Recorded Declaration of Covenants

Park Place Condominiums

530 N Silverbrook Dr.

West Bend, WI 53090

2 of 4

513828

VOL REC 949 PAGE 111

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 dated June 12, 1987, creating the Park Place Condominiums of West Bend, Inc. and hereby submits its mortgage described above to the foregoing Declaration.

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 22 day of June, 1987.

WEST BEND SAVINGS & LOAN ASSN.

BY: _____
Dan Filzen, Senior Vice 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 Dan Filzen, Senior Vice President and Naomi R. Engeleiter, Secretary, 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 Dan Filzen, Senior Vice President and Naomi R. Engeleiter, 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 22 day of June, 1987.

_____
Melodee A. Reha
Notary Public, Washington County, Wis.
My Commission 6-5-88

513823

VOL REC 949 PAGE 112

CONSENT OF MORTGAGE HOLDER

The Gold Emporium, Inc., Cedarburg, 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 373 as Document No. 510181, hereby consents to the execution and recording of the Declaration dated June 12, 1987, creating the Park Place Condominiums of West Bend, Inc. and hereby submits its mortgage described above to the foregoing Declaration.

IN WITNESS WHEREOF, The Gold Emporium, Inc. has caused this instrument to be signed by its duly authorized officers on its behalf.

Dated and executed at CEDARBURG, Wisconsin this 15TH day of JUNE, 1987.

THE GOLD EMPORIUM, INC.

BY: _____
Michael J. Malicki, President

BY: _____
Kathleen G. Malicki, Secretary

STATE OF WISCONSIN)
: SS.
Ozaukee COUNTY)

I, a Notary Public in and for said County and State, do hereby certify that Michael J. Malicki and Kathleen G. Malicki, respectively of The Gold Emporium, Inc. 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 15th day of June, 1987.

_____

Notary Public, Ozaukee Co., Wis.
My Commission 8-30-87

522538

VOL. REC. 971 PAGE 362

RETURN TO: Atty. Aldwin H. Seefeldt
P. O. Box 176
West Bend, WI 53095

RECORDED
JAN 8 4 28 PM '88
REGISTER OF DEEDS OF WASHINGTON COUNTY, WIS.

AMENDMENT NO. 1

DECLARATION

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

WHEREAS, Park Place Condominiums of West Bend, Inc., did, on June 24, execute a Declaration for Park Place Condiminiums (the "Declaration") pursuant to the Condominium Ownership Act of the State of Wisconsin, being Chapter 703 of the Wisconsin Statutes, which Declaration was recorded on June 24, 1987 in Volume 949 of Records in the Washington County Registry beginning at Page 95 as Document No. 513828; and

WHEREAS, the Declarant and the unit owners desire to amend the Declaration in accordance with Section 16.07 thereof to make the changes herein set forth; and

WHEREAS, on the date hereof the Declarant is the owner of all units in the condominium except the following units which are owned by the person(s) whose name(s) appear opposite their unit number.

UNIT NUMBER	OWNER	MORTGAGEE
A102	Mary Elizabeth Harvey	
A104	John & Rosella Burke	
B105	Dora E. Draeger	
D106	George J. & Betty Ann Gumm	M&I First National Bank
D107	Harold & Mary Belle Ryan	
A108	Ruth R. Potter	
A110	Roman H. & Virginia R. Gundrum	
B111	Sylvester A. & Margaret Naumann	
D112	Lawrence J. & Ann M. Wickert	
D113	Harlan & Evelyn J. Gruber	West Bend Marine Bank
A200	Cherna A. Gorder	West Bend Savings & Loan Assn.
A201	Lillian L. Streese	
B203	Hubert J. & Esther E. Kreuser	
B205	Richard B. Gowen	West Bend Marine Bank
D206	Clarence & Luella M. Espen	
D207	William J. & Shirley M. Zurn	
A208	Adam A. & Dorothy Kircher	
B209	John J. & Jeanette Guthrie	
B211	Charles A. & Patricia M. Keagle	
D213	Mary F. Stelloh	
A300	Elizabeth H. Washa	
A301	Arleen M. Schellinger	Valley Bank, Kewaskum
B305	Lawrence R. & Mary E. Renzaglia	F&M Bank, Slinger
D307	Walter J. Maguire & Joan S. Collen	West Bend Savings & Loan Assn.
D313	Alice M. Iaquinta	M&I First National Bank

