Recorded Declaration of Covenants

Park Place Condominiums

530 N Silverbrook Dr.

West Bend, WI 53090

3 of 4

532386

VOL 997 PAGE 403

Aug 22 | 10 PM '88

DECLARATION OF EXPANSION
AND
AMENDMENT NO. 4

PARK PLACE CONDOMINIUMS
530 North Silverbrook Drive
West Bend, Wisconsin 53095

This Declaration of Expansion and Amendment No. 4 to the Declaration of Park Place Condominiums (the "Declaration") is made by Park Place Condominiums of West Bend, Inc., River Hills, Wisconsin, pursuant to Article XIV of the Declaration and the Condominium Ownership Act of the State of Wisconsin, being Chapter 703 of the Wisconsin Statutes (the "Act").

RECITALS

A. This Declaration of Expansion and Amendment No. 4 amend the Declaration as recorded on June 24, 1987 in Volume 949 of Records in the Washington County Registry beginning at Page 95 as Document No. 513828, as modified by Amendment No. 1 recorded on January 8, 1988 in Volume 971 of Records in the Washington County Registry beginning at Page 362 as Document No. 522538, as further modified by the Declaration of Expansion and Amendment No. 2 recorded on February 17, 1988 in Volume 974 of Records in the Washington County Registry beginning at Page 520 as Document No. 523843, and as further modified by the Declaration of Expansion and Amendment No. 3 recorded on April 13, 1988 in Volume 980 of Records in the Washington County Registry beginning at Page 179 as Document No. 525932.

B. Article XIV of the amended Declaration reserved to the Declarant thereof, Park Place Condominiums of West Bend, Inc., the right to expand the condominium at any time for a period commencing on the date of the recording of the Declaration and expiring on the tenth anniversary of such recording.

C. The Declarant desires to expand the condominium to include "Building III" as identified in Sections 2.02 and 2.03 of the amended Declaration.

D. As provided in Section 14.05 of the amended Declaration, the execution and recording of this amendment does not require the approval of the unit owners as otherwise required for an amendment to the Declaration under Sectin 16.07 of the amended Declaration.

AMENDMENTS

Now, therefore, in accordance with the Act, the amended Declaration and the foregoing recitals, the Declarant does hereby further amend the Declaration as follows:

1. Building III. Park Place Condominiums is hereby expanded to include Building III as identified and described in Sections 2.02 and 2.03 of the amended Declaration. Building III contains 39 units, bringing to 114 the total number of units in the condominium, thereby completing the Declarant's right to expand the condominium.

2. Condominium Plat Amendment. In accordance with Section 1.05 of the amended Declaration, the Declarant, contemporaneously with the recording of this Declaration of Expansion and Amendment No. 4, has filed for recording in the office of the Register of Deeds of Washington County a plat of survey entitled "Condominium Plat Amendment No. 2, Park Place Condominiums" consisting of four (4) sheets certified on July 28, 1988, by Ronald A. Weis, R.L.S.

3. To describe the buildings as constructed, Section 2.03 of the Declaration, as amended in Amendment No. 1, is further amended to read:

Section 2.03. Description of Buildings. Building I contains 40 units: 12 units on the first floor, 14 units on the second floor and 14 units on the third floor. Building II contains 35 units: 11 units on the first floor, 12 units on the second floor and 12 units on the third floor. Building III contains 39 units: 3 units on the ground floor and 12 units each on the first, second and third floors. Each building has basement garage stalls, some of which incude an adjacent "workshop" or storage area located below first floor patios. The buildings are of wood frame construction with brick veneer and composition shingle roofs. Complete construction details are contained in the working plans and drawings available for inspection at the office of the Declarant or the Association.

4. Section 3.05 as created in Amendment No. 3 is amended to read:

Section 3.05. Description of Units - Buildings II & III. There are 5 basic floor plans in Buildings II & III, some of which have alternative layouts or lesser square feet to accommodate their location within the building. The floor plans are as follows:

Floor Plan A: approximately 1,100 sq. ft. having 2 bedrooms, 2 bathrooms, living room, dining area and kitchen.

Floor Plan B: approximately 1,225 sq. ft. having 2 bedrooms, 2 bathrooms, living room, dining area, kitchen and den.

Floor Plan C: approximately 1,465 sq. ft. having 2 bedrooms, 2 bathrooms, living room, dining area, breakfast area, kitchen and den. Unit C130 has no den making it approximately 1,393 sq. ft. in size.

Floor Plan D: approximately 1,386 sq. ft. having 2 bedrooms, 2 bathrooms, living room, dining area, breakfast area, kitchen and den.

Floor Plan E: approximately 1,368 sq. ft. having 2 bedrooms, 2 bathrooms, living room, dining area, breakfast area, kitchen and den.

Certain third floor units are constructed with lofts and/or cathedral ceilings.

5. Section 3.06 as created in Amendment No. 3 is amended to read:

Section 3.06. Unit Fixtures in Buildings II & III. At the time of initial conveyance, each unit in Buildings II & III includes the following

fixtures: electric baseboard heating units and thermostats, electric water heater, lighting fixtures, plumbing fixtures, in-wall sleeve-type air conditioning unit, garbage disposal, stove, refrigerator, range hood, dishwasher, bath exhaust fan, smoke detectors, fire protection sprinkler system, central antenna and cable television connectors, intercom with lobby and telephone jacks. Certain third floor units may include fireplaces.

6. A new Section 3.08 of the amended Declaration is created to read:

Section 3.08. Unit Identification System - Building III. Each unit in Building III has the street address of 530 N. Silverbrook Drive, a real estate tax key number and a legal identification number which shall be used and shall be sufficient for all conveyance purposes. The unit number includes the letter designating the unit's floor plan as identified in Section 3.05 of the amended Declaration and the amended condominium plat. The system of unit identification numbers and tax key numbers for Building III is set forth in Exhibit "A" attached hereto and incorporated herein by reference.

7. Paragraph (3) of Section 5.01 of the Declaration is amended to read:

Section 5.01. Limited Common Elements. . . . .

***

(3) One basement motor vehicle parking space as assigned by the Declarant or Association together, where applicable, with the adjacent "workshop" or storage area located below first floor patios.

IN WITNESS WHEREOF, the said Declarant has executed this Declaration of Expansion and Amendment No. 4 on the 22nd day of August, 1988.

PARK PLACE CONDOMINIUMS OF WEST BEND, INC.

By _____
Greg A. James, President

By _____
Karen E. James, Secretary

Signatures of Greg A. James, President, and Karen E. James, Secretary, of Park Place Condominiums of West Bend, Inc. authenticated this 22nd day of August, 1988.

_____
Aldwin H. Seefeldt
TITLE: MEMBER STATE BAR OF WISCONSIN

This instrument drafted by Atty. Aldwin H. Seefeldt, of Schloemer, Alderson, Seefeldt, Spella & Shanebrook, S.C.

