REEL 620 IMAGE 711 4635590

REGISTER'S OFFICE 12 25 PM } SS
Milwaukee County, Wis.
RECORDED AT ____ N.
on NOV 12 1971 in
REEL 620 IMAGE 711 to
Walter Bargel 1797
REGISTER OF DEEDS incl.

*72.90 D CA REC NOV-12-71 2016 4635590

DECLARATION OF COVENANTS, CONDITIONS,

AND RESTRICTIONS FOR WILLOW CREEK HOMES

(A Planned-Unit Development)

THIS DECLARATION, made on the date hereinafter set forth pursuant to the provisions of the Wisconsin Unit Ownership Act by WILLOW CREEK HOMES, INC., a Wisconsin corporation, hereinafter referred to as "Declarant",

WITNESSETH:

WHEREAS, Declarant is the owner of certain real property in the City of Milwaukee, County of Milwaukee, State of Wisconsin, which is more particularly described as follows:

Lot One (1), Willow Creek Homes, being a subdivision of lands in the N.E. 1/4 of the S.E. 1/4 of Section 30, Town 6 North, Range 22 East in the City of Milwaukee, Milwaukee County, Wisconsin.

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NOW, THEREFORE, Declarant hereby declares that all of the property described above shall be held, sold and conveyed pursuant to the provisions of the Wisconsin Unit Ownership Act and subject to the following easements, restrictions, covenants, and conditions, which are for the purpose of protecting the value and desirability of, and which shall run with, the real property and be binding on all parties having any right, title or interest in the described property or any part thereof, their heirs, successors and assigns, and shall inure to the benefit of each Owner thereof.

ARTICLE I

DEFINITIONS

Section 1. "Association" shall mean and refer to Willow Creek Home Owners Association, Inc., a Wisconsin corporation, organized under Chapter 181 of the Wisconsin Statutes, 1969, as amended, without stock and not for profit, its successors and assigns.

Section 2. "Owner" shall mean and refer to the record owner, whether one or more persons or entities, of a fee simple title to any Unit which is part of the property described above, including contract sellers, but excluding those having such interest merely as security for the performance of an obligation.

Section 3. "Property" shall mean and refer to that certain real property hereinbefore described, and such additions thereto as may hereafter be brought within the jurisdiction of the Association.

Section 4. "Common Area" shall mean and refer to all of the Property described above and improvements thereon, excepting the Units as defined below. Each Owner shall have an undivided interest in the Common Area as hereinafter provided.

Section 5. "Unit" and "Lot" are used interchangeably herein and shall mean and refer to each of the parcels of land and the improvements thereon as shown on Exhibit A appended hereto.

Section 6. "Declarant" shall mean and refer to Willow Creek Homes, Inc., a Wisconsin corporation, its successors and assigns.

ARTICLE II

DESCRIPTION AND IDENTIFICATION OF UNITS AND BUILDINGS

Section 1. Declarant has caused and/or will cause 10 buildings to be constructed on the Property. Each of said buildings is two stories in height and has a basement and is of wood frame construction and contains that number of attached Units as is shown on Exhibit A appended hereto. Each Unit shall constitute a separately designated and legally describable freehold estate and the fee simple title to each Unit shall be vested in the Owner of said Unit. Single family ownership is intended for each Unit and each Unit may be commonly referred to as an attached townhouse and the parcel of land upon which it is situated.

Section 2. The 144 individual Units shall mean and refer to each of the parcels of land and improvements thereon consisting of a portion of a building. Each Unit shall have a separate entrance and have a basement, living room, dining room, kitchen, two, three or four bedrooms as designated on Exhibit A appended hereto, and one and one-half baths. The improvements for each Unit approximate 1,500 square feet in area. Each of the Units are designated and identified by number as is shown on Exhibit A appended hereto.

ARTICLE III

PROPERTY RIGHTS AND OBLIGATIONS OF OWNERS

Section 1. The ownership of each of the Units includes a 1/144th undivided interest in the Common Area and the same shall be conveyed with each of the Units. In the event of the annexation of any additional property to the Planned-Unit Development created herein pursuant to Article IX of this Declaration, the percentage of ownership of each Owner of the Common Area shall be redetermined so as to reflect the total number of Units subject to the terms, provisions and restrictions of this Declaration.

Section 2. Each Unit shall be used only for residential purposes. No trade or business of any kind may be carried on therein. Lease or rental of a Unit for residential purposes shall not be considered to be a violation of this covenant.

Section 3. Each Owner shall have a right and easement of enjoyment in and to the Common Area which shall be appurtenant to and shall pass with the title to every Unit and shall include the right to ingress and egress over, upon and across the Common Area necessary for access to the Unit and the right to lateral support for the Unit; provided, however, each Owner's use of the Common Area shall not hinder or encroach upon the lawful rights of the other Owners and shall be subject to the terms, conditions and provisions contained in this Declaration, the restrictions and conditions as set forth in the By-Laws of the Association, and such rules, regulations, decisions and resolutions as may from time to time be adopted by the Association in accordance with its By-Laws.

ARTICLE IV

ASSOCIATION MEMBERSHIP AND VOTING RIGHTS

Section 1. Every Owner of a Unit shall automatically, upon becoming such Owner, be a member of the Association and shall remain a member of the Association and be entitled to voting rights therein as hereinafter provided until such time as his ownership ceases for any reason, at which time his membership and voting rights in the Association shall automatically cease.

Section 2. The Association shall have two classes of voting membership:

Class A. Class A members shall be all Owners with the exception of the Declarant and shall be entitled to one vote for each Unit owned. When more than one person holds an interest in any Unit, all such persons shall be members. The vote for such Unit shall be exercised as they among themselves determine, but in no event shall more than one vote be cast with respect to any Unit. An Owner of more than one Unit shall have one vote for each Unit owned.

Class B. The Class B member(s) shall be the Declarant and shall be entitled to three (3) votes for each Unit owned. The Class B membership shall cease and be converted to Class A membership on the happening of either of the following events, whichever occurs earlier:

(a) when the total votes outstanding in the Class A membership equal the total votes outstanding in the Class B membership, or

(b) On January 1, 1975.

Section 3. The provisions contained in this Article are to be amplified by the Articles of Incorporation of the Association and by the By-Laws of the Association; provided, however, that in the event of any possible conflict in the wording of the aforementioned documents, the wording of this Declaration of Covenants, Conditions and Restrictions will control.

ARTICLE V

COVENANT FOR MAINTENANCE ASSESSMENTS

Section 1. The Declarant, for each Unit owned within the Property, hereby covenants, and each Owner of any Unit by acceptance of a deed therefor, whether or not it shall be so expressed in such deed, is deemed to covenant and agree to pay to the Association: (1) annual assessments or charges, and (2) special assessments for capital improvements, such assessments to be established and collected as hereinafter provided. The annual and special assessments, together with interest, costs and reasonable attorney's fees, shall be a charge on the land and shall constitute a lien upon the Units and shall be a continuing lien upon the Units against which each such assessment is made. The provisions as contained in the Wisconsin Unit Ownership Act shall specifically apply as respects all liens for assessments as aforesaid. Each such assessment, together with interest, costs, and reasonable attorney's fees, shall also be the personal obligation of the person who was the Owner of such Unit at the time when the assessment fell due. The Owner of each Unit shall have the same share in the common expenses, including expenses incurred with respect to the Common Area and incurred with respect to services provided by and the activities of the Association as his interest in the Common Area as set forth in Section 1 of Article III of this Declaration.

Section 2. The assessments levied by the Association shall be used to promote the recreation, health, safety and welfare of the residents in the Property and for the expenses of the Association, including expenses incurred with respect to the Common Area and incurred with respect to services provided by and the activities of the Association. Services and

activities for which the Association may levy assessments shall include, but not be limited to, assessments for maintenance of Common Area, maintenance of the roof and exterior of the buildings, and emergency repairs.

Section 3. Until January 1 of the year immediately following the conveyance of the first Unit to an Owner, the maximum annual assessment shall be $.12.00..... per Unit.

(a) From and after January 1 of the year immediately following the conveyance of the first Unit to an Owner, the maximum annual assessment may be increased each year not more than 3% above the maximum annual assessment for the previous year without a vote of the membership.

(b) From and after January 1 of the year immediately following the conveyance of the first Unit to an Owner, the maximum annual assessment may be increased above 3% by a vote of two-thirds (2/3) of the members who are voting in person or by proxy, at a meeting duly called for this purpose. For the purpose of the provisions contained in this Section, there shall be two classes of voting, to-wit, Class A and Class B as defined and with the voting rights as provided for in Section 2 of Article IV of this Declaration.

(c) The Board of Directors may fix the annual assessment at an amount not in excess of the maximum.

Section 4. In addition to the annual assessments authorized above, the Association may levy, in any assessment year, a special assessment applicable to that year only for the purpose of defraying, in whole or in part, the cost of any construction, reconstruction, repair or replacement of a capital improvement upon the Common Area, including fixtures and personal property relating thereto, provided that any such assessment shall have the assent of two-thirds (2/3) of the votes of the members who are voting in person or by proxy at a meeting duly called for this purpose. For the purpose of the provisions contained in this Section, there shall be two classes of voting; to-wit, Class A and Class B as defined and with the voting rights as provided for in Section 2 of Article IV of this Declaration.

Section 5. Written notice of any meeting called for the purpose of taking any action authorized under Section 3 or Section 4 of this Article shall be in accordance with the provisions as set forth in the By-Laws of the Association.

Section 6. Both annual and special assessments must be fixed at a uniform rate for all Units and may be collected on a monthly basis.

Section 7. The annual assessments provided for herein shall commence as to all Units on the first day of the month following the conveyance of the first Unit by the Declarant. The first annual assessment shall be adjusted according to the number of months remaining in the calendar year. The Board of Directors shall fix the amount of the annual assessment against each Unit at least thirty (30) days in advance of each annual assessment period. Written notice of the annual assessment shall be sent to every Owner subject thereto. The due dates shall be established by the Board of Directors. The Association shall, upon demand, and for a reasonable charge, furnish a certificate signed by an officer of the Association setting forth whether the assessments on a specified Unit have been paid.

Section 8. Any assessment not paid within thirty (30) days after the due date shall bear interest from the due date at the rate of ten percent (10%) per annum. The Association may bring an action at law against the Owner personally obligated to pay the same, or foreclose the lien against the Property. No Owner may waive or otherwise escape liability for the assessments provided for herein by non-use of the Common Area or abondonment of his Unit.

Section 9. The lien of the assessments provided for herein shall be subordinate to the lien of any first mortgage. Sale or transfer of any Unit shall not affect the assessment lien. However, the sale or transfer of any Unit pursuant to mortgage foreclosure or any proceeding in lieu thereof, shall extinguish the lien of such assessments as to payments which became due prior to such sale or transfer. No sale or transfer shall relieve such Unit from liability for any assessments thereafter becoming due or from the lien thereof.

ARTICLE VI

ARCHITECTURAL CONTROL

No building, fence, wall or other structure shall be commenced, erected or maintained upon the Property, nor shall any exterior addition

to or change or alteration therein, including the painting or decorating of the exterior of any Unit or multifamily buildings, be made until the plans and specifications showing the nature, kind, shape, height, materials, color, and location of the same shall have been submitted to and approved in writing as to harmony of external design and location in relation to surrounding structures and topography by the Board of Directors of the Association, or by an architectural committee composed of three (3) or more representatives appointed by the Board. In the event said Board, or its designated committee, fails to approve or disapprove such design and location within thirty (30) days after said plans and specifications have been submitted to it, approval will not be required and this Article will be deemed to have been fully complied with.

ARTICLE VII

PARTY WALLS

Section 1. Each wall which is built as a part of the original construction of the buildings upon the Property and placed on the dividing line between the Units shall constitute a party wall, and, to the extent not inconsistent with the provisions of this Article, the general rules of law regarding party walls and liability for property damage due to negligence or willful acts of omissions shall apply thereto.

Section 2. The cost of reasonable repair and maintenance of a party wall shall be shared by the Owners who make use of the wall in proportion to such use.

Section 3. If a party wall is destroyed or damaged by fire or other casualty and it is not covered by insurance, any Owner who has used the wall may restore it, and shall contribute to the cost of restoration thereof in proportion to his use without prejudice, however, to the right of any such Owner to call for a larger contribution from the others under any rule or law regarding liability for negligent or willful acts or omissions.

Section 4. The right of any Owner to contribution from any other Owner under this Article shall be appurtenant to the land and shall pass to such Owner's successors in title.

Section 5. Some of the Units in each building may be acsthetically and functionally designed with drains, air conditioning equipment, balconies,

and other structures that encroach or overhang adjoining Units or Common Areas. The Owner of each Unit hereby takes title subject to a perpetual easement for any such overhang or encroachment and each encroaching or overhanging Unit or other structure, drain, or air-conditioning equipment may be repaired, rebuilt or replaced in such a fashion as to permit these overhangs and encroachments to be reestablished but not enlarged without consent of the servient Owner and the Association.

ARTICLE VIII

INSURANCE

Each Owner shall obtain and continue in effect insurance coverage on his Unit in an amount equal to its maximum insurable replacement value affording protection against loss or damage by fire or such other hazards covered by a standard extended coverage endorsement.

ARTICLE IX

ANNEXATION

Additional land within the area described in Exhibit B appended hereto may be annexed by the Declarant without the consent of the Owners within five years from date of this instrument provided that the Federal Housing Administration determines that the annexation is in accord with the general plan heretofore approved by it.

ARTICLE X

GENERAL PROVISIONS

Section 1. The Association, or any Owner, shall have the right to enforce, by any proceeding, at law or in equity, all restrictions, conditions, covenants, reservations, liens and charges now or hereafter imposed by the provisions of this Declaration. Failure by the Association or by any Owner to enforce any covenant or restriction herein contained shall in no event be deemed a waiver of the right to do so thereafter.

Section 2. Invalidation of any provision contained in this Declaration by judgment or court order shall in no way affect any of the other provisions contained herein, which shall remain in full force and effect.

Section 3. In the event of damage or destruction to all or part of the property, the same shall be rebuilt by the Association, and all available insurance proceeds used for that purpose, unless within ninety (90) days from the date of the damage or destruction, all the Owners agree not to rebuild or repair. In the event that the insurance proceeds are insufficient to accomplish the foregoing, all of the Owners shall be assessed for the deficiency in the same manner as provided in Article V.

Section 4. This Declaration may be amended during the first twenty (20) year period by vote of not less than ninety percent (90%) of the Owners, and thereafter by vote of not less than seventy-five percent (75%) of the Owners. For the purpose of the provisions contained in this Section, there shall be two classes of voting, to-wit, Class A and Class B as defined and with the voting rights as provided for in Section 2 of Article IV of this Declaration. Evidence of any amendment of this Declaration shall be in the form of a certificate executed by the President of the Association and countersigned by the Secretary or Treasurer of the Association setting forth the amendment and further stating that the Owners of the Units have adopted the same in accordance with the provisions of this Section 3 of this Article of the Declaration of Covenants, Conditions and Restrictions for Willow Creek Homes. No amendment shall become effective until the recording of the certificate described herein with respect to said amendment in the office of the Register of Deeds for Milwaukee County, Wisconsin.

Section 5. As long as there is Class B membership, the following will require prior approval of the Federal Housing Administration: (i) Annexation as provided for in Article IX of this Declaration, and (ii) amendment of this Declaration as provided for in Section 4 of Article X of this Declaration.

Section 6. Service of process shall be made on Royal Taxman at 229 East Wisconsin Avenue, Milwaukee, Wisconsin, or upon such other person or persons and at such other location or locations as may from time to time be designated by the Board of Directors of the Association; provided, however, no change in the person and location for the service of process shall become effective until the recording of a notice thereof in the office of the Register of Deeds for Milwaukee County, Wisconsin.

In the presence of:

Stephen L. Chernoff

Joan Wroblewski
JOAN WROBLEWSKI

WILLOW CREEK HOMES, INC.

By _____
Royal Taxman, President

Countersigned:

_____
Henry Taxman, Secretary

000010

REEL 620 IMAGE 1721

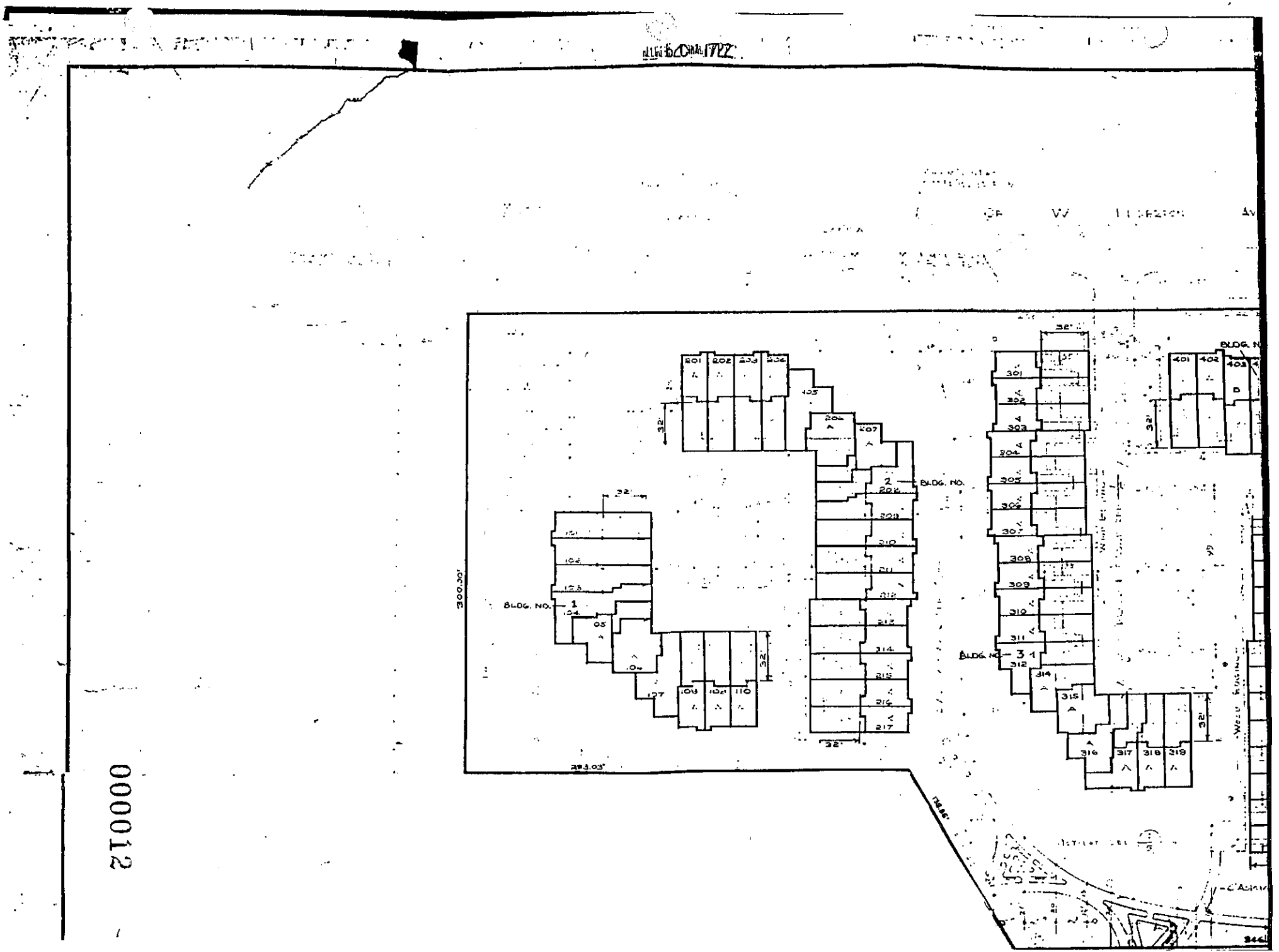
STATE OF WISCONSIN)
) SS
MILWAUKEE COUNTY)

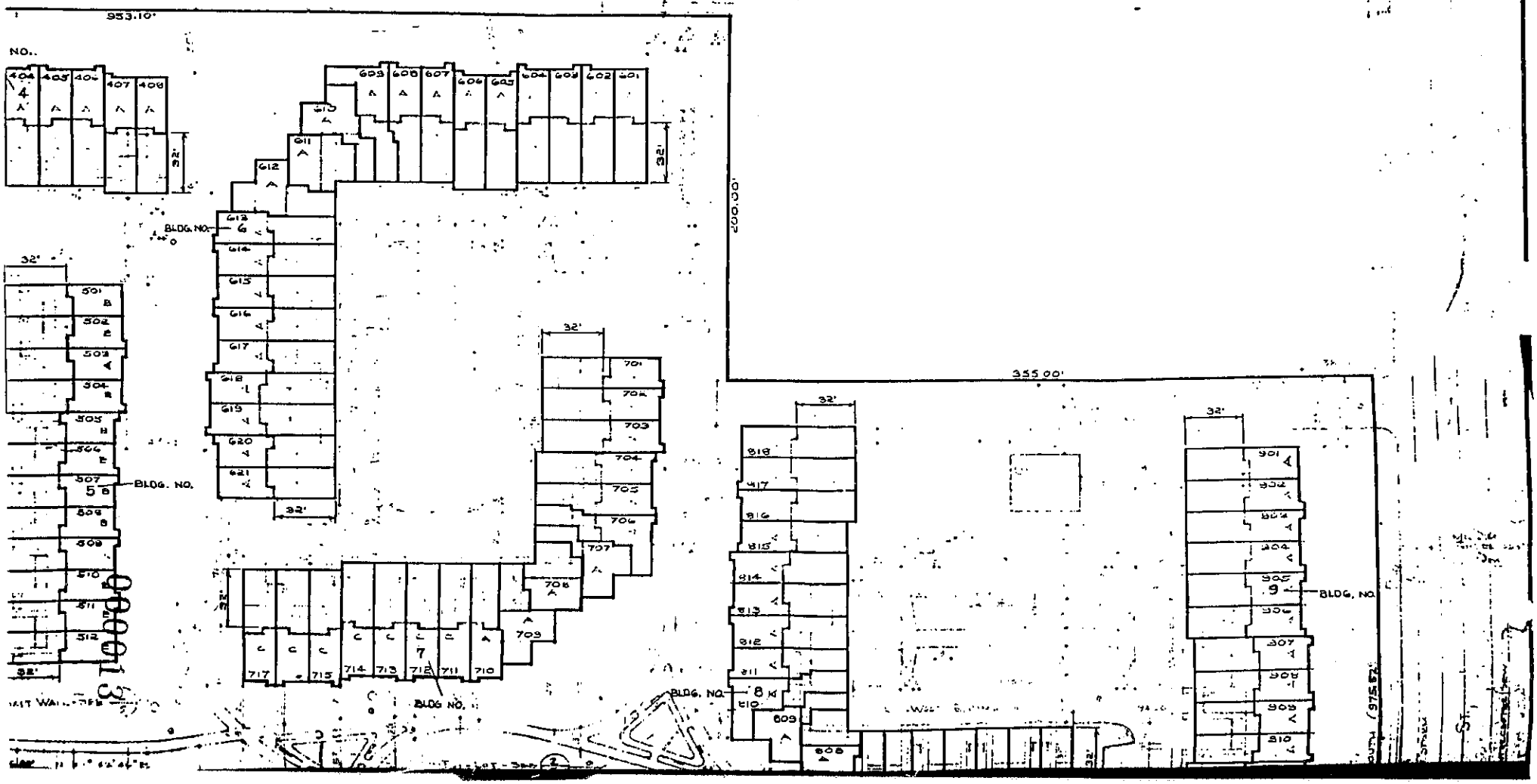
Personally came before me this 12th day of November, 1971, Royal Taxman, President and Henry Taxman, Secretary of the above named corporation, to me known to be the persons who executed the foregoing instrument, and to me known to be such President and Secretary.

Stephen L. Chernoff
Notary Public, Wisconsin

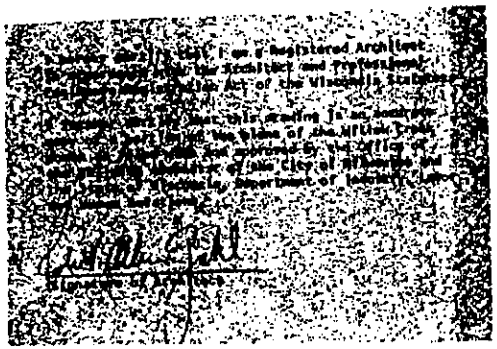
My Commission is permanent.

This instrument was drafted by James S. Levin


BLDG. NO. 1
BLDG. NO. 2
BLDG. NO. 3
300.30'
32'


953.10'
NO.
BLDG. NO. 6
BLDG. NO. 5
BLDG. NO. 7
BLDG. NO. 8
BLDG. NO. 9
200.00'
355.00'
32'

REEL 620 IMAGE 1724



LEGEND

The perimeter boundaries of each Unit are as indicated on this Exhibit. Each Unit includes the parcel of land inside the perimeter boundaries and the improvements thereon, which include a portion of a building, a parking area and a patio and grass area, as indicated on this Exhibit or on the floor plans which are a part of this Declaration. Where a Unit wall is on or forms the dividing line between Units, the adjacent Unit Owners shall be deemed to own, and title to each such Unit shall include to the centerline of each such wall, and such walls shall be deemed party walls and shall be governed by Article VII of the Declaration of Covenants, Conditions and Restrictions for Willow Creek Homes.

Each Unit has a separate entrance, a basement, living room, dining room, kitchen, and one and one-half baths. "A" Units as indicated on this Exhibit have three bedrooms; "B" Units have two bedrooms; and "C" Units have three bedrooms plus a finished room in the basement level. The improvements for each Unit approximate 1,500 square feet. The dimensions of each Unit are shown on the Floor Plans which have been recorded as a part of this Declaration.

The "A" and "C" Units as shown on this Exhibit are so designed that the Owner may cause the removal of a partition wall between two of the bedrooms, and thereby effectively reduce the number of bedrooms as noted above.

777 N. JEFFERSON ST. ■ MILWAUKEE ■ WI. ■ 53202 ■ 414-271-1200 ■

WILLOW CREEK HOMES

DRAWN BY ■ CHECKED BY ■ APPROVED BY ■

000014

REEL 620 IMAGE 1725

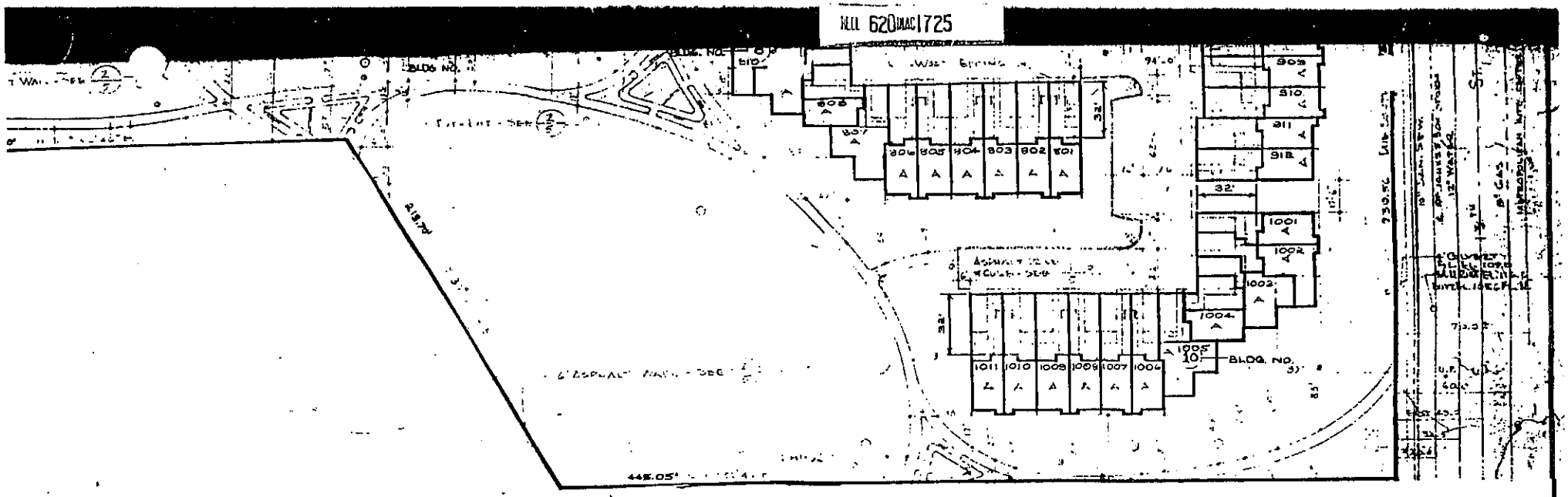


EXHIBIT A

PROPERTY OWNERSHIP

NORTH

10 20 30 40

SCALE: 1" = 40'-0"

WISCONSIN
ROBERT ALLEN
ARCHITECT

000015

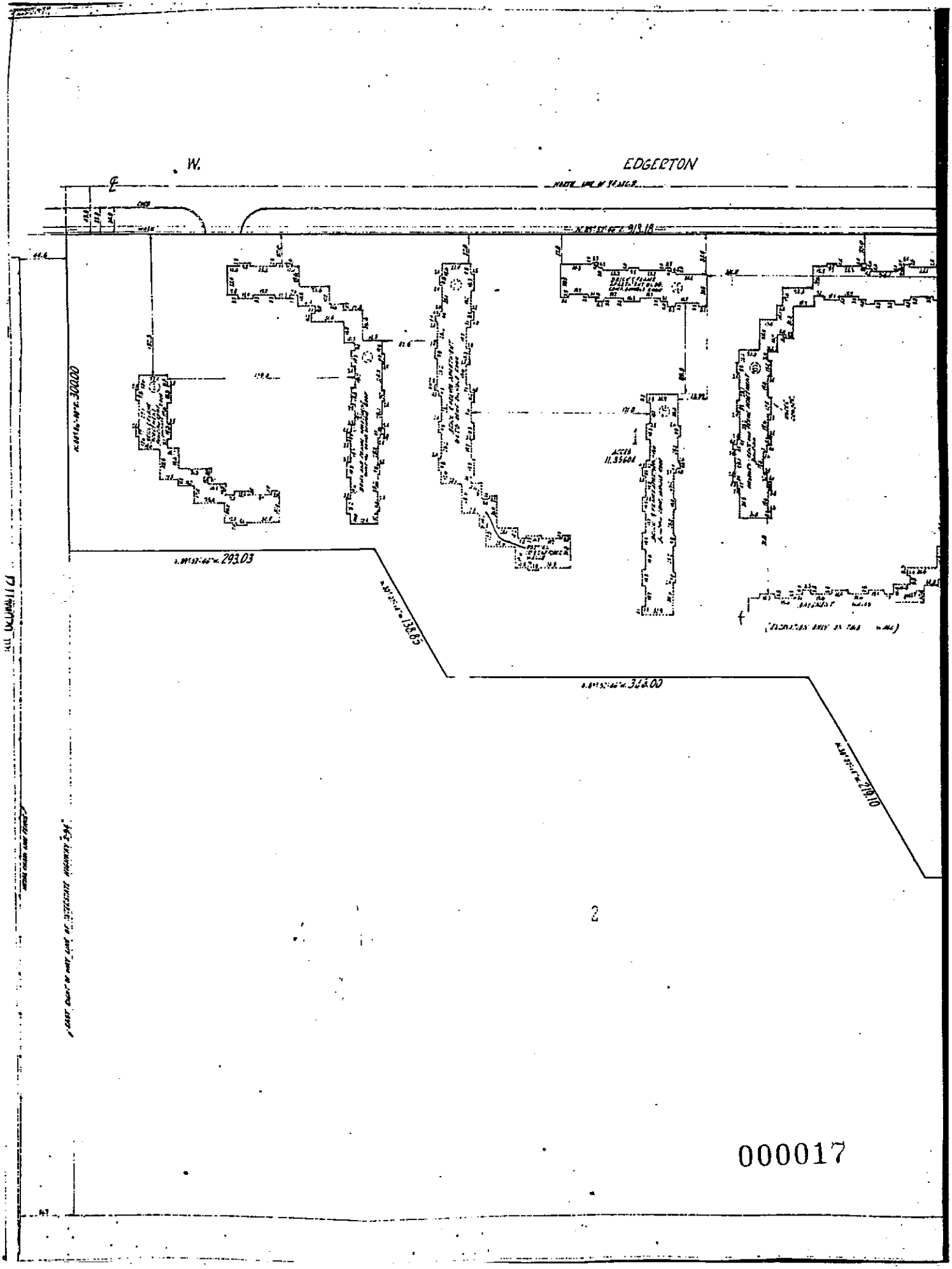
DOCUMENT DATE	DRAWING DESCRIPTION	PROJECT	SHEET
OCTOBER 1971	SITE PLAN PROPERTY LINES		

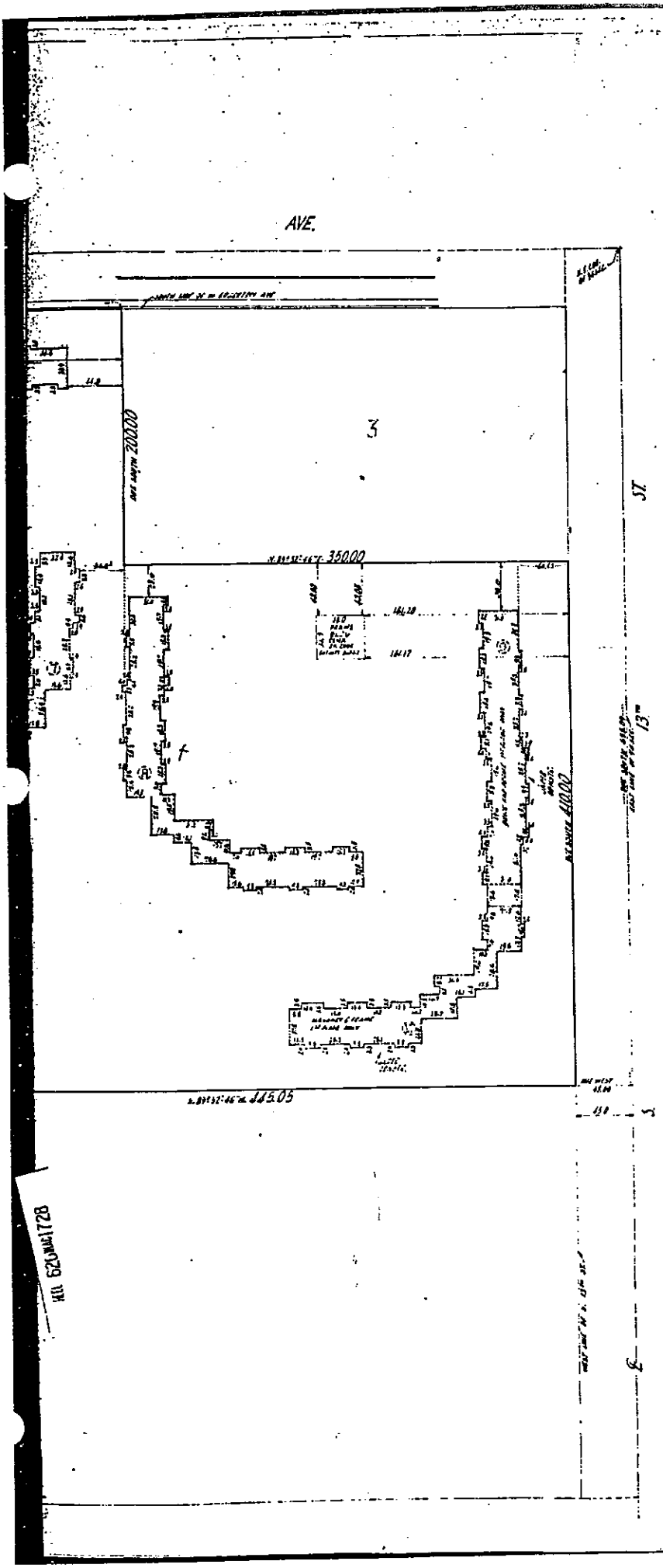
EXHIBIT B

The following described real estate may be annexed by the Declarant without the consent of the Owners within five (5) years from the date of this Declaration, provided that the Federal Housing Administration determines that the annexation is in accord with the general plan heretofore approved by it:

Lot two (2), Willow Creek Homes, being a subdivision of lands in the N.E. 1/4 of the S. E. 1/4 of Section 30, Town six (6) North, Range twenty-two (22) East in the City of Milwaukee, Milwaukee County, Wisconsin.

Note: In the event of the annexation of all of the above described real estate, there will be constructed thereon a total of twelve (12) buildings containing a total of one hundred sixty-six (166) Units. Accordingly, the ownership of each Owner of the Common Area will be redetermined in accordance with Section 1 of Article III of the Declaration, to the end that the ownership of each of the Units will include a 1/310 th interest in the Common Area in lieu of a 1/144 th interest as originally provided. Each of the twelve (12) buildings to be constructed if annexation occurs will be two stories in height, will have a basement, will be of wood frame construction, and will be of similar design to the first ten (10) buildings constructed.


W.
EDGERTON
293.03
138.65
346.00
000017



WILLOW CREEK HOMES

PLAT OF SURVEY

Lot 1 in WILLOW CREEK HOMES, being a Subdivision of a part of vacated South 14th Street and South 16th Street and lands in the NE 1/4 of the SE 1/4 of Section 30, T 6 N, R 22 E, in the City of Milwaukee, Milwaukee County, Wisconsin

MAY 4, 1971 — SURVEY NO. 125969-M

AUGUST 6, 1971 [Utility Bldg and Bldg 4 Completed. Construction in Progress on Bldgs 1, 2, 3,5, 6, 8, 9 and 10] — REVISION NO. ONE

NOVEMBER 4, 1971 — REVISION NO. TWO

TO ALL PERSONS INTERESTED IN THE TITLE TO THE PREMISES SHOWN ON THIS PLOT PLAN:

I hereby certify that I personally made an actual survey of the premises shown on this plot plan on the 4th day of November, 1971; that this plot plan is a correct representation of the premises as determined by said survey. I futher certify that there are no encroachments either way across any boundary lines of the premises except as shown hereon.

Signed at Brookfield, Wisconsin this 4th day of November, 1971

Kenneth E. Berke (SEAL)
Kenneth E Berke, Registered
Wisconsin Land Surveyor S 107

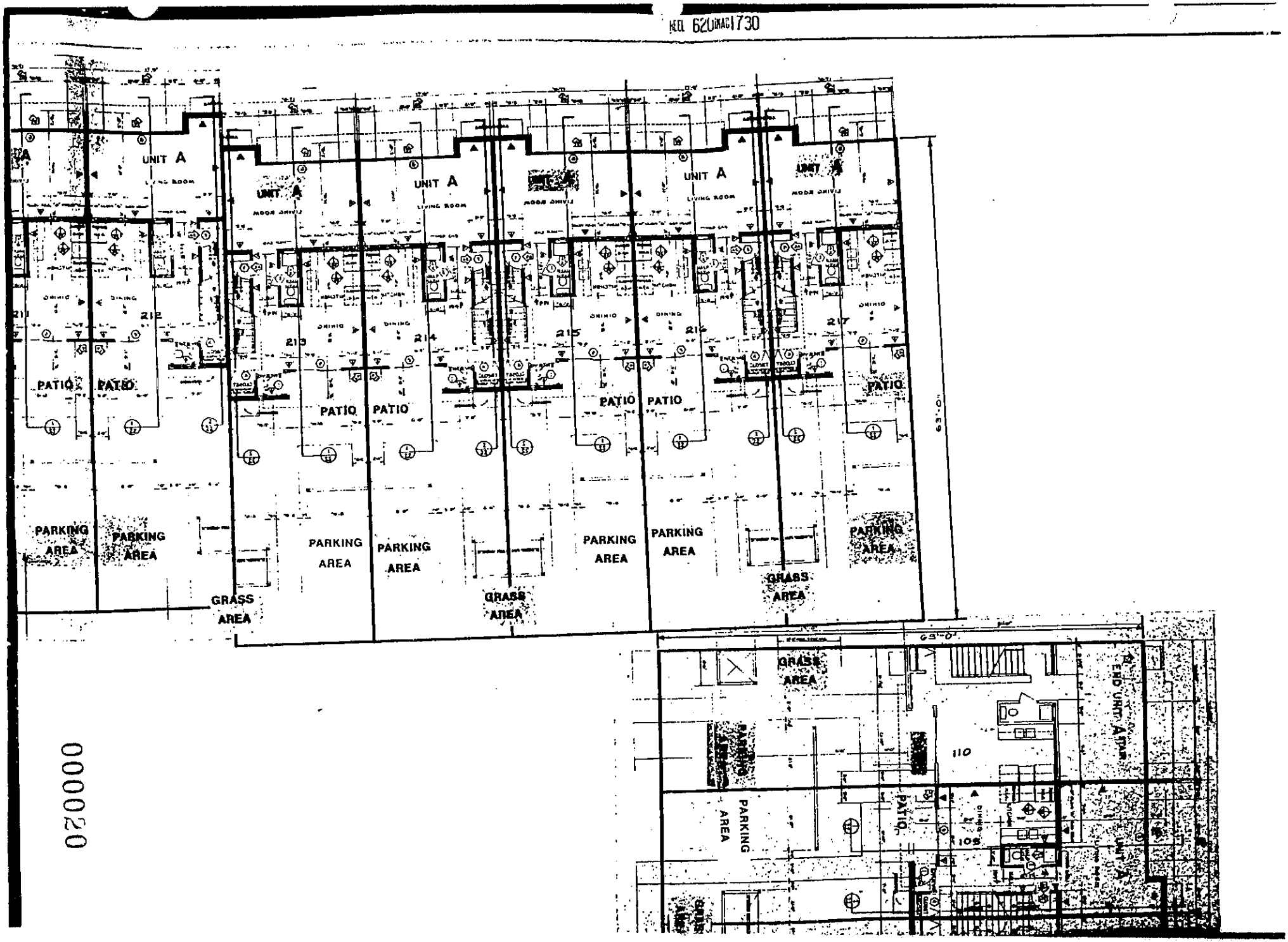
WISCONSIN KENNETH E. BERKE S-107 MILWAUKEE, WIS. LAND SURVEYOR

REC 6210 PAGE 1728

000018

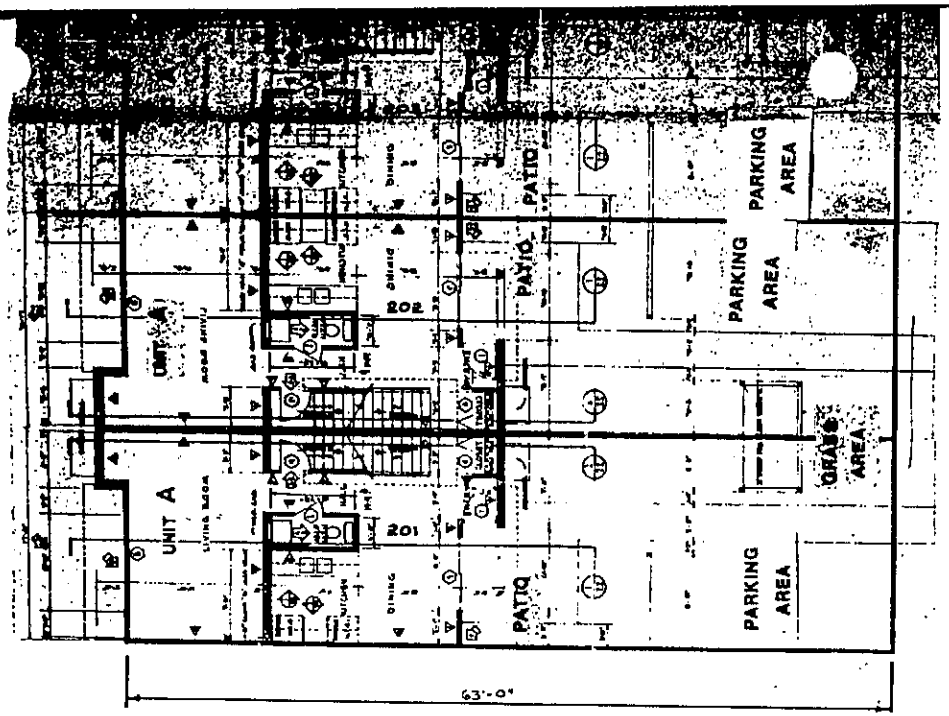
FIRST FLOOR PLAN BLDG 2
SCALE 1/8"=1'-0"
UNIT A
UNIT A
PATIO
PATIO
PARKING AREA
PARKING AREA
PARKING AREA
PARKING AREA
GRASS AREA
UNIT A
UNIT A
UNIT A
UNIT A
UNIT A
PATIO
PATIO
PATIO
PATIO
PARKING AREA
PARKING AREA
GRASS AREA
205
204
203
206
207
208
210
211

000019


UNIT A
LIVING ROOM
MOOR DRIVE
DINING
PATIO
PARKING AREA
GRASS AREA
63'-0"
GRASS AREA
END UNIT A
110
PARKING AREA
PATIO
105
UNIT A

020000

ALL 620RAC1731 1



I hereby certify that I am a Registered Architect in accordance with the Architect and Professional Engineers Registration Act of the Wisconsin Statutes.

I further certify that this drawing is an accurate copy of a portion of the plans of the Willow Creek Homes as filed with and approved by the Office of the Building Inspector of the City of Milwaukee and the State of Wisconsin, Department of Industry, Labor and Human Relations.