NOW, THEREFORE, the undersigned, being more than two thirds of the unit owners of

Park Place Condominiums, and their respective mortgagees, do hereby amend said Declaration as follows:

1. Section 2.03 of the Declaration is amended to read:

Section 2.03. Description of Buildings. Building I contains 40 units. Buildings II and III, if constructed pursuant to Article XIV of this Declaration, will each contain not more than 40 units; provided, however, that there shall not be more than a total of 115 condominium units under this Declaration. Each building has three stories of living units and basement garages. Building I will have 12 units on the first floor, 14 units on the second floor and 14 units on the third floor. The buildings are of wood frame construction with some brick veneer and the roofs are to be covered with asphalt shingles. Complete construction details are contained in the working plans and drawings available for inspection at the office of the Declarant or the Association.

2. Section 3.01 of the Declaration is amended to read:

Section 3.01. - Description of Units. Each unit is comprised of one or more cubicles of air at one or more levels of space having outer boundaries formed by and including the interior surface materials (i.e. drywall, panelling, tiling, floor coverings) of the perimeter walls, floors and ceilings, including all window and door glass of the unit, located as said boundaries are shown in the condominium plat, together with all fixtures and improvements therein contained. There are 3 different floor plans in Building I. Floor Plan A has 1,100 sq. ft., 2 bedrooms, 2 bathrooms, living room, dining area and kitchen. Floor Plan B has 1,207 sq. ft., 2 bedrooms, 2 bathrooms, living room, dining area, kitchen and a den. Floor Plan D has 1,348 sq. ft, 2 bedrooms, 2 bathrooms, living room, dining area, breakfast area and a den. There is no floor plan C. The floor plans are arranged as shown on the condominium plat. The description of units in Buildings II and III shall be included as part of any amendment recorded pursuant to Section 14.05 of this Declaration.

3. Section 3.03 of the Declaration is amended to read:

Section 3.03. - Unit Fixtures. At the time of initial conveyance, each unit in Building I 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 and smoke detectors. Unit fixtures provided in Buildings II and III shall be described as part of any amendment recorded pursuant to Section 14.05 of this Declaration.

4. Section 8.01 of the Declaration is amended to read:

Section 8.01. - Use of Premises. All units in the condominium shall, except as hereafter provided, be used exclusively for single-family residential purposes consistent with the size and facilities of the units. During the period in which initial sales of units by the Declarant are in progress, the Declarant may maintain model units within the condominium and may occupy or grant permission to any person, with or without rental, as determined by the Declarant, to occupy such model units for promotional and sales purposes provided such activities do not

unreasonably interfere with the quiet enjoyment of any other unit owner or unit occupant. In addition, Declarant may, without any reimbursement therefor to the Association, occupy the office adjacent to the first floor entrance lobby in Building I for promotional and sales purposes and related clerical and business activities until such time as 95% of the units have been sold by the Declarant.

5. Section 8.07 of the Declaration is amended to read:

Section 8.07. - Motor Vehicle Parking. The owners, lessees or occupants of each unit shall be assigned one basement parking space by the Association and may be assigned one outdoor parking space. Except for the vehicles of guests of unit owners or lessees, and except as provided in Sections 8.08 and 15.01 hereof, the parking of additional vehicles of any kind on the condominium property is prohibited.

6. Section 14.01 of the Declaration is amended to read:

Section 14.01. - Right to Expand Reserved. Declarant expressly reserves unto itself, its successors and assigns, the right to expand the condominium which is the subject of this Declaration at any time for a period commencing on the date of the recording of this Declaration and expiring on the tenth anniversary of the date of the recording of this Declaration. Such expansion may take place in not more than two phases of not more than 40 units each for a maximum total of 115 units under this Declaration.

