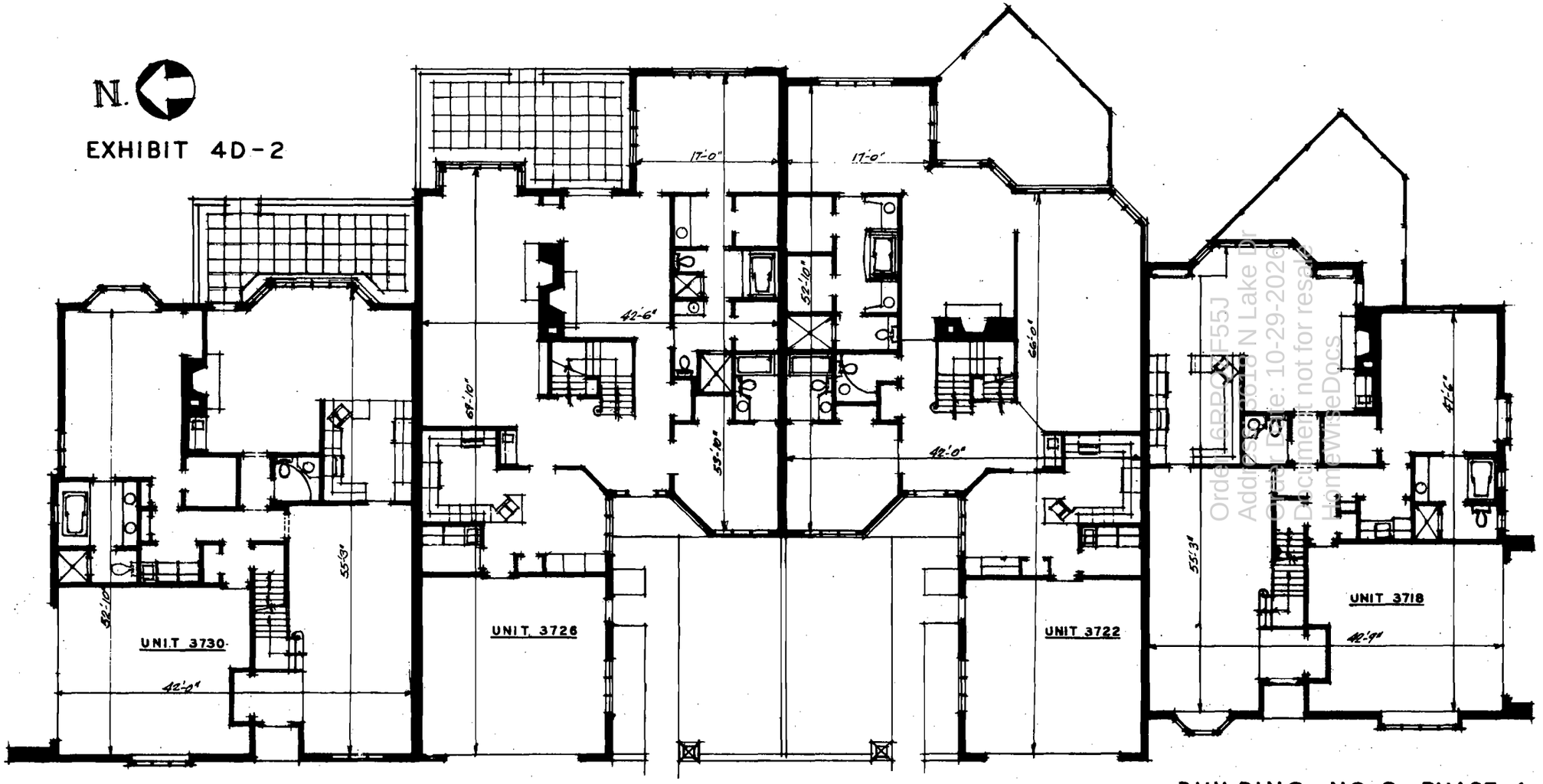
BUILDING NO. 2 PHASE 4

3730-26 - 22-18 N. LAKE DRIVE

BASEMENT FLOOR PLAN

N.

EXHIBIT 4D-2



Order: 6RPQVF55J
Address: 3730 N Lake Dr
Order Date: 10-29-2026
Document not for resale
HomeWiseDocs

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 and Human Relations and the Village of Shorewood, Milwaukee County, Wisconsin.

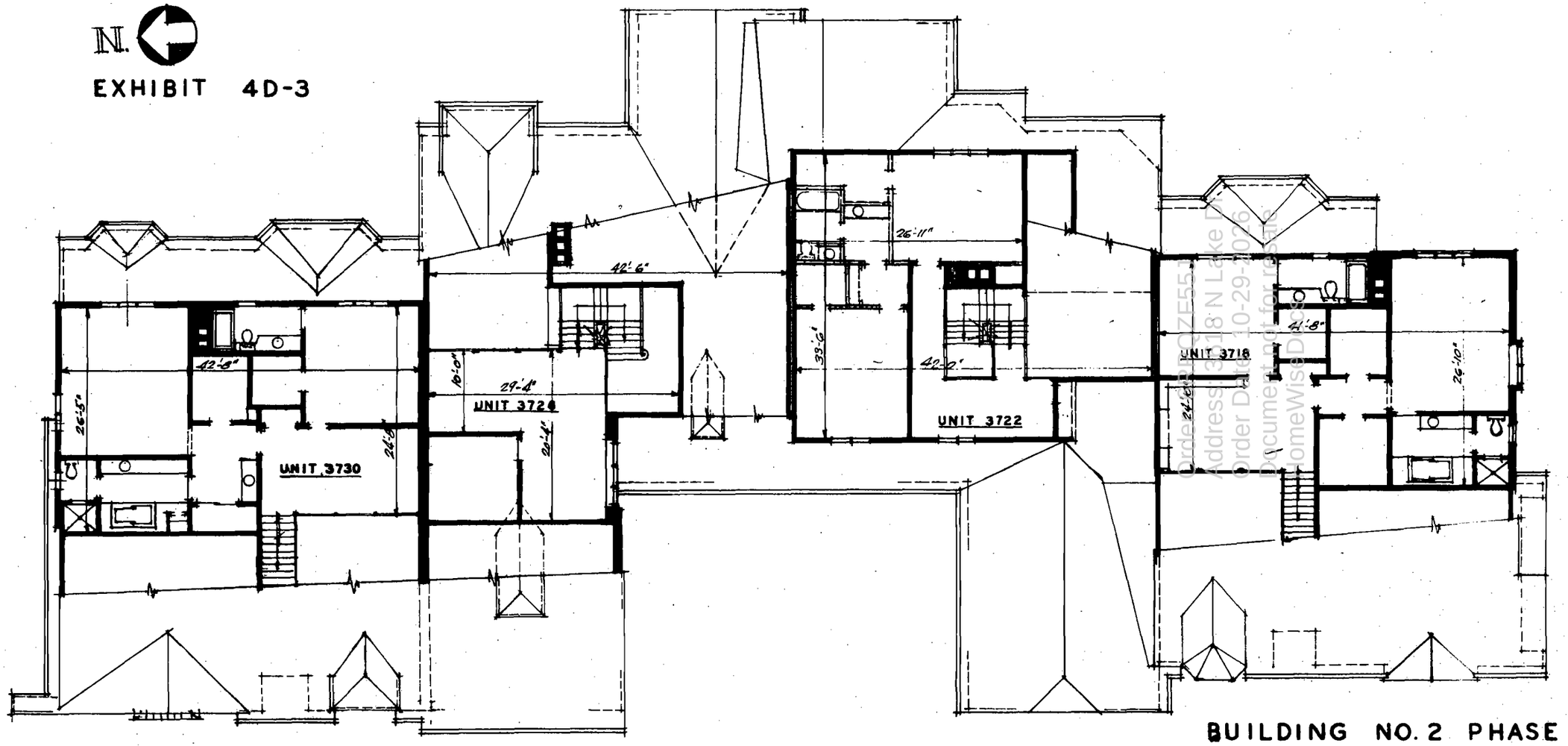
Norman Breest, Professional Engineer

BUILDING NO. 2 PHASE 4

3730-26-22-18 N. LAKE DRIVE

FIRST FLOOR PLAN

EXHIBIT 4D-3



BUILDING NO. 2 PHASE 4
3730-26-22-18 N. LAKE DRIVE
SECOND FLOOR PLAN

This is to certify that this drawing is an accurate representation of the floor plan of the building as filed with the Wisconsin Department of Industry, Labor and Human Relations and the Village of Shorewood, Milwaukee County, Wisconsin.

Norman Breest, Professional Engineer

Order ID: QZE551
Address: 3018 N Lake Dr
Order Date: 10-29-2026
Document not for resale
HomeWiseDocs

This is to certify that this drawing is an accurate representation of the floor plan of this building as filed with the Village of Shorewood, Milwaukee County, Wisconsin.