Signature of Architect

FIRST FLOOR PLAN BLDG 1

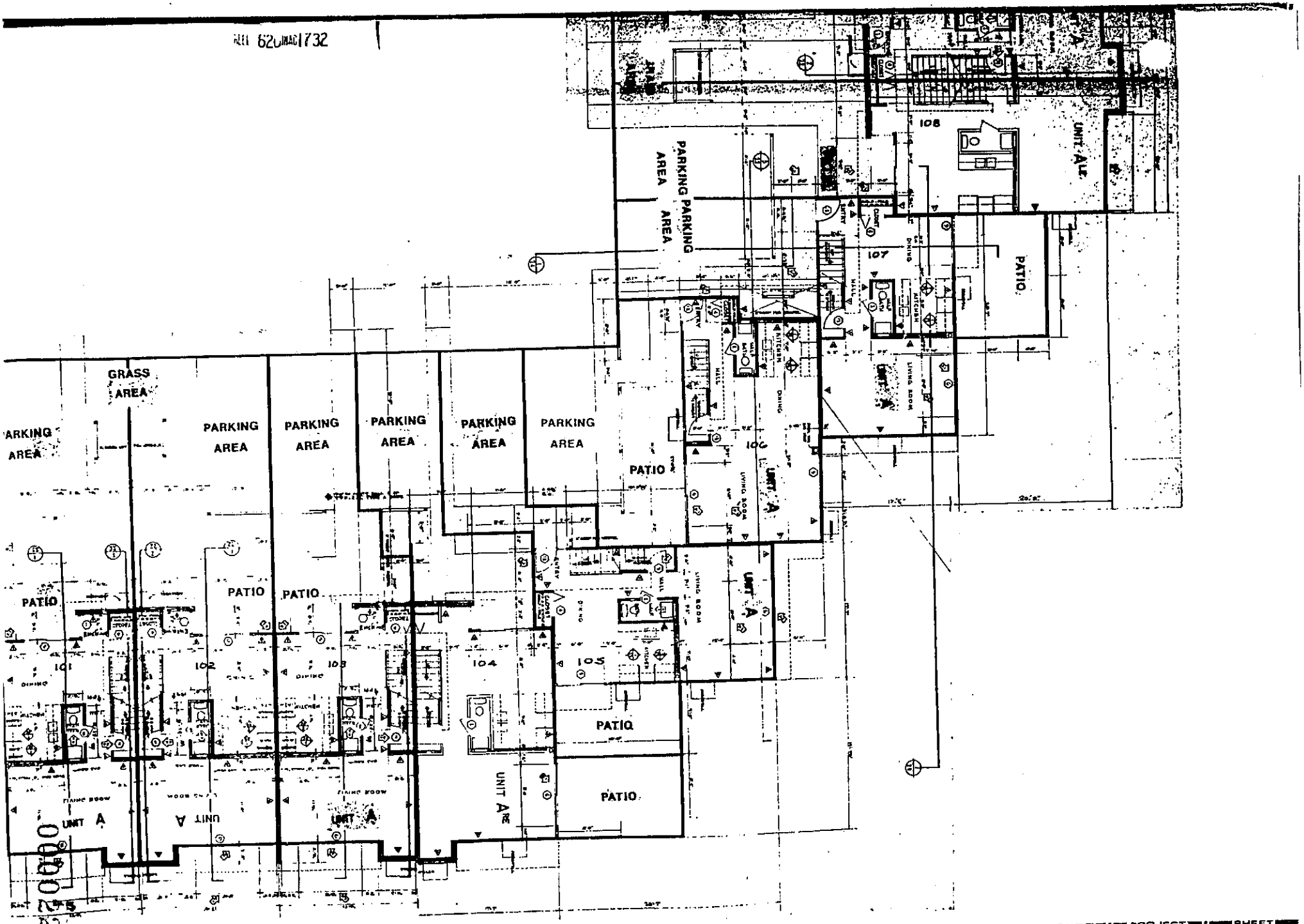
SCALE 1/8"=1'-0"

63'-0"

120000

WILLOW CREEK HOMES

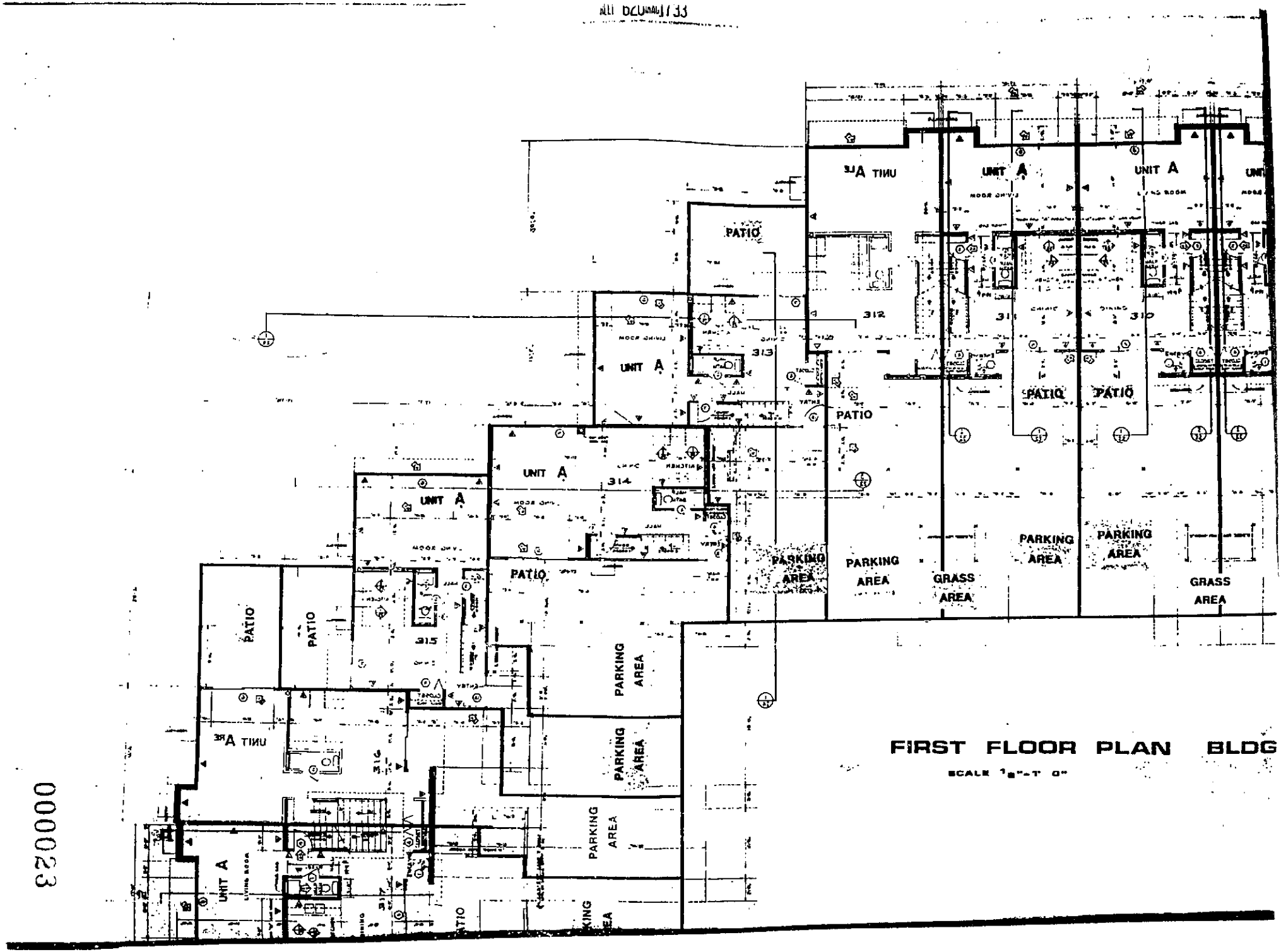
REEL 620 IMAGE 1732



DRAWING DESCRIPTION	PROJECT	SHEET
	291	

MILWAUKEE, WISCONSIN OCTOBER 1971

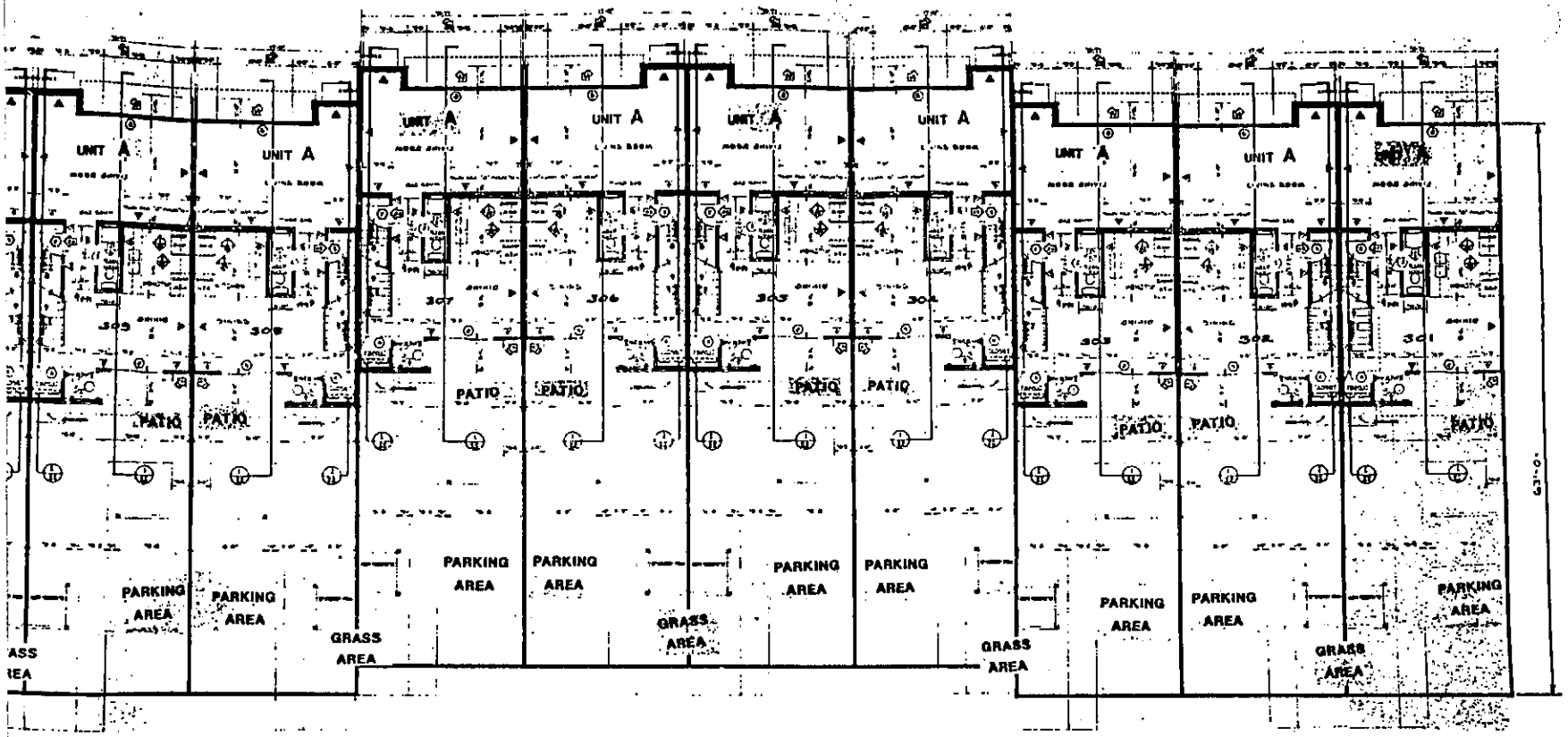
ALL DOCUMENTS



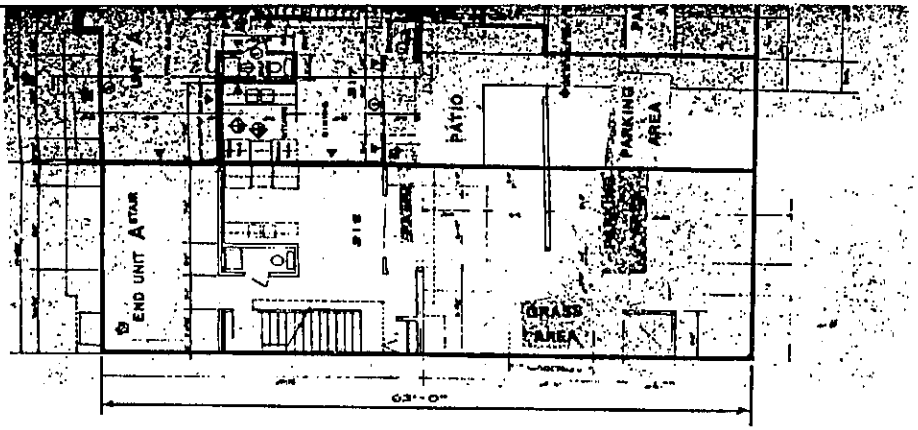
FIRST FLOOR PLAN BLDG

SCALE 1/8"=1'-0"

000023


UNIT A
UNIT A
UNIT A
UNIT A
UNIT A
UNIT A
UNIT A
UNIT A
305
306
307
PATIO
PATIO
PATIO
PATIO
PATIO
PATIO
PATIO
PATIO
PARKING AREA
PARKING AREA
PARKING AREA
PARKING AREA
PARKING AREA
PARKING AREA
PARKING AREA
PARKING AREA
GRASS AREA
GRASS AREA
GRASS AREA
GRASS AREA
63'-0"

BLDG 3



REEL 620 IMAGE 735

I hereby certify that I am a Registered Architect in accordance with the Architect and Professional Engineers Registration Act of the Wisconsin Statutes.

I further certify that this drawing is an accurate copy of a portion of the plans of the Willow Creek Homes as filed with and approved by the Office of the Building Inspector of the City of Milwaukee and the State of Wisconsin, Department of Industry, Labor and Human Relations.

Signature of Architect

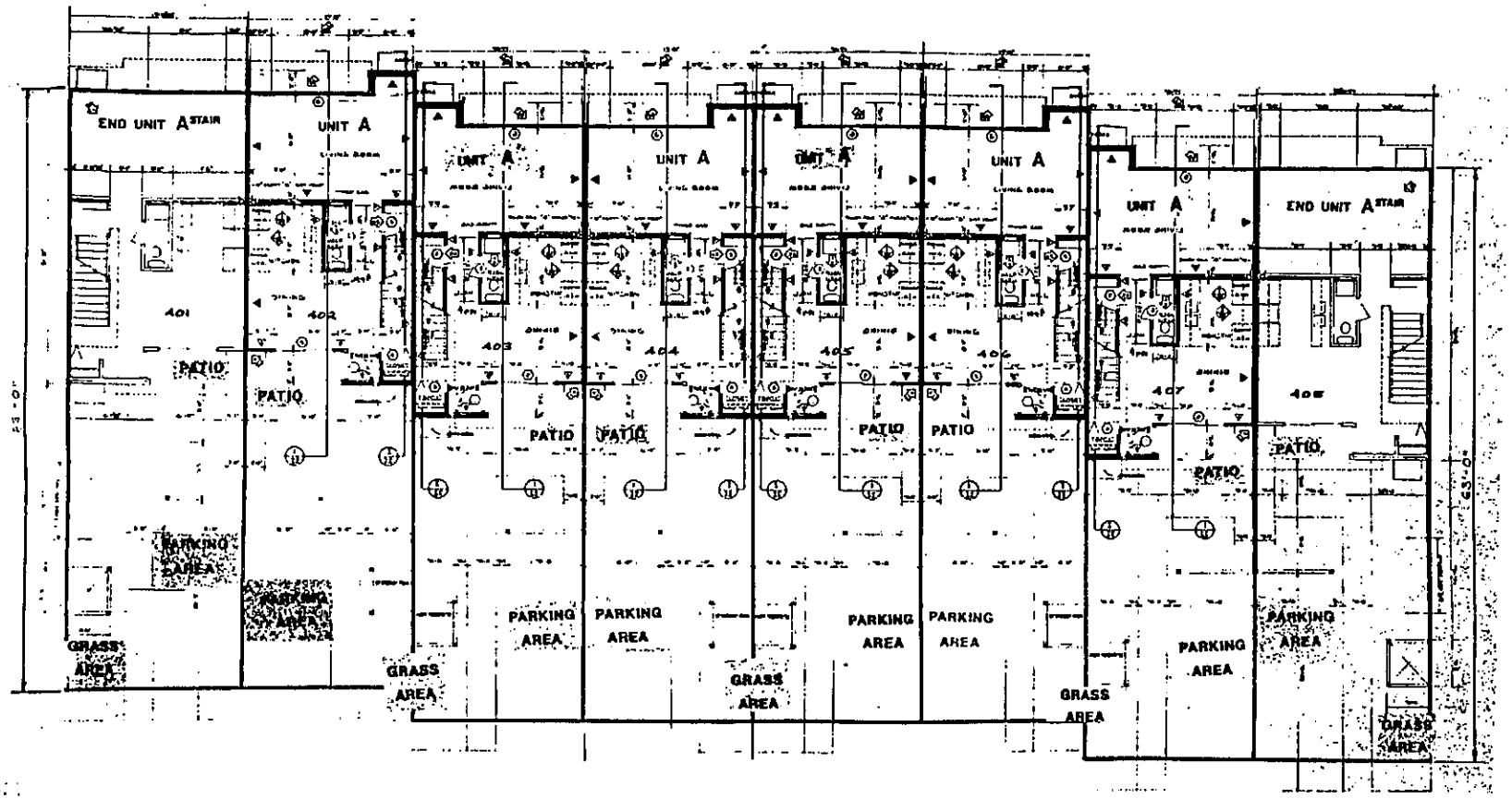
FIRST FLOOR PLAN BLDG 4

SCALE 1"=1'-0"

WILLOW CREEK HOMES

000025

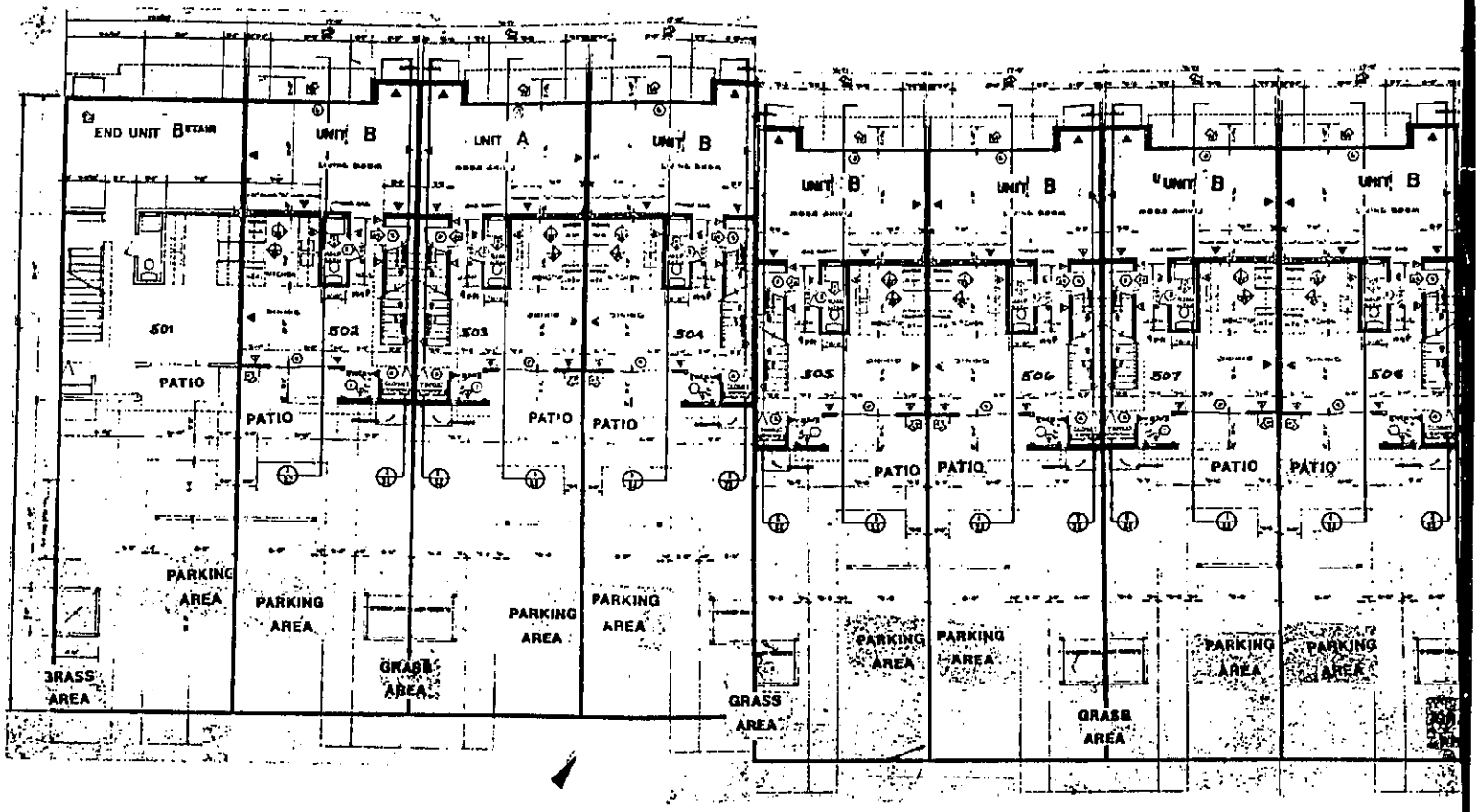
Vol 62 Page 1736



920000

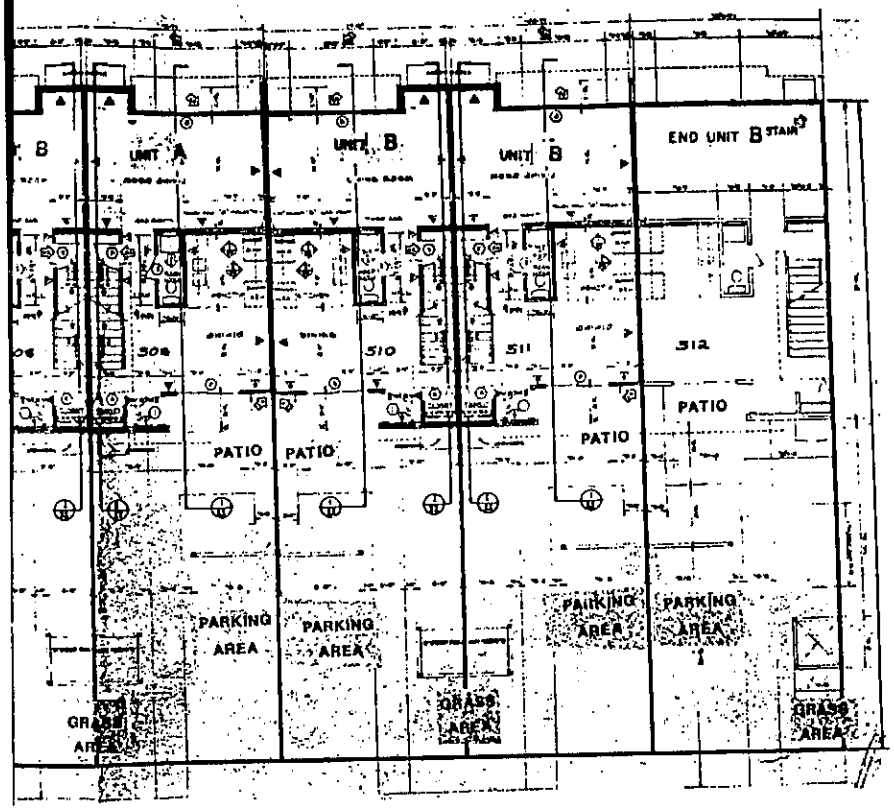
229 EAST WISCONSIN AVE. MILWAUKEE, WISCONSIN	DOCUMENT DATE: OCTOBER 1971	DRAWING DESCRIPTION:	PROJECT: 291	SHEET:

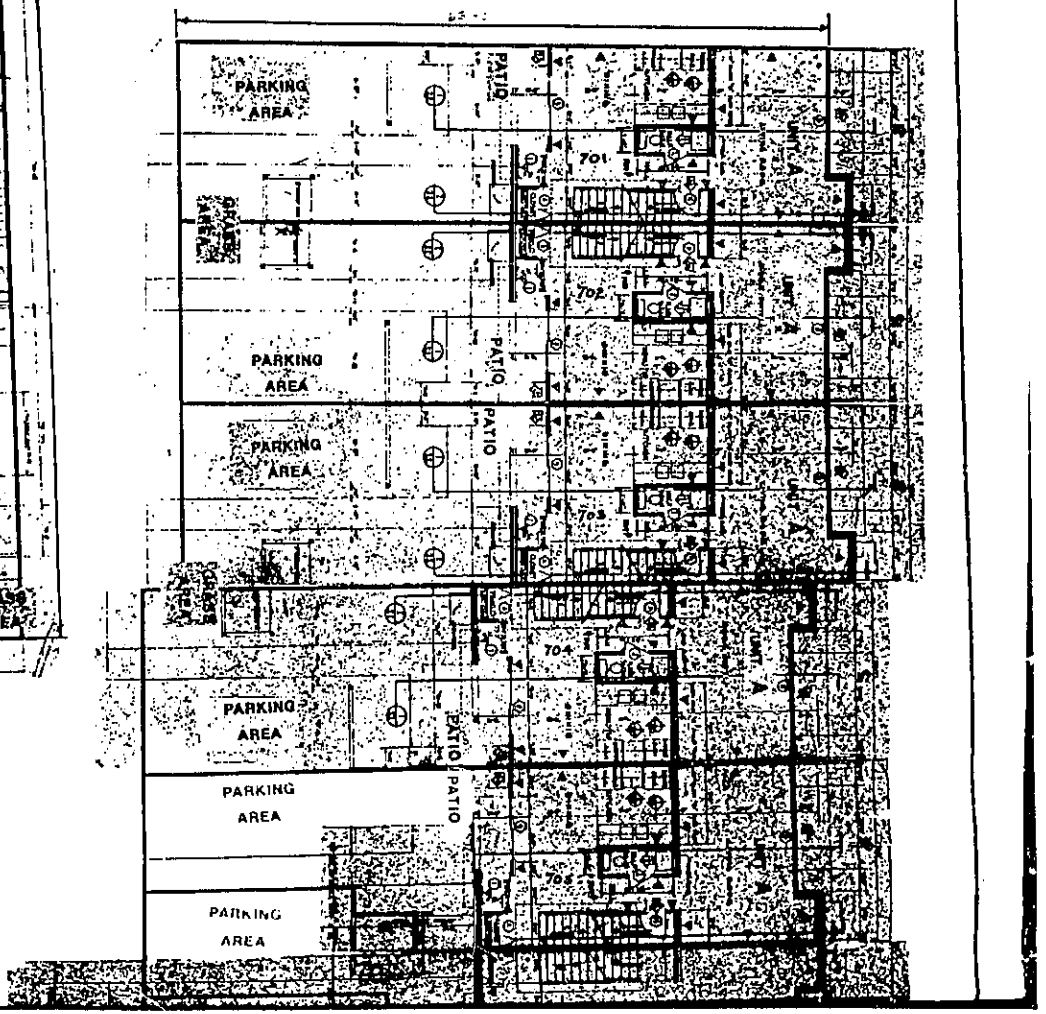
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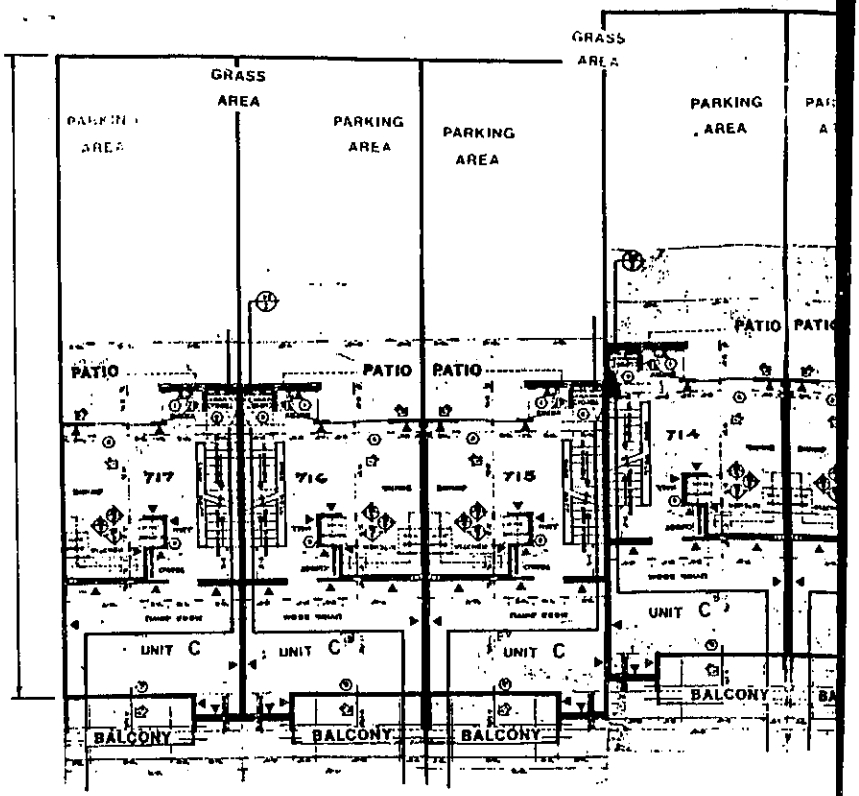
FIRST FLOOR PLAN BLDG B

0000027


UNIT A
UNIT B
UNIT B
UNIT B
END UNIT B STAIR
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510
511
512
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PATIO
PATIO
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PARKING AREA
PARKING AREA
PARKING AREA
PARKING AREA
GRASS AREA
GRASS AREA
GRASS AREA


PARKING AREA
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701
702
703
704
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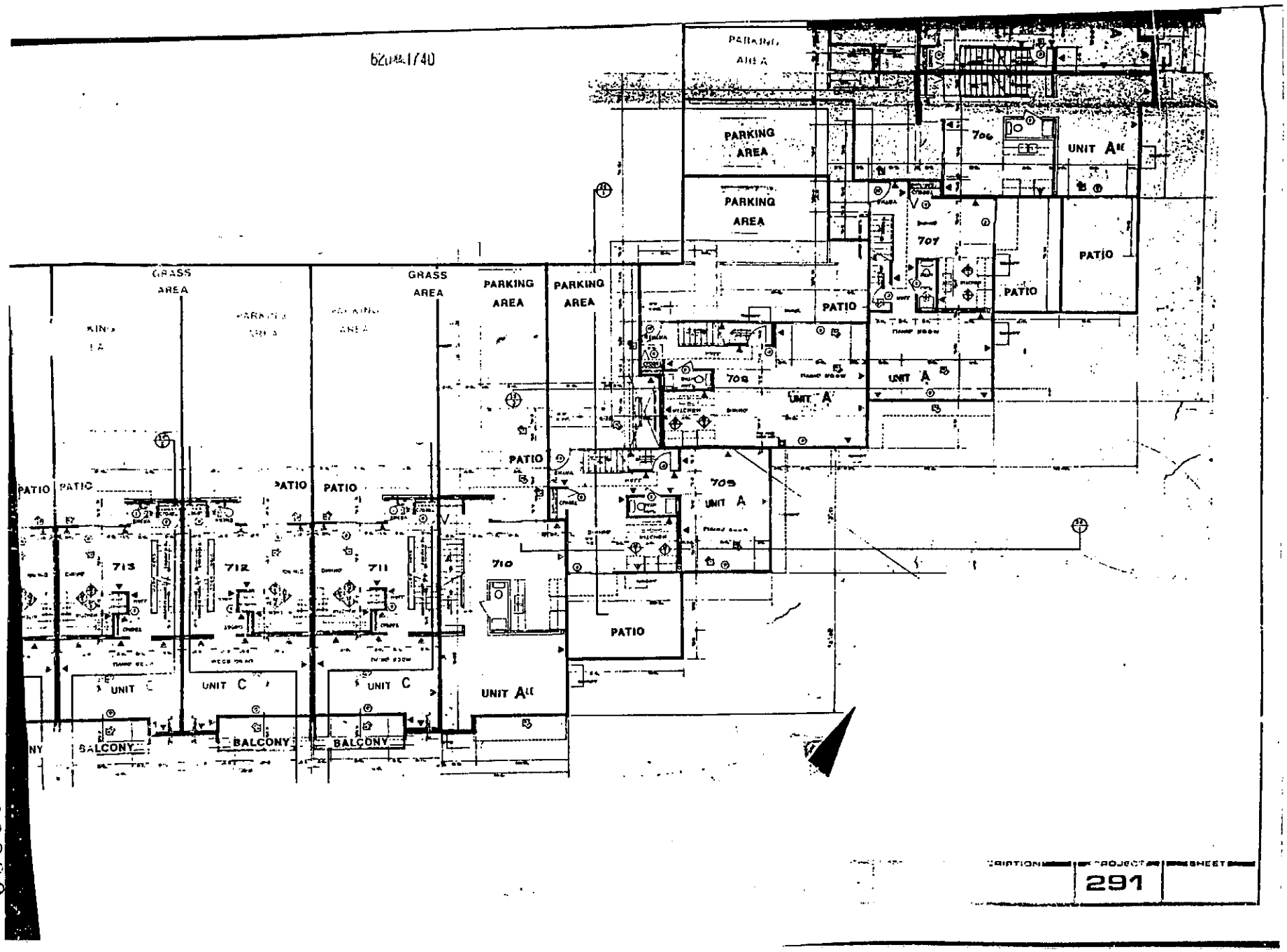
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FIRST FLOOR PLAN BLDG. 7

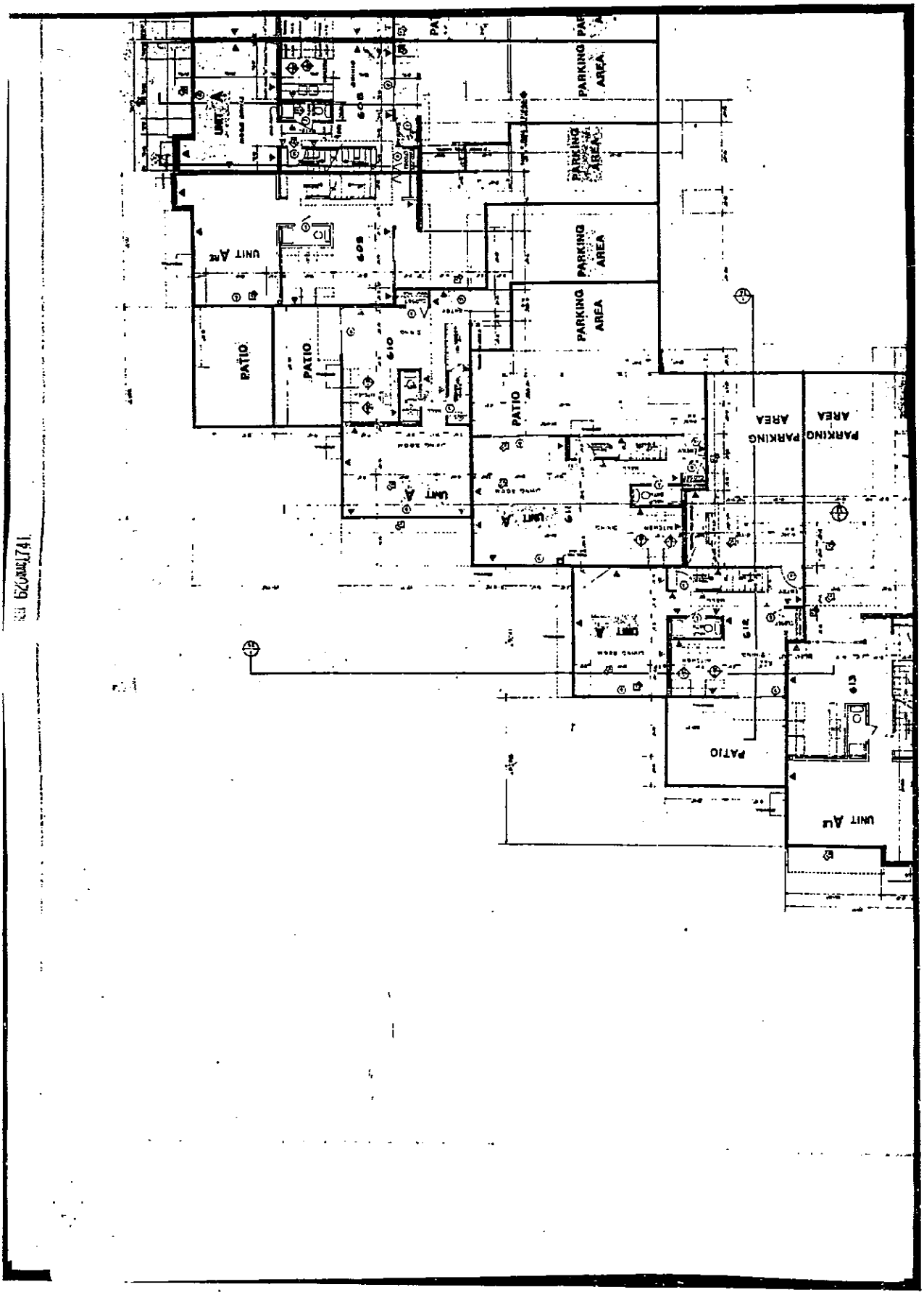
SCALE 1/8"=1'-0"

620000

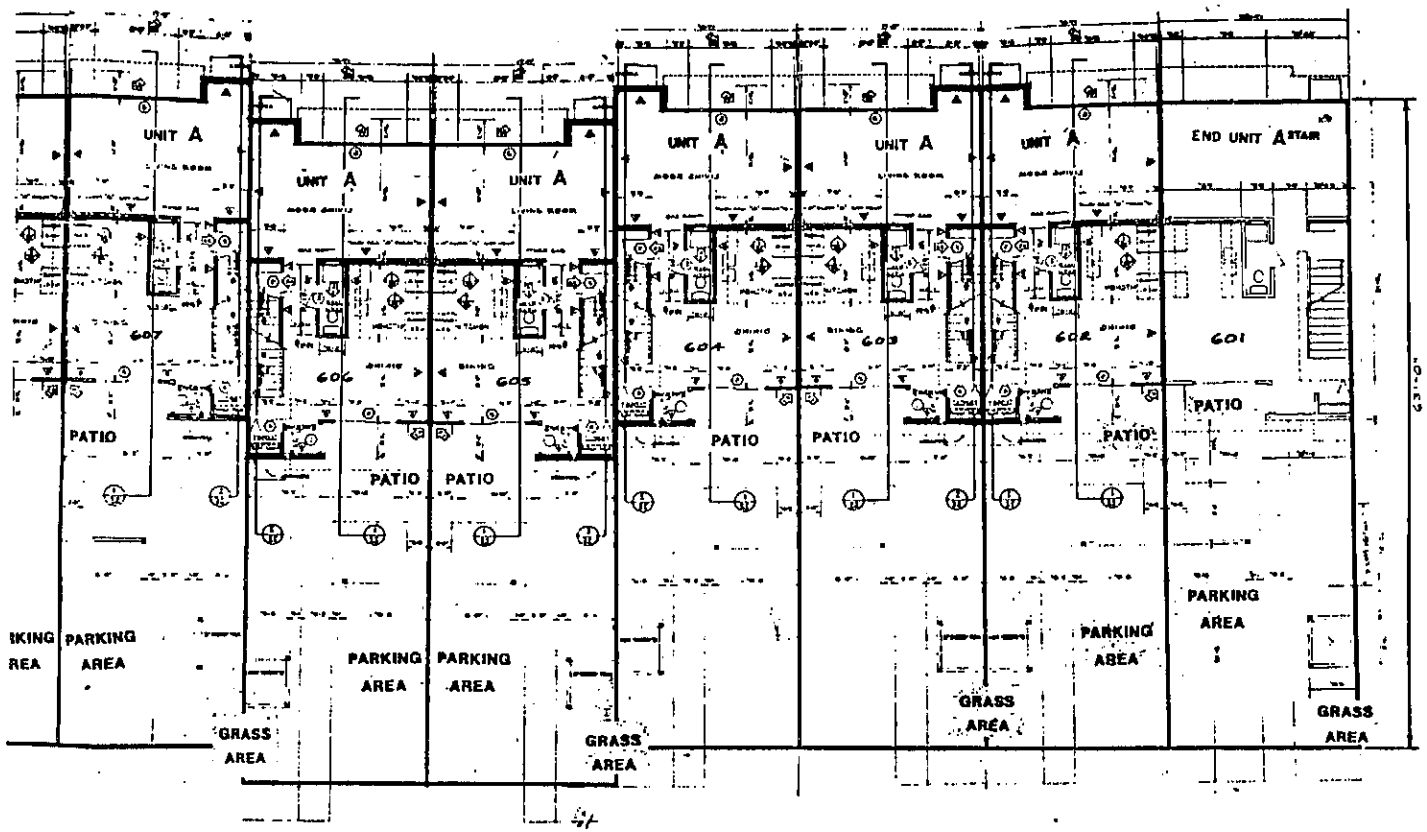

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PARKING AREA
PARKING AREA
GRASS AREA
GRASS AREA
PARKING AREA
PARKING AREA
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UNIT A
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708
UNIT A
UNIT A
PATIO
709
UNIT A
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711
710
UNIT C
UNIT C
UNIT C
UNIT A
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BALCONY
BALCONY

291

0000030


PARKING AREA
PARKING AREA
PARKING AREA
PARKING AREA
PARKING AREA
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UNIT A
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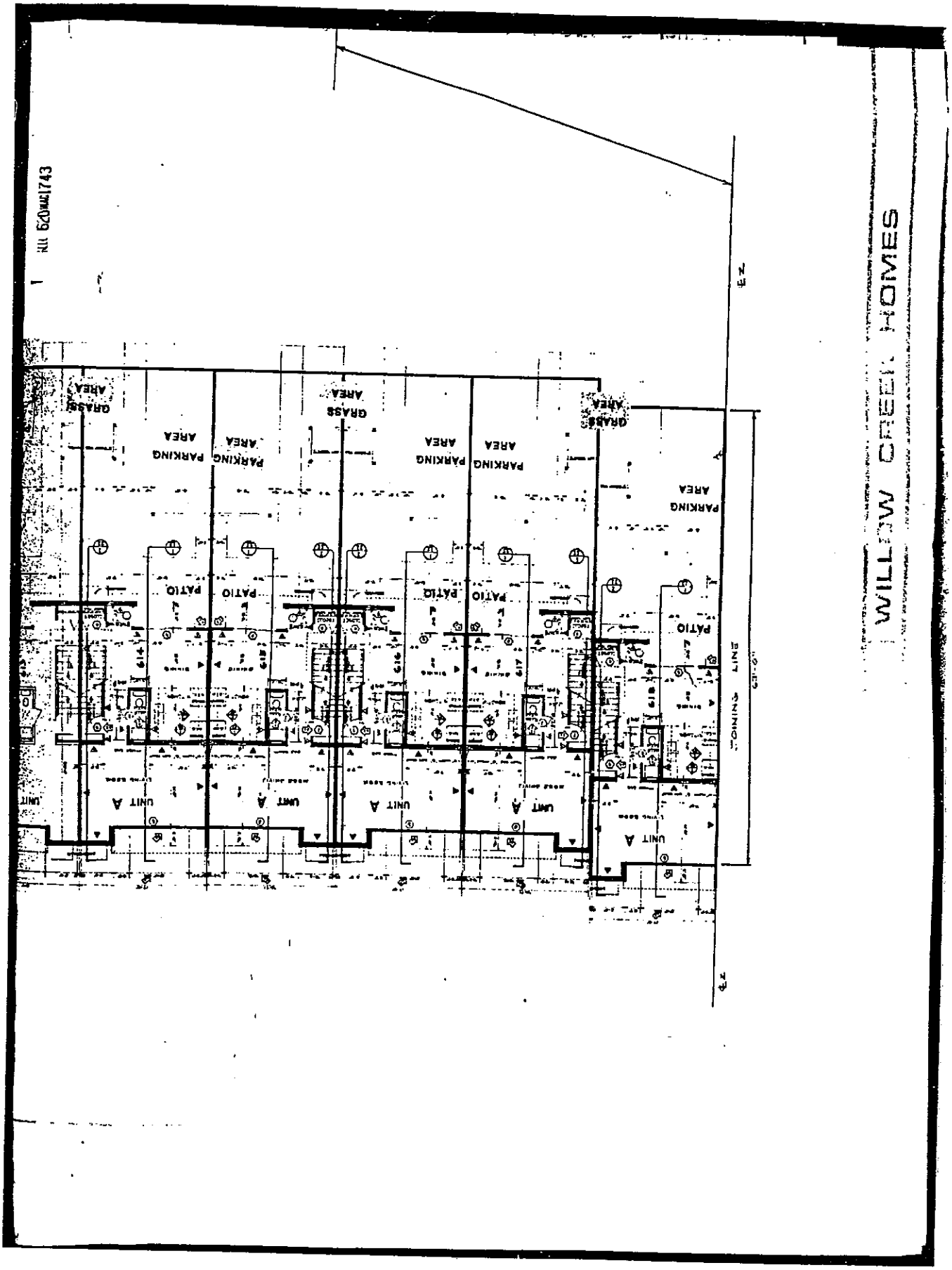
REC 620 PAGE 1/42



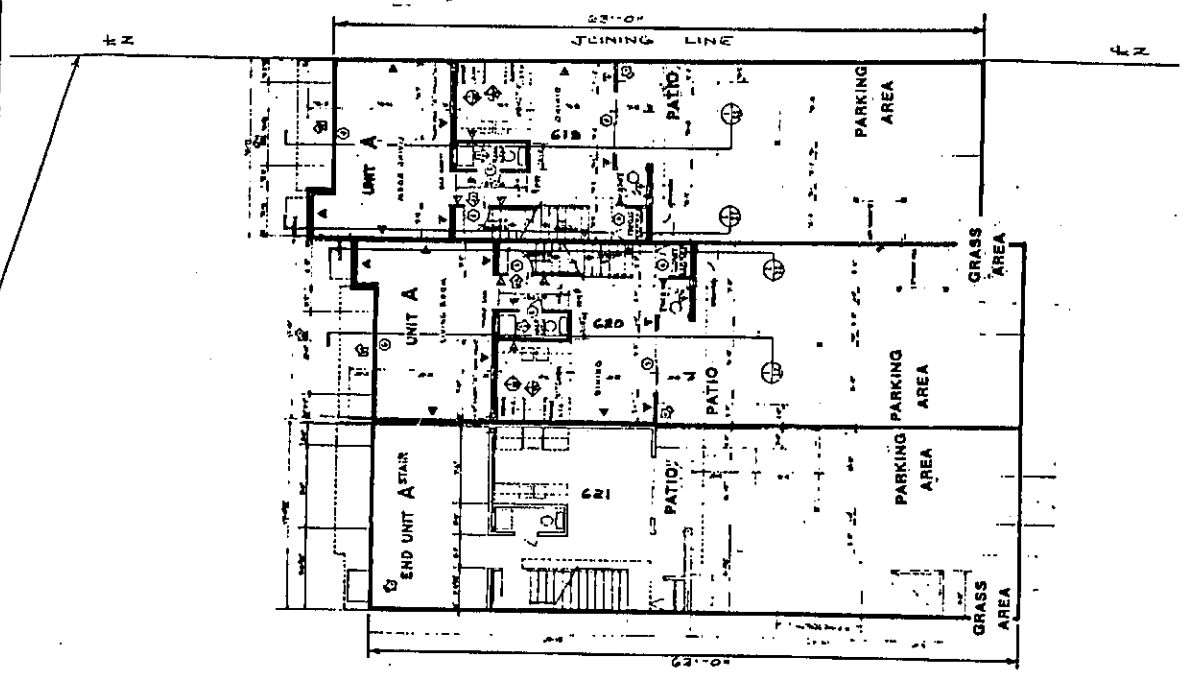
FIRST FLOOR PLAN BLDG 6

SCALE 1/8"=1'-0"

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WILLOW CREEK HOMES
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PARKING AREA
GRASS AREA
PATIO
UNIT A
ZONING LINE

Rec 620 Page 1744



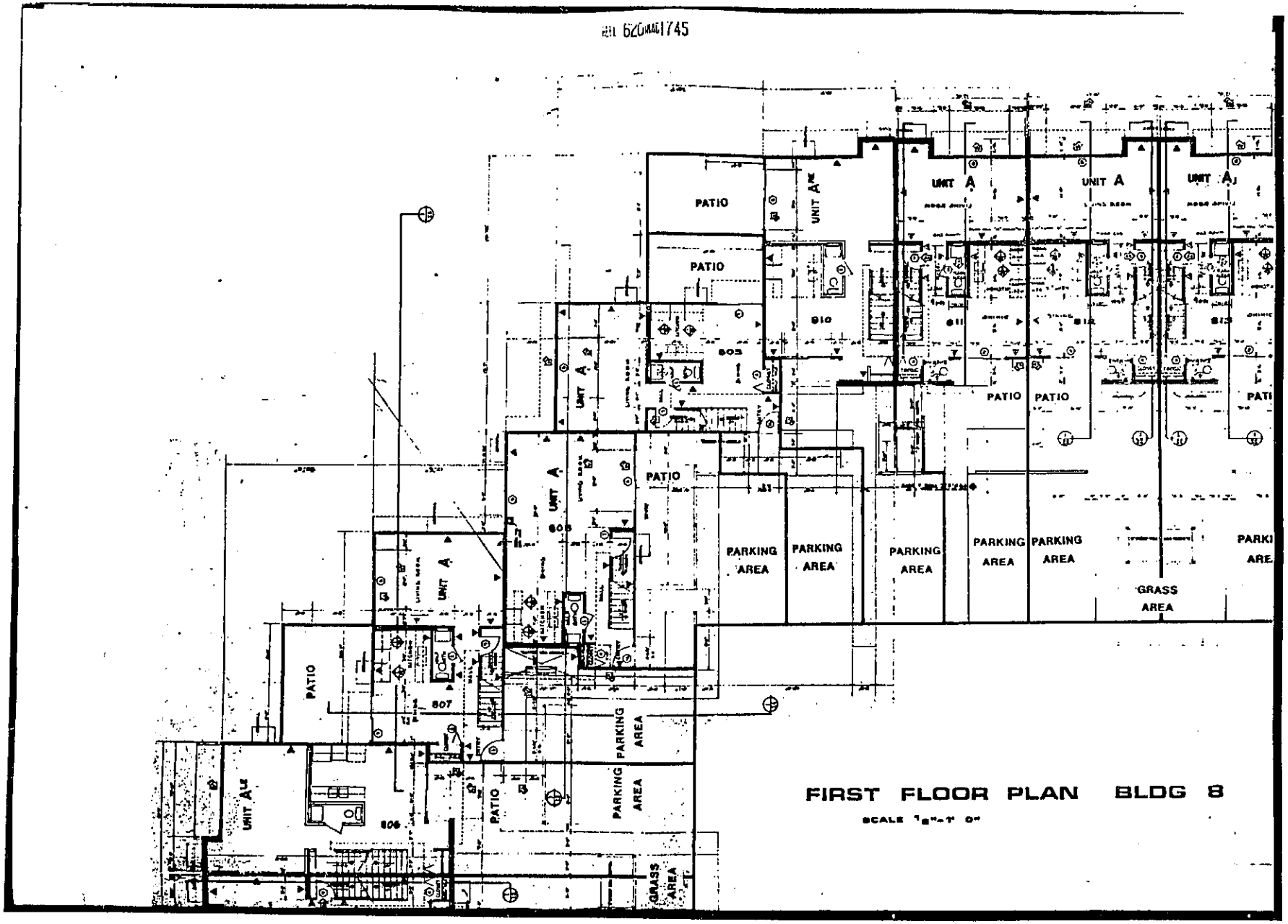
I hereby certify that I am a Registered Architect in accordance with the Architect and Professional Engineers Registration Act of the Wisconsin Statutes.