7. Section 15.01 is amended to read:

Section 15.01. - Sale of Extra Garage Stalls. Declarant reserves the right to sell to individual unit owners or to lease to unit owners or tenants the right to exclusive use of those basement garage stalls which are not appurtenant to units as limited common elements in accordance with Section 5.01 of this Declaration. The owner of such a garage stall may not resell that stall to anyone who is not a unit owner, except that it may be sold to the Association, and may not lease that stall to anyone who is not a unit owner or tenant. The conveyance of a garage stall shall be by recordable instrument. Unless previously conveyed as herein permitted, the sale of a unit shall include any such extra garage stall then owned by the unit owner making the conveyance. The rights reserved herein to the Declarant shall automatically terminate and be transferred to the Association when the Declarant no longer owns any units. The Association may sell or lease such garage stalls in accordance with this section.

IN WITNESS WHEREOF, the undersigned have executed this Declaration Amendment No. 1 as of the 14th day of December, 1987.

PARK PLACE CONDOMINIUMS OF WEST BEND, INC.

By: Greg A. James, President

Karen E. James, Secretary

Mary Elizabeth Harvey
Mary Elizabeth Harvey

John H. Burke
John Burke

Rosella (Kelly) Burke
Rosella Burke

Dora E. Draeger
Dora E. Draeger

George J. Gumm

Betty Ann Gumm

Harold Ryan

Mary Belle Ryan
Mary Belle Ryan

Ruth R. Potter
Ruth R. Potter

Roman H. Gundrum

Virginia R. Gundrum

Sylvester A. Naumann

Margaret Naumann
Margaret Naumann

Lawrence J. Wickert

Ann M. Wickert
Ann M. Wickert

Harlan Gruber

Evelyn J. Gruber
Evelyn J. Gruber

Cherna A. Gorder

Lillian L. Streese
Lillian L. Streese

522538

Hubert J. Kreuser

Esther E. Kreuser

Richard B. Gowen

Clarence Espen

Luella M. Espen

William J. Zurn

Shirley M. Zurn

Adam A. Kircher

Dorothy Kircher

John J. Guthrie

Jeanette Guthrie

Charles A. Keagle

Patricia M. Keagle

Mary F. Stellon

Elizabeth H. Washa

Arleen M. Schellinger

Lawrence R. Renzaglia

Mary E. Renzaglia

Walter J. Maguire

Joan S. Collen

Alice M. Iaquinta

SIGNATURE AUTHENTICATION

All of the foregoing signatures appearing on the foregoing pages 3, 4 and 5 are authenticated this 7th day of January, 1988.

Aldwin H. Seefeldt
TITLE: MEMBER STATE BAR OF WISCONSIN

522538

REC. 971 PAGE 368

CONSENT OF MORTGAGE HOLDER

West Bend Savings & Loan Assn., West Bend, Wisconsin, holder of a mortgage from Park Place Condominiums of West Bend, Inc., hereby consents to the execution and recording of Amendment No. 1 to the Declaration of Park Place Condominiums of West Bend, Inc., said Declaration being recorded in the office of the Washington County Register of Deeds on June 24, 1987 in Volume 949 of Records beginning at Page 95 as Document No. 513828 and hereby submits its mortgage described above to the foregoing Amendment No. 1 to said Declaration.

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 5th day of January, 1988.

WEST BEND SAVINGS & LOAN ASSN.

BY: Dan Filzen
Dan Filzen, Senior Vice President

BY: Naomi R Engeleiter
Naomi R. Engeleiter, Secretary

STATE OF WISCONSIN)
: SS.
WASHINGTON COUNTY)

Personally came before me this 5th day of January, 1988, Dan Filzen and Naomi R. Engeleiter, Senior Vice President and Secretary of the above named corporation, to me known to be such persons and officers who executed the same as such officers as the deed of said corporation, by its authority.

Donna M. Moras
Donna M. Moras
Notary Public, Washington Co., Wis.
My Commission Expires: 8/11/91

CONSENT OF MORTGAGE HOLDER

M&I First National Bank, West Bend, Wisconsin, holder of a mortgage from George J. and Betty Ann Gumm, owners of Unit D106 in Park Place Condominiums of West Bend, Inc., hereby consents to the execution and recording of Amendment No. 1 to the Declaration of Park Place Condominiums of West Bend, Inc., said Declaration being recorded in the office of the Washington County Register of Deeds on June 24, 1987 in Volume 949 of Records beginning at Page 95 as Document No. 513828 and hereby submits its mortgage described above to the foregoing Amendment No. 1 to said Declaration.