Return to:
Schloemer Law Office
P.O. Box 176
W.B. 53095

REC'D 991 PAGE 400

532386

CONSENT OF MORTGAGE HOLDER

West Bend Savings & Loan Assn., West Bend, Wisconsin, the holder of a mortgage from Park Place Condominiums of West Bend, Inc. dated April 24, 1987, and recorded in the office of the Register of Deeds of Washington County, Wisconsin, on April 24, 1987, in Volume 939 of Records at Page 372 as Document No. 510180, hereby consents to the execution and recording of the Declaration of Expansion and Amendment No. 4 to the Declaration of Park Place Condominiums dated August ___, 1988, and hereby submits its mortgage described above to the provisions of said Declaration of Expansion and Amendment No. 4.

IN WITNESS WHEREOF, the West Bend Savings & Loan Assn. has caused this instrument to be signed by its duly authorized officers on its behalf.

Dated and executed at West Bend, Wisconsin, this 17 day of August, 1988.

WEST BEND SAVINGS & LOAN ASSN.

By: _____
Richard A. Larson, President

By: _____
Naomi R. Engeleiter, Secretary

STATE OF WISCONSIN)
: SS.
WASHINGTON COUNTY)

I, a Notary Public in and for said County and State, do hereby certify that Richard A. Larson and Naomi R. Engeleiter, respectively of West Bend Savings & Loan Assn., personally known to me to be the same persons whose names are subscribed to the foregoing instrument as President and Secretary, appeared before me this day and personally acknowledged that they signed, sealed and delivered this instrument as their free and voluntary act and as the free and voluntary act of said corporation for the uses and purposes therein set forth.

Given under my hand and notarial seal this 17 day of August, 1988.

_____
Nancy Forrester
Notary Public, Washington Co., Wis.
My Commission 9-15-91.

This instrument drafted by:
Atty. Aldwin H. Seefeldt
West Bend, Wisconsin

EXHIBIT A

Building III 530 N. Silverbrook Drive

Ground Floor

Unit I.D. Number	Tax Key Number
E34	1400-E34
D36	1400-D36
D37	1400-D37

First Floor

C126	1400-C126
C127	1400-C127
A128	1400-A128
B129	1400-B129
C130	1400-C130
B131	1400-B131
A132	1400-A132
E133	1400-E133
E134	1400-E134
A135	1400-A135
D136	1400-D136
D137	1400-D137

Second Floor

C226	1400-C226
C227	1400-C227
A228	1400-A228
B229	1400-B229
C230	1400-C230
B231	1400-B231
A232	1400-A232
E233	1400-E233
E234	1400-E234
A235	1400-A235
D236	1400-D236
D237	1400-D237

Third Floor

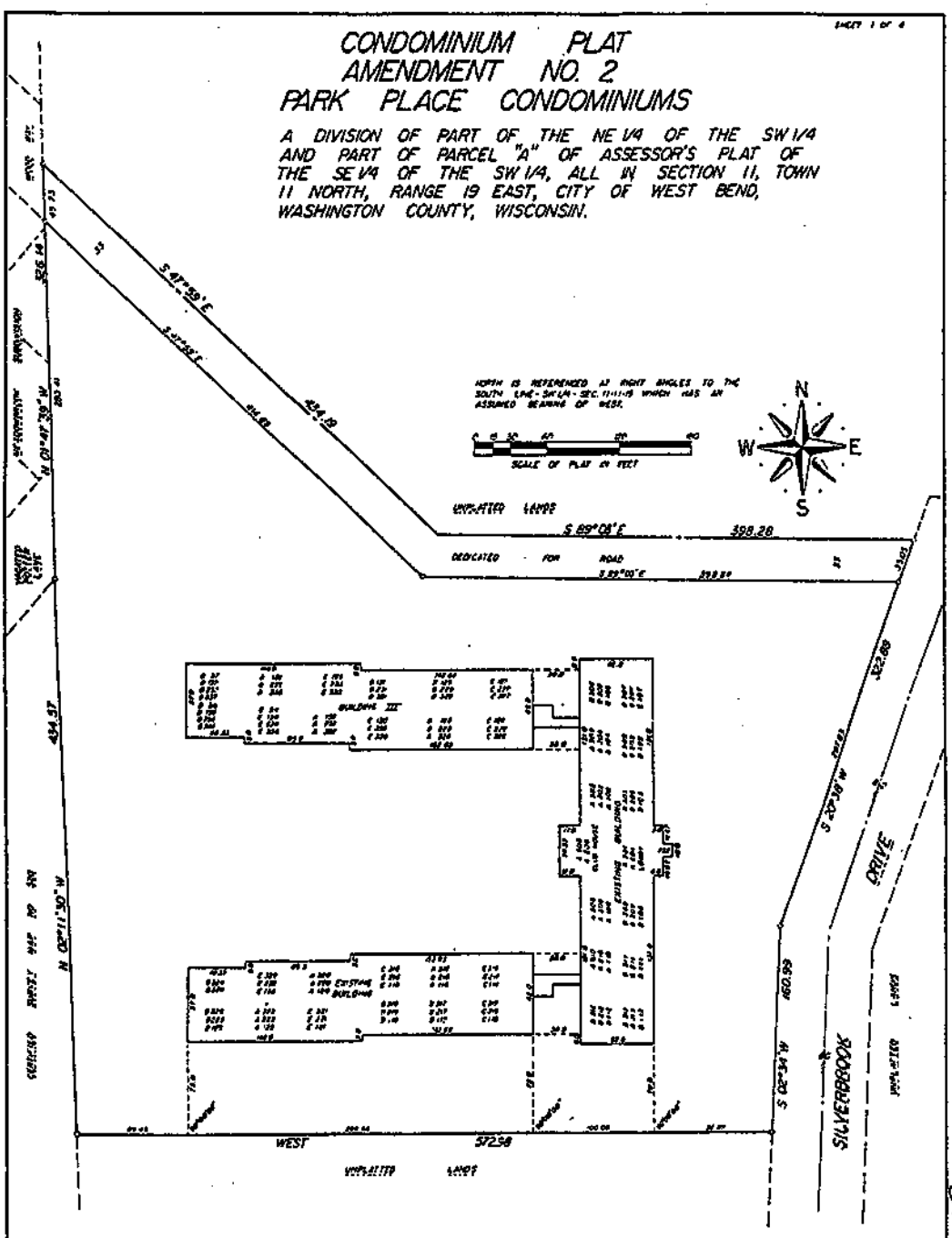
C326	1400-C326
C327	1400-C327
A328	1400-A328
B329	1400-B329
C330	1400-C330
B331	1400-B331
A332	1400-A332
E333	1400-E333
E334	1400-E334
A335	1400-A335
D336	1400-D336
D337	1400-D337

Condo Plat #22

532385

CONDOMINIUM PLAT AMENDMENT NO. 2 PARK PLACE CONDOMINIUMS

A DIVISION OF PART OF THE NE 1/4 OF THE SW 1/4 AND PART OF PARCEL "A" OF ASSESSOR'S PLAT OF THE SE 1/4 OF THE SW 1/4, ALL IN SECTION 11, TOWN 11 NORTH, RANGE 19 EAST, CITY OF WEST BEND, WASHINGTON COUNTY, WISCONSIN.



SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT BY THE DIRECTION OF GREG JAMES, I HAVE SURVEYED AND MAPPED THE LAND SHOWN HEREON AND THAT THIS IS A TRUE AND CORRECT REPRESENTATION OF AMENDMENT NO. 2 TO PARK PLACE CONDOMINIUMS.