I further certify that this drawing is an accurate copy of a portion of the plans of the Willow Creek Homes as filed with and approved by the Office of the Building Inspector of the City of Milwaukee and the State of Wisconsin, Department of Industry, Labor and Human Relations.

(Signature of Architect)

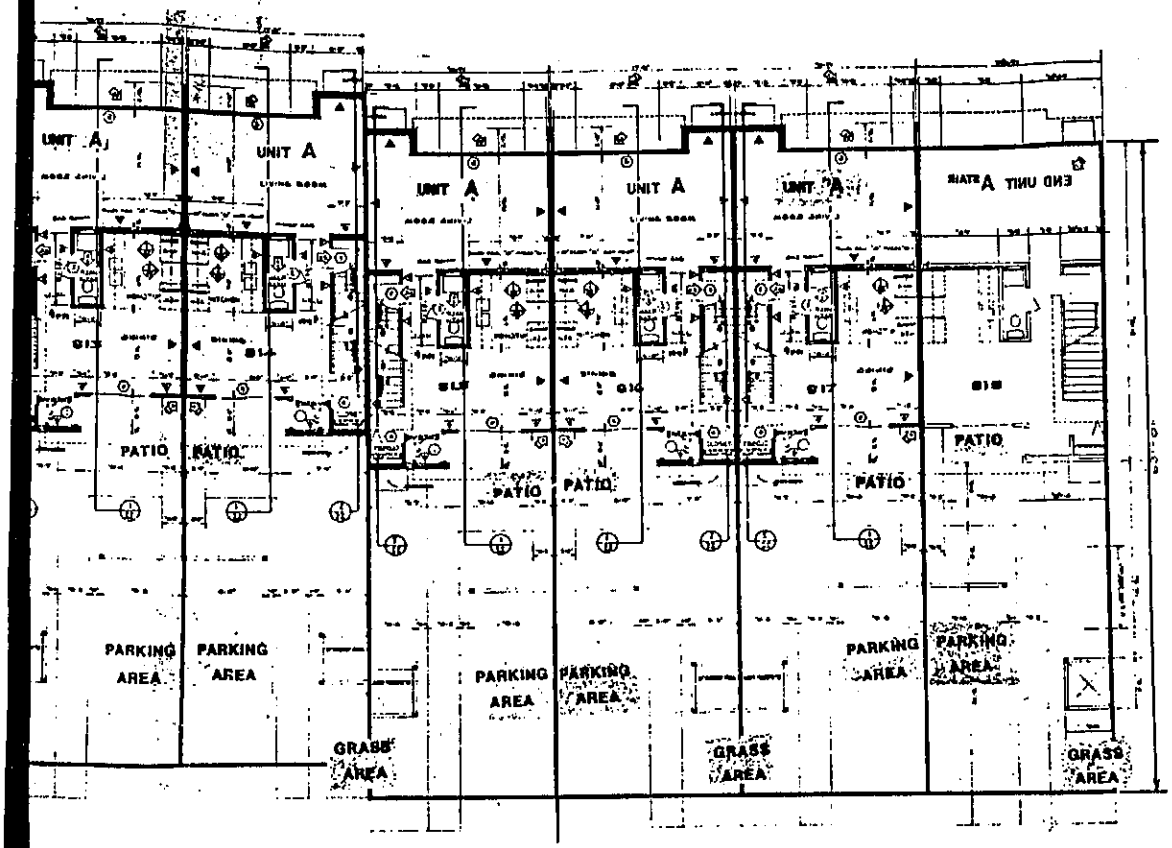
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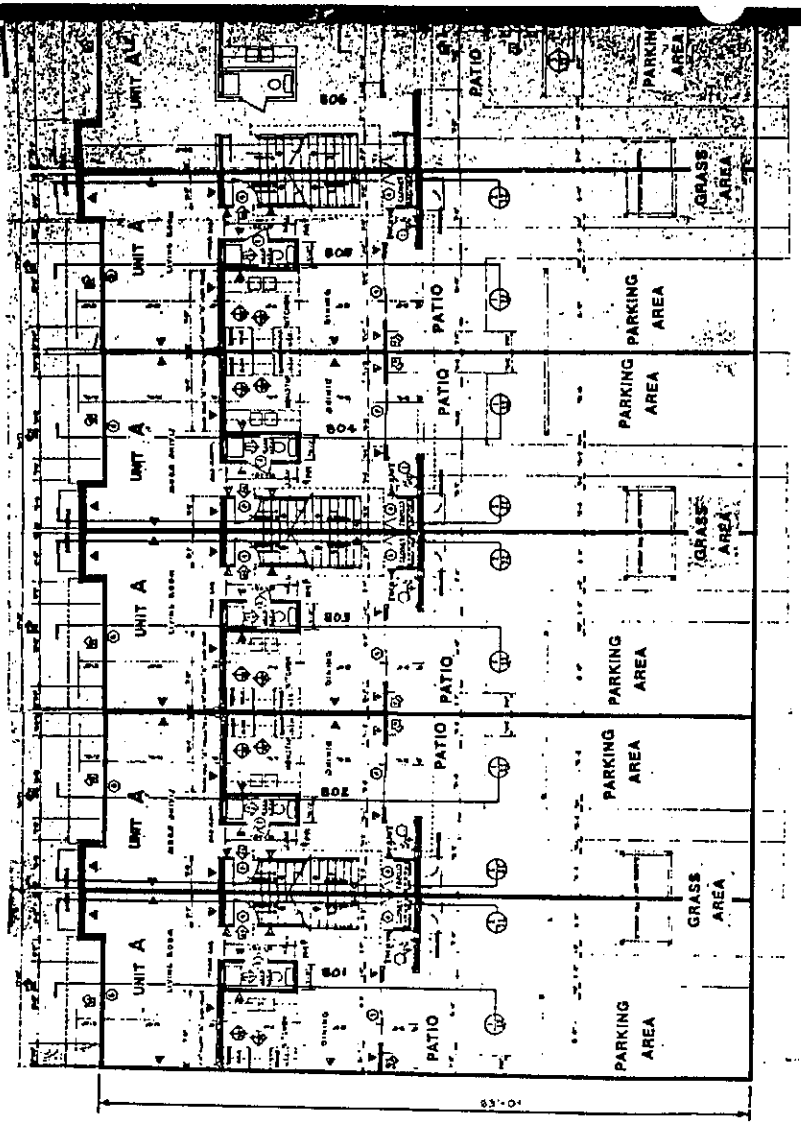
	DOCUMENT DATE	DRAWING DESCRIPTION	PROJECT	SHEET
225 EAST WISCONSIN AVE. MILWAUKEE, WISCONSIN	OCTOBER 1971		291	



FIRST FLOOR PLAN BLDG 8

SCALE 1/8"=1'-0"


UNIT A
UNIT A
UNIT A
UNIT A
UNIT A
END UNIT A
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PATIO
PATIO
PATIO
PATIO
PATIO
PARKING AREA
PARKING AREA
PARKING AREA
PARKING AREA
PARKING AREA
PARKING AREA
GRASS AREA
GRASS AREA
GRASS AREA



FIRST FLOOR PLAN BLDG. 8

SCALE 1/8"-1'-0"

I hereby certify that I am a Registered Architect in accordance with the Architect and Professional Engineers Registration Act of the Wisconsin Statutes.

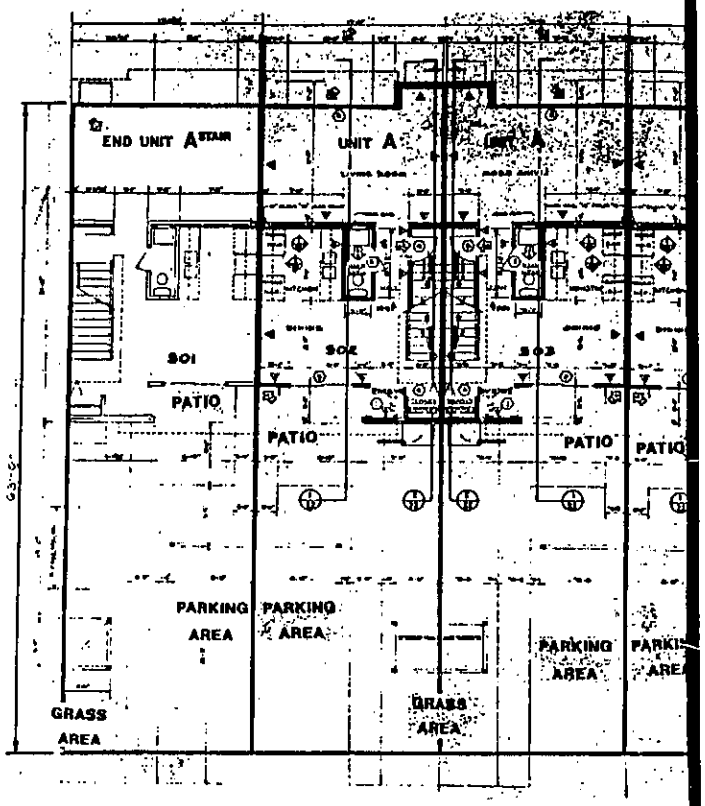
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Signature of Architect

WILLOW CREEK HOMES

000032

REC 626 PAGE 1748



I hereby certify that I am a Registered Architect in accordance with the Architect and Professional Engineers Registration Act of the Wisconsin Statutes.

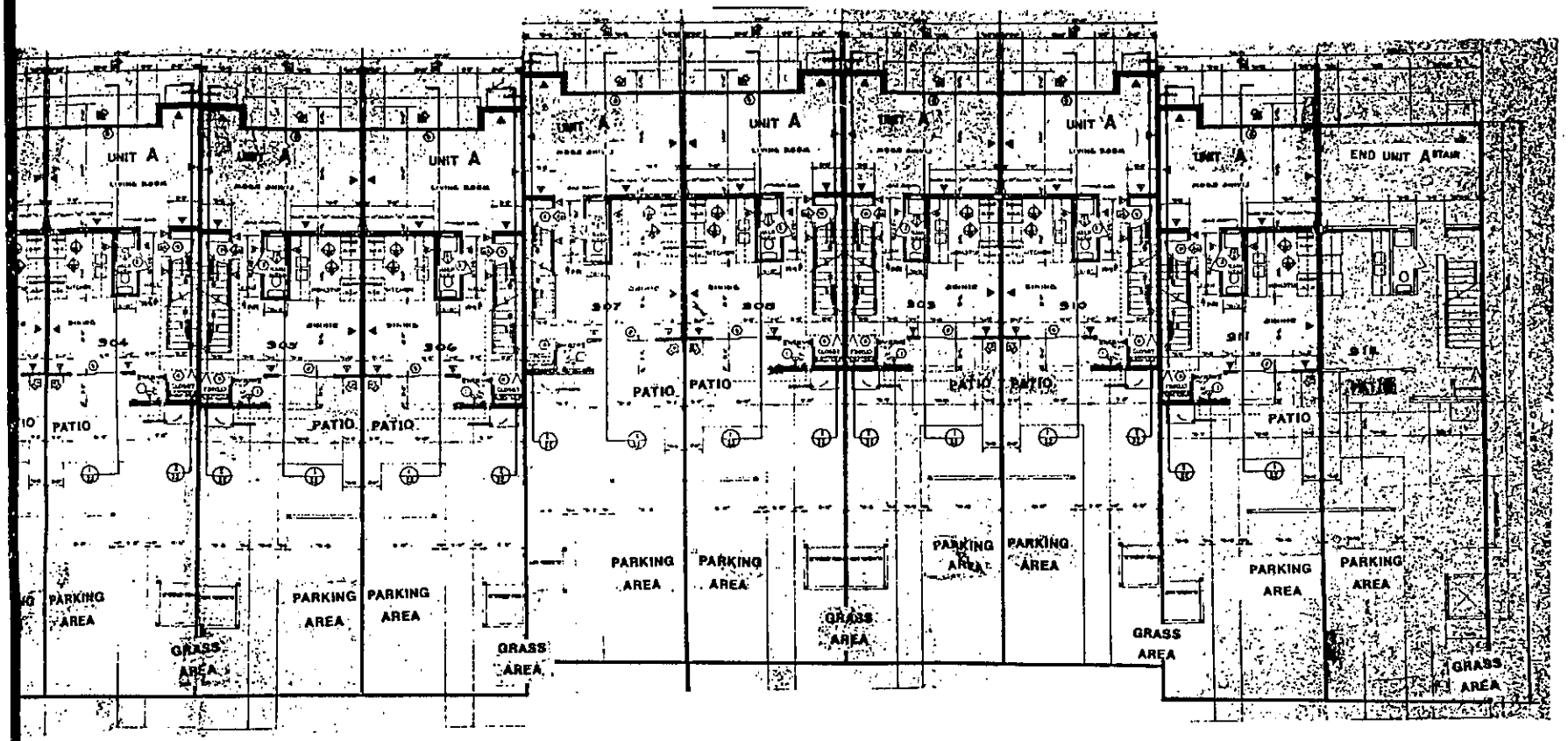
I further certify that this drawing is an accurate copy of a portion of the plans of the Willow Creek Homes as filed with and approved by the Office of the Building Inspector of the City of Milwaukee and the State of Wisconsin, Department of Industry, Labor and Human Relations.

Signature of Architect

WILLOW CREEK HOMES

000038

REEL 620 PAGE 749



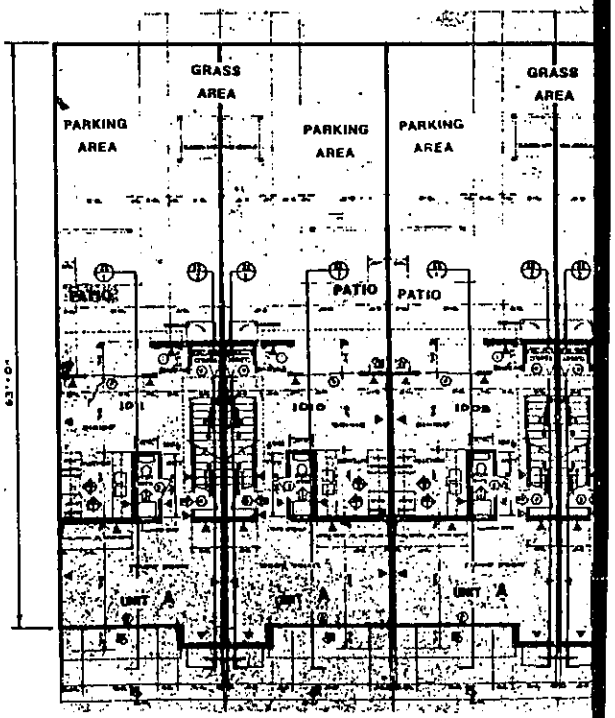
FIRST FLOOR PLAN BLDG 9

SCALE 1/8"=1'-0"

229 EAST WISCONSIN AVE. MILWAUKEE, WISCONSIN	DOCUMENT DATE: OCTOBER 1971	DRAWING DESCRIPTION	PROJECT: 291	SHEET

0000039

Rec'd 6[illegible] 1750



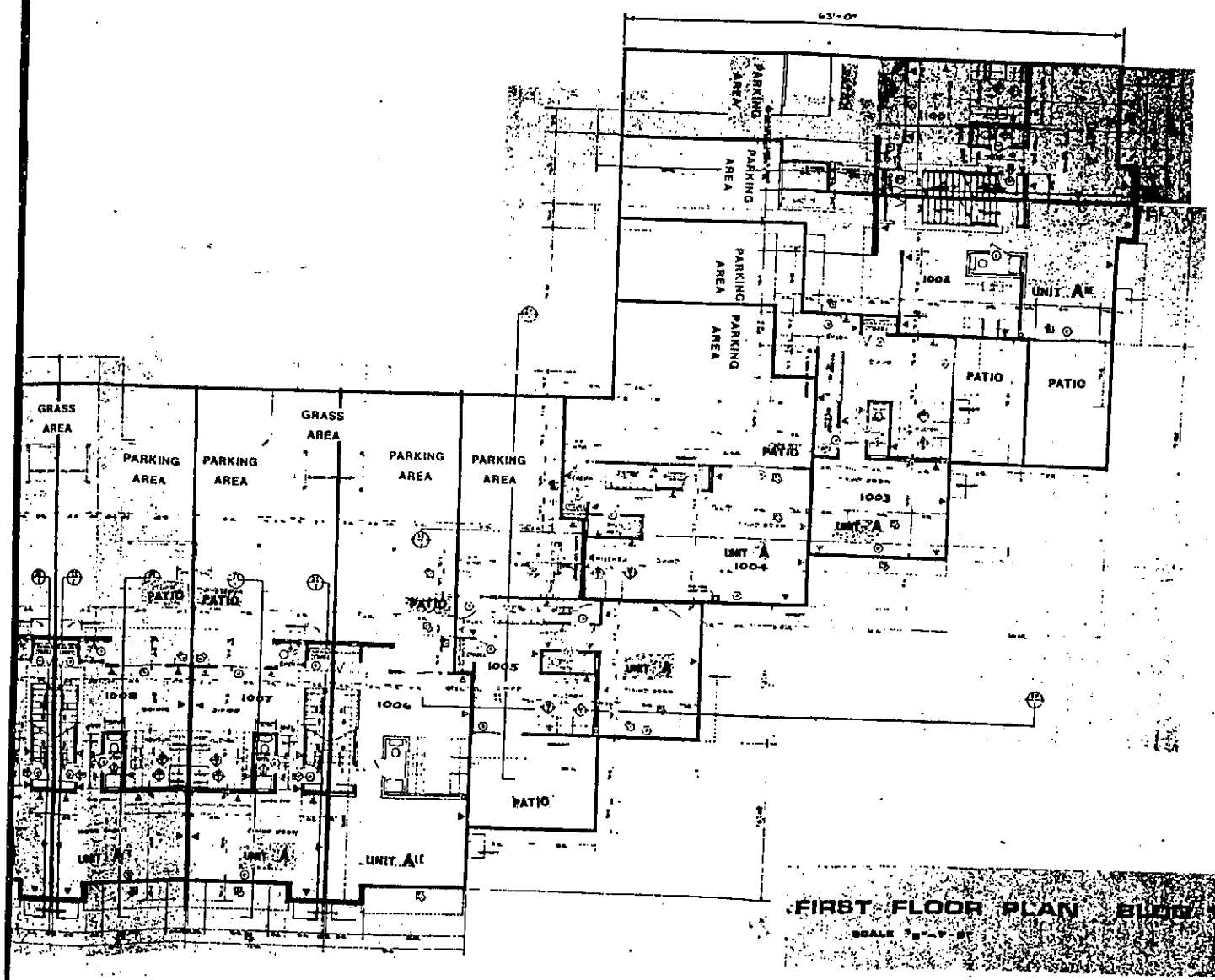
I hereby certify that I am a Registered Architect in accordance with the Architect and Professional Engineers Registration Act of the Wisconsin Statutes.

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Signature of Architect

WILLOW CREEK HOMES—

000040



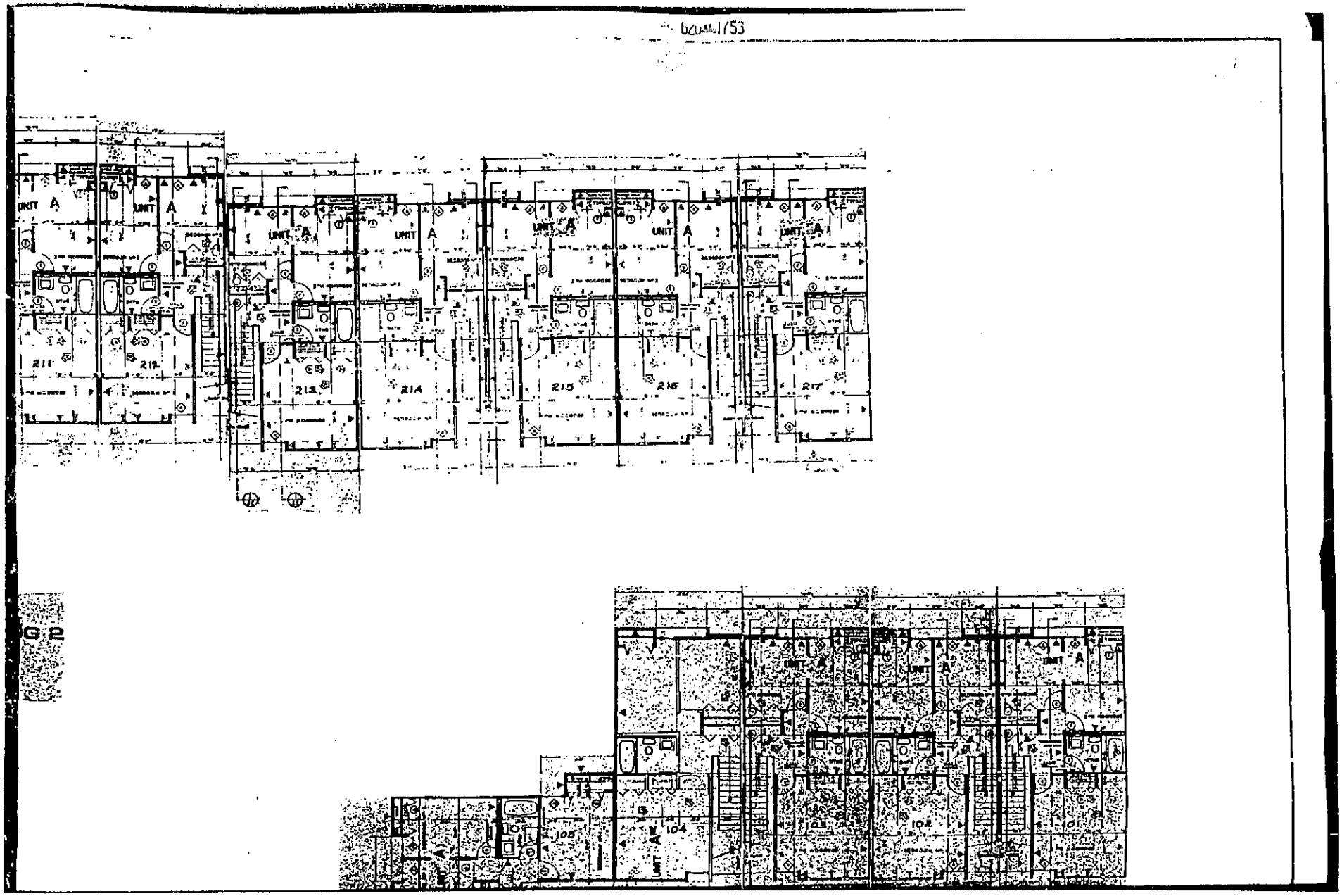
FIRST FLOOR PLAN BLDG 1C

SCALE 1/8"-1'-0"

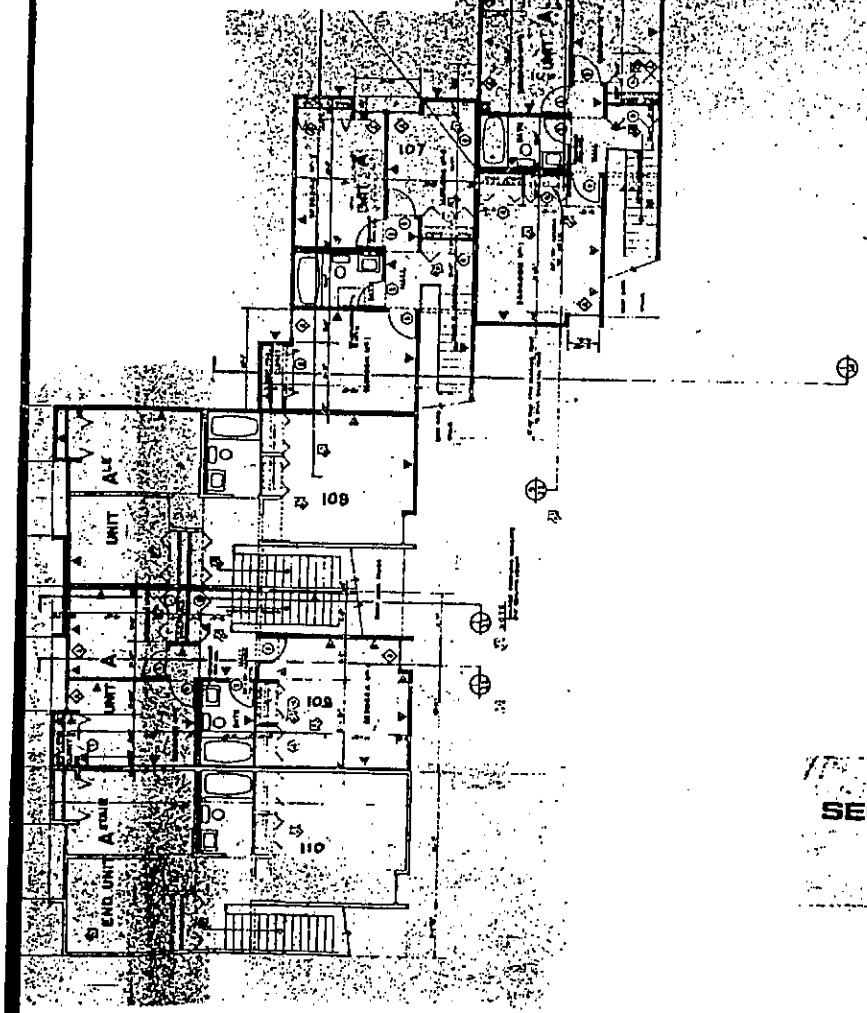
229 EAST WISCONSIN AVE. MILWAUKEE, WISCONSIN	DOCUMENT DATE: OCTOBER 1971	DRAWING DESCRIPTION	PROJECT: 291	SHEET

0000041

000042


UNIT A
211
212
213
214
215
216
217
105
104
102
101

000044



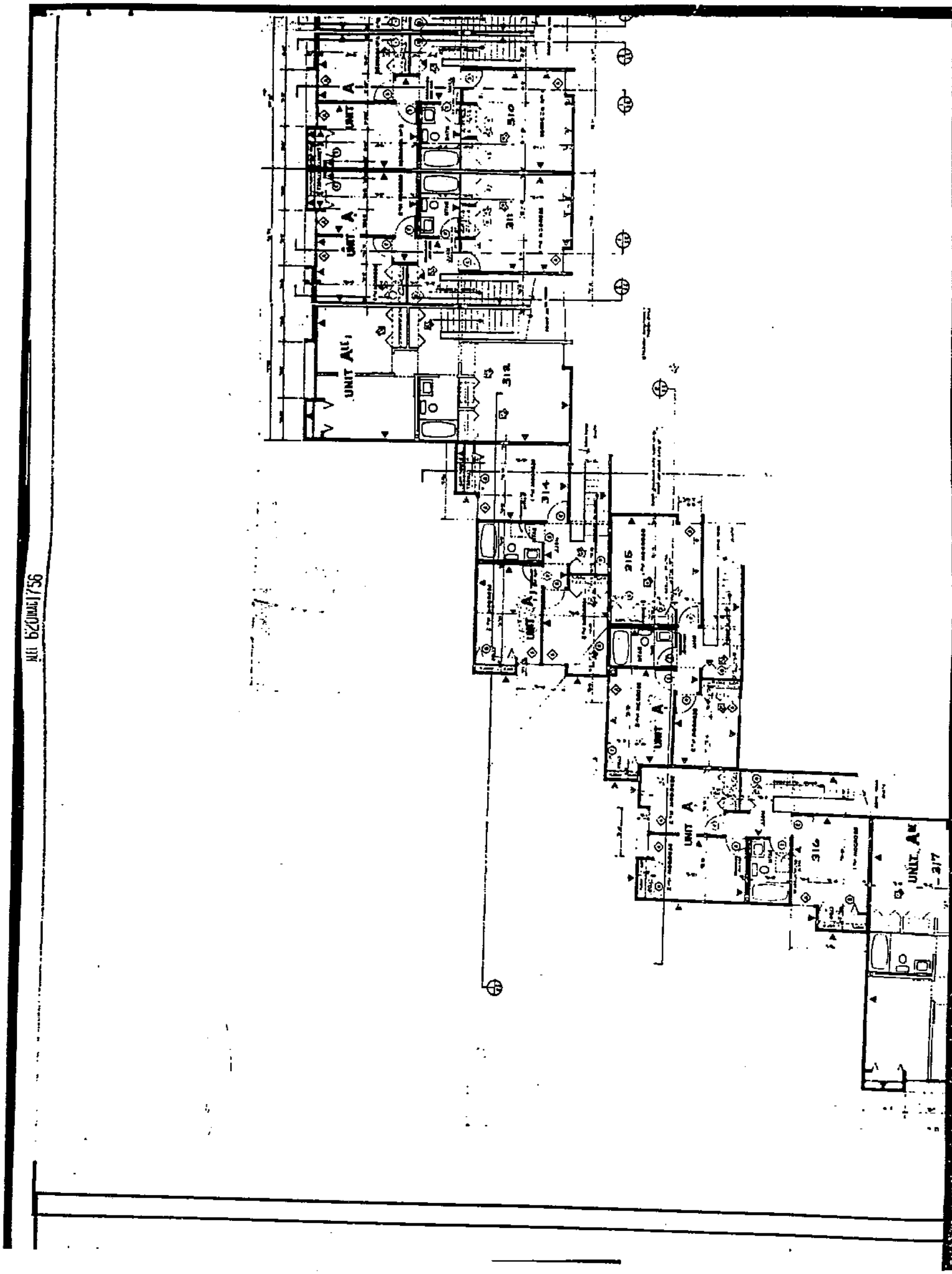
SECOND FLOOR PLAN BLDG 1

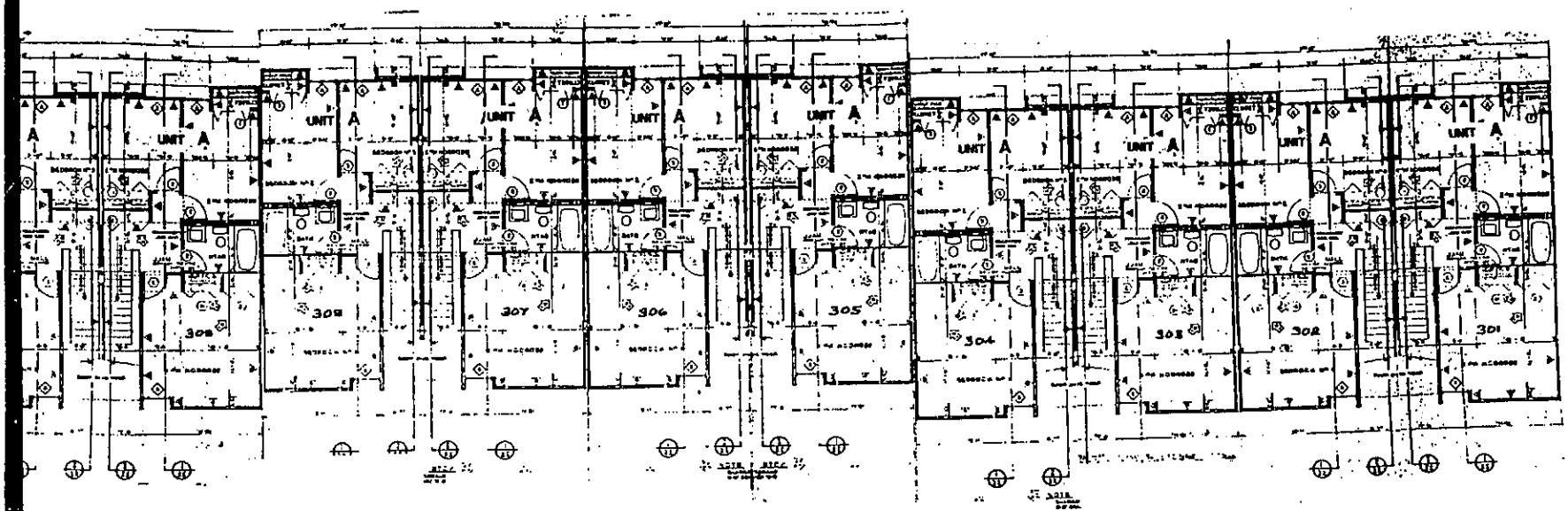
SCALE: 1/8" = 1'-0"

229 EAST WISCONSIN AVE. MILWAUKEE, WISCONSIN OCTOBER 1971

DRAWING DESCRIPTION | PROJECT 291 | SHEET

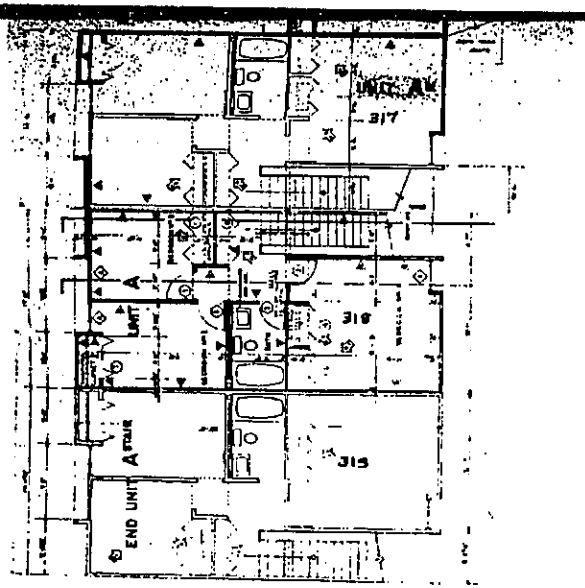
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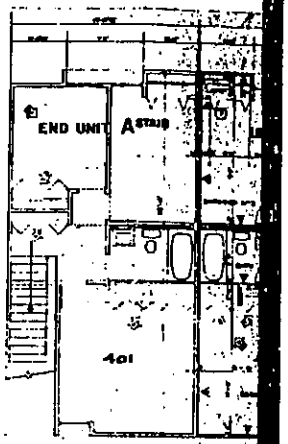

UNIT A
310
311
312
314
315
316
317



SECOND FLOOR PLAN BLDG 3

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





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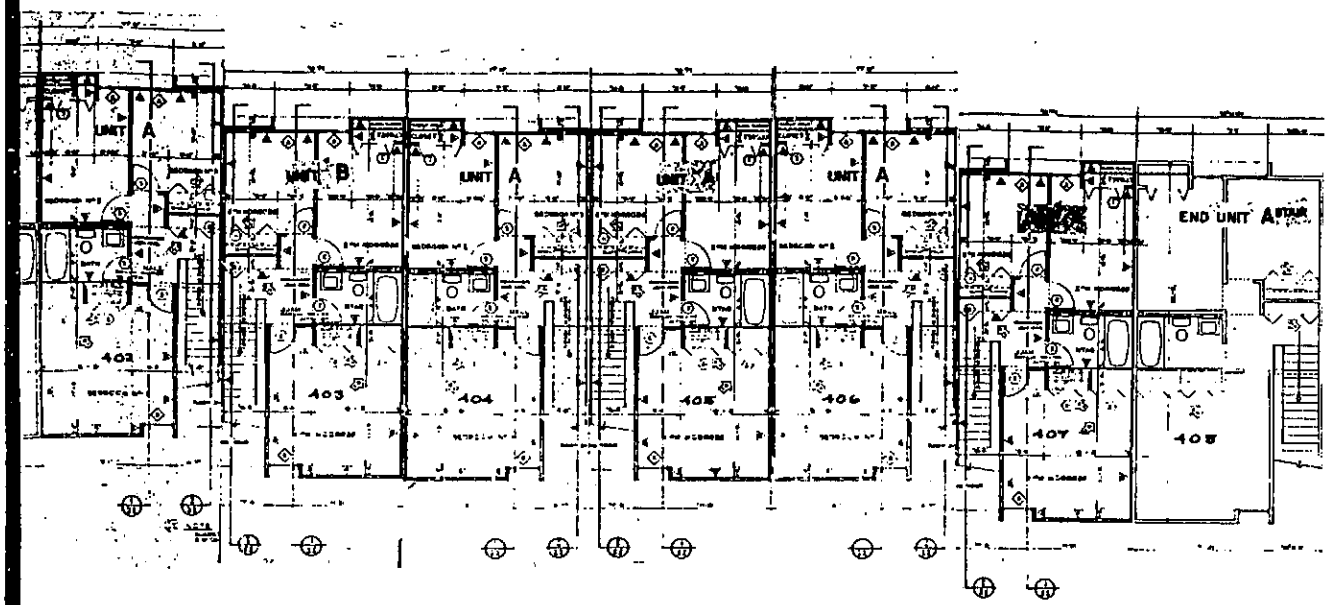
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Signature of Architect

WILLOW CREEK HOMES

000048

REEL 620 IMAGE 759

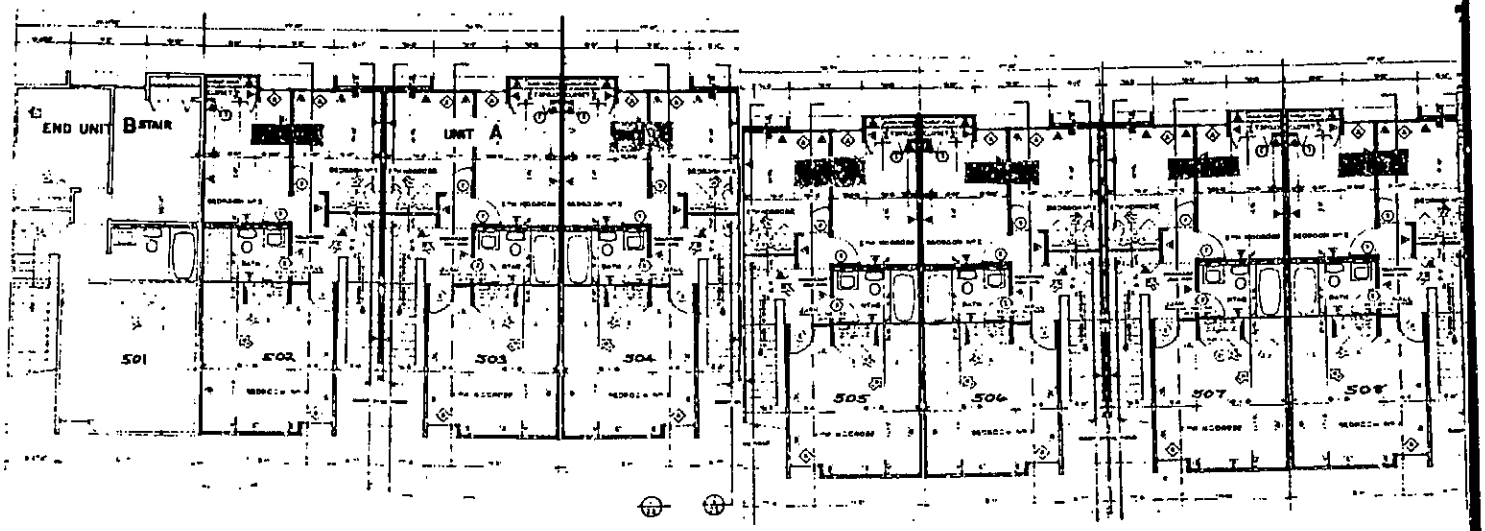


SECOND FLOOR PLAN BLDG 4

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

229 EAST WISCONSIN AVE. MILWAUKEE, WISCONSIN	DOCUMENT DATE: OCTOBER 1971	DRAWING DESCRIPTION	PROJECT: 291	SHEET

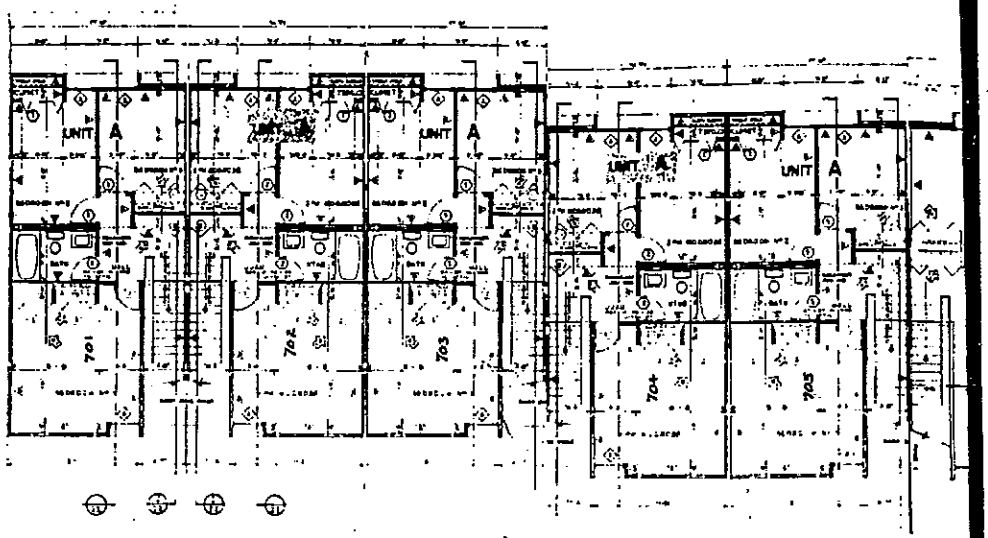
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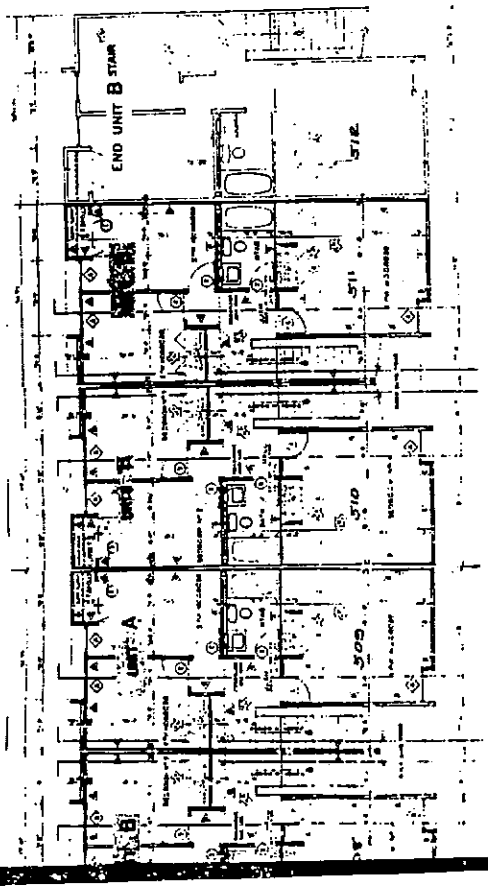


SECOND FLOOR PLAN BLDG 5

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

050000



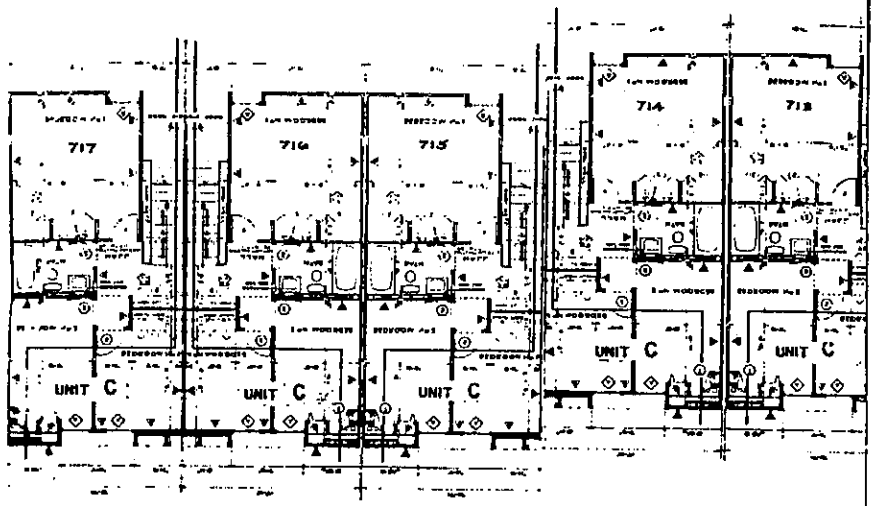


RE: 620MM81761

REEL [illegible] 1762

SECOND FLOO

SCALE: 1/8" = 1



I hereby certify that I am a Registered Architect in accordance with the Architect and Professional Engineers Registration Act of the Wisconsin Statutes.