IN WITNESS WHEREOF, the M&I First National Bank has caused this instrument to be signed by its duly authorized officers on its behalf.

Dated and executed at West Bend, Wisconsin this 29th day of December, 1987.

M&I FIRST NATIONAL BANK

BY: _____
T. R. Bast, Executive Vice President

BY: _____
Wm. C. Bailey, Vice President

STATE OF WISCONSIN)
: SS.
WASHINGTON COUNTY)

Personally came before me this 29th day of December, 1987, T. R. Bast, Executive Vice President and Wm. C. Bailey, Vice President, _____ and _____ of the above named corporation, to me known to be such persons and officers who executed the same as such officers as the deed of said corporation by its authority.

_____
Lynn Grgich
Notary Public, Washington Co., Wis.
My Commission expires 9/24/89

522538

VOL REC 971 PAGE 370

CONSENT OF MORTGAGE HOLDER

West Bend Marine Bank, West Bend, Wisconsin, holder of mortgages from Harlyn and Evelyn J. Gruber, owners of Unit D113 in Park Place Condominiums of West Bend, Inc., and Richard B. Gowen, owner of Unit B205 in Park Place Condominiums of West Bend, Inc., hereby consents to the execution and recording of Amendment No. 1 to the Declaration of Park Place Condominiums of West Bend, Inc., said Declaration being recorded in the office of the Washington County Register of Deeds on June 24, 1987 in Volume 949 of Records beginning at Page 95 as Document No. 513828 and hereby submits its mortgages described above to the foregoing Amendment No. 1 to said Declaration.

IN WITNESS WHEREOF, the West Bend Marine Bank has caused this instrument to be signed by its duly authorized officers on its behalf.

Dated and executed at West Bend, Wisconsin this 5th day of January, 1988.

WEST BEND MARINE BANK

BY: _____
George B. Altendorff, Vice President

BY: _____
Gary A. Clemens, Vice President

STATE OF WISCONSIN)
: SS.
WASHINGTON COUNTY)

Personally came before me this 5th day of January, 1988, George B. Altendorf, Vice President, and Gary A. Clemens, Vice President, _____ and _____ of the above named corporation, to me known to be such persons and officers who executed the same as such officers as the deed of said corporation by its authority.

_____
Kathie Lofy
Notary Public, Washington Co., Wis.
My Commission expires 4/9/89

522538

VOL REC 971 PAGE 371

CONSENT OF MORTGAGE HOLDER

F&M Bank of Slinger, Slinger, Wisconsin, holder of a mortgage from Lawrence R. and Mary E. Renzaglia, owners of Unit B305 in Park Place Condominiums of West Bend, Inc., hereby consents to the execution and recording of Amendment No. 1 to the Declaration of Park Place Condominiums of West Bend, Inc., said Declaration being recorded in the office of the Washington County Register of Deeds on June 24, 1987 in Volume 949 of Records beginning at Page 95 as Document No. 513828 and hereby submits its mortgage described above to the foregoing Amendment No. 1 to said Declaration.

IN WITNESS WHEREOF, the F&M Bank of Slinger has caused this instrument to be signed by its duly authorized officers on its behalf.

Dated and executed at West Bend, Wisconsin this 4th day of January, 1988.

F&M BANK OF SLINGER

BY: Dale T. Tietz, VICE PRESIDENT

BY: Nancy A. Bingen, Asst. Vice Pres.

STATE OF WISCONSIN)
: SS.
WASHINGTON COUNTY)

Personally came before me this 4th day of January, 1988, Dale T. Tietz, and Nancy A. Bingen of the above named corporation, to me known to be such persons and officers who executed the same as such officers as the deed of said corporation by its authority.

Annette C. Mueller
Notary Public, Washington Co., Wis.
My Commission expires 6/2/91

RETURN TO: Atty. Aldwin H. Seefeldt
P. O. Box 176
West Bend, WI 53095

523843

VOL REC 974 PAGE 520

DECLARATION OF EXPANSION
AND
AMENDMENT NO. 2

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

REGISTER OF DEEDS WASHINGTON COUNTY, WIS.