Norman Breest

Norman Breest, Professional Engineer

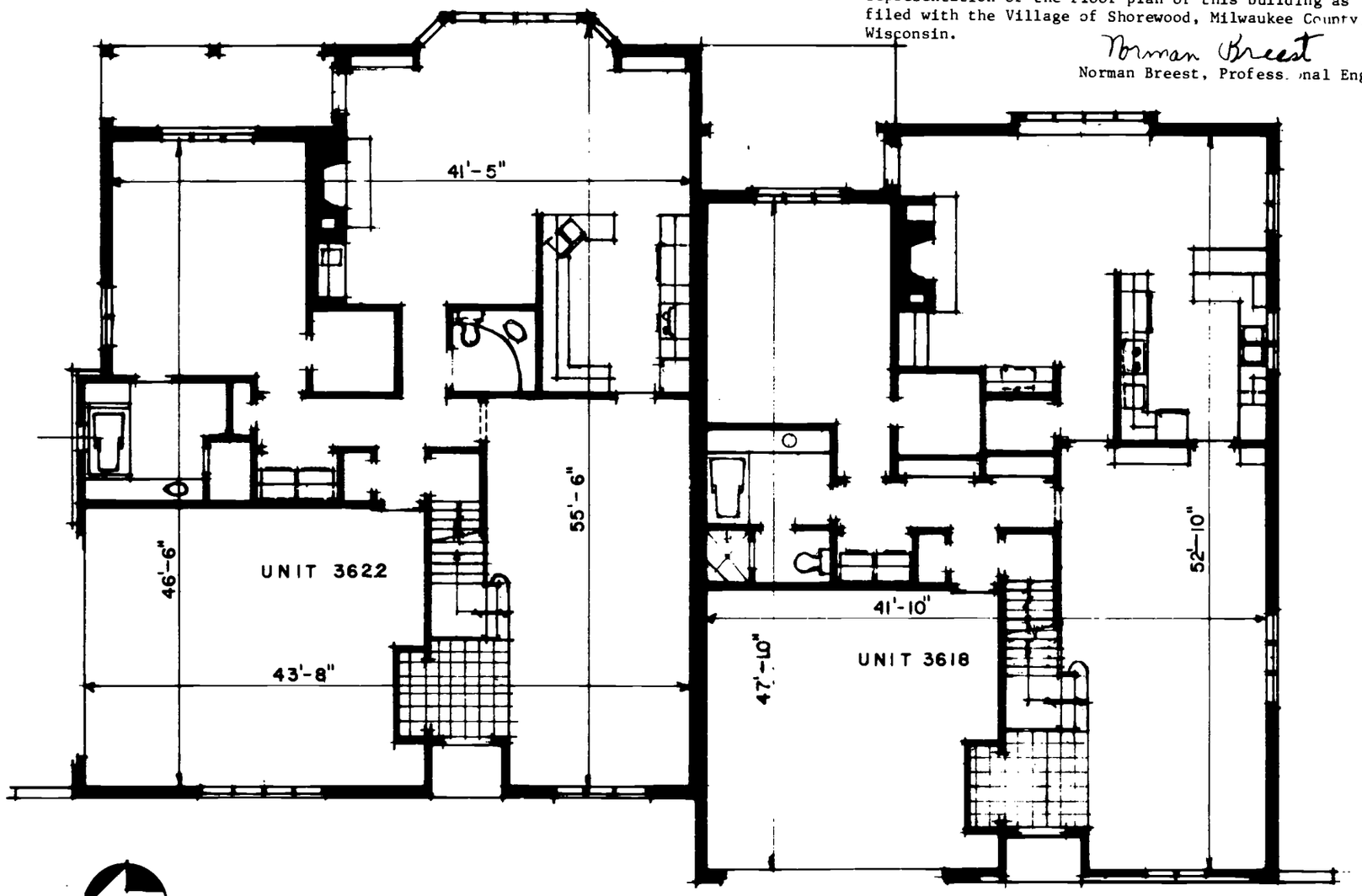


EXHIBIT 3D-2

FIRST FLOOR PLAN

BUILDING NO. 4 (PHASE-3)

3622-3618 N. LAKE DRIVE

This is to certify that this drawing is an accurate representation of the floor plan of this building as filed with the Village of Shorewood, Milwaukee County, Wisconsin.

Norman Breest

Norman Breest Professional Engineer

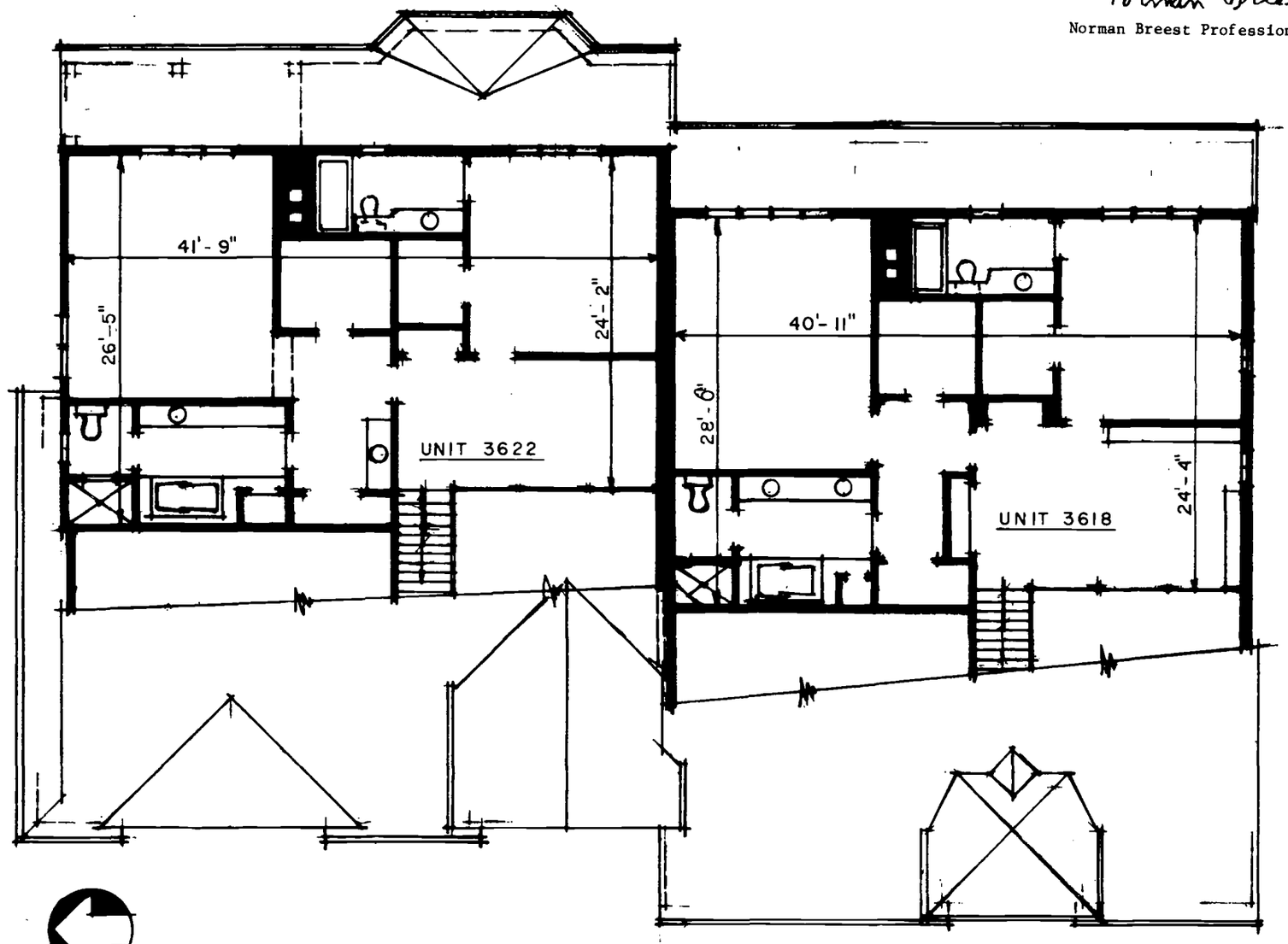


EXHIBIT 3D-3

SECOND FLOOR PLAN
BUILDING NO. 4 (PHASE-3)
3622-3618 N. LAKE DRIVE

NEW OR UPDATED MANAGEMENT AND EMPLOYMENT CONTRACTS

A. Snowplowing Contract: 3800-02-04, 3704-08-12, 3618-22 and 3718-22-26-30 North Lake Drive, Shorewood, Wisconsin dated October 19, 1983. Amended on December 13, 1983 to eliminate 3718-22-26-30 North Lake Drive, Shorewood, Wisconsin.

B. Landscaping Contract: 3800-02-04, 3704-08-12, 3618-22 and 3718-22-26-30 North Lake Drive, Shorewood, Wisconsin dated March 6, 1984.

C. Sprinkler Contract: 3800-02-04, 3708-08-12, 3618-22 and 3718-22-26-30 North Lake Drive, Shorewood, Wisconsin dated November 29, 1983.

Order: 6RPQZF55J
Address: 3618 N Lake Dr
Order Date: 10-29-2026
Document not for resale
HomeWiseDocs

RAVINA ESTATES OWNERS ASSOCIATION, INC.
9991 West North Avenue
Wauwatosa, Wisconsin 53226

(414) 258-0111

October 19, 1983

Mr. Richard S. Bruhn
Snow Fighters
21204 Seven Mile Road
Franksville, Wisconsin 53126

Subject: Ravina Estates Condominiums
North Lake Drive

Dear Mr. Bruhn:

In accordance with our meeting of October 19, 1983, this letter will serve as our contract for snowplowing of the above subject project for the 1983-1984 season based on the following terms:

1 to 3 inches	- $100.00	includes shoveling of all interior walks and city walks.
3 to 6 inches	- $140.00	includes shoveling of all interior walks and city walks.
6 to 12 inches	- $165.00	includes shoveling of all interior walks and city walks.
12 or more	- $195.00	includes shoveling of all interior walks and city walks.

All billings to be based on a one time charge of a total accumulation of snow within a 24 hour period. It is also understood that the project will be plowed and shoveled to at least passable conditions prior to 7:00 AM should snow develop during nightime hours. Final clean-up of all walks and drives shall be completed during latter morning hours or afternoon.

It is agreed that only calcium chloride shall be used on this project at an agreed amount of $0.11 per pound. Additional snow removal prices are as follows: $40.00 per hour for a Frontend loader, $55.00 per hour for a Cat and trucking at $40.00 per hour, per truck. (see attached list) Additional snow equipment shall be used only upon authorization of the Property Manager.

Order: 6RPQZF55J
Address: 3618 N Lake Dr
Order Date: 10-29-2026
Document not for resale
HomeWiseDocs

These prices shall remain in effect for the entire 1983-1984 Season, regardless of any increase in fuel or labor costs. It is understood that all drivers and vehicles are fully insured and a copy of liability insurance shall be forwarded to this office upon acceptance of this contract.

Dated this 19th day of October ,1983.

AGREED:

RAVINA ESTATES OWNERS ASSOCIATION, INC. SNOW FIGHTERS

Debra A Andrews

Richard S Bruhn
RICHARD S. BRUHN

Order: 6RPQZF55J
Address: 3618 N Lake Dr
Order Date: 10-29-2026
Document not for resale
HomeWiseDocs

Prices for Various Removal Equipment

New Holland	$40.00 per hr.
965 Cat	$55.00 per hr.
Single Axle Dump	$32.00 per hr.
Tandem Axle Dump	$37.00 per hr.
Tri-Axle Dump	$40.00 per hr.
Quad-Axle Dump	$50.00 per hr.

Order: 6RPQZF55J
Address: 3618 N Lake Dr
Order Date: 10-29-2026
Document not for resale
HomeWiseDocs

Proposal

MILWAUKEE LAWN SPRINKLER CORP.
5460 N. 13th Street
MILWAUKEE, WIS. 53209
(414) 228-1070

PROPOSAL SUBMITTED TO	PHONE	DATE
Ravina Estates Condominium Association Inc		11/29/83
STREET c/o Sileno Construction Co. 9991 W. North Ave.	JOB NAME 3622 - 3800 North Lake Drive	
CITY, STATE and ZIP CODE Wauwatosa, WI. 53226	JOB LOCATION	
ARCHITECT / DATE OF PLANS		JOB PHONE

We Propose hereby to furnish material and labor — complete in accordance with specifications below, for the sum of:

_____ dollars ($_____).

Payment to be made as follows:

All material is guaranteed to be as specified. All work to be completed in a workmanlike manner according to standard practices. Any alteration or deviation from specifications below involving extra costs will be executed only upon written orders, and will become an extra charge over and above the estimate. All agreements contingent upon strikes, accidents or delays beyond our control. Owner to carry fire, tornado and other necessary insurance. Our workers are fully covered by Workmen's Compensation Insurance.

Authorized Signature _____

Note: This proposal may be withdrawn by us if not accepted within _____ days.

We hereby submit specifications and estimates for:

Milwaukee Lawn Sprinkler Corp., proposes to supply maintenance as required for the irrigation systems(4) at Ravina Estates Condominiums, 3800 N. Lake Dr.

Initial start up of the 3 installed systems is covered under warranty in spring 1984.