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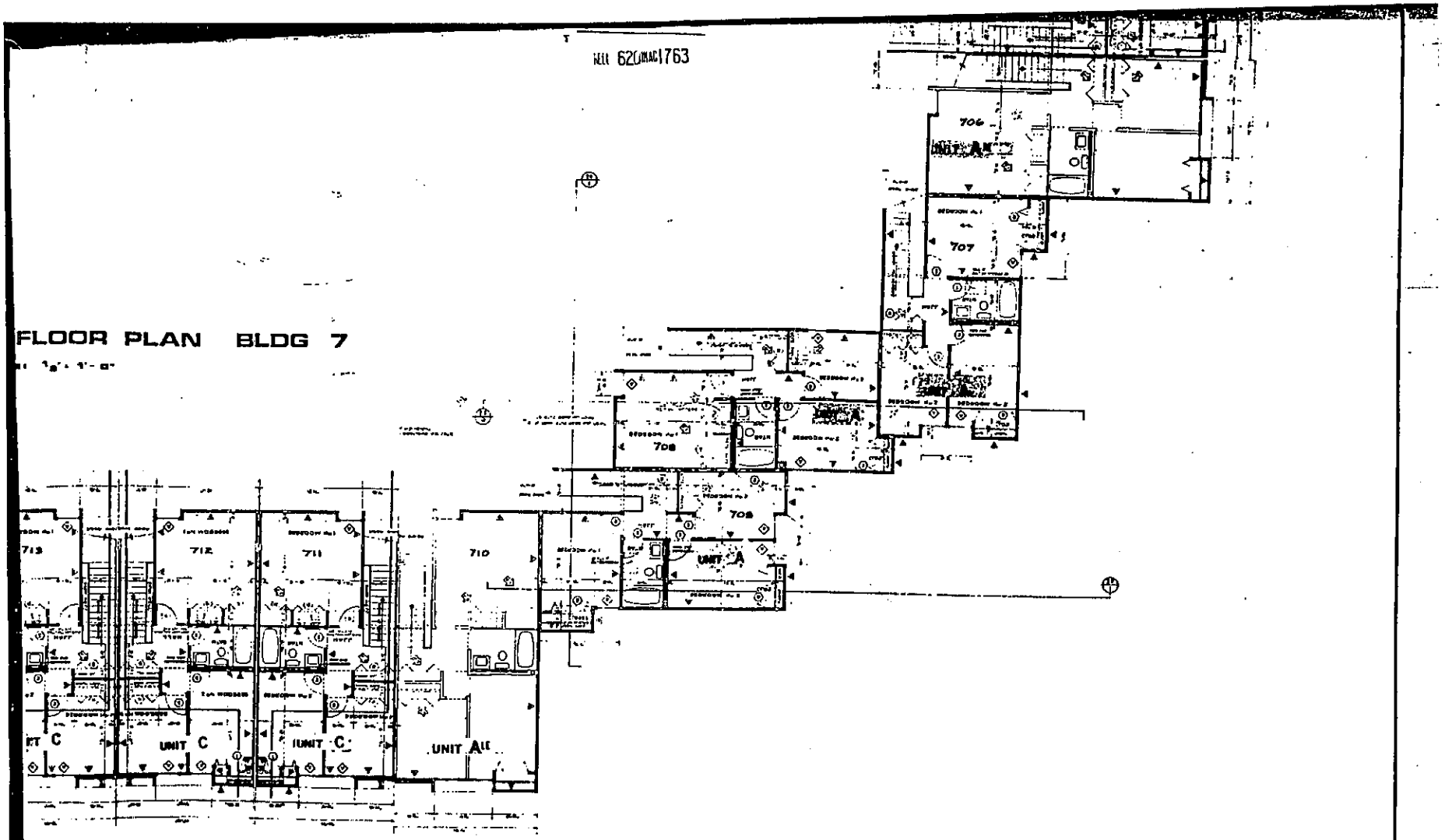
Signature of Architect

WILLOW CREEK HOMES

250002

REEL 620 IMAGE 1763

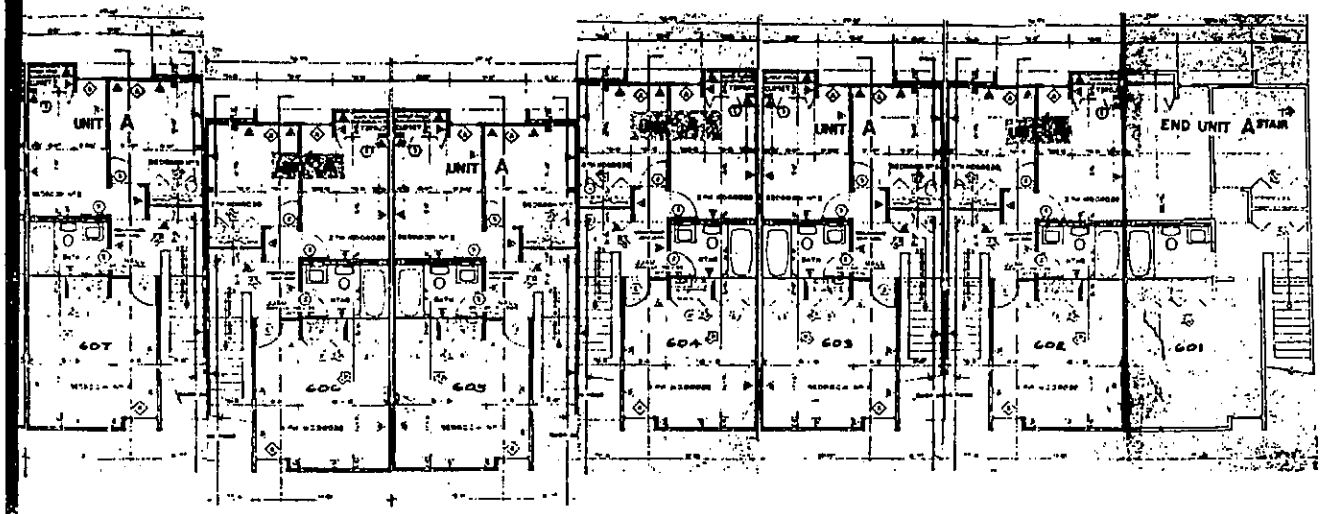
FLOOR PLAN BLDG 7



000053

225 EAST WISCONSIN AVE. MILWAUKEE, WISCONSIN	DOCUMENT DATE: OCTOBER 1971	DRAWING DESCRIPTION	PROJECT: 291	SHEET

SECOND FLOOR

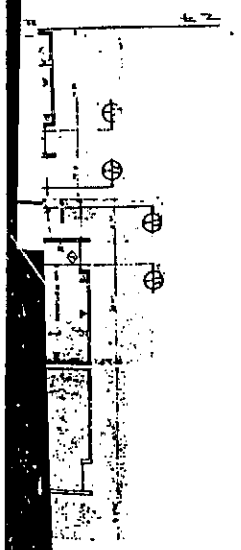


OOR PLAN BLDG 6

WILLOW CREEK HOMES

Vol 62 Page 1767

OOR PLAN BLDG 6



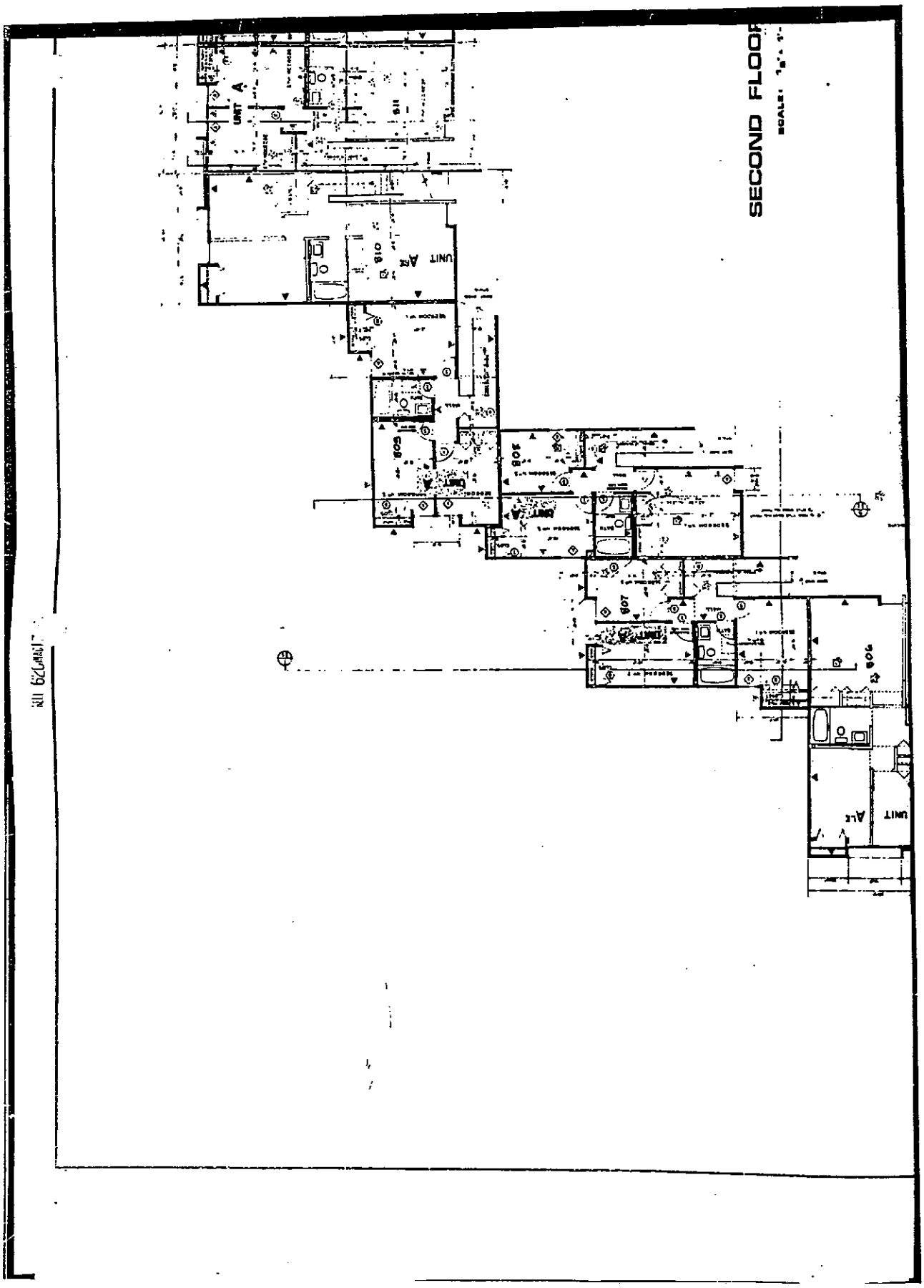
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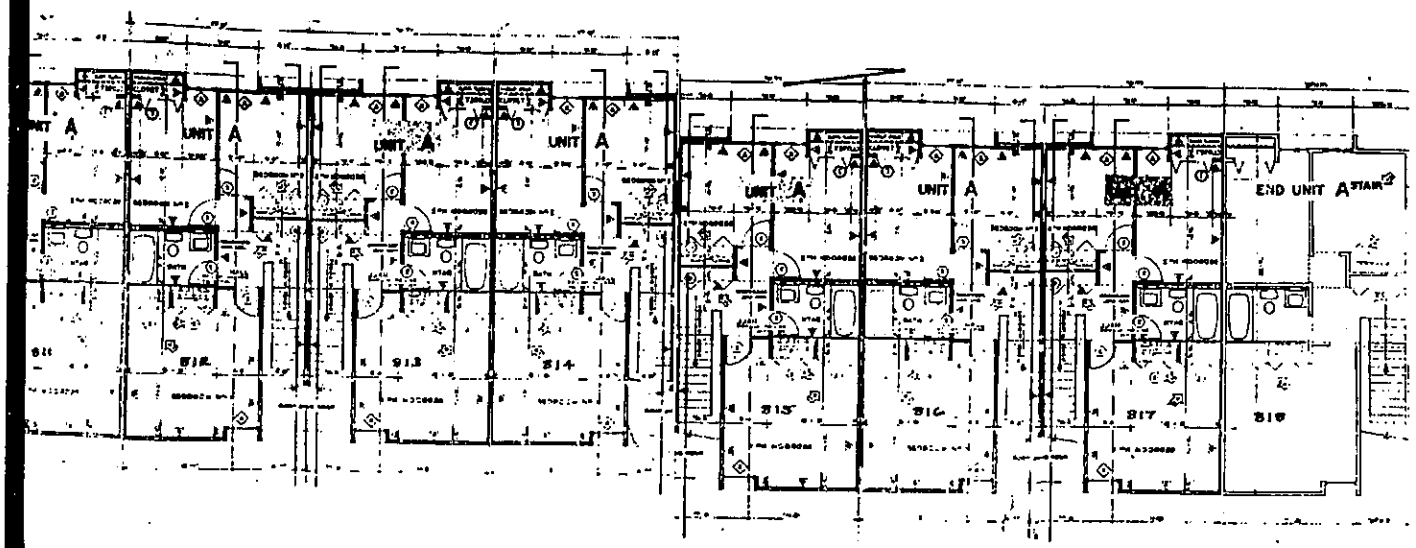
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Signature of Architect

229 EAST WISCONSIN AVE. MILWAUKEE, WISCONSIN	DOCUMENT DATE: OCTOBER 1971	DRAWING DESCRIPTION:	PROJECT: 291	SHEET:

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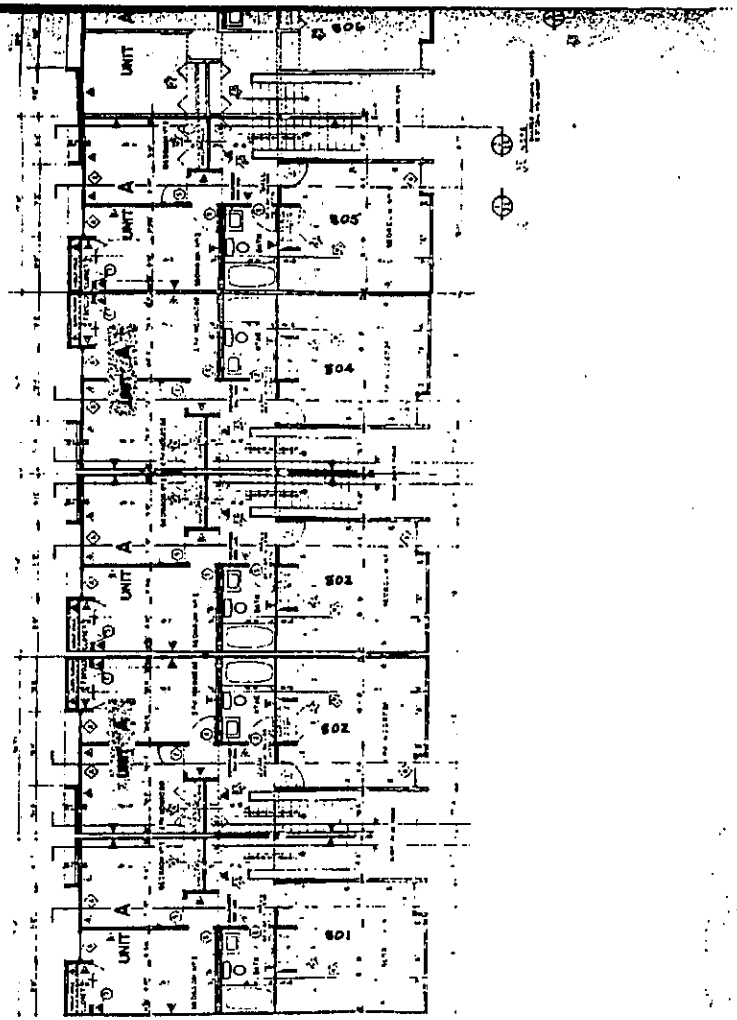

SECOND FLOOR
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FLOOR PLAN BLDG 8

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

Vol 62 Page 1770



I hereby certify that I am a Registered Architect in accordance with the Architect and Professional Engineers Registration Act of the Wisconsin Statutes.

I further certify that this drawing is an accurate copy of a portion of the plans of the Willow Creek Homes as filed with and approved by the Office of the Building Inspector of the City of Milwaukee and the State of Wisconsin, Department of Industry, Labor and Human Relations.

Signature of Architect

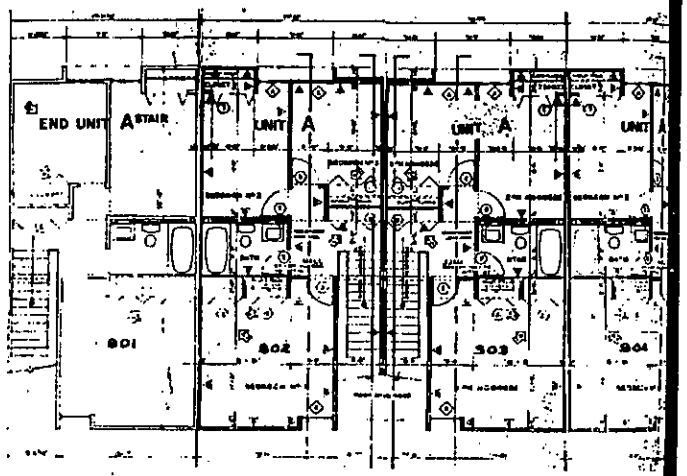
177 N. JEFFERSON ST. ■ MILWAUKEE ■ WI. ■ 53202 ■ 414-271-1400

DRAWN BY CHECKED BY APPROVED BY

WILLOW CREEK HOMES

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Vol 626 Page 1771



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Signature of Architect

777 N. JEFFERSON ST. • MILWAUKEE • WI. • 53202 • 414-271-1200

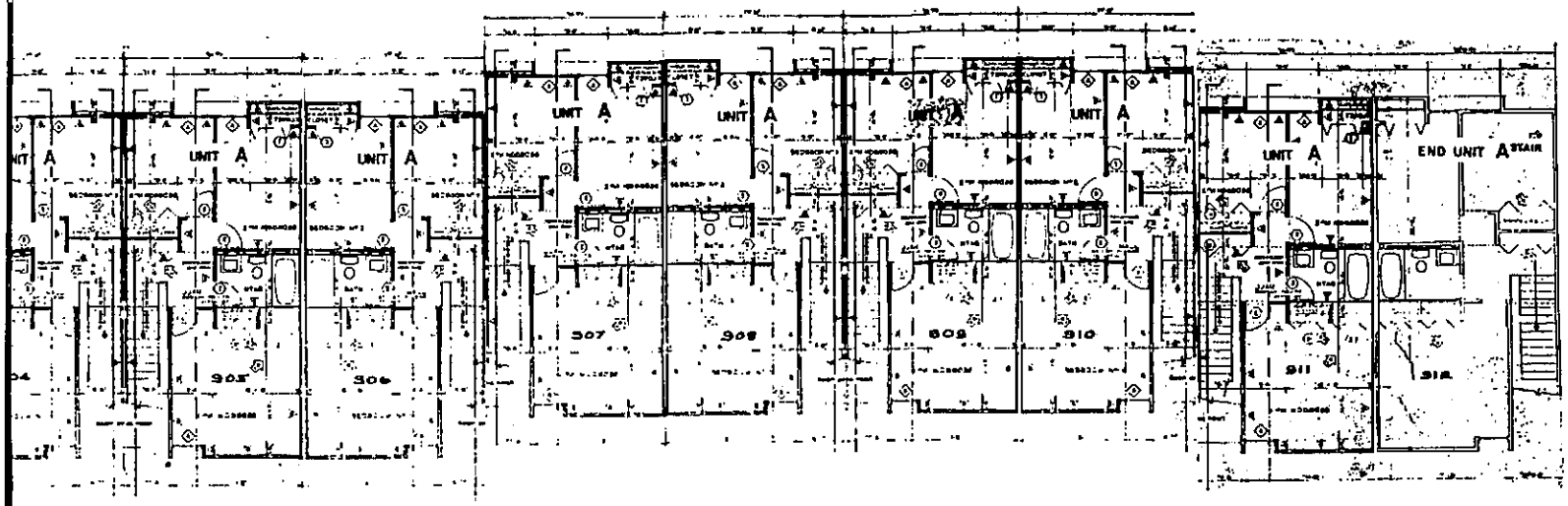
DRAWN BY • CHECKED BY • APPROVED BY •

WILLOW CREEK HOMES

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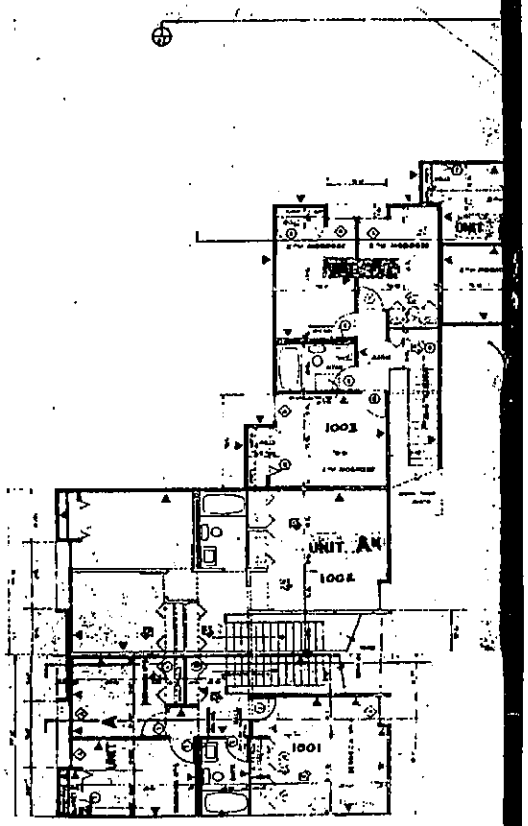
SECOND FLOOR PLAN BLDG 9

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

229 EAST WISCONSIN AVE. MILWAUKEE, WISCONSIN	DOCUMENT DATE	DRAWING DESCRIPTION	PROJECT	SHEET
	OCTOBER 1971		291	

290002

DOCUMENT 773



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Signature of Architect

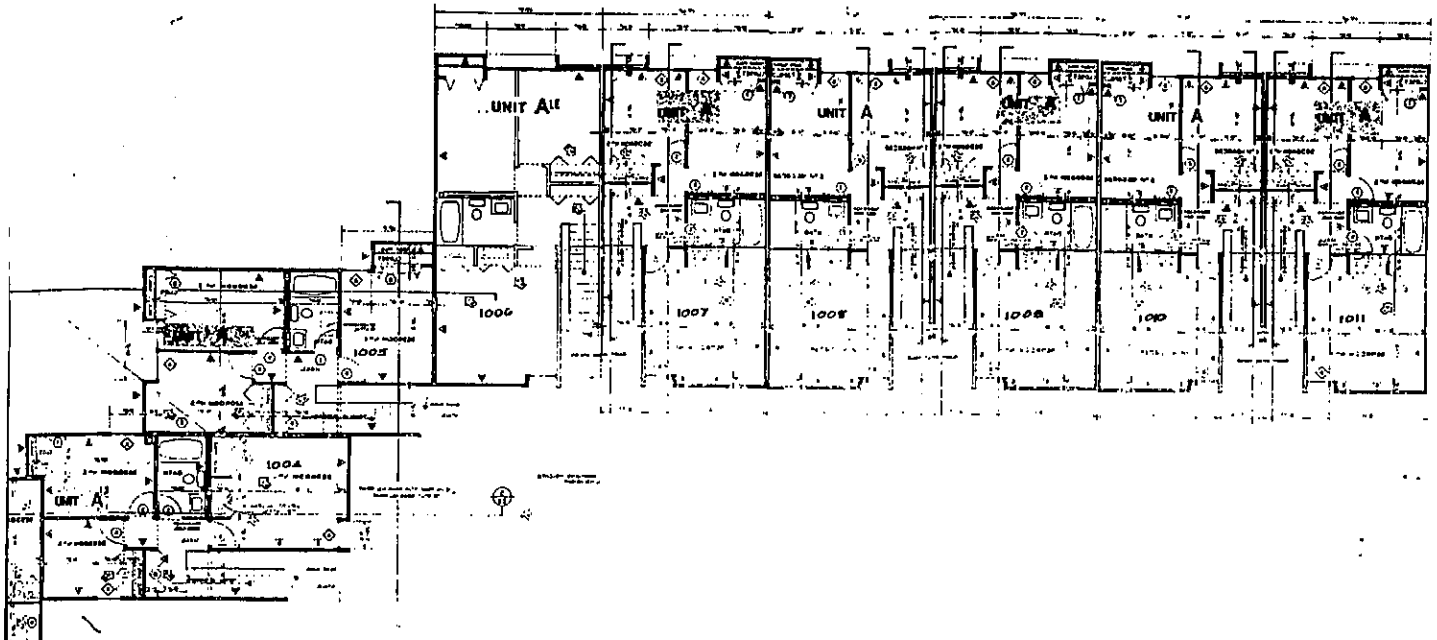
777 N. JEFFERSON ST. • MILWAUKEE • WI. 53202 • 414-271-1800

DRAWN BY: CHECKED BY: APPROVED BY:

WILLOW CREEK HOMES

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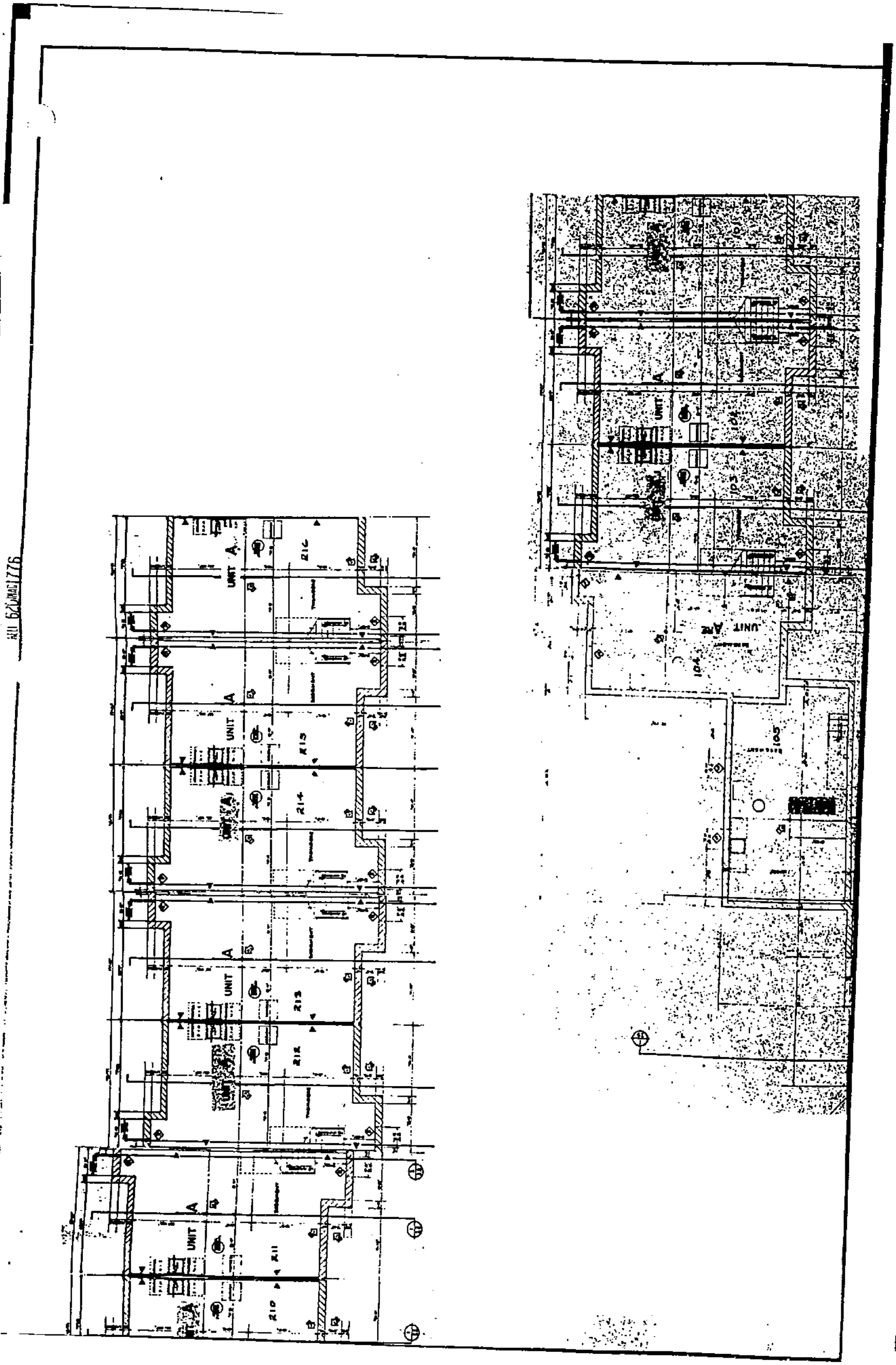
SECOND FLOOR PLAN BLDG 10

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

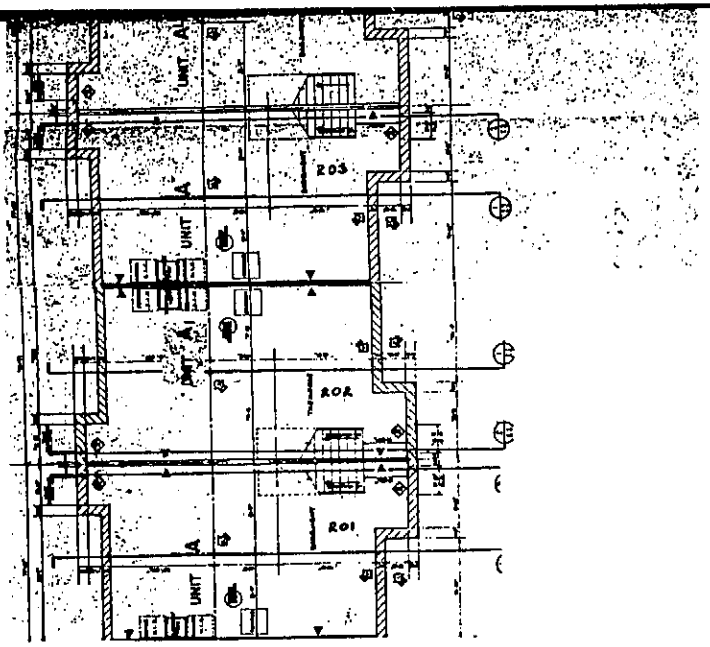
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229 EAST WISCONSIN AVE. MILWAUKEE, WISCONSIN	DOCUMENT DATE: OCTOBER 1971	DRAWING DESCRIPTION:	PROJECT: 291	SHEET:

BASEMENT FLOOR PLAN BLDG 2
UNIT A
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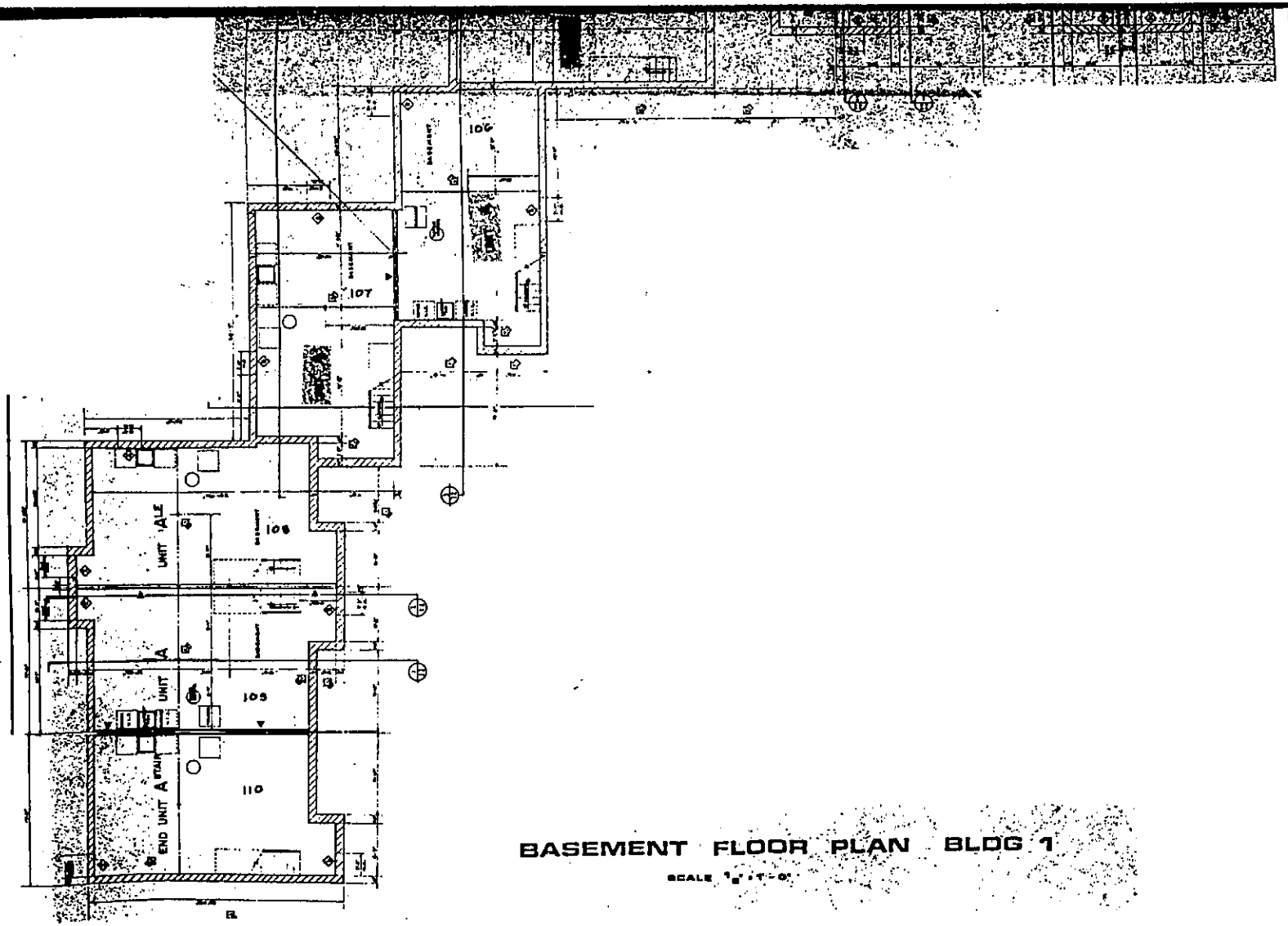
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Signature of Architect

WILLOW CREEK HOMES

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REEL 620 IMAGE 1778



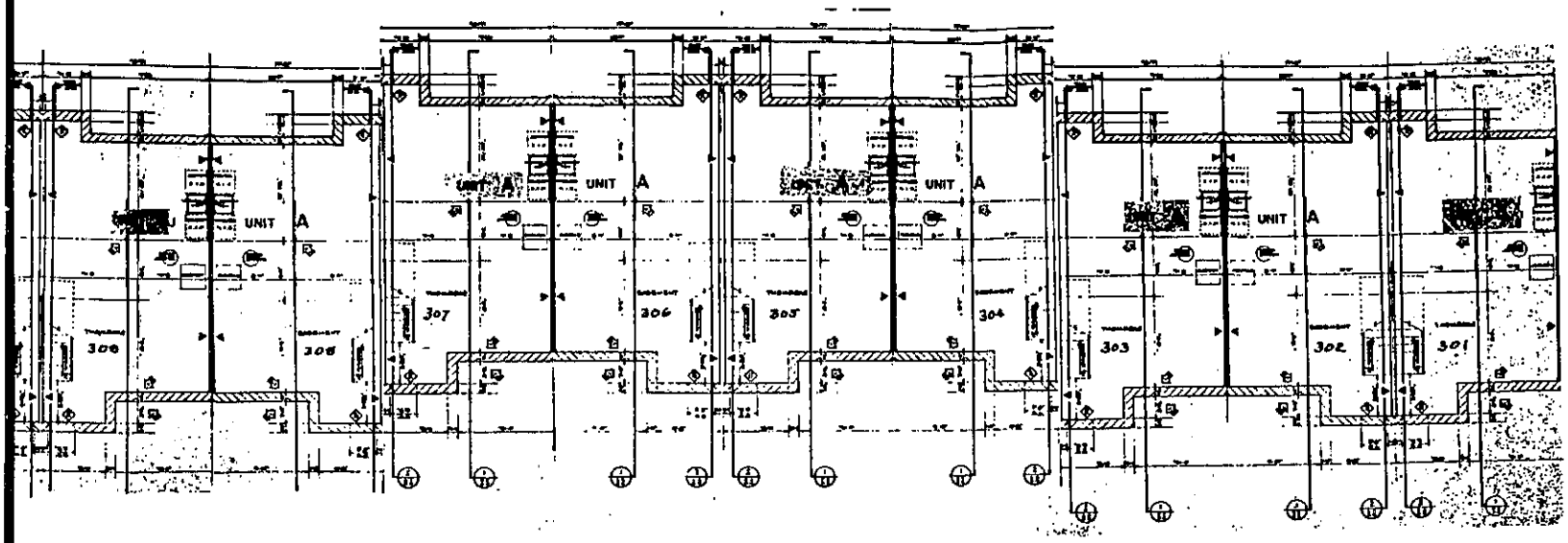
BASEMENT FLOOR PLAN BLDG 1

SCALE 1" = 1'-0"

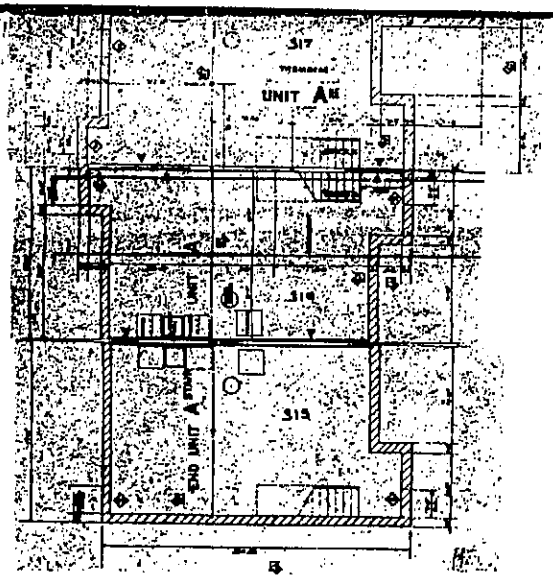
229 EAST WISCONSIN AVE. MILWAUKEE, WISCONSIN	DOCUMENT DATE: OCTOBER 1971	DRAWING DESCRIPTION	PROJECT: 291	SHEET

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BASEMENT FLOOR PLAN BLDG 3
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UNIT A
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REC 620 PAGE 1781



BASEMENT FLOOR PLAN BLDG 3

SCALE 1/8" = 1'-0"

I hereby certify that I am a Registered Architect in accordance with the Architect and Professional Engineers Registration Act of the Wisconsin Statutes.

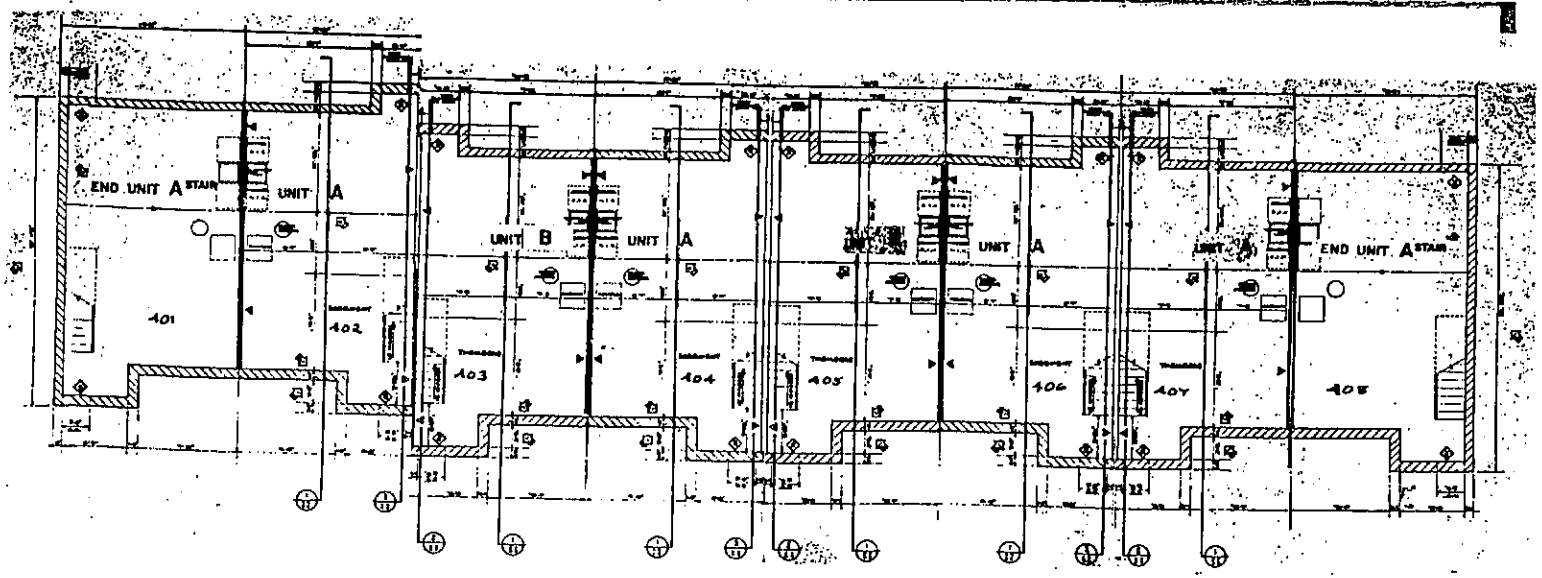
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Signature of Architect

WILLOW CREEK HOMES

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REEL 620 IMAGE 1782

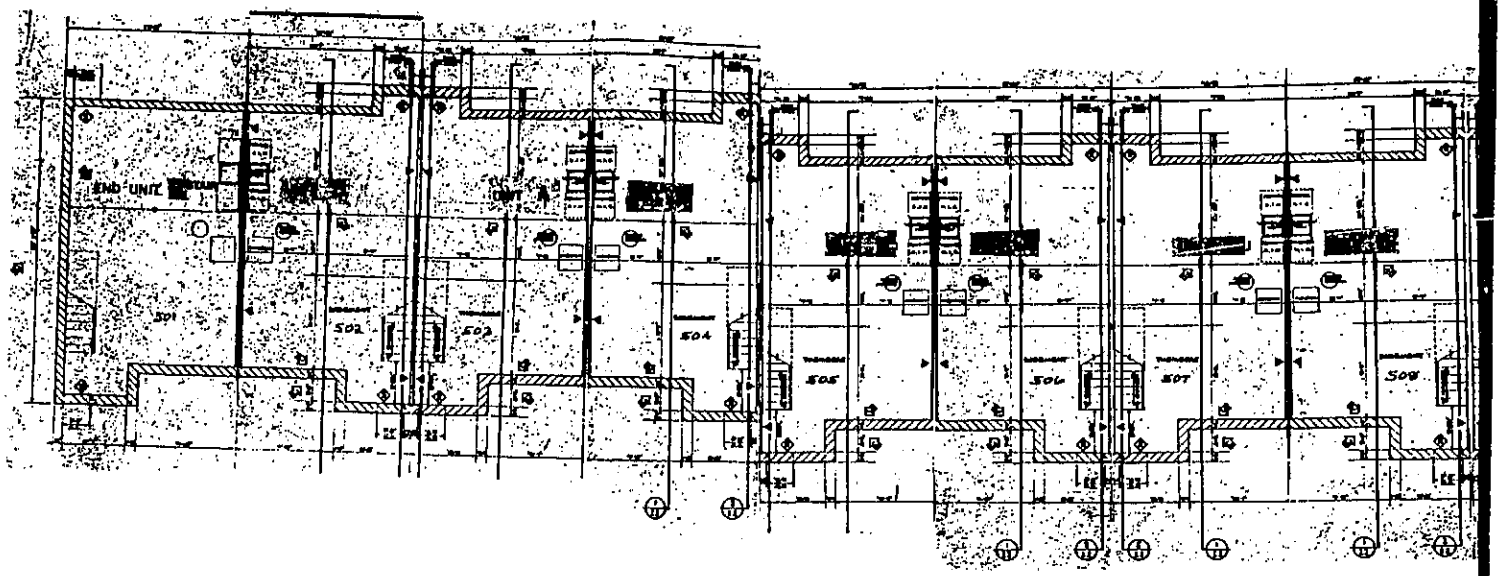


BASEMENT FLOOR PLAN BLDG 4

SCALE 1/8" = 1'-0"

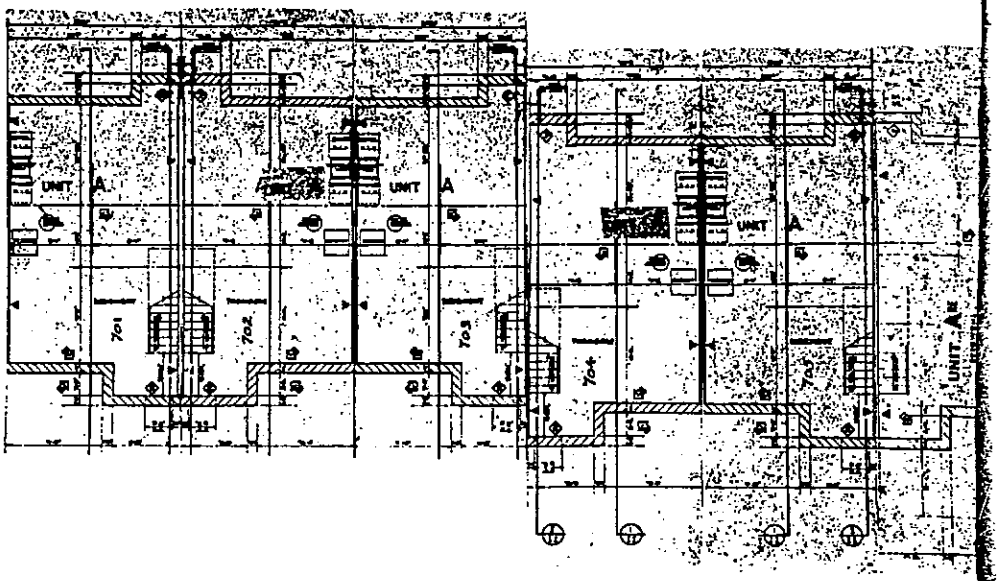
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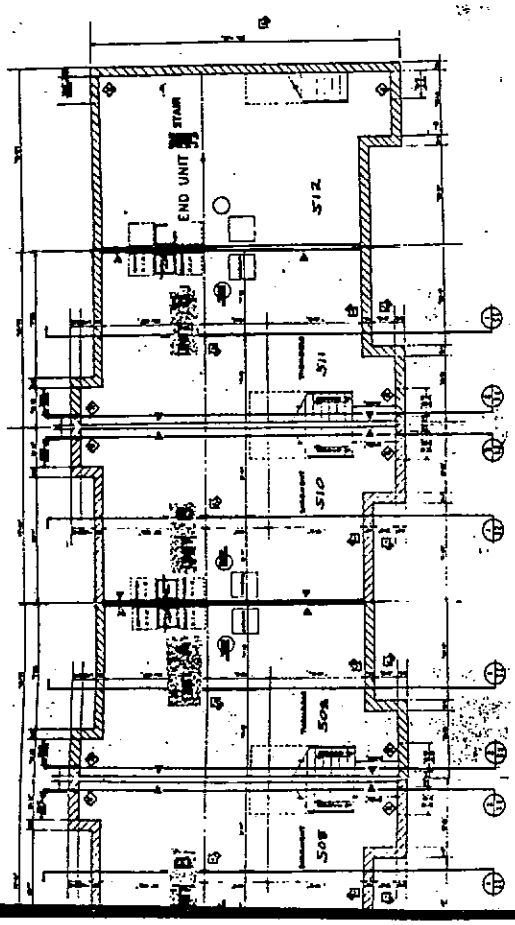
229 EAST WISCONSIN AVE. MILWAUKEE, WISCONSIN	DOCUMENT DATE: OCTOBER 1971	DRAWING DESCRIPTION	PROJECT: 291	SHEET



BASEMENT FLOOR PLAN BLDG 5

SCALE 1" = 1'-0"


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END UNIT
STAIR
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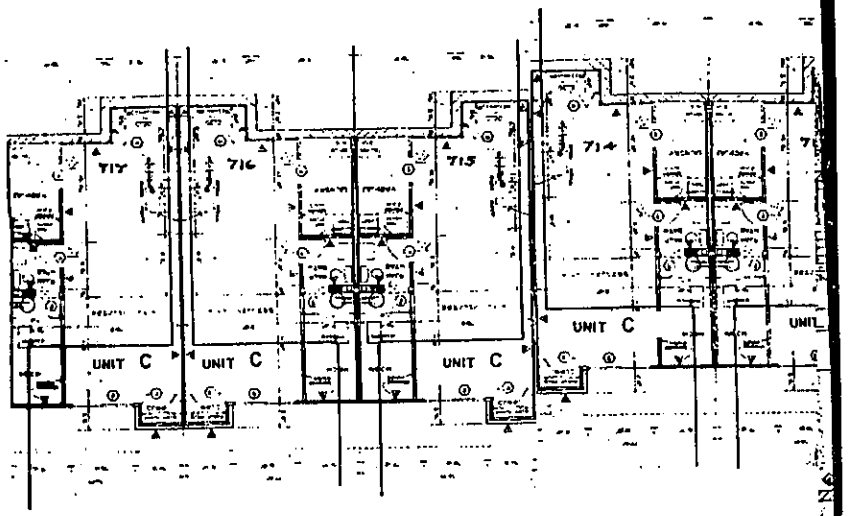
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Rec 62 MAY 1785