DATED THIS 28th DAY OF June, 1988.
Revised 8/1/88

RONALD A WEIS S-1103

SURVEYOR:
CITIZENS/WEIS CORPORATION
P.O. BOX 437
WEST BEND, WI 53095

DECLARANT:
GREG JAMES
PARK GLEN
8145 N PELICAN LANE
RIVER HILLS, WI 53209

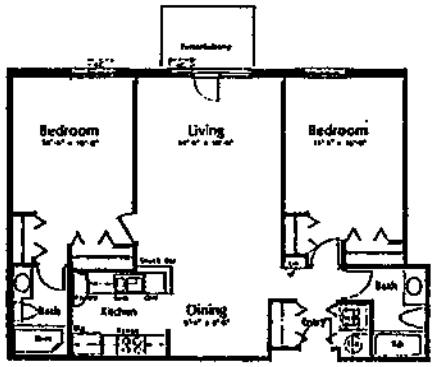
Condo Plat #22

AUG 22 | 37 PM '88

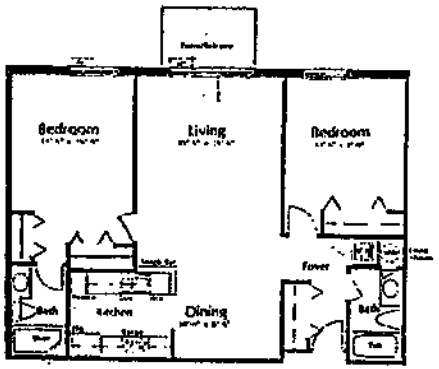
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CONDOMINIUM PLAT
AMENDMENT NO. 2
PARK PLACE CONDOMINIUMS

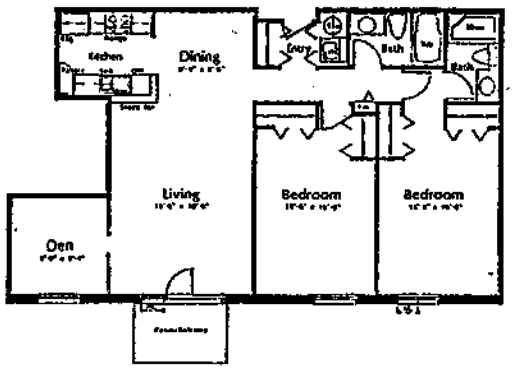
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AMENDMENT NO. 2
PARK PLACE CONDOMINIUMS



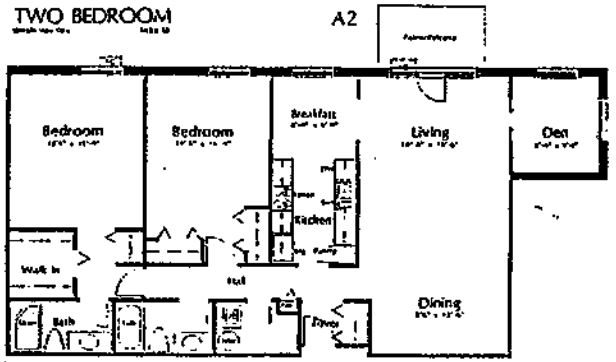
TWO BEDROOM A1



TWO BEDROOM A2



TWO BEDROOM DEN B



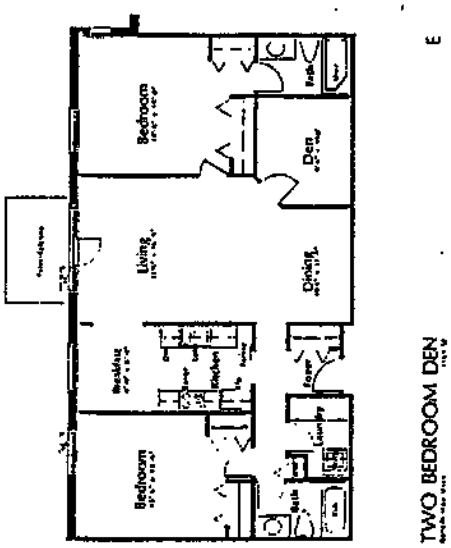
TWO BEDROOM DEN C

WISCONSIN
DONALD V. OLSEN
S-2115
SURVEYOR

532385

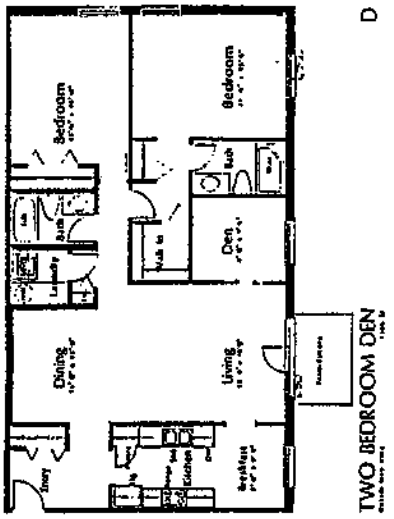
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CONDOMINIUM PLAT
AMENDMENT NO. 2
PARK PLACE CONDOMINIUMS