Fall blow-out of the 3 non-warranty systems will cost $135.00. Normal blow-out fee for all your systems is $175.00.

Spring 1985 start up expense will not include the one warranty system. The 3 remaining systems are billed time and material depending upon snow plow damage, etc. Approximate turn-on expense is $25.-50. per system.

Order: 6RPQZF55J
Address: 3618 N Lake Dr
Order Date: 10-29-2026
Document not for resale
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A FINANCE CHARGE of 1% PER MONTH (12% PER YEAR) WILL BE ADDED TO ACCOUNTS 30 DAYS PAST DUE.

AS REQUIRED BY THE WISCONSIN CONSTRUCTION LIEN LAW, BUILDER HEREBY NOTIFIES OWNER THAT PERSONS OR COMPANIES FURNISHING LABOR OR MATERIALS FOR THE CONSTRUCTION ON OWNERS LAND MAY HAVE LIEN RIGHTS ON OWNER'S LAND AND BUILDINGS IF NOT PAID. THOSE ENTITLED TO LIEN RIGHTS, IN ADDITION TO THE UNDERSIGNED BUILDER, ARE THOSE WHO CONTRACT DIRECTLY WITH THE OWNER OR WHO GIVE THE OWNER NOTICE WITHIN 60 DAYS AFTER THEY FIRST FURNISH LABOR OR MATERIALS FOR THE CONSTRUCTION. ACCORDINGLY, OWNER PROBABLY WILL RECEIVE NOTICES FROM THOSE WHO FURNISH LABOR OR MATERIALS FOR THE CONSTRUCTION, AND SHOULD GIVE A COPY OF EACH NOTICE RECEIVED TO HIS MORTGAGE LENDER, IF ANY. BUILDER AGREES TO CO-OPERATE WITH THE OWNER AND HIS LENDER, IF ANY. TO SEE THAT ALL POTENTIAL LIEN CLAIMANTS ARE DULY PAID.

Acceptance of Proposal — The above prices, specifications and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified. Payment will be made as outlined above.

Date of Acceptance: _____

Signature RAVINA ESTATES OWNERS ASSOCIATION, INC.

Signature Lynn A. Dornfeld
LYNN A. DORNFELD, PRESIDENT

FORM 218 3 Available from Neebs Inc Groton Mass 01450

SEVENTH AMENDMENT TO
DECLARATION OF CONDOMINIUM
OF
RAVINA ESTATES, A CONDOMINIUM

THIS SEVENTH AMENDMENT entered into as of the 7th day of May, 1985, by RAVINA ESTATES OWNER'S ASSOCIATION, INC. (the "Association").

WITNESSETH:

Ravina Estates, a joint venture ("Declarant") entered into a Declaration of Condominium of RAVINA ESTATES, a Condominium which was recorded in the Office of the Register of Deeds for Milwaukee County, Wisconsin on October 8, 1981 in Reel 1407, images 694 to 717, inclusive, as Document No. 5505086 which has been amended by a FIRST AMENDMENT recorded as Document No. 5505957, a SECOND AMENDMENT recorded as Document No. 5506246, a THIRD AMENDMENT recorded as Document No. 5577835, a FOURTH AMENDMENT recorded as Document No. 5583373, a FIFTH AMENDMENT recorded as Document No. 5605921 and a SIXTH AMENDMENT recorded as Document No. 5701962 and which subjected certain property described therein to the condominium form of ownership (as amended, the "Declaration"). Declarant has prior to the date hereof conveyed more than Seventy-five percent (75%) of the undivided interest in the General Common Elements to purchases. Pursuant to the terms of Article XIV of the Declaration, the Declaration may be amended by an action of the Association as required in that Article. Such action having been taken and such consent as called for therein having been received, the Association now desires to amend Article VII, Paragraph 4 of the Declaration.

NOW, THEREFORE, the undersigned, being such officers of the Association as are required by the Declaration to execute an Amendment to the Declaration, hereby amend Article VII, Paragraph 4 of the Declaration by adding to the end of the third sentence of such paragraph the words "when required".

Executed at Milwaukee, Wisconsin.

RAVINA ESTATES OWNER'S
ASSOCIATION, INC.

By: Willard Davidson
Willard Davidson, Its President

Order: 6RPQZF55J
Address: 3618 Lake Dr
Order Date: 10-29-2026
Document not for resale
HomeWiseDocs

Attest: Jerome Aronson
Jerome Aronson, Its Secretary

(Acknowledgments on next page following)

STATE OF Wisconsin)
) SS.
COUNTY OF Milwaukee)

Personally came before me this 27th day of February, 1986, the above-named Willard Davidson, who acknowledged himself to be the President of Ravina Estates Owner's Association, Inc., and to me known to be the person who executed the foregoing instrument as such officer of such corporation, by its authority, and acknowledged the same.

Doris Robb Doris Robb

Notary Public, State of Wisconsin
My Commission: expires 9-18-87

STATE OF Wisconsin)
) SS.
COUNTY OF Milwaukee)

Personally came before me this 27th day of February, 1986, the above-named Jerome Aronson, who acknowledged himself to be the Secretary of Ravina Estates Owner's Association, Inc., and to me known to be the person who executed the foregoing instrument as such officer of such corporation, by its authority, and acknowledged the same.

Doris Robb Doris Robb

Notary Public, State of Wisconsin
My Commission: expires 9-18-87

This instrument was drafted by:

Charles G. Crosse IV
Michael, Best & Friedrich
250 East Wisconsin Avenue
Milwaukee, Wisconsin 53202
(414) 273-4333

Please return to drafter.

Order: 6RPQZF55J
Address: 3618 N Lake Dr
Order Date: 10-29-2026
Document not for resale
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SEVENTH AMENDMENT TO
DECLARATION OF CONDOMINIUM
OF
RAVINA ESTATES, A CONDOMINIUM

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Executed at Milwaukee, Wisconsin.

RAVINA ESTATES OWNER'S
ASSOCIATION, INC.

By: Willard Davidson
Willard Davidson, Its President

Order: 6RPQZF55J
Address: 362[illegible]ke Dr
Order Date: 10-29-2026
Document not for resale
HomeWiseDoc[illegible]

Attest: Jerome W. Aronson
Jerome Aronson, Its Secretary

(Acknowledgments on next page following)

STATE OF Wisconsin)
) SS.
COUNTY OF Milwaukee)

Personally came before me this 27th day of February, 1986, the above-named Willard Davidson, who acknowledged himself to be the President of Ravina Estates Owner's Association, Inc., and to me known to be the person who executed the foregoing instrument as such officer of such corporation, by its authority, and acknowledged the same.

Doris Robb Doris Robb

Notary Public, State of Wisconsin
My Commission: expires 9-18-87

STATE OF Wisconsin)
) SS.
COUNTY OF Milwaukee)

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Doris Robb Doris Robb

Notary Public, State of Wisconsin
My Commission: expires 9-18-87

This instrument was drafted by:

Charles G. Crosse IV
Michael, Best & Friedrich
250 East Wisconsin Avenue
Milwaukee, Wisconsin 53202
(414) 273-4333

Please return to drafter.

Order: 6RPQZF55J
Address: 3618 N Lake Dr
Order Date: 10-29-2026
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SEVENTH AMENDMENT TO
DECLARATION OF CONDOMINIUM
OF
RAVINA ESTATES, A CONDOMINIUM

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Executed at Milwaukee, Wisconsin.

RAVINA ESTATES OWNER'S
ASSOCIATION, INC.

By: Willard Davidson
Willard Davidson, Its President

Order: 6RPQZF55J
Address: 362 Lakeside Dr
Order Date: 10-29-2026
Document not for resale
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Attest: Jerome Aronson
Jerome Aronson, Its Secretary

(Acknowledgments on next page following)

STATE OF Wisconsin)
) SS.
COUNTY OF Milwaukee)

Personally came before me this 27th day of February, 1986, the above-named Willard Davidson, who acknowledged himself to be the President of Ravina Estates Owner's Association, Inc., and to me known to be the person who executed the foregoing instrument as such officer of such corporation, by its authority, and acknowledged the same.

Doris Robb Doris Robb

Notary Public, State of Wisconsin
My Commission: expires 9-18-87

STATE OF Wisconsin)
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COUNTY OF Milwaukee)

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Doris Robb Doris Robb

Notary Public, State of Wisconsin
My Commission: expires 9-18-87

This instrument was drafted by:

Charles G. Crosse IV
Michael, Best & Friedrich
250 East Wisconsin Avenue
Milwaukee, Wisconsin 53202
(414) 273-4333

Please return to drafter.

Order: 6RPQZF55J
Address: 3618 N Lake Dr
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REEL 1407 IMAG 694

5505086

REGISTER'S OFFICE
Milwaukee County, Wis. } SS
RECORDED AT 3:05 PM
OCT 8 - 1981 694
REEL 1407 IMAGE to 717
[illegible] incl
REGISTER OF DEEDS

DECLARATION OF CONDOMINIUM

OF

RAVINA ESTATES, A CONDOMINIUM

THIS DECLARATION is made and entered into by RAVINA ESTATES, a Wisconsin joint venture (the "Declarant"), pursuant to Chapter 703 of the Wisconsin Statutes, the Condominium Ownership Act, as the same may be amended, renumbered or renamed from time to time (the "Act").

WITNESSETH:

Declarant owns certain real property (the "Property"), described on Exhibit A appended hereto. Declarant has constructed thereon one (1) residential multi-family building (a "Building") containing a total of three (3) residential dwelling units, together with certain other improvements in connection therewith. The Property, together with all Buildings and improvements, is hereinafter called the "Condominium."

Declarant intends by this Declaration to submit the Property and improvements to the condominium form of ownership under the Act and further desires to establish, for its own benefit and that of all future owners and occupants of the Condominium, certain easements, rights, restrictions and obligations with respect to the ownership, use and maintenance of the Condominium on the terms and conditions hereinafter set forth. This Declaration contemplates an "expandable" condominium which may include three (3) additional buildings containing not more than an additional nine (9) residential dwelling units if fully developed; but Declarant shall be under no obligation and makes no representation that any part or all of the expandable features described herein shall be developed.

The name of the Condominium shall be "RAVINA ESTATES", a Condominium. The address of the Condominium is set forth in Exhibit C attached hereto. 5505086 # 25.00

NOW, THEREFORE, Declarant, the fee owner of the Property, by this Declaration hereby (i) submits the Property and the improvements, subject to taxes and assessments not yet due and payable, municipal and zoning ordinances, development agreements, recorded easements and restrictions, if any, easements or rights in favor of any utility and all other matters of record, to the condominium form of use and ownership as provided in the Act and this Declaration; (ii) establishes and imposes the following provisions, restrictions, conditions, easements and uses to which the Condominium may be put; and (iii) specifies that the provisions of this Declaration shall constitute covenants to run with the land and shall be binding on Declarant, its successors and assigns, and all subsequent owners and occupants of all or any part of the Condominium.