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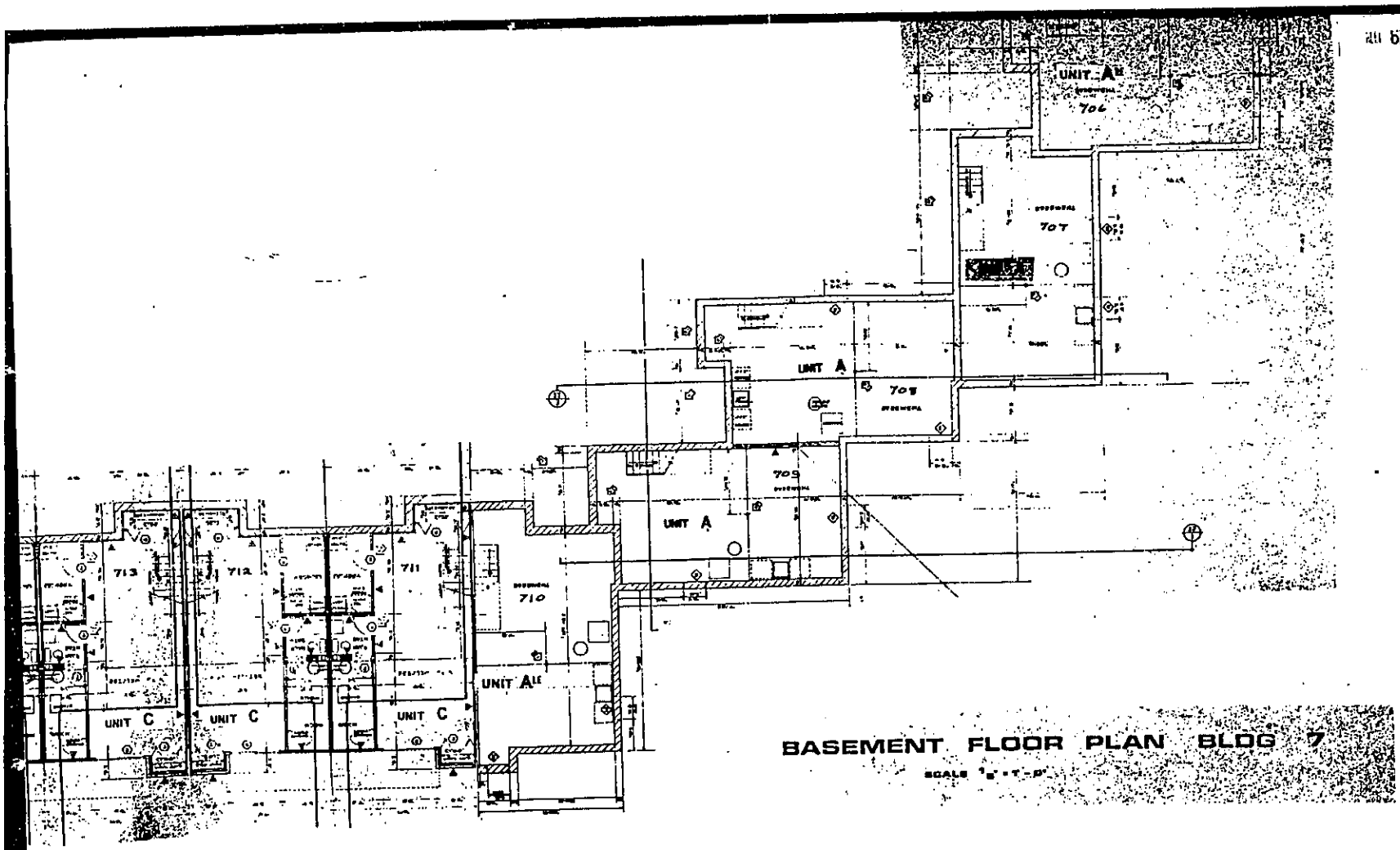
Signature of Architect



WILLOW CREEK HOMES

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Rec 620MAC1786



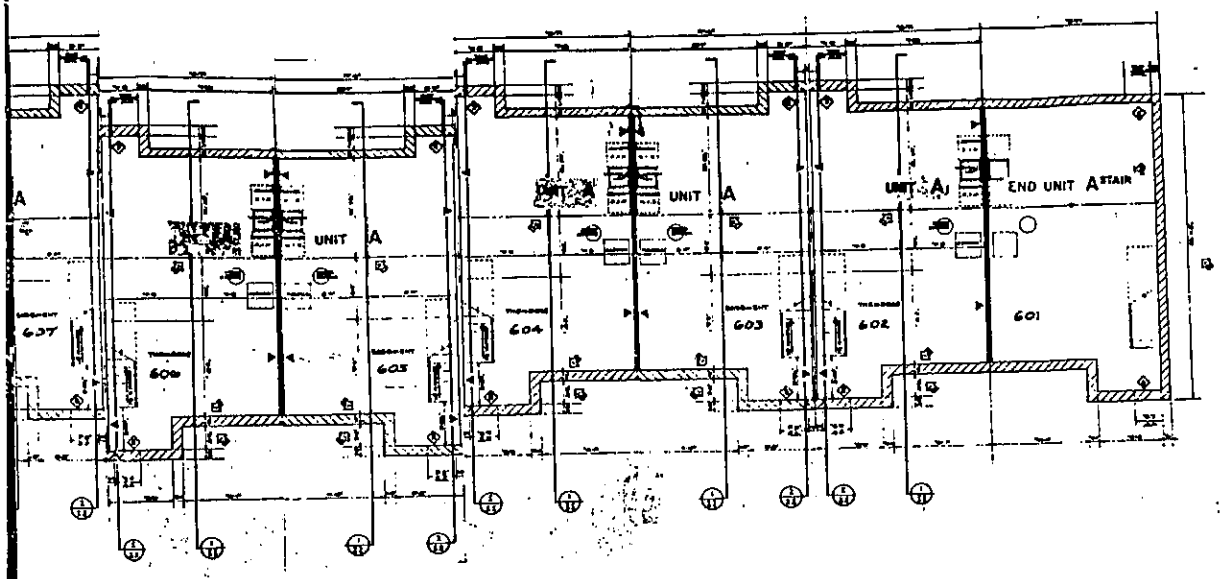
BASEMENT FLOOR PLAN BLDG 7

SCALE 1/8" = 1'-0"

970000

229 EAST WISCONSIN AVE. MILWAUKEE, WISCONSIN	DOCUMENT DATE: OCTOBER 1971	DRAWING DESCRIPTION	PROJECT: 291	SHEET

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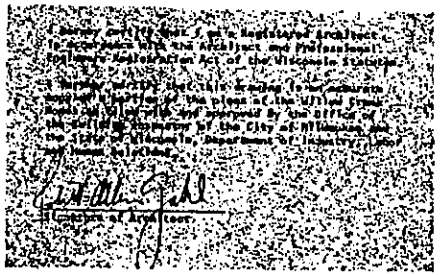
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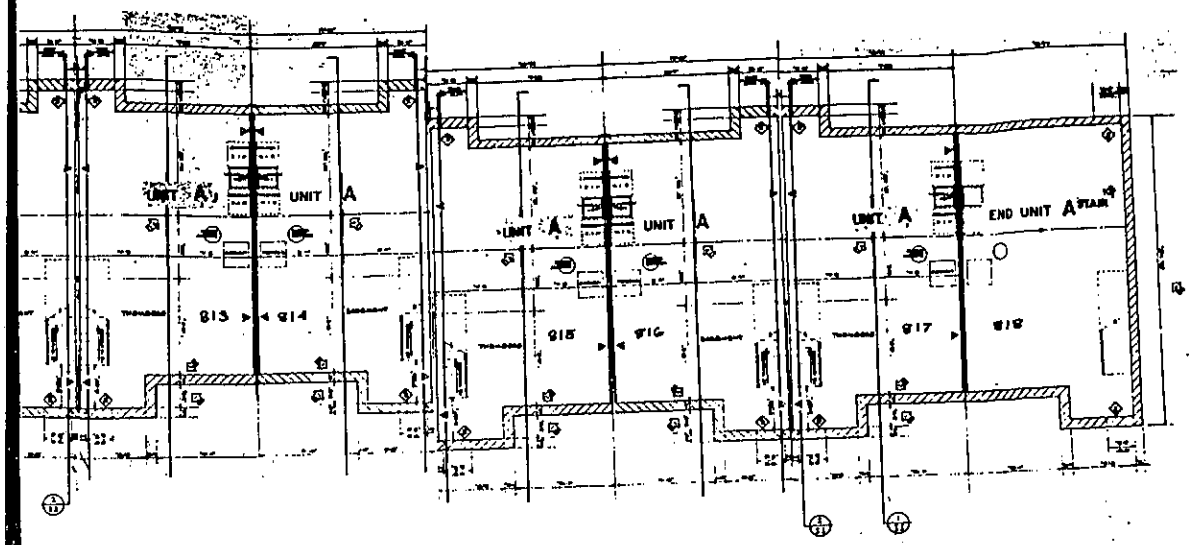
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229 EAST WISCONSIN AVE. MILWAUKEE, WISCONSIN	DOCUMENT DATE: OCTOBER 1971	DRAWING DESCRIPTION:	PROJECT: 291	SHEET:

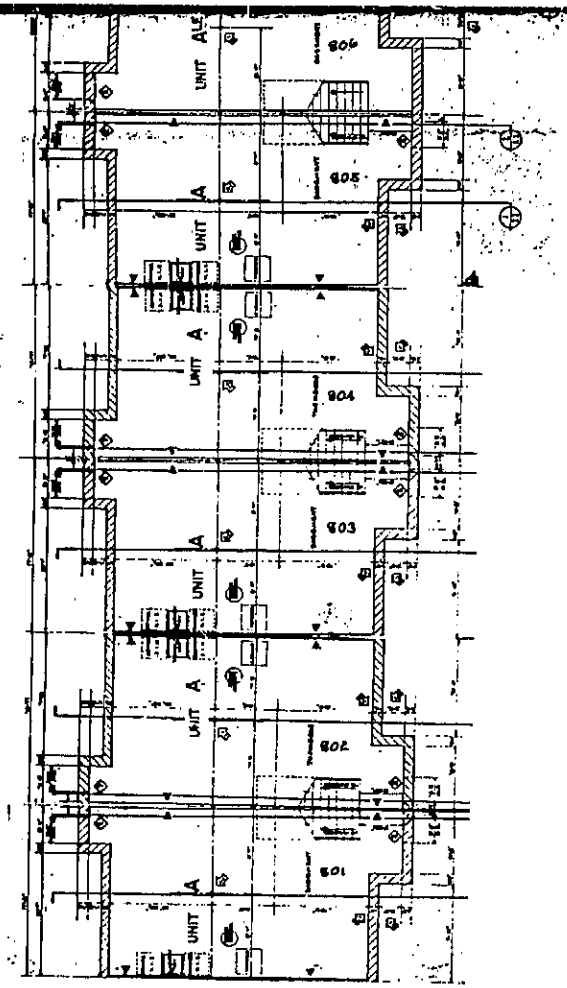
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LAN BLDG 8

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DOCUMENT 793



I hereby certify that I am a Registered Architect in accordance with the Architect and Professional Engineers Registration Act of the Wisconsin Statutes.

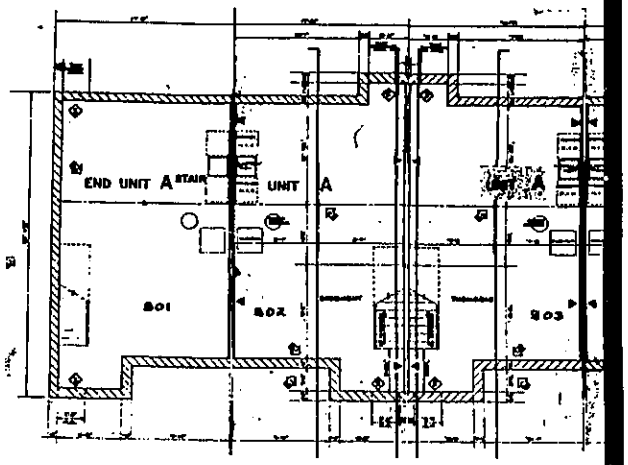
I further certify that this drawing is an accurate copy of a portion of the plans of the Willow Creek Homes as filed with and approved by the Office of the Building Inspector of the City of Milwaukee and the State of Wisconsin, Department of Industry, Labor and Human Relations.

Signature of Architect

WILLOW CREEK HOMES

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Vol 620 Page 1794



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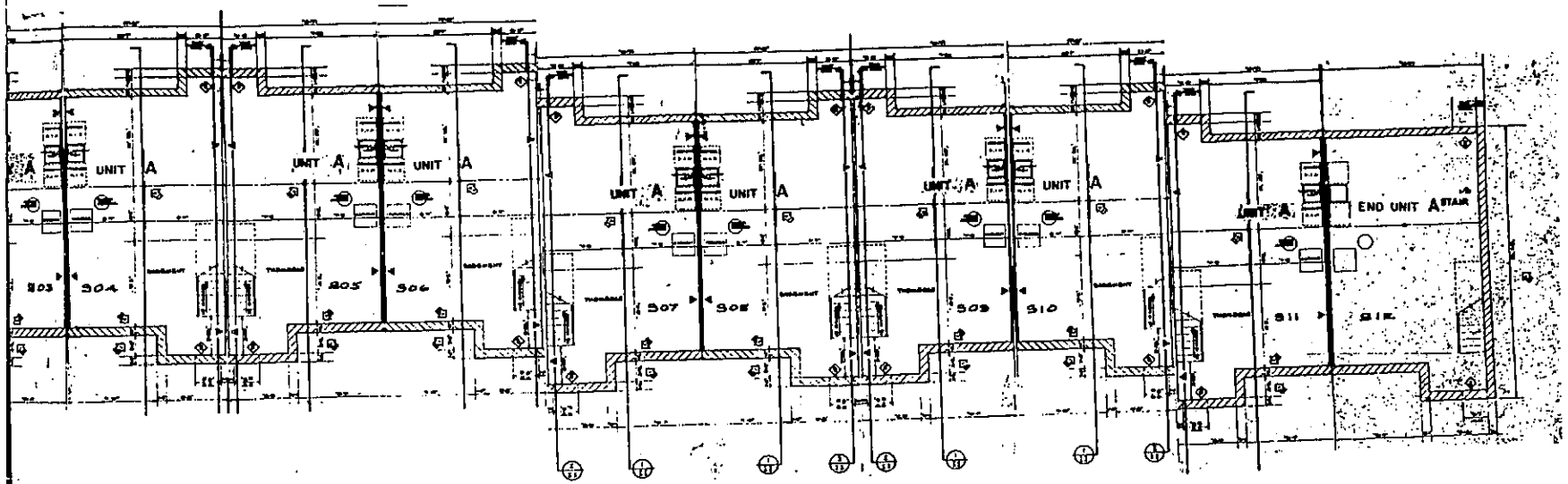
Signature of Architect

BASEMENT FLOOR PLA

SCALE 1/8" = 1'-0"

WILLOW CREEK HOMES

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PLAN BLDG 9

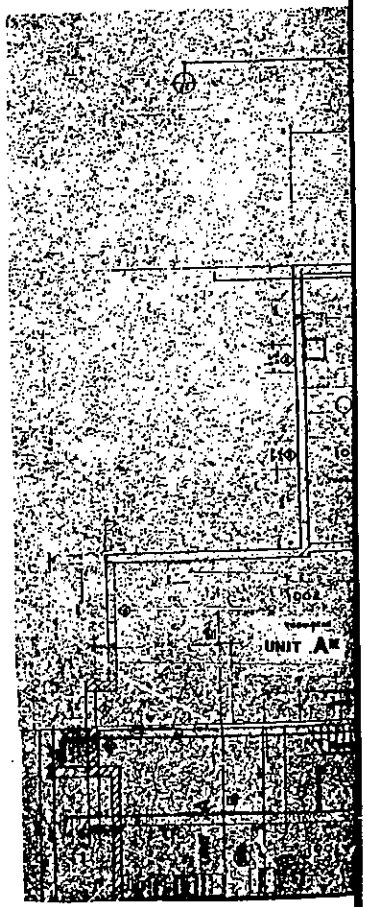
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I hereby certify that I am a Registered Architect in accordance with the Architect and Professional Engineers Registration Act of the Wisconsin Statutes.

I further certify that this drawing is an accurate copy of a portion of the plans of the Willow Creek Homes as filed with and approved by the Office of the Building Inspector of the City of Milwaukee and the State of Wisconsin, Department of Industry, Labor and Human Relations.

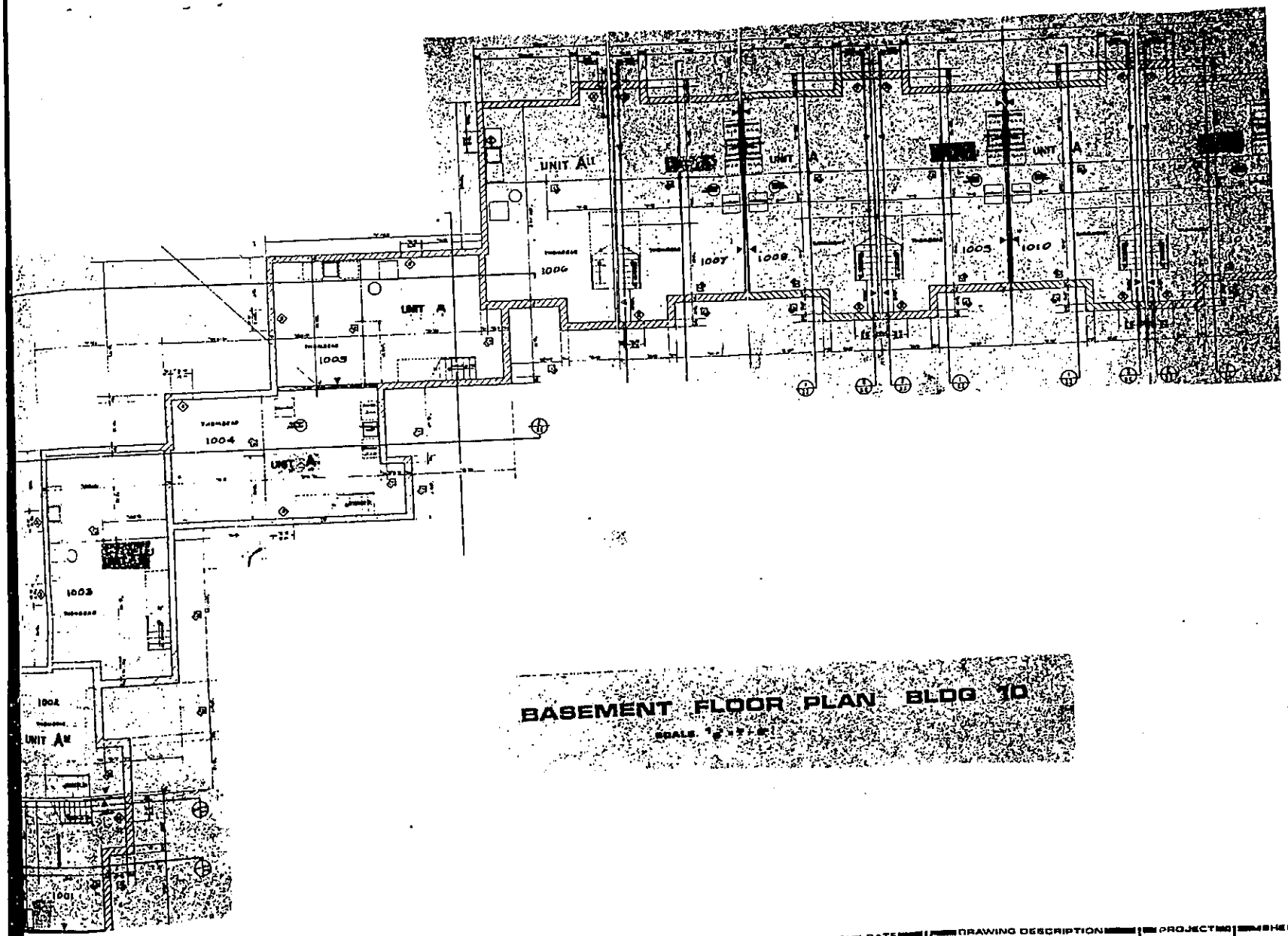
Signature of Architect



WILLOW CREEK HOMES

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BASEMENT FLOOR PLAN BLDG 10

SCALE: 1" = 1'-0"

229 EAST WISCONSIN AVE. MILWAUKEE, WISCONSIN	DOCUMENT DATE: OCTOBER 1971	DRAWING DESCRIPTION:	PROJECT NO: 291	SHEET:

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ADDENDUM TO DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR WILLOW CREEK HOMES
(A Planned-Unit Development)

THIS ADDENDUM made on the date hereinafter set forth pursuant to the provisions of the Declaration of Covenants, Conditions and Restrictions for Willow Creek Homes and the Wisconsin Unit Ownership Act by Willow Creek Homes, Inc., a Wisconsin corporation, hereinafter referred to as "Declarant",

WITNESSETH:

WHEREAS Declarant has heretofore executed and recorded in the office of the Register of Deeds for Milwaukee County, Wisconsin, at Reel 620, Image 1711, et. seq., a Declaration of Covenants, Conditions and Restrictions for the creation of a Planned-Unit Development pursuant to the provisions of the Wisconsin Unit Ownership Act;

WHEREAS Article IX of the Declaration of Covenants, Conditions and Restrictions provides that additional land within the area described on Exhibit B appended thereto may be annexed by the Declarant and submitted to the Declaration without the consent of the Owners within five (5) years from the date of the Declaration, provided that the Federal Housing Administration determines that the annexation is in accord with the general plan heretofore approved by it; and it is now the intention of the Declarant to annex such additional lands and the Federal Housing Administration has in fact determined that said annexation is in acc d with the general plan heretofore approved by it;

WHEREAS Section 1 of Article III of the Declaration of Covenants, Conditions and Restrictions provides in part that in the event of the annexation of any additional property to the Planned-Unit Development pursuant to Article IX of the Declaration, the percentage of ownership of each Owner of the Common Area shall be redetermined so as to reflect the total number of Units subject to the terms, provisions and restrictions of the Declaration;

WHEREAS Each of the deeds for Units conveyed under the Declaration of Covenants, Conditions and Restrictions has also evidenced the consent and agreement of the Grantee of such deed to the alteration of the percentage of undivided interest in the Common Area as provided for in the Declaration and in this Addendum;

4652814
REGISTER'S OFFICE } SS
Milwaukee County, Wis.
RECORDED AT 10:57 AM
on FEB 9 1972
Reel 635 Image 192 to 241 incl.
Walter R. Bruggeh
REGISTER OF DEEDS

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NOW, THEREFORE Declarant by this instrument hereby annexes the real estate described below to the Declaration of Covenants, Conditions and Restrictions for Willow Creek Homes, and submits such real estate to all of the provisions of said Declaration of Covenants, Conditions and Restrictions, and this Addendum:

> Lot two (2), Willow Creek Homes, being a subdivision of lands in the N.E. 1/4 of the S.E. 1/4 of Section 30, Town Six (6) North, Range twenty-two (22) East in the City of Milwaukee, Milwaukee County, Wisconsin, reserving and excepting therefrom an easement over and across the south thirty (30) feet thereof for the use and benefit of the Grantor, its successors and assigns for ingress and egress to properties now owned by the Grantor, its successors and assigns or acquired in the future by the Grantor, its successors and assigns.

ADDENDUM ARTICLE I

Section 1. Declarant has caused and/or will cause twelve (12) buildings to be constructed on the above-described real estate and, accordingly, there will be twenty-two (22) buildings constructed as part of the entire Planned-Unit Development. Each of said buildings to be constructed on the above-described real estate is or will be two stories in height, will have a basement, will be of wood frame construction and will contain that number of Units as shown on Exhibit 1 appended hereto. Each Unit shall constitute a separately designated and legally describable freehold estate and the fee simple title to each Unit shall be vested in the Owner of said Unit. Single family ownership is intended for each Unit and each Unit may be commonly referred to as an attached townhouse and the parcel of land upon which it is situated.

Section 2. The 166 individual Units to be constructed on the above-described real estate shall mean and refer to each of the parcels of land and improvements thereon consisting of a portion of a building. Each Unit shall have a separate entrance, a basement, living room, dining room, kitchen, two, three or four bedrooms as designated on Exhibit 1 appended hereto, and one and one-half baths. The improvements for each Unit approximate 1,500 square feet in area. Each of the Units is designated and identified by number as is shown on Exhibit 1 appended hereto. The entire Planned-Unit Development shall consist of the 144 individual Units as originally provided for in the Declaration of Covenants, Conditions and Restrictions and the 166 Units as provided in this Addendum, or a total of 310 individual Units.

ADDENDUM ARTICLE II

By reason of the annexation as herein provided, the ownership of each of the Units as created under the Declaration of Covenants, Conditions and Restrictions and each of the Units created by reason of the annexation shall include a 1/310th undivided interest in Common Area and the same shall be conveyed with each of the Units. As contemplated by Section 1 of Article III of the Declaration of Covenants, Conditions and Restrictions, the percentage of ownership of each of the Owners of the Units created under the Declaration of Covenants, Conditions and Restrictions of the Common Area has been redetermined so as to reflect the total number of Units subject to the terms, provisions and restrictions of the Declaration of Covenants, Conditions and Restrictions and this Addendum thereto.

ADDENDUM ARTICLE III

The Declaration of Covenants, Conditions and Restrictions for Willow Creek Homes and this Addendum to said Declaration shall be construed in such manner so as to effectuate the intent that the Planned-Unit Development shall include both the property described in the Declaration of Covenants, Conditions and Restrictions and the real estate described on Exhibit B appended thereto and more particularly described above and to the end that said Declaration and this Addendum shall be read as one instrument and shall govern the respective rights and duties of all of the Owners of the 310 individual Units.

IN WITNESS WHEREOF, Willow Creek Homes, Inc. has caused this Addendum to the Declaration of Covenants, Conditions and Restrictions to be signed by Royal Taxman, its President, and countersigned by Henry Taxman, its Secretary, and its corporate seal to be hereunto affixed as of this 8 day of February, 1971.

In the presence of:

Joan Wroblewski

Joan Wroblewski

Stephen L. Chernof

STEPHEN L. CHERNOF

WILLOW CREEK HOMES, INC.

By _____
Royal Taxman, President

Countersigned:

_____
Henry Taxman, Secretary

This instrument was drafted by James S. Levin.

000090

STATE OF WISCONSIN)
) SS
MILWAUKEE COUNTY)

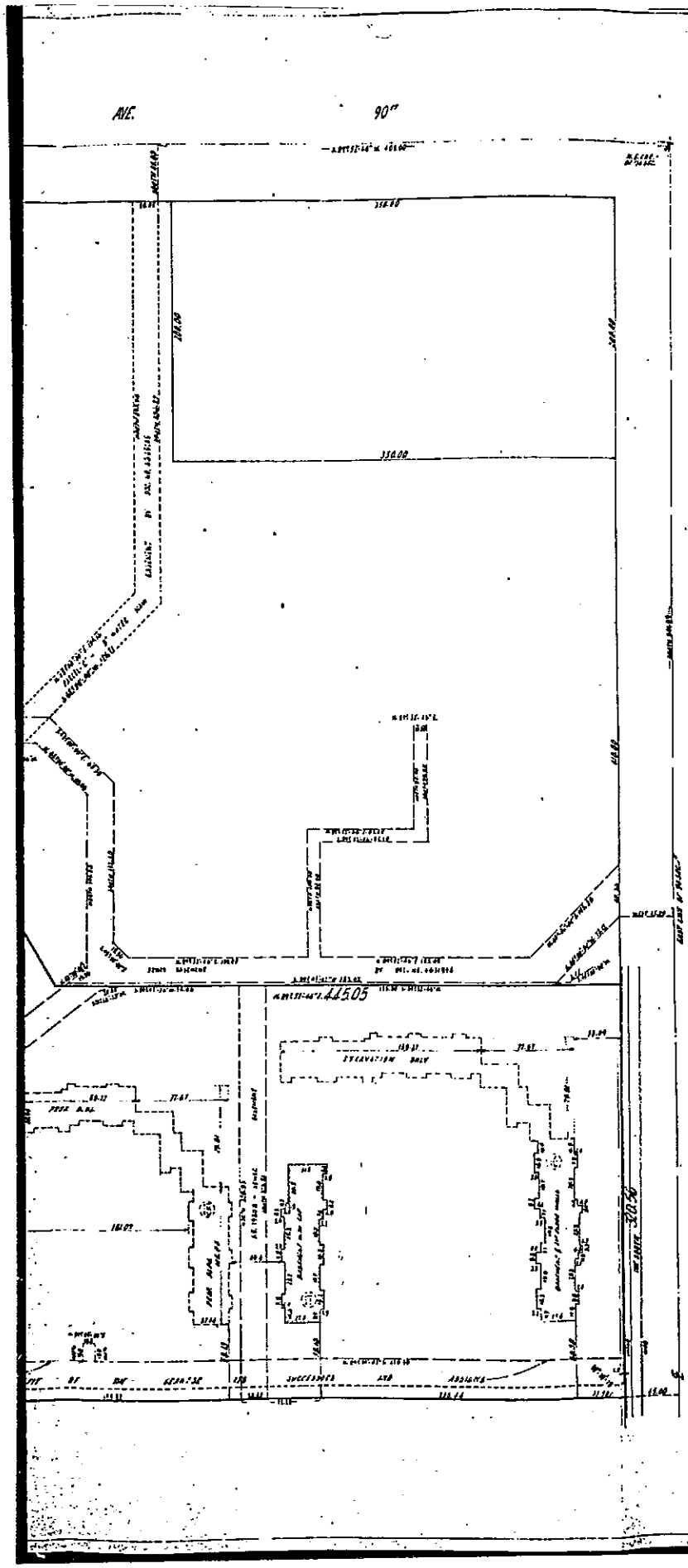
Personally came before me this 8 day of February, 1972, ROYAL TAXMAN, President, and HENRY TAXMAN, Secretary of Willow Creek Homes, Inc., to me known to be the persons who executed the foregoing instrument, and to me known to be such President and Secretary of said Corporation, and acknowledged that they executed the foregoing instrument as such officers of said Corporation, by its authority.

Stephen L. Chernoff

STEPHEN L. CHERNOF

Notary Public, Wisconsin

My commission is permanent.



WILLOW CREEK HOMES
PHASE II
PLAT OF SURVEY

Known as 1631 and 1641 West Edgarton Avenue and also Known as 5261-71-51-01-11-21-31-41-91-81 South 13th Street, in the City of Milwaukee, Wisconsin

Lot 2 in WILLOW CREEK HOMES, being a Subdivision of vacated South 14th Street and South 16th Street and lands in the NE 1/4 of the SE 1/4 of Section 30, T 6 N, R 22 E, in the City of Milwaukee, Milwaukee County, Wisconsin

JANUARY 19, 1972 SURVEY NO. 130299-S

TO ALL PERSONS INTERESTED IN THE TITLE TO THE PREMISES SHOWN ON THIS PLOT PLAN:

I HEREBY CERTIFY THAT I PERSONALLY MADE AN ACTUAL SURVEY OF THE PREMISES SHOWN ON THIS PLOT PLAN ON THE 19TH DAY OF JANUARY, 1972; THAT THIS PLOT PLAN IS A CORRECT REPRESENTATION OF THE PREMISES AS DETERMINED BY SAID SURVEY. I FURTHER CERTIFY THAT THERE ARE NO ENCROACHMENTS EITHER WAY ACROSS ANY BOUNDARY LINE OF THE PREMISES EXCEPT AS SHOWN HEREON.

SIGNED AT MILWAUKEE, WISCONSIN THIS 1ST DAY OF FEBRUARY, 1972.

Kenneth E Berke [SEAL]
Kenneth E Berke
Registered Land Surveyor S 107

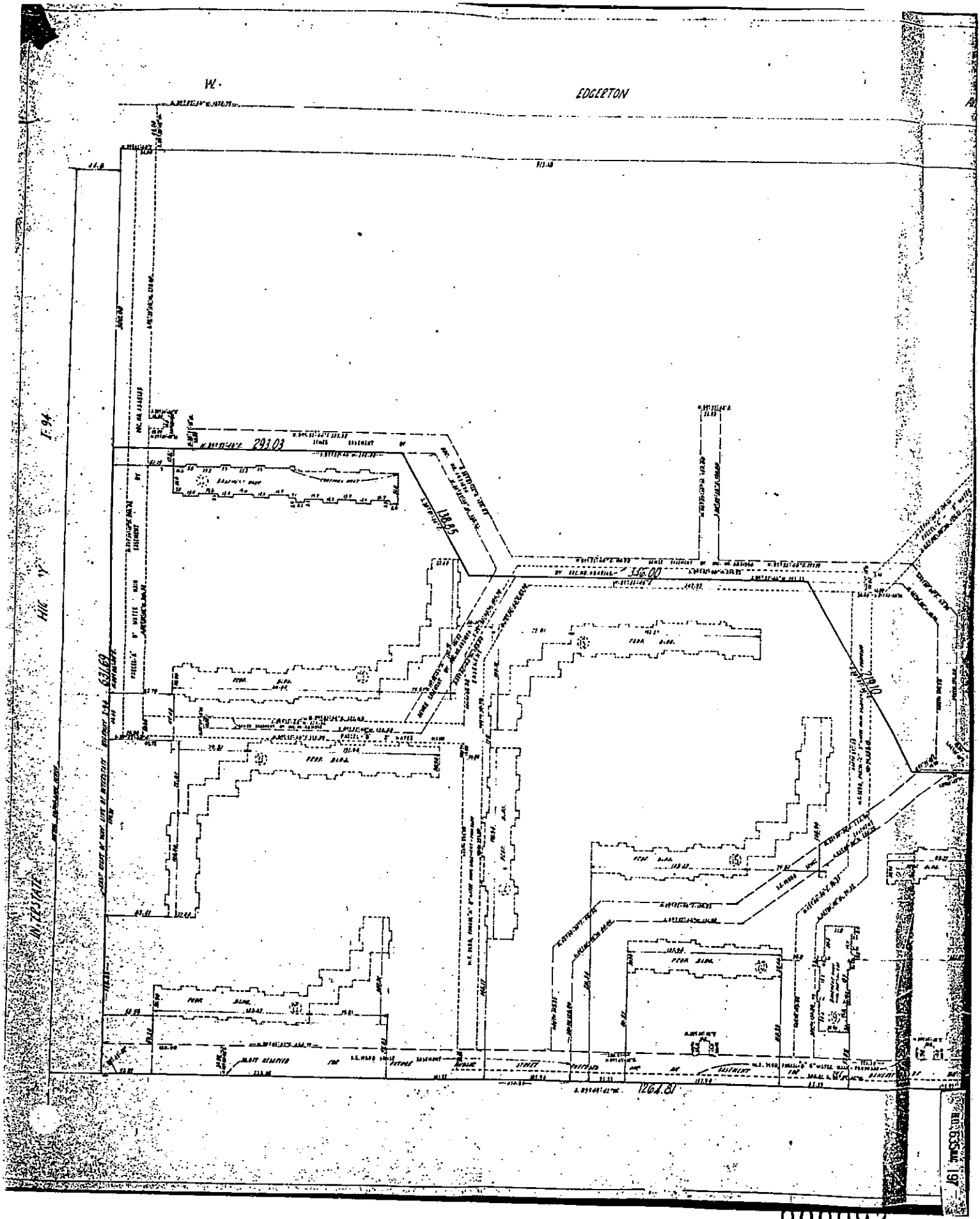
WISCONSIN KENNETH E BERKE S-107 MILWAUKEE, WIS. REGISTERED LAND SURVEYOR

NOTE:
EASEMENT RESERVATION - PERPETUAL EASEMENT 4.0 FT. IN WIDTH FOR ELECTRICAL CONDUITS - SEE EXHIBIT "B" IN DOC. NO. 4635756; REEL 691; IMAGE 1319 TO 1323 INCL.

WISCONSIN ELECTRIC POWER CO. EASEMENT 10.0 FT WIDE, RECORDED AS DOC. NO. 4501038 REEL 546, IMAGES 795-798 INCL. - SHOWN AS EXHIBIT "A"

SCALE: 1" = 50'

000092

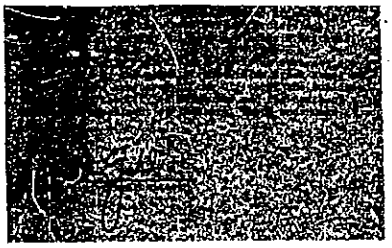

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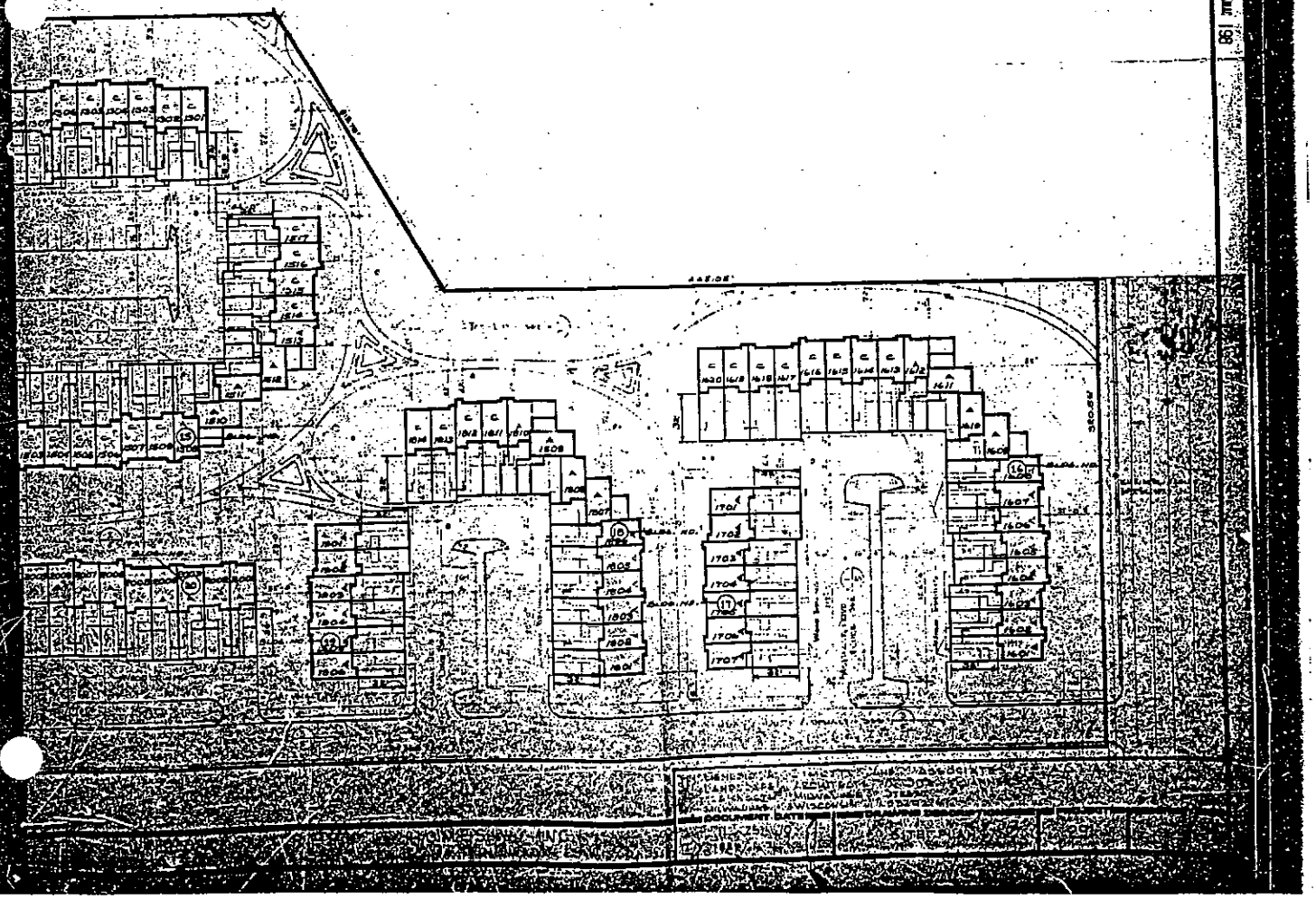
ASE II

The perimeter boundaries of each Unit are as indicated on this Exhibit. Each Unit includes the parcel of land inside the perimeter boundaries and the improvements thereon, which include a portion of a building, a parking area and a patio and grass, as indicated on this Exhibit or on the floor plans which are a part of this Declaration. Where a Unit wall is on or forms the dividing line between Units, the adjacent Unit Owners shall be deemed in rem, and title to each such Unit shall include to the centerline of each such wall, and such wall shall be deemed party walls and shall be governed by Article VII of the Declaration of Covenants, Conditions and Restrictions for Willow Creek Manor.

Each Unit has a separate entrance, a basement, living room, dining room, kitchen, and one and one half baths. "A" Units as indicated on this Exhibit have three bedrooms and "C" Units have three bedrooms plus a finished room in the basement level. The improvements for each Unit approximate 1,500 square feet. The dimensions of each Unit are shown on the Floor Plan which have been recorded as a part of this Declaration.

The "A" and "C" Units as shown on this Exhibit are so designed that the Owner may cause the removal of a partition wall between two of the bedrooms, and thereby effectively reduce the number of bedrooms as noted above.





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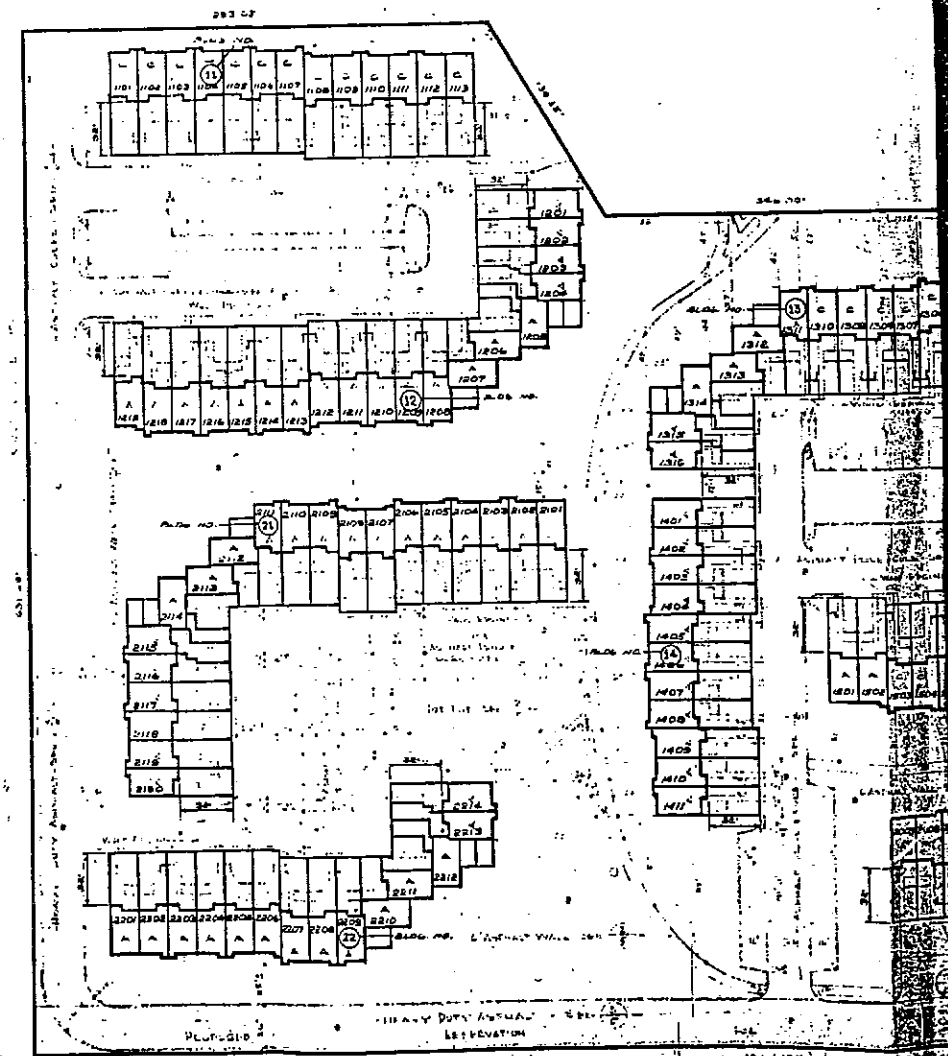
EXHIBIT I PHAS

PROPERTY OWNERSHIP

NORTH

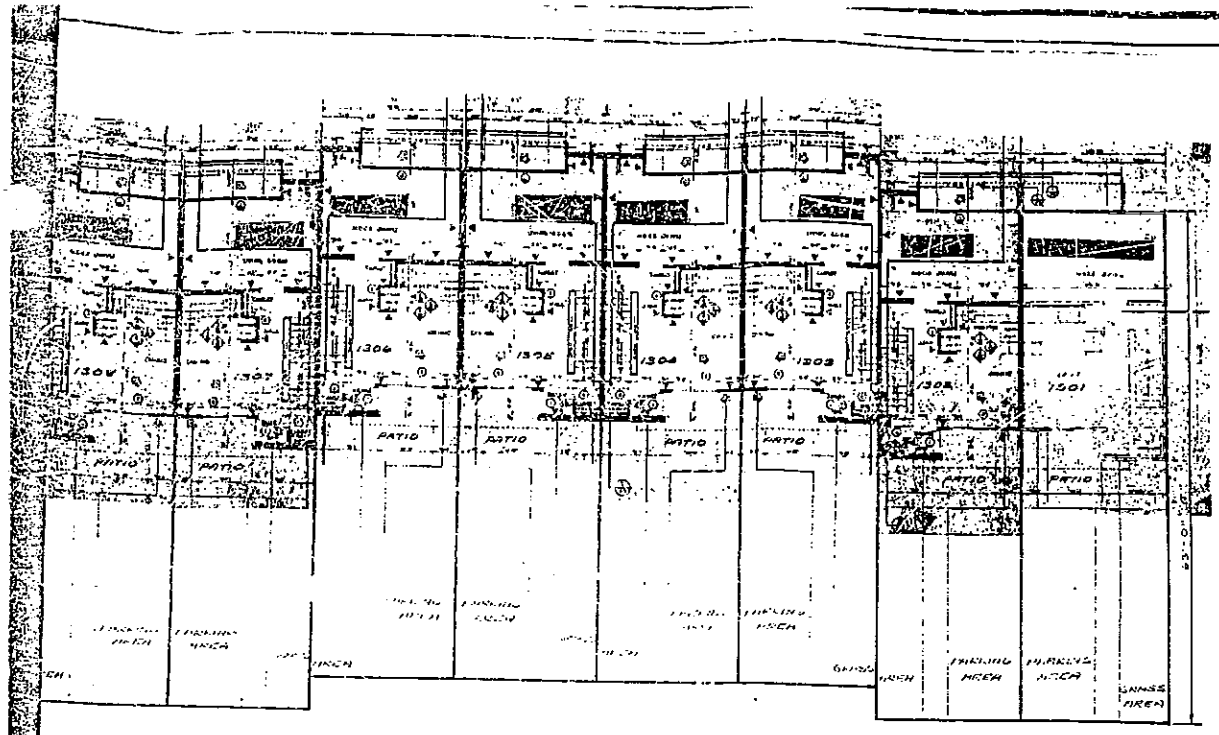
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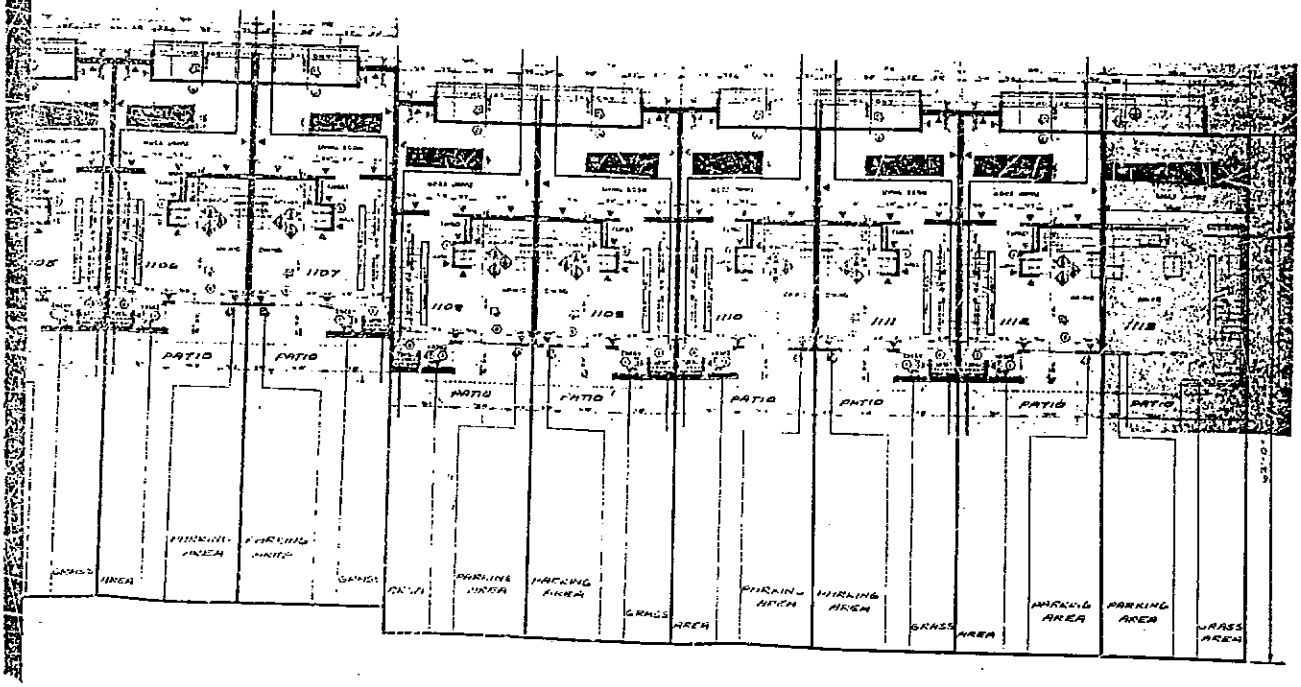
WILLOW CREEK HOMES