E

TWO BEDROOM DEN



D

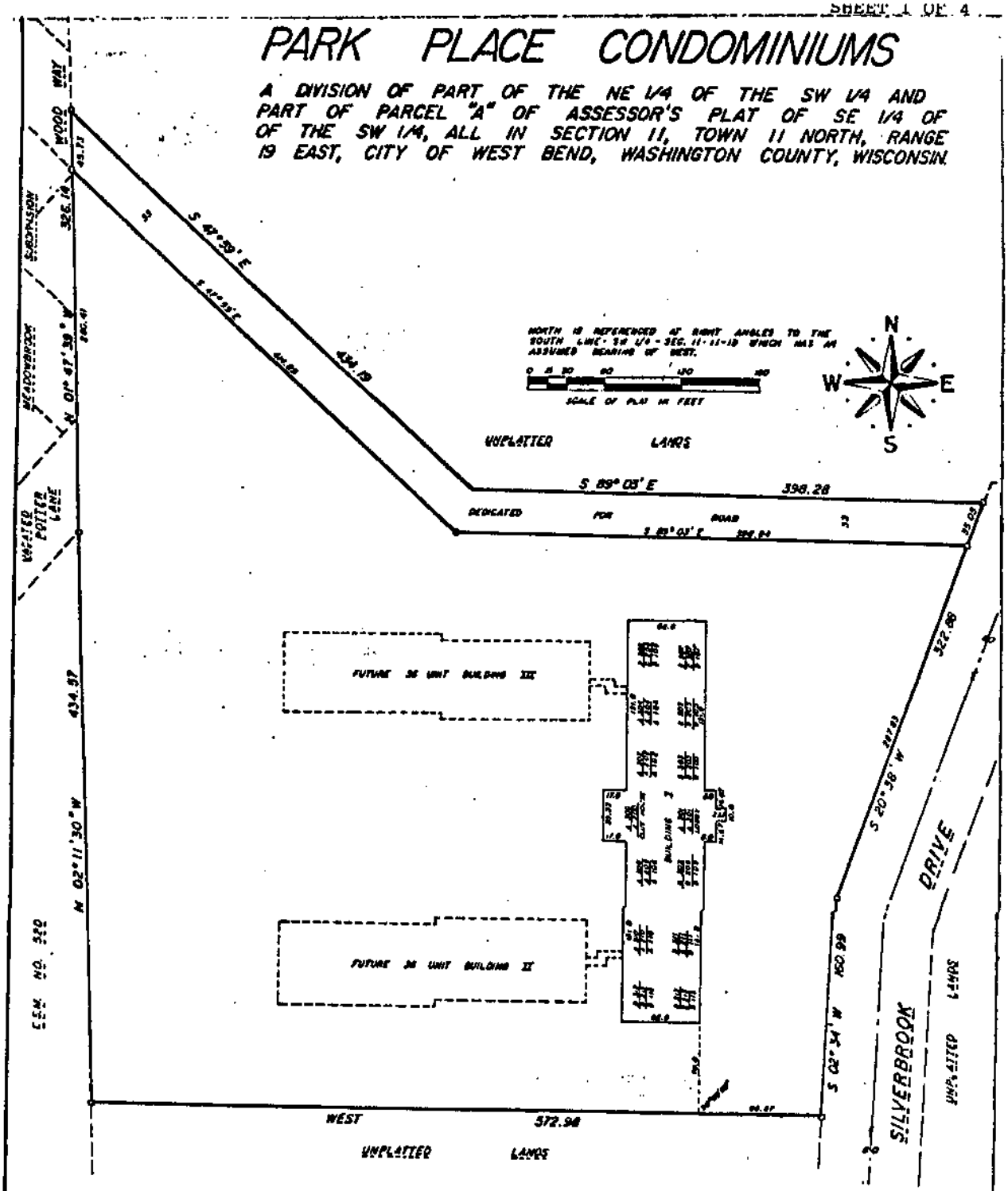
TWO BEDROOM DEN

WISCONSIN
RONALD A. WEIS
S-2215
LAND SURVEYOR

Ronald A. Weis
July 26, 1983

PARK PLACE CONDOMINIUMS

A DIVISION OF PART OF THE NE 1/4 OF THE SW 1/4 AND PART OF PARCEL "A" OF ASSESSOR'S PLAT OF SE 1/4 OF OF THE SW 1/4, ALL IN SECTION 11, TOWN 11 NORTH, RANGE 19 EAST, CITY OF WEST BEND, WASHINGTON COUNTY, WISCONSIN.



SURVEYORS CERTIFICATE

I HEREBY CERTIFY THAT BY THE DIRECTION OF GREG JAMES, I HAVE SURVEYED AND MAPPED THE LAND SHOWN HEREON AND THAT THIS IS A TRUE AND CORRECT REPRESENTATION OF PARK PLACE CONDOMINIUMS.

DATED THIS 27th DAY OF March, 1981.