25.00

Order: 6RPQZF55J
Address: 3618 N Lake Dr
Order Date: 10-29-2026
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EXHIBIT "A"

LEGAL DESCRIPTION OF THE PROPERTY

THE EAST 90.00 FT OF PARCEL 1 OF CERTIFIED SURVEY MAP NO. 3696, BEING A DIVISION OF PARCEL 2 OF CERTIFIED SURVEY MAP NO. 3108, PARCEL 2 OF CERTIFIED SURVEY MAP NO. 3489 AND PART OF GOVERNMENT LOTS 1 AND 2 IN THE NORTHEAST FRACTIONAL 1/4 OF SECTION 10, T 7 N, R 22 E, IN THE VILLAGE OF SHOREWOOD, MILWAUKEE COUNTY, WISCONSIN

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ARTICLE I

DIVISION OF CONDOMINIUM INTO SEPARATE FREEHOLD ESTATES

Declarant divides the Condominium into the following separate freehold estates:

1. Three (3) separate freehold estates (collectively called the "Units" and individually called a "Unit"), consisting of the space or area of a Building contained within the boundaries of each such Unit as follows:

a. The vertical boundaries shall be: the interior undecorated surfaces of the perimeter walls of the Unit on each floor or floors of the Unit.

b. The horizontal boundaries shall be: (i) lower boundary - the plane or planes of the lower surface of the concrete basement floor; (ii) upper boundary - the plane or planes of the interior undecorated ceilings.

c. All windows, window frames, doors, garage doors, including all glass and locks in windows, doors and garage doors, shall be considered a part of the Unit.

2. A freehold estate in the "Common Elements" of the Condominium as hereinafter described.

ARTICLE II

DESCRIPTION AND LOCATION OF THE BUILDINGS AND UNITS

The Building and other improvements are shown on the site map and survey appended hereto as Exhibit B.

The respective addresses of the Units are described on Exhibit C appended hereto.

The Units, their respective designations and locations within the Building and the Common Elements to which the Units have access are shown on the floor plans of the Condominium appended hereto as Exhibit D. The exterior and interior dimensions shown on Exhibit D are only approximations of the exact dimensions of the Building and Unit when constructed.

Each Unit shall be serviced and separately metered for utilities, except for sewer and water. Sewer, water, trash and snow management, general landscaping and maintenance shall be common expenses of the Condominium.

ARTICLE III

DESCRIPTION OF COMMON ELEMENTS AND GENERAL COMMON ELEMENTS

The Common Elements shall consist of all of the Condominium improvements, areas, fixtures, equipment and facilities except the individual Units. The Common Elements are divided into two (2) different types, known as the General Common Elements and the Limited Common Elements. The General

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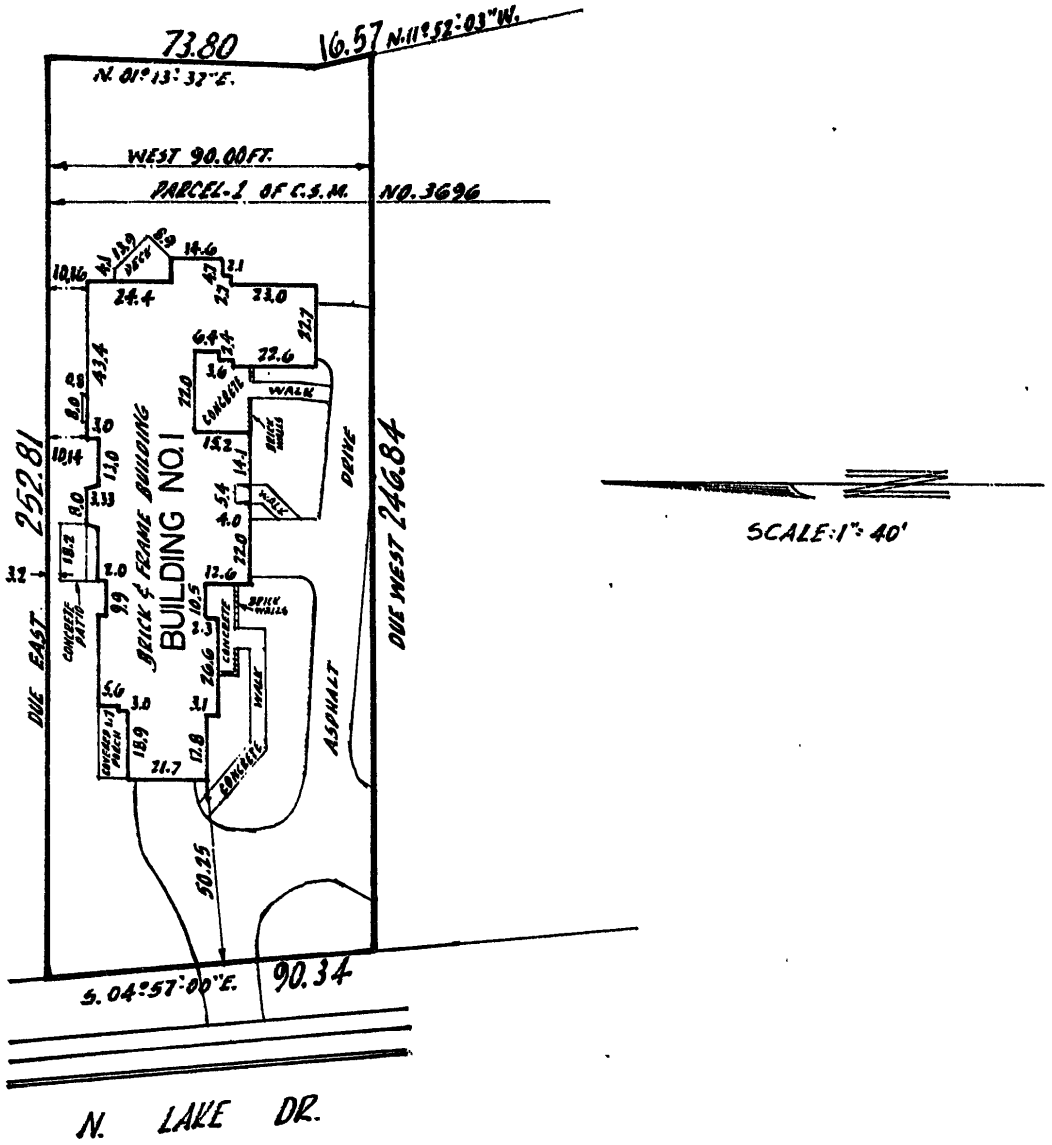
PLAT OF SURVEY

REEL 1407 DOC. 697

KNOWN AS 3800-02-04 NORTH LAKE DRIVE, IN THE VILLAGE OF SHOREWOOD, WISCONSIN
THE EAST 90.00 FT OF PARCEL 1 OF CERTIFIED SURVEY MAP NO. 3696, BEING A DIVISION OF PARCEL 2 OF CERTIFIED SURVEY MAP NO. 3108, PARCEL 2 OF CERTIFIED SURVEY MAP NO. 3489, AND PART OF GOVERNMENT LOTS 1 AND 2 IN THE NORTHEAST FRACTIONAL 1/4 OF SECTION 10, T 7 N, R 22 E, IN THE VILLAGE OF SHOREWOOD, MILWAUKEE COUNTY, WISCONSIN

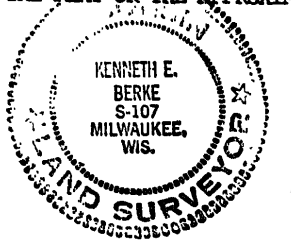
SEPTEMBER 22, 1981 SURVEY NO. 145214-S-1



SCALE: 1" = 40'

I, KENNETH E BERKE, DO HEREBY CERTIFY THAT I HAVE SURVEYED THE ABOVE DESCRIBED PROPERTY AND THAT THIS SURVEY IS AN ACCURATE REPRESENTATION OF THE EXTERIOR BOUNDARY LINES AND THE LOCATION OF THE BUILDINGS AND IMPROVEMENTS UPON THE SAID PROPERTY.

THIS CONDOMINIUM PLAT IS A CORRECT REPRESENTATION OF RAVINA ESTATES CONDOMINIUM AND THE IDENTIFICATION AND LOCATION OF EACH UNIT AND THE COMMON ELEMENTS CAN BE DETERMINED FROM THE PLAT. THE COMMON ELEMENTS ARE DEFINED TO BE ALL OF THE CONDOMINIUM PROPERTY EXCEPT THE INDIVIDUAL UNITS DESCRIBED IN THIS PLAT. THE UNDERSIGNED SURVEYOR MAKES NO CERTIFICATION AS TO THE ACCURACY OF DIAGRAMMATIC FLOOR PLANS OF THE CONDOMINIUM BUILDING(S) AND UNITS CONTAINED IN THE PLAT OR THE APPROXIMATE DIMENSIONS OR FLOOR AREAS THEREOF.



Kenneth E Berke (SEAL)
KENNETH E BERKE, REGISTERED LAND SURVEYOR
S 107

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Order Date: 10-29-2026
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EXHIBIT - B

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EXHIBIT "C"

Unit Addresses
3800-3802-3804 North Lake Shore Drive
Milwaukee, Wisconsin

Building #1

Unit Number	Address
3800	3800 North Lake Shore Drive Milwaukee, Wisconsin
3802	3802 North Lake Shore Drive Milwaukee, Wisconsin
3804	3804 North Lake Shore Drive Milwaukee, Wisconsin

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BUILDING NO. 1

3800 - 02 - 04 N. LAKE DRIVE

BASEMENT PLAN

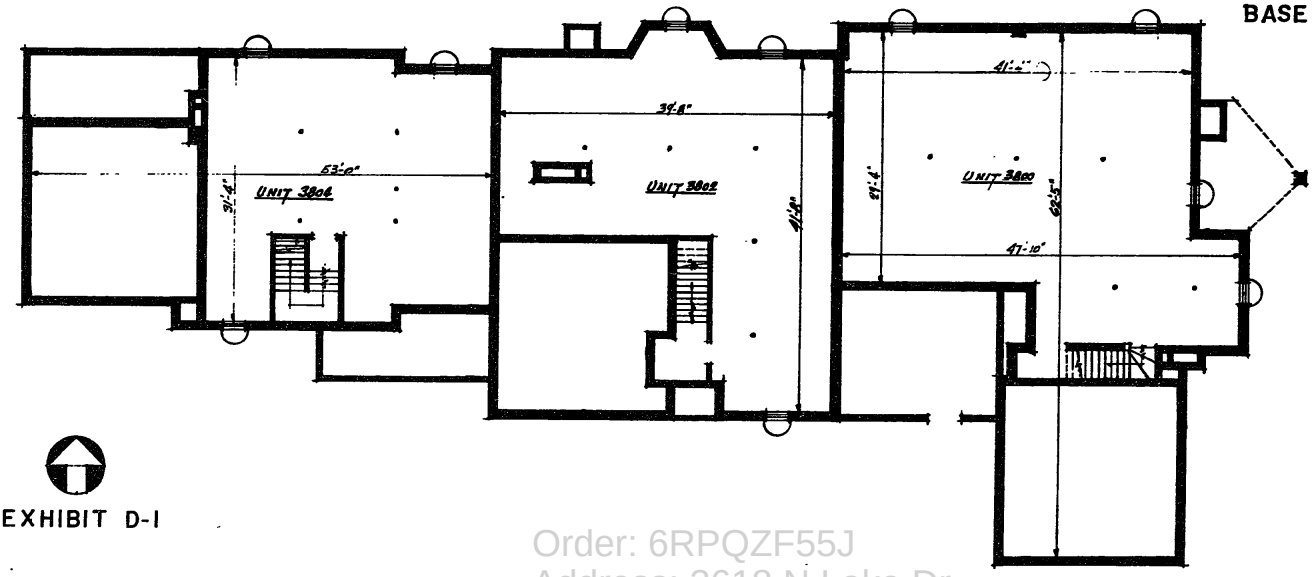

EXHIBIT D-1

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 and Human Relations and the Village of Shorewood, Milwaukee County, Wisconsin.