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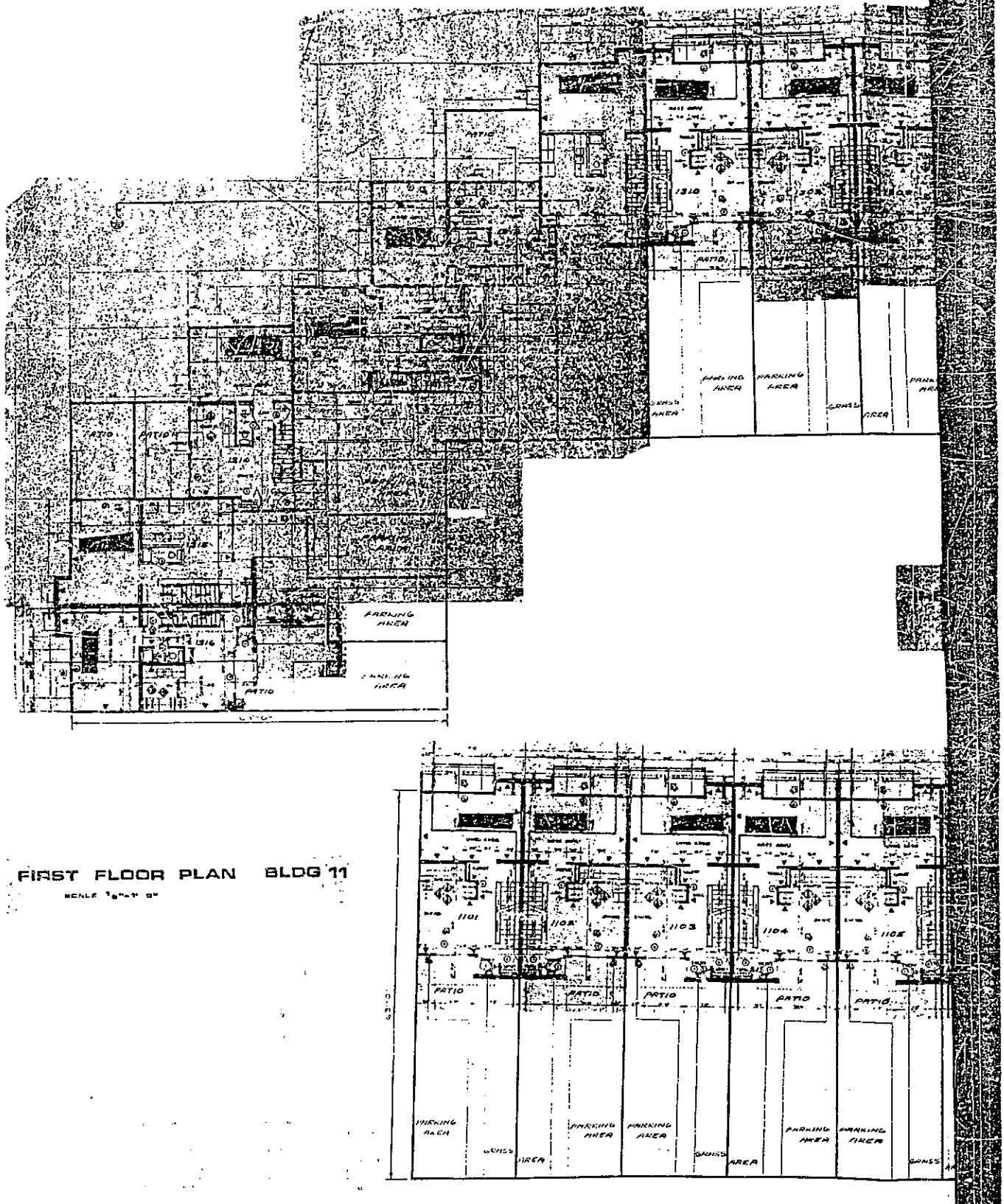
FIRST FLOOR PLAN BLDG 13

SCALE 1/8"=1'-0"



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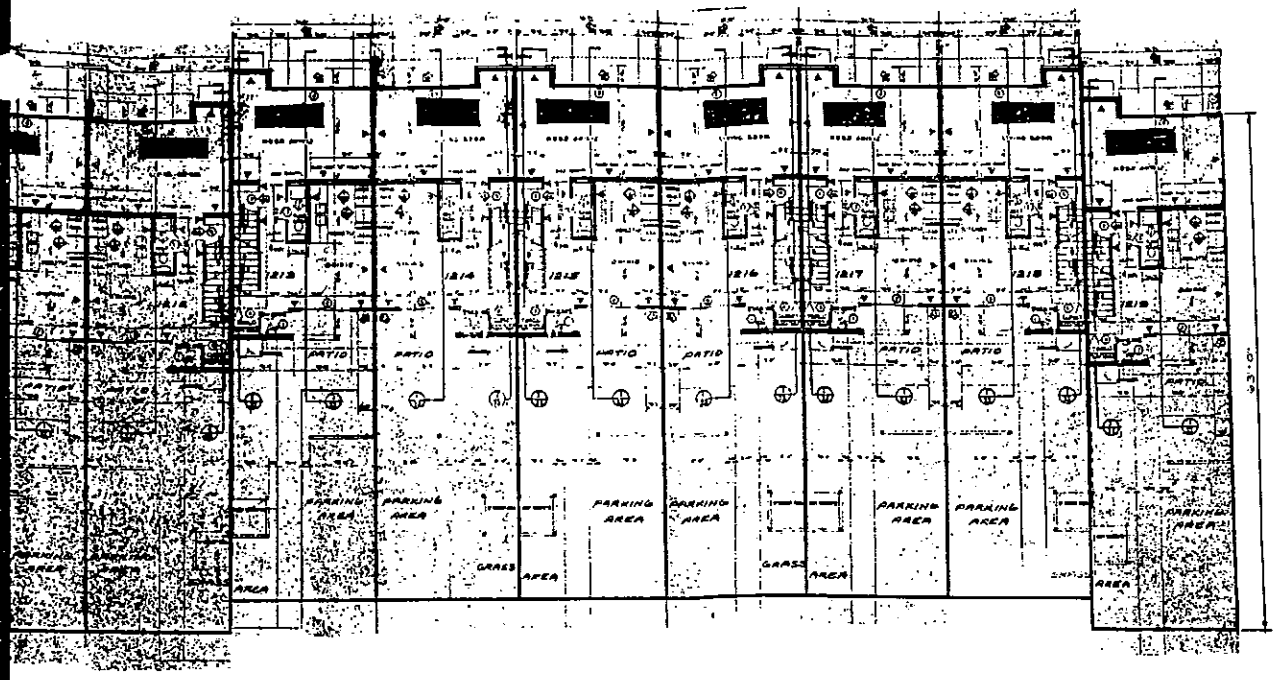
229 EAST WISCONSIN AVE. MILWAUKEE, WISCONSIN	DOCUMENT DATE	DRAWING DESCRIPTION	PROJECT 291	SHEET

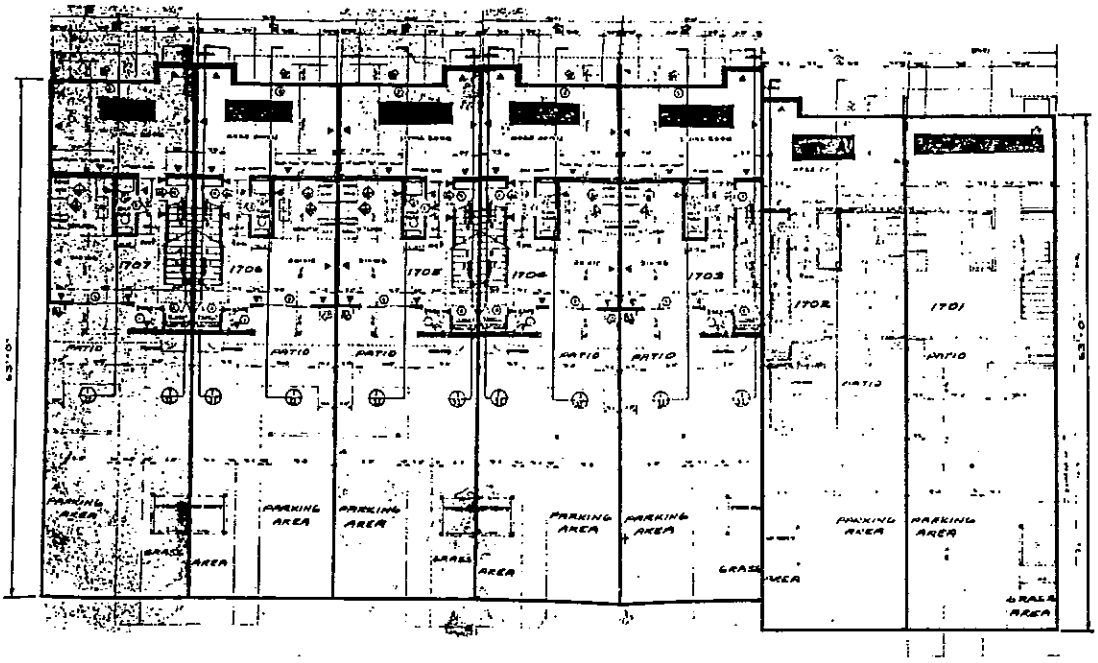


FIRST FLOOR PLAN BLDG 11

SCALE 1/8"=1'-0"

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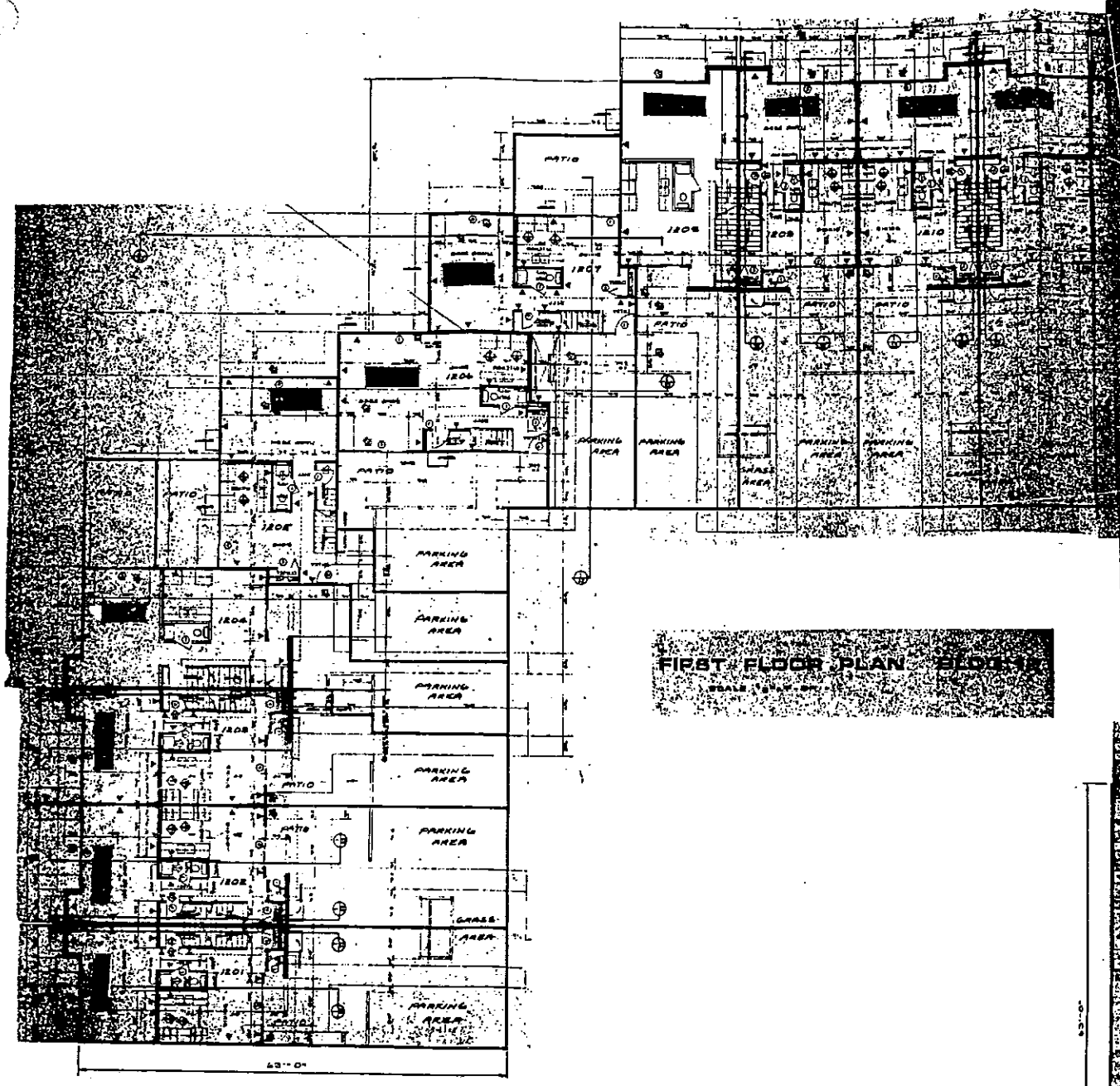


FIRST FLOOR PLAN, BLDG 17

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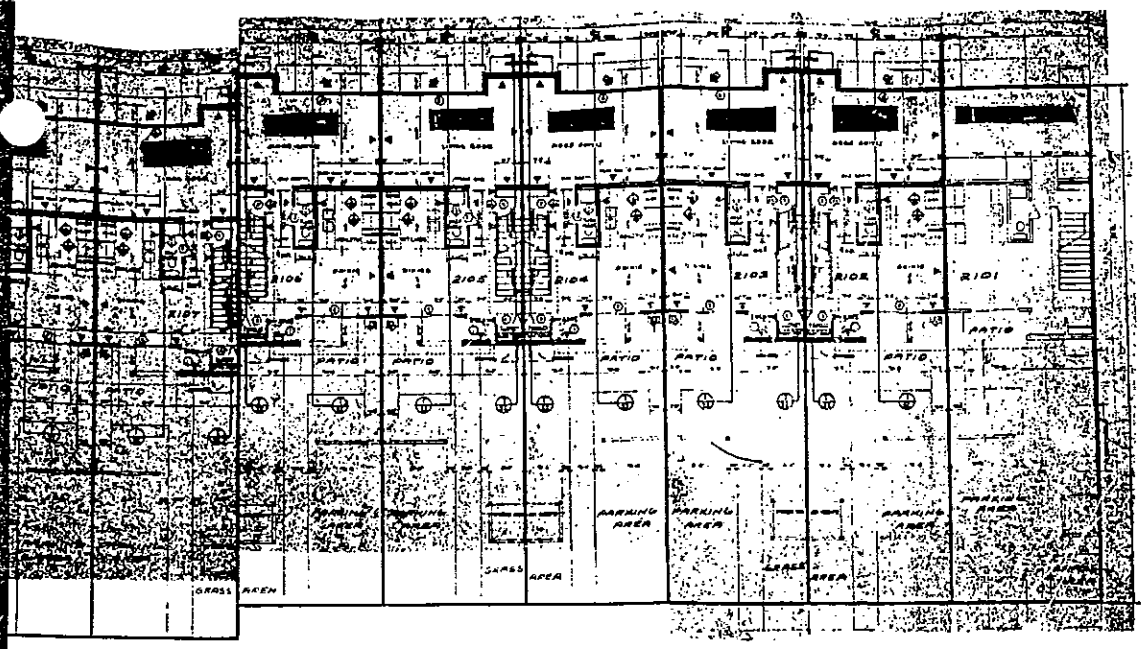
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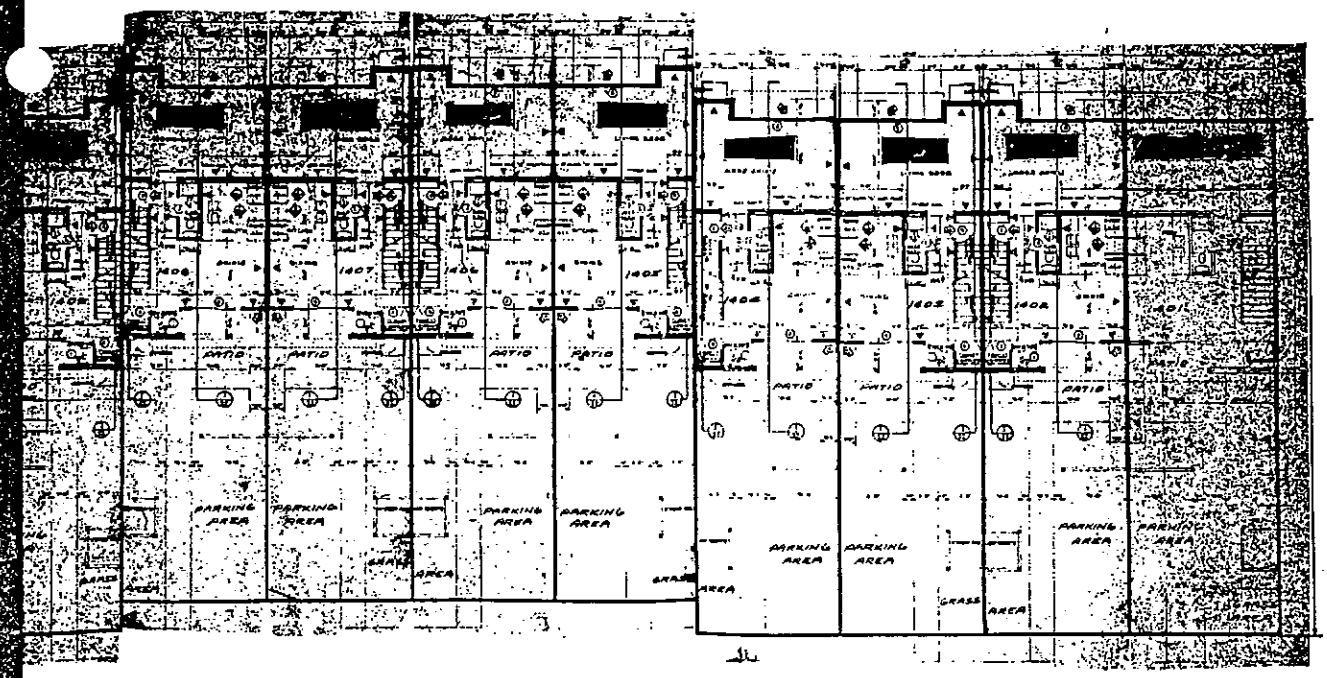


FIRST FLOOR PLAN BLDG. 12

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WILLOW CREEK HOMES



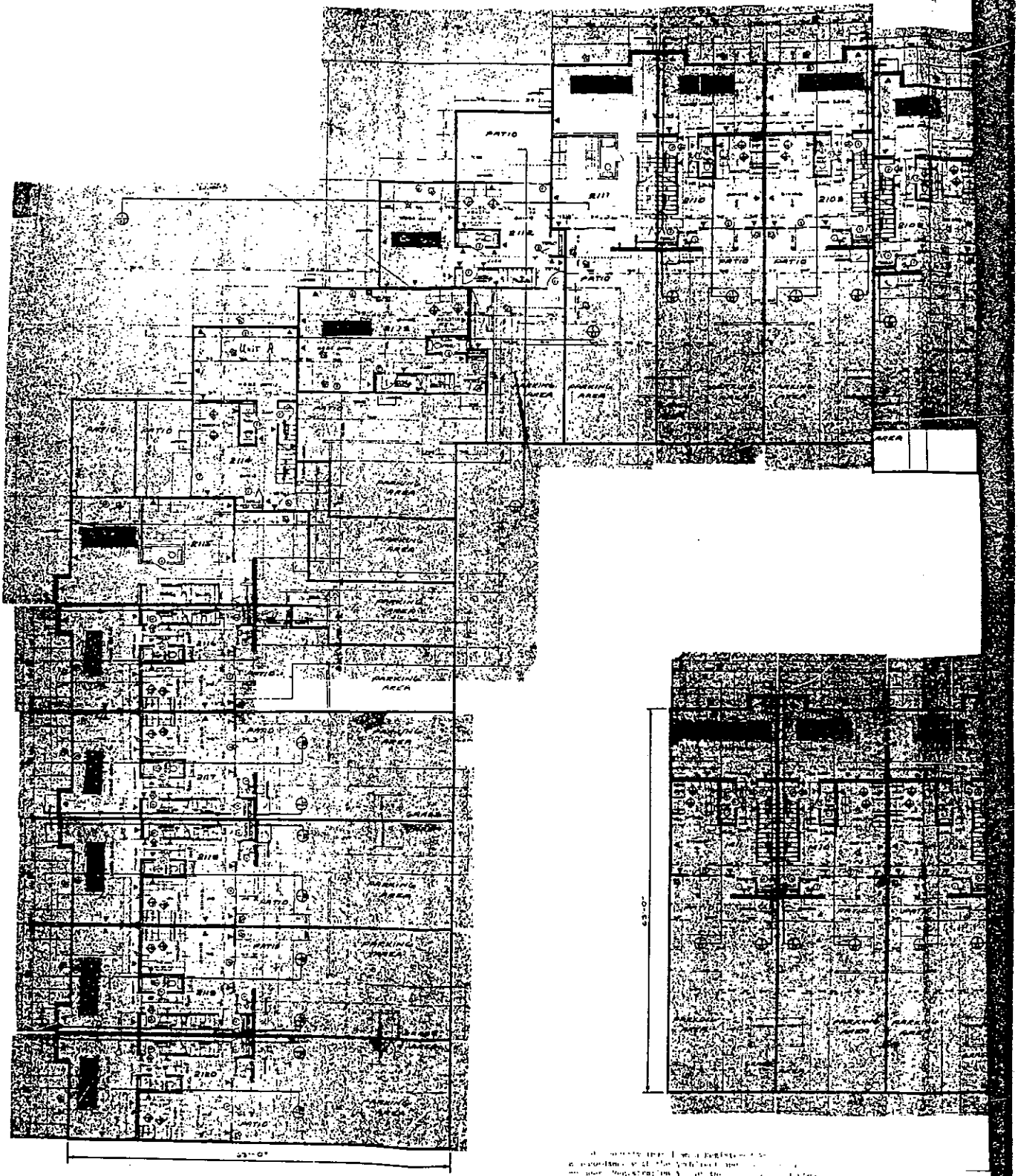


FIRST FLOOR PLAN BLDG 14

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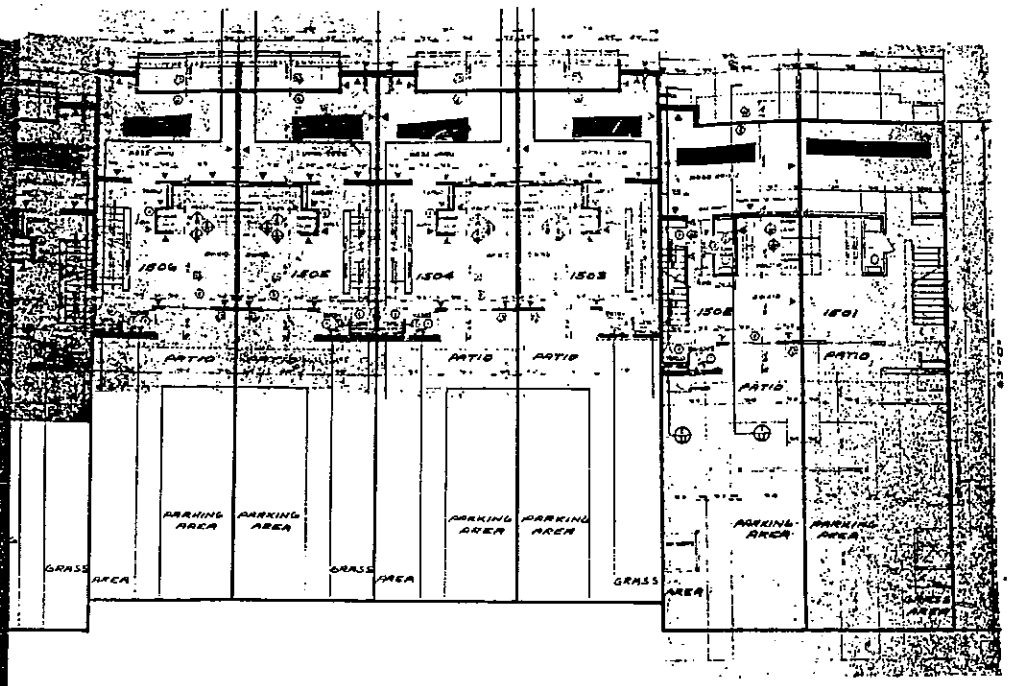
229 EAST WISCONSIN AVE. MILWAUKEE, WISCONSIN	DOCUMENT DATE	DRAWING DESCRIPTION	PROJECT 291	SHEET



FIRST FLOOR PLAN - BLDG. 21

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WILLOW CREEK HOMES



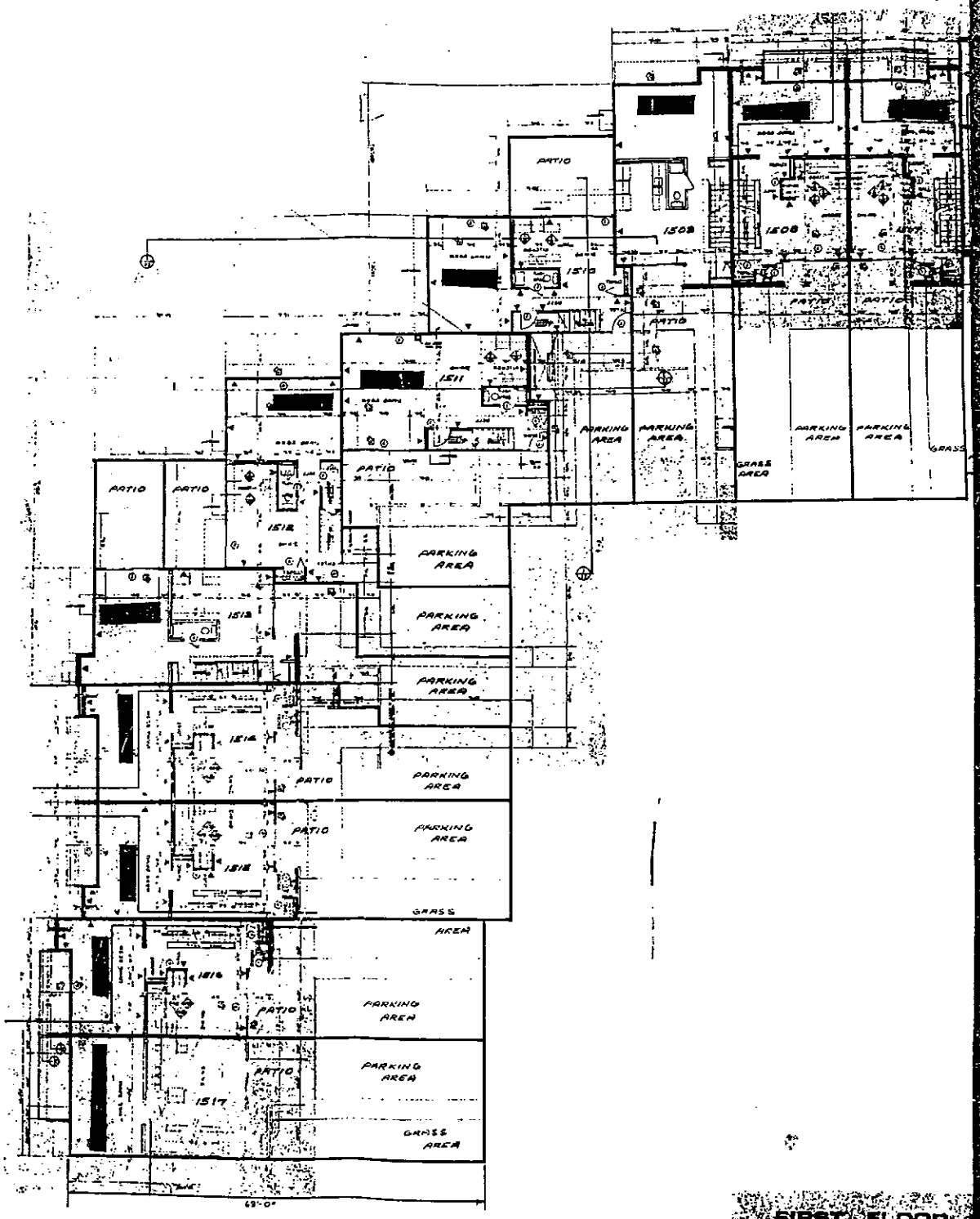
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SR. PLAN BLDG. 15

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225 EAST WISCONSIN AVE. MILWAUKEE, WISCONSIN | DOCUMENT DATE | DRAWING DESCRIPTION | PROJECT 291 | SHEET

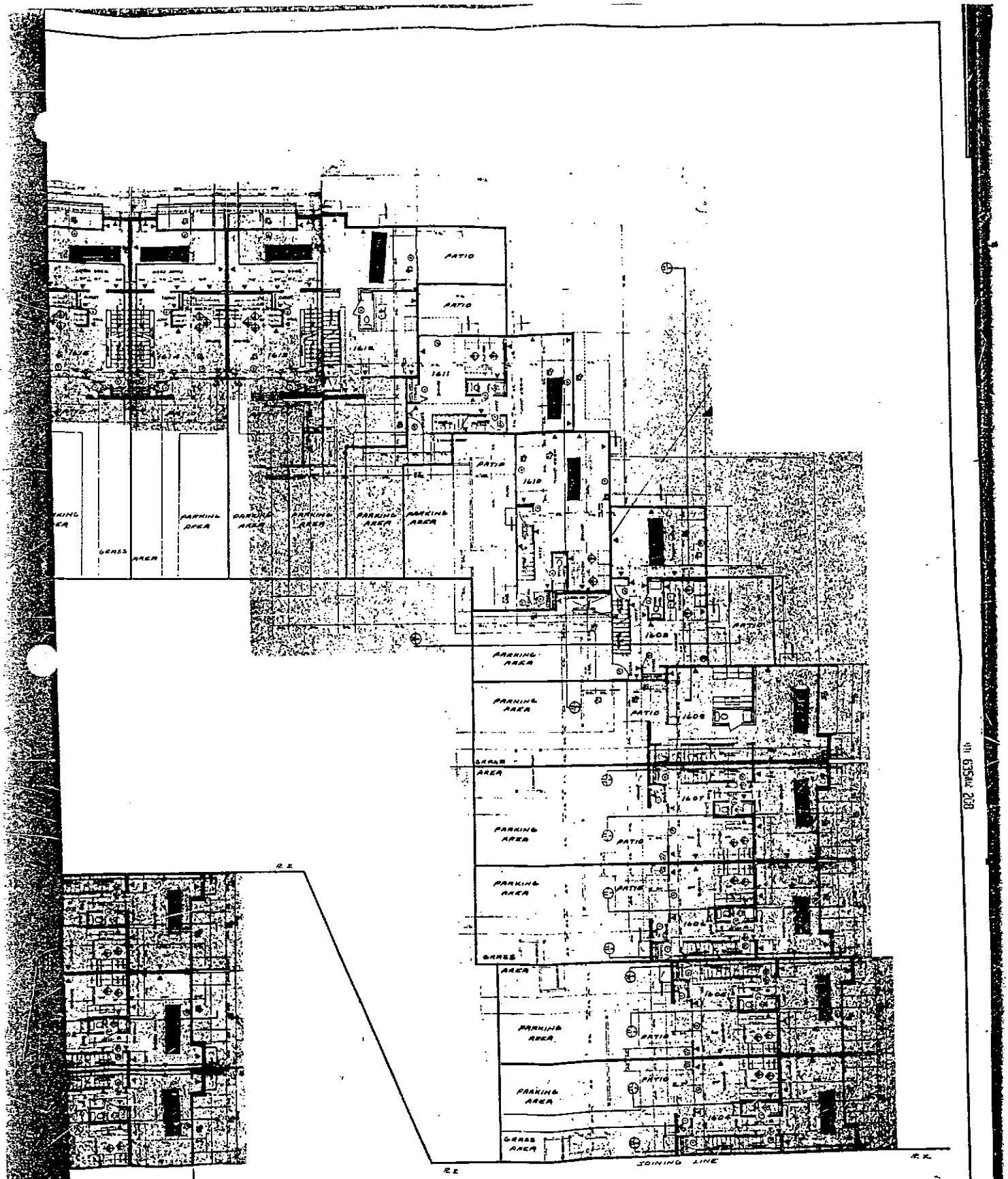
LIBER 635 PAGE 207



FIRST FLOOR

000103

WILLOW CREEK HOMES

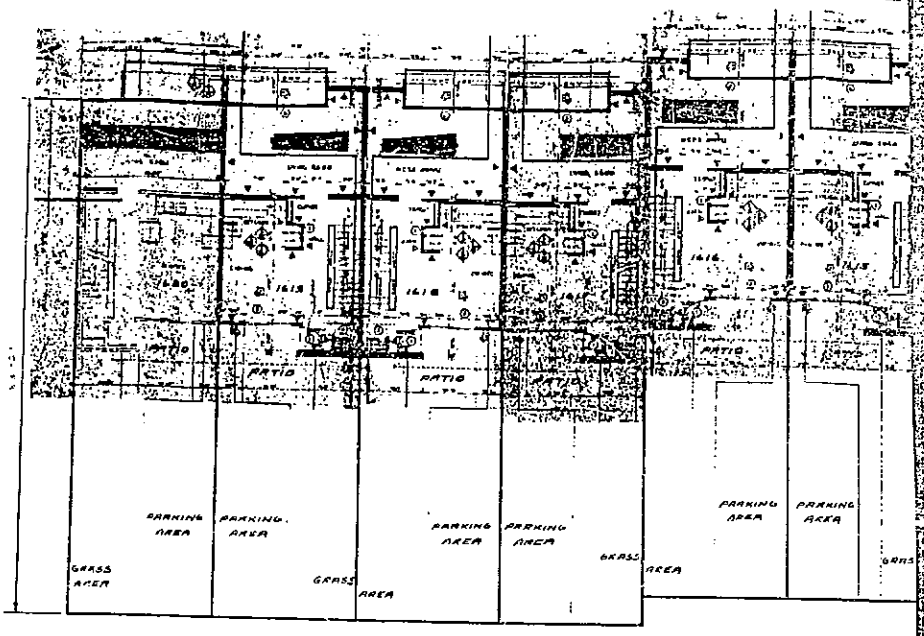


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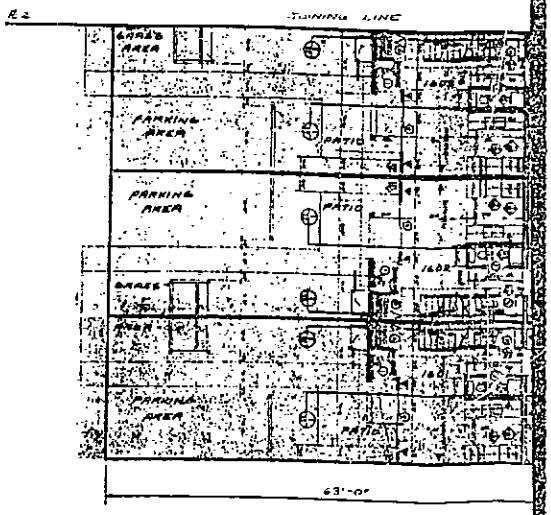
229 EAST WISCONSIN AVE. MILWAUKEE, WISCONSIN

Bk 6534 Pg 209



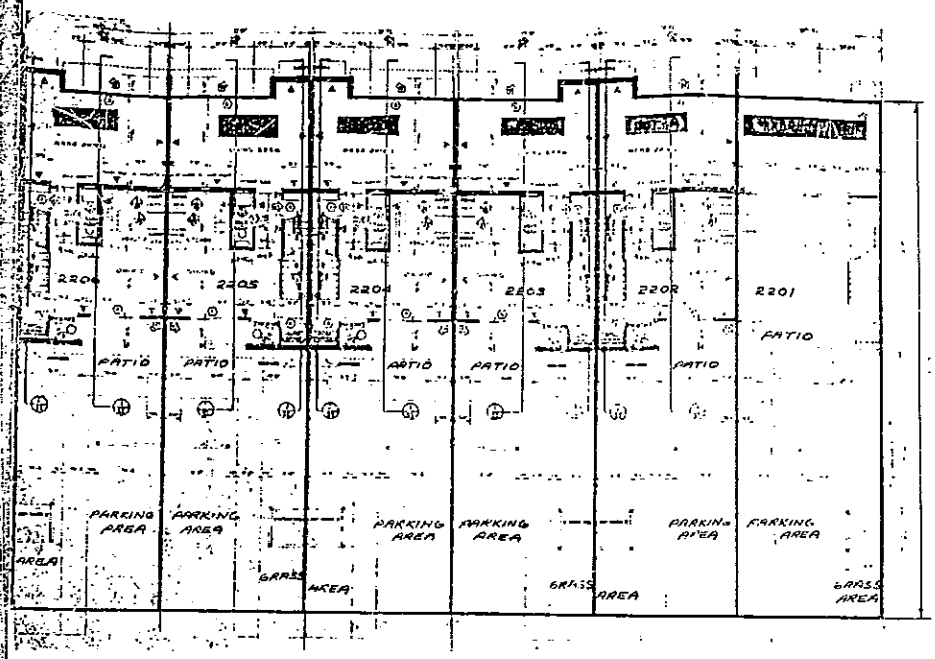
FIRST FLOOR PLAN BLDG 18

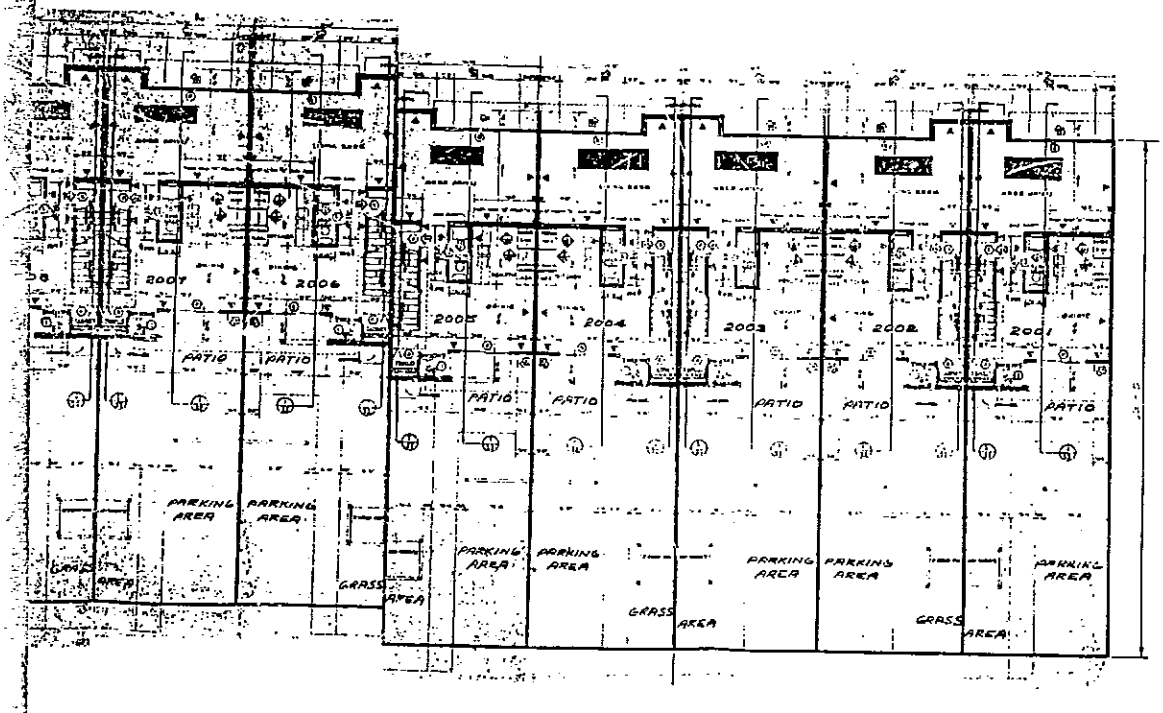
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WILLOW CREEK HOMES





BLDG 20

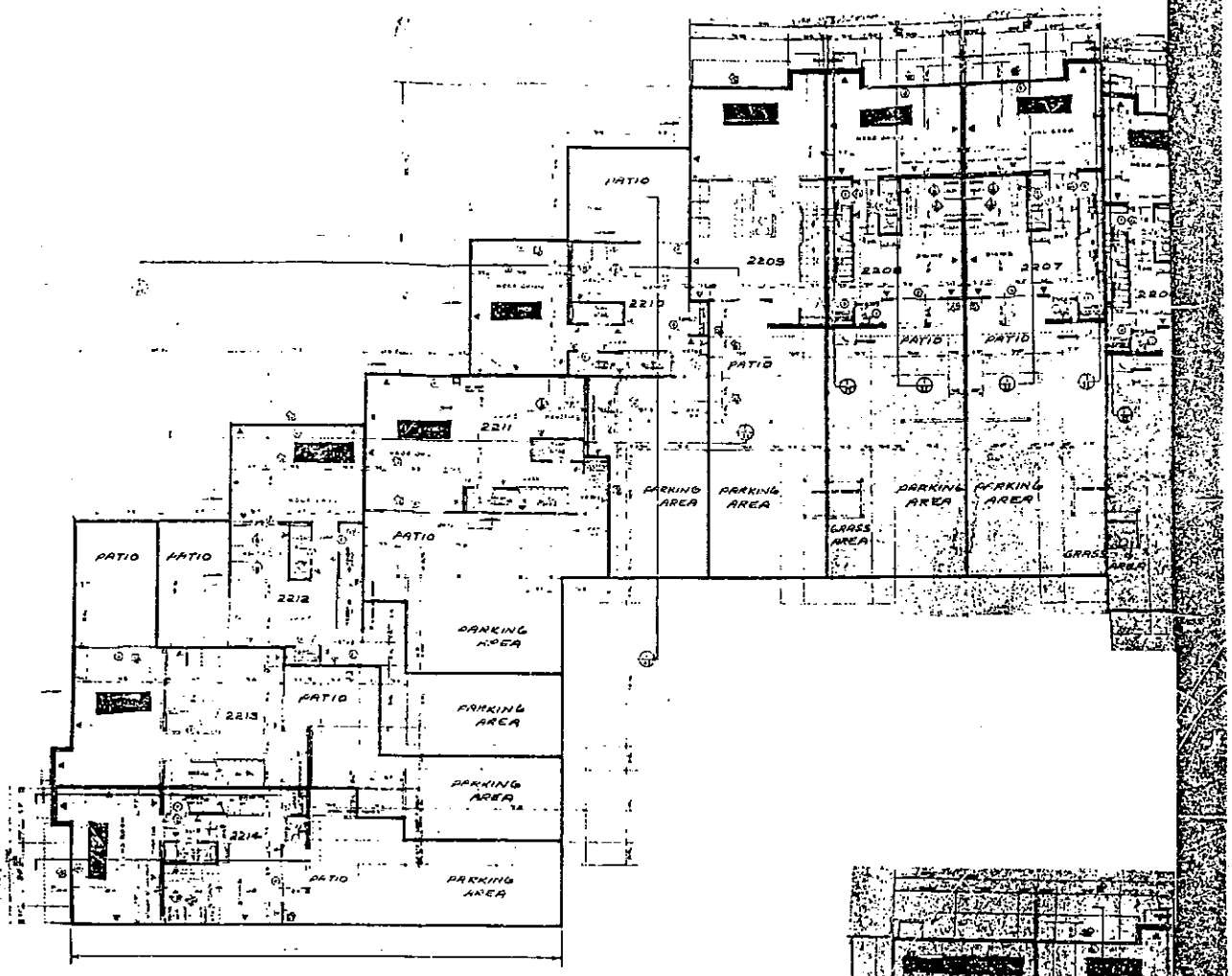
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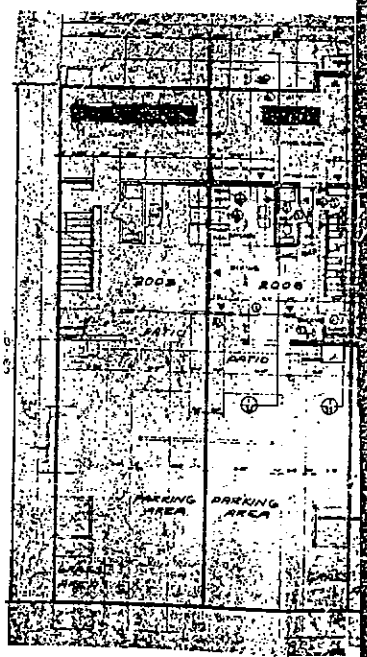
PROJECT 291

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FIRST FLOOR PLAN BLDG 22

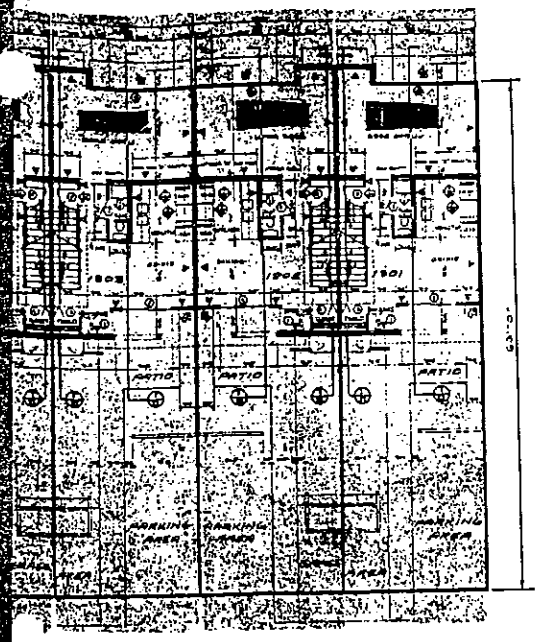
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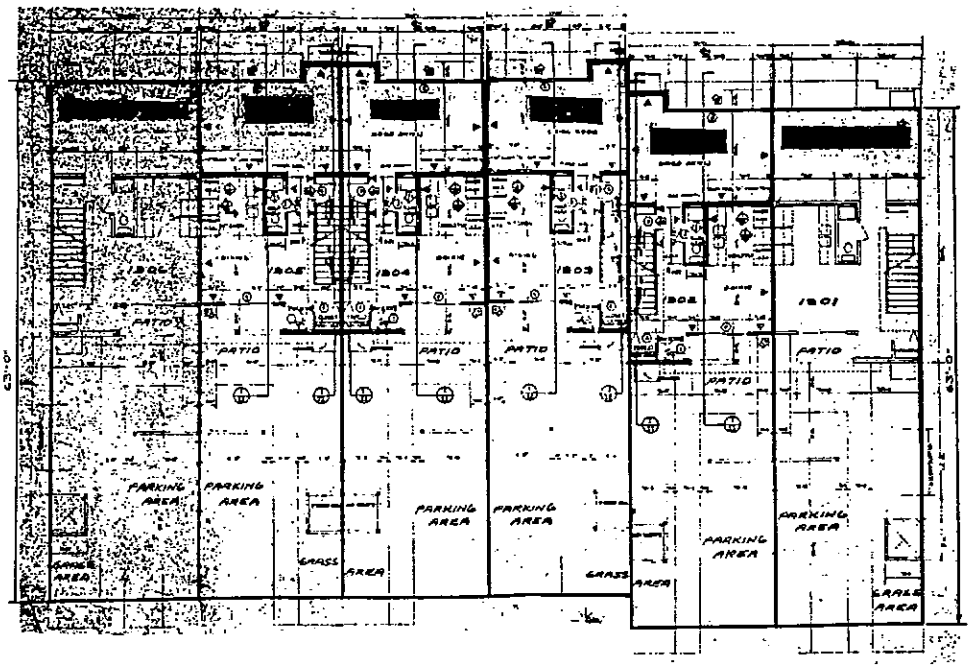
FIRST FLOOR PLAN