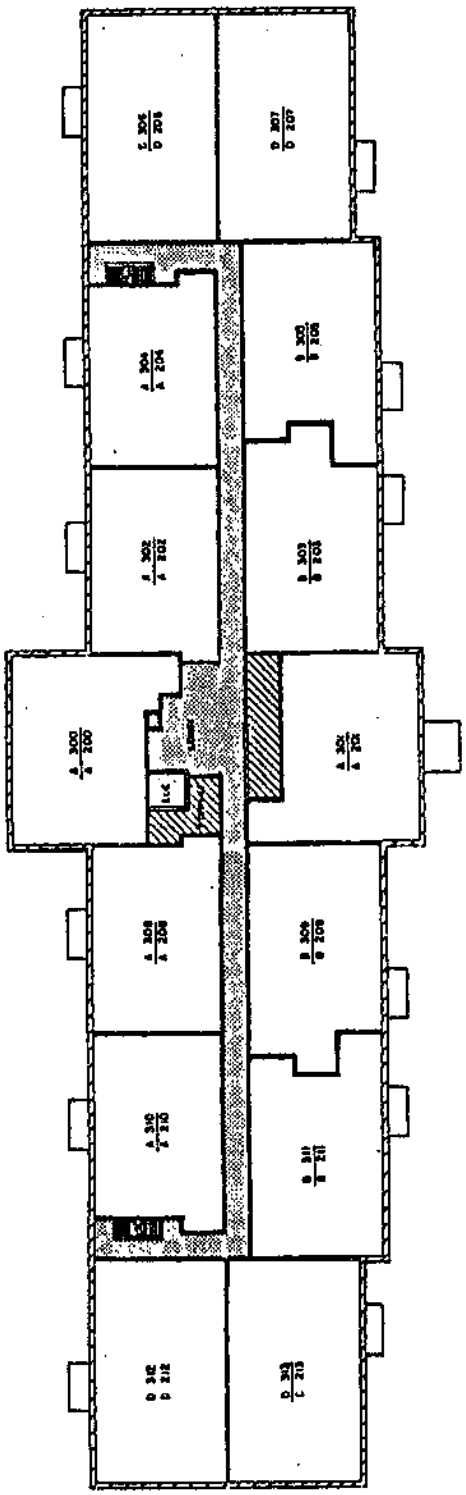
Ronald A. Weis
RONALD A. WEIS S-1215

WISCONSIN
RONALD A. WEIS
S-1215
WEST BEND, WIS.
LAND SURVEYOR

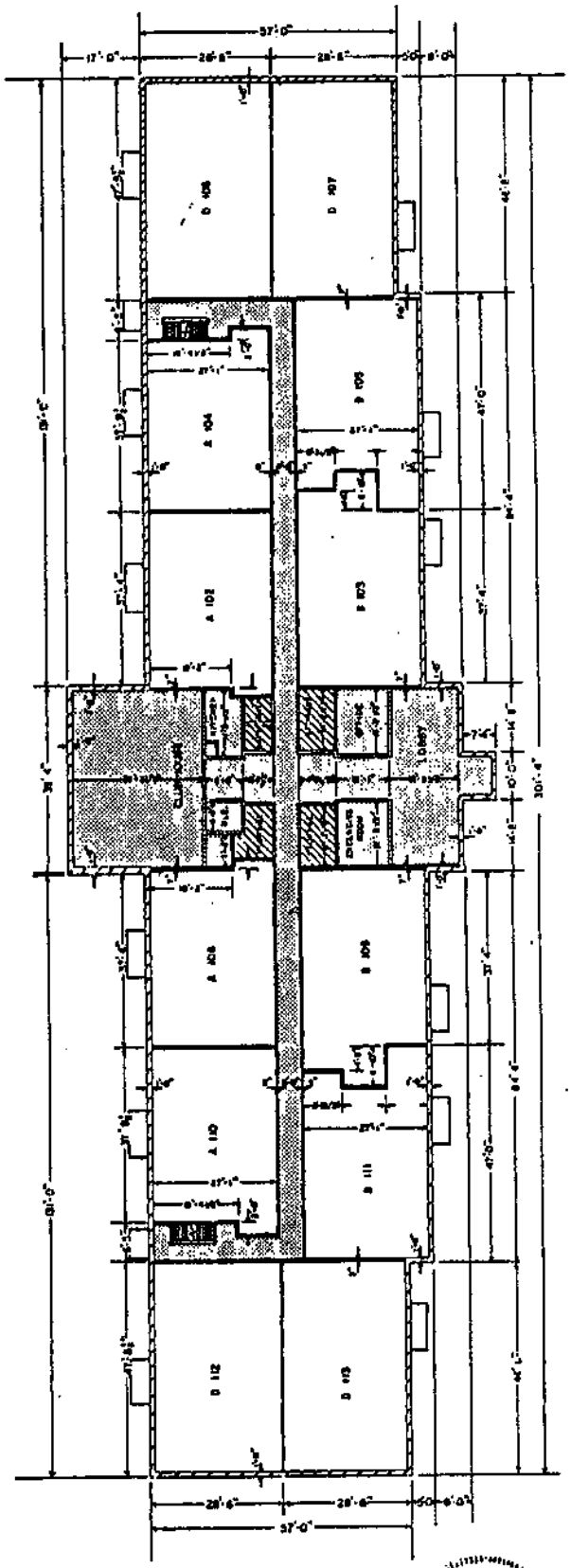
SURVEYOR:
CITIZENS/WEIS CORPORATION
P.O. BOX 437
WEST BEND, WI 53095

DECLARANT:
GREG JAMES
PARK GLEN
8345 N PELICAN LANE
RIVER HILLS, WI 53209

PARK PLACE CONDOMINIUMS



SECOND FLOOR PLAN (THIRD SIMILAR)
SCALE: 1" = 20'

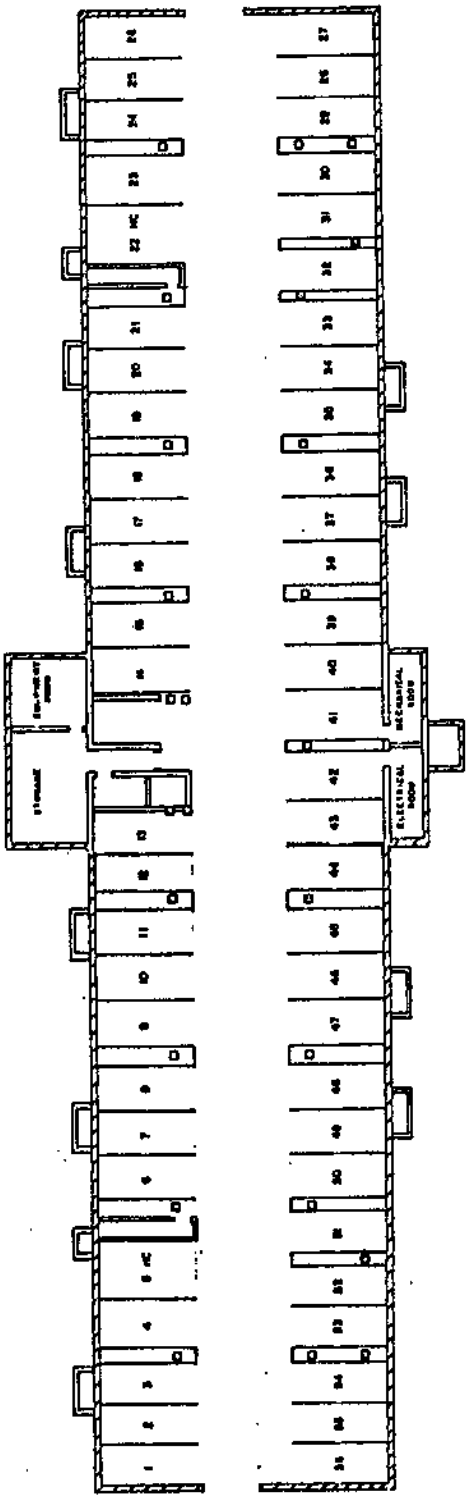


FIRST FLOOR PLAN
SCALE: 1" = 20'

- LIMITED COMMON ELEMENTS
- COMMON ELEMENTS AND AREAS

WISCONSIN
REGISTERED
LAND SURVEYOR

PARK PLACE CONDOMINIUMS



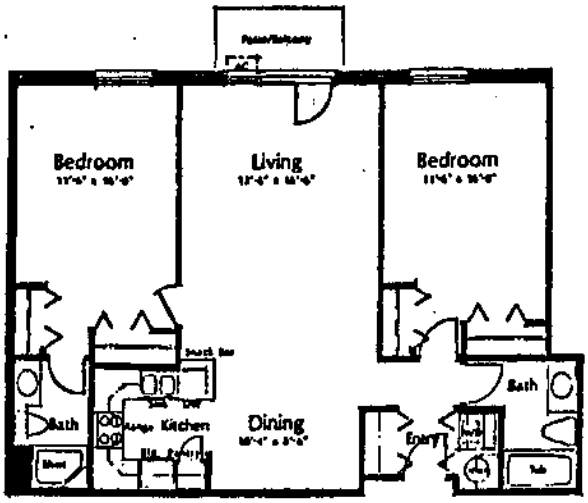
BASEMENT (GARAGE) FLOOR PLAN

SCALE: 1" = 20'