Norman Breese, Professional Engineer

REEL 1407 IMAGE 699

Order: 6RPQZF55J
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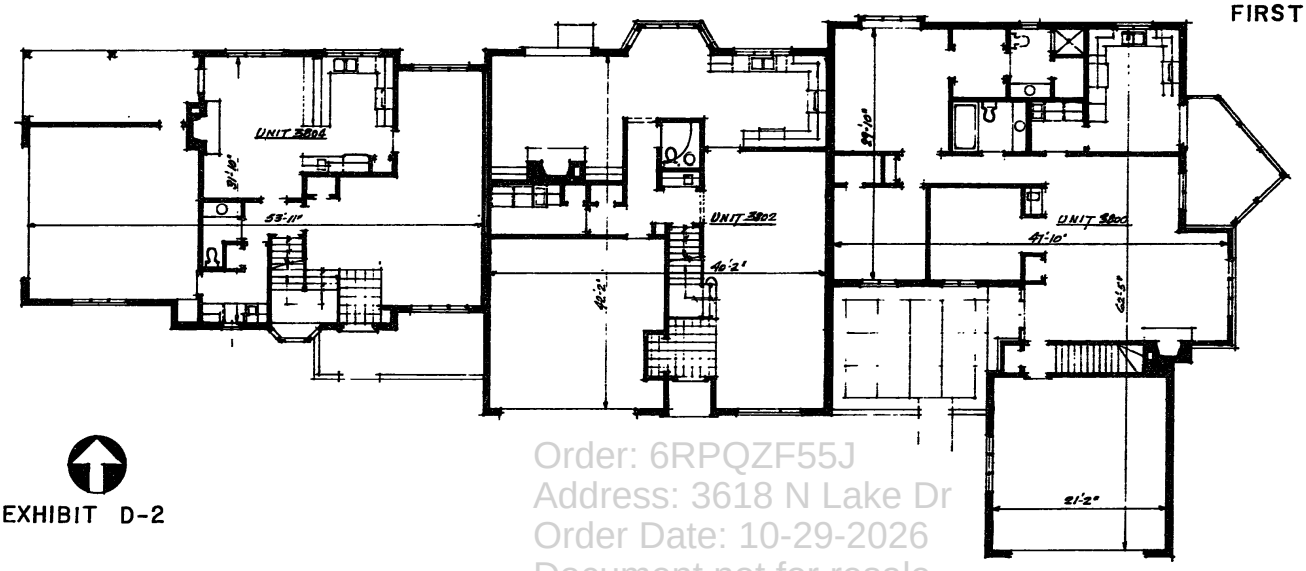
BUILDING NO. 1

3800-02-04 N. LAKE DRIVE

FIRST FLOOR PLAN



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 and Human Relations and the Village of Shorewood, Milwaukee County, Wisconsin.

Norman Broiat, Professional Engineer

REEL 1407 IMAGE 700

EXHIBIT D-2

Order: 6RPQZF55J
Address: 3618 N Lake Dr
Order Date: 10-29-2026
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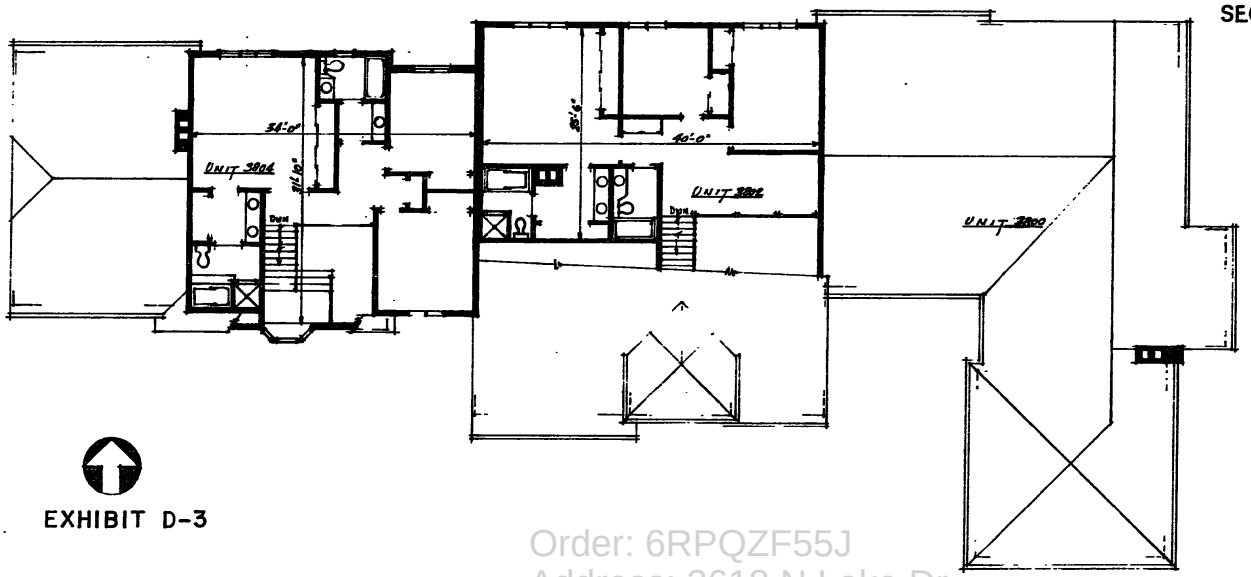
BUILDING NO. 1

3800-02-04 N. LAKE DRIVE

SECOND FLOOR PLAN



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 and Human Relations and the Village of Shorewood, Milwaukee County, Wisconsin.

Norman Brewer, Professional Engineer

REEL 1407 IMAGE 701

EXHIBIT D-3

Order: 6RPQZF55J
Address: 3618 N Lake Dr
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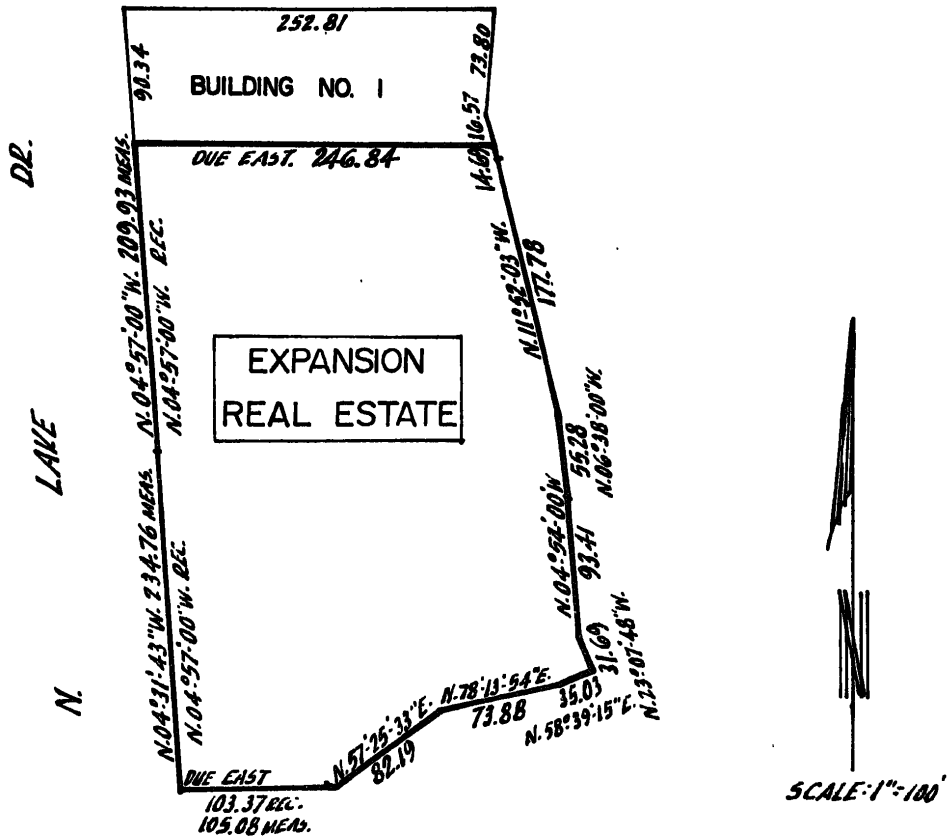
EXHIBIT "E"

LEGAL DESCRIPTION OF THE EXPANSION REAL ESTATE

ALL OF PARCEL 1, EXCEPTING THE EAST 90.00 FT. THEREOF, IN CERTIFIED SURVEY MAP NO. 3696, BEING A DIVISION OF PARCEL 2 OF CERTIFIED SURVEY MAP NO. 3108, PARCEL 2 OF CERTIFIED SURVEY MAP NO. 3489, AND PART OF GOVERNMENT LOTS 1 AND 2 IN THE NORTHEAST FRACTIONAL 1/4 OF SECTION 10, T 7 N, R 22 E, IN THE VILLAGE OF SHOREWOOD, MILWAUKEE COUNTY, WISCONSIN.



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Common Elements shall consist of all of the Common Elements except the Limited Common Elements as described below.

ARTICLE IV

DESCRIPTION OF LIMITED COMMON ELEMENTS

The Limited Common Elements are reserved for the exclusive use of the owner or occupant of the Unit to which they are appurtenant. The Limited Common Elements consist of the outside porch, patio, deck, and/or front entrance courtyard, and attic areas, if any, immediately adjacent and appurtenant to each Unit to which it has access by a door or doors from the Unit, and one (1) mailbox at a location designated by the Association.

ARTICLE V

PERCENTAGE OF OWNERSHIP IN COMMON ELEMENTS

1. Ownership. The ownership of each Unit shall include a 1/3rd or 33.33% undivided interest in the Common Elements.

2. Sharing of Expenses and Surpluses. The common surpluses and expenses of the Condominium relating to Common Elements shall be shared among the owners of all Units according to the percentage of their undivided interest in the Common Elements as expressed above, and with respect to the Declarant shall be shared as follows: When an occupancy permit is issued for a Unit, commencing sixty (60) days after issuance of such permit, Declarant shall share to the extent of one-half (1/2) of the percentage of its' undivided interests in the Common Elements for each such unsold Unit; provided, however, that Declarant shall pay its full percentage of its undivided interests in the Common Elements for all Units retained by Declarant for use as models or offices and for all Units retained by Declarant during such time as they are leased by Declarant.