WILLOW CREEK HOMES

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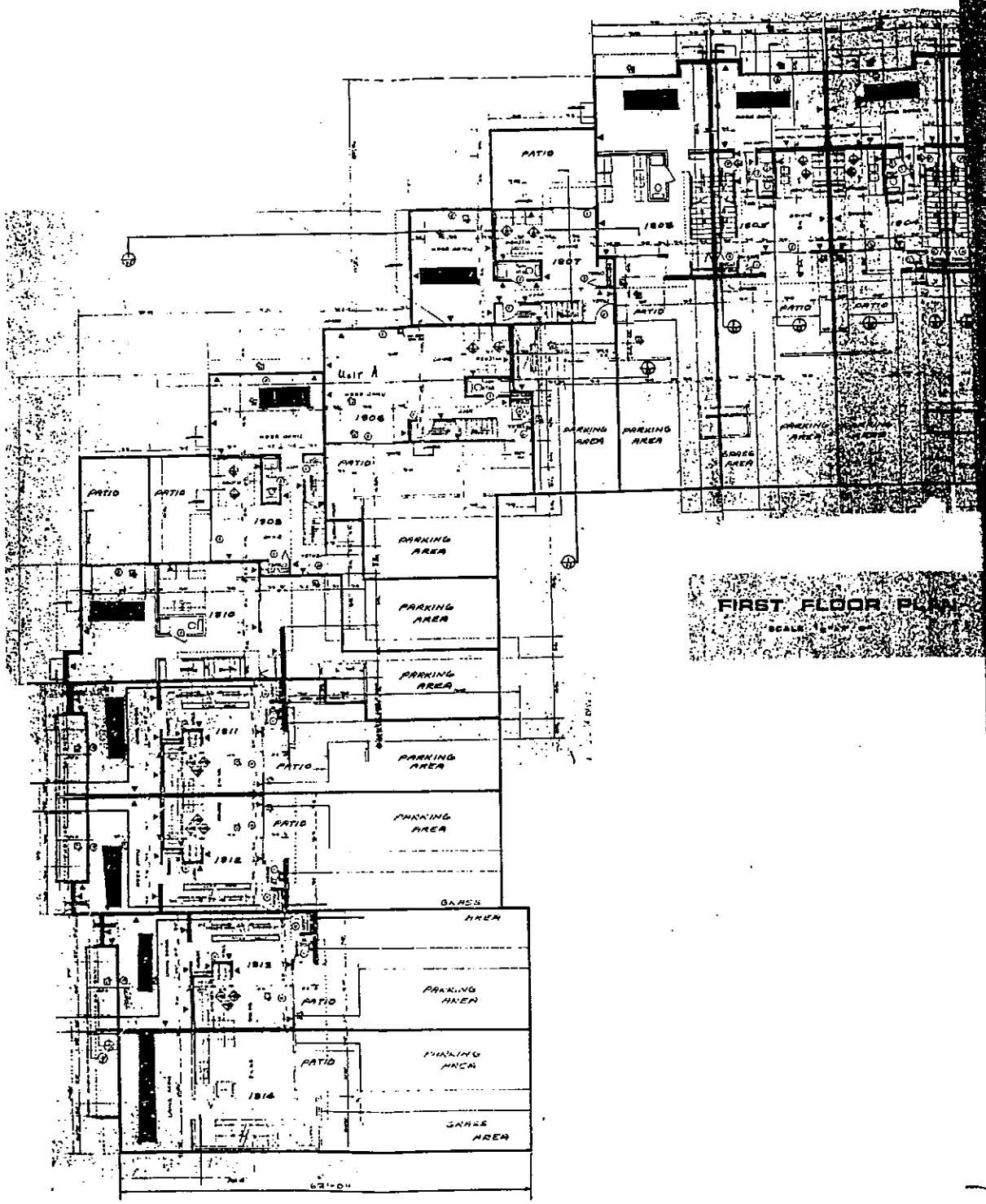


FIRST FLOOR PLAN BLDG 19

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229 EAST WISCONSIN AVE. MILWAUKEE, WISCONSIN

DOCUMENT DATE	DRAWING DESCRIPTION	PROJECT	SHEET
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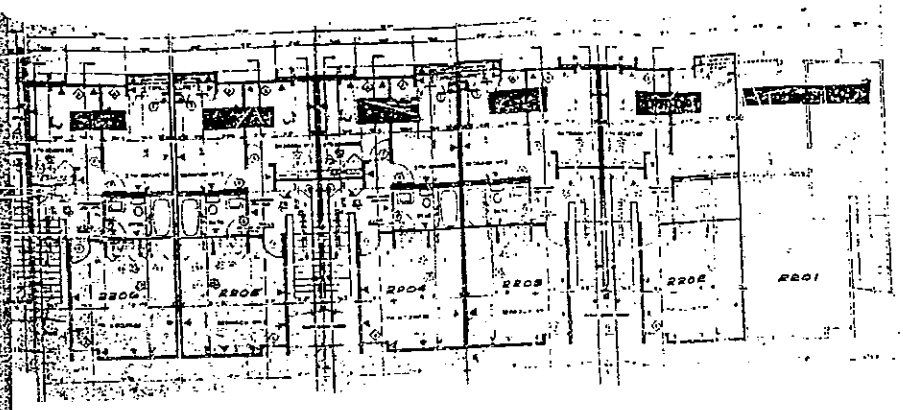
FIRST FLOOR PLAN

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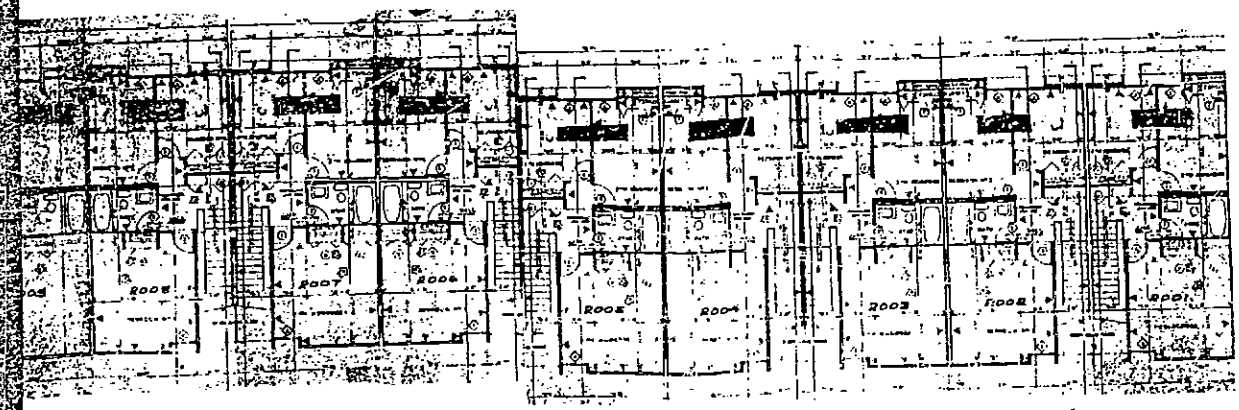
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WILLOW CREEK HOMES



PLAN BLDG 22



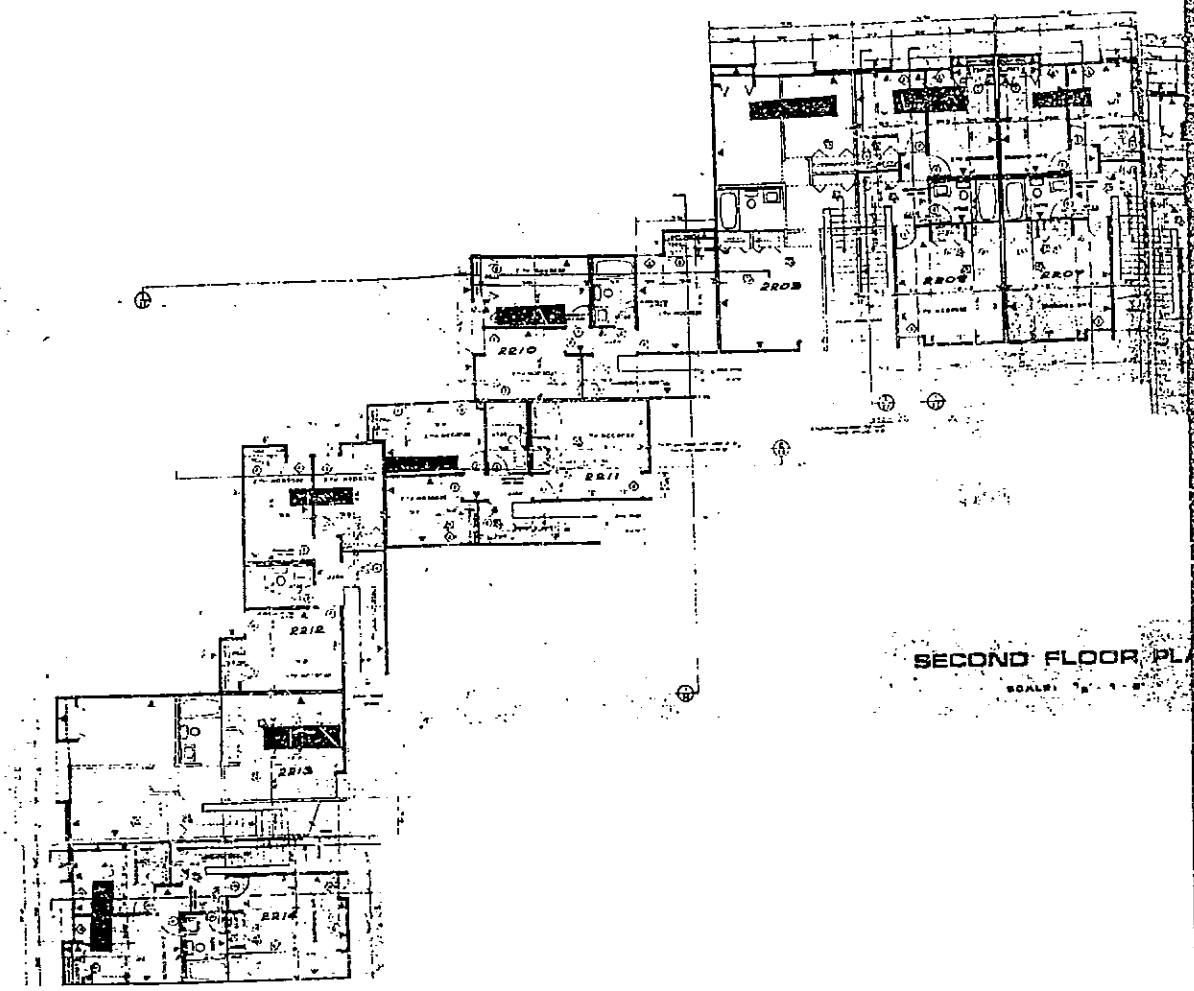
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229 EAST WISCONSIN AVE. MILWAUKEE, WISCONSIN

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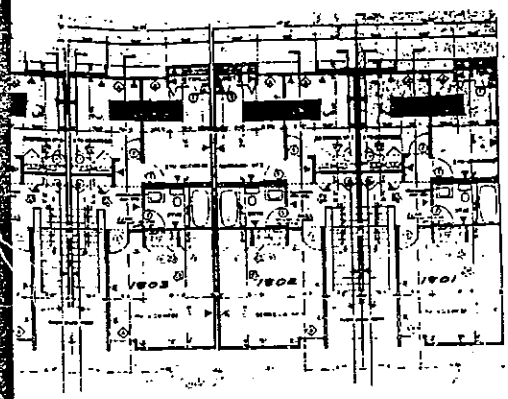
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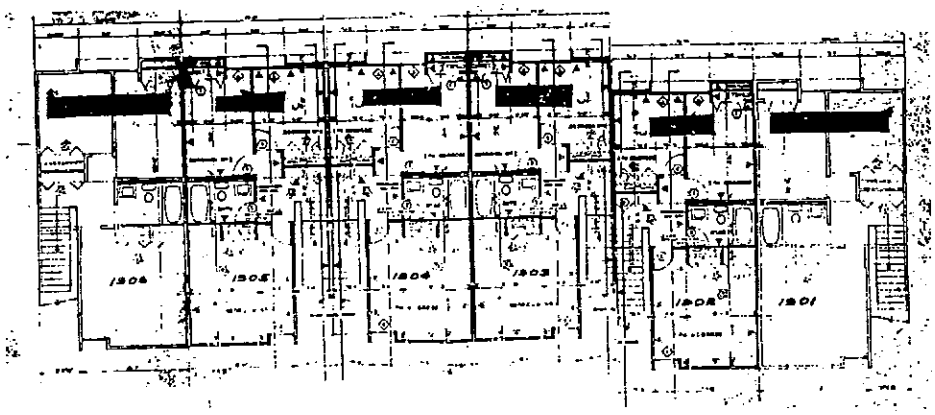
SECOND FLOOR PL

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WILLOW CREEK HOMES



OR PLAN BLDG 18

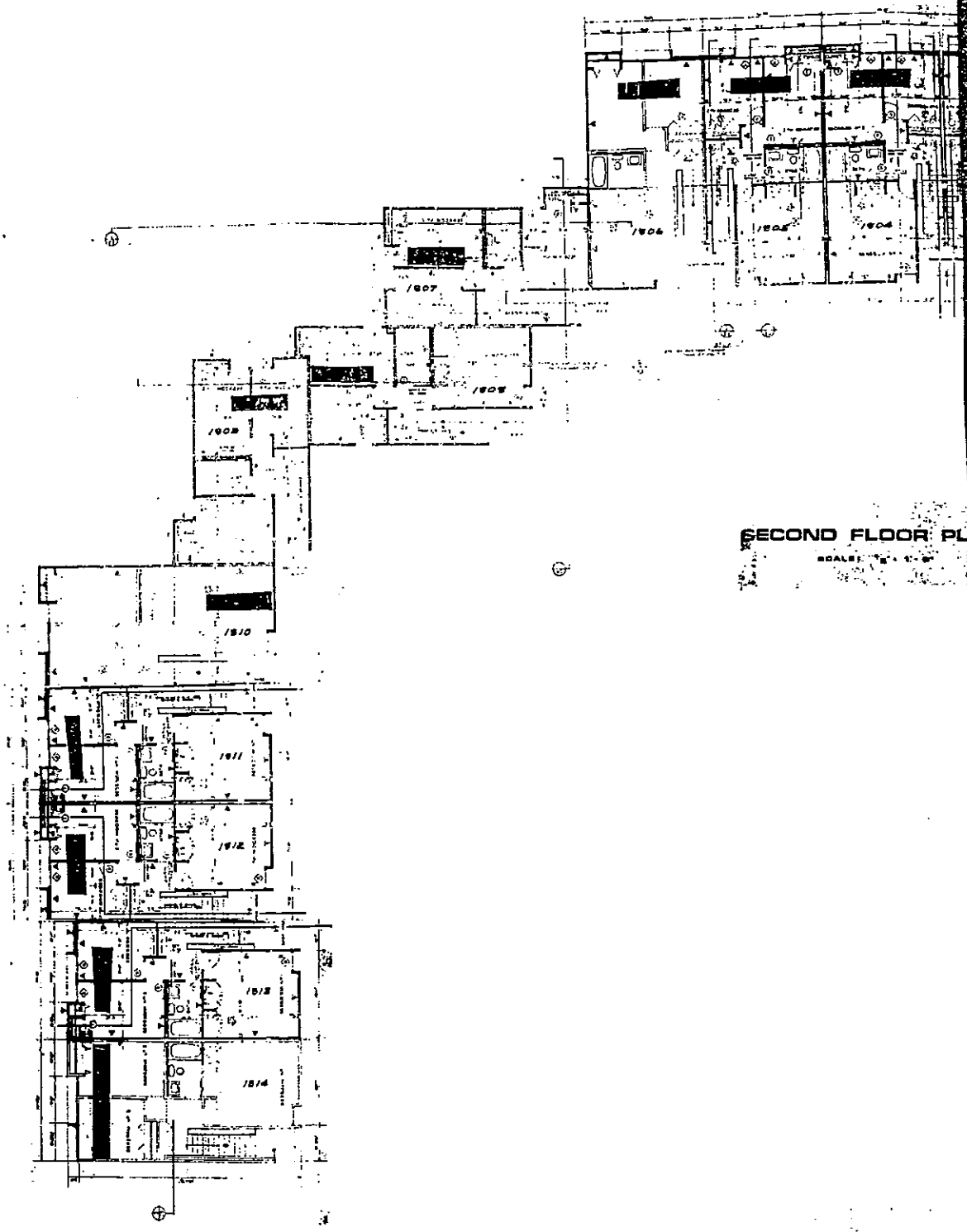


SECOND FLOOR PLAN BLDG 18

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

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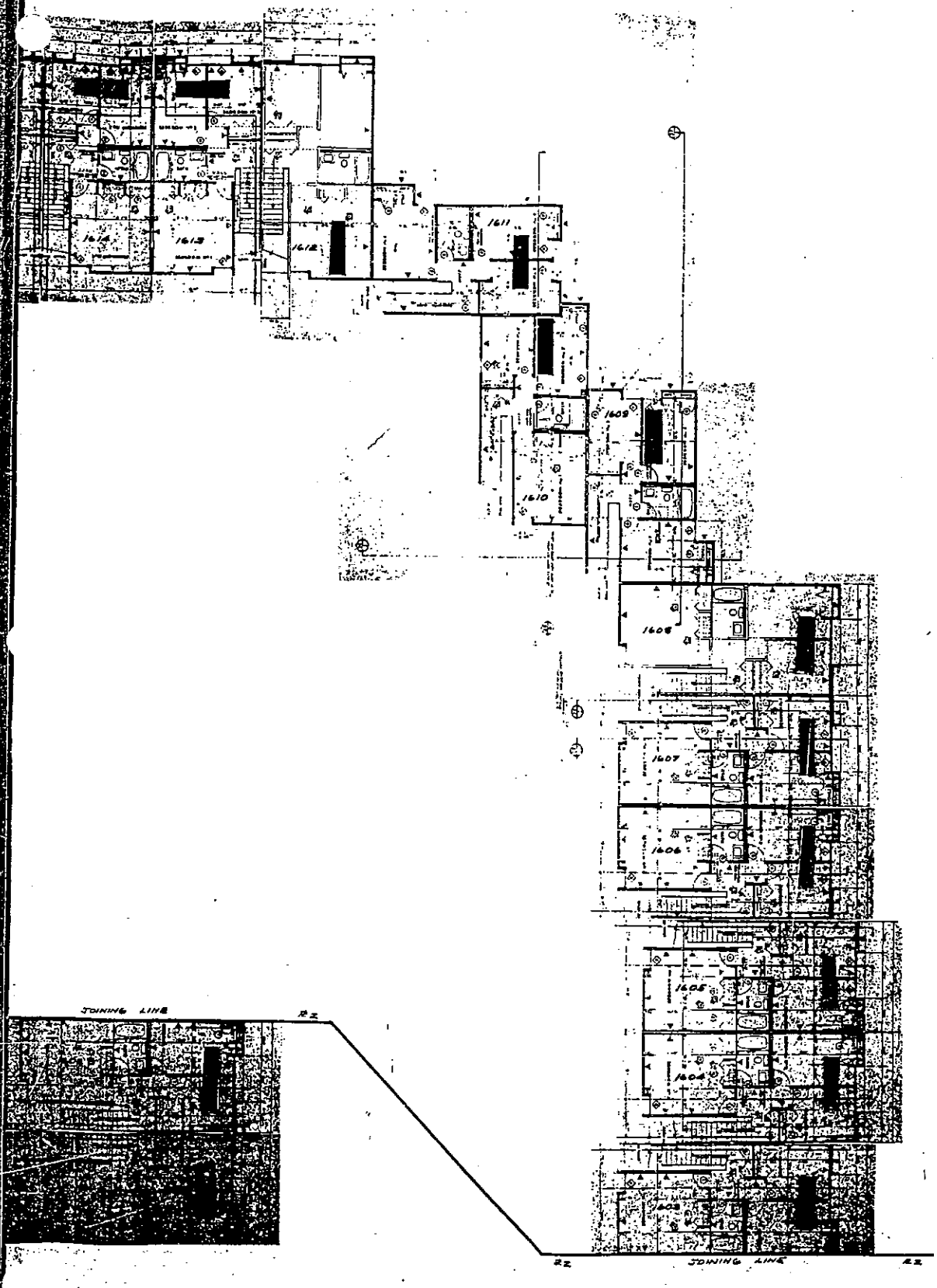
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229 EAST WISCONSIN AVE. MILWAUKEE, WISCONSIN		291	



SECOND FLOOR PL

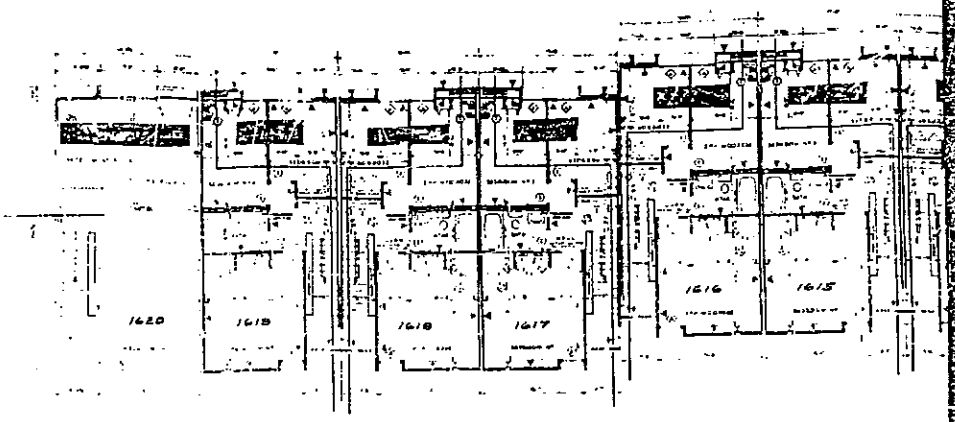
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WILLOW CREEK HOMES



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229 EAST WISCONSIN AVE. MILWAUKEE, WISCONSIN | DOCUMENT DATE | DRAWING DESCRIPTION | PROJECT 291 | SHEET

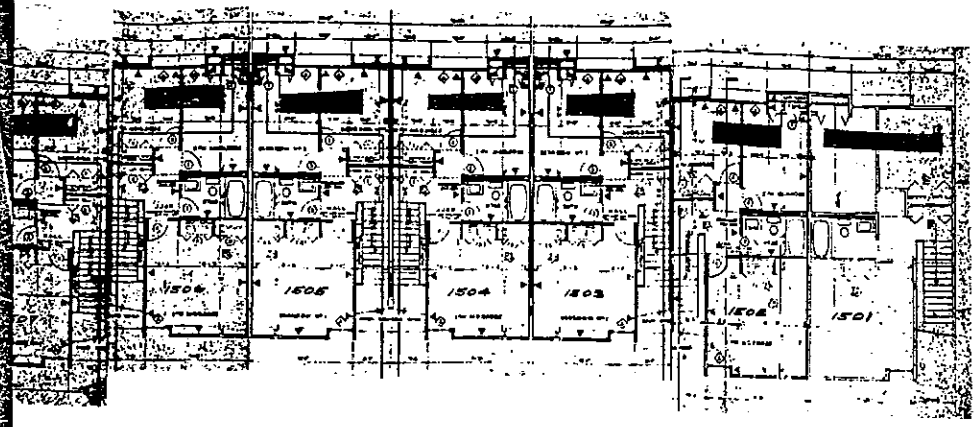


SECOND FLOOR PLAN BLDG 16

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

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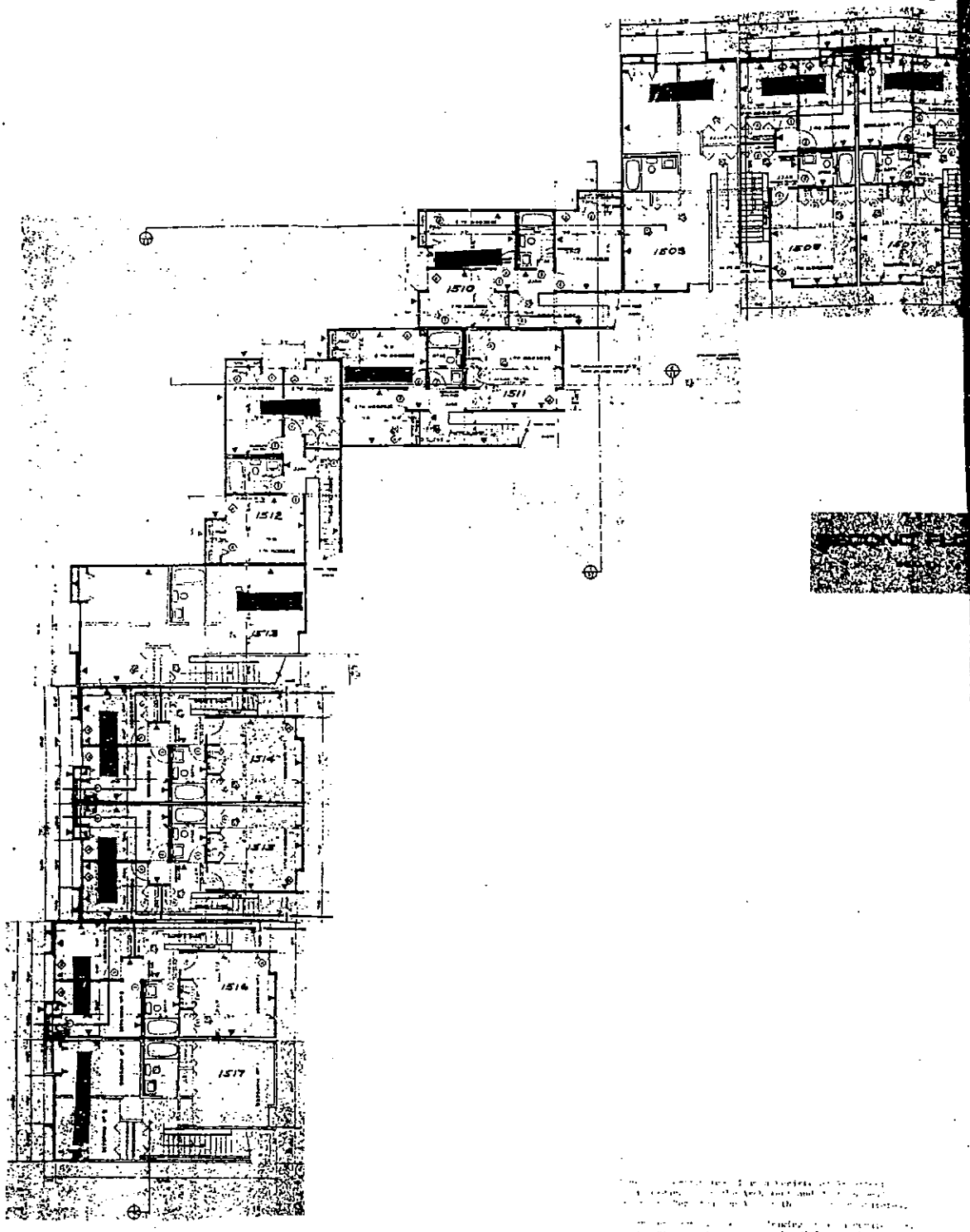
HOMES



FLOOR PLAN (ECOG 18")

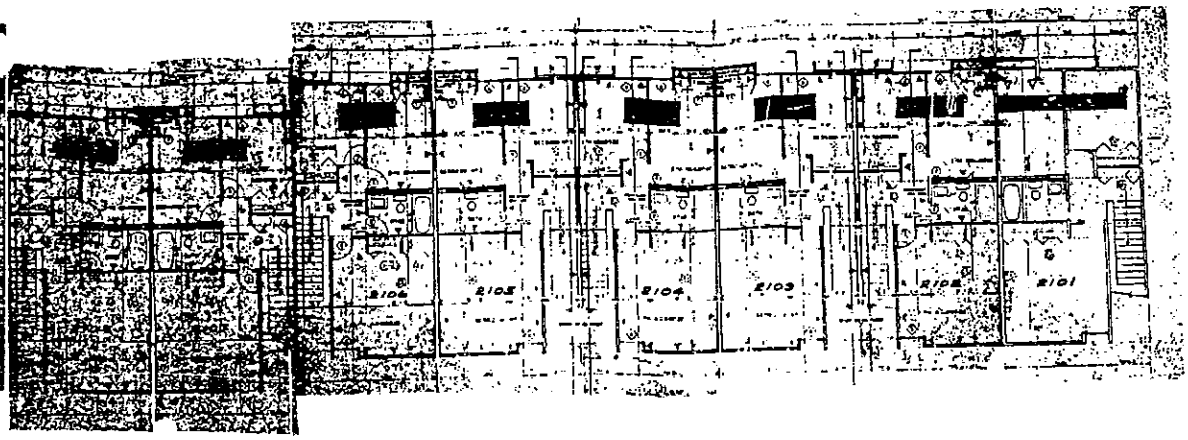
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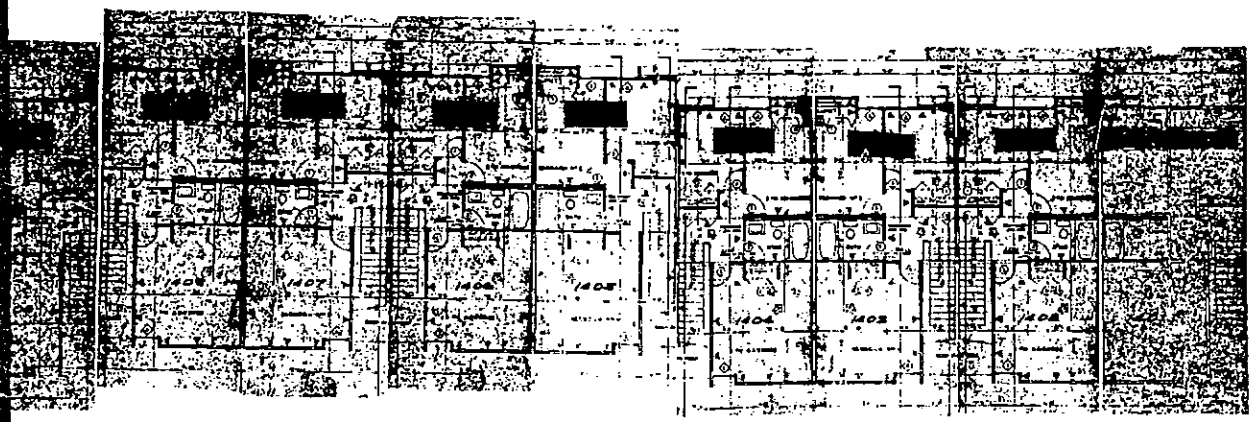
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WILLOW CREEK HOMES

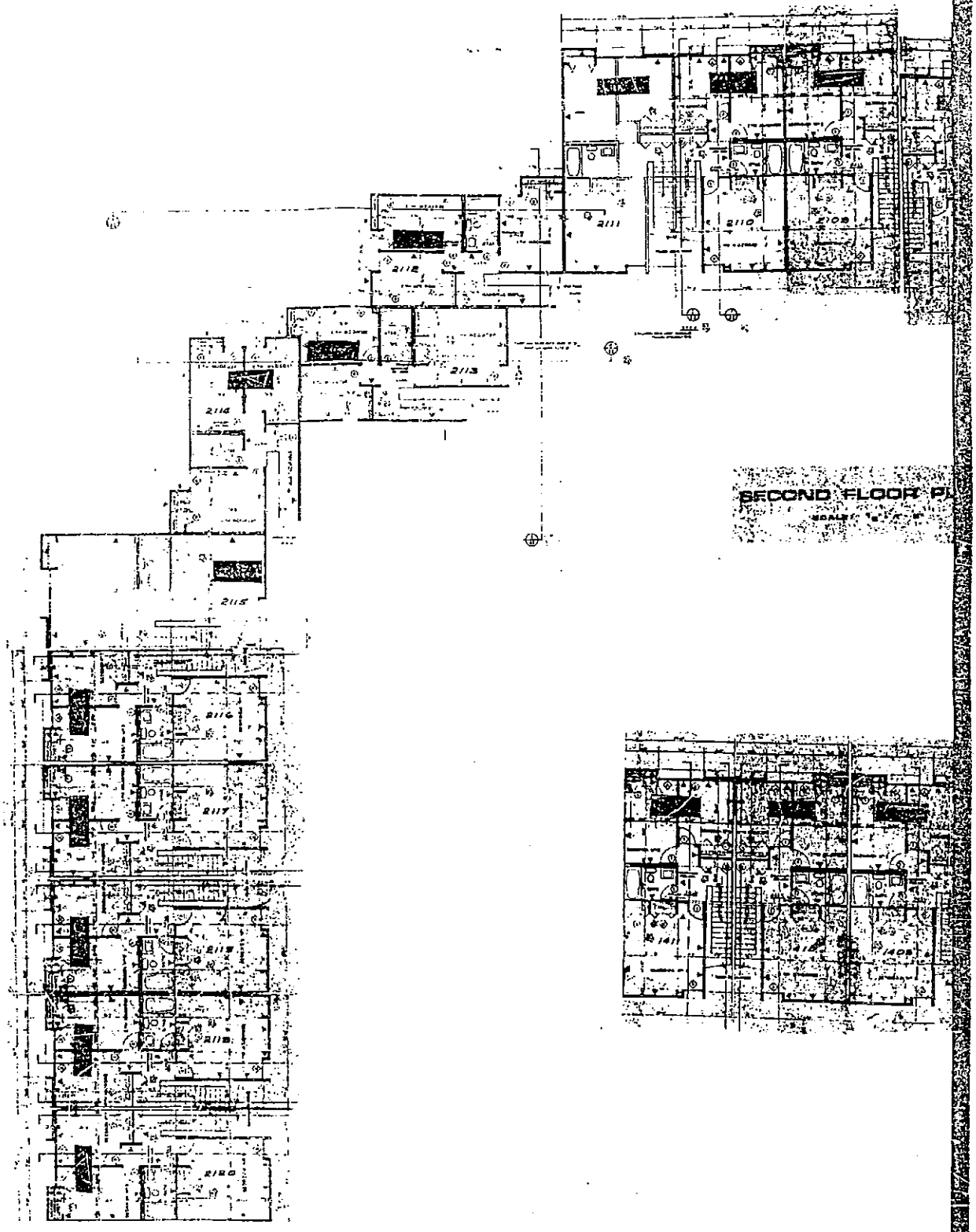




SECOND FLOOR PLAN BLDG 14

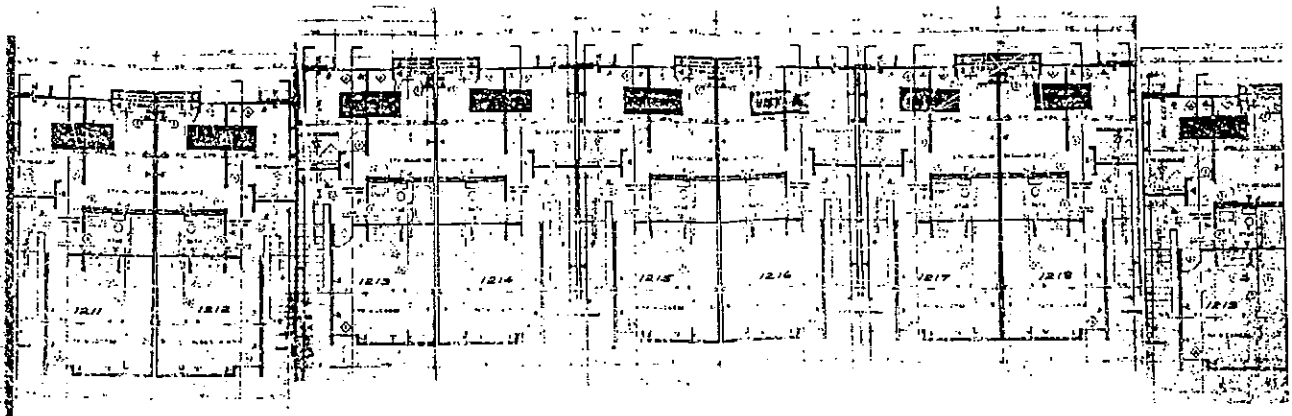
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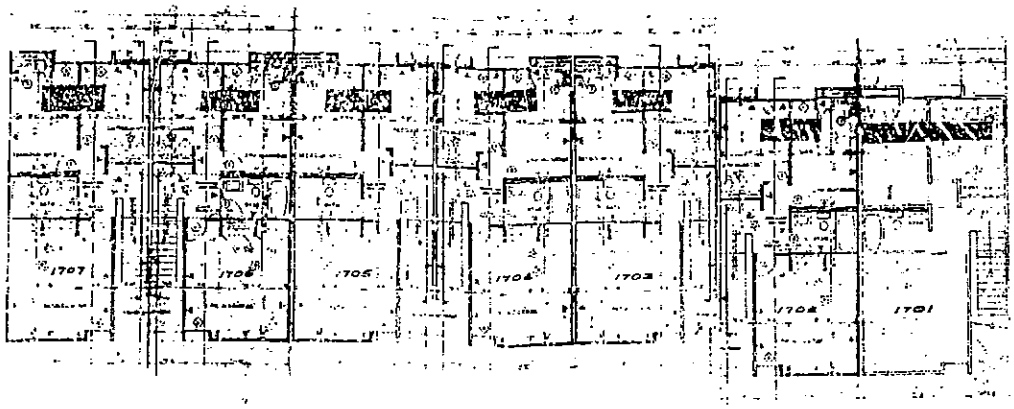
229 EAST WISCONSIN AVE. MILWAUKEE, WISCONSIN	DOCUMENT DATE	DRAWING DESCRIPTION	PROJECT 291	SHEET



000119

WILLOW CREEK HOMES





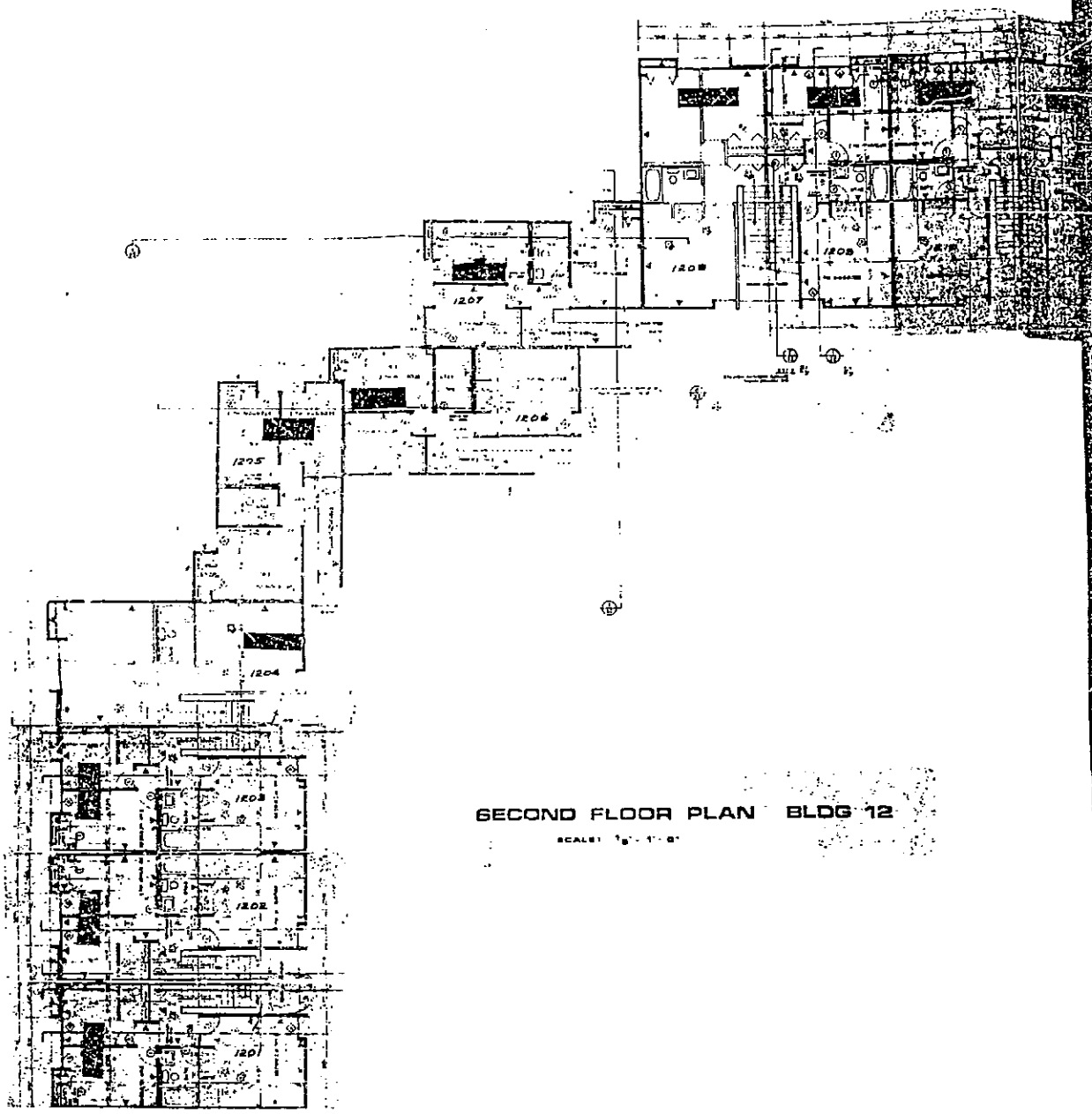
SECOND FLOOR PLAN BLDG 17

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

000120

291 EAST WISCONSIN AVE. MILWAUKEE, WISCONSIN

291



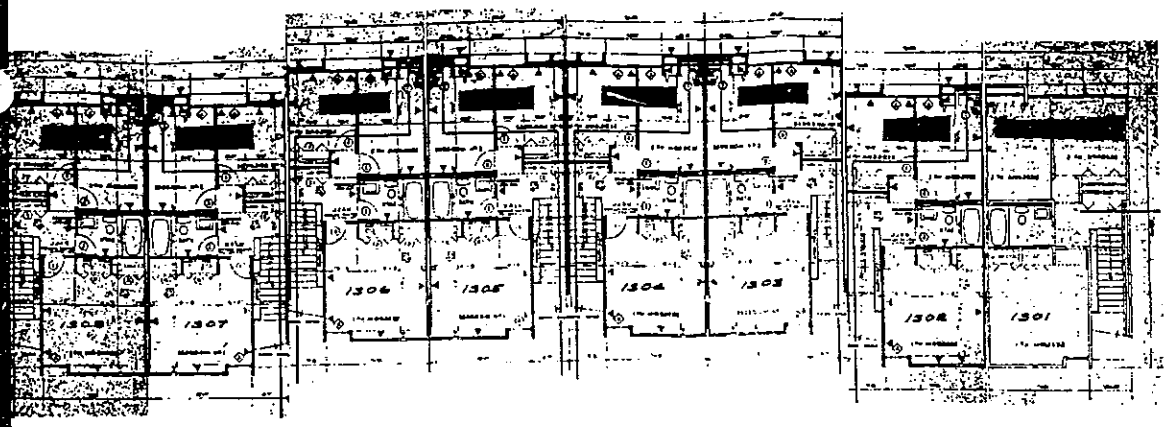
SECOND FLOOR PLAN BLDG 12

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

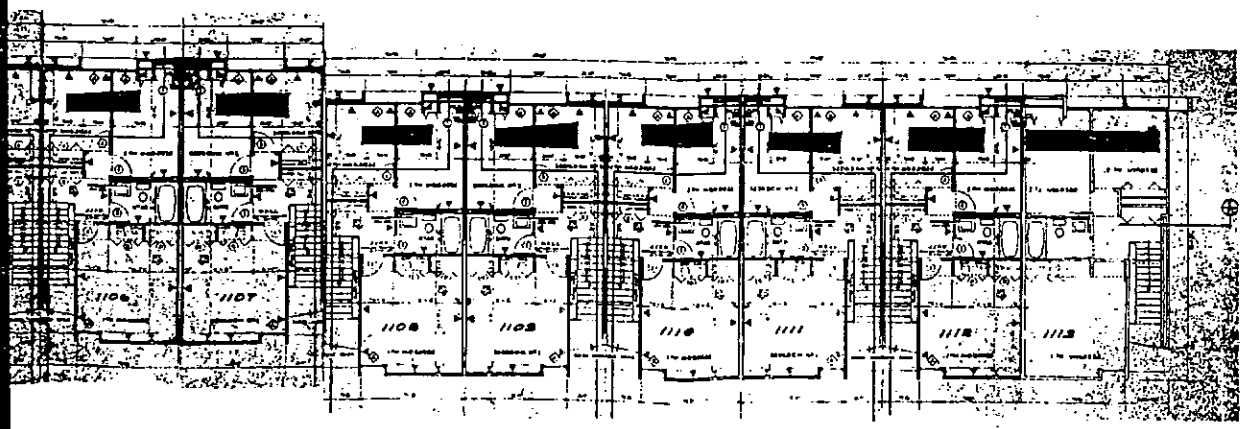
000121

WILLOW CREEK HOMES

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ND FLOOR PLAN BLDG 13

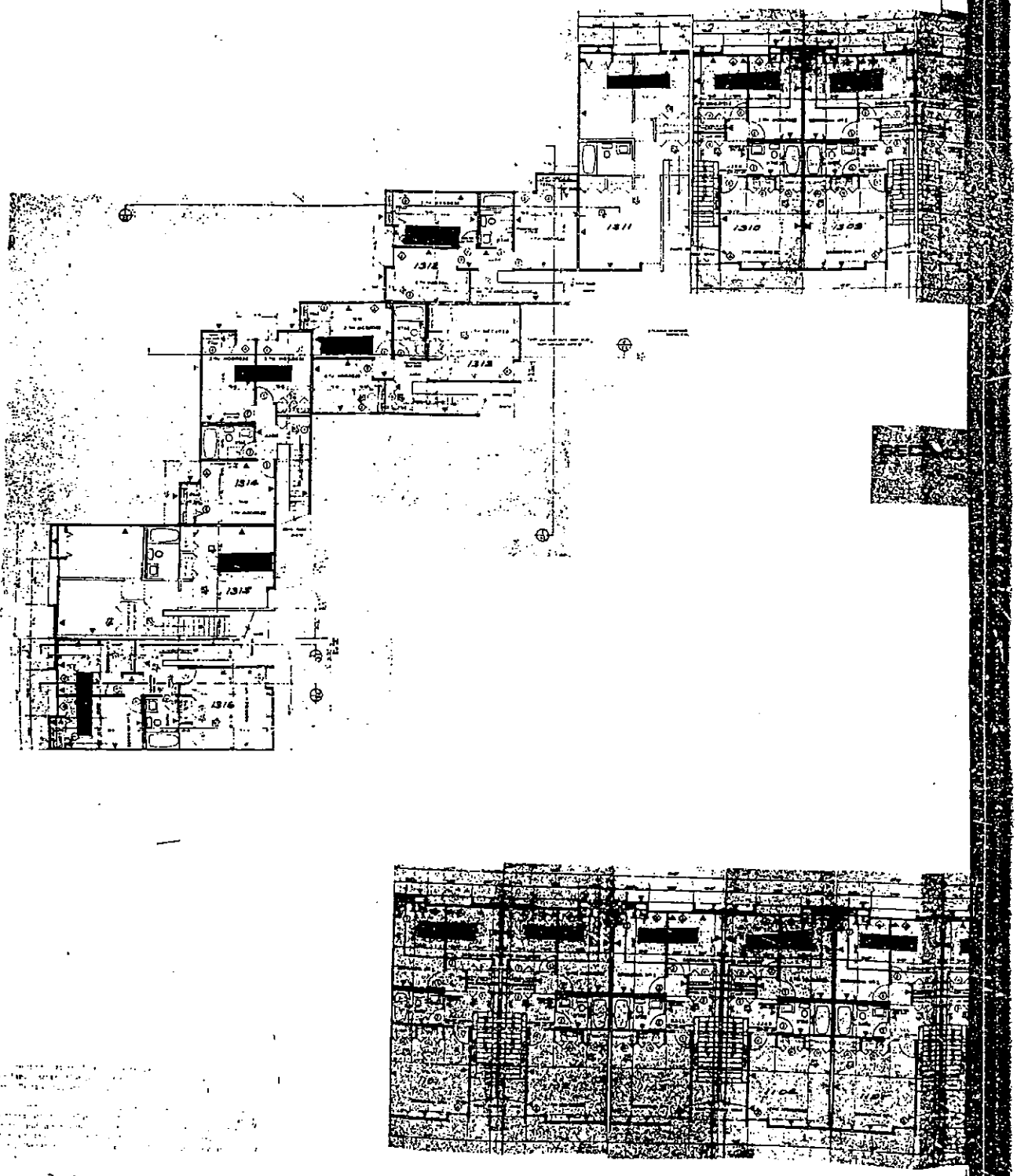


ND FLOOR PLAN BLDG 11

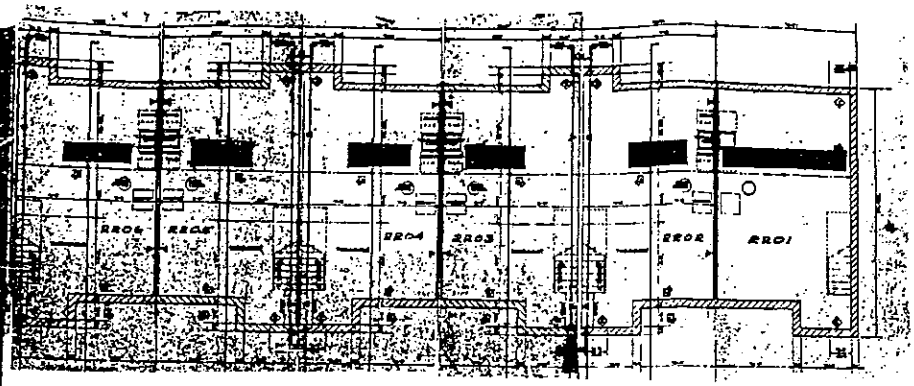
000122

922 0543 226

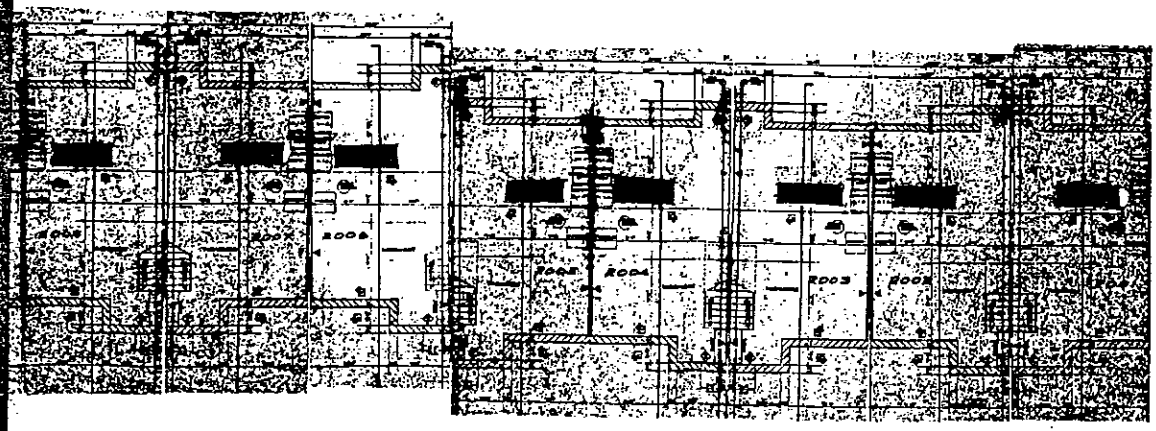
229 EAST WISCONSIN AVE. MILWAUKEE, WISCONSIN	DRAWING DESCRIPTION	PROJECT 291	SHEET