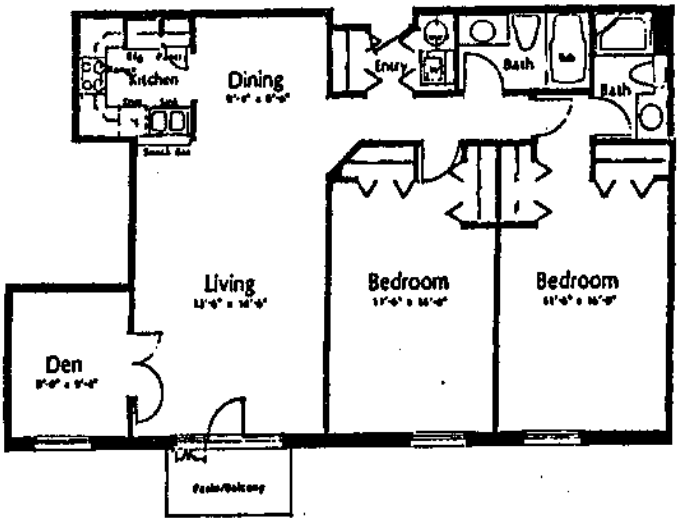
Ronald A. Weis

WISCONSIN
RONALD A. WEIS
WEST ALLIS, WIS.
REGISTERED LAND SURVEYOR

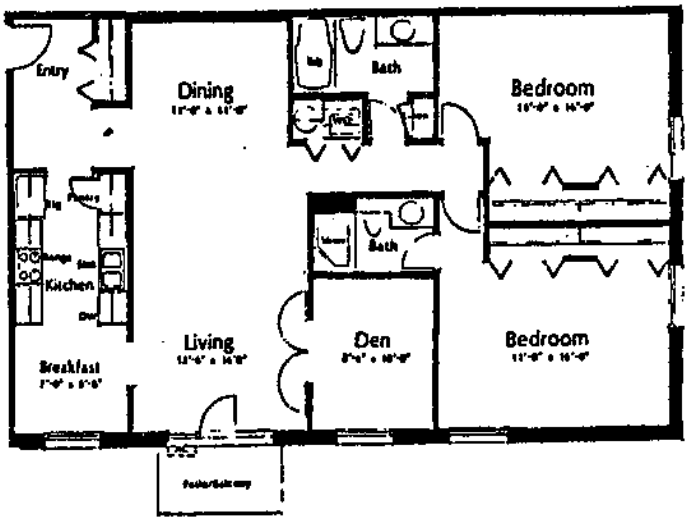
PARK PLACE CONDOMINIUMS



FLOOR PLAN A



FLOOR PLAN B

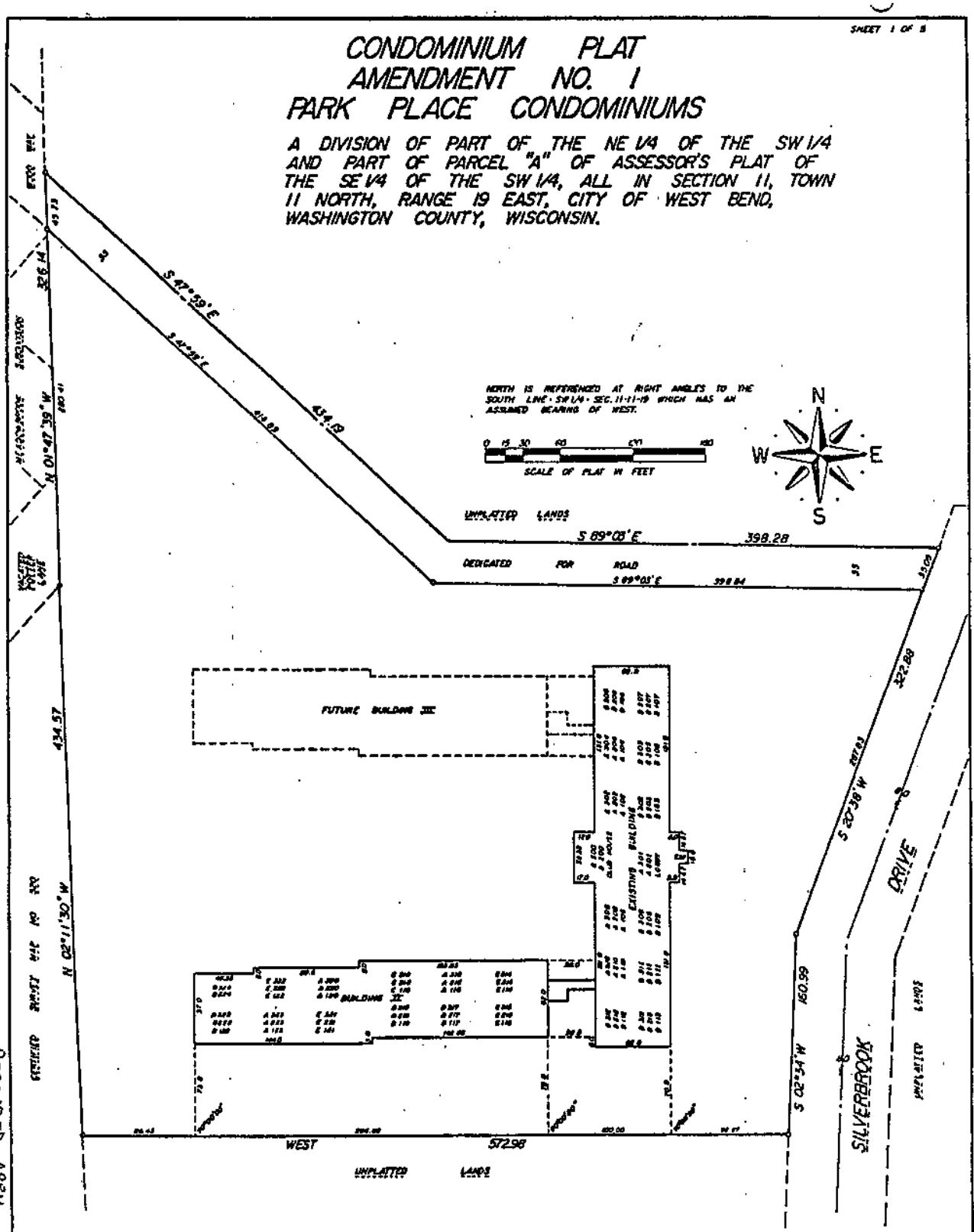


FLOOR PLAN D

Fred A. Wise

CONDOMINIUM PLAT
AMENDMENT NO. 1
PARK PLACE CONDOMINIUMS

A DIVISION OF PART OF THE NE 1/4 OF THE SW 1/4 AND PART OF PARCEL "A" OF ASSESSOR'S PLAT OF THE SE 1/4 OF THE SW 1/4, ALL IN SECTION 11, TOWN 11 NORTH, RANGE 19 EAST, CITY OF WEST BEND, WASHINGTON COUNTY, WISCONSIN.



SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT BY THE DIRECTION OF GREG JAMES, I HAVE SURVEYED AND MAPPED THE LAND SHOWN HEREON AND THAT THIS IS A TRUE AND CORRECT REPRESENTATION OF AMENDMENT NO. 1 TO PARK PLACE CONDOMINIUMS.

DATED THIS 25th DAY OF March, 1988.