FEB 17 4 00 PM '88

RECORDED

This Declaration of Expansion and Amendment No. 2 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. 2 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.

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 II" 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 Section 16.07 of the amended Declaration.

AMENDMENTS

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

Section 1. - Building II. Park Place Condominiums is hereby expanded to include Building II as identified and described in Sections 2.02 and 2.03 of the amended Declaration. Building II shall contain 35 units, bringing to 75 the total number of units in the condominium.

Section 2. - Description of Additional Units. The Declarant hereby reserves to itself the right to execute and record a further amendment which will describe, consistent with Article III of the amended Declaration, the 35 units to be located in Building II.

Section 3. - Condominium Plat Amendment. The actual location of Building II and the diagramatic floor plans of Building II will, in accordance with Section 1.05 of the amended Declaration, be set forth in a Condominium Plat amendment to be filed contemporaneously with the recording of the amendment to be executed and recorded in accordance with Section 2 hereof.

Section 4. - Percentage Interest. Section 4.02 of the amended Declaration is hereby amended to provide that each unit owner shall have an undivided 1/75 equal interest in the common elements of the condominium as a tenant in common with the other unit owners of the condominium, such interest being subject to change upon expansion of the condominium as provided for in Article XIV of the amended Declaration, and being further subject to the provisions of Section 15.01 of the amended Declaration.

Section 5. - Voting Rights. Each of the 35 units created hereby is entitled to one vote in accordance with Section 12.02 of the amended Declaration, thereby bringing to 75 the total number of votes which may be cast with respect to Association matters.

Section 6. - Assessments for Common Expenses. Notwithstanding Section 4 hereof, the allocation of common expenses in accordance with Section 7.03 of the amended Declaration shall not be made upon the basis of the percentage of interest established by Section 4 hereof until, as provided in Section 14.04 of the amended Declaration, the first day of the first month following the conveyance of the first unit in Building II by the Declarant, subject, however, to Section 7.14 of the amended Declaration.

Section 7. - Declarant Control. The period of Declarant control is hereby extended in accordance with the provisions of Section 12.05 of the amended Declaration.

Section 8. - Restrictions and Conditions Applicable to Additional Units. The units created by this Declaration of Expansion and Amendment No. 2 and their owners and occupants shall be subject to the restrictions, covenants and conditions of the amended Declaration, the Articles of Incorporation, the By-Laws and the rules, regulations, decisions and resolutions from time to time adopted by the Association in accordance with the By-Laws.

Section 9. - Rights Affected as Provided in the Act. Upon the recording of this Declaration of Expansion and Amendment No. 2, each unit owner, by operation of law, has the percentage interest in the common elements, liabilities in the common expenses, rights to common surpluses, and shall have the number of votes, set forth herein. Further, the interest of any mortgagee shall attach, by operation of law, to the new percentage interests in the common elements appurtenant to the unit on which is is a lien.

IN WITNESS WHEREOF, the said Declarant has executed this Declaration of Expansion and Amendment No. 2 on the 12th day of February, 1988.

PARK PLACE CONDOMINIUMS OF WEST BEND, INC.

BY _____
Greg A. James, President

BY _____
Karen E. James, Secretary

STATE OF WISCONSIN)
: SS.
MILWAUKEE COUNTY)

Personally came before me this 12 day of February, 1988 the above named Greg A. James, President, and Karen E. James, Secretary, of the above named corporation, to me known to be the persons who executed the foregoing instrument and to me known to be such President and Secretary of said corporation and acknowledged that they executed the foregoing instrument as such officers as the deed of said corporation by its authority.

NOTARY PUBLIC ANNETTE L. LANGFORD STATE OF WISCONSIN

_____
Notary Public, Milwaukee Co., Wis.
My Commission March 26, 1989

523843 VOL REC 974 PAGE 522

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. 2 to the Declaration of Park Place Condominiums dated February 12, 1988, and hereby submits its mortgage described above to the provisions of said Declaration of Expansion and Amendment No. 2.

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 15 day of February, 1988.