WILLOW CREEK HOMES



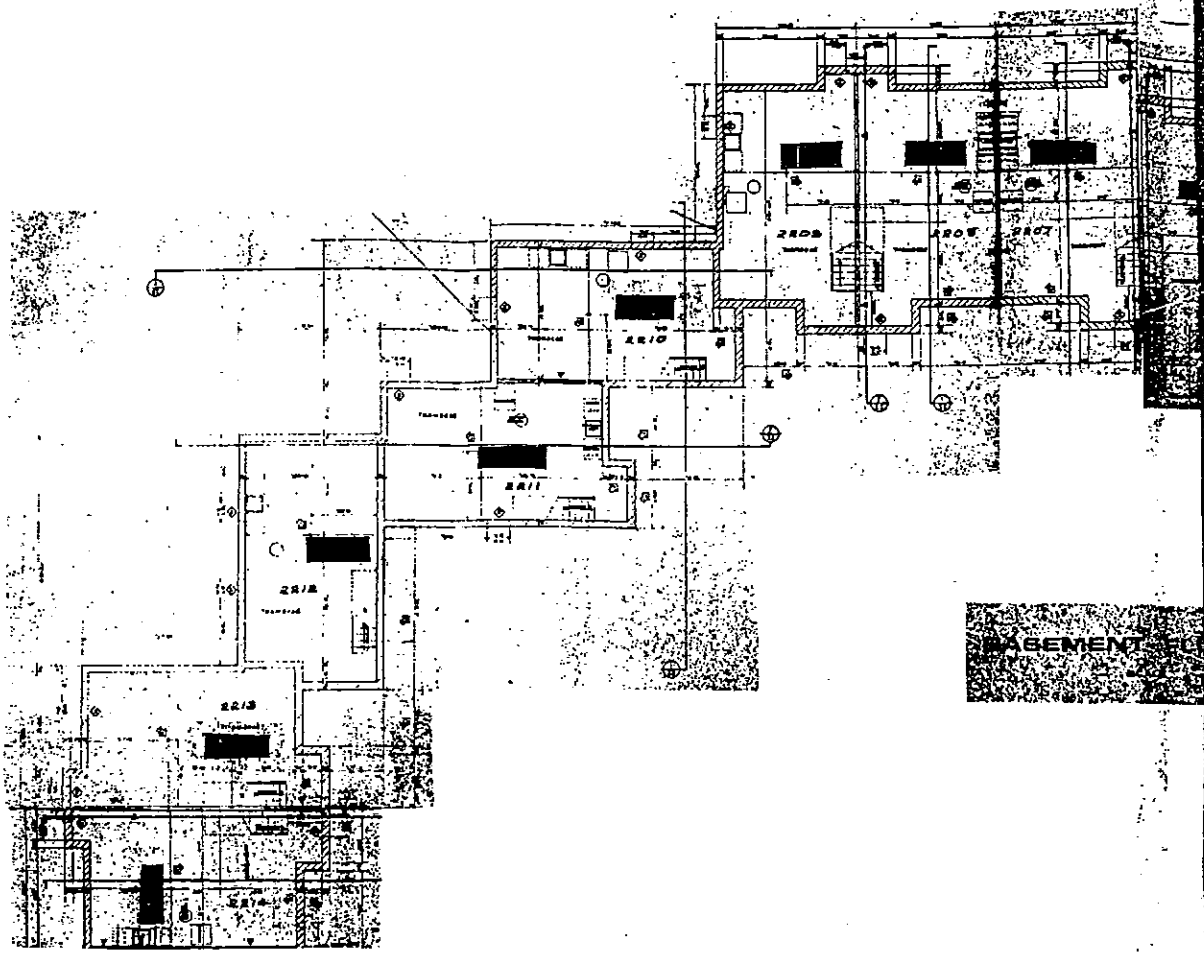
FLOOR PLAN BLDG. 22



BASEMENT FLOOR PLAN BLDG. 20

000124

229 EAST WISCONSIN AVE. MILWAUKEE, WISCONSIN	DOCUMENT DATE	DRAWING DESCRIPTION	PROJECT 291	SHEET



BASEMENT FLO



I hereby certify that I am a Registered [illegible] in accordance with the Architect and Professional Engineers Registration Act of the [illegible] statutes.

I further certify that this drawing is an accurate copy of a portion of the plans of the Willow Creek Homes as filed with and approved by the Office of the Building Inspector of the City of Milwaukee and the State of Wisconsin, Department of Industry, Labor and Human Relations.

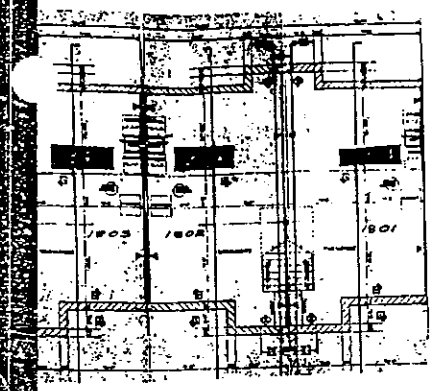
Signature of Registered Architect

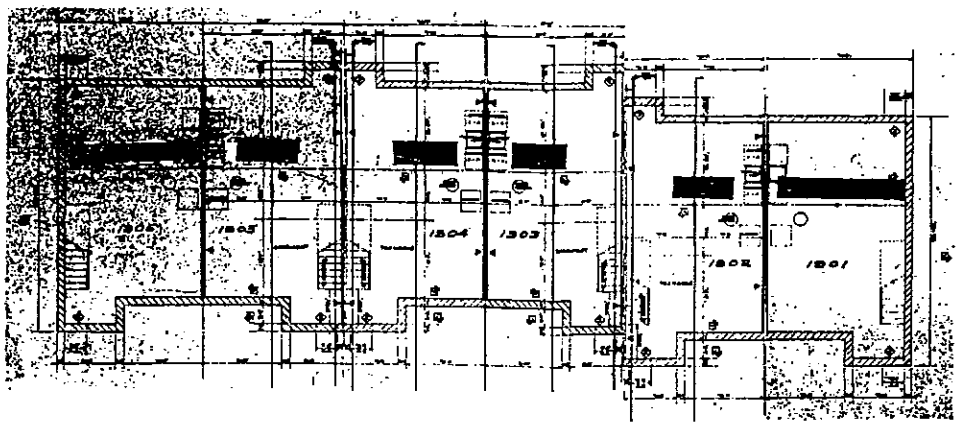
000125

2779 N. JEFFERSON ST. MILWAUKEE, WI. 53208 PH. 414-271-1800

DRAWN BY CHECKED BY APPROVED BY

WILLOW CREEK HOMES

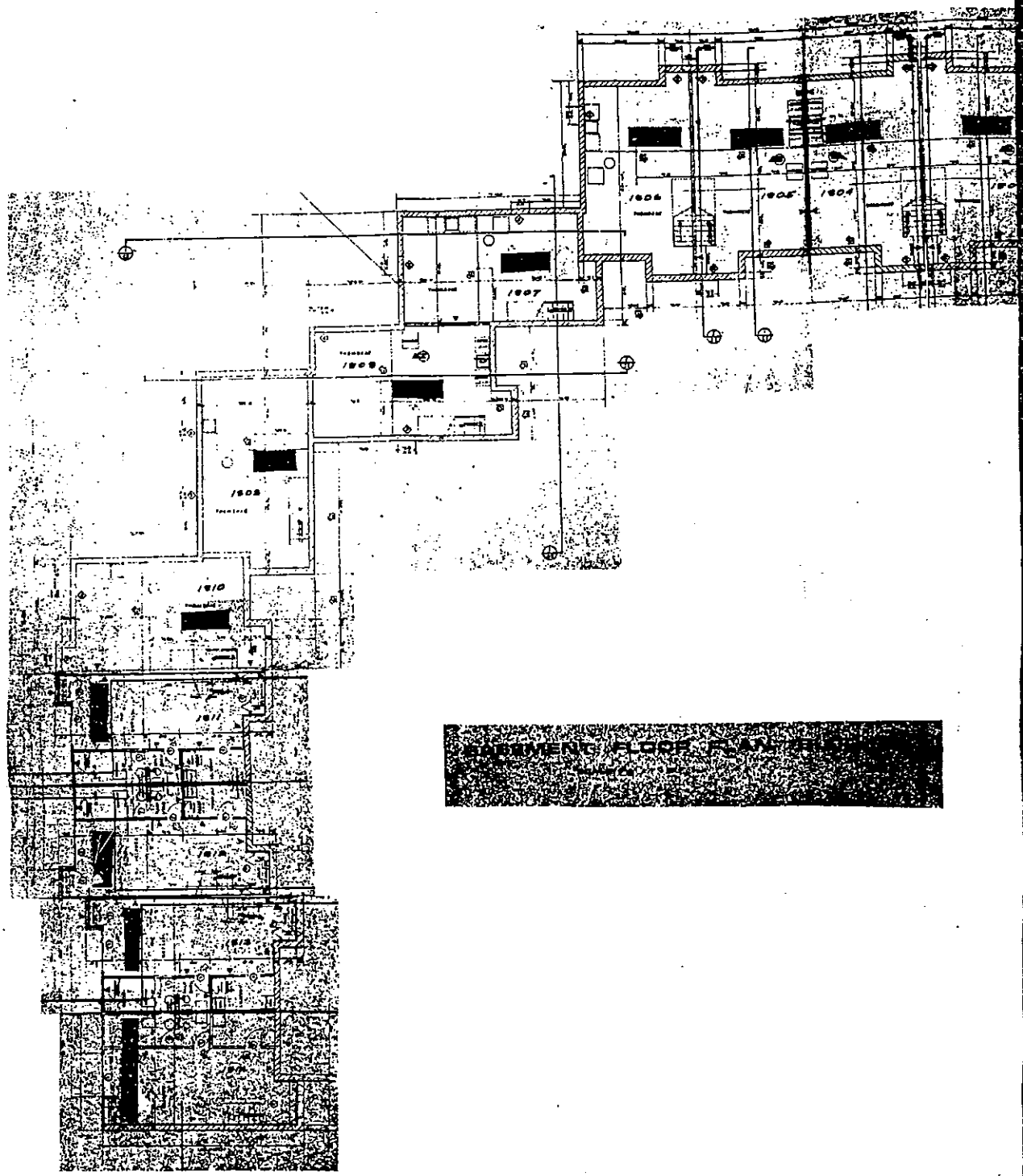




BASEMENT FLOOR PLAN BLDG 19 [illegible]

000126

229 EAST WISCONSIN AVE. MILWAUKEE, WISCONSIN	DOCUMENT DATE	DRAWING DESCRIPTION	PROJECT 291	SHEET



BASEMENT FLOOR PLAN

I, [illegible], certify that I am a Registered Architect in accordance with the Architect and Professional Engineers Registration Act of the [illegible] Statutes.

I, [illegible], certify that this drawing is an accurate copy of a portion of the plans of the Willow Creek Homes as filed with and approved by the Office of the Building Inspector of the City of Milwaukee and the State of Wisconsin, Department of Industry, Labor and Human Relations.

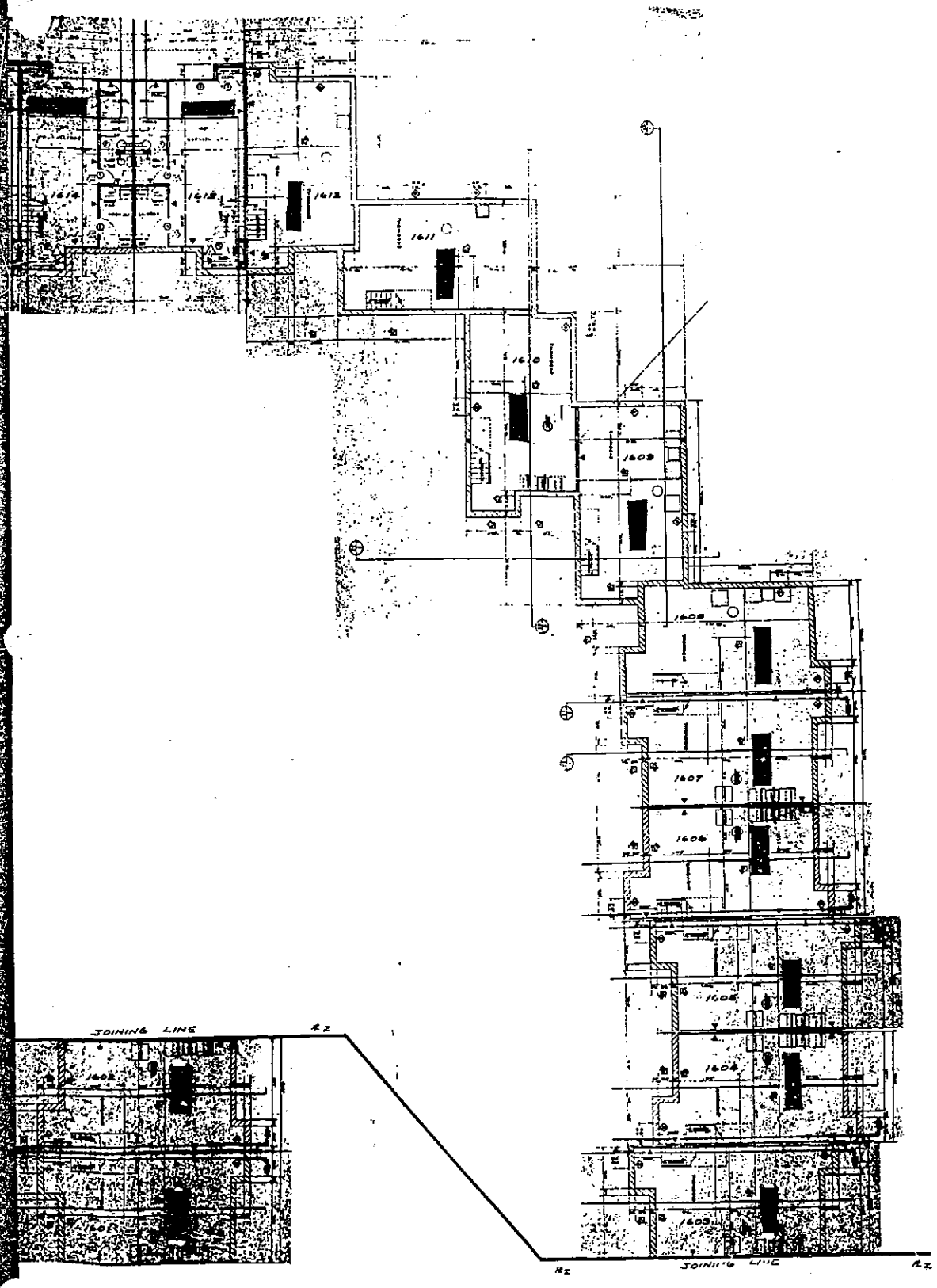
Signature of Architect

000127

WILLOW CREEK HOMES

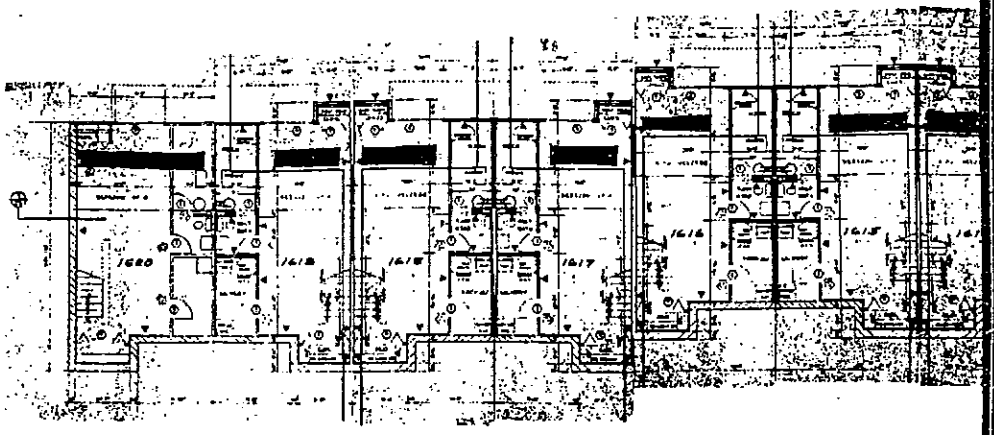
177 N. JEFFERSON ST. MILWAUKEE, WI. 53202 414-271-1200

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229 EAST WISCONSIN AVE.	MILWAUKEE, WISCONSIN	DOCUMENT DATE	DRAWING DESCRIPTION	PROJECT 291	SHEET

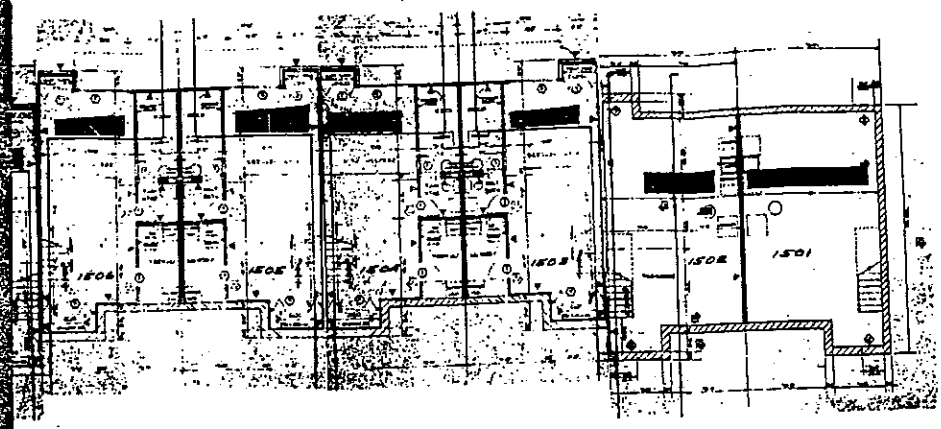


BASEMENT FLOOR PLAN BLDG. 16



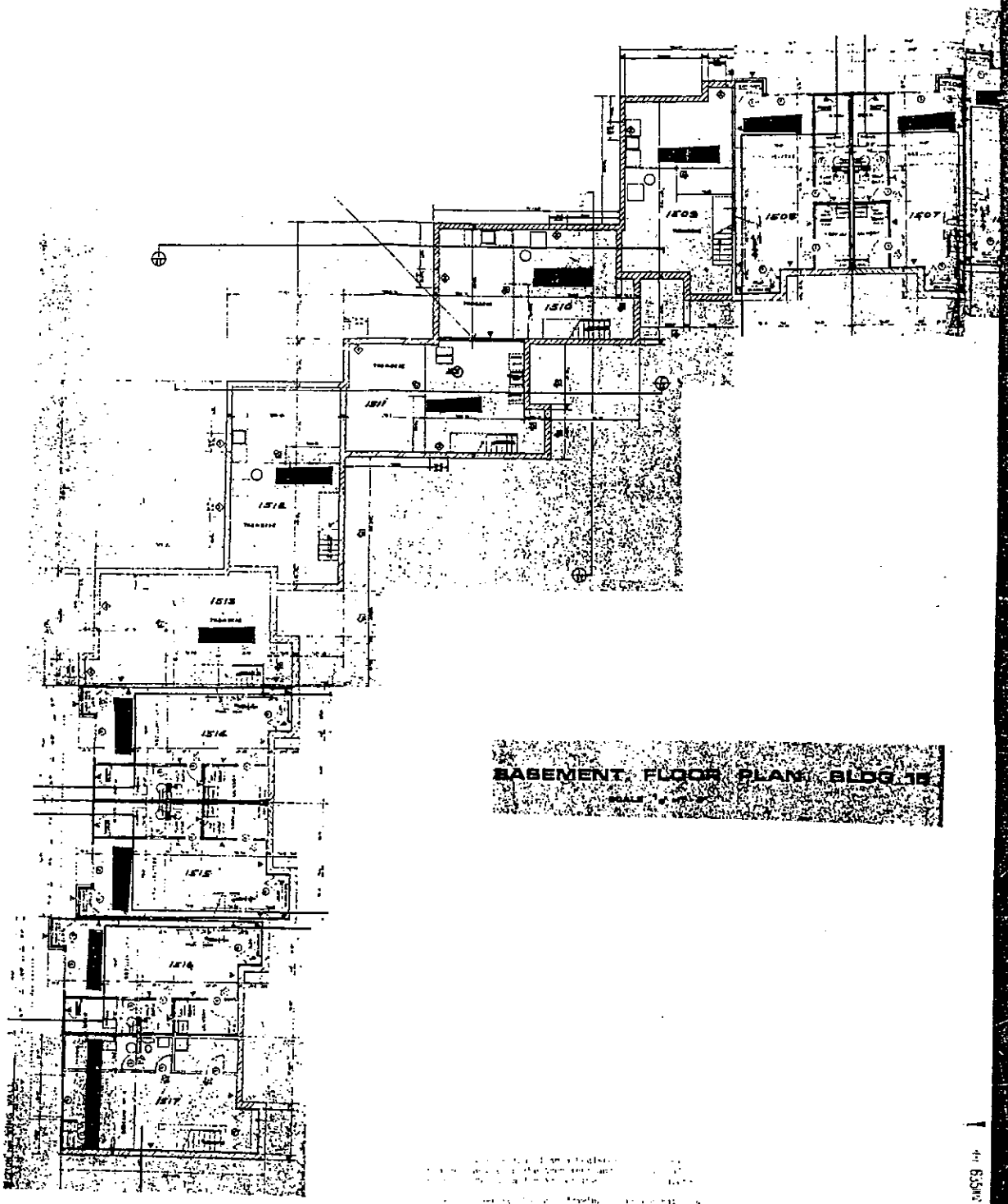
000129

WILLOW CREEK HOMES



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229 EAST WISCONSIN AVE., MILWAUKEE, WISCONSIN	DOCUMENT DATE	DRAWING DESCRIPTION	PROJECT 291	SHEET



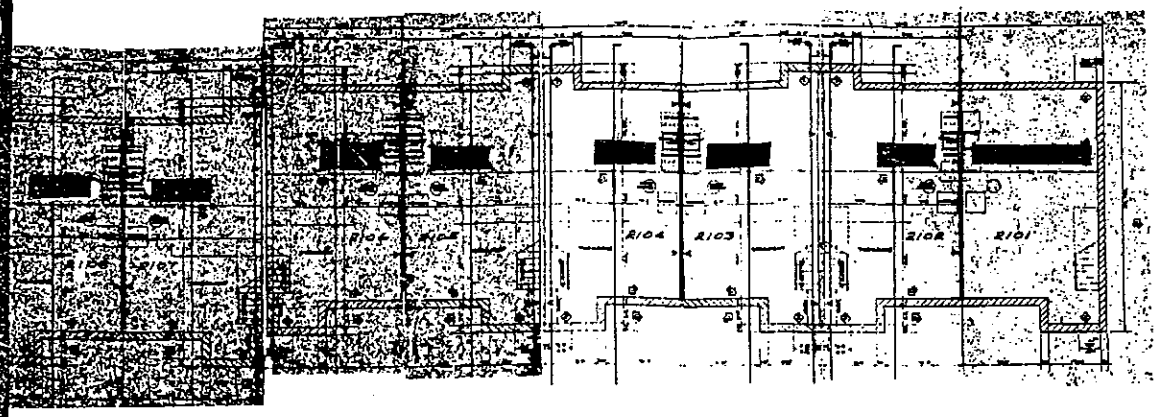
BASEMENT FLOOR PLAN BLDG. 15

SCALE 1/4" = 1'-0"

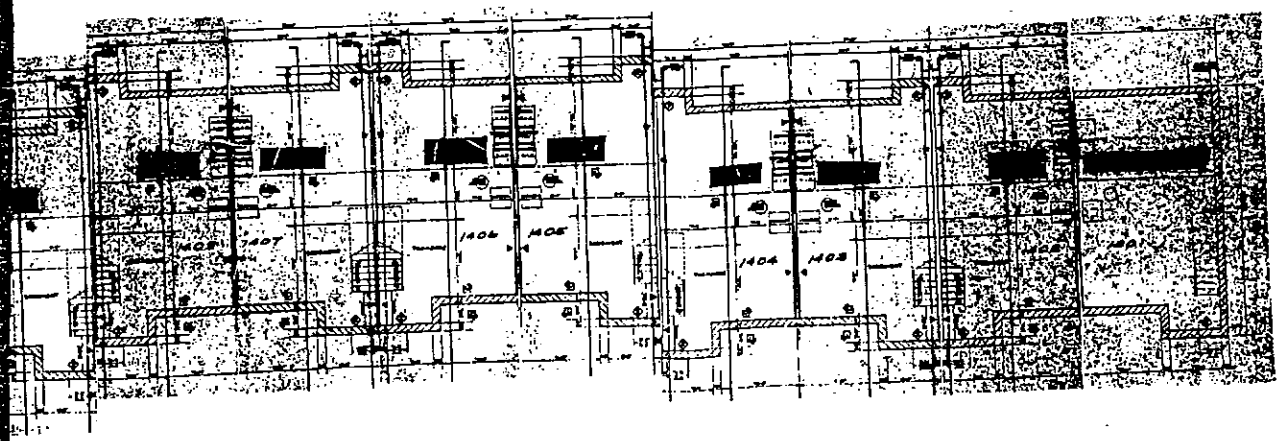
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WILLOW CREEK HOMES

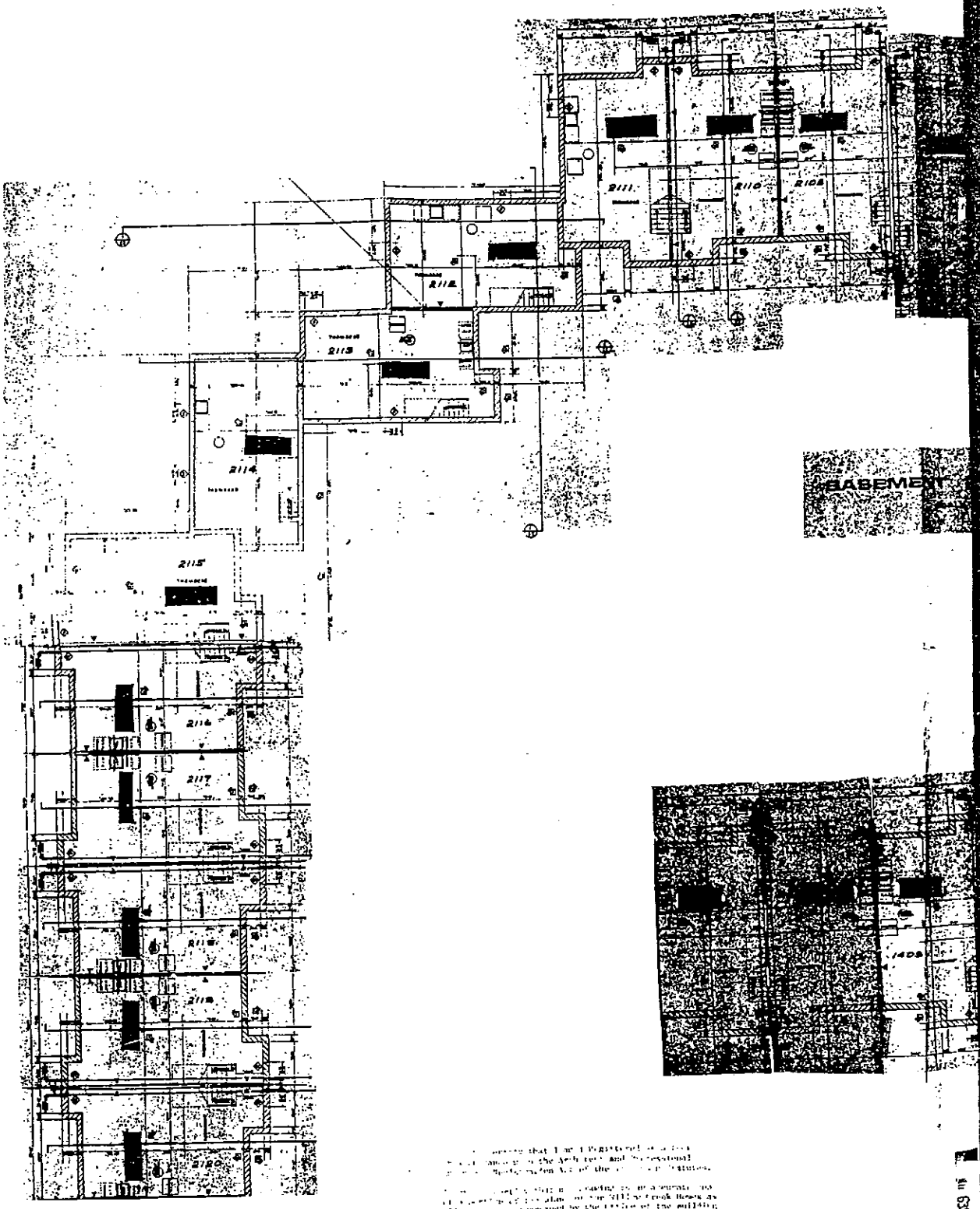


NT FLOOR PLAN BLDG 21



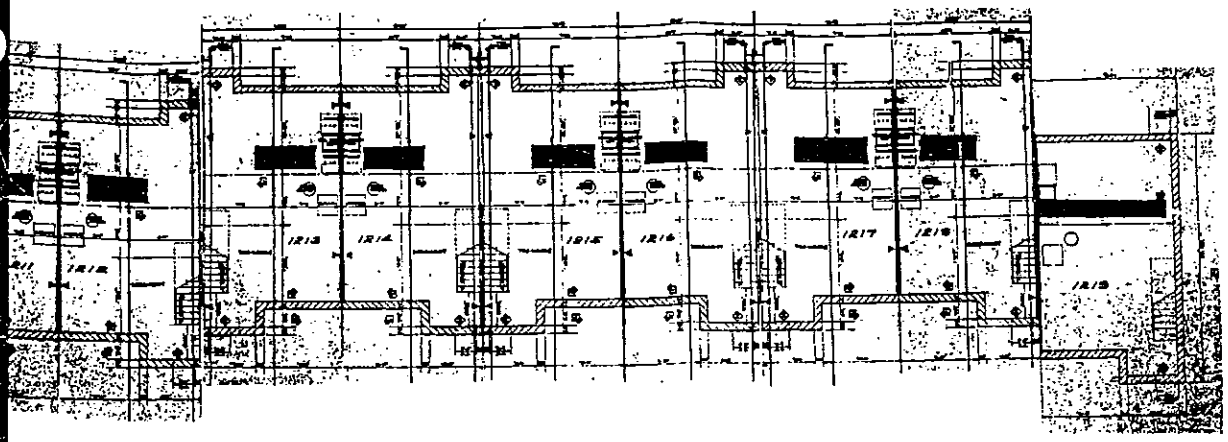
BASEMENT FLOOR PLAN BLDG 14

000132

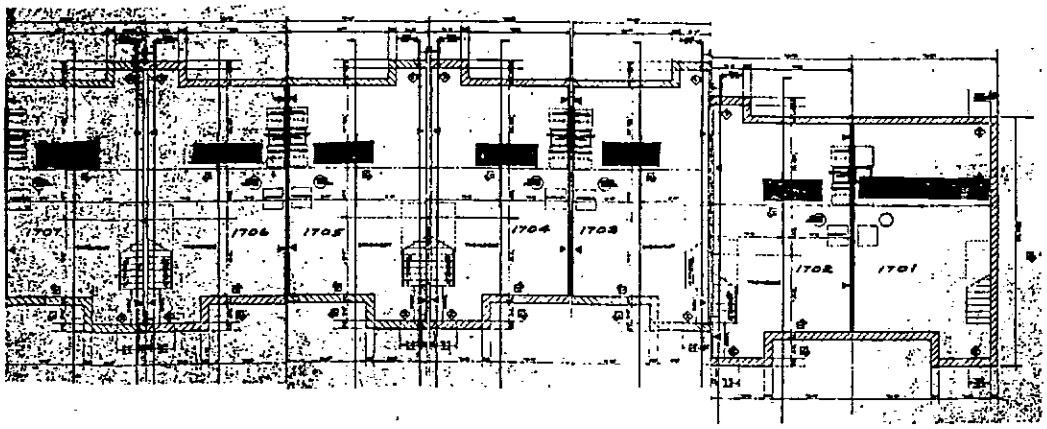


000133

WILLOW CREEK HOMES

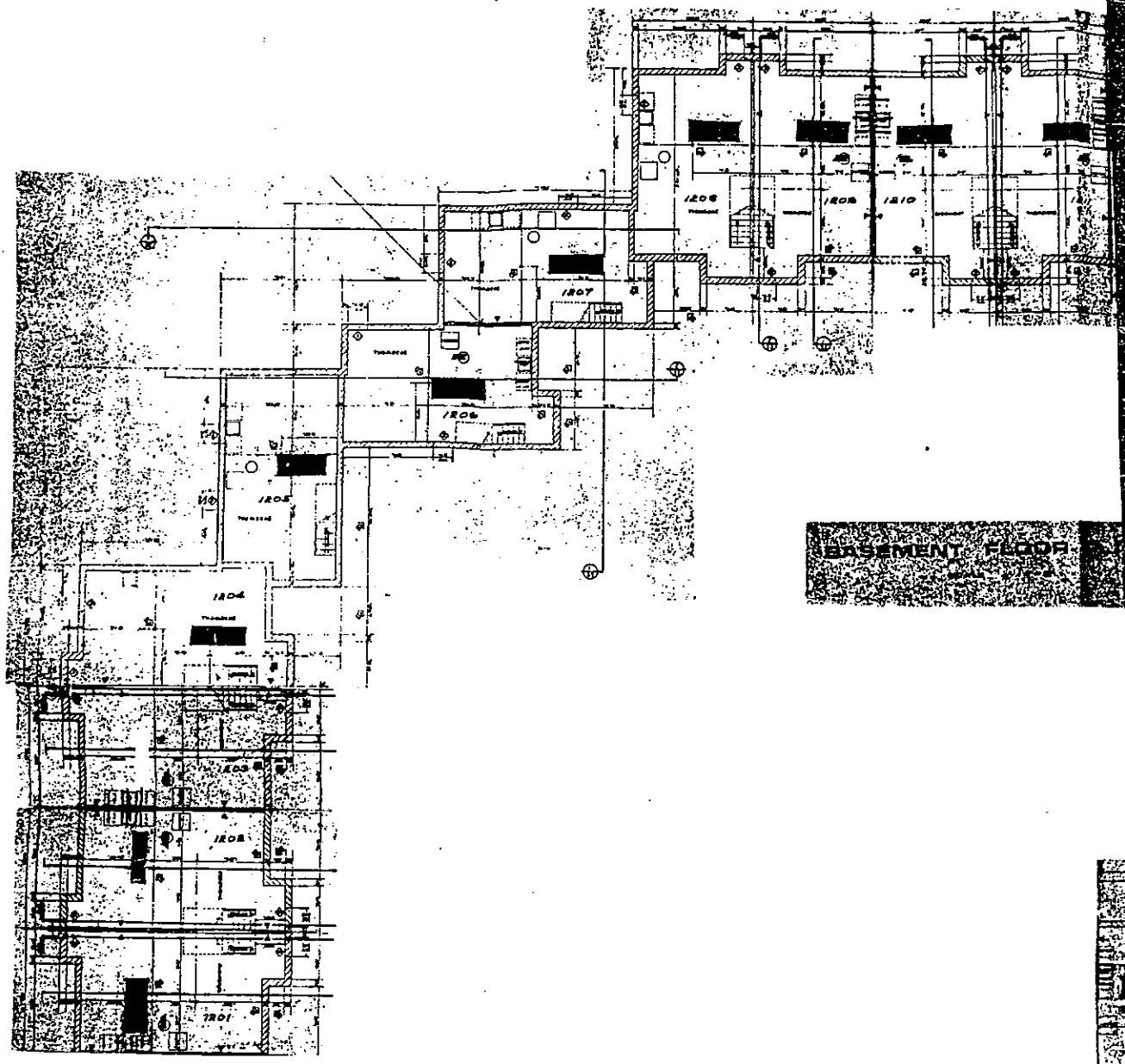


BLDG. 18



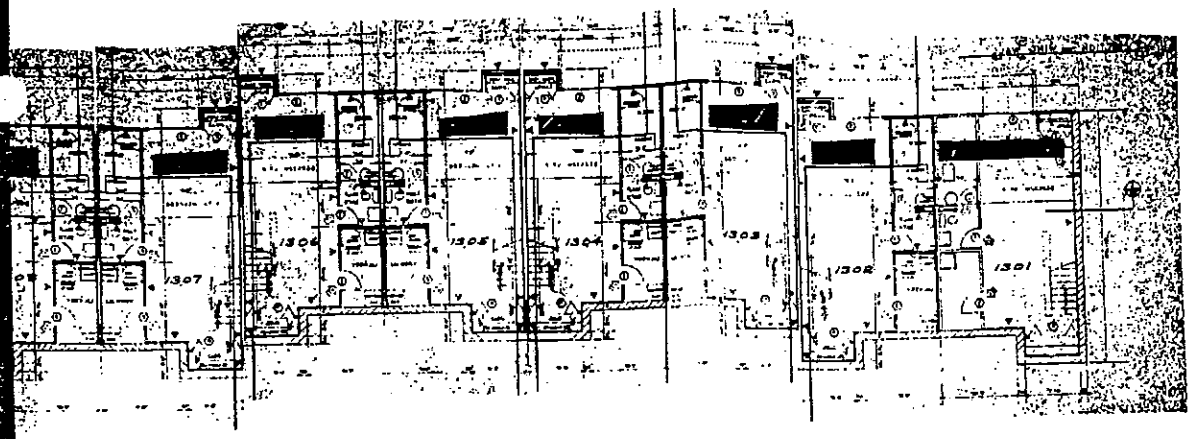
BASEMENT FLOOR PLAN BLDG. 17

000134

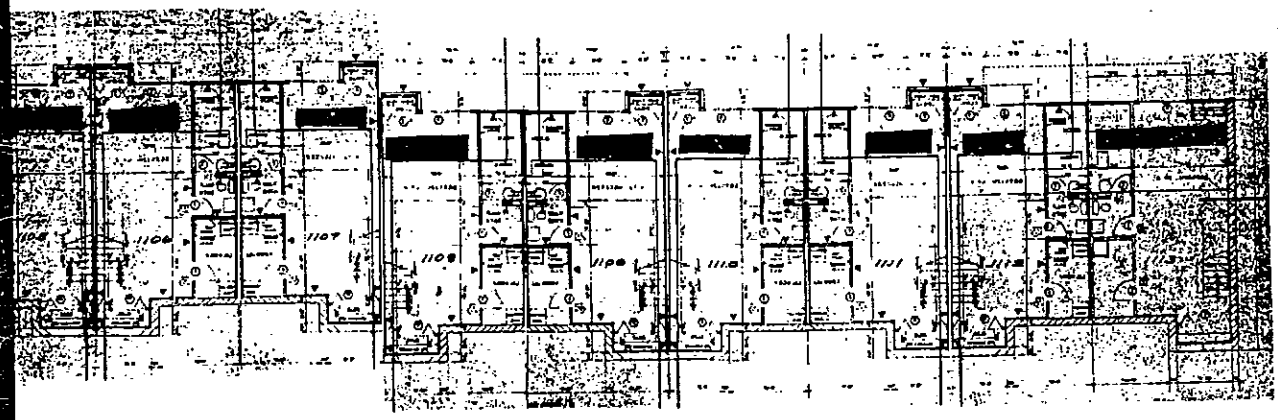


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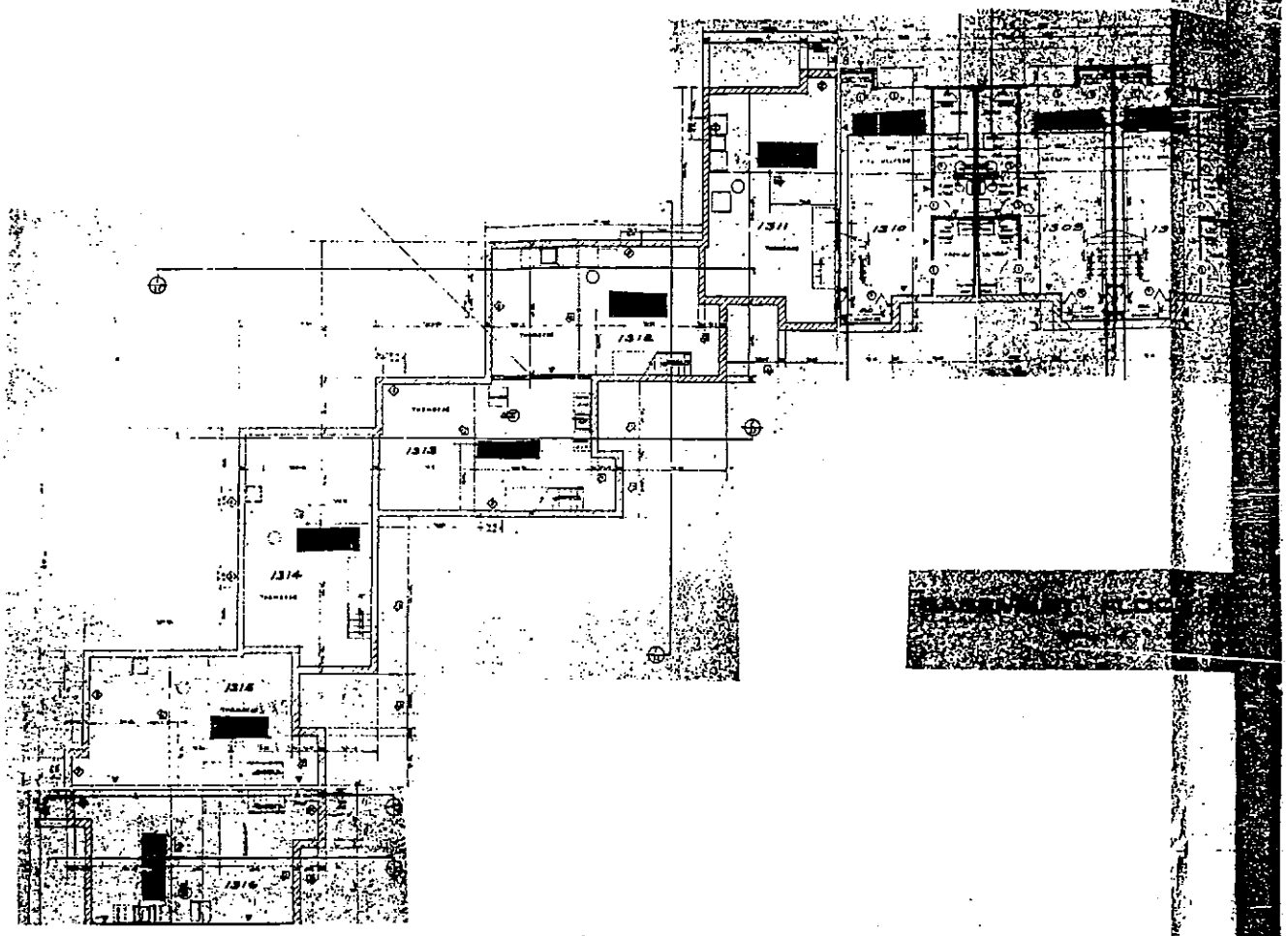
WILLOW CREEK HOMES

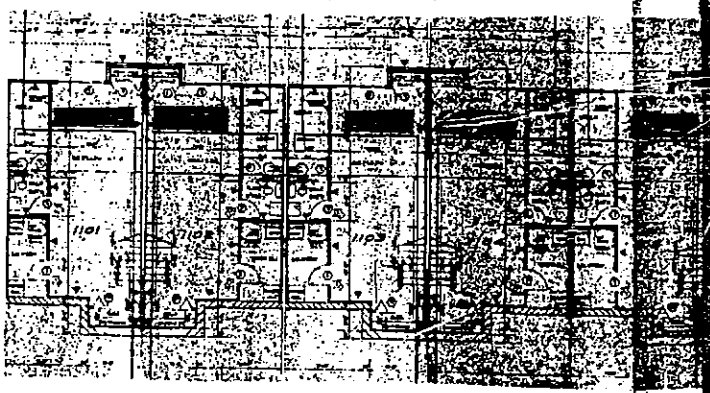


D PLAN BLDG 13



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WILLOW CREEK HOMES