3. Use of Surpluses. All common surpluses of the Condominium for each fiscal year of the Association shall be credited, as deemed appropriate by the Board of Directors, to the replacement reserves or general funds for common expenses of the Condominium for the next succeeding fiscal year or years in accordance with the percentage of undivided interest of each Unit owner in the Common Elements as aforesaid.

ARTICLE VI

ASSOCIATION OF UNIT OWNERS

1. Administration. The Condominium shall be administered by a non-profit corporation known as Ravina Estates Owner's Association, Inc. (the "Association"). The Association shall adopt By-Laws and Rules and Regulations in furtherance thereof. The Assocation shall be managed by a Board of Directors ("Board of Directors").

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2. Membership and Voting. Each Unit owner shall be a member of the Association. One (1) vote shall appertain to each Unit. Membership shall commence and terminate with ownership. The manner of sharing and casting ballots shall be set forth in the By-Laws. Declarant shall be entitled to vote without regard to whether it shares expenses pursuant to Article V hereof.

3. Declarant Control. Prior to the conveyance by Declarant of Twenty-five (25%) Percent of the undivided interest in the General Common Elements to purchasers, the Association shall hold a meeting and the Unit owners other than the Declarant shall elect one-third (1/3) of the Board of Directors.

4. Association Management. Subject to Article XII, the Board of Directors shall employ a professional property manager, management company or managing agent on a salaried basis with such experience and qualifications and on such terms and conditions as may be acceptable to the Board of Directors. Any such agreement must be terminable without fee upon not more than ninety (90) days notice and the term thereof may not exceed two (2) years.

5. Initial Working Capital. Each purchaser of a Unit from Declarant or from a Unit owner shall advance One Thousand ($1,000.00) Dollars to the Association at the time of conveyance for the common expenses of the Association. Each advance shall be credited to such purchaser and shall be returned to such purchaser upon subsequent conveyance of the Unit and payment of a like advance by the subsequent purchaser.

ARTICLE VII

MAINTENANCE, ALTERATION AND IMPROVEMENT OF CONDOMINIUM

1. Unit Owner's Responsibility. The owner of each Unit shall: (a) maintain in good condition and repair and replace all of the components or installations within or used by the Unit, including but not limited to, all utility lines and installations, the heating, air conditioning, humidifier and electrical air filter systems for the Unit, fixtures, appliances, water heater, interior walls, partitions, flooring, ceilings, windows, window frames, doors, patio doors and garage doors, including all glass and locks in windows, doors, patio doors and garage doors, any electric garage door openers and mechanical apparatus necessary thereto; (b) paint and decorate the interior of the perimeter walls and all walls and surface areas within the Unit; (c) keep the porch, patio, deck and/or front entrance courtyard immediately adjacent and appurtenant to the Unit in a clean and neat condition; (d) keep and maintain in good and orderly condition its Limited Common Elements; and (e) reimburse the Association for the repair and replacement of any portion of the Common Elements damaged through the fault or negligence of such owner or such owner's family, guests or invitees or any other occupants of the Unit.

2. Association Responsibility. The Association shall maintain in good condition and repair, and replace and operate all of the Common Elements, except as provided above. Notwithstanding anything contained in Section 1 above, it is expressly provided that the painting or staining of the exterior surface of all garage doors and Unit exterior doors shall be an Association responsibility.

Order: 6RFQZF555
Address: 3618 N Lake Dr
Order Date: 10-29-2026
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3. Structural Changes by Owners. An owner of a Unit shall make no changes within such Unit which will affect the structural soundness of a Building of which it is a part, or which will intrude into the Common Elements, without the consent of the Board of Directors, and shall promptly report to the Association any need for repairs, the responsibility for which is that of the Association. If a Unit owner desires to make such a change and such change will result in an increase in the premium for the insurance required under Article XI hereof, then such Unit owner shall be responsible for and shall pay such increase. If any Unit owner desires to make a change or changes within his Unit which may affect the structural soundness of the Building of which it is a part or which will intrude into the Common Elements, such Unit owner shall notify the Board of Directors in writing of his intention and desire to make such change or changes together with a copy of the final plans and specifications therefor and a copy of the building permit issued in connection therewith. The Board of Directors shall have a period of ten (10) days from its receipt of such written notice to object to such change or changes, in which event the Unit owner may not make such change or changes. If no objection by the Board of Directors is received by the Unit owner within such ten (10) day period, then the consent of the Board of Directors shall have been deemed to be given; provided that the Board of Directors may give notice of objection pending a report from the insurance carrier regarding any increase in the premium as described above or pending receipt by the insurance carrier of such increase if the Board of Directors so elects.

4. Decorations; Signs; Porches; Patios; Decks; and Entrance Courtyards. No Unit owner shall decorate or alter the Common Elements without the consent of the Board of Directors. No owner of a Unit, except the Declarant, may erect, post or display posters, signs or advertising material on the Common Elements. No awnings, enclosures or storm doors or windows shall be installed on or over porches, patios, decks or entrance courtyards without the prior written approval of the Board of Directors and the Shorewood Building and Aesthetics Board. Grills shall be used or stored only on rear porches, patios and decks, and not on front entrance courtyards, and only if they are of the type using a cover in place while in use. Porches, patios, decks and front entrance courtyards shall not be used for storage, including the storage of motorcycles, baby carriages, bicycles, wagons, etc. or for handling, shaking or drying of laundry, carpet, rugs or clothing.

5. Structural Changes by Association. Except as reserved to the Declarant, its successors and assigns, the Association shall not make or permit any alterations to the exterior of any Building or make any other substantial alterations or additions of a structural nature or otherwise to the Common Elements without the affirmative vote of two-thirds (2/3) of the Board of Directors. In no case shall any such alterations or additions prejudice the rights of any owner of a Unit unless his written consent has been obtained.

ARTICLE VIII

ASSESSMENTS

1. Liability; Late Payments. The By-Laws shall set forth the manner of making and collecting assessments against

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the Unit owners for common expenses of the Condominium. Each Unit owner shall be liable for such fractional or percentage interest of the common expenses of the Condominium as is provided in Article V hereof. Any assessment or installment not paid within ten (10) days of its due date shall be delinquent and the Unit owner shall be charged interest at a rate not in excess of the lower of (i) the highest rate not prohibited by law, or (ii) Eighteen (18%) Percent per annum on the unpaid assessment or installment, calculated from the date when the assessment or installment was first due until the date it is paid. All payments upon account shall be first applied to the interest, if any, and then to the assessment payment first due.

2. Liens. If a Unit owner defaults in the payment of any assessment or installment, the Association shall take appropriate measures as provided by law in accordance with the By-Laws. The lien for unpaid assessments provided in the Act shall also secure reasonable attorney's fees incurred by the Association incident to the collection of such assessment or enforcement of such lien. In any foreclosure of a lien for assessments, the owner of a Unit subject to a lien shall be required to pay a reasonable rental for the Unit and the Association shall be entitled to the appointment of a receiver to collect the same.

3. Rights of Mortgagees. Any first mortgagee who obtains title to a Unit pursuant to remedies provided in the mortgage or foreclosure of the mortgage shall not be liable for such Unit's unpaid assessments which accrued prior to the acquisition of title to such Unit by such mortgagee.

4. Statement of Assessments. The Association, upon receipt of a purchaser's name, proposed number of occupants, and proposed date of closing shall within ten (10) days after request provide a Certificate of Sale to the purchaser of any Unit which states the existence, if any, of outstanding general or special assessments against the owner of the Unit being sold. Notwithstanding anything to the contrary contained in the preceding sentence, all Units conveyed by Declarant shall be deemed to be conveyed free from all such outstanding general or special assessments and no such letter shall be required or given as to such Units.

ARTICLE IX

RESTRICTIONS ON USE, OCCUPANCY AND TRANSFER

1. Residential Purposes Only. Each Unit shall be occupied and used only for private dwelling purposes and for no other purposes. No trade or business shall be carried on anywhere within the Condominium, except as otherwise provided herein.

2. Leases of Units. The Declarant may lease a Unit on such terms and conditions as it desires in its sole discretion. Any owner other than Declarant may lease a Unit for a term of not less than twelve (12) months and to not more than four (4) people, not more than one (1) of whom is unrelated. Any person occupying a Unit with the authority of an owner shall comply with all of the provisions hereof imposed on an owner. No rooms in any Unit may be rented and no transient tenants may be

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Order Date: 10-29-2026
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accommodated. If a Unit owner intends to leave such Unit for a period of more than three (3) weeks, such owner shall notify the Association prior thereto of his forwarding address and of a telephone number where he can be reached. Any Unit owner other than Declarant intending to lease a Unit shall notify the Association of the tenant's or tenants' name or names, residence telephone number, business location and business phone, and shall provide the Association with a copy of the lease and the Unit owner's address for receipt of notices. If a Unit owner fails to comply with these provisions, the Association may monthly assess the owner of the Unit being leased a lease fee (the "Lease Fee") equal to twice the monthly assessment charged under Article VIII hereof until the owner has complied. The Lease Fee may be collected in the same manner as the assessments as is provided in Article VIII hereof.

3. Pets. No reptiles or uncaged birds shall be permitted within the Condominium. Unit owners may keep no more than two (2) pets per Unit; provided, however, that:

(i) the pet is under twenty-six inches (26") in height when measured from the base of it's fore-paw to the top of the corresponding shoulder;

(ii) the pet is not permitted on any of the Common Elements while unattended or unleashed;

(iii) the individual attending the pet immediately disposes of any and all of their pet's droppings in the manner prescribed by the Association;

(iv) the owner of the pet complies with the rules of pet ownership as promulgated by the Association; and

(v) the pet must immediately and permanently be removed from the Condominium if, in the sole judgment of the Board of Directors, any pet is or becomes offensive, a nuisance or harmful in any way to the Condominium or those owning or occupying therein, or otherwise violates the terms of this paragraph 3 or rules promulgated under subparagraph (iv). Any and all costs of repairing damage caused by a pet shall be borne by its owner. Any Unit owner failing to comply with this subparagraph (v) shall be assessed a monthly pet fee in an amount of Five Hundred Dollars ($500.00) per month until the owner has complied. Such pet fee may be collected in the same manner as assessments under Article VIII hereof. Notwithstanding anything to the contrary herein, possession of pets on the Condominium shall not be considered a property right.

4. No Obstructions. No owner shall cause or permit the Common Elements, except the Limited Common Elements, to be so used as to deny to other owners the full use of such portion of the Common Elements. Accordingly, there shall be no obstruction of any Common Elements. Walks and drives shall be

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kept clean and orderly. Junked, inoperative or unlicensed vehicles and vehicles licensed as trailers, vans, trucks, campers, camping trucks, house trailers, boats, boat trailers, motorcycles, mopeds, motorized bicycles, snowmobiles or land vehicles or the like shall not be stored, parked or placed on the Condominium. No vehicle shall occupy, park upon or otherwise block the access to or exit from a Unit or garage. No maintenance or lubrication of any vehicle shall be permitted anywhere on the Condominium. Bicycles shall be placed only in those areas designated by the Association. Garage doors shall be closed at all times, unless attended or presently in use.