Ronald A. Weis
RONALD A. WEIS S-1215

WISCONSIN RONALD A. WEIS S-1215 WEST BEND, WIS. LAND SURVEYOR

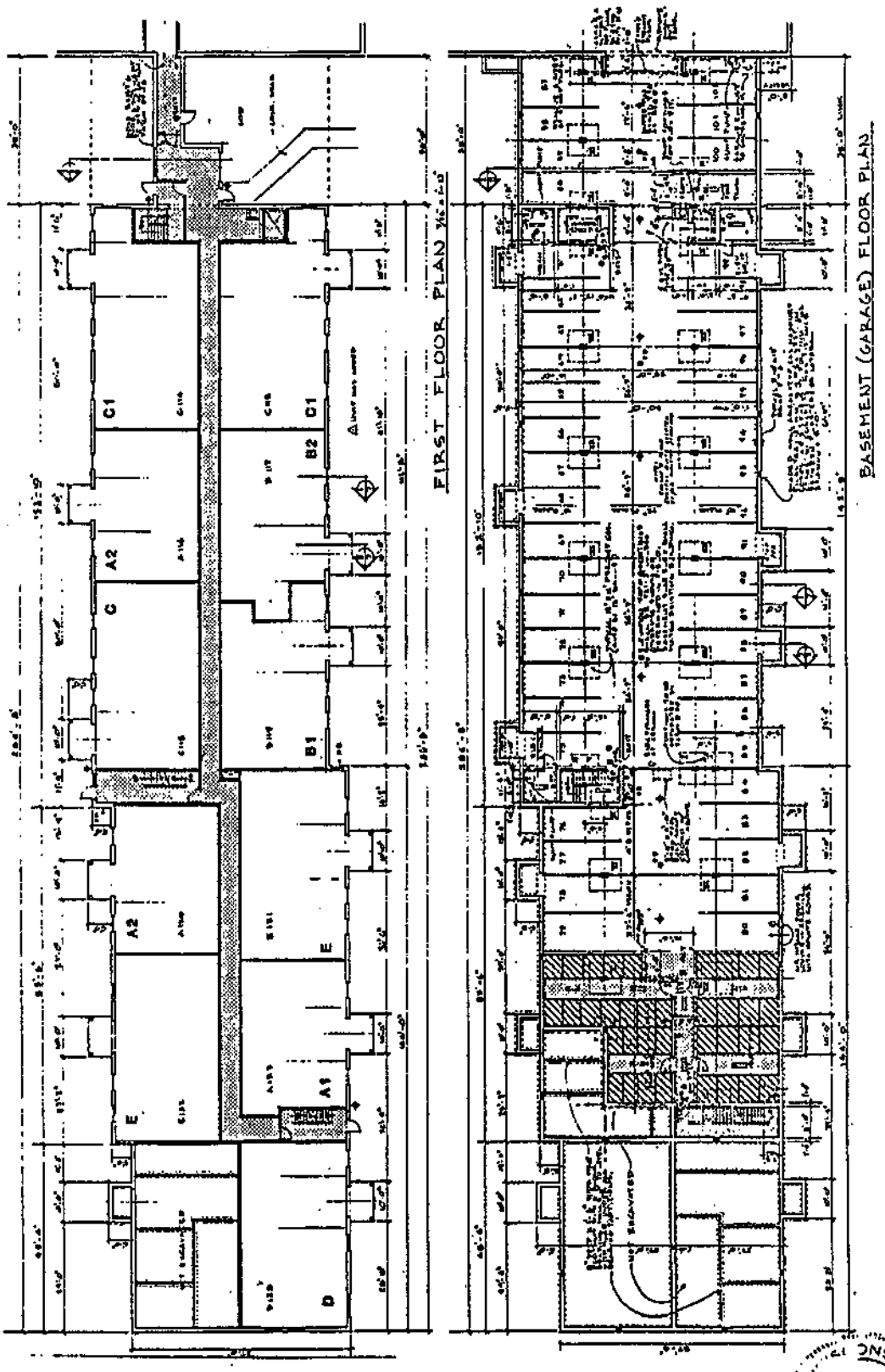
SURVEYOR:
CITIZENS/WEIS CORPORATION
P.O. BOX 457
WEST BEND, WI 53095

DECLARANT:
GREG JAMES
PARK GLEN
8545 N. PELICAN LANE
RIVER HILLS, WI 53209

RECORDED APRIL 13, 1988
CONDO PLAT NO. 71 DOC. #525931

RECORDED APRIL 13, 1988

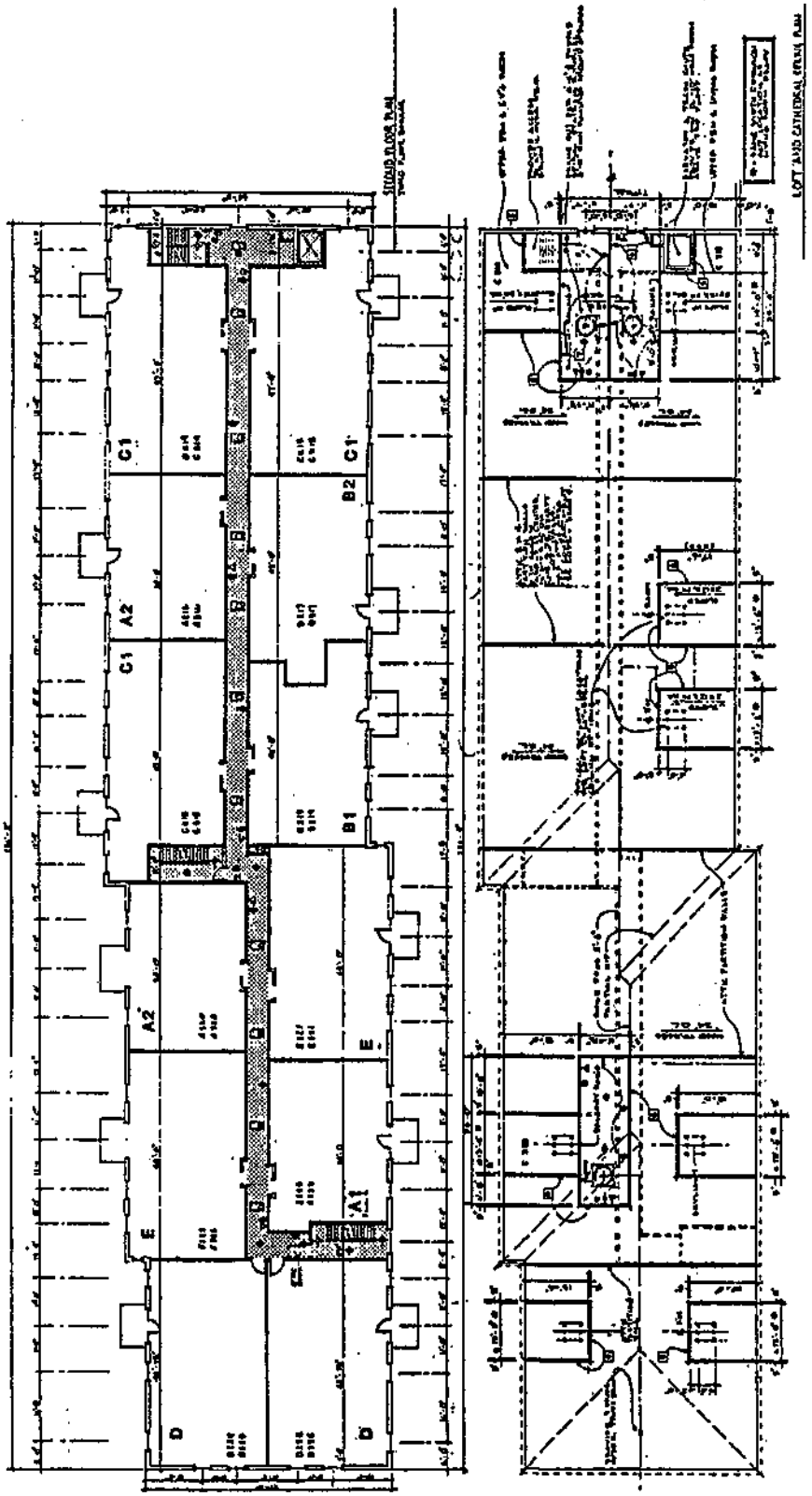
CONDOMINIUM PLAT
AMENDMENT NO. 1
PARK PLACE CONDOMINIUMS



WISCONSIN
REGISTERED
LAND SURVEYOR
S-1219
WEST BEND, WIS.