WEST BEND SAVINGS & LOAN ASSN.

BY: Dan Filzen

BY: Naomi R. Engeleiter

STATE OF WISCONSIN)
: SS.
WASHINGTON COUNTY)

I, a Notary Public in and for said County and State, do hereby certify that Dan Filzen 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 Senior Vice 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 15 day of February, 1988.

Donna M. Moras

Donna M. Moras
Notary Public, Washington Co., Wis.
My Commission Expires: 8/11/91

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

525932

REL. 980 PAGE 179

Return to:
Schloemer, Schlueter & Alderson
P.O. Box 176
West Bend, Wis. 53095

RECORDED
MAR 13 9 42 AM '88

DECLARATION OF EXPANSION AND AMENDMENT NO. 3

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

This Declaration of Expansion and Amendment No. 3 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. 3 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, and 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.

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, and further, Section 2 of the Declaration of Expansion and Amendment No.2 reserved to the Declarant the right to execute and record a further amendment for the purpose of describing, consistent with Article III of the amended Declaration, the 35 units to be located in Building II.

C. 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 Section 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:

Section 1. - A new Section 3.05 of the amended Declaration is created to read:

Section 3.05. Description of Units - Building II. There are 5 basic floor plans in Building II, some of which have alternative layouts to suit 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 C118 has no den making it approximately 1,393 sq. ft. in size. Two third floor units (C314 and C315) also have 390 sq. ft. lofts.

Floor Plan D: approximately 1,382 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. Unit E322 also has a 390 sq. ft. loft.

Section 2. - A new Section 3.06 of the amended Declaration is created to read:

Section 3.06. Unit Fixtures in Building II. At the time of initial conveyance, each unit in Building II 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.

Section 3. - A new Section 3.07 of the amended Declaration is created to read:

Section 3.07. Unit Identification System - Building II. Each unit in Building II 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 II is set forth in Exhibit "B" attached hereto and incorporated herein by reference.

Section 4. - In accordance with Section 1.05 of the amended Declaration, the Declarant, contemporaneously with the recording of this Declaration of Expansion and Amendment No. 3, has filed for recording in the office of the Register of Deeds of Washington County a plat of survey entitled "Condominium Plat Amendment No. 1, Park Place Condominiums" consisting of five (5) sheets certified on March 25, 1988, by Ronald A. Weis, R.L.S.

IN WITNESS WHEREOF, the said Declarant has executed this Declaration of Expansion and Amendment No. 3 on the 28th day of March, 1988.

PARK PLACE CONDOMINIUMS OF WEST BEND, INC.

By _____
Greg A. James, President

By _____
Karen E. James, Secretary

NOTARY PUBLIC HERMAN C. STIPPICH STATE OF WISCONSIN

STATE OF WISCONSIN)
: SS.
MILWAUKEE COUNTY)

Personally came before me this 29th day of March, 1988 the above named Greg A. James, President, and Karen E. James, Secretary, of the above named corporation, to me known to be the persons who executed the foregoing instrument and to me known to be such President and Secretary of said corporation and acknowledged that they executed the foregoing instrument as such officers as the deed of said corporation by its authority.

_____
Notary Public, Milwaukee Co., Wis.
My Commission expires 5-21-89

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

EXHIBIT B

Building II 530 N. Silverbrook Drive

First Floor

Unit I.D. Number	Tax Key Number
C114	1400-C114
C115	1400-C115
A116	1400-A116
B117	1400-B117
C118	1400-C118
B119	1400-B119
A120	1400-A120
E121	1400-E121
E122	1400-E122
A123	1400-A123
D125	1400-D125

Second Floor

C214	1400-C214
C215	1400-C215
A216	1400-A216
B217	1400-B217
C218	1400-C218
B219	1400-B219
A220	1400-A220
E221	1400-E221
E222	1400-E222
A223	1400-A223
D224	1400-D224
D225	1400-D225

Third Floor

C314	1400-C314
C315	1400-C315
A316	1400-A316
B317	1400-B317
C318	1400-C318
B319	1400-B319
A320	1400-A320
E321	1400-E321
E322	1400-E322
A323	1400-A323
D324	1400-D324
D325	1400-D325