5. Waste. The unreasonable or unsightly accumulation of waste, litter, excess or unused building materials or trash is prohibited, and garbage containers shall be situated only in the garage, except on garbage pick-up days, on which days garbage containers may be temporarily moved to curb-side. No materials shall be consumed by fire in incinerators, open fires or elsewhere.

6. Antennas, Temporary Structures. No antennas for television or aerials for radios shall be erected on any roof or any other portion of the Condominium, except any community antennas or cable receivers erected by Declarant or the Association or any individual antennas erected or installed with the prior consent of the Board of Directors, and except when installed within attic areas. No structure, trailer, tent, shack or barn, temporary or otherwise, except for those maintained by Declarant, shall be placed or maintained on any portion of the Condominium nor shall any clothes hangers or clothesline be placed or maintained within or on the Condominium, except within a Unit.

7. Utility Lines. Any supply lines, waste lines, pipes, wires, conduits or public utility lines running through a Unit which serve more than one Unit shall be Common Elements.

8. Encroachments. If any portion of the Common Elements encroaches upon a Unit or any Unit encroaches upon the Common Elements or upon any other Unit, a valid easement for the encroachment and for the maintenance of the same shall exist for so long as it stands. Minor encroachments of parts of a Building due to reconstruction of a part or all of a Building shall be permitted and a valid easement for such encroachments and the maintenance thereof shall exist from the owners of Units in such Building.

9. Mutual Enjoyment. Each Unit shall be used only for such purposes and to such extent as will not overload or interfere with any Common Elements or the enjoyment thereof by the owners of other Units.

10. Noxious Activity. No use or practice shall be allowed on the Condominium which: (a) is a nuisance, or (b) is immoral or improper or offensive in the opinion of the Board of Directors, or requires any alteration of or addition to any Common Elements, or (c) is in violation of the By-Laws or Rules and Regulations of the Association, or (d) unreasonably interferes with or is an unreasonable annoyance to the peaceful possession or proper use of the Condominium by other Unit owners or occupants, including the use of musical instruments,

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Order Date: 10-29-2026
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television, or radios at such times or in such volumes of sound as to be objectionable.

11. Acts Affecting Insurance. No Unit owner or occupant shall commit or permit any violation of the policies of insurance taken out by the Board of Directors in accordance with the provisions of Article XI hereof (the "Association Policies"), or do or permit anything to be done, or keep or permit anything to be kept, or permit any condition to exist, which might (i) result in termination of any such policies, (ii) adversely affect the right of recovery thereunder, (iii) result in reputable insurance companies refusing to provide Association Policies, or (iv) result in an increase in the insurance rate or premium unless, in the case of such increase, the Unit owner responsible for such increase shall pay the same. If the rate of premium payable with respect to the Association Policies or with respect to any policy of insurance carried by any Unit owner, as permitted by the provisions of Article XI hereof, shall be increased or shall otherwise reflect the imposition of a higher rate than that applicable to the lowest-rated Unit, (a) by reason of anything that is done or kept in a particular Unit, or (b) as a result of the failure of any Unit owner or any occupant of a Unit to comply with the requirements of the Association Policies, or (c) as a result of the failure of any such Unit owner or occupant to comply with any of the other terms and provisions of this Declaration, the By-Laws or the Rules and Regulations, then the Unit owner of that particular Unit shall reimburse the Association and such other Unit owners respectively for the resulting additional premiums which shall be payable by the Association or such other Unit owners, as the case may be. The amount of any such reimbursement due the Association may without prejudice to any other remedy of the Association be enforced by assessing the same to that particular Unit pursuant to the By-Laws.

12. Legal Restrictions. No unlawful use may be made of the Condominium or any part thereof and each Unit owner shall strictly comply with all valid laws, orders, rules and regulations of all governmental agencies having jurisdiction thereof (collectively "Legal Requirements"). Compliance with any Legal Requirements shall be accomplished by and at the sole expense of the Unit owner or owners or the Association, as the case may be, whichever shall have the obligation under this Declaration to maintain and repair the portion of the Condominium affected by any such Legal Requirements. Each Unit owner shall give prompt notice to the Board of Directors of any written notice it receives of the violation of any Legal Requirements affecting its Unit or the Condominium. Notwithstanding the foregoing provisions, any Unit owner may, at its expense, defer compliance with and contest, by appropriate proceedings prosecuted diligently and in good faith, the validity or applicability of any Legal Requirements affecting any portion of the Condominium which such Unit owner is obligated to maintain and repair, and the Association shall cooperate with such Unit owner in such proceedings, provided that:

(i) Such Unit owner shall pay and shall defend, save harmless, and indemnify the Board of Directors, the Association and each other Unit owner against all liability, loss or damage which any of them respectively shall suffer by reason

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Address: 3618 N Lake Dr
Order Date: 10-29-2026
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of such contest and any noncompliance with such Legal Requirements, including reasonable attorneys' fees and other expenses reasonably incurred; and

(ii) Such Unit owner shall keep the Board of Directors advised as to the status of such proceedings. ((i) and (ii) above collectively called the "Conditions as to Contest").

Such Unit owner need not comply with any Legal Requirements so long as it shall be so contesting the validity or applicability thereof, provided that (a) noncompliance shall not create a dangerous condition or constitute a crime or an offense punishable by fine or imprisonment, and (b) no part of any Building shall be subject to being condemned or vacated by reason of noncompliance or otherwise by reason of such contest ((a) and (b) are called the "Conditions as to Deferral of Compliance"). The Association may also contest any Legal Requirements without being subject to the Conditions as to Contest and may also defer compliance with any Legal Requirements, but only subject to the Conditions as to Deferral of Compliance. The costs and expenses of any contest by the Association shall be a common expense.

ARTICLE X

RECONSTRUCTION AFTER LOSS

1. Reconstruction. In the event of fire, casualty or any other disaster affecting one or more of the Units in a Building or other improvements on the Condominium (the "Damaged Premises"), the Damaged Premises shall be reconstructed and repaired, unless otherwise provided herein. Reconstruction and repair as used herein shall mean restoring the Damaged Premises to substantially the same condition they were in prior to the fire, casualty or disaster. The Association shall undertake to cause such reconstruction and repair to be accomplished within a reasonable period of time.

2. Insufficient Insurance Proceeds. If the insurance proceeds are insufficient to reconstruct or repair the Damaged Premises, then:

(a) The Condominium shall be subject to an action for partition upon obtaining the written consent of at least three-quarters (3/4) of the Unit owners entitled to a vote. In the case of partition, the net proceeds of sale together with any net proceeds of insurance (the "Partition Proceeds") shall be considered as one fund and shall be divided among all Unit owners in the Damaged Premises in accordance with the following formula:

$$\frac{\text{Unit square footage} \times 100}{\text{Total square footage of all Units in the Damaged Premises}} = \text{Percentage of undivided interest in Partition Proceeds}$$

If the Damaged Premises are Common Elements, the Partition Proceeds shall be divided among all Unit owners in accordance with their respective interests in the Common Elements.

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(b) If the consent required under subparagraph (a) above is not obtained within ninety (90) days from the date of the loss, then the Damaged Premises shall be reconstructed and repaired by the Association with the insurance proceeds and owners of Units in the Damaged Premises shall be assessed for the deficiency in accordance with the following formula:

$$\frac{\text{Unit square footage} \times 100}{\text{Total square footage of all Units in the Damaged Premises}} = \text{Percentage of undivided interest in the deficiency}$$

The provisions of Article VIII shall apply to all sums assessed for any deficiency. If the Damaged Premises are Common Elements, the deficiency shall be shared by the owners of all Units in accordance with their respective interests in the Common Elements.

3. Substantial Damages. If two-thirds (2/3) or more of a Building and other improvements above foundation are destroyed, regardless of the sufficiency of any insurance proceeds for reconstruction and repair of the Damaged Premises, no such reconstruction and repair shall take place unless, within ninety (90) days from the date of the loss, such reconstruction and repair have been approved by at least two-thirds (2/3) of the Unit owners entitled to a vote. If such approval is not given within 90 days, then the Condominium shall be subject to an action for partition in the same manner as is provided in paragraph 2(a) above.

ARTICLE XI

INSURANCE

1. Association Insurance. The Board of Directors shall obtain and continue in effect insurance coverage on each Building and other improvements on or within the Condominium in an amount equal to the maximum insurable replacement value, with "agreed amount", "condominium replacement cost", and "all risk" endorsements, without deduction or allowance for depreciation, which amount shall be determined annually by a recognized appraiser or insurer as selected by the Board of Directors, together with a "waiver of subrogation" with respect to all Unit owners, their family members and officers and directors of the Association, affording protection against loss or damage by fire and such hazards covered by a standard extended coverage endorsement and such other risks or hazards as from time to time shall be customarily covered with respect to buildings similar in construction, location and use. Said insurance shall be for the benefit of the Association and the owners of Units and their mortgagees as their interests may appear; provided, however, all proceeds payable by reason of said insurance shall be paid to the Association as trustee for the owners of Units and their mortgagees for the express purpose of reconstruction and repair or as otherwise provided in Article X hereof. The foregoing provisions of this Article are without prejudice to the right of any owner of a Unit to obtain individual Unit insurance; but no owner of a Unit shall be entitled to exercise his right to maintain individual Unit insurance in such a way as to decrease the amount which the Association may realize as trustee under any insurance policy

Order: 6RPQZF55J
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Order Date: 10-29-2026
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required hereunder. In addition to the insurance coverage provided above, the Board of Directors shall obtain public liability insurance in such amounts equal to or exceeding $1,000,000.00 and with such coverage as it may deem suitable under the circumstances. The Board of Directors may also obtain such other insurance as it shall determine from time to time to be desirable. Each policy obtained by the Association shall contain a "severability of interest" endorsement and a standard mortgagee clause endorsed to provide that the proceeds are payable to the Association for the use and benefit of the mortgagee as their interests may appear.

2. Cost; Waiver. All insurance premiums for any insurance coverage obtained by the Board of Directors shall be a common expense of the Condominium. The Association and each Unit owner hereby expressly waive any claim it or they may have against the other for any loss insured under any policy obtained by the Board of Directors, however caused, including such losses as may be due to negligence of such other party, its agents or employees. All such policies of insurance shall contain a provision that they are not invalidated by the foregoing waiver, but such waiver shall cease to be effective if the existence thereof precludes the Association from obtaining any such policy.

3. Exclusions From Coverage. Notwithstanding anything to the contrary herein, the insurance coverage obtained by the Board of Directors shall exclude (i) any coverage on any personal property located within or appurtaining to the exclusive use of a Unit, including but not limited to, appliances, patio door and window glass, drapes, carpeting and floor coverings, wall coverings, such as wallpaper, mirrored walls and paneling and (ii) any liability coverage on a Unit owner, its guests, invitees, employees or any other occupants of such Unit, arising out of any and all occurrences and happenings within a Unit and/or relating in any way whatsoever to said personal property. It is the sole responsibility of each Unit owner to obtain such insurance coverages as are excluded from the insurance coverage obtained by the Board of Directors.