Ronald A. Weis
2/24/88

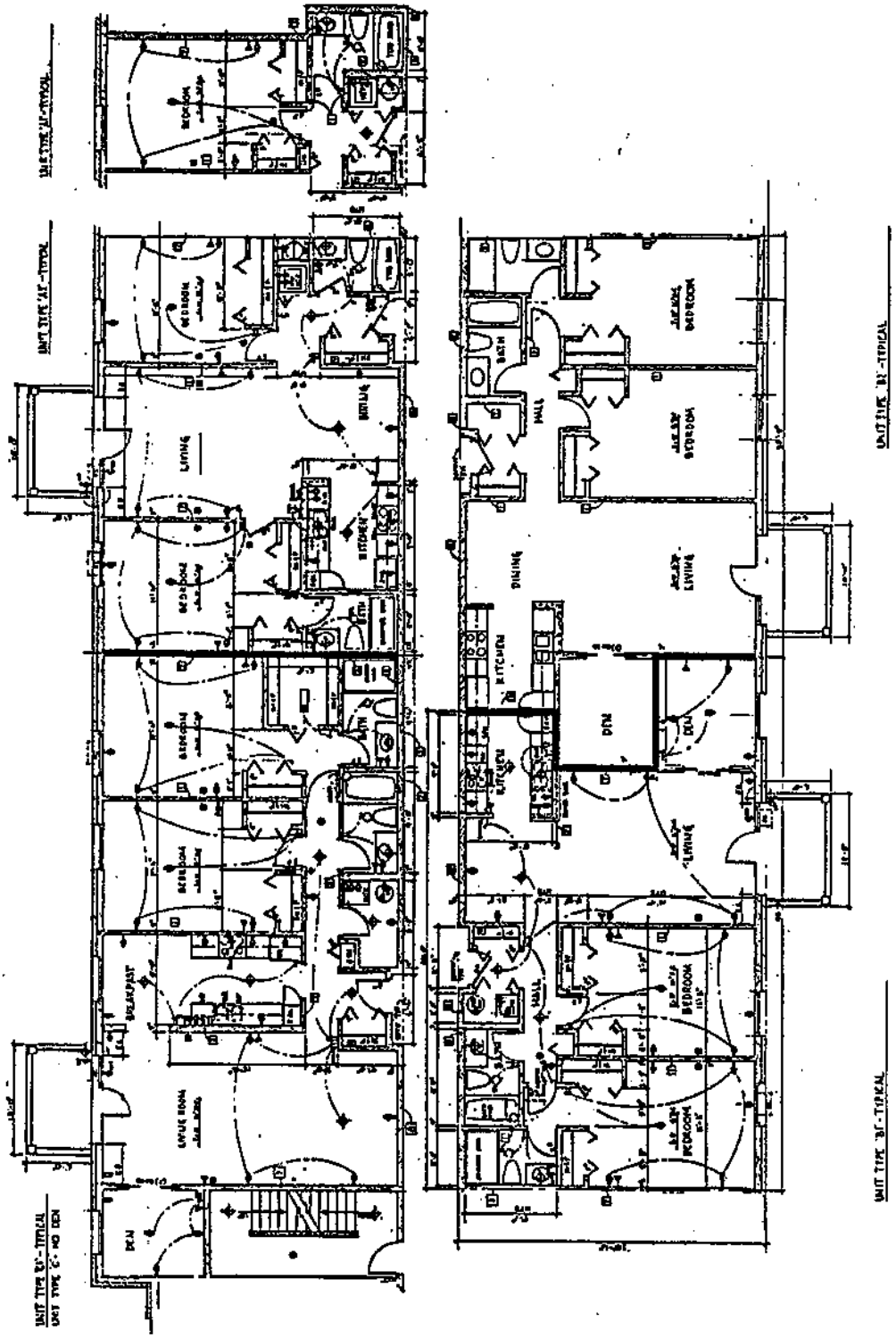
CONDOMINIUM PLAT
AMENDMENT NO. 1
PARK PLACE CONDOMINIUMS



WISCONSIN
RONALD A. WEIS
S-1213
WEST BEND, WIS.
LAND SURVEYOR

Ronald A. Weis
3/25/88

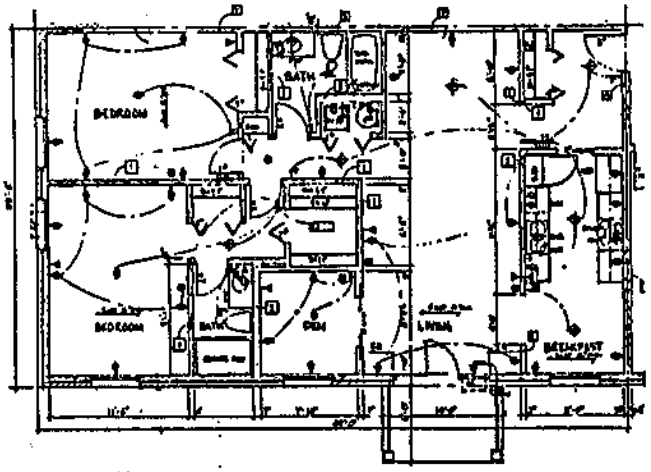
CONDOMINIUM PLAT
AMENDMENT NO. 1
PARK PLACE CONDOMINIUMS



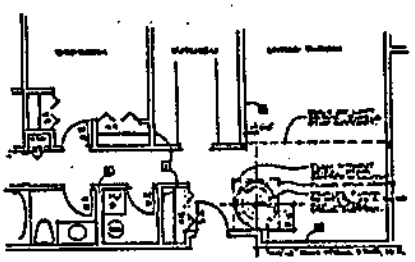
WISCONSIN
RONALD A. [illegible]
LAND SURVEYOR
WIS.

Ronald A. Wis 3/25/08

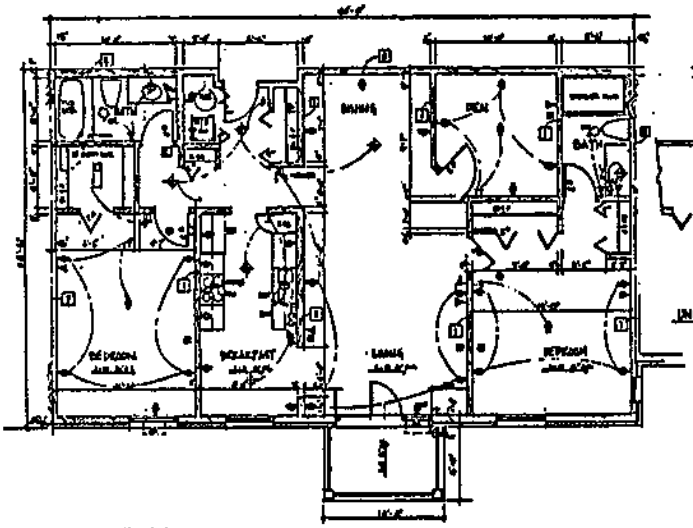
CONDOMINIUM PLAT
AMENDMENT NO. 1
PARK PLACE CONDOMINIUMS



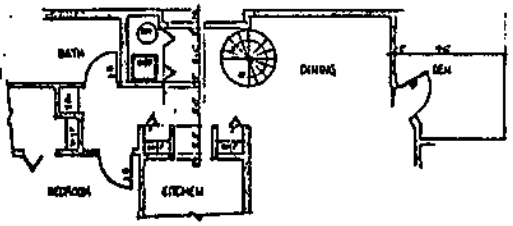
UNIT TYPE 'D' - TYPICAL



THIRD FLOOR CLIENT WITH LOFT & SPIRAL STAIR.
PARK PLACE CONDOMINIUMS, II, WEST BEND, WIS.



UNIT TYPE 'E' - TYPICAL



UNIT TYPE 'E' - WITH LOFT

WISCONSIN
RONALD A. WEIS
S-1215
WEST BEND, WIS.
LAND SURVEYOR

3/25/88

Ronald A. Weis