ARTICLE XII

RIGHTS OF DECLARANT

1. Control of Association. Until the expiration of the earlier of ten (10) years from the date the first Unit is conveyed to any person other than Declarant or thirty (30) days after the conveyance by Declarant of Seventy-five (75%) Percent of the undivided interest in the General Common Elements to purchasers, Declarant, or its successors and assigns, acting alone shall have the right to appoint and reappoint the members of the Board of Directors, other than those elected pursuant to Article VI, Section 3 hereof, and amend the By-Laws and this Declaration.

2. Other Rights. Pending the sale of all of the Units on the Condominium, including any Units on the Expansion Real Estate described in Article XIII, Declarant, or its successors and assigns, acting alone:

Order: 6RPQZF55J
Address: 3618 N Lake Dr
Order Date: 10-29-2026
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a. may, but shall not be obligated to, manage and operate the Condominium in accordance with the provisions of this Declaration; but any agreement for professional management of the Condominium, or any other contract providing for services of Declarant, shall not exceed two (2) years and shall provide for termination by either party without cause and without payment of a termination fee upon not more than ninety (90) days written notice;

b. may use the Common Elements and any unsold Units on the Condominium in any manner as may facilitate the sale or leasing of all Units thereon, including, but not limited to, in connection therewith, maintaining a sales and/or rental office or offices and models (regardless of whether all the non-model Units in a Building are sold), showing the Condominium or maintaining signs;

c. reserves the right to (i) grant easements upon, over, through and across the Common Elements as may be required for furnishing any kind of utility services, including cable television or master antenna service, which easements may be granted to itself or its nominee and/or as may be necessary for excavation and construction of any of the Buildings or Units, (ii) grant easements upon, over, through or across the Common Elements for ingress and egress to and from the Condominium and other real property adjacent to it, and (iii) grant easements for road, sewer and other utility purposes across, over and under the Common Elements for the benefit of other lands provided that in the instrument creating such easement Declarant shall specify a method by which the maintenance costs of such easement shall be shared by the Assocation and such other users and provided that use of such easements will not be reasonably anticipated to overburden the existing use of the Common Elements.

d. reserves the right to (i) change the design, exterior materials or location of any Building prior to construction; (ii) change the type of any Unit prior to construction; (iii) make alterations and changes to the design or exterior materials of any Building or any part thereof subsequent to construction; and (iv) alter and change the interior materials and the interior arrangement of any Unit owned by the Declarant; but any changes referred to in (i) or (ii) above shall be reflected in an amendment to this Declaration; and

e. reserves the right to reallocate the boundaries between adjoining Units owned by Declarant or its successors and assigns, in which event Declarant, or its successors and assigns, shall cause this Declaration to be amended so as to, among other things, (i) reflect such reallocation and (ii) apportion between the Units affected by such reallocation the use of Limited Common Elements.

By acceptance of a deed of conveyance of a Unit from Declarant, the grantee of such Unit and each successor in title to such Unit or an interest therein shall, in the event of the occurrence of any or all of the events specified in the first paragraph of this Article or at subparagraphs c, d, and e of the second paragraph of this Article, be deemed to consent and agree to the action so taken. Each such grantee of a Unit and each successor in title to such Unit or an interest therein,

Order: 6RPQZF55J
Address: 3618 N Lake Dr
Order Date: 10-29-2026
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hereby constitutes and appoints Declarant, its successors and assigns, as its true and lawful attorney (i) to execute, deliver and record on behalf of the grantee and each successor in title to such Unit or an interest therein, such instruments, if any, as may be required to effectuate the same, and (ii) to do all other things necessary to accomplish the action so taken.

ARTICLE XIII

EXPANSION OF CONDOMINIUM

1. Right to Expand. Declarant expressly reserves unto itself, its successors and assigns, the right to expand the Condominium, without the consent or approval of any Unit owner, at any time and from time to time on or prior to the expiration of ten (10) years from the date of recording this Declaration, by subjecting all or any portion of the real estate described on Exhibit E appended hereto (the "Expansion Real Estate") to this Declaration and by constructing thereon, either before or after such expansion, no more than an additional nine (9) Units. DECLARANT SHALL BE UNDER NO OBLIGATION TO AND MAKES NO REPRESENTATION THAT IT WILL EXPAND OR CONSTRUCT ANY PART OR ALL OF THE CONDOMINIUM AS SUCH RIGHTS ARE RESERVED HEREIN. The Units on the Expansion Real Estate and their owners and any Common Elements thereon will become subject to and will be entitled to the benefits of the provisions of this Declaration.

2. Effect of Expansion. Upon each such expansion:

a. The percentage of undivided interest in the Common Elements appertaining to each Unit shall be the number one (1) divided by the total number of Units then subject to this Declaration.

b. The common surpluses and expenses of the Condominium shall be shared among the owners of all Units according to the percentage of their undivided interest in the General Common Elements, in accordance with Article V as adjusted in the manner set forth above; provided, however, that the special provision in Article V relating to Declarant shall extend to all like Units in the Expansion Real Estate.

c. Each owner of a Unit shall be a member of the Association and one vote shall appertain to each Unit.

3. Method of Expansion. The right of expansion reserved herein shall be exercised by the recording of an amendment to this Declaration and an amendment to each of the Exhibits appended hereto in the Office of the Register of Deeds for Milwaukee County, Wisconsin, NONE OF THE PROVISIONS CONTAINED IN THIS DECLARATION SHALL BE CONSTRUED TO CREATE ANY OBLIGATION ON BEHALF OF DECLARANT, ITS SUCCESSORS AND ASSIGNS, TO IN FACT EFFECT SUCH EXPANSION.

4. Construction Easement. Declarant hereby reserves an easement across the Condominium for the purpose of constructing such expansion Buildings.

5. Unit Owner Consent. By acceptance of deed of conveyance of a Unit from Declarant, the grantee of such Unit

Order: 6RFQZF599
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Order Date: 10-29-2026
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and each successor in title to such Unit or an interest therein shall, in the event of an expansion of the Condominium as aforesaid, be deemed to consent and agree to the expansion and all action so taken by Declarant, or its successors and assigns, to effectuate the same, including but not limited to, the recording of amendments as aforesaid and the adjustment of the percentage of undivided interest in the General Common Elements appurtaining to such Unit as aforesaid. Each such grantee of a Unit and each successor in title to such Unit or an interest therein, hereby constitutes and appoints Declarant, its successors and assigns, as its true and lawful attorney (i) to execute, deliver and record on behalf of the grantee and each successor in title to such Unit or an interest therein, such amendments and such other instruments, if any, as may be required to effectuate the expansion and (ii) to do all other things necessary to accomplish the action so taken.

ARTICLE XIV

AMENDMENT OF DECLARATION

Subject to Declarant's right to amend this Declaration as set forth in Article XII above, this Declaration may only be amended in a writing executed by the presiding officer of the Association and attested by another officer, with the written consent of at least Seventy-five (75%) Percent of the Unit owners and mortgagees. No amendment shall change the rights of Declarant as contained in this Declaration. Any amendment to this Declaration shall become effective when recorded in the Office of the Register of Deeds for Milwaukee County, Wisconsin, and no action to challenge the validity of an amendment under this Article may be brought more than one (1) year after the amendment is recorded.

ARTICLE XV

REMEDIES FOR VIOLATION BY UNIT OWNER

If any Unit owner fails to comply with the Act, this Declaration or the By-Laws, such Unit owner shall be liable for damages caused by the failure or for injunctive relief, or both, by the Association or by any other Unit owner.

ARTICLE XVI

SERVICE OF PROCESS

Service of process shall be made on JOSEPH SILENO, 9991 West North Avenue, Wauwatosa, Wisconsin 53226, as registered agent for the Association. Any change in the person or location for the service of process designated by the Board of Directors shall become effective upon the recording of notice thereof in the Office of the Register of Deeds in which this Declaration is recorded.

Order: 6RPQZF55J
Address: 3618 N Lake Dr
Order Date: 10-29-2026
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ARTICLE XVII

RIGHT OF ENTRY

The Declarant, for itself and its successors and assigns, reserves the right of entry to each Unit by itself or its agents or any person authorized by the Board of Directors to make installations, alterations or repairs, upon prior request and at times convenient for the owner or occupant thereof; provided, however, that in case of emergency, entry of the Unit may be made immediately, whether the owner or occupant of the Unit is or is not present and without liability to Declarant, the Board of Directors or their agents. Any damage or loss caused as a result of such entry shall be at the expense only of the Unit owner if, in the judgment of those authorizing the entry, such entry was for emergency purposes.

ARTICLE XVIII

CONSTRUCTION AND EFFECT

1. Number and Gender. Whenever used herein, unless the context shall otherwise provide, the singular number shall include the plural, the plural shall include the singular, and the use of any gender shall include all genders.

2. Captions. The captions and Article headings herein are intended only as matters of convenience and for reference and in no way define or limit the scope or intent of the various provisions hereof.

3. Successors and Assigns. All rights and benefits reserved or covenanted in favor of the Declarant under this Declaration shall inure to the benefit of and be binding upon its successors and assigns. Any reference in this Declaration to the "successors and assigns" of Declarant shall be deemed to refer only to such person or entity to whom Declarant has expressly assigned all of said rights and benefits by an instrument in writing specifically identifying the provisions so assigned.

4. Severability. If any provision, or any part thereof, of this Declaration or the application thereof to any person or circumstance shall, to any extent, be invalid or unenforceable, the remainder of this Declaration, or the application of such provision, or any part thereof, to persons or circumstances other than those to which it is held invalid or unenforceable, shall not be affected thereby. Each provision, or any part thereof, of this Declaration shall be valid, and be enforced, to the fullest extent permitted by law.

5. Deemed Interests. Wherever in this Declaration a specified percentage of Unit owners or General Common Element interests is required for any action, decision or diminution of Declarant control or Declarant's rights, Declarant shall be deemed to own twelve (12) interests, less any interests for Units already conveyed at the time of such determination.

6. Acceptance of Deed. By acceptance of a deed of conveyance of a Unit from Declarant, the grantee of such Unit and each successor in title to such Unit or an interest therein

Order: 0RP02F55J
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Order Date: 10-29-2026
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shall, in the event of the occurrence of any or all of the events specified in Articles XII and XIII, be deemed to consent and agree to the action so taken. Each such grantee of a Unit and each successor in title to such Unit or an interest therein, hereby constitutes and appoints Declarant, its successors and assigns, as its true and lawful attorney (i) to execute, deliver and record on behalf of the grantee and each successor in title to such Unit or an interest therein, such instruments, if any, as may be required to effect the same, and (ii) to do all other things necessary to accomplish the action so taken.

Executed at Milwaukee, Wisconsin, this 8th day of October, 1981.

RAVINA ESTATES, a joint venture, by

SILENO CONSTRUCTION, INC.,
its managing venturer

By: _____
Joseph Sileno, President

Signature of Joseph Sileno authenticated this 8th day of October, 1981.

_____
Charles G. Crosse
Member, State Bar of Wisconsin

This instrument was drafted by Robert A. Teper, Hal Karas and Charles G. Crosse of Herz, Levin, Teper, Sumner & Croysdale, S.C.

Please return to:
Charles G. Crosse
Herz, Levin, Teper, Sumner & Croysdale, S.C